



A Conference on:
**SUSTAINABLE PROPERTY
TRANSACTIONS-NEW TRENDS,
NEW DEALS & REDEVELOPMENTS**

**April 2, 3 & 4, 2008
Hyatt Regency Hotel
Philadelphia, PA USA**

**Vapor Intrusion
Session In Focus**



**RTM Communications, Inc.
Conference Creator and Producer
Call 1-800-9 NO-RISK
www.rtmcomm.com**

Vital presentations on:

- ◆ Affect of sustainability on commercial real estate and brownfield deals
- ◆ Alternative due diligence standards for corporate acquisitions
- ◆ Sustainable design and remediation, the metrics used in site cleanups
- ◆ U.S. Supreme Court environmental decisions and their effect on business and real estate transactions
- ◆ New developments in structuring and negotiating transactions
- ◆ Deal Flow—surviving the credit market impacts on real estate cycles
- ◆ EPA reforms influencing brownfield deals
- ◆ Corporate strategies for cleaning up, revitalizing and repositioning moth balled 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
- ◆ Innovative risk management tools for liability buyouts and guaranteed fixed price remediation transactions
- ◆ Creative public/private brownfield financings
- ◆ New trends in venture capital and innovative financing of brownfields
- ◆ Risk management strategies for closing on the middle market sites
- ◆ Vapor intrusion ASTM standard and mitigation systems/remedial alternatives
- ◆ Vapor intrusion, recent litigation impacting transactions
- ◆ Climate Change, CSR, environmental disclosure due diligence
- ◆ EPA Guidelines on siting schools on brownfields sites
- ◆ Green buildings, sustainable developments issues on brownfields sites
- ◆ Turning corporate sustainability into financial advantage
- ◆ Structuring a fully integrated sustainable property development

RTM Communications is pleased to present a new Conference on:

SUSTAINABLE PROPERTY TRANSACTIONS: New Trends, New Deals & Redevelopments PLUS Vapor Intrusion Session In Focus

Hyatt Regency Penn's Landing Hotel

April 2, 3, 4, 2008

Attend Sustainable Property Transactions: New Trends, New Deals & Redevelopments and become better equipped to close your deals, mitigate your transactional and legacy risks and facilitate sustainable site redevelopments. Acquire the tools to bracket, reduce or transfer risks associated with contaminated property deals and to bring value to site redevelopments using sustainability standards, practices or certifications. This conference is designed to inform and challenge you with cutting-edge legal, risk management and business strategies and tactics to help you successfully close your deals.

Two of the central themes of this Philadelphia, PA conference are the roles of sustainable development and the tiered or performance based pre-and post-acquisition due diligence used by dealmakers. We bring you the buyers/sellers, developers/owners, lenders/investors and government representatives, the influence of the credit crunch on real estate market/deals, continuing acceptance and use of liability transfer products, the strategies and tactics to effectively protect against potential liability and business environmental risk. Learn from the corporate deal-makers and brownfield redevelopers about their corporate real estate transactions and experience the successes and challenges of using alternative due diligence techniques, risk-based decision making and cleanups, institutional/engineered controls and creative risk financing techniques for surplus and operating environmentally impaired assets. For example, commercial real estate transactions and mixed use/residential developments impacted by vapor intrusion can create special challenges for corporate divestitures and future site redevelopments, but these complex redevelopments are getting completed by bringing together sellers with innovative brownfield and traditional lenders along with the local communities and government and non-government organizations to successfully integrate sustainable remediation, entitlement and redevelopment issues.

Attend and capitalize on reliable approaches for structuring, negotiating and closing complex contaminated property transactions that use public/private sector partnerships. The conference will allow you to learn about reliable approaches for structuring, negotiating

and closing complex property transactions that use public/private sector partnerships. Also, learn from corporate dealmakers and the brownfield redevelopers about proposals that bring corporate sustainability and statutory and regulatory finality or endpoints to site cleanup costs and legacy risks while becoming energy efficient. Corporations acknowledge that successful brownfield redevelopments are based on using land intelligently. Corporations are looking for efficient, reliable partners. Remediation needs to be protective of human health, the environment and reputation. This conference brings you all the components of a successful real estate development from site planning and environmental due diligence to undertaking effective community relations and financial/risk management to performing entitlements and LEED certified design and construction. These are some of the key components that make up a fully integrated sustainable property redevelopment. At the conference, you will discover how emerging global due diligence trends and sustainable development initiatives relate to corporate investments, mergers and acquisitions.

There is a Session In Focus on day three of the conference. The Session In Focus features the risk management, science, engineering and legal challenges of dealing with vapor intrusion relative to business and real estate transactions. Whether you are an environmental professional, prospective buyer/developer, seller, site owner, lender or insurer, virtually all stakeholders in a real property transaction can be adversely affected by vapor intrusion (VI) problems. All types of sites can be affected, especially those that have petroleum or solvent related contamination.

This exciting and informative conference will host some of the industry's most effective dealmakers and participants. Please visit us for more details about the conference and our future RTM Webinars. You can register and pay online at www.rtmcomm.com.



CONFERENCE CHAIRMAN

**Dean Jeffery Telego, President
Risk Management Technologies, Inc.**

**Lindene Patton, Sr. VP & Associate General
Counsel
Zurich North America**

**Evan van Hook
Vice President, HSER
Honeywell Corporation**

CONFERENCE SPONSORS

**Dechert LLP
Environmental Data Resources, Inc. (EDR)
Holland & Knight LLP
Burns & McDonnell Engineering, Inc.
Environmental Liability Transfer, Inc.
CETCO Liquid Boot Company
BNA Environmental Due Diligence Guide
RMT, Inc.
XL Insurance
Continental Environmental Redevelopment
Financial, LLC (CERF USA)
Risk Management Technologies, Inc.
Zurich North America
Conestoga-Rovers & Associates**

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

**Anthony Buonicore, Chairman
Environmental Data Resources, Inc. (EDR)**

**Lawrence Schnapf, Esq.
Schulte Roth & Zabel**

**Craig Carbrey, President & CEO
Continental Environmental Redevelopment
Financial, LLC**

**Jennifer Hernandez, Partner
Holland & Knight LLP**

**Kathleen McFadden
Senior Counsel
United Technologies Corp.**

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

**Curt Stanley, Global Discipline Leader,
Shell Global Solutions**

**Abbi Cohen, Partner
Dechert LLP**

**Eric B. Rothenberg, Partner
O'Melveny & Myers**

CONFERENCE ADVISORY BOARD

**Amy Edwards, Partner
Holland & Knight LLP**

**Charles Bartsch, Vice President
ICF International**

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

**Mary Hashem, Founding Partner
Brownfield Partners, LLC**

**Marcel Ricciardelli
Sr. Vice-President, Underwriting
XL Insurance**

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

**Mark Knaack, Business Development
Manager
Burns & McDonnell Engineering, Inc.**

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

DAY ONE: April 2, 2008

7:30 - 8:15 Registration and Continental Breakfast

8:15 - 8:30 Conference Overview and Objectives

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

8:30 - 9:00 Keynote Address: Sustainable Design and Reuse of Corporate Brownfield Properties

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

9:00 - 9:30 Public/Private Financing Tools: Partnerships to Promote Contaminated Property Transactions and Redevelopments

- ◆ Evolution and update on the Brownfields Legislative Agenda Coalition
- ◆ Expanded federal and state Brownfield Tax Incentives
- ◆ Creative state programs such as TIF districts, targeted tax incentives/credits
- ◆ Status report on state grant and voluntary cleanup programs
- ◆ How states are implementing O&M and enforcement policies

Charles Bartsch, *Vice President, ICF International*

9:30 - 10:00 EPA Reforms and Guidance for Brownfields Transactions and Redevelopment

- ◆ Fostering Public/Private partnerships—EPA Brownfield grants
- ◆ EPA Guidelines on siting school over brownfield sites
- ◆ Sustainable Revitalization—institutional and long-term stewardship programs
- ◆ Integrating sustainability in brownfield sites
- ◆ Enforcement discretion policies and tools

David Lloyd, *Director, Office of Brownfield Cleanup and Redevelopment, OSWER, U.S. EPA*

10:00 - 10:15 BREAK Refreshments Courtesy of XL Insurance

A chance to network and review exhibits

10:15- 11:00 Surviving the Credit Market Impacts on Business and Real Estate Cycles

- ◆ Emerging transactional trends in brownfield redevelopments
- ◆ Acquisition, remediation, redevelopment and risk management of environmentally challenged properties
- ◆ 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 redevelopment and environmental issues during the redevelopment life cycle
- ◆ Manuscripting environmental insurance for large and small deals
- ◆ Climate Change risk in business and real estate deals

Mary Hashem, *Founding Partner, Brownfield Partners*

and Managing Director of Market Street Investors
Jim Gibb, *Product Line Manager, Zurich, NA*

11:00 – 12:00 Corporate Perspective on Complex Contaminated Property Development

- ◆ 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
- ◆ Using risk-based standards to facilitate cleanups and restoring land for sustainable reuse
- ◆ New trends in risk management and sustainable development for large urban infill and mixed use developments using brownfield and traditional developers

Kathleen McFadden, *Senior Attorney, United Technologies Corporation*

Beth Barton, *Partner, Day Pitney, LLP*

Stuart Miner, *Founding Partner, Brownfield Partners LLC*

LUNCHEON Hosted by Holland & Knight, LLP, Zurich North America, BNA Environmental Due Diligence Guide, EDR, Inc., and XL Insurance

12:00 - 1:30 U.S. Supreme Court Environmental Decisions Affecting Business and Real Estate Transactions

Richard O. Faulk, *Partner, Gardere Wynne Sewell, LLP*

1:30 - 2:30 State of Real Estate Industry, Capital Markets and Due Diligence Trends

- ◆ Credit Crunch, current business environment 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 Real Estate Economist, Property & Portfolio Research, Inc.*

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

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

2:30 – 3:30 Alternative Due Diligence and Risk Management Practices for Corporate Acquisitions

- ◆ Resolving environmental concerns and negotiating strategies for contaminated sites
- ◆ How much due diligence is enough? Selecting the most appropriate due diligence scope/standard for M&A deals?
- ◆ Balancing pragmatic business objectives against environmental issues
- ◆ Using on-line environmental information and electronic report platforms
- ◆ Satisfying environmental disclosure due diligence obligations, reporting environmental liabilities and GHG emissions, Sarbanes-Oxley, FASB rules, carbon disclosure reports
- ◆ Due diligence investigations, portfolio analysis for sale lease backs

- ◆ Exit strategies for mitigating comeback risks
 - Alan Feldbaum**, *Director, M&A Advisory Services, Environmental Resource Management (ERM)*
 - Douglas A. Wolf**, *Remediation Manager, Corning Incorporated*
 - Kathleen McFadden**, *Senior Attorney, United Technologies Corporation*
 - Walter Lohmann, Jr.**, *Partner, Kirkland & Ellis LLP*
 - Randall Jostes**, *CEO and President, Environmental Liability Transfer, Inc.*
 - Abbi Cohen**, *Partner, Dechert LLP*
 - Amy Edwards**, *Partner, Holland & Knight LLP (Moderator)*

3:30 - 3:45 BREAK-Refreshments Courtesy of RMT, Inc.
A chance to network and review exhibits

3:45 – 4:45 Structuring a Fully Integrated Sustainable Property Redevelopment – How These Deals Get Done

- ◆ Real estate and development, market data, valuation, design build considerations
- ◆ Legal issues and site planning – entitlements and development schedules
- ◆ Environmental due diligence and negotiating the terms and conditions to the process
- ◆ Risk financing, management/transfer mechanisms and insurance considerations
- ◆ Going green/LEED certifications, incorporating energy and water efficiencies, low emitting construction materials
 - Jennifer Hernandez**, *Partner, Holland & Knight LLP*
 - Fred Taylor**, *Associate, Conestoga-Rovers & Associates*
 - Margaret Knowlton**, *Environmental Risk Manager, Opus Corp.*
 - Marcel Ricciardelli**, *Sr. Vice President, Underwriting, XL Insurance*

4:45 – 5:45 Lender Perspective on Brownfield Transactions

- ◆ 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, Continental Environmental Redevelopment Financial, LLC (CERF USA)*
 - Justin Kaufman**, *Senior Managing Director, Remediation Capital Funding, LLC*
 - Dean Jeffery Telego**, *Executive Co-Director, Environmental Bankers Association*

5:45 - 7:15 RECEPTION
Hosted by Dechert LLP and XL Insurance

8:30 - 9:00 Doing Deals in New York Under the State's Brownfield Cleanup Program (BCP)

- ◆ Overview of New York final regulations affecting remedial programs under BCP
- ◆ Contaminant-specific soil cleanup standards
- ◆ Emerging brownfield law denying applicants to BCP and recent litigation
- ◆ New York State final vapor intrusion guidance, reopens at legacy sites
- ◆ Financial incentives for redevelopment (tax credits, etc.)
 - Lawrence Schnapf, Esq.**, *Schulte, Roth & Zabel*

9:00 - 9:30 New Jersey DEP Brownfield Cleanup Program

- ◆ New challenges affecting the voluntary cleanup program and NOVs for institutional/engineering controls
- ◆ Brownfields Development Area (BDA) initiative
- ◆ How vapor intrusion is affecting brownfield redevelopment
- ◆ NRD claims and regulatory changes affecting site cleanup
 - Colleen Kokas**, *Brownfield Manager, Office of Brownfield Reuse, New Jersey Department of Environmental Protection*

9:30 - 10:00 Pennsylvania's Brownfields Cleanup and Redevelopment Program

- ◆ Changes in the Voluntary Cleanup Program to facilitate cleanup and redevelopment of properties
- ◆ Practical considerations of the Vapor Intrusion Screening Guidance
- ◆ Expanded role for community revitalization/financial tools
- ◆ Impact of UECA on site owners
 - Jill A. Gaito**, *Deputy Secretary, Pennsylvania Department of Environmental Protection*

10:00 - 10:15 BREAK Refreshments Courtesy of Holland & Knight LLP

A chance to network and review exhibits

10:15- 11:00 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
- ◆ Renewable energy projects on superfund/RCRA sites
- ◆ 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 rights, ground leases and land use controls
 - Amy L. Edwards**, *Partner, Holland & Knight LLP*
 - Jennifer Hernandez**, *Partner, Holland & Knight LLP*
 - George S. Hawkins**, *Director, District of Columbia, Department of the Environment*
 - Jon Edelstein**, *Manager, Brownfield Redevelopment City of Philadelphia, Department of Commerce*
 - David Harnish**, *Manager, PG&E*

11:15 – 12:15 Developer/Consultant Perspective: Fully Integrated Brownfield and Greenbuilding Projects

- ◆ Creative deal financing, blending public and private financing
- ◆ Structuring the deal, due diligence, deal makers & breakers
- ◆ Leveraging grant financing, TIFs tax credits and tax incentives (green building)
- ◆ Accounting for environmental issues during site cleanup and construction
- ◆ Working with municipalities, integrating sustainability—energy efficiency/carbon capture, wetlands banking/mitigation
- ◆ Purchasing tax liens and securing grants for brownfield redevelopments
- ◆ Case studies: mitigating vapor intrusion issues on LEED certified institutional investor property

Joshua Sternberg, *VP, Roseland Property Development*

Robin Franks, *President, TGE Resources, Inc.*

2:45 - 3:45 Brownfield Deals from Inception to Completion How Brownfield Redevelopment Projects Get Done—Community Relations, the Critical Link

- ◆ Case studies of successful repositioning of properties/exit strategies
- ◆ 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
- ◆ (TIFs), and incorporating sustainable development into brownfield projects

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

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

LUNCHEON Hosted by Burns and McDonnell Engineering, Environmental Liability Transfer, Inc., Continental, Environmental Redevelopment Financial LLC (CERF USA) and CETCO Liquid Boot Company and Conestoga-Rovers & Associates

12:15 - 1:45 Sustainable Property Transactions: Emerging Issues and Future Trends in Mergers & Acquisitions Deal Flow

Eric B. Rothenberg, *Partner, O'Melveny & Myers*

1:45 – 2:15 Navigating the Corporate Landscape – Integrating Sustainability and Redevelopment with Challenges of Divesting Legacy Industrial Properties

- ◆ Corporate strategy and tools for dealing with legacy industrial properties
- ◆ Web-enabled tools that capture, integrate and exchange property data for land reuse
- ◆ Industry challenges to avoiding comebacks and long-term stewardship issues
- ◆ Refining the liability management strategy, repositioning the asset/liability
- ◆ Measuring the impact of FASB-FIN 47 and influence of sustainable development on performing and non performing assets

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

2:15-2:45 Environmental Liability Acquisition and Redevelopment of Corporate Real Property—Case Studies

- ◆ Determining when to use liability transfer structures
- ◆ Integrating acquisition, remediation, redevelopment and sale leaseback in acquisitions
- ◆ Drafting underlying remediation contracts and maximizing balance sheet tax benefits, guaranteed cost certainty
- ◆ Case studies on PMX Industries, Inc.; ABB, Caterpillar, EPS

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

3:45 – 4:00 BREAK - Refreshments Courtesy of Environmental Liability Transfer, Inc.

A chance to network and review exhibits

4:00- 5:00 Integrating Sustainable Design and Remediation Metrics into Brownfield Sites

- ◆ Incorporating sustainable design into remediation projects, process-based techniques such as bioremediation, soil washing, stabilization/solidification
- ◆ 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

Sheryl Telford, *Corporate Remediation Group, DuPont*

Deborah Goldblum, *RCRA Revitalization Coordinator, US EPA, Region 3*

Curtis C. Stanley, *Global Discipline Leader, Shell Global Solutions, Inc.*

Mark Knaack, *Business Development Manager, Burns & McDonnell Engineering, Inc.*

5:00 – 5:30 Transferring Financial Risk Through Performance Based Contracting

- ◆ Positive Closure ® program, deployment strategies to execute environmental and financial risk transfer backed by performance guaranty of parent company, Alliant Energy
- ◆ Guaranteed remedial action where there is cost certainty associated with execution of the remedial action
- ◆ Positive closure to sustainable development
- ◆ Parental guarantee for renewable collateral
- ◆ Renewable energy projects tied to redevelopments

Shannon Posey, *Manager, Remediation Services, RMT Inc.*

Karen Saucier, *Vice President, Remediation Services, RMT Inc.*

DAY THREE: April 4, 2008

**SESSION IN FOCUS
VAPOR INTRUSION AFFECTING CONTAMINATED
PROPERTY DEALS/REDEVELOPMENTS**

Whether you are an environmental professional, prospective buyer/developer, seller, site owner, lender or insurer, virtually all stakeholders in a real property transaction can be adversely affected by vapor intrusion (VI) problems. All types of sites can be affected, especially those that have petroleum or solvent related contamination. Brownfield sites are logical candidates for vapor intrusion based on their history of former commercial and industrial use affecting soils and ground water. With most state voluntary cleanup programs using risk-based cleanup standards and institutional controls, it is important that responsible parties and their consultants involved in the site investigation, cleanup and redevelopment consider vapor intrusion pathways. One of the challenges to the use of risk based cleanups and institutional controls is vapor intrusion causing once closed sites to be reopened.

This vapor intrusion session in focus will cover the following: 1) industry standards and practices such as the ASTM standard for VI assessments for real estate transactions, 2) the tiers for screening and assessing site conditions, 3) methods and modeling VI pathways at petroleum and chlorinated solvent sites, 4) the effective use of mitigation systems/barriers, 5) case law and recent litigation and 6) lessons learned involving the buyers, sellers, consultants and insurers risk engineering and claim analysis.

8:30 - 9:00 ASTM Vapor Intrusion (VI) Standard for Real Estate Transactions

- ◆ A cost-effective screening method as part of the environmental site assessment process
- ◆ Developing a sound and defensible technical standard with questionnaire
- ◆ Delineating responsibilities, significance and use and assessment protocol/screening tiers
- ◆ Typical real estate transactions impacted by vapor intrusion

Anthony J. Buonicore, *Chairman, EDR, Inc. and Chairman of ASTM Task Group E50.02.06*

9:00 – 9:30 Screening and Evaluating Sites for Vapor Intrusion During Contaminated Property Transactions

- ◆ Accounting for the environmental factors, mitigation systems
- ◆ Site specific modeling to screen out certain site conditions
- ◆ Risk-based screening methods for indoor chemical vapors
- ◆ Balancing the options, future land reuse with engineered and institutional controls
- ◆ Case studies--Mitigation of VI pathway at four chlorinated solvent sites

Todd McAlary, *Practice Leader Vapor Intrusion, GeoSyntec Consultants, Inc.*

9:30 – 10:30 Cutting Edge Case Law, Case Studies and Performing Appropriate Testing for Vapor Intrusion at Contaminated Sites

- ◆ Assessing and mitigating VI at petroleum and chlorinated solvent sites
- ◆ Industry observations about EPA and States' VI guidance
- ◆ Strategies for VI evaluation of legacy sites using reliable invasive sampling methods
- ◆ 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 involving loan servicer and inadequate due diligence

Lawrence Schnapf, Esq., *Schulte Roth & Zabel*
Blayne Hartman, Ph.D., *Co-Founder, H&P Mobile Geochemistry*

10:30 - 10:45 BREAK-Refreshments courtesy of Risk Management Technologies, Inc., EDR, Inc. and CETCO Liquid Boot Company

10:45-11:15 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 a membrane as required or necessary to ensure indoor air meets federal, state or local standards

William V. Fritzsche, *Group Manager, CETCO Liquid Boot Company*

11:15-12:00 Vapor Intrusion: An Environmental Challenge in Risk Engineering and Claims Analysis

- ◆ Current risk management approaches for VI
- ◆ Sampling analytical and modeling approaches to VI assessments
- ◆ Implementing remedial and engineering controls and institutional controls
- ◆ Claims management and litigation risk at VI sites

Sandra Gaurin, *Senior Project Manager, TetraTech EM, Inc.*

Eugene P. Wingert, *CHMM, Chubb Group of Insurance Companies*

12:00 - 12:15 Conference Summation

Dean Jeffery Telego, *President, Risk Management Technologies, Inc.*

SPONSOR INFORMATION

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, state and local procurement, transportation, and budget & appropriations. In the environment and land use area, our comprehensive environmental experience includes: Brownfields redevelopment; clean air; coastal issues; compliance auditing and corporate governance, including management systems; endangered species; litigation, including superfund and toxic torts; issues in corporate and real estate transactions; health and safety; permit approvals in major project development; NEPA and state equivalents; solid and hazardous waste; water pollution; 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. Contributing to Holland & Knight's ranking was the firm's rating in advising clients on business issues and its commitment to helping clients, according to The BTI Consulting Group, Inc., which conducts the annual *Survey of Client Service Performance for Law Firms*.



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. For more information visit www.edrnet.com



EDR Environmental Data Resources Inc.

Environmental Data Resources Inc. (EDR) is the nation's premier provider of environmental risk information services and reports. The company offers current, prior use and regulatory compliance information services tailored to either a specific property address or company name. EDR offers these services to all participants in a real estate transaction, including the lender, environmental engineer, buyer, seller, attorney and insurer. Established in 1991, EDR's headquarters are in Milford, Connecticut; regional offices are located throughout the United States. EDR is wholly owned by DMG Information, Inc., the business information division of Daily Mail and General Trust, plc (DMGT).



ZURICH

Few insurers can match Zurich's technical knowledge, financial strength and commitment to the environmental and design professional liability market. Our professionals, with environmental, engineering and legal experience, can craft insurance programs to address your most sophisticated exposures. In the long run, an insurer's protection is only as good as its financial strength. Zurich's financial strength provides long-term protection to meet the insurance needs of our clients. Zurich holds ratings of AA- (stable) from Standard & Poor's and A (excellent) from A.M. Best.

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



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. RTM also performs strategic market planning, government relations, expert testimony, regulatory analysis, and risk and insurance management consulting services. RTM 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.



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.



In the face of society's increasing needs and limited space, the rehabilitation of America's Brownfields remains a necessary, complex and dynamic challenge. For the past 25 years, CETCO Liquid Boot Company (CLB), a division of CETCO (NYSE:ACO) and manufacturer of LIQUID BOOT®, has offered an innovative and reliable solution that prevents subsurface vapor intrusion into structures. LIQUID BOOT® is widely used for new construction and for the redevelopment of former industrial sites, landfills, and other Brownfields where soil contamination must be mitigated. With more than 25 years of proven performance and millions of square feet already in place, LIQUID BOOT® sets the industry standard and is the answer to providing an impermeable membrane that prevents potentially hazardous vapor intrusion. The combination of the unsurpassed quality of LIQUID BOOT® along with the technical expertise of our representatives has led CETCO Liquid Boot Company to the forefront of Brownfield Redevelopment.



Continental Environmental Redevelopment Financial, LLC (CERF) was established to fill a financing gap in the redevelopment of Brownfields. This nationwide fund is built on the success of its predecessor California fund which has provided such financing since 2001. CERF has resources in excess of \$500 million and can lend over \$100 million per project with its co-lending partners. CERF provides bridge loan financing that can be used for the acquisition, remediation, predevelopment expenses, and construction on such sites. Our clients include real estate developers, operating businesses, public entities, brownfield equity funds or others dealing with contaminated sites.



Founded in 1898, Burns & McDonnell is a full-service engineering, construction, environmental and consulting solutions firm. The company's multidisciplinary staff of more than 2,300 employees represent virtually all design disciplines. Burns & McDonnell ranks in the top 25 U.S. Chemical and Soil Remediation Firms (Engineering News-Record, 2006). All of our services are offered with one mission in mind – to make our clients successful. Our Environmental Risk Transfer Strategy™ (RTS) program is designed to assist companies with environmental liabilities. The RTS program allows Burns & McDonnell to provide a guaranteed fixed-price remediation for your company's environmental cleanup obligations until regulatory closure is achieved. Before remediation begins, you will know the cost and scope of the cleanup risk that you can transfer to Burns & McDonnell. Learn more about our Environmental Risk Transfer Services at www.burnsmcd.com



RMT, Inc. has been in the environmental consulting field for 30 years, with 26 offices around the world. RMT specializes in helping industrial companies solve complex environmental issues from a strategic business perspective. The most highly qualified professionals in the environmental industry today collaborate closely with many of the world's most successful and respected companies to create innovative solutions that are as economically savvy as they are environmentally sound. Creating Positive Closure® is a process, not a product, that RMT's site development/restoration experts rely on to provide you with a variety of comprehensive options for transferring or minimizing the financial risk associated with specific environmental liabilities. The process affords RMT an insight into your business and environmental objectives, and then allows for development of a tailored solution to meet your unique needs. Positive Closure® delivers customized strategy, flexible structuring, a transparent solution-first approach, and is financially backed by traditional insurance or a parental guarantee from Alliant Energy, a \$7.7 billion company.



Conestoga-Rovers & Associates (CRA) (2004 Brownie Award winner) has been providing comprehensive engineering, environmental consulting, construction, and information technology (IT) services since their involvement in the landmark Love Canal project in the 1970's. CRA now employs more than 2100 people in over 65 offices worldwide. CRA provides practical and innovative services in all aspects of Brownfield Redevelopment Programs across North America including environmental site assessment; site remediation design, construction, and oversight; human health and ecological risk assessment; and municipal infrastructure planning and design. For corporate, private, and governmental entities, CRA's Environmental Liability Transfer Insurance Coverage (CELTC) program provides the development of risk/liability management and exit strategies for contaminated property transactions. Visit us at www.CRAworld.com.



Dechert LLP's Environmental Team provides legal services to corporate clients, industrial facilities, real estate developers and investors, lenders and trade associations, hospitals, universities, and nonprofit organizations. Experienced in all transactional phases, we evaluate the potential environmental liabilities inherent in domestic and international corporate and real estate finance transactions, including stock and asset sales and purchases, mergers and acquisitions, joint ventures, offerings, corporate restructurings, divestitures, financings and bankruptcies. Once again recognized as a leading practice in the 2007 edition of Chambers USA, the group has been described as an "unbeatable team" that offers "the quality you would expect to find at Dechert."

INFORMATION

HOTEL INFORMATION

Hyatt Regency Hotel Penn's Landing
201 S. Columbus Blvd.
Philadelphia, PA 19106
Tel: (800) 233-1234 or 215-928-1234 or Hyatt.com

We have been able to negotiate the special "G-RTMC" rate of \$195.00. The room block closes March 20, 2008. 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 area, you can still register at the Early Bird discounted price.

CLE

We also offer Continuing Legal Education Credits if you inquire in advance and prepay the fees. We will automatically apply to the Pennsylvania MCLE Board. We must notify all other State MCLE Boards in advance and meet all their individual requirements. Look for the sign-in/sign-out sheets at Conference Registration. We receive between 15-18.5 CLE credits for our conferences.

GENERAL INFORMATION

Included in the registration fee will be refreshments each of the three days, 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 Wednesday, April 2, will be hosted by **Dechert LLP and XL Insurance**. 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 3, 2008, to avoid a service charge of \$595.00. No refunds or credits will be given for cancellations received after March 3, 2008. Registrants who have registered and/or signed this form (hard copy or electronic) and who do not cancel before March 3, 2008 in writing are liable for full registration fee; however, you may send a substitute. Hotel reservations must be cancelled directly with the Hyatt Regency Penn's Landing, Philadelphia, PA.

CONFERENCE ON SUSTAINABLE PROPERTY TRANSACTIONS: New Trends, New Deals & Redevelopments

April 2 & 3, 2008, with a Vapor Intrusion Session In Focus on April 4, 2008
Hyatt Regency Hotel Penn's Landing • 201 S. Columbus Blvd., • Philadelphia, PA 19106 USA

REGISTRATION

First Time Attendee

- Early Bird until March 3, 2008 requires a room at the conference hotel **\$898** _____
- After March 3, 2008 or a room at another hotel **\$998** _____

Past Attendee or Colleague of Past Attendee

- Early Bird until March 3, 2008 with a room at the conference hotel **\$850** _____
- After March 3, 2008 or a room at another hotel **\$950** _____
- Registrations at the door **1,095** _____

\$ _____ Payment by check is enclosed or bill my

- VISA MasterCard Discover American Express
 Diners Club Card



Fax this form to 703/548-5945 or
Mail it to RTM Communications, Inc.
510 King Street, #410, Alexandria, VA 22314
Or call **1 800 9 NO RISK**

Register and pay online at www.rtmcomm.com

PLEASE PRINT OR TYPE

NAME _____

TITLE _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____ FAX _____

E-Mail _____

SIGNATURE _____

CARD # _____

EXP. DATE _____



Payment Policy: All payments must be received by March 31, 2008. 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.



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



**A Conference on:
SUSTAINABLE PROPERTY TRANSACTIONS:
New Trends, New Deals & Redevelopments, and
Vapor Intrusion Session In Focus
April 2, 3 & 4, 2008**

**Hyatt Regency Hotel Penn's Landing
201 S. Columbus Blvd., Philadelphia, PA 19106 USA**

Sponsored by:

Holland & Knight LLP
Risk Management Technologies, Inc.
Continental Environmental Redevelopment
Financial, LC (CERF)
BNA Environmental Due Diligence Guide
Environmental Data Resources, (EDR) Inc.
Environmental Liability Transfer, Inc.
XL Insurance
CETCO Liquid Boot Co., Inc.
Burns & McDonnell Engineering Co. Inc.
Zurich North America
RMT® Inc.
Dechert LLP
Conestoga-Rovers & Associates

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 federal facility sites. Examine the program and see the impressive lineup of top-notch speakers we have produced for you. Then please register today!

The conference **SUSTAINABLE PROPERTY TRANSACTIONS: NEW TRENDS, NEW DEALS AND REDEVELOPMENTS** 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 M & A transactions, liability and legacy 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 Supreme Court cases involving cost recovery, climate change risks, and wetlands on future real estate deals. Emphasis will be placed on successful mandatory and voluntary risk-based cleanups, on the financing and sustainable redevelopment of former NPL and non-NPL 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. Creative public/private financing programs and practices for the characterization, cleanup and redevelopment of brownfield sites will also be covered. Corporate brownfields case studies involving successful cleanups, sustainable redevelopments and use of guaranteed fixed-price remediation will be presented. Finally, there will be a Session In Focus on Vapor Intrusion issues affecting complex contaminated property deals.

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 and Real Estate Lawyers,
- ◆ Brownfield Redevelopment Firms,
- ◆ Life Insurance Finance Company Executives,
- ◆ Real Estate Investors, Traditional Developers and Brokers,
- ◆ Environmental Consultants and Remediation Companies,
- ◆ Environmental Insurance Underwriters,
- ◆ City & County Managers,
- ◆ Economic Development Agency Officials,
- ◆ Federal and State Government Officials.