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| **Environmental Enlightenment #232**By Ami Adini - Issued February 5, 2017

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| This is a SHORT, LIGHT and SIMPLE newsletter. Its purpose is to rekindle in the initiated concepts they have once learned, and enlighten the uninitiated on concepts they may have never heard of, but will understand once they are introduced to them. |
| **Dry Cleaners: The Environmental Scourge of Commercial Real Property**An Article by Larry Schnapfhttp://amiadini.com/NewsletterArchive/170205-NL232/envEnl-232-001.jpgLawrence P. Schnapf is the principal of Schnapf LLC with over 30 years of national environmental experience with Fortune 500 corporations and major New York-based law firms. He is also an adjunct professor of environmental law at New York Law School and a member of the faculty of the Center for Real Estate Studies at New York Law School. He has extensive experience with brownfield redevelopment and financing. He is the chair of the NYSBA Environmental Law Section and co-chair of the NYSBA Brownfield Task Force. He is also a past chair of the Environmental, Energy and Resources Committee of the Business Law Section of the ABA. He can be reached at larry@schnapflaw.com**REAL ESTATE PROFESSIONALS**are generally aware of the risks posed by gas stations and tend to exclude these parcels or implement risk management strategies before acquiring title or control over properties containing these businesses. In contrast, the environmental risks of dry cleaners are often overlooked. Worse yet, dry cleaners tend to be small business with limited resources and usually do not have environmental insurance. As a result, dry cleaners are the leading source of environmental liability at commercial retail properties. This article explores the key risks posed by dry cleaners and discusses strategies for managing the risks posed by current and former dry cleaners.Follow [this link for a comprehensive, easy to read article](http://amiadini.com/NewsletterArchive/170205-NL232/NL-232-PREL1411_Schnapf.pdf) on matters that one should know about when dealing with properties impacted from historic dry cleaning operations; be it the original dry-cleaning area or the neighbors around. Knowledge is power that turns liabilities to assets.  |
| You can find past issues of our "Environmental Enlightenment" at [amiadini.com](http://www.amiadini.com/) Wealth of information about environmental site assessments in the real estate transactions and issues concerning assessment and cleanup of contamination in the subsurface soil and groundwater. |

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| Call me if you have any questions. There are **no obligations.**Ami Adini Environmental Services, Inc.Environmental Consultants & General Engineering ContractorsCalifornia Lic. #1009513 A B HAZ ASB**818-824-8102**; **mail@amiadini.com**[www.amiadini.com](http://amiadini.com/)Ami Adini is a veteran environmental practitioner with over 40 years of experience. He carries a Bachelor of Science degree (B.Sc.) in Mechanical Engineering including academic credits in Nuclear and Chemical Engineering and postgraduate education in these fields. His career includes design and construction of nuclear plant facilities, chemical processing plants and hazardous wastewater treatment systems. He is a former California Registered Environmental Assessor Levels I & II in the 1988-2012 registry that certified environmental professionals in the assessment and remediation of environmentally impacted land, and a Registered Environmental Professional (REP) since 1989 with the National Registry of Environmental Professionals (NREP). He is a California Business & Professions Code Qualifying Responsible Managing Officer (RMO) in the General Engineering Contractor classification with Hazardous Substance Removal and Asbestos certifications, and president of AMI ADINI ENVIRONMENTAL SERVICES, INC. (AAES), a general engineering contractor and consulting firm specializing in environmental site assessments, rehabilitation of contaminated sites and removal of environmental risks from real-estate transactions. (Contact Ami for a complete resume.) **AAES provides practical solutions to environmental concerns using the highest standards of ethics and integrity while providing its clients with maximum return on their investments.** |

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