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About Us

CLP is setting new industry standards with our VCE DIVEST™ system.

Commercial Liability Partners, LLC, leads the nation in partnering with clients to divest non-producing commercial real estate. With nearly seven decades of combined experience in the business, our leadership team is setting new industry standards with our VCE DIVEST™ system.

Our system is the industry's most comprehensive and effective solution for addressing real estate divestiture: [Valuation](#), [Collateralization](#) and [Execution](#) are the primary dimensions of our program.

Ultimately, our most important asset is our integrity and your trust. CLP's principals strive to create long-term partnerships built on trust and respect.

Privately held with offices in St. Louis and Miami, Commercial Liability Partners offers an unparalleled commitment to excellence in remedial execution, unique collateralization options and a dedication to the highest level of ethical standards in the industry.

FROM THE PRESIDENT

PRINCIPALS

NEWS & EVENTS

The VCE DIVEST™ System

Our model for the Divestiture of Distressed Real Estate Assets

Our VCE DIVEST can be custom-tailored to meet the specific requirements of each project. It centers on three highly integrated dimensions for success: Valuation, Collateralization and Execution.



Step 1: Valuation

[Step 2: Collateralization »](#)

[Step 3: Execution »](#)

What Does It Include?

- ▶ A fair-market appraisal of the land and improvements
- ▶ Professional estimates of all machinery, equipment and other remaining assets
- ▶ Comprehensive, third-party estimates for all demolition, decommissioning, abatement and environmental remediation
- ▶ Full assessment of other costs including taxes, security and utilities
- ▶ Comprehensive review of former site investigations and historical data
- ▶ Multiple site visits to make sure we understand the project first hand
- ▶ When appropriate, meeting with regulators and local community



Detailed on-site inspections are part of our unique evaluation process.

“The foundation of a successful transfer begins with a solid understanding of the project economics.”

Why Is This So Important?

- ▶ CLP is committed to offering the owner the most comprehensive and accurate estimate right up front.
- ▶ The Collateralization step that follows depends on us getting the Valuation step right. Our underwriters will verify all of this information in order to underwrite the project with the industry’s best Excess Indemnity Insurance policy available.

[« Step 1: Valuation](#)

Step 2: Collateralization

[Step 3: Execution »](#)

How Does This Work?

Escrow Agreement

- ▶ A fundamental piece of the project collateralization is the Escrow Account. An appropriate amount of funding is set aside and available to cover the clean-up phase of the project.
- ▶ Includes specific milestones and a project timeline to measure progress.
- ▶ Verified by underwriters as part of the Excess Indemnity Insurance policy.

Payment and Performance Bonds

Pollution Legal Liability and Remediation Insurance

- ▶ And additional type of insurance product that covers:
 - ▶ Unknown and pre-existing conditions
 - ▶ Regulatory reopeners after closure
 - ▶ Personal injury and property damage claims
 - ▶ Natural resource damages

Excess Indemnity Insurance

- ▶ Based on a thorough Valuation and comprehensive Collateralization process, CLP can offer clients the first and only industry coverage that protects the owner for known

firms.

- Bonds name the owner as additionally insured.
- Verified by underwriters as part of the Excess Indemnity Insurance policy.

effectively and permanently divesting their asset."

[« Step 1: Valuation](#) [« Step 2: Collateralization](#)

Step 3: Execution

Just because you have sold the property and the related liability, unless and until the liability is removed, there's always a chance that it could come back. Frankly, this is where most of our competitors drop the ball. CLP is different. We see owners as partners and our approach is to finish the job and restore the site to a state where it can be re-developed.

Through our Valuation and Collateralization steps, we become just as dedicated as you are to making sure the project is completed, on time and within budget. Our integrity demands it. Our reputation depends on it. Our partnership with you requires it.

"With a Valuation in hand and a robust Collateralization plan backstopping us, we can now focus on the final step — Execution, where we eliminate the underlying liability to help ensure it can never return."



Successful redevelopment of the former Kodak Creo manufacturing plant in Middleway, West Virginia in 2015, provides unlimited drinking water from Lake Louise.

Sample Projects



American Electric Power Muskingum River Plant



Former Kodak Creo Manufacturing Site



Former Otis Spunkmeyer Plant



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