



Arcie Propster
Principal
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Affiliations

Member, Mortgage Bankers Association
International Conference of Shopping Centers
Professional Environmental Marketers Association

Ms. Propster has nine years of experience in the environmental service industry. Ms. Propster's experience in the environmental industry has allowed her to become familiar with several aspects of environmental consulting and the needs and requirements of multiple reporting standards, including the new Federal All Appropriate Inquiry (AAI) standard, ASTM E1527-05, ASTM E1528-06, Standard and Poor's Plus Protocol, and customized client formats.

Ms. Propster's day-to-day responsibilities include business development, client management, cost estimating and proposal preparation, project oversight, marketing, and staff supervision. Ms. Propster's role as operations manager has been instrumental in ensuring greater office efficiency to better service the client's needs in a timely manner.

Ms. Propster has managed numerous due diligence portfolios including nationwide and international projects. She also has experience preparing custom limited reports to fit the client's special needs.

Recently, Ms. Propster assisted a client who purchased a contaminated industrial property unknowingly. She guided the client through the processes of subsurface characterization, establishing that the site was polluted by others. Leveraging her network, Ms. Propster assisted the client in the selection of an attorney, and under the attorney's direction, collected data supporting a cost recovery suit against the responsible parties.

Ms. Propster has experience managing several aspects of due diligence, specializing in environmental due diligence for nationwide and local clients including the following types:

- Residential Developers
- Commercial Developers
- Mortgage Brokers
- Real Estate Brokers
- Individual Property Owners and Buyers
- Financial Institutions including:
 - CMBS Lenders
 - SBA Lenders
 - Fannie Mae Lenders
 - Private Equity Funds
 - Insurance Lenders

Ms. Propster's experience includes managing lenders and real estate investors through the following product types:

- Phase I Environmental Site Assessments
- Phase II Subsurface Investigations
- Phase III Site Characterizations
- ALTA Surveys
- Property Condition Assessments
- Probable Maximum Loss Assessments
- Property Condition Evaluations
- Environmental Transaction Screens

Large and small lenders across the country have come to rely on Ms. Propster for their environmental and engineering due diligence. Some client references include:

- Countrywide Commercial Real Estate
- Natixis Real Estate Capital
- Wells Fargo
- Lehman Brothers
- Comerica
- Pacific Western Bank
- Broadway Federal
- Morgan Stanley Mortgage Capital, Inc
- Bank of America
- United Commercial Bank

Ms. Propster has originated several portfolio deals including the purchase of the Queen Mary and the purchase of several properties for University of California. Each of these projects required multiple disciplines. Her management and refinement of the client's goals was critical to the success of the projects.

PARTNER

Engineering and Science



Prior to Ms. Propster's experience in Environmental Consulting, she worked as a private consultant for small companies auditing productivity, managed a chain of five Midas Muffler shops and also worked in the entertainment industry for fifteen years.