



Joseph Derhake, PE
Principal
joe@partneresi.com

- Phase I Environmental Site Assessments
- Phase II Subsurface Investigations
- Phase III Site Characterizations
- Remedial Cost Estimates
- Environmental Transaction Screens

Education

MBA, University of Southern California
Bachelor of Science, Civil Engineering, Michigan State University

Registrations

Registered Professional Civil Engineer, California
Registered Professional Civil Engineer, Arizona
Registered Professional Civil Engineer, Tennessee
EPA Accredited Asbestos Inspector, Management Planner, Designer (not current)

Affiliations

Member, Environmental Banker's Association
Member, Mortgage Banker's Association

Mr. Derhake serves as the President of Partner Engineering and Science, a national engineering and environmental consulting firm.

Mr. Derhake has over fifteen years of experience managing and performing environmental and engineering consulting. He began his career as a project engineer, then worked up to project manager, client relationship manager, executive manager, and eventually became a successful entrepreneur who has innovated and advanced the profession.

Mr. Derhake has served as a staff engineer, project manager, or executive senior author on over 10,000 real estate transactions throughout his career. His due diligence resume includes experience at all levels, including advising lenders and real estate investors through the following product types:

Remedial Cost Estimates allow real estate professionals to prudently complete transactions on contaminated property, and this consulting product has become one of Mr. Derhake's specialties. The prerequisite to a sound Remedial Cost Estimate is a sound Phase I, Phase II, and Phase III. With adequate assessment and characterization data in hand, Mr. Derhake can leverage his remedial design and implementation experience to produce a reliable estimate.

Understanding the extent and threat posed by a subsurface release is one of Mr. Derhake's most valuable points of expertise. He has over fifteen years of experience in testing soil, soil gas, and groundwater in the context of real estate transactions, as well as under the supervision of state or federal regulators. Mr. Derhake has guided hundreds of landowners through the process of site characterization, gaining an approved remedial action plan, implementing the remedial technology, and ultimately gaining site closure.

Mr. Derhake has a significant portfolio of closed sites.

The following table includes some of the contaminants Mr. Derhake has removed and some of the technologies used:

<i>Contaminants</i>	<i>Remedial Technologies</i>
Gasoline/Diesel	Soil Vapor Extraction
Free Product Floating on Groundwater	Air Sparging
Metals: Lead, Arsenic, Chromium	Dual Phase Extraction
Pesticides	Pump and Treat
PCBs	Ozone Sparging
Chlorinated solvents	In-situ Chemical Oxidation
Other Solvents: Acetone, Toluene	Bioremediation (in-situ and ex-situ)
	Bio-sparging
	Excavation
	Fixation

Mr. Derhake speaks regularly at industry events and conferences. Engagements within the last year include:

- Spoke at the Risk Managers Association (RMA) Credit Committee on the effects of the new Federal All Appropriate Inquiries (AAI) standard for Phase I Environmental Site Assessments.

PARTNER

Engineering and Science



- Participated in the Real Estate Industry Roundtable on due diligence during a real estate transaction.
- Spoke at the June 2008 Conference for the Environmental Bankers Association on Risk Tolerance.
- Spoke at the National Brownfields Association's Big Deal Conference in March of 2009 on the subject of LEED Development.

Publications

[California Getting Real Energy, ENR, March 2009](#)

[The New Vapor-Intrusion Standard, Scotsman Guide, May 2008](#)

[Probable Maximum Loss Article, Scotsman Guide, June 2008](#)

[New Due Diligence Needs for SBA Loans, Scotsman Guide, October 2008](#)

[New Law Ranks Commercial Buildings by Efficiency, GlobeSt.com, December 2008](#)

[EBA Technical Committee Risk Tolerance Survey, June 2008](#)

[New Energy Disclosures Required by Assembly Bill 1103, California Mortgage Finance News, November 2008](#)