

Eric Mapson – Associate Consultant

Education:

B.A., Geography/Earth Sciences, University of Colorado, 2009

Training/Licenses/Registrations:

TSCA Title II, 40 CFR 763 AHERA Building Inspector, Certificate No. 174356
40-Hour Hazardous Waste Operations and Emergency Response (HAZWOPER)

Summary of Professional Experience:

Mr. Mapson has worked in the real estate due diligence industry since 2008. Mr. Mapson's experience includes Property Condition Assessments (PCAs), Phase I Environmental Site Assessments (ESAs), Phase II Limited Site Investigations, construction materials testing and inspections, geotechnical field observations, remediation oversight and monitoring. Client services experience includes business development and account management. Mr. Mapson's background includes service to a wide variety of public and private-sector clientele including local credit unions, large financial intuitions, commercial real estate firms, national retail chains, and school districts. Mr. Mapson has experience performing assessments under Fannie Mae and Freddie Mac scopes.

Select project experience for Mr. Mapson includes:

- **PCA, ESA & Phase II, warehouse distribution center, Denver, Colorado** – Mr. Mapson performed a property condition assessment (PCA) and a Phase I and Phase II Environmental Site Assessment (ESA) for a medium warehouse in downtown Denver. The Site was located in a historically industrial area. VOCs were identified in groundwater samples and RCRA metals were identified in soil samples. The PCA performed by Mr. Mapson recommended replacing HVAC units, roof drain covers, windows, repairing malfunctioning plumbing fixtures and repainting the exterior façade.
- **ESA & Phase II, dry-cleaning facility, Boulder, Colorado** - Mr. Mapson performed a Phase I and Phase II site assessment for an active dry-cleaning facility. The dry-cleaning operation was identified as a REC. No VOCs above laboratory detection levels were identified in soil or groundwater samples.
- **PCA, multi-family residential, Boulder, Colorado** – Mr. Mapson performed a PCA on a large student residential facility in Boulder, Colorado. The facility was observed to be in overall good condition. Recommendations included replacing the hot tub heater, repair damaged soffits, replacing expansion water tank, replacing remaining A/C units that were original to construction and tuck-point CMU walls.
- **PCA, multi-family residential portfolio, Denver, Colorado** – Mr. Mapson performed PCAs on multiple multi-family residential apartment buildings in Denver, Colorado. The construction dates ranged from the 1920s to the 1970s. The majority of the properties in the portfolio had been recently remodeled. Typical recommendations included repainting exterior facades, replacing or maintaining roof and HVAC systems, and reseal and repaint asphalt parking lots.
- **Remediation oversight, dry-cleaning facility, Lakewood, Colorado** – Mr. Mapson performed oversight for remediation activities at an active dry-cleaning facility. Remediation activities consisted of the injection of biological agents in injection points throughout the property.
- **ESA, newspaper printing facility, Portland, Oregon** – Mr. Mapson performed a Phase I ESA on a printing facility for a major newspaper publication following the sale and planned



demolition of the building. Multiple RECs were identified including historical USTs, and the historical use and storage of inks and solvents.

- **PCA, daycare facility, Auburn, Washington** – Mr. Mapson performed a PCA on a daycare facility in Auburn Washington. Mr. Mapson acted as project manager. Recommendations included resurfacing and repaint asphalt parking lot, repaint exterior facades and repair deficient landscaping irrigation system.
- **PCA, office building, Santa Rosa, California** – Mr. Mapson acted as project manager for a PCA in Santa Rosa, California. The roof consisted of a spray foam coating on a wood decking system. Areas of blistering and large holes in the spray foam layer was observed. Recommendations included immediately repairing roof damage, replace deficient roof system early in the term and install a security alarm system.
- **ESA, proposed ATM locations, multiple sites in Massachusetts, Pennsylvania, Ohio, New York, New Jersey, Connecticut, and Maryland** - Mr. Mapson assisted managing a nation-wide portfolio of ESAs for ATM sites in multiple U.S. states for a major bank. Mr. Mapson acted as project manager for the portfolio.
- **PCA, large warehouse building, Memphis, Tennessee** - Mr. Mapson performed a PCA on an approximately 800,000 square-foot warehouse building that was constructed in multiple phases starting in the early 1980s. The facility was in overall poor condition. Interior roof drains appeared to discharge onto a damaged sidewalk adjacent to the building in an area that was observed to have significant erosion. Water appeared to flow beneath the building. Mr. Mapson's recommendations included performing a geotechnical investigation at the location of the erosion.
- **ESA, former machine and die-casting facility, Eugene, Oregon** – Mr. Mapson performed a Phase I ESA on an unoccupied former machine and die-casting facility located in a heavily industrial area. Extensive staining was observed on interior concrete slab and exterior asphalt pavement. RECs were identified associated with the historical use of the property and evidence of release.
- **Fannie Mae PCA portfolio, multi-family residential, multiple cities, Texas** – Mr. Mapson performed multiple PCAs under a Fannie Mae scope for a large development firm for sites located in San Antonio, Austin and Dallas, Texas. Typical recommendations included replacing apartment appliances, replacing deficient HVAC systems, maintaining or replacing roof systems, repaint exterior facades and reseal/repaint asphalt parking lots. Recommendations for one particular site included regrading site landscaping to achieve proper storm water drainage and the removal invasive trees that cause damage to site structures.
- **Freddie Mac PCA portfolio, multi-family residential, multiple cities, Texas** – Mr. Mapson performed multiple PCAs under a Freddie Mac scope for a large development firm for sites located in Dallas, Fort Worth, Austin, San Antonio and Houston, Texas. Typical recommendations included replacing apartment appliances over the term, maintaining roof and HVAC systems, replacing damaged retaining walls, repairing damaged stucco siding and reseal/repaint parking lots.

PROFESSIONAL AFFILIATIONS

- Board Member, Northwest Association of Environmental Professionals (NWAEP), 2017 - present

