



Nicole C. Walker
Senior Project Manager
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Education

Bachelor of Science, Environmental Health, University of Georgia

Registrations

EPA Accredited AHERA Asbestos Inspector and Management Planner

Ms. Walker has over ten years of progressive work experience in real estate due diligence consulting, specializing in the management of Phase I environmental site assessments and related services. She began her career as a staff environmental scientist and field associate, worked up to technical report reviewer, environmental project manager, technical relationship manager, and then senior environmental consultant.

Currently, Ms. Walker serves as southeast regional manager in Partner's Atlanta office, national project manager for Partner's Equity Advisory Group, and senior project manager for Partner's highly specialized team of professionals providing due diligence services on Small Business Administration (SBA) projects. She provides senior review expertise to ensure ASTM and AAI compliance and satisfaction of client requirements for Phase I Environmental site assessments, transaction screens and other product types. Furthermore, Ms. Walker is responsible for ensuring consistency and quality of due diligence services. Partner's review process provides for customization of reports to client needs, as well as strict conformance to ASTM and AAI standards. Her day-to-day responsibilities include project oversight, staff supervision, employee training, report review, and client management.

Over the past ten years, Ms. Walker has successfully performed, reviewed or managed due diligence projects for thousands of properties throughout the United States and in Europe, including military, industrial, multi-family, office, retail, healthcare, hotel/motel, manufactured home, and raw land sites. She also has managed the environmental due diligence of some of the largest and highest profile real estate transactions in the past few years, including the Old National Bank, Colonial Bank, Genuine Auto Parts, Del Taco, Aaron Rents, and Flowers Bakery portfolios.

Ms. Walker is familiar with due diligence requirements of varied number of reporting standards including ASTM E 1527-05, EPA's All Appropriate Inquiry (AAI), Fannie Mae, Freddie Mac, Housing and Urban Development (HUD), and SBA. As a result, she understands the specific needs and scopes of work required for the different parties involved in the transaction.

Ms. Walker has worked with national and regional lenders, banks, investors and property owners, including:

- Bank of America
- JPMorgan
- Lehman Brothers
- Morgan Stanley
- Merrill Lynch
- Prudential
- Nationwide Life
- John Hancock
- Principal Financial
- Countrywide
- Grubb & Ellis
- Ashford Hospitality
- Capmark Finance
- Wachovia
- HIG Capital
- McRoberts, Roberts & Rainer, L.L.P.
- PNC Bank
- Verizon Wireless
- SunTrust

Her due diligence resume includes experience in the following product types:

- Phase I Environmental Site Assessments
- Limited Environmental Assessments
- Environmental Transaction Screens
- Database and Historical Record Reviews

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Engineering and Science



- SBA Record Search with Risk Assessment (RSRA)
- Asbestos Surveys
- Lead Based Paint Surveys
- Radon Surveys
- Mold/Moisture Screenings
- Domestic Water Sampling

Prior to joining Partner, Ms. Walker was a Project Manager for a Fortune 500 company and was responsible for managing due diligence projects throughout the United States, including project initiation, selection of qualified staff, prioritizing, tracking of the various services and portfolios, while providing senior quality control review and high quality products to clients. Ms. Walker also served as Lead Environmental Project Manager for a specialized team servicing equity customers, and was responsible for developing client specific report templates for Phase I Environmental site assessments and limited environmental screens for both debt and equity projects.

In addition, Ms. Walker previously served as Senior Environmental Consultant and Technical Relationship Manager for a national environmental and engineering consulting firm. Her duties included managing all environmental consulting work for the company's Southeastern/Southwestern and Northeastern regions, and the Inside Sales team, assisting clients in developing environmental scopes of work, communicating with clients to develop appropriate strategies for resolving identified environmental concerns, and advising clients on environmental compliance issues, risk and liability concerns. Other responsibilities included project cost estimating and providing technical direction and guidance to field observers and managing field observers in completion of a variety of real estate due diligence services.

With more than ten years in the environmental field, Ms. Walker is a dedicated professional who takes pride and pleasure in meeting her client's needs. Ms. Walker is able to offer the most efficient and cost-effective means of regulatory compliance due to her background in environmental science and direct experience in environmental auditing and compliance, in addition to her knowledge of current environmental and health and safety regulations.