Nick Patz

Principal

EDUCATION

Bachelor of Arts, Geography, California State University, Fullerton
Graduate Studies, Geography, Arizona State University
Honorary Doctorate, Waste to Energy, Escuela Superior Politecnica Chimborazo, Ecuador

YEARS OF EXPERIENCE

Total – 40 years

REGISTRATIONS | CERTIFICATIONS | TRAINING

Nevada Certified Environmental Manager #01274 (expired)
Brownfields Project Management, CCLR
40-hour OSHA Health & Safety Training / 8-hour updates
Certified Hazardous Materials Management, University of California, Irvine

PROFESSIONAL SUMMARY

Nick Patz is a senior environmental and sustainability advisor with more than 40 years of experience supporting industrial, agricultural, and resource-based clients in developing practical, audit-defensible environmental and sustainability systems. His work focuses on aligning operational practices with international certification frameworks, lender expectations, and evolving ESG requirements, with particular emphasis on supply chain traceability and regulatory defensibility.

Mr. Patz has extensive experience advising on ESG program development and implementation, including the design of sustainability policies, performance metrics, and reporting structures tailored to operational realities. He works with clients to integrate environmental and social governance considerations into existing business practices without unnecessary complexity, ensuring that systems are both functional in the field and credible under third-party review.

In the area of ISCC certification, Mr. Patz provides senior-level advisory services focused on audit readiness, traceability systems, and risk reduction for agricultural and bio-based supply chains. His experience includes development of mass balance methodologies, supplier onboarding frameworks, sustainability declarations, and internal procedures consistent with ISCC EU and CORSIA requirements. His approach emphasizes clear documentation, verifiable data flows, and alignment with auditor expectations, supporting efficient certification and long-term compliance.

Nick Patz has vast experience conducting and managing environmental assessment and waste management projects. He has conducted geotechnical studies for mass grading of large complex residential and commercial developments, and managed geologic mapping at a large nuclear generating station. Mr. Patz has participated in terrain analyses and hydrogeological studies for the U.S. Department of Defense. He has

conducted and managed potential responsible party searches and thousands of Phase I, II, and III Environmental Site Assessments. Mr. Patz has managed and participated in numerous environmental, engineering, and construction projects including construction of material recycling facilities (MRFs), transfer facilities, and landfills. His experience also includes groundwater assessments for potability, chemical characterization, and solid waste assessment tests. He has been engaged in risk assessments, remedial investigations and feasibility studies, remedial action, environmental impact studies and landfill siting and monitoring studies.

Mr. Patz has provided program management for many large projects that have included numerous professional disciplines such as architecture, civil, chemical, mechanical, and environmental engineering, waste management, environmental science, geology, hydrogeology, health science, chemistry, and biology.

As president of Ceres Associates Mr. Patz supervised a company directive (between 2002 and 2010) to provide state-of-the-technology landfills and recycling programs in the Middle East, that significantly enhanced local environments in the United Arab Emirates and Saudi Arabia. He was responsible for the siting, design, and construction of the first landfill in the GCC with environmental controls. The waste management programs included, environmental education, codifying environmental regulation, design and construction of collection systems, and design and construction of materials recycling facilities and landfills. Starting at zero recycling, the first program in Ras Al Khaimah, UAE achieved a 60% recycling rate within 18 months of initiation.

Mr. Patz was a member of the original ASTM E1527 committee that designed the first industry acceptable Phase I ESA guidelines that was eventually published in 1993.

SELECT PROJECT EXPERIENCE

ISCC and ESG Advisory, United States and International

Advises clients pursuing ISCC EU and CORSIA certification, including development of supplier questionnaires, sustainability declarations, traceability documentation, and mass balance systems. Focus on practical implementation for large and diverse supplier networks. Experience working with clients managing distributed supplier bases, including development of documentation systems to verify waste and residue origin, supplier legitimacy, and sustainability compliance.

Supports integration of ESG principles into operational systems, including environmental performance tracking, risk identification, and preparation of materials suitable for lender and investor review.

ENVIRONMENTAL ASSESSMENT and REMEDIATION

Target Stores / and Remediation, Indio, CA

Target Stores purchased a portfolio from bankruptcy court of a former “big box” retail company. This particular site had a gasoline service station. The service station was demolished and all pumps, piping, and tanks were removed from the site. Initial assessment found that groundwater contained free floating product. The assessment of the site included drilling and sampling in nearly 50 soil borings and included the installation and monitoring of 28 groundwater monitoring wells. An air sparging and vapor extraction system was put in place and was designed with enough vacuum to obtain regulatory closure in 24 months, which saved the client tens of thousands of dollars.

Target Stores / Assessment and Remediation, Riverside, CA

This site previously had a gasoline service station. The service station was demolished and all pumps, piping, and tanks were removed from the site. Floating product was found on the groundwater during the initial assessment phase. More than 40 soil borings were advanced to find the limits of contamination. Seventeen of the borings were converted to monitoring wells. An air sparging and vapor extraction system was "over engineered" and put in place. The site received regulatory closure only 18 months after the remediation system was installed.

True Value Hardware / Assessment and Remediation, West Covina, CA

A Phase I ESA recommended the removal of an underground storage tank prior to the end of the 60-day escrow period as dictated by the client. Mr. Patz managed the complete project. We were directed to remove the tank and then "chase" any contamination until it was all above ground. Apparently 15 year prior the tank pump had been locked open and the entire 10,000-gallon contents of the tank were emptied onto and allowed to seep into the surface. This fact was not revealed until after the UST was removed. The contamination was "chased" until groundwater was encountered at 45 feet below surface. The groundwater had an obvious surface sheen. In the end, more than 15,000 cubic yards of contaminated soil was set in wind rows onsite. Hundreds of analyses were conducted by an onsite mobile lab, and considerable numbers of heavy equipment were constantly in motion. All this was finished within the 60-day escrow period (including the Phase I). Soil piles were bio remediated onsite and groundwater monitoring wells were placed for in-situ treatment.

Affordable Housing Development / Assessment and Remediation, Emeryville, CA

Adanta acquired a project for which the developer was not happy with its initial consultant. Mr. Patz managed the project which had already begun initial construction activities. The former consultant had recommended removal of lead-impacted surface soil contamination. Mr. Patz designed a removal process that incorporated use of an XRF to estimate concentrations of lead in soil, while removing contaminated soil directly to off-haul vehicles, and then collecting confirmation samples. The removal of over 100 cubic yards of affected soil was accomplished in two days, avoiding construction delays. An old UST was encountered during grading that was expeditiously removed as well as was surrounding contaminated soil. The underground garage excavation uncovered about 5,000 cubic yards of soil that needed to be disposed at a class II landfill. The groundwater in the excavation was pumped into a tank onsite, treated, and disposed to the local sewer system with regulatory approval. All the work was conducted with regulatory approval while construction was ongoing, allowing the project to remain on its tight construction schedule.

Easy Mart / Assessment and Remediation, San Jose, CA

Mr. Patz managed the assessment and monitoring of a gasoline service station. The original consultant on the project was clearly taking advantage of the inability of the owners to speak English and comprehend environmental regulations. Mr. Patz aided the owners (pro bono) in getting accepted to the California Underground Storage Tank Petroleum Cleanup Fund, wherein the owners were reimbursed for all costs incurred under the previous consulting firm. A more practical and ethical approach was initiated into the assessment and monitoring of the groundwater problem at the site. Following assessments and monitored natural attenuation, the site received regulatory closure for soil and groundwater contamination under the

low-threat closure policy.

DUE DILIGENCE

Industrial Polluters, Southern California

Conducted research for large industrial companies and government entities who had known groundwater contamination in order to find other companies in the near vicinity who were likely to have contributed to the contamination and would then be party to a portion of the cleanup costs. This work was conducted for Superfund sites as well as others in the industrial areas of Long Beach and Vernon, California.

Central Valley Publishing, Central Valley California

A publisher was preparing to purchase six newspaper publishing sites from a large west coast publisher. Managed the Phase I and follow up Phase II projects for the multiple-site purchase. All of the newspaper buildings had been in existence since the late 1800s, and most had used various chemicals in the cleaning of the presses, and many had their own fuel storage tanks. Followed up Phase Is with soil vapor and soil sampling projects, which delineated small amounts of soils contaminated with gasoline, diesel, waste oil, and chlorinated solvents. Project was completed on time and within budget, and all six properties were purchased with the aid of these assessments.

Marquardt Aerospace, Van Nuys, CA

Managed an ESA of a 56-acre aerospace manufacturing facility that had conducted R&D and test runs on a faulty hazardous waste incinerator. The facility was primarily involved in the manufacture and testing of jet airplane and rocket engines. The facility had large storage tanks of various highly volatile chemicals were stored both above and below ground. The facility offloaded chemicals by rail and destroyed as much waste as they could onsite. The Phase I resulted in recommendations for a large-scale geophysical survey; 150-point soil vapor survey; asbestos surveys; near-surface and subsurface soil sampling for heavy metals, petroleum hydrocarbon compounds, and chlorinated volatile organic compounds. Fifty seven soil borings were drilled to varying depths up to 70 feet below ground surface in the bull’s eyes of contours established by the soil vapor survey point concentration contours. Although extremely high concentrations of TCA were found in the subsurface as vapor, significant concentrations were not found in the soil analyses. Characterization of a diesel fuel spill was conducted as an addendum. Conducted a fate and transport study that was coupled with a risk-based corrective action report.

Various Projects throughout the United States

Mr. Patz has managed and conducted thousands of Phase I ESAs on numerous types of properties for just about every kind of property transaction. Work has been conducted primarily in California, but also in 14 other states for small and large banks and other lenders, insurance companies, attorneys, private land owners, large and small businesses, farmers, developers, government, and real estate professionals. These projects have resulted in varying amounts of recommendations. Of course, most generate “no further recommendation”, however many have suggested additional work that has found considerable contamination that altered the process of the real estate transaction.

Second Level Reviews, Washington, Oregon, and California

A major national lending institution acquired a smaller bank through merger. Prior to completing the deal,

Phase I environmental due diligence was conducted on about 300 bank-owned properties throughout California, Oregon, and Washington. Mr. Patz prepared reviews on 95 of the Phases Is, providing his opinion on if more background information was needed, if recommendations were sufficient or excessive, or if the bank should not purchase a particular branch.

Mortuary and Cemetery Properties Purchase throughout Southern California

Managed the Phase I projects of a Texas company's purchase of 30 cemetery and mortuary sites in five counties of southern California. The purpose of the Phase Is was to help the client obtain a better negotiating position on the $150,000,000 real estate deal. Due diligence was completed on time, within budget, and the client was satisfied with its new bargaining position.

EMINENT DOMAIN and LITIGATION SUPPORT

Beechcraft Aviation / John Wayne Airport, Orange County, California

Contracted by attorneys of Beechcraft Corporation to provide litigation support for a $10 million law suit versus the County of Orange for a percloroethene (PCE) groundwater contamination mitigation effort. Mr. Patz conducted extensive research into site specific fate and transport conditions, and periodically briefed the board of directors of Beechcraft concerning the progress of the investigations. Mr. Patz conducted fate and transport modeling of the PCE plume and graphically presented sufficient data to prove that Beechcraft was not responsible for contamination cleanup. The County of Orange withdrew the suit, and paid attorney fees. Mr. Patz received commendation letters from Beechcraft as well as the litigation attorneys.

Hawthorne Redevelopment Agency / Redevelopment Project, Hawthorne, CA

Managed Environmental Site Assessments (ESAs) of a 28-acre, mixed-use land assembly in the city of Hawthorne, with retail, industrial, manufacturing, and residential properties. An area-wide Phase I assessment made recommendations for geophysical surveys; soil vapor surveys for aromatic and halogenated volatile organic compounds and asbestos surveys; subsurface soil sampling for heavy metals, halogenated and non-halogenated volatile organic compounds; and groundwater monitoring well installation and sampling for hydrocarbons. Managed the characterization and remediation of numerous areas affected by small amounts of soil contamination as well as leaking underground storage tanks. Made recommendations to the redevelopment agency and its attorneys on potential costs of environmental cleanup for purposes of withholding money set aside for eminent domain takeover of the sites. Coordinated the permitting and authorization processes of many different regulatory agencies and attorneys to accomplish the myriad of environmental site assessments, characterizations, and remediation occurring at the property.

Jenny, Jenny, & Jenny / Eminent Domain, Vallejo, California

An attorney represented clients whose property was taken under eminent domain by Caltrans for the expansion of a State highway. The property was devalued to nearly zero due to perceived costs for environmental cleanup that included lead in soil, and petroleum in soil and groundwater. Assessment included the viability for reimbursement of a portion of the cleanup costs by the State of California. In addition, expert opinion was offered on what entities may have been responsible for the lead contamination as dictated by past cases filed under CERCLA. Mr. Patz provided an expert opinion summary report, and was deposed by Caltrans attorneys on two occasions. The case was settled prior to the court date for an

increase in payment for the property of about $800,000.

WASTE MANAGEMENT/CONSTRUCTION

Government of Ras Al Khaimah, United Arab Emirates

Ceres Associates under the direction of Nick Patz was contracted by the government of Ras Al Khaimah to start their waste management program from the beginning. The old seaside landfill was removed and mitigated. Mr. Patz was intimately involved in managing much of the project. Ceres Associates began by writing and codifying a new set of environmental laws and regulations. An environmental awareness program was instituted for all age levels. The trash collection system was modernized, and new collection vehicles were purchased from the United States. Mr. Patz managed construction of a materials recycling facility. A 50-year landfill was sited, designed, and constructed under his management using US EPA and European Union guidelines. It was the first such landfill in the GCC region.

Municipality of Medina, Kingdom of Saudi Arabia

Led an effort that resulted in the construction of a state-of-the-technology landfill for a city that produces about 3,000 tons of municipal solid waste per day. Managed construction of a materials recycling facility to initiate a recycling effort in the area that resulted in ancillary economies in the near vicinity of the landfill and MRF. Nearly 80 percent of the possible recyclables are captured from this facility for additional downstream uses.