

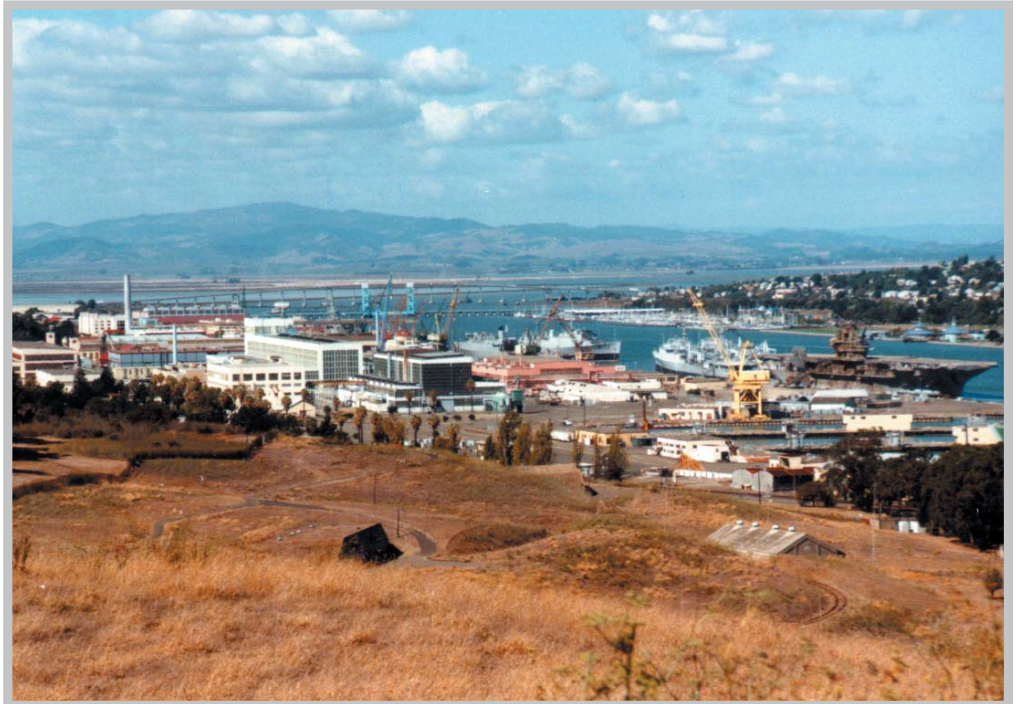


- Equity Partnership Development/Participation
- Environmental Liability Transfer
- Federal Facility Acquisition and Reuse
- Environmental Risk Management Planning and Implementation
- Remedial Solutions/ Development/Implementation
- Site Planning Studies
- Facilities Operations and Maintenance



• PORT REDEVELOPMENT

Integrated Services for Acquiring or Revitalizing Impaired Marine Properties



WESTON's experience in evaluating and restoring underutilized real estate can optimize strategic assets and add value to port operations.

As a leading environment and redevelopment firm, Weston Solutions, Inc. (WESTON®) knows the port industry and state and municipal agencies face complex challenges in maintaining shipping operations and maximizing growth opportunities. Our port redevelopment and environmental services focus on restoring assets to full use, making operations more productive, more competitive, and environmentally sound.

WESTON's Port Redevelopment services harness 45 years of experience in restoring underutilized real estate, revitalizing aging infrastructure, and adding value to your marine property. We evaluate properties such as former military bases, industrial areas, and abandoned parcels to identify environmental concerns and assess their feasibility for use in port expansion and redevelopment. Our proven experience in evaluating and restoring underutilized real estate can help optimize assets in strategic locations, add value to your land, and increase overall efficiency of port operations. Our waterfront property experience with industrial landowners, port authorities, and the Department of Defense allows us to identify and recommend acquisition strategies that can lead to opportunities for both the port and former landowners.

Real Estate Solutions for Ports and Waterways

Through our Real Estate Solutions program, WESTON can participate as an equity investor or equity contractor in environmental risk transfer, remediation, and redevelopment of environmentally contaminated properties. We seek opportunities to combine property remediation and redevelopment, and invest sweat equity and/or cash in the project.

WESTON evaluates redevelopment potential, compares cleanup costs to anticipated property value after remediation, and explores the most practical partnership with developers and end users. Our risk-based environmental assessment is tied to the most likely end use for the property. The most likely end use drives both the remedial action plan and the overall site solution.

Integrated Ports Redevelopment Services for Acquiring or Revitalizing Impaired Marine Properties

REDEVELOPMENT EVALUATION

- Individual Site or Portfolio Evaluation
- Highest and Best Use Analysis
- Real Estate Market Analysis
- Financial Feasibility Analysis
- Identification of Supplemental Funding Sources
- Evaluation and Pricing of Required Indemnity Insurance Products
- Identification and Solicitation of Potential Purchasers
- Negotiation and Sale of Assets
- Creation of Development Partnerships
- Long-Term Operations and Maintenance

WESTON's PARTICIPATION

- Fee for Service Remediation
- Partnership with Property Owner or Developer
- Equity Contractor
- Environmental Liability Risk Transfer
- Outright Purchase by WESTON
- Property Owner Land Donation In Exchange for Tax Credit

REDEVELOPMENT PROGRAM BENEFITS

- Quantifies Port Brownfield Liabilities
- Generates Revenue and/or Tax Relief from a Non-Performing Asset
- Reduces Future Environmental Liability Risk through Insurance Products

▼ PROJECT EXPERIENCE

Redevelopment and Risk Transfer at Former Mare Island Naval Shipyard, CA



- WESTON entered a public-private partnership with the City of Vallejo, CA, to expedite Early Transfer of more than 2,800 acres.
- Helped reduce environmental closure cost and schedule using a Fixed-Price Remediation with Insurance (FPRI) contract.
- Assumed \$54 million worth of cleanup and closure obligations from the Navy as part of our environmental liability and risk transfer.
- Secured manuscripted cost-cap/cost overrun and pollution legal liability insurance valued at more than \$150 million.
- Met aggressive deadline to remediate VOCs, SVOCs, pesticides, PCBs, TPH, metals, ordnance explosives, and low-level radioactive wastes in key redevelopment areas.
- As an equity partner, developed reuse plan to create seven dredged material placement ponds to support San Francisco Bay's long-term management strategy (LTMS) for dredged materials.
- Accepted responsibility for environmental closure and third-party risks.

Redevelopment at Philadelphia Navy Business Center, PA



- WESTON supported the Delaware River Port Authority (DRPA) and the Philadelphia Industrial Development Corporation (PIDC) industrial and commercial revitalization of the Philadelphia-Camden waterfront.
- Conducted a Feasibility Assessment, examining existing geotechnical conditions and the chemical and physical properties of dredged materials.
- Developed an Implementation Plan for placing 3.8 million cubic yards of dredged materials from the U.S. Army Corps of Engineers Delaware River Channel Deepening Project to raise the elevation of 170 acres above the 100-year floodplain.
- Conducted ecological studies, a cultural resource assessment, and hazardous material investigations.
- Identified and assessed applicable federal, state, and local regulatory requirements including permit approvals.

Port of Cincinnati Redevelopment, OH



- WESTON teamed with the Port of Greater Cincinnati Development Authority to formulate an Early Transfer approach that will allow the Port Authority to acquire, remediate, and recommission the former Defense Fuel Support Point, a jet fuel storage and distribution facility on the Ohio River in Cincinnati, OH.
- WESTON is assisting the Port Authority in acquiring title to the property through a no-cost Public Benefit Conveyance for a Port Facility, allowing the Port Authority to recommission the facility, place it back into productive use, and promote economic development.
- As part of the transaction, WESTON will remediate the environmental contamination and assume responsibility for the environmental liabilities that are being transferred.

For More Information, Contact:

Your local WESTON office: <http://www.westonsolutions.com/about/locationtext.htm>

E-mail: info@westonsolutions.com

1-800-7WESTON