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A Conference on: SUSTAINABLE PROPERTY TRANSACTIONS:

Business Strategies for Distressed Assets and Dynamic Energy Opportunities

May 1 – 3, 2012

Royal Sonesta Hotel Boston
Cambridge, MA USA

Vapor Intrusion
Focus Session

RTM Classic Silver Anniversary!



RTM Communications, Inc.
Conference Creator & Producer
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VITAL PRESENTATIONS ON:

- ❖ *Corporate strategies for cleaning up, revitalizing and repositioning surplus properties*
- ❖ *Mergers & Acquisitions and private equity roundtables*
- ❖ *Resolving environmental claims for corporate assets*
- ❖ *Massachusetts DEP Regulatory Reform Initiatives for waste site cleanups*
- ❖ *Facilitating sustainable design and remediation for in site cleanups*
- ❖ *Case law transforming business and corporate transactions*
- ❖ *CT DEEP brownfield site cleanup reforms and initiatives*
- ❖ *Commercial real estate trends and property due diligence market forecasts for 2012*
- ❖ *Green building due diligence platforms for energy efficient CRE retrofits*
- ❖ *Creative public/private brownfield financing and New Market Tax credits*
- ❖ *Industry perspective on risk based cleanups, entitlement risk, vapor intrusion and mixed use development*
- ❖ *Restructuring risk management tools for liability buyouts and guaranteed fixed price remediation transactions*
- ❖ *Emerging issues Natural Resource Damages litigation*
- ❖ *Siting and financing renewable energy projects on brownfields*
- ❖ *Smart Growth versus Stormwater regulations*
- ❖ *Energy disclosure for commercial real estate*
- ❖ *Brownfield redevelopment and amended Phase I, II ESA and Continuing Obligations*
- ❖ *Comparing/contrasting state LSP, LEP and LSRP programs*
- ❖ *State of environmental insurance marketplace*
- ❖ *Exploring new developments in brownfields, and brightfields, and financing opportunities*
- ❖ *Methods and practical approaches to assessing and mitigating vapor intrusion*
- ❖ *Structuring fully integrated sustainable property development using renewable energy techniques for municipal and commercial properties*
- ❖ *Unlocking real estate opportunities with PACE for retrofitting commercial real estate properties*
- ❖ *Hydraulic fracturing—the business, legal and environmental issues*
- ❖ *Massachusetts GHG Reporting and Verification program for facilities*

A Conference on SUSTAINABLE PROPERTY TRANSACTIONS: Business Strategies for Distressed Assets and Dynamic Energy Opportunities

May 1 – 3, 2012 Boston , MA USA

If there is only one conference you can attend this year in this recovering economy, this is the ONE that will allow practitioners to capitalize on business strategies and tactics for tackling distressed real estate assets and dynamic energy transactional opportunities.

This RTM conference zeros in on the business tactics for managing corporate surplus/distressed assets and focuses on the legal, environmental and transactional issues associated with the acquisition and divestiture of corporate real properties. Managing distressed corporate assets and other non-performing surplus corporate and government properties involving environmental contamination is one of the central themes of this conference.

The Conference will also delve into facilitating dynamic energy transactions and sustainable development that include the siting and financing of renewable energy/clean technology on brownfield sites, the business, regulatory and environmental risk management issues pertinent to hydraulic fracturing and shale gas production and the opportunities and risks of performing sustainable remediation at port terminals.

Currently there are over 10,000 commercial and industrial properties nationwide considered distressed or under the care of a lender. But there is a growing mix of barometers that indicate commercial and industrial real estate markets are stabilizing. There are still half a million to a million brownfield sites that require cleanup and redevelopment. With the economy picking up steam and manufacturing scaling up activity, corporate industry is looking to deploy some of the \$2.2 trillion in cash. Cautious liquidity in the debt and equity markets is emerging with more middle market M & A deals and private equity financing opportunities involving commercial and industrial sites, including brownfield sites. Commercial and industrial real estate markets and values are improving depending on location and demographics.

Day One of this conference covers successful land development strategies using structured seller financing and joint ventures. We then turn to industry trends on commercial real estate, environmental due diligence and capital markets, and case law transforming business and real estate transactions. We will address environmental case law affecting business and real estate transactions, with questions concerning new standards for Superfund liability relief, such as being in compliance with continuing obligations in order to retain the bona fide prospective purchaser defense under CERCLA. We will hear from the transactional pros on how deals and redevelopments are getting done in this marketplace. Day One concludes comparing and contrasting the Massachusetts, Connecticut and New Jersey site cleanup and brownfield redevelopment programs and how effectively their licensed site professional programs are dealing with issues associated with vapor intrusion, deed restrictions, regulatory auditing, and liability transfers.

Day Two starts with industry perspectives on the business drivers, regulatory initiatives, economic and environmental risk management impacts and challenges of Marcellus Shale development and gas production arising from hydraulic fracturing and shale gas drilling. Many of the subjects covered on Day Two include green building due diligence and the benchmarking of energy data and the retrofitting of buildings green, energy disclosure requirements, siting and financing renewable energy technologies on nonperforming and brownfield sites and the use of sustainable remediation of contaminated sites, such as port terminals.

Day Three is all about the technical, legal and transactional issues associated with vapor intrusion. In particular, the conference will be reviewing at the revised EPA and state(s) vapor intrusion guidance and the workings of the Massachusetts Vapor Intrusion Guidance and the movement away from regulatory closure at vapor intrusion sites.

Attend this Boston conference and acquire the information needed to take advantage of the business opportunities evolving from the sustainable property transaction marketplace. The goals of this Boston conference are for you to become better equipped to mitigate your transactional and legacy risks and facilitate sustainable site redevelopments. This exciting and value-added informative conference will host some of the industry's most effective practitioners and participants in their respective fields. Please visit us at www.rtmcomm.com for more details about the conference. You can register and pay online at www.rtmcomm.com.



DAY ONE – May 1, 2012

8:30 – 9:15 Getting Deals Done and Managing Risk in Real Estate Investing, Development and Alternative Financing

- ❖ Overcoming the five risk categories in real estate brownfield redevelopment
- ❖ Employing successful land development strategies using creative financing techniques
- ❖ Executing the components of structured seller financing and joint ventures
- ❖ Packaging capital stack; combining creative equity and debt financing
- ❖ Case study; putting the financing package together

George Vallone, *President, Hoboken Brownstone Company*

9:15 – 9:45 Global Developer's Perspective on Innovative Building and Land Management Involving Contaminated/ Industrial Development Projects—The New Normal

- ❖ Structuring the transaction, removing contingent liabilities, budgeting for uncertainties
- ❖ Due diligence investigations, approvals, entitlements, land development interests
- ❖ Structuring a comprehensive risk management/financial assurance program
- ❖ Integrating sustainable development in major energy efficiency retrofit development projects
- ❖ Confronting vapor intrusion in acquisition and development projects

Guillermo (Willy) Accame, *Environmental Director, Panattoni Development Company, Inc.*

9:45 – 10:15 Challenges and Strategies Facing Public/Private Financing for Brownfields and Renewable Energy Projects – A National Perspective

- ❖ Public-Private redevelopment climate and business opportunities
- ❖ Availability of tax incentives, rehab tax credits and New Market Tax Credits
- ❖ Availability of public sector energy efficiency and renewable energy technology programs
- ❖ Interagency partnerships and linkages

Charles Bartsch, *Senior Program Advisor for Economic Development, OSWER, US EPA*

10:15 – 10:30 BREAK Refreshments Courtesy of Bloomberg BNA, TRC Companies, Inc. and Land Science Technologies™

10:30 – 11:15 Creative Funding and Due Diligence for a Brownfield Redevelopment

- ❖ New Normal for financial/collateral underwriting standards, more private equity and government financing
- ❖ Recalculating redevelopment costs and finance stages
- ❖ Capital Stack and Pricing Model
- ❖ Lender's view on construction and permanent mortgage
- ❖ SBA 504 and 7a financing, due diligence requirements & brownfield redevelopment

George Vallone, *President, Hoboken Brownstone Co.*

Derek Ezovski, *President, ORMS*

Marc A. Guerin, Esq., *Senior Vice President of Real Estate Risk Services, RBS-Citizens Bank, NA*

Brad Maurer, Esq., *Director of Project Development, RE Invest Solutions (Moderator)*

11:15 – 11:45 Case Law Transforming Business and Real Estate Transactions

- ❖ Cases involving commercial properties impacted by PCBs and methane gas from former landfills
- ❖ Case involving failure of a brownfield developer to exercise due care (Saline River Properties v. Johnson Controls)
- ❖ Lessons learned from Ashley II and its progeny
- ❖ What should foreclosing lenders do to stabilize sites to ensure BFPP status?
- ❖ New ASTM Standard E2790-11, protecting eligibility for Superfund liability relief
- ❖ Running the risk of violating continuing obligations, losing the BFPP status and the impact on business and real estate transactions
- ❖ Landlord/tenant AAI and baseline assessments

Lawrence Schnapf, *Principal, Schnapf Law Office*

11:45 – 12:15 State of Commercial Real Estate Industry, Capital Markets and Due Diligence Trends

- ❖ Current business environment and economic market metrics
- ❖ Commercial real estate market fundamentals and trends for 2012
- ❖ Latest trends in commercial real estate lending and loan losses/distressed asset deals
- ❖ Emerging transactions and real estate trends in brownfield redevelopment market
- ❖ Environmental business risk and due diligence trends

Dianne Crocker, *Principal Analyst, EDR Insight*

LUNCHEON Hosted by Bloomberg BNA Environmental Due Diligence Guide, XL Group Environmental Unit, ELT, Inc., and Holland & Knight, LLP

12:15 – 1:45 State of the Environmental Insurance Marketplace

Richard Corbett, *President, XL Group Environmental Unit*

1:45 – 2:30 Sustainable Property Transactions and Redevelopments in the Current Economy

- ❖ Emerging transactional and real estate trends in the brownfield redevelopment market
- ❖ Engaging in alternative deal structures and public/private partnerships
- ❖ Restructuring the deal, acquisition criteria and due diligence trends
- ❖ Property valuation, pre-development options, site planning, entitlement scheduling

Mary Hashem, *Executive Vice President, EFG Brownfield Partners and/or Stuart Miner*, *President, EFG Brownfield Partners*

2:30 – 3:30 Mergers & Acquisitions Roundtable

- ❖ Distressed asset deals and environmental risk management strategies
- ❖ Seller and buyer perspective on up-front deal analysis
- ❖ New diligence tools and site considerations for one off v. portfolio acquisitions
- ❖ Transaction structure and liability management from seller perspective
- ❖ Liability management, structure alternatives, getting the best value
- ❖ Underlying considerations and financial assurance

Laurence S. Kirsch, *Partner, Goodwin Procter, LLP*
Julie Kilgore, *Principal, Wasatch Environmental, Inc.*
David Mueller, *Senior Managing Attorney, CNH America, LLC*

Randall Jostes, *CEO and President, Environmental Liability Transfer, Inc.*
James T. Schaeffer, *Manager Real Estate and Remediation, BP/Atlantic Richfield*
Mary Schulz, *Vice President Environmental Risk, GE Capital Solutions*
Anthony Wagar, *Senior Vice President, Willis Environmental Practice (Moderator)*

3:30 – 3:45

BREAK
Refreshments Courtesy of ELT, Inc., TRC Companies, Inc., and EDR, Inc.

A chance to network and review exhibits

3:45 – 4:45

Private Equity Roundtable

- ❖ Alternative due diligence and risk management standards for a private equity play
- ❖ Investor continuing obligations, non-binding restrictions
- ❖ How do you assure concepts of Continuing obligations and AAI are attainable?
- ❖ Using Financial Assurance mechanisms
- ❖ Putting patient capital to work
- ❖ Employing creative financing mechanisms to reach the capital stack

Abbi Cohen, *Partner, Dechert, LLP*
Michael Balmer, *Executive Vice President, Willis North America*
Aaron Bowers, *Partner, Certus Advisory Partners*
George Vallone, *President, Hoboken Brownstone Company*
Bob Hallenbeck, *Senior Vice President, Sales, XL Group Environmental Unit*
Cynthia Retallick, *Senior Vice President TRC Companies, Inc. (Moderator)*

4:45 – 6:15

State Brownfield Laws and Licensed Site Professional Programs

- ❖ Connecticut brownfield liability relief law Section 17 Program
- ❖ Massachusetts site cleanup reforms
- ❖ State Certified clean sites for sustainable development projects
- ❖ Comparing and contrasting licensed site professional programs for Massachusetts LSP, Connecticut LEP and New Jersey LSRP programs
- ❖ How well are privatizing regulatory programs working?
- ❖ LSP, LEP, LSRP approaches to vapor intrusion, deed restrictions, reporting releases, regulator auditing, site entry triggers into the programs, liability transfers, etc.

Ned Abelson, *Partner, Goulston & Storrs*
Barry Trilling, *Partner, Wiggin & Dana, LLP*
Fred K. Taylor, *PE, LEP, LSP, LRS, Principal, Conestoga Rovers & Associates*
Jorge H. Berkowitz, *LSRP, Senior Associate, Langan Engineering & Environmental Services, Inc.*
Brian Blum, *LSRP, Associate, Langan Engineering & Environmental Services, Inc.*
Gregory W. Gardner, *LEP, President, Gardner Environmental Partners, Inc.*
Ileen Gladstone, *LSP, Vice President, GEI Consultants, Inc.*

6:15 – 7:30

RECEPTION hosted by Environmental Data Resources, Inc. (EDR) and Willis Environmental Practice

Dynamic Energy Opportunities

8:30 – 10:00 The Business, Regulatory Landscape and Environmental Challenges Facing Hydraulic Fracturing and Shale Gas Production

- ❖ Federal and State legislation, regulatory enforcement, and litigation developments
- ❖ Business opportunities and environmental challenges facing shale gas production, management and brownfield development
- ❖ Hydraulic fracturing, shale gas production and associated waste management and air quality issues

Brian J. Clark, *Partner, Buchanan Ingersoll & Rooney, P.C.*
Karl Bourdeau, *Principal, Beveridge & Diamond, P.C.*
Katheryn Z. Klaber, *President and Executive Director, Marcellus Shale Coalition (invited)*
David J. Spigelmyer, *Vice President – Government Relations, Chesapeake Energy Corporation (invited)*

10:00 – 10:15 BREAK Refreshments Courtesy of OTEK Ltd. and Goodwin Procter, LLP

10:15 – 10:45 Emerging Issues in Natural Resource Damages (NRD) Litigation and Restoration

- ❖ CERCLA and OPA statutory authority
- ❖ Notification and coordination of roles and requirements
- ❖ NRD assessments and restorations
- ❖ Challenges in measuring valuations and restoring natural resources to baseline conditions
- ❖ Recent results from NRD litigation in New Jersey – trials and tribulations

Laurence S. Kirsch, *Principal, Goodwin Procter, LLP*

10:45 – 11:15 Case Study – Closing Deals in the “New Normal” Markets

- ❖ New approaches and new paradigms for today’s deals
- ❖ Using innovative/sustainable technical approaches, regulatory strategies, financial options and business terms to address environmental challenges
- ❖ Providing protection and resolution for a private equity fund for a failed liability transfer transaction

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

11:15 – 11:45 Mass Greenhouse Gas Reporting/Verification Programs

- ❖ Mandatory Greenhouse Gas Emissions Reporting regulations and TCR General Reporting Protocol
- ❖ Massachusetts facilities required to report Greenhouse Gas Emissions (GHG)
- ❖ Verification process and accreditation

Fred Taylor, *PE, LSP, LEP, LRS, Principal, Conestoga-Rovers & Associates*

LUNCHEON Hosted by Renova Partners, LLC and Brightfields Development, LLC, Goodwin Procter, LLP, and Langan Engineering & Environmental Services, Inc.

11:45 – 1:15 Action Plan for Regulatory Reforms and Initiatives at MASS DEP—Waste Site Cleanup Program

Benjamin Ericson, *Assistant Commissioner of the Bureau of Waste Site Cleanup, MASS DEP*

1:30 – 2:00 New Water-Related Challenges with Redeveloping in Urban Areas

- ❖ Smart Growth versus stormwater regulations
- ❖ Addressing conflicts between smart growth and stringent new stormwater controls

- ❖ Low-Impact Development versus brownfields redevelopment conflicts
- ❖ TMDLs, green infrastructure, stormwater controls and permitting issues
- ❖ Expanding environmental due diligence requirements with sustainability/water policy issues

Amy Edwards, *Partner, Holland & Knight LLP*

2:00 – 2:30 Siting, Financing and Insuring Successful Renewable Energy (RE) Projects-Opportunities/Challenges

- ❖ EPA’s Renewable Energy projects at brownfields and developer concerns
- ❖ Factors likely to make a RE project a good fit on a particular site
- ❖ What is the appropriate scale for a RE facility?
- ❖ Re-Powering America’s Land Initiative, Phase I-III - resources and guidance

Charles Howland, *Senior Assistant Regional Counsel, Region III U.S. Environmental Protection Agency (invited)*

2:30 – 3:15 Building Brightfields from Distressed Assets

- ❖ Renewable energy on brownfields—(municipal landfills & industrial sites)
- ❖ Solar installation and life cycle analysis—permitting, designs, financing, commercialization and construction
- ❖ Structuring the financing for long term revenue
- ❖ Tax incentives and solar renewable energy credits

Pete Pedersen, *Managing Principal, Renova Partners, LLC and Brightfields Development, LLC*

John Hanselman, *Managing Principal, Renova Partners, LLC and Brightfields Development, LLC*

3:15 – 3:30 BREAK Refreshments Courtesy of Holland & Knight LLP, OTEK, Ltd. and Land Science Technologies™/REGENESIS

3:30 – 4:30 Unlocking Measured Benefits of Energy Efficiency for CRE Retrofits

- ❖ Emerging trends and projects in energy efficiency financing
- ❖ Energy Efficiency Platform to accurately assess, benchmark and optimize energy, finance and sustainability
- ❖ Using ASTM Building Energy Performance Standard for capturing energy use and cost data for facilitating energy benchmarking
- ❖ Quantifying improved CRE value and NOI

Brian J. McCarter, *Chairman & CEO, Sustainable Real Estate Solutions, Inc.*

Kenneth Patterson, *Senior Energy Advocate, Advanced Energy Innovations, Inc.*

David Hodgins, *President, Sustento Group, LLC, formerly Commercial Sector Project Development Manager with Clinton Climate Change Initiative Energy Efficiency Building Retrofit Program (invited)*

4:30 – 5:15 Sustainable Remediation for Corporate Brownfield Properties

- ❖ Tools and techniques for Integrating Sustainable Principles, Practices and Metrics into Site Cleanup Projects
- ❖ Incorporating sustainable design into decision-making and remediation projects
- ❖ Using sustainability assessment tools to measure environmental footprint, resource consumption and occupational risk
- ❖ Case studies demonstrating sustainable designs incorporating energy efficiency, maintainability and value through life cycle cost analysis, etc.
- ❖ Sustainable Remediation Forum (SURF)—future influence on remediation practices

Stewart Abrams, *Associate, Langan Engineering & Environmental Services, Inc.*

Curtis C. Stanley, *Senior Principal Consultant and Global Discipline Leader, Shell Global Solutions, Inc.*

5:15 – 6:00 Integrating Sustainable Remediation at Port Terminals

- ❖ Background about port industry and driving factors/characteristics
- ❖ Sustainable remediation opportunities with dredge materials, wetland mitigation

- ❖ Case study involving a major environmental remediation, public/private financing and tax incentives

Matthew Trammell, *Project Manager,*
Environmental Consulting & Technology
William Harris, *Environmental Manager,*
Keystone Properties, LLC

DAY THREE – May 3, 2012

FOCUS SESSION

VAPOR INTRUSION AFFECTING MANAGEMENT, SITE REMEDICATION AND REDEVELOPEMENT PROJECTS

All types of sites can be affected by vapor intrusion (VI), especially those that have petroleum or solvent related contamination. Vapor intrusion has become a potential loss exposure and business environmental risk for those who own, purchase, remediate or redevelop contaminated or previously tainted property. Brownfield sites, and other commercial and industrial properties, are logical candidates for VI based on their history of former use affecting soils and ground water. Increased litigation and regulatory action against site owners, developers and environmental professionals among others has increased the concern about public health risk and devaluation of property. There are the practical approaches to dealing with vapor intrusion and new developments and overlapping issues. 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.

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 site investigation, cleanup and redevelopment consider vapor intrusion pathways. Thirty-three states currently have VI regulatory guidance. One of the challenges to the use of risk-based cleanups and institutional controls is vapor intrusion reopening once - closed sites. So what are the scientific and engineering challenges with understanding and managing the vapor intrusion exposure? What are the most effective tools, test methods and mitigation systems being used to manage or eliminate this risk? What is the current litigation and case law driving property owners, developers or environmental professionals to manage or transfer this risk?

This vapor intrusion focus session shall address these topics among others: 1) challenges, evolving science, practical approaches and legal implications confronting owners and developers and other stakeholders about the VI concerns involving new development and retrofitting buildings, the challenges with embracing the ASTM guidance and affect on CERCLA due diligence and continuing obligations; 2) USEPA (2012) and state guidance and other industry standards and practices in real estate transactions; 3) the effective use of environmental due diligence, screening evaluations and modeling of the exposures and the use of remedial alternatives and mitigation systems/barriers currently in use to either cleanup or manage sites contaminated by chlorinated VOCs and petroleum; and 4) case law and recent litigation affecting buyers, sellers and environmental consultants performing the investigations and site cleanups.

8:30 – 9:30 Vapor Intrusion (VI)—a Regulatory Update of Current Activities

- ❖ Recent update to USEPA Vapor Intrusion 2012 Guidance for VOCs and petroleum contamination
- ❖ Public health issues and updated toxicity values and use of multiple lines of evidence for determining VI risk
- ❖ Possible revisions to the Hazardous Ranking System for sites with VI as a potential pathway
- ❖ Conceptual model scenarios for the vapor intrusion pathway

Henry Schuver, *DrPh., and Geologist*
RCRA Corrective Action Office, U.S. EPA
Richard Mattick, *OSWER, U.S. EPA (invited)*

9:30 – 10:30 Vapor Intrusion Assessment and Mitigation Methods

- ❖ How is vapor intrusion assessed? What are the environmental factors affecting transport?

- ❖ Site specific modeling to screen out certain site conditions
- ❖ Risk-based screening methods for indoor chemical vapors
- ❖ Designing site investigations and remedial alternatives
- ❖ Applications of advanced techniques using risk-based targets
- ❖ Mitigating VI with engineering controls in new and existing structures
- ❖ Measuring the effectiveness barriers (i.e., Geo-Seal Vapor Intrusion Barrier)
- ❖ Case studies focusing on screening, remedial alternatives and closure strategies for sites contaminated by chlorinated VOCs

Brian M. Blum, *Associate,*
Langan Engineering & Environmental Services, Inc.
Peter Grant, *Division Manager,*
Land Science Technologies™

10:30 – 10:45 BREAK Refreshments Courtesy of RTM, Inc., and Langan Engineering & Environmental Services, Inc.

10:45 – 12:00 Panel on Challenges Facing Owners, Developers, Communities and Environmental Professionals from Vapor Encroachment/Intrusion in Real Estate Transactions

- ❖ EPA and State(s) Guidance for VOCs
- ❖ Practical approaches to dealing with vapor intrusion, new development faced with site continuing obligations
- ❖ Validity of screening methods and the environmental site assessment process
- ❖ Developing a sound and defensible technical approach
- ❖ Multi-tier protocol for screening potential for VI exposure and selecting the most appropriate mitigation system
- ❖ Managing site development projects under state(s) program guidance
- ❖ Current vapor intrusion litigation and case law affecting owners, developers and environmental professionals

Edward L. Strohbehn, Jr., *Partner,*
Bingham McCutchen, LLP
Lawrence Schnapf, *Principal, Schnapf Law Office*
Ileen Gladstone, *LSP, Vice President, GEI Consultants, Inc.*
Ned Abelson, *Partner, Goulston Storrs*
Willy Accame, *Environmental Director,*
Panattoni Development Company, Inc.
Dean Jeffery Telego, *Executive Co-Director,*
Environmental Bankers Association (Moderator)

12:00 Conference Summation, **Dean Jeffery Telego**, *President, RTM Communications, Inc.*



RISK MANAGEMENT TECHNOLOGIES, INC.

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.

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Brownfield Partners and EnviroFinance Group, LLC (EFG) formed EFG Brownfield Partners, and a brownfield development powerhouse combining expertise in real estate, development, risk management, and finance. With the transaction, EFG's properties, capital base and infrastructure combines with Brownfield Partners' best-in-class environmental, risk management and land reuse experience to fill the void in brownfield development created by the recent recession. EFG Brownfield Partners invests in and manages environmentally challenged middle-market development projects across the country, augmenting and benefitting from EFG's renewable energy business. By expanding its established renewable energy technologies and LEED expertise into its development projects, EFG Brownfield Partners is a uniquely positioned, "Brown-to-Green" environmental organization. In addition to its own development projects, the new enterprise also provides development and consulting services to industrial companies, remediation trusts, receivers, other brownfield property owners and / or responsible parties which need to mitigate environmental liabilities and maximize values. The firm facilitates and enables neighborhood revitalization.



OTEK is a leading environmental, engineering and remediation consultancy with strategically located offices across Australia and China. OTEK's team of experienced professionals prides itself in offering practical environmental solutions to the petroleum, chemical, agricultural, communication, utility, defence, aviation, transport, marine, manufacturing and mining industries. OTEK has demonstrated world's best practice in environmental projects utilising innovative technologies not used previously in many areas of the Asia-Pacific. This has led to OTEK advising and defining benchmarks for environmental regulators. OTEK has active involvement in major associations and organisations, strong relationships with regulators and research organisations. OTEK's ability to support remediation projects of any scale or complexity is underlined by its recent strategic partnership agreement with environmental consultancy, design, engineering and management services firms, ARCADIS. In 2011, OTEK became the only environmental company ever to receive the prestigious Austrade Business Promotion Award for outstanding business excellence in China. OTEK is also a founding member of the Environmental Bankers Association of Australasia, a chapter of the U.S. Environmental Bankers Association.



The Insurance segment of **XL Group plc** offers property, casualty, professional and specialty insurance products globally. For businesses with complex risks, our expertise, financial strength, efficiency and first-class service make us the first choice provider of effective risk management solutions, especially environmental risk management solutions. XL Group's Environmental team 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 XL Group and its Environmental unit, visit our website at www.xlinsurance.com/environmental.



Brightfields is a utility-scale solar power development company. Brightfields specializes in providing solar reuse solutions for large industrial clients seeking to exit environmentally impaired land. From tailored risk management programs, remedy and array design to negotiating site regulatory closure, electricity grid interconnections, power purchase agreements, O&M contracts and financing, Brightfields' utility-scale expertise covers the entire development cycle from contaminated site to a new generation asset.



Renova Partners acquires, remediates and redevelops contaminated industrial properties, including Superfund sites. Renova works closely with regulatory agencies, major corporate and municipal landholders and host communities to attain cost-effective and timely site closure and property re-use approvals. Renova's completed redevelopment projects enhanced the position of the many stakeholders inherent in the redevelopment process, from the seller to the community in which the property is located.



A pioneer in groundbreaking scientific and engineering developments since the 1960s, **TRC** is a national engineering, consulting, and construction management firm that provides integrated services to the energy, environmental and infrastructure markets. TRC serves a broad range of clients in government and industry, implementing complex projects from initial concept to delivery and operation. We deliver results that enable clients to achieve success in a complex and changing world. www.trcsolutions.com

Willis

The **Willis Environmental Practice** is the industry leader in environmental risk management arena having a specialty in Brownfields redevelopment. The Willis Practice is comprised of a seasoned, senior & professional staff located in regional offices globally 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.



Goodwin Procter achieves successful results for our clients in environmental litigation, rulemaking, counseling, contaminated site cleanup, Brownfields redevelopment, and environmental insurance. We know how to overcome environmental obstacles to make deals happen, nationally and internationally. Our matters include some of the most challenging environmental matters for the world's best-known companies. Goodwin Procter LLP is one of the nation's leading full service law firms, with 650 attorneys. The firm's areas of practice include litigation, corporate, real estate, financial services, private equity, capital markets, intellectual property, and products liability. The firm has offices in Boston, Washington, New York, and New Jersey.

Holland & Knight

Holland & Knight is a global law firm with more than 1,000 lawyers and professionals located in 17 U.S. offices, as well as Abu Dhabi, Beijing and Mexico City. The firm has experience in a wide range of practice areas, 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 2011, Holland & Knight ranked third among the 30 top-performing law firms that provide superior client service, according to BTI Consulting Group's annual survey of nearly 250 corporate counsel and C-level executives. This is the ninth year the firm has been recognized. Additionally, the firm was given the survey's top honor - the "Best of the Best" - in the area of "Value for the Dollar."



Environmental Data Resources, Inc. (EDR) is the industry leader in property specific environmental information and risk management solutions. With over three billion property records, EDR maintains the most comprehensive database of environmental and historical land use information in the United States. Founded in 1990 by environmental professionals, EDR makes environmental due diligence easy and efficient. For more information, visit www.edrnet.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. www.eltransfer.com



Langan is a premier land development engineering, environmental science and remediation firm supporting corporations, private developers, property owners, public agencies, and institutional clients around the world. Founded in 1970, we are 600 professionals in 19 domestic and international offices. Our core geotechnical, site/civil and environmental expertise provides a one-stop source for: transactional due diligence; site feasibility analysis; infrastructure design; sustainable remediation; renewable energy, and complex Brownfield redevelopment projects. Langan's integrated technical resources also include: remedial engineering and remedy selection; geology, hydrogeology, and geochemistry; data management and visualization; 3-D laser scanning/BIM; natural resources permitting; and broad regulatory understanding. In November 2010 Langan acquired **Treadwell & Rollo**, a nationally recognized environmental, geotechnical, and earthquake engineering consulting firm serving private and public clients throughout California and beyond. www.langan.com



Land Science Technologies (LST)™ is dedicated to providing advanced technologies for sustainable land development, these products include the Geo-Seal® contaminant vapor barrier and Vapor-Vent™ venting systems. The Geo-Seal vapor intrusion barrier prevents sub-surface contaminant vapors from permeating through concrete slabs and into surface structures by eliminating vapor intrusion pathways. As a result, the use of Geo-Seal for vapor intrusion mitigation can protect human health, reduce the cost of site development and expedite construction on environmentally impacted sites such as Brownfields. LST is a division of Regenesys, Inc., the global leader in groundwater and soil remediation technologies with over 16,000 product applications since 1994.

HOTEL INFORMATION

Royal Sonesta Hotel Boston
40 Edwin Land Boulevard
Cambridge, MA 02142
800/766/3782 or
617/806-4200 Fax: 617/806-4084
www.sonesta-boston.com

RTM has been able to negotiate a \$209.00 room rate until the room block closes March 3, 2012. The hotel is in full compliance with the Americans with Disabilities Act. 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 Boston area, you can still register at the Early Bird discounted price.

CLE

RTM also offers Continuing Legal Education Credits if you inquire 65 days in advance and prepay the fees. We have applied only to Massachusetts as a courtesy, but we must notify each state 60 days in advance and meet all their individual requirements. We cannot apply after the fact; it will become your responsibility. Look for the sign-in/sign-out sheets at Conference

Registration and pick up your Certificate of Attendance as you leave the conference. Certificates are also good for all other professional CEUs.

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 speaker presentations. Time will be allowed after each speaker or panel for questions from the audience. Willis Environmental Practice and Environmental Data Resources, Inc. (EDR) will host the reception, held the evening of May 1, 2012. 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 30, 2012, to avoid a service charge of \$595.00. Super Early Bird Guaranteed is a non-refundable registration for conference attendance. No refunds or credits will be given for cancellations received after March 30, 2012. Registrants who have registered and/or signed this form (hard copy or electronic) and who do not cancel before March 30, 2012 in writing are liable for full registration fee; however, you may send a substitute. Hotel reservations must be cancelled directly with the Royal Sonesta Hotel Boston.

SUSTAINABLE PROPERTY TRANSACTIONS : BUSINESS STRATEGIES FOR DISTRESSED ASSETS & DYNAMIC ENERGY OPPORTUNITIES

SUSTAINABLE PROPERTY TRANSACTIONS : BUSINESS STRATEGIES FOR DISTRESSED ASSETS & DYNAMIC ENERGY OPPORTUNITIES will provide attendees with expert insights into buyer/seller, lender, investor, owner, developer, insurer and corporate perspectives on contaminated real property transactions and sustainable redevelopment issues.

- ❖ ***Corporate strategies for cleaning up, revitalizing and repositioning surplus properties***
- ❖ ***Hydraulic fracturing, the business, legal and environmental opportunities and challenges***
- ❖ ***Resolving environmental claims for corporate assets***
- ❖ ***Facilitating sustainable design and remediation, and the metrics used in site cleanups***
- ❖ ***Recent environmental court decisions affecting business and real estate transactions***
- ❖ ***Green building due diligence platforms***
- ❖ ***Innovative risk management tools for M&A and private equity deals***
- ❖ ***Emerging issues used in Natural Resource Damages litigation***
- ❖ ***Energy efficiency platforms for commercial real estate retrofits***
- ❖ ***Brownfield redevelopment and impacts of continuing obligations on business/CRE transactions***
- ❖ ***Siting renewable energy projects on brownfields and brightfields financing opportunities***
- ❖ ***Practical approaches to vapor intrusion assessment and mitigation methods***
- ❖ ***EPA and State(s) vapor intrusion guidance, and case law affecting CRE deals***
- ❖ ***Structuring fully integrated sustainable property development for municipal and commercial properties***

This hands-on conference is vital for:

Corporate Counsel and Real Estate Attorneys,
 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,
 Energy Company Executives and Operations Managers,
 Green Building Developers,

Investment Bankers/Venture Capital Firms,
 Environmental, Real Estate, Bankruptcy Lawyers,
 Brownfield Redevelopment Firms,
 Life Insurance Executives,
 Real Estate Investors, Developers and Brokers,
 Environmental Consultants and Remediation Companies,
 Environmental Insurance Underwriters
 Economic development agency officials,
 Federal and State government officials.
 Sustainable Property Developers/Investors,
 Energy Engineers /Auditors,
 Energy Service Company Executives.



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



**SUSTAINABLE PROPERTY TRANSACTIONS:
Business Strategies for Distressed Assets and
Dynamic Energy Opportunities**

May 1, 2, 3, 2012

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40 Edwin Land Boulevard, Cambridge, MA 02142

Sponsored by:

- Bloomberg BNA Environmental Due Diligence Guide (EDDG)
- EFG Brownfield Partners
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REGISTRATION: RTM'S economic stimulus offering

- Super Early Bird until March 1, 2012, requires a room at the conference hotel, non-refundable \$650 _____
- Early Bird until March 30, 2012, requires a room at the conference hotel \$725 _____
- After March 30, or a room at another hotel \$850 _____
- Group Rate, Call us 703-549-0977
- Government Employee \$475 _____
- One Day Registration \$425 _____
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or call 1/800 9 NO RISK, 1-800-966-7475 to Register

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Payment Policy: All payments must be received by **April 30, 2012**. Payments can be made by check or by credit card either on the phone or online at www.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 on or before May 8, 2012.

We would rather e-mail this information and save a few trees, but if do not have an e-mail address for you, please go to the website www.rtmcomm.com and click on the **Join Tab** if you would prefer e-mail to this paper brochure. If you are online, check us out on Linked In and Facebook.