



Robert Vaughn
REA – Principal
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- Freddie Mac Lenders
- Private Equity Funds
- Insurance Lenders

Mr. Vaughn has gained valuable knowledge from having been involved in the details of thousands of real estate transactions and therefore understands the specific needs and scopes of work required for all parties involved in a transaction. Real estate investors, financial institutions, insurance lenders, and real estate equity funds have come to rely on his advice and judgment to help them with their real estate business decisions.

Mr. Vaughn has served as an environmental scientist, project manager, or executive senior author on over 9,000 real estate transactions. Mr. Vaughn's due diligence resume includes experience at all levels, advising lenders and real estate investors through the following product types:

- Phase I Environmental Site Assessments
- Phase II Subsurface Investigations
- Environmental Transaction Screens
- Property Condition Assessments
- Probable Maximum Loss Assessments
- Asbestos Surveys
- Lead-Based Paint Surveys

Project experience for Mr. Vaughn includes the following:

- Conducted more than 1,500 Phase I environmental site assessments and environmental transaction screens on multi-family properties, commercial office buildings, retail shopping centers, gasoline service stations, hotels, dry cleaning plants, auto repair and auto body shops, industrial warehouse buildings, aerospace manufacturers, plating facilities, and various manufacturing operations throughout the U.S.
- Conducted numerous asbestos and lead-based paint inspections primarily on residential and commercial properties throughout Southern California and Arizona.
- Reviewed/evaluated thousands of Phase I and Phase II reports throughout the U.S.
- Managed several portfolio projects involving residential properties, hotels, self-storage facilities, and fast food restaurants throughout the U.S.

Mr. Vaughn is a dedicated professional who takes pride and pleasure in meeting his client's needs.

Education

Bachelor of Arts, Social Ecology, Emphases in Environmental Health & Planning and Criminal Justice, University of California Irvine

Registrations

Registered Environmental Assessor (REA)
OSHA 40-Hour Health and Safety Training
EPA Accredited Asbestos Inspector
EPA Accredited Asbestos Management Planner
EPA Accredited Asbestos Abatement/Contractor Supervisor
HUD Map Underwriter Certification - 2004

Mr. Vaughn has more than eighteen years of experience in the environmental consulting industry. Mr. Vaughn's experience includes two former Engineering News-Record Top 500 Design firms and a Fortune 500 firm. His background in environmental science, in addition to his knowledge of current environmental regulations, allows him to offer the most efficient and cost-effective means of regulatory compliance. Mr. Vaughn has extensive experience managing all aspects of due diligence, specializing in environmental due diligence, for nationwide and local clients such as:

- Residential Developers
- Commercial Developers
- Mortgage Brokers
- Real Estate Brokers
- Individual Property Owners and Buyers
- Financial Institutions including:
 - Portfolio Lenders
 - SBA Lenders
 - HUD Lenders
 - Fannie Mae Lenders