Jerrold Samford

Environmental Compliance Specialist

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OVERVIEW

Jerry focuses his practice on the technical aspects of environmental regulations. He routinely reviews environmental investigations and environmental assessments related to commercial real estate transactions to ensure compliance with appropriate commercial and regulatory standards for a variety of local and national clients. Jerry has authored or co-authored five definitive studies of the Standard of Care for Phase I environmental site assessments that have been conducted by the GeoProfessional Business Association. Jerry was appointed to represent the GeoProfessional Business Association on the ASTM committee in 1991 and has been an active member since.

His background and experience includes participation in the ASTM E50 Committee responsible for the development and evolution of the Phase 1 Environmental Site Assessment (and related) standards. Jerry formerly served as the senior geologist in Virginia's Superfund program and advises clients on Superfund, RCRA, and Voluntary Remediation projects.

Jerry is a Virginia Certified Professional Geologist.

REPRESENTATIVE MATTERS

Expert Witness

- Supplied expert analysis and consultation regarding an alleged breach of contract regarding conduct of a Phase I environmental site assessment.
- Provided expert deposition and trial testimony regarding technical merit, review, and analysis of the defendant's expert testimony and reports.
- Consulted regarding the standard of care for Phase I environmental site assessments and the technical competency of the defendant's consultant.
- Assisted with trial strategy, preparation of other defense witnesses, and examination of the plaintiff's witnesses.
- Consulted regarding the determination and application of the standard of care for baseline environmental assessments using ASTM standards.
- Provided expert consultation and deposition testimony regarding impacts to property when an adjoining property becomes a Superfund site.

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- Supplied expert analysis and consultation regarding causation and the effectiveness of remediation at an electric transformer facility.

Technical Services

- Headed team in preparation of permits for transportation and temporary storage of waste tires for a national client. Permit development involved all lower 48 states.
- Evaluating conformance with ASTM and corporate guidance of environmental site assessments in a multistate area, interpreting data presented and making recommendations as necessary to the *Fortune* 100 client for additional investigations.
- Evaluating technical data and preparing a Virginia Voluntary Remediation Program application. Negotiated with the EPA project officer on technical aspects and validated chemical data in accordance with National Functional Guidelines. Coordinate responsible party's response actions and investigations on client's behalf.
- Evaluating environmental site assessments, interpreting data presented, and making recommendations as necessary for additional investigations. Advising the national client regarding lender liability and risk associated with projects.
- Reviewed and analyzed the plaintiff's expert's testimony in preparation for trial for a *Fortune* 500 client and provided insight to the litigation team.
- Analyzed product-testing data for conformance with ASTM (or equivalent) standards, and assessed conformance with regulatory requirements for a national client.
- Coordinated and reviewed environmental assessments for facilities in Iowa, Michigan, Tennessee, and Ohio being acquired by a local client.
- Oversaw a dam stability investigation for a 10-acre impoundment at a private golf course.
- Evaluated site conditions and determined appropriate purchase contract provisions and alternatives for acquisition of a wood-preserving facility.
- Performed a technical review of site characterization reports, remedial design and Brownfield agreement documents for a retail facility in Charlotte, NC. Negotiated Brownfield agreement provisions with the North Carolina Department of Environment and Natural Resources.
- Evaluated purchase contract provisions for the acquisition of portions of a former Superfund site for the planned development of an office/condominium project.
- Reviewed mining assessment reports for two iron mines and one gold mine in China.
- Reviewed and interpreted hundreds of environmental documents in connection with the purchase of an apartment complex in New York City. Developed critical environmental element lists for factoring into the purchase offer.
- Coordinated and reviewed environmental assessments for facilities in Georgia and Florida being acquired by a local client.

ALL AREAS OF FOCUS

- Contaminated Sites + Waste Management
- Environmental Due Diligence
- Environmental Litigation + Enforcement Defense
- Litigation + Trial

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Member, Association of Engineering and Environmental Geologists (AEG)

- Member, American Society for Testing and Materials International (ASTM)
- Past president, past chair of the Council of Fellows; member and fellow, The GeoProfessional Business Association (f/k/a the Associated Soil and Foundation Engineers or ASFE), Environmental Business Council; and Head, Standard of Care Survey and Phase I Environmental Site Assessments Task Force
- Past president, School of the Performing Arts in the Richmond Community (SPARC); Co-Chair, Live Art Steering Committee
- Board chair, Lakeside Park Corporation, Inc.
- Board member, Jewish Family Services Supporting Foundation; past board chair, Jewish Family Services
- Chair, Science Matters Leadership Team; past member, Community Service Board, Virginia's Home for Public Media (VPM), Richmond, VA
- Past president, Richmond Performing Arts Alliance
- Board member, The Firehouse Theatre
- Board member, Orchard House Middle School
- Past member, Editorial Board, *GeoStrata Magazine*, a publication of the GeoInstitute of the American Society of Civil Engineers (ASCE)
- Past articles editor, *Geoscience*, a publication of the Association of Engineering and Environmental Geologists and the Geological Society of America
- Past membership secretary, ASTM Committee E-50 on Commercial Real Estate Transactions

PROFESSIONAL EXPERIENCE

- Vice president, Virginia Geotechnical Services PC, 1987-2006
- Senior geologist, Virginia Department of Waste Management, 1984-1987
- Chief regional geologist, Virginia State Water Control Board, Northern Region, 1983-1984
- Instructor of geology, Northern Virginia Community College, 1984
- Geologist and engineering technician, Froehling and Robertson, 1982-1983
- Instructor of geology, Virginia State University, 1981-1982
- Geologist, Shannon & Wilson Inc., 1977-1979

EDUCATION AND CERTIFICATIONS

EDUCATION

- Virginia Polytechnic Institute and State University, M.S., 1981, geological sciences, Geological Sciences
- College of William & Mary, B.A., 1977, geology , Geology

SPEAKING ENGAGEMENTS

- "Environmental Due Diligence Standards and Protocols," technical conference for a private consulting firm, 2007.

PUBLICATIONS

- Author or co-author for five studies of the Standard of Care for Phase I Environmental Site Assessments, 1991-current.
- Author, "Parham Forest West: Once Polluted, Now Promising," *Richmond Times-Dispatch*, December 16, 2007.

- Author, “Near a Former Superfund Site, New Business Park in Henrico Looks to Meet LEED Standards,” *Richmond Times-Dispatch*, December 16, 2007.