



Gavin Jones

REA – National Client
Manager

gjones@partneresi.com

- Residential Developers
- Commercial Developers
- Mortgage Brokers
- Real Estate Brokers
- Individual Property Owners and Buyers
- Local Governmental Entities
- Equity Investment Groups
- Financial Institutions including:
 - CMBS Lenders
 - SBA Lenders
 - Fannie Mae Lenders
 - Freddie Mac Lenders

Education

Bachelor of Science, Environmental Science, Emphasis in
Regulation and Economics, University of California

Registrations

Registered Environmental Assessor - California
OSHA 40-Hour Health and Safety Training
AHERA Certified Asbestos Building Inspector

Mr. Jones has more than 16 years of experience in the environmental consulting field. During his career, he has served as a Staff Scientist, Project Manager, Client Manager, and National Client Manager for national environmental firms. The major elements of his experience include performing and managing Phase I and Phase II Environmental Assessments, Property Condition Assessments, Probable Maximum Loss assessments, asbestos, lead-based paint, lead-in water, radon, and geophysical surveys, regulatory compliance projects, Engineering Evaluation/Cost Analysis projects, and Preliminary Endangerment Assessments. His specialty is environmental due diligence.

Mr. Jones currently serves as a National Client Manager for Partner Engineering & Science providing solutions to clients due diligence and engineering needs. He is responsible for ensuring consistency and quality and on-time delivery of due diligence and engineering services provided by Partner. Current day to day responsibilities include project oversight, staff supervision, report review, and client management.

Mr. Jones has extensive experience managing numerous due diligence disciplines for nationwide and local clients including the following types:

Mr. Jones has been personally involved in the details of thousands of real estate transactions for various client types and therefore understands the specific needs and scopes of work required for the different parties involved in the transaction. Mr. Jones has served as an environmental scientist, project manager, or senior author for projects associated with over 5,000 real estate transactions! Mr. Jones is familiar with the due diligence requirements of a varied number of reporting standards, including the new standard ASTM E1527-05, EPA's All Appropriate Inquiry (AAI), Fannie Mae DUS, and Freddie Mac. He also has experience with fulfilling numerous customized client scopes of work. Mr. Jones' due diligence resume includes experience at all levels including advising lenders, real estate investors, and other client types through the following product types: Phase I Environmental Site Assessments, Environmental Transaction Screens, Phase II Subsurface Investigations, Remedial Cost Estimates, Remediation Design, Property Condition Assessments, Probable Maximum Loss Assessments, and Preliminary Endangerment Assessments.

Mr. Jones has extensive experience in evaluating groundwater, soil, soil gas, and indoor air quality relative to the real estate transaction process and also under state regulatory oversight. He has extensive experience interacting with property owners, prospective purchasers, third party consultants, and clients' legal counsel, in the context of acquiring an environmentally challenged site.

Specific project experience for Mr. Jones includes the following:

- Performed, managed, or reviewed due diligence projects associated with more than 5,000 real estate transactions on multi-family properties, agricultural properties, commercial office

PARTNER

Engineering and Science



buildings, retail shopping centers, gasoline service stations, medical and hospitality properties, dry cleaning plants, auto repair shops, industrial properties, and various manufacturing operations throughout the United States.

- Conducted and/or managed numerous asbestos, lead-based paint, lead-in-water sampling, and radon testing inspections of residential, commercial, and federal properties throughout the United States.
- Significant experience in management of large multi-site gas station portfolios for Countrywide and iCap Realty Advisors. Provided timing and cost estimates for the completion of assessment and/or remediation work was developed for gas station sites with on-going issues. Conducted reviews of indemnification agreements and underground storage tank and environmental insurance agreements, and determined whether sites were eligible for reimbursement of costs from various states' spill/cleanup fund programs.
- Assisted in management of Credit Suisse First Boston portfolio of healthcare sites (approx 200 sites) throughout the United States.
- Performed base-wide Environmental Baseline Surveys on numerous Air Force Bases throughout the United States.
- Acted as Deputy Task Order Manager for an Engineering Evaluation/Cost Analysis study of ordnance sites at the former Fort Ord, California.
- Performed a Environmental Compliance Audit of numerous resource management protocols at the Atchison Facility for the Federal Defense Logistics Agency.
- Performed and managed Preliminary Endangerment Assessments for former agricultural properties that were proposed to be developed as public schools. Clients included Beaumont and Coachella Unified School Districts.
- Performed and managed Phase II Subsurface Investigations of gasoline service stations, dry cleaning plants, agricultural properties, and manufacturing facilities throughout the United States.