



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 \$1.5 billion USD in corporate environmental liabilities, (88% have reached final milestones), and has never defaulted on an obligation or given a site back to the Seller/Transfer.



REMEDIATION: EnviroAnalytics Group, LLC (EAG) provides environmental consulting and remediation services, bringing over 200 brownfields to environmental 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 shuttered and distressed properties by providing a fresh infusion of capital, a perpetual transfer of environmental liability, a fully-funded clean-up plan, and a fresh vision for redevelopment.

ACQUIRE BROWNFIELD

With an accumulative portfolio valued 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.

ASSUME ENVIRONMENTAL LIABILITIES

ELT has the ability to assume all levels of environmental liabilities for clients- and offers multi-layered indemnification and environmental guarantees found nowhere else in the market.

MANAGE ENVIRONMENTAL REMEDIATION

After purchasing a brownfield, ELT immediately enters the site into a comprehensive environmental cleanup program designed to repurpose the site for new sustainable reuse.

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 local jobs and a strong tax base.

RECENT SUCCESS STORIES



Shell Divestiture Sparks Widespread Environmental Cleanup

ELT is currently managing remediation at 150+ brownfield sites formerly owned and operated by Shell Global. Located across ten Canadian provinces/territories and 3 U.S. states, these sites were impacted by past oil services operations. Shell transferred environmental liabilities to ELT, and CDC provided fair market value for the real estate. Today, cleanup is 99% complete, and the former brownfield sites are being utilized for new use.



Sparrows Point: 3,100-Acre Retired Steel Mill

Poor market conditions resulted in an RG Steel bankruptcy and one of the largest brownfield sites in North America. In 2014, ELT purchased 14 MSF of buildings on 3,100 Acres at Sparrows Point and assumed environmental liabilities. Environmental cleanup has resulted in tremendous development opportunities. Today, Sparrows Point is being rebuilt into a major deep-water logistical and industrial hub on the eastern seaboard.



Tanners Creek: 1000MW Coal-Fired Power Plant (Retired)

In October 2016, CDC purchased the 725-acre, retired "Tanners Creek" coal-fired power plant from Indiana Michigan Power. ELT assumed the legacy environmental liabilities at the site. Immediately following the ownership transfer, the site was identified as a favorable location for the development of a major port along the Ohio River expected to create thousands of new jobs. Remediation and demolition are underway.



Major Brownfield Redevelopment Outside Philadelphia

In 2015, CDC purchased and began redevelopment plans for a 425-acre, environmentally-distressed retired steel mill in Claymont, DE. ELT assumed environmental liabilities and EAG initiated environmental remediation. This paved the way for the "First State Crossing" redevelopment project, estimated to bring in 5,000 jobs and a tax boost for the local economy.



Purchase & Redevelopment of Metals Smelting Plant

In 2009, CDC purchased a 250,000 SF retired smelting facility on 70-acres in Perth Amboy, NJ. ELT assumed legacy environmental liabilities at the site. Working with NJDEP, EAG is managing environmental remediation and demolition at the site. This site will now be part of a new 2 million SF logistical center with deepwater port and rail access, construction is currently underway.

ABOUT CDC, ELT, EAG

Commercial Development Company, Inc. (CDC), Environmental Liability Transfer, Inc. (ELT), and Enviro-Analytics Group, LLC (EAG) comprise one of North America's fastest growing brownfield redevelopment and consulting firms. With over 250 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.

By combining efforts, CDC, ELT, and EAG are able to leverage best-in-class solutions and provide a unique range of options to resolve environmentally-impacted real estate.

Core Solutions & Benefits Include:

- » Environmental Liability Transfers
- » Brownfield Real Estate Purchase
- » Environmental Liability Transfer + RE Purchase
- » Guaranteed Cost Certainty
- » Maximum Value for Retired Assets
- » Sale Leaseback Options Available
- » Transfer of Regulatory Obligations
- » Transfer of Post-Closure Obligations
- » Sustainable Redevelopment Planning
- » Preservation of Legacy & Brand

If environmental liabilities and distressed real estate are impacting your operations, transactions, or balance sheet, please contact us to set up a confidential discussion.



ACTIVELY SEEKING TO ACQUIRE

Steel Mills / Metals

Petro-Chemical

Pharmaceutical

Power Plants (All Types)

Oil Refineries

Heavy Industrial

Chemical Plants

Landfills / Quarries

All Manufacturing

CONTACT

Phone: +1 (314) 835-2813
Email: sales@cdcco.com

CORPORATE HQ

1650 Des Peres Road, Ste 330
St. Louis, MO 63131

ONLINE

cdcco.com
eltransfer.com
enviroanalyticsgroup.com