

BACK IN BUSINESS: RESOURCES FOR REDEVELOPMENT & LAND RECYCLING
April 5 and April 6, 2016

Closing Real Estate Transactions for Environmentally Distressed Sites

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Principal
Winefield & Associates, Inc.
Acquiring Contaminated Properties

Winefield & Associates
REAL ESTATE VENTURES

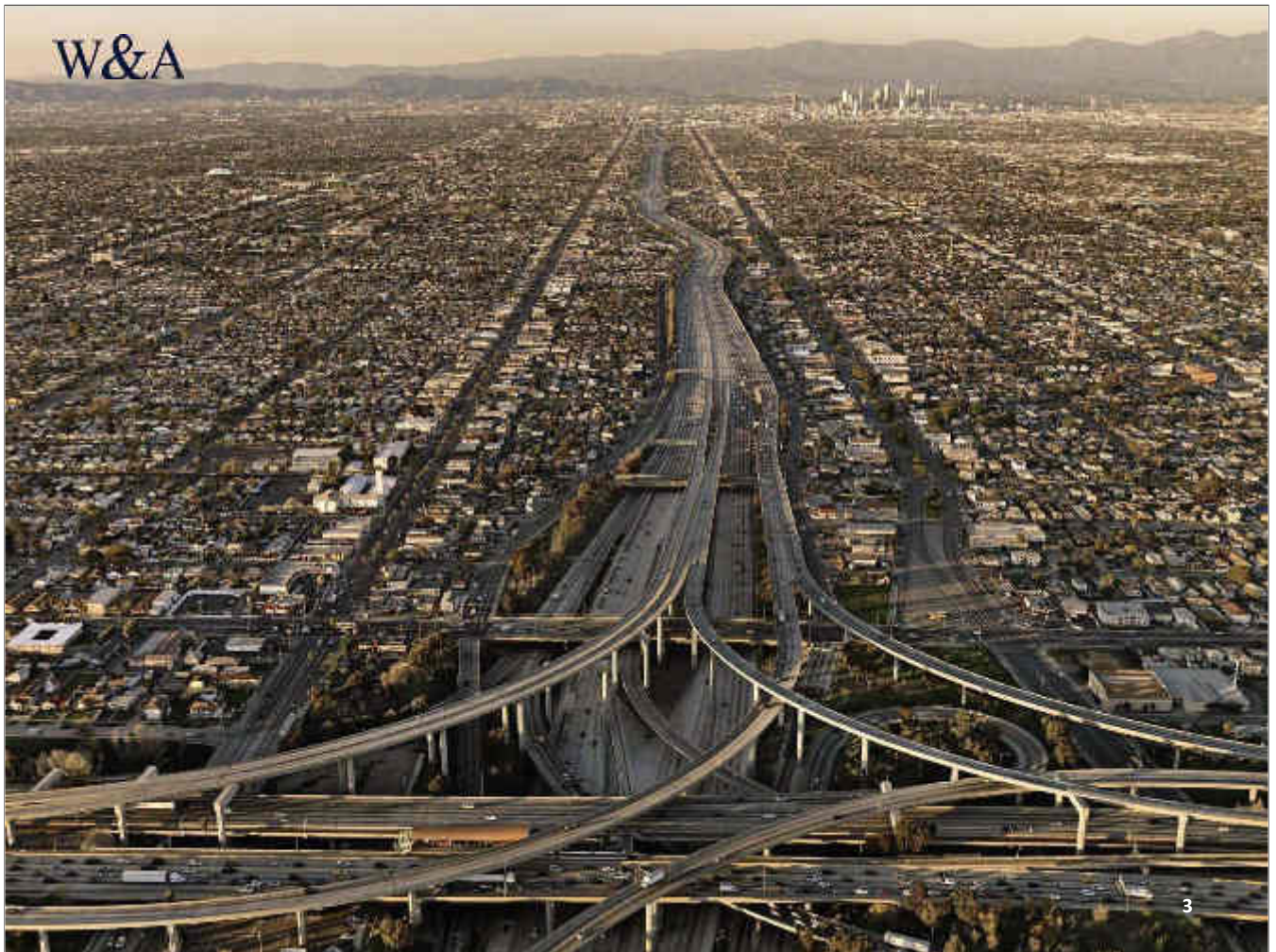
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STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

11,000?

DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ENVIROSTOR

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Clean Value	\$1,000,000	\$3,000,000	\$5,000,000	\$10,000,000
Contamination				
Soil with HC	50%	25%	15%	10%
Soil with CS	60%	30%	20%	15%
Soil with HC & CS	70%	35%	25%	18%
GW with HC	90%	40%	30%	20%
GW with CS	Fugetaboutit	45%	35%	25%
GW with HC & CS	Fugetaboutit	50%	40%	30%

Legend:
 CS = Chlorinated Solvents (e.g., PCE and TCE)
 GW = Groundwater
 HC = Hydrocarbons (e.g., gasoline, diesel, and benzene)





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Underground Storage Tank Cleanup Fund (USTCF)

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Index	5-Year Return
Treasury Bill	1.5%
Commercial Mortgage	5.5%
Dow Jones	10.3%
Morning Star Real Estate	10.5%
NASDAQ	11.8%
Morning Star Health Care	18.0%
Contaminated Real Estate	>25%



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Turning Polluted Properties Into Profits


New York Times, Wealth Matters, By Paul Sullivan, Feb. 26, 2016

Decades ago, Ideal Uniform Rental operated a dry cleaner in Garden Grove, Calif., and some of the solvents it used leaked into the ground and the water supply.

The contaminants traveled downhill to the city's vehicle maintenance yard and may have crossed the street to Woodbury Elementary School.



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CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

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Orphan Site Cleanup Fund (OSCF)

The Orphan Site Cleanup Fund (OSCF) is a grant program within the Division of Financial Assistance. OSCF provides funding for sites contaminated by leaking petroleum underground storage tanks where there is no financially responsible party, and there is no other party responsible for cleanup.

Effective September 25, 2014, provisions of [Senate Bill 445 \(Hill, Chapter 547, Statutes of 2014\)](#) made changes to the law. The law changed the eligibility criteria for OSCF grants and the maximum grant amount.

- » The OSCF program is no longer limited to funding brownfield sites.
- » The maximum amount of grant monies available for an eligible occurrence is \$1.5 million for grant applications submitted on or before September 25, 2014.
- » The maximum amount of grant monies available for an eligible occurrence drops to \$1 million for any grant application submitted after September 25, 2014.

More information is available on the [OSCF Fact Sheet](#).

OSCF General Information

- » [OSCF Fact Sheet](#)
- » [OSCF Regulations](#)
- » [OSCF Application](#)

Success Stories

See [examples of OSCF success stories](#).

Got dirty dirt? Let's talk...



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