



A Conference on: **SUSTAINABLE PROPERTY TRANSACTIONS:**

Doing Contaminated Site Redevelopments in a Downturned Market

April 6, 7, 8, 2009
Omni Shoreham Hotel
Washington, DC USA



RTM Communications, Inc.
Conference Creator & Producer
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Vital presentations on:

- ❖ *Creating environmental capital in a challenged economy*
- ❖ *Measuring the effect of sustainability on commercial real estate and brownfield deals*
- ❖ *Alternative due diligence standards for corporate acquisitions*
- ❖ *EPA National Green Cleanup Standards and Verification Program*
- ❖ *Sustainable design and remediation, establishing the metrics used in site cleanups*
- ❖ *Recent court environmental decisions effecting business and real estate transactions*
- ❖ *New developments in structuring and negotiating transactions*
- ❖ *Industry perspectives on FASB rules for measuring fair value for environmental contingencies*
- ❖ *Deal Flow—surviving the credit market impacts on real estate cycles*
- ❖ *EPA multi media reforms influencing contaminated/sustainable properties*
- ❖ *Corporate strategies for cleaning up, revitalizing and repositioning surplus manufacturing sites*
- ❖ *Land use stewardship and enforcement of institutional controls*
- ❖ *State reforms, tax credits, and grants addressing brownfield redevelopments*
- ❖ *Industry perspective on risk based cleanups, vapor intrusion and residential development*
- ❖ *Liability buyouts and guaranteed fixed price remediation transactions*
- ❖ *Creative public/private brownfield financings in a down turned credit market*
- ❖ *New trends in venture capital and innovative financing of brownfields*
- ❖ *Risk management strategies for closings on the middle market sites*
- ❖ *Recent vapor intrusion case law litigation and cleanups impacting transactions*
- ❖ *Climate change and environmental disclosure due diligence*
- ❖ *Green buildings, sustainability issues on brownfield sites*
- ❖ *Turning corporate sustainability into financial advantage*
- ❖ *Structuring a fully integrated sustainable property development*
- ❖ *One Touch^{PM} technology innovation for vapor intrusion*
- ❖ *East/West coast perspectives on climate change risk*
- ❖ *Case law impacting green building certifications*

RTM Communications is pleased to present a new conference on:

**SUSTAINABLE PROPERTY TRANSACTIONS:
Doing Contaminated Site Redevelopments in a Downturned Market**

April 6, 7, 8, 2009 • Omni Shoreham Hotel • Washington, DC USA

If there is one conference you can attend this year in this downturned economy, this is the ONE that will allow practitioners to successfully complete sustainable site redevelopments.

Navigating complex deals involving contaminated real property and sustainable development is not for the faint of heart. Empower yourself with legal, financial, technical, risk management and sustainable development tools and educate yourself with three days of challenging and thought-provoking debate, networking, presentations and panel discussion. In the wake of a down turned economy with a critical credit and liquidity crisis and unrest in the financial markets, environmental risk and sustainability management issues are gaining even more importance in business and real estate transactions. There are currently hundreds of billions of dollars on the sidelines affected by the chaos in the credit markets. Some deals have been restructured and sold, some postponed, and others ended. The economic meltdown has resulted in an increase in non-performing and brownfield type sites. The credit crisis and the increased cost of capital are encouraging creative approaches to brownfield redevelopment transactions.

Fine-tune your skills to bracket, reduce or transfer the risks associated with contaminated property deals and to bring value to site redevelopments using sustainability standards, practices or certifications. One of the central themes of this conference is the tiered or performance based pre- and post-acquisition due diligence used by dealmakers. Real property transactions and redevelopments need to be sustainable, especially where there may be environmental issues that affect value and the materiality of the deal, such as legacy sites, climate change risk, wetland mitigation/banking or SEC disclosure issues.

In this Washington, DC conference explore how complex deals involving environmental contamination and sustainable development issues can be successfully managed—how sites get cleaned up and redeveloped. Employing environmental, legal, financial/accounting and risk management tools, the corporate dealmakers have a war chest of alternative environmental due diligence techniques and risk financing methods (institutional and engineered controls, stringent environmental agreements and environmental insurance, etc.) to get the transactions done with the able involvement of in-house and outside counsel, liability buyout and guaranteed fixed price remediation programs, and equity and debt financing firms.

The goals of this Washington, DC conference are for you to become better equipped to close your deals, mitigate your transactional and legacy risks, and facilitate sustainable site redevelopments.

There will be sessions that demonstrate green building design, remediation, construction, evolving underwriting standards based on the LEED certification process and monetizing carbon finance assets in real estate transactions.

This exciting and value added informative conference will host some of the industry's most effective dealmakers and participants. Please visit us at www.RTMcomm.com for more details about the conference and our future RTM Webinars.

You can register and pay online at www.rtmcomm.com.



DAY ONE – April 6, 2009

12:00 – 1:00 Registration and Refreshments

1:00 – 1:15 Conference Overview and Objectives

Dean Jeffery Telego, *Conference Chairman & President, Risk Management Technologies, Inc.*

1:15 – 1:45 Influence of Sustainable Development on EPA Programs/ Media and Contaminated Real Property Redevelopments

Lisa P. Jackson, *Administrator Designate, U.S. EPA (invited) Former Chief of Staff to New Jersey Governor Jon S. Corzine and Commissioner of New Jersey DEP*

1:45 – 2:15 Sustainable Design and Reuse of Corporate Brownfield Properties

- ❖ Corporate owner role in supporting the cleanup and transfer of idled industrial property
- ❖ Key elements to partnering with industry on brownfield sites
- ❖ Role of sustainable development for corporations and communities
- ❖ Positive results of sustainable design and construction

Evan van Hook, *Corporate Vice President, Health, Safety, Environment & Remediation, Honeywell Corporation*

2:15 – 2:45 Challenges and Strategies Facing Public/Private Financing of Contaminated Property Transactions in a Downturned Economy

- ❖ Update on the Brownfields Legislative Agenda/Coalition
- ❖ Expanded federal and state Brownfield Tax Incentives
- ❖ New Markets Tax Credit program, challenges with TIFs
- ❖ Energy efficiency tax incentives and rehab tax credits
- ❖ Limitations to tax incentives for financing brownfields

Charles Bartsch, *Vice President, ICF International*

**2:45 – 3:00 Break Refreshments Courtesy of EnviroFinance Group
A chance to network and review the exhibits**

3:00 – 3:45 Surviving Credit Market Impacts and Succeeding in Business and Real Estate Cycles

- ❖ Emerging transactional trends in the brownfield redevelopment market
- ❖ Acquisition, remediation, sustainable redevelopment and risk management of environmentally challenged properties—Ingersoll Rand divestiture of Schlage Lock
- ❖ Structuring the deal, acquisition criteria and due diligence
- ❖ Property evaluation, development options, site planning entitlement scheduling
- ❖ Mitigating or avoiding environmental and market risks—"The Hairy Deals"
- ❖ Accounting for sustainable green and LEED standards during the redevelopment life cycle
- ❖ Manuscripting environmental insurance for large and small deals
- ❖ Climate change risk in business and real estate deals

Mary Hashem, *Co-Founding Partner, Brownfield Partners*

Michael Balmer, *Senior Vice President, Willis Environmental Practice*

3:45 – 4:30 Developers and Corporate Perspectives on a Complex Sustainable Property Deal

- ❖ Challenges to divesting legacy non-performing industrial property
- ❖ Creating value and repositioning sites for disposition and redevelopment
- ❖ Large brownfield site due diligence, screening process, site access agreements
- ❖ New developments in deal structure, P&S Agreements, and post-acquisition obligations
- ❖ Rules of the road: bringing successful closure to contaminated property deals
- ❖ Integrating remediation and development schedules, monetizing environmental assets
- ❖ New trends in risk management and sustainable development for large urban infill sites

Kathleen McFadden, *Senior Attorney, United Technologies Corporation*

Stuart Miner, *Principal/Founding Partner, Brownfield Partners LLC*

Michael Partheymuller, *Vice President, Carma Developers, U.S.*

4:30 – 5:00 Lender Perspectives on Brownfield Transactions, Creating Environmental Capital

- ❖ Bracketing the risk, performing complete due diligence
- ❖ Negotiating and enforcing agreements/indemnities
- ❖ Debt/bridge and mezzanine financings for land/building acquisitions, remediation cleanup costs, construction, pre-development expenses, etc.

Craig Carbrey, *President & CEO, EnviroFinance Group, LLC*

Dean Jeffery Telego, *Executive Co-Director, Environmental Bankers Association*

5:00 – 5:30 Brownfield Deals from Inception to Completion—Maintaining Positive Community Relations, the Critical Link

- ❖ New developments in structuring the deal, deal criteria, due diligence, master plan design, life cycle of deals, manuscripting the right insurance policy
- ❖ Accounting for environmental issues during site characterization, demolition, remediation, site development, vertical construction
- ❖ Working with community, municipalities, using tax incentives and incorporating sustainable development into brownfield projects
- ❖ Case studies of successful repositioning of properties/exit strategies

Pete Pederson, *Principal and CEO, Renova Partners, LLC*

5:30 – 7:00 RECEPTION Hosted by EDR, Inc. and EnviroFinance Group, LLC

8:45 – 9:15 Court Decisions Affecting Business and Real Estate Transactions

- ❖ Post-*Atlantic Research Corp.* and other lower court opinions impact on cost recovery and site cleanups
- ❖ Federal district court rulings on joint and several liability under Section 107 (a)
- ❖ Proposed rulemaking and assessing NRD from hazardous substance spills
- ❖ Recent developments under RCRA citizen suit litigation affecting site investigations/cleanups

Karl Bourdeau, *Principal, Beveridge & Diamond, P.C.*

9:15 – 10:15 State of Real Estate Industry, Capital Markets and Due Diligence Trends

- ❖ Credit Crunch, current business environment and economic market metrics
- ❖ Commercial real estate market fundamentals and trends
- ❖ Web-based tools to fundamentally change the way contaminated property is managed
- ❖ Changing standards to underwriting collateral risk/environmental business risk

Clint Myers, *Senior Analyst, Property & Portfolio Research, Inc.*

Dianne Crocker, *Managing Director, Market Research, EDR, Inc.*

Derek Ezovski, *Managing Director, Commercial Property Due Diligence Services, EDR, Inc. (Moderator)*

10:15 – 10:30 Break Refreshments Courtesy of CETCO Liquid Boot Company A chance to network and review the exhibits

10:30 – 11:30 Alternative Due Diligence and Risk Management Practices for Corporate Transactions

- ❖ Resolving environmental concerns and negotiating strategies for contaminated sites
- ❖ How much due diligence is enough? Selecting the most appropriate due diligence scope/standard for the transaction
- ❖ Balancing pragmatic business objectives against environmental issues
- ❖ Using on-line environmental information and electronic report platforms
- ❖ Environmental disclosure mandatory and voluntary reporting of environmental liabilities
- ❖ Enterprise software for environmental business risk management decisions
- ❖ Sarbanes-Oxley, FASB rules, Carbon Disclosure Project
- ❖ Due diligence investigations, portfolio analysis for sale lease backs
- ❖ ASTM Standards (Phase II and Continuing Obligations) effect of pre- and post-acquisition due diligence
- ❖ Exit strategies for mitigating comeback risks, liability buyouts/transfer solutions

Chris Olson, *Manager of Real Estate Reuse, BP North America*

Mary Schulz, *VP, Environmental Risk, GE Capital Solutions*

Alan Feldbaum, *Director, M&A Advisory Services, Environmental Resource Management (ERM)*

Jon Walker, *Managing Director, Corporate, Legal and Government Services, EDR, Inc.*

Randall Jostes, *CEO and President, Environmental Liability Transfer, Inc.*

David Mueller, *Senior Managing Attorney, CNH America, LLC*

Abbi Cohen, *Partner, Dechert LLP*

Amy Edwards, *Partner, Holland & Knight LLP (Moderator)*

11:30 – 12:00 Emerging Issues for Deal Making and Extracting Value in a Distressed Credit Market

- ❖ Trends in the financing environment, asset based and mezzanine lending, lending losses, de-leveraging, defaults/foreclosure due diligence
- ❖ Case law on green building certifications
- ❖ Extracting value from business and real estate transactions

DAY TWO – April 7, 2009

8:15 – 8:45 EPA Enforcement Priorities Influencing Brownfield Transactions and Redevelopments

- ❖ Measuring the effectiveness of EPA's national and regional enforcement initiatives
- ❖ Tracking post-construction completion activities, financial assurance and SEPs
- ❖ Impact of EPA Enforcement First to ensure institutional controls at Superfund sites
- ❖ Model agreements aimed at resolving brownfield liability issues
- ❖ Integrating sustainability at brownfield sites
- ❖ ER3 Initiative's redevelopment impacts, benefits of sustainable design/remediation
- ❖ Addressing long-term stewardship issues at hazardous waste sites

Marcia Mulkey, *Director, Office of Site Remediation Enforcement, Office of Enforcement and Compliance Assurance, U.S. EPA*

- ❖ Using bankruptcy code to address environmental liabilities in deals
- ❖ Tax law interpretations for remediation costs
- ❖ Controversial brownfield litigation and failed construction projects
- ❖ Impact of CAA cases on transactions, due diligence and climate change risk

Lawrence Schnapf, *Special Counsel, Schulte Roth & Zabel*

LUNCHEON Hosted by Holland & Knight, LLP, Conestoga-Rovers & Associates, BNA Environmental Due Diligence Guide, EDR, Inc., and Environmental Liability Transfer, Inc.

12:00 – 1:30 Fair Value Accounting and Reporting Contingent Environmental Liabilities –FASB Rules Effecting Business
C. Gregory Rogers, J.D. CPA, President, Advanced Environmental Dimensions, LLC and Counsel to Guida, Slavich & Flores

1:45 – 2:45 Environmental Risk Management Strategies for Getting the Best Value from a Brownfield Transaction

- ❖ Life of a deal, initial feasibility analysis, budgeting for uncertainties
- ❖ Due diligence investigations, approvals, entitlements, land development interests
- ❖ Structuring the transaction, removing contingent liabilities
- ❖ Asset and liability buyout approaches for facilitating site closure
- ❖ Underwriting/manuscripting coverages and structuring a comprehensive financial assurance program

Bob Hallenbeck, *Senior Vice President, XL Insurance*

Jon S. Brooks, *Partner, Phillips Nizer, LLP*

Chris Olson, *Manager of Real Estate Reuse, BP North America*

Cynthia Retallick, *Senior Vice President, TRC Companies, Inc.*

Richard Hawkinberry, *Senior Vice President, Willis Environmental Practice (Moderator)*

2:45 – 3:15 Liability Risk Transfer Options at Retail Gas Stations

- ❖ Selling portfolio of retail gas stations and the environmental due diligence involved
- ❖ Pre- and post-sale legal and environmental risk management techniques
- ❖ Risk-sharing mechanisms to enable asset sales
- ❖ Factors that influence liability risk transfer options

James T. Schaeffer, *Site Transfer Coordinator, Atlantic Richfield Company, a BP Company*

**3:13 – 3:30 BREAK Refreshments Courtesy of TRC and CRA
 A chance to network and review exhibits**

3:30 – 4:00 Environmental Liability Acquisition and Redevelopment of Corporate Real Property–Case Studies

- ❖ Holistic approach to evaluating property condition, transaction structure and liability issues
- ❖ Integrating acquisition, remediation, redevelopment and sale leaseback on acquisitions
- ❖ Drafting underlying remediation contracts and maximizing balance sheet tax benefits

Randall Jostes, *CEO and President, Environmental Liability Transfer, Inc.*

4:00 – 4:30 Tying Together Liability Transfer and Transaction Strategies with Green Uses and Technologies

- ❖ Exit Strategy Program solutions that expedite sustainable redevelopment
- ❖ Blending fixed price remediation and liability transfer mechanisms for complex utility projects

Cynthia Retallick, *Senior Vice President, TRC Companies, Inc..*

4:30 – 5:30 Doing Deals on Landfill Redevelopment Projects

- ❖ Risks and rewards of constructing sustainable projects on closed landfills
- ❖ Designing, constructing and maintaining methane mitigation systems and proactive risk management unique to each landfill
- ❖ Working with community, municipalities, using tax incentives, and incorporating sustainable development into landfill projects
- ❖ Case studies of how to safely redevelop landfills/smart growth sites

Gary J. Silversmith, *President, P&L Investments, LLC*

Michael McLaughlin, *Senior Vice President, SCS Engineers*

DAY THREE – April 8, 2009

8:30 – 9:00 Doing Deals in New York City and State Under their Brownfield Cleanup Programs

- ❖ Overview of New York City and State brownfield remediation programs
- ❖ Incorporating sustainability in the remediation program
- ❖ Voluntary cleanup program to reduce at-risk remediations
- ❖ Emerging brownfield laws and recent litigation
- ❖ Tracking vapor intrusion reopeners at legacy sites
- ❖ Financial incentives for redevelopment (tax credits, etc.) in opportunity areas

Daniel C. Walsh, *Director, Office of Environmental Remediation, New York City*

Lawrence Schnapf, *Special Counsel, Schulte Roth & Zabel*

9:00 – 9:30 Reformation of New Jersey DEP Brownfield Cleanup Program

- ❖ New challenges affecting the voluntary cleanup program and NOV's for institutional/engineering controls, notification requirements
- ❖ Remediation reforms/S-1897
- ❖ Affect of vapor intrusion on brownfield redevelopment
- ❖ NRD claims and regulatory changes affecting site cleanup (LSP program)

Colleen Kokas, *Brownfield Manager, Office of Brownfield Reuse, New Jersey Department of Environmental Protection*

9:30 – 10:00 Pennsylvania's Voluntary Cleanup Program for Brownfields Cleanup and Redevelopment Program and Revitalization of Communities

- ❖ Changes in the Voluntary Cleanup Program to facilitate cleanup and redevelopment of properties
- ❖ Formalization of UECA and effect on site owners
- ❖ Practical considerations when using Vapor Intrusion Screening Guidance
- ❖ Expanded role for community revitalization/financial tools

Jill A. Gaito, *Deputy Secretary, Office of Community Revitalization & Local Government Support, Pennsylvania Department of Environmental Protection*

**10:00 – 10:15 BREAK Refreshments Courtesy of BNA and ELT
 A chance to network and review exhibits**

10:15 – 10:45 East/West Coast Perspectives: How Sustainability is Affecting Commercial Real Estate and Brownfield Redevelopments

- ❖ Green Building and sustainability trends on both coasts
- ❖ Green building codes/LEED certification affecting brownfield developments
- ❖ Paradigm shift – institutional/engineering controls on commercial real estate through project specific district fees or tax assessments
- ❖ City building codes mandating energy conservation, water and waste management, green building codes
- ❖ Climate change risk and the metrics and tools of environmental due diligence

- ❖ Overlapping and intersecting issues involving environment, land use and “green building”/sustainable development
- ❖ Fractional property interests complicating due diligence – leasing air and surface right, ground leases and land use controls

Amy L. Edwards, *Partner, Holland & Knight LLP*
Jennifer Hernandez, *Partner, Holland & Knight LLP*

10:45 – 11:30 Commercial Development in an Era of Green Building and Sustainable Development

- ❖ Conducting and integrating environmental due diligence, and brownfield remediation into the commercial development
- ❖ Local (Washington, DC) green building initiatives affecting building standards/codes, energy codes, and zoning
- ❖ LEEDs certification, metrics and tools of environmental due diligence
- ❖ Insurance, lending and legal issues facing building owners/buyers and tenants

Amy L. Edwards, *Partner, Holland & Knight LLP*
Russ Hines, *Executive Vice President, Monument Realty*

11:30 – 12:00 Turning a Brownfield into Sustainable Property Redevelopment

- ❖ Keystone Industrial Port Complex, USS Fairless Works brownfield site
- ❖ Manufacturing and industrial complex with green technologies and products
- ❖ Green companies, renewable energy production
- ❖ Public private partnership with multi regulatory agency cooperative effort

Colleen Costello, *Principal,*
Langan Engineering & Environmental Services, Inc.

LUNCHEON Hosted by EnviroFinance Group, Willis Environmental Practice, Risk Management Technologies, TRC Companies, P & L Investments, CETCO Liquid Boot® and XL Insurance.

12:00 – 1:30 Developer’s Prospective: Packaging Elements of Public and Private Financing for Brownfield and Green Building Projects

Joshua Sternberg, *Vice President,*
Roseland Property Development

1:30 – 2:00 Developing a Sustainability Baseline Program for Global Corporations

- ❖ GHG emission focus and GRI implementation
- ❖ Undertaking energy audits and sustainability designs for remediation projects

Fred Taylor, *Associate, Conestoga-Rovers & Associates*

2:00 – 2:45 Integrating Sustainable Design and Remediation Metrics into Brownfield Sites

- ❖ EPA National Green Building and Verification Program
- ❖ Sustainable design and remediation projects, process-based techniques
- ❖ Incorporating sustainability concepts and indicators in remedial decision-making activities
- ❖ Using sustainability assessment tools to measure environmental footprint, resource consumption and occupational risk
- ❖ Case studies demonstrating sustainable designs incorporate efficiency, maintainability and value through LEED, certifiable designs, performance contracting, life cycle cost analysis, energy audits, etc.
- ❖ Sustainable Remediation Forum (SURF)—process and direction
- ❖ One Touch^{PM}—real time integration of project management information with CAD design file information/overlays and application to institutional controls

Debra Goldblum, *RCRA Revitalization Coordinator,*
U.S. EPA, Region 3

Mark Knaack, *Business Development Manager,*
Burns & McDonnell

Curtis C. Stanley, *Principal Consultant, Global Discipline Leader,*
R&D and Advocacy, Shell Global Solutions, Inc.

2:45 – 3:15 Sustainability and Brownfields, Economic Challenge for Real Estate Professionals

- ❖ Greenhouse Gas Inventory and Carbon Management Services (CMS)
- ❖ CMS project (energy efficiency, conservation, water conservation, renewable energy and data management)
- ❖ Real estate green drivers and role of appraiser
- ❖ Energy audit/saving measures/LEED assessments

Sandra Gaurin, *Environmental Risk Manager & Senior Project Manager, Tetra Tech EMI, Inc.*

3:15 – 3:30 BREAK Refreshments courtesy of CRA, ELT and TRC A chance to network and review exhibits

3:30 – 4:00 Cutting Edge Case Law, Case Studies and Industry Perspectives on Vapor Intrusion

- ❖ Assessing and mitigating VI at petroleum and chlorinated solvent sites
- ❖ Industry observations about EPA and States’ VI guidance
- ❖ Strategies for vapor intrusion evaluation of legacy sites
- ❖ Legal and technical challenges involved in investigating and designing a VI mitigation system and making real time decisions for commercial transactions
- ❖ Landmark vapor intrusion case law and case studies featuring transactional issues

Lawrence Schnapf, *Special Counsel, Schulte Roth & Zabel*

4:00 – 4:30 Screening, Evaluating, Remediating and Restoring Sites Affected by Vapor Intrusion

- ❖ Accounting for the environmental factors, mitigation systems
- ❖ Site specific modeling to screen out certain site conditions
- ❖ Risk-based screening methods for indoor chemical vapors
- ❖ Designing site investigations and remedial alternatives
- ❖ Application of advanced techniques using risk-based targets and vapor intrusion controls
- ❖ Using the One-Touch PM tool that ties GIS and program management at vapor intrusion sites

Diana Y. Marquez, *Associate Toxicologist, Burns & McDonnell.*

4:30 – 5:00 Use of a Gas Vapor Barrier to Mitigate Subsurface Vapor Intrusion

- ❖ Gas vapor barrier working with passive or active venting system
- ❖ Types of gas vapor membranes, spray-applied or sheet-applied
- ❖ Implementing membrane maintenance as required or necessary to ensure indoor air meets federal, state or local standards

William V. Fritzsche, *Group Manager,*
CETCO LiquidBoot®

5:00 Conference Summation Dean Jeffery Telego, *President,* *Risk Management Technologies, Inc.*



SPONSORS

Holland+Knight Holland & Knight is a global law firm with more than 1,150 lawyers located in 17 U.S. and 6 international offices. The firm specializes in all aspects of law, including environmental, land use and entitlements, real estate, base closure, federal grants, tax-increment financing, and budget and appropriations. In the environment and land use area, our comprehensive environmental experience includes Brownfields redevelopment; climate change; "green building" issues; environmental insurance; permit approvals; NEPA and state equivalent reviews; and wetlands and natural resources. In 2006, a survey of more than 250 corporate counsel at Fortune 1000 companies ranked Holland & Knight as one of the nation's top three law firms for delivery of superior client service.



Conestoga-Rovers & Associates (CRA) provides comprehensive engineering, environmental consulting, construction, and information technology (IT) services. CRA first tackled complex environmental issues in the 1970s, establishing itself in this market with its leadership role in the Love Canal Superfund cleanup project. CRA now employs more than 2700 people in over 90 offices worldwide. CRA provides innovative and sustainable solutions, servicing all aspects of Brownfield Redevelopment, including environmental site assessments; facility decommissioning and demolition; site remediation design, construction, and oversight; and human health and ecological risk assessments. CRA's Environmental Liability Transfer Insurance Coverage (CELTIC) program provides comprehensive risk/liability management and full exit strategies for contaminated properties. CRA is a winner of the 2004 Canadian Urban Institute Brownie Award. CRA is also affiliated with Brownfield Renaissance Partners LLC, a private equity firm investing in brownfield properties throughout the U.S. and Canada. Visit us at www.CRAworld.com.



EnviroFinance Group, LLC (EFG) is a leading brownfield lender providing financing for the acquisition, clean-up and redevelopment of contaminated land parcels nationwide. The company's unique approach to redevelopment financing allows for remediation, horizontal and/or vertical construction activities to occur simultaneously to facilitate faster and more cost-effective projects. EFG's financing is a catalyst to the expansion of urban infill and renewal projects as well as the revitalization of rural communities, returning blighted properties to productive use and increasing local tax revenues. Borrowers include commercial site owners, real estate developers and public entities.



The XL Insurance companies are global providers of risk management solutions for leading industrial and commercial businesses. As members of the XL Capital group, we offer a broad portfolio of insurance products and related services including property, casualty, professional and specialty coverages. XL's Environmental Group focuses on brownfields redevelopment projects, military base redevelopment, contaminated property remediation, real estate transactions, and fixed facilities and is an acknowledged leader in the environmental insurance market. To learn more about the Environmental Group, visit our website at www.xlinsurance.com/environmental.



TRC Companies, Inc. is a publicly-traded national consulting, engineering and construction management firm that provides integrated services to the environmental, energy, infrastructure and real estate markets. Incorporated in 1971, TRC provides multidisciplinary services to a broad range of commercial, industrial and governmental markets through its more than 2600 employees across more than 90 national offices. TRC's Exit Strategy program offers clients a comprehensive risk management structure to address and resolve environmental remedial liabilities and risk. TRC was unique among its peers, pioneering in the "liability transfer" structure for contaminated properties, assuming responsibility and liability for the remediation of a site, and perpetually retaining the associated financial liability and risk. TRC remains the market leader in the "liability transfer" industry having closed more than forty (40) transactions for more than one hundred (100) sites over the past eleven (11) years, representing more than \$500 million in remediation obligations and an underlying asset value of more than \$2.4 billion.



The Willis Environmental Practice is the industry leader in environmental risk management for Brownfields redevelopment. The Willis Practice is comprised of seasoned, senior, professional staff located in regional offices across the world with nearly 90 people in over 20 countries. Our Practice in the US alone encompasses over 50 specialists in 25 cities. Our highly qualified global practice teams have extensive "hands-on" experience in environmental engineering and science, law, finance, environmental risk identification and quantification, and environmental insurance design and placement. We focus our technical and business skills, first, to fully understand and evaluate our clients' environmental needs and second, to develop customized environmental insurance solutions to their full range of environmental risk exposures.



Environmental Data Resources Inc

Environmental Data Resources Inc. (EDR) is the nation's leading national provider of environmental risk information services and related workflow solutions in the United States. Our current and historical databases help environmental professionals conduct Phase I's, environmental auditing, mergers & acquisitions, waste vendor audits and vapor intrusion screenings. EDR OnDemand™, an interactive, subscription-based service, offers searching by address or company name, giving you instant access to over 45 million property records. EDR has also recently launched COMMONGROUND, the first global community for property due diligence professionals to communicate with each other and improve the process of real estate due diligence. For more information, visit www.edrnet.com.



Risk Management Technologies, Inc., (RTMI) is a dynamic, innovative environmental risk management consulting firm that provides full-service, multi-disciplinary capabilities in environmental risk management as applied to business and real property transactions. RTMI also performs strategic market planning, government relations, expert testimony, regulatory analysis, and risk and insurance management consulting services. RTMI offers services in environmental risk management consulting, including due diligence and remediation oversight, environmental finance and environmental risk management conferences, training and publishing, and association management (Environmental Bankers Association). Learn more at www.rtmcomm.com or www.envirobank.org or www.riskmanagementtech.com



BNA, Inc. is a leading publisher of print and electronic news and information, reporting on developments in environmental protection, safety, health care, business, labor relations, law, economics, taxation, and other public policy and regulatory issues. BNA produces more than 200 news and information services. BNA's Environmental Due Diligence Guide is a comprehensive reference service that provides a complete picture of the environmental risks involved in contaminated property transactions, and ways to reduce or avoid those risks. It also keeps on top of the latest developments in the commercial real estate industry, at EPA, in the courts, and in Congress and includes comprehensive discussion of brownfields redevelopment and summaries of state-specific environmental laws that can affect real property transactions. *The Guide*, which is available both in print format and on the Web, includes monthly updates to its reference service, a monthly newsletter, and weekly email memos.



CETCO's LIQUID BOOT® is the industry standard in gas vapor membrane technology and is designed to eliminate vapor intrusion into structures built on Brownfields or any other contaminated sites, i.e., former landfills, manufacturing facilities, dry cleaner and gas station sites. LIQUID BOOT® is chemically resistant and seals all vapor intrusion pathways, preventing contaminated soil vapors from penetrating the slab. LIQUID BOOT® Gas Vapor Barrier and LIQUID BOOT® GeoVent ventilation system are the most widely used vapor intrusion mitigation system. Over 50 million square feet of LIQUID BOOT® has been installed under Hospitals, Shopping Centers, Schools, Libraries, High-rise Commercial and Residential Buildings, Single-Family Housing Developments, and Major Public Works Projects throughout the United States, Canada, and Asia. www.liquidboot.com / www.cetco.com Ph: 714-384-0111

CETCO offers value engineering solutions that are ideal for the remediation of Brownfield sites. CETCO's remediation product line includes: LIQUID BOOT® Vapor Intrusion Systems, REACTIVE CORE MAT® Capping Material, ORGANOCLAY™ Organic Absorbent Media, QUIK-SOLID® Superabsorbent Media, BENTOMAT® Geosynthetic Clay Liners, SORBOND® Solidification and Stabilization Agents, ACCOFLOC™ Specialty Flocculant Aid.



P&L Investments, LLC

Founded by leading brownfields investors and attorneys, P&L is an international investor in brownfields. P&L has owned and managed brownfields

ranging from abandoned gas stations in Texas and California to landfills in Pennsylvania and Ohio. Headquartered in Washington, DC, P&L utilizes a network of internationally respected environmental engineers, consultants and attorneys to identify, acquire, remediate, and market brownfields. P&L is also on the GSA schedule for providing inter alia, asset management services to the federal government.



Environmental Liability Transfer (ELT) is a comprehensive environmental liability and real estate acquisition company providing its clients complete and final environmental liability transference. By combining superlative expertise in the areas of environmental law, environmental insurance, environmental engineering, corporate indemnification and real estate redevelopment, ELT offers unique and unparalleled economic solutions for absolute transfer and removal of environmental liabilities.

INFORMATION

HOTEL INFORMATION

Omni Shoreham Hotel
2500 Calvert Street, NW
Washington, DC 20008
Tel: (202)234-0700

We have been able to obtain the special "RTM Communications" rate of \$235.00. Call 1-800-THE-OMNI to reserve your room. Our room block closes March 13, 2009. The hotel is in full compliance with the Americans with Disabilities Act and offers non-smoking rooms upon request. A room reservation at the hotel is required to register at the Early Bird Registration price, but your conference registration does not include hotel costs. If you will not need a hotel because you are local to the Washington, DC area, you can still register at the Early Bird discounted price.

CLE

We also offer Continuing Legal Education Credits if you inquire in advance. We must notify each State in advance and historically have met all their individual requirements. Please email info@rtmcomm.com if you will require CLE Credits. All requests must be received by email. Look for the sign-in/sign-out sheets at Conference Registration and pick up a Certificate of Attendance as you leave the conference.

GENERAL INFORMATION

Included in the registration fee will be refreshments each day, as well as two lunches with a speaker and a reception. Each attendee will receive a comprehensive Conference Proceedings. Time will be allowed after each speaker or panel for questions from the audience. The reception held the evening of Monday, April 6, will be hosted by **EnviroFinance Group, LLC** and **EDR, Inc.** It will include refreshments and a chance to network with speakers, and other attendees.

CANCELLATIONS

All cancellations must be in writing and be postmarked by March 6, 2009, to avoid a service charge of \$595.00. No refunds or credits will be given for cancellations received after March 6, 2009. Registrants who have registered and/or signed this form (hard copy or electronic) and who do not cancel before March 6, 2009 in writing are liable for full registration fee; however, you may send a substitute. Hotel reservations must be cancelled directly with the Omni Shoreham Hotel.

SUSTAINABLE PROPERTY TRANSACTIONS: DOING CONTAMINATED SITE REDEVELOPMENTS IN A DOWNTURNED MARKET

The conference **SUSTAINABLE PROPERTY TRANSACTIONS: DOING CONTAMINATED SITE REDEVELOPMENTS IN A DOWNTURNED MARKET** will provide attendees with expert insights into buyer/seller, lender, investor, owner, developer, insurer and corporate perspectives on contaminated real property deals and redevelopment issues. Reforms and new developments associated with the Federal EPA and state guidances will be discussed. The corporate perspectives on alternative due diligence standards for commercial and industrial transactions, legacy liability management, and disposition and redevelopment of contaminated non-performing/surplus properties will be covered in this conference. Issues associated with sustainable design and remediation and green building and LEEDs certifications as well as liability issues associated with vapor intrusion will be central topics of this conference. Discussions will include the impact of the post-Supreme Court cases affecting cost recovery and future deal flow. Emphasis will be placed on successful mandatory and voluntary risk-based cleanups, on the financing challenges and sustainable redevelopment of contaminated properties, on performance-based contracting and cleanups, on the transfer and redevelopment of middle market and multi site transactions, and on market opportunities involving brownfield properties, institutional and residential properties as well as coverage for monetizing carbon finance assets in real estate transactions. Creative public/private financing programs and practices for the characterization, cleanup and redevelopment of brownfield sites will also be covered in addition to wetlands migration banking/credits and NRD restorations. Corporate brownfields case studies involving successful cleanups, redevelopments and use of liability buyouts and guaranteed fixed-price remediation will be presented. Finally, there will be sessions on vapor intrusion issues affecting complex contaminated property deals and on the effects of green buildings standards on commercial and industrial buildings.

This hands-on conference is vital for:

Corporate EH&S Officer/Managers,
Chief Operating Officers,
Chief Financial Officers,
Corporate Property Managers,
Corporate Risk Managers and Real Estate Officers,
Chief Credit policy and Investment Banking Officers,
Commercial and Institutional Lenders/Investors,
Bank Workout/OREO Officers,
Industrial Finance Corporation Officers,
Corporate Counsel and Real Estate Attorneys,
Investment Bankers/Venture Capital Firms,
Environmental, Real Estate, Bankruptcy Lawyers,
Brownfield Redevelopment Firms,
Life Insurance Finance Company Executives,
Real Estate Investors, Developers and Brokers,
Environmental Consultants and Remediation Companies,
Environmental Insurance Underwriters/Bankers,
City & County Managers,
Economic development agency officials,
Federal and State government officials,
Sustainable Property Developers/Investors.

RTM Communications, Inc., is pleased to bring you this exciting conference. The conference will be the key place to be for practical approaches to the cleanup, financing, investing, due diligence, risk-based and sustainable design and remediation issues facing the redevelopment of commercial, industrial and public sector facility sites. Examine the program and see the impressive lineup of top-notch speakers we have produced for you.

Then please register today!



RTM Communications, Inc.
510 King Street, Suite 410
Alexandria, VA 22314



**SUSTAINABLE PROPERTY TRANSACTIONS:
DOING CONTAMINATED SITE REDEVELOPMENTS
IN A DOWNTURNED MARKET**

April 6, 7, & 8, 2009

Omni Shoreham Hotel, Washington DC

Sponsored by:

- Holland & Knight LLP
- Risk Management Technologies, Inc.
- BNA Environmental Due Diligence Guide
- Environmental Data Resources, Inc. , (EDR)
- Environmental Liability Transfer, Inc.
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- Conestoga-Rovers & Associates
- EnviroFinance Group, LLC
- P&L Investments, LLC
- Willis Environmental Practice
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**SUSTAINABLE PROPERTY TRANSACTIONS: DOING CONTAMINATED
SITE REDEVELOPMENTS IN A DOWNTURNED MARKET**

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RTM's ECONOMIC STIMULUS REGISTRATION PACKAGE:

**Early Bird Rates requires a room at the hotel*

Past Attendee or Colleague of Past Attendee

Early Bird until March 6, 2009	\$799	_____
After March 6, 2009 or a room at another Hotel	\$898	_____
Early Bird Government rate until March 6, 2009	\$495	_____

First time Attendee

Early Bird until March 6, 2009	\$950	_____
After March 6, 2009 or a room at another Hotel	\$998	_____
After March 6, 2009 Government rate	\$549	_____

One Day Registration Prices

April 6, 2009 One Day Price	\$450	_____
April 7, 2009 One Day Price	\$450	_____
April 8, 2009 One Day Price	\$450	_____

Pre Order your Proceedings Today

CD Proceedings	\$295	_____
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or Mail it to:

**RTM Communications, Inc.
510 King St., #410
Alexandria, VA 22314**



or call 1/800 9 NO RISK to Register



Register and Pay online at www.rtmcomm.com

Payment Policy: All payments must be received by April 3, 2009. Payments can be made by check or by credit card either on the phone or online at RTMCOMM.COM. Please make checks payable to RTM Communications, Inc. and write on the face of the check the name(s) of the attendee(s) as well as the RTM confirmation number if you received one in advance. If payment has not been received prior to the conference date, a personal credit card or check will be required at the door to gain entry; it will be processed 5 days following the conference if official payment is not received in our office before then.