



TPD / Total Plant Deactivation®

A comprehensive asset recovery program designed to **unlock** maximum value for surplus industrial equipment and machinery



www.cdcco.com/industrial-asset-recovery-group-llc



Industrial Asset Recovery Group LLC is a wholly-owned affiliate of Commercial Development Company, Inc.

GUARANTEED MAXIMUM VALUE FOR SURPLUS INDUSTRIAL EQUIPMENT AND MACHINERY



PROGRAM OVERVIEW

Total Plant Deactivation® (TPD) is a comprehensive asset recovery program designed to **unlock** maximum recoverable value for surplus equipment, machinery, and other assets in the industrial and energy sectors.

- » **Maximum recoverable value for surplus equipment, machinery, and other assets (including real estate)**
- » **No-cost appraisal service and value proposition**
- » **Specializing in industrial and energy sectors (power plants, manufacturing, chemical, paper mills, metals, etc).**

The TPD program was created by the executive management team of Industrial Asset Recovery Group LLC (IARG), which has over 30 years of industrial-sector liquidation experience. In collaboration with the resources and knowledge base of corporate affiliates, IARG holds a unique market position as a liquidator / buyer - able to recover value through liquidation services or provide the purchase of surplus industrial equipment itself.

Over 1,500 retired facilities have been liquidated through the TPD program, including the 4.8 million sq/ft retired General Motors Janesville Assembly Plant, which IARG liquidated in 2018 - one of 11 former GM plants to recover value through the TPD program.



TOTAL PLANT DEACTIVATION

by the Numbers

1,500+
Industrial Liquidation Projects

20+
Power Plants Liquidated

\$900 Million
Surplus Asset Value Recovered

1,000+
Industrial Auctions Conducted

Above represents collective experience of executive management of Industrial Asset Recovery Group LLC.

COMPREHENSIVE LIQUIDATION SERVICES FOR SURPLUS INDUSTRIAL EQUIPMENT AND MACHINERY



APPRAISALS

Full staff of experienced senior appraisers skilled at determining maximum asset value for all types or sizes of industrial plants.



SALE OF PRODUCT LINES AND SPECIALIZED M&E

With a large network of buyers and 30+ years of experience, IARG can create value from specialized assets, including hardware and software.



ENVIRONMENTAL CONTROL PACKAGE

Comprehensive assessment of environmental conditions to ensure all plant deactivation programs are environmentally sound.



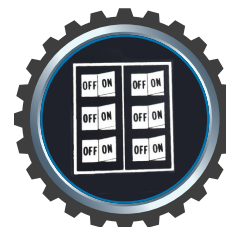
SALE OF RECOVERABLE METALS

IARG recovers all ferrous and non-ferrous metals for resale (both usable and scrap).



NEGOTIATED LIQUIDATION PROGRAMS

In lieu of public auctions, IARG conducts negotiated liquidations direct to dealers and end users.



RECOVERY OF ELECTRICAL COMPONENTS

IARG can identify and recover hidden, unseen values, such as entire electrical systems, electrical switch gear, transformers and wiring.



AUCTION SALES

With over 1,000 auctions under our belt, IARG's team conducts best-in-class auction services - from cataloging to advertising to event execution.



REAL ESATE PURCHASE

The TPD Program creates significant value for our client's surplus RE, and has has the capacity to purchase or sell industrial RE at any price point.



REMARKETING OF WORK-IN-PROGRESS (WIP)

IARG remarkets incomplete products or product parts, finished goods still in inventory or raw materials.



RISK MANAGEMENT

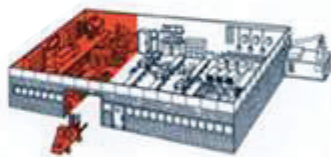
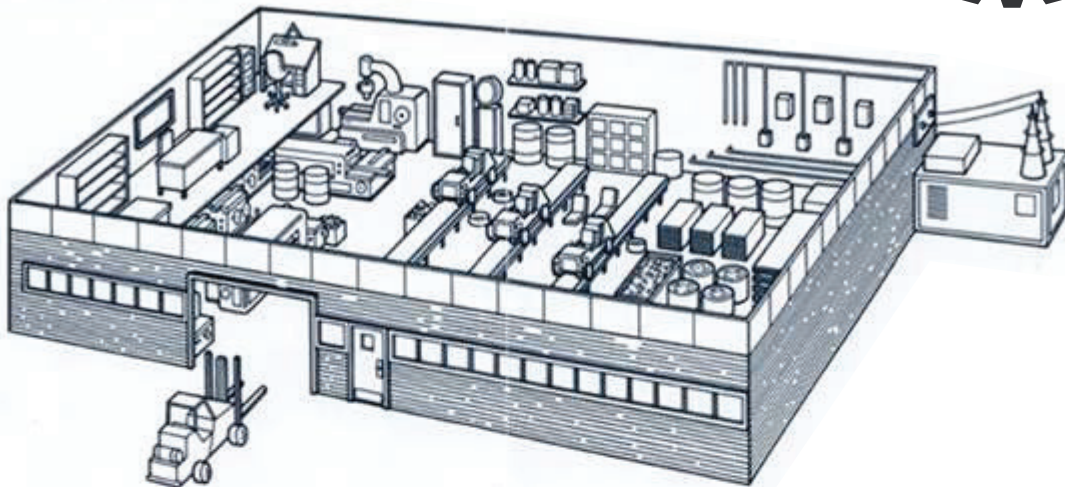
IARG protects its clients and their assets with comprehensive insurance packages, and regulatory and HR oversight.

THE TPD PROCESS

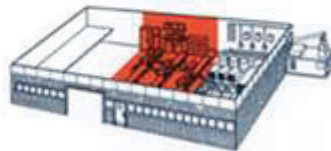
INDUSTRIAL LIQUIDATION IN ACTION



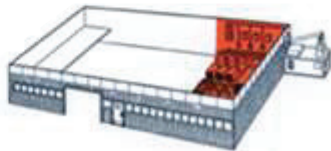
Pictured below is a full industrial warehouse or manufacturing facility prior to the Total Plant Deactivation (TPD) process.



STEP 1 involves the sale of machinery, tooling, manufacturing/office equipment, furniture, and supplies. This is accomplished through negotiated liquidation programs and auctions.



STEP 2 covers the remaining work-in-progress (WIP), finished goods, and raw materials. Product line and specialized machinery and equipment would also be sold.



STEP 3 calls for the sale of recoverable metals and the recovery of electrical components.



STEP 4 completes the process, leaving the facility completely empty and ready to be marketed.

TPD SUCCESS STORIES

DEMONSTRATED VALUE RECOVERY



GENERAL MOTORS

JANESVILLE ASSEMBLY PLANT

At 4.8 Million Sq/Ft of heavy manufacturing space under roof, the retired Janesville Assembly Plant is one of many retired GM plants to be liquidated through the TPD Program



US STEEL

DUQUESNE & MCKEESPORT, PENNSYLVANIA

Two US Steel pipe manufacturing plants were liquidated through the TPD Program, primary M&E included metal working materials, wire making equipment, and electric motors and generators.



WESTINGHOUSE

MULTIPLE LOCATIONS

The TPD Program was deployed at multiple locations (6) throughout United States and included the liquidation and auction of metal working, wire making, and electric motors and generators.



LOCKHEED / NASA

MULTIPLE LOCATIONS

The TPD Program was able to recover of \$15,000,000 from surplus equipment and machines from for Lockheed / NASA due to a Congressional project cancellation.



WHIRLPOOL

MULTIPLE LOCATIONS

In a strategic plan to consolidate production, Whirlpool used the TPD Program to liquidate assets at plants in Indiana, Minnesota, Mississippi, and Ontario. Over \$5,000,000 was recovered during for all projects.

LIQUIDATION EXPERIENCE ACROSS MULTIPLE INDUSTRIAL SECTORS



AEROSPACE/AIRCRAFT

Allied Signal
Babcock & Wilcox
Barocas
F.M.C Corporation
Pan American World Airways

Franklin Electric Co.
Hitachi Magnetics
Mitsubishi Consumer Electronics
Perkin-Elmer
Square D
Unisys

Tower Steel
U.S. Steel (2)

APPLIANCE MFG

Black & Decker
Cooper Power Tools
Electrolux
Inglis, Inc. (Div. of Whirlpool)
Sunbeam-Oster
Whirlpool Corp.

ENERGY

Dynegy (8)
Peabody Coal
Shorum Nuclear Plant
Connecticut Yankee Power Plant
Westinghouse (7)
CBI Nuclear

PETRO

Baker Oil Tools, Inc.
Mobile Chemical

AUTOMOTIVE

Allison Engine
Chrysler (5)
Delphi Energy
Dorsey Trailers
General Motors (8)
Hoover Group
Saturn
Torrington/Fafnir

FOOD/RESTAURANT

American Candy Co.
Dairy Farmers of America
Proctor & Gamble/Folgers Coffee
Richland Turkey

PHARMA / CHEMICAL

Avon Products
Bristol-Myers
Colgate-Palmolive
Gillette
Monsanto
Safety-Kleen

MACHINE TOOL BUILDING

Burgmaster
Houdaille, Inc.
Sunnen

SHIP BUILDING

Ingalls Shipbuilding
Peterson Builders, Inc.

DEFENSE INDUSTRY

Lockeed/NASA
Northrop-Grumman
Ravenna Army Ammunition
Center
Talley Defense Systems

METALS

Amsco
Atlantic Steel
Caterpillar Foundry
Fansteel
Olin Corp. – Brass Div.
Outokumpu Copper
Teledyne Precision

OTHER

Allis-Chalmers
AMCAR
Barry-Wehmiller, Inc.
Daisy Products
Joy
Mattel Toys
RJ Reynolds
Thomas & Betts
Woodward Governor
WorthingtonOlin

ELECTRONICS

General Electric

ABOUT INDUSTRIAL ASSET RECOVERY GROUP AND CORPORATE AFFILIATE COMPANIES

INDUSTRIAL ASSET RECOVERY GROUP LLC (IARG) is a wholly-owned corporate affiliate of Commercial Development Company, Inc. (CDC). With over 30 years of industrial liquidation experience and a industry-leading asset recovery program, IARG and the TPD Program provide a critical “value add” to CDC’s sustainable redevelopment business strategy.



By leveraging the core competencies of five distinct affiliate companies under common ownership, IARG has the unique ability to consolidate multiple aspects of industrial plant retirement into ONE comprehensive value proposition.

COMMERCIAL DEVELOPMENT COMPANY, INC. (CDC)

- » Est. 1990
- » Real Estate Purchase & Development
- » Over 300 Redevelopment Projects
- » www.cdcco.com



ENVIRONMENTAL LIABILITY TRANSFER, INC. (ELT)

- » Est. 2004
- » Environmental Liability Assumption Firm
- » Over \$1.5 Billion USD in Liabilities Assumed
- » www.eltransfer.com



ENVIROANALYTICS GROUP LLC (EAG)

- » Est. 2008
- » Semi-Captive Environmental Consultancy
- » Over 35 Highly-Experienced Professionals (PhDs, PEs, etc.)
- » www.enviroanalyticsgroup.com



INDUSTRIAL DEMOLITION LLC

- » Est. 2017
- » Large & Modern Fleet of Equipment
- » Deep Knowledge Base of the Energy Sector
- » www.industrial-demolition.com



INDUSTRIAL ASSET RECOVERY GROUP LLC

- » Re-Est. 2018
- » Highly-Experienced Asset Recovery Team
- » Over 1,500 Industrial Asset Liquidations



PLEASE CONTACT US TODAY FOR A NO-COST ASSESSMENT OF YOUR SURPLUS MACHINERY, EQUIPMENT, OR REAL ESTATE ASSETS.

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