



The Leading North American Buyer of **BROWNFIELDS**

ACQUISITION | LIABILITY ASSUMPTION | REMEDIATION



CATALYST FOR REDEVELOPMENT

ACQUISITION: Commercial Development Company, Inc. (CDC) has acquired over 175 sites throughout the United States and over 130 sites throughout Canada.



LIABILITY ASSUMPTION: Environmental Liability Transfer, Inc. (ELT) has assumed over \$1 billion USD in corporate environmental liabilities for clients such as Shell Global, General Motors, Caterpillar, and more.



REMEDIATION: EnviroAnalytics Group, LLC (EAG) provides environmental consulting and remediation services, bringing over 200 brownfields to regulatory closure.



PROCESS: We have found that a brownfield site will remain in a perpetual state of decay until engaged by an outside catalyst - CDC, ELT, and EAG can jumpstart environmental liabilities by providing a fresh infusion of capital, a legal transfer of environmental risk, a fully-funded clean-up plan, and a fresh vision for redevelopment.

BUY BROWNFIELD

With an accumulative portfolio value in excess of \$750 Million, CDC has the vision, financial strength and demonstrable technical capabilities to underwrite and close difficult brownfield transactions efficiently and quickly.

INDEMNIFY PROPERTY HOLDER

ELT's comprehensive corporate indemnification includes environmental issues that are known, unknown, above grade, at grade, below grade, on-site, off-site, occurring in the past, present or future.

CLEAN TO REGULATORY CLOSURE

Remediation is backed by a fully-funded environmental trust and/or insurance policy. Additionally, ELT will sign regulatory consent orders protecting clients from future regulatory reopeners.

REPURPOSE FOR VERTICAL DEVELOPMENT

Following remediation, CDC will reposition the site and develop a market-ready plan to bring the formerly distressed site back to productive use, which creates jobs and a strong tax base.

RECENT CASE STUDIES



Shell Global: \$135 Million Canadian Portfolio

ELT assumed environmental liabilities for 136 shuttered oil transfer and refining facilities from Shell Global and acquired the real estate within the portfolio. Site locations span ten Canadian provinces and territories. Environmental remediation activities are now underway. Upon closure, these sites will be redeveloped for industrial use.



Sparrows Point: Former Steel Mill in Baltimore, MD

Billed as "the largest U.S. industrial land sale in 2014", ELT sold its 3,100-acre deepwater industrial port, retaining the environmental liabilities. Known as Sparrows Point, the site had been in operation for 123 years and was once the world's largest steel mill. Enviro-Analytics Group, LLC (EAG) has been tasked with remediation of the site's legacy contamination.



DTE Energy: Coal-Fired Power Plant in Marysville, MI

CDC purchased this historic power plant in Marysville, MI from DTE Energy. The 511 MW plant operated from 1922 until 2001 employing 250 people at its peak. ELT agreed to assume liabilities and indemnify DTE Energy from all environmental concerns. Demolition and environmental cleanup work has begun; a mixed use waterfront development is planned for the site.



58-Acre Deepwater Port in Savannah, GA

ELT indemnified Atlantic Wood Industries from future expenditures concerning legacy environmental liabilities and purchased the real estate at a 58-acre waterfront industrial site located adjacent to the port of Savannah. Site-wide remediation is now underway and CDC is preparing the property for industrial build-to-suits and leases.



Major Brownfield Redevelopment outside Philadelphia

In 2015, CDC acquired and began redevelopment plans for a 425-acre, environmentally-distressed former steel mill in Claymont, DE. ELT assumed environmental liabilities and EAG initiated environmental remediation. Estimated to bring in 5,000 jobs, the "First State Crossing" redevelopment initiative is slated to break ground following environmental remediation in 2017.

CURRENTLY SEEKING TO ACQUIRE BROWNFIELD SITES IN THE FOLLOWING SECTORS:

ALL MANUFACTURING

OIL REFINERIES

STEEL MILLS / METALS

HEAVY INDUSTRIAL

PETRO-CHEMICAL

CHEMICAL PLANTS

PHARMACEUTICAL

LANDFILLS

POWER PLANT PORTFOLIOS

QUARRIES

ABOUT OUR GROUP

Commercial Development Company, Inc. (CDC), Environmental Liability Transfer, Inc. (ELT), and EnviroAnalytics Group, LLC (EAG) comprise one of North America's fastest growing brown-field redevelopment and consulting firms. With over 200 industrial and commercial brownfield projects, our group has earned the trust of some of the largest brands in the world - spanning sectors such as oil & gas, power generation, heavy industrial, and mining.

Through robust indemnifications, guaranteed fixed cost solutions, and a unique blend of expertise, our group has successfully resolved over \$1 billion USD in corporate environmental liabilities for clients throughout North America. Offerings include:

- » Real Estate Acquisition
- » Environmental Liability Transfers
- » Liability Transfer + Real Estate Acquisition
- » Sale Leaseback Options Available
- » Guaranteed Fixed Price Remediation

Call us to discover how our industry-leading capabilities can address your environmental property needs.



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