



Steven E. Maki, REA
Principal
smaki@partneresi.com

Education

B.S., Health Sciences, California State University,
Northridge

Registrations

Registered Environmental Assessor (REA), No. 05989,
California EPA

Affiliations

Member, Environmental Bankers Association
Member, Mortgage Bankers Association
Member, Commercial Real Estate Investment Professionals

Mr. Maki has 18 years of experience in the environmental consulting industry. He has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Mr. Maki has performed a wide variety of projects throughout the United States on behalf of major banks, REIT's, CMBS lenders, attorneys, and property owners.

Mr. Maki has successfully managed single and multi-site environmental due diligence projects encompassing a broad range of property types including; retail, office, industrial (ROI), aerospace, agricultural, hospitality, assisted living and special use.

Mr. Maki's extensive field experience includes the following project types:

- Phase I Environmental Site Assessments
- Real Estate Transaction Screens
- NEPA/SHPO Assessments
- Phase II Subsurface Investigations
- UST Removal Oversight
- Regulatory Compliance Audits
- Asbestos Surveys
- Lead-based Paint Surveys
- Radon Studies
- Lead-in-water sampling and analysis

Mr. Maki has extensive experience managing all aspects of the due diligence process, specializing in environmental science, for nationwide and local clients such as:

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

Mr. Maki's professional experience also includes business development, proposal preparation, management of staff, project estimating, project budget management, and development of project work plans and Operations and Maintenance (O&M) plans. Mr. Maki has interfaced directly with loan officers, regulatory agencies, environmental analysts and property owners on subjects including environmental compliance and liability as well as contracting and scope of work issues. He has also provided specialized litigation support services, including serving as an expert witness and preparation of technical reports and documentation.

PARTNER

Engineering and Science



Relevant project experience for Mr. Maki includes the following:

- Conducted and/or managed more than 3,500 Phase I & II Environmental Site Assessments and Real Estate Transaction Screens on commercial office buildings, retail shopping centers, multi-family properties, gasoline stations, assisted living facilities, dry cleaning facilities, industrial warehouses and various manufacturing operations throughout the U.S.
- Performed oversight for numerous underground storage tank (UST) abandonments throughout Southern California.
- Managed several high profile portfolio projects involving residential properties, hotels, self-storage facilities, and proposed cell tower sites throughout the U.S.

Mr. Maki formerly served as Vice President of Operations for a U.S. based multinational commercial real estate consulting firm. Responsibilities and areas of expertise included workflow and efficiency modeling, development of cost reduction strategies, sales and P&L analysis, mergers and acquisitions, management and development of OMS platform, contract negotiations, and in-house real estate management.