



**Environmental
Operations, Inc.**
CLEARING THE WAY

Independence Power and Light Missouri City Plant



“As Is” Purchase Process
June 27, 2016

Environmental Operations, Inc.

- Established 1986
- Turnkey environmental services
- Asbestos abatement and demolition
- Environmental risk transfer track record
- Strong positive relationships with regulators
- Understands the need for community support



EOI Risk Acquisition Project Experience

- Doe Run Company - Herculaneum, MO
- Alton Center Business Park - Alton, IL
- National Lead Site - Lemay, MO
- Solutia-Queeny Plant - St Louis, MO
- Express Scripts – St. Louis County, MO
- NorthPark – St. Louis County, MO

Client References

- St. Louis County Port Authority
- North Park Partners
- The Doe Run Company
- Quinpario Partners
- Solutia (Eastman Chemical)



Current Environmental Conditions

- **Asbestos Containing Materials ***
- **Metal-Based Coatings**
- **Polychlorinated Biphenyls (PCBs) ***
- **Potential RCRA\TSCA Waste ***
- **Universal Wastes**
- **Refrigerant-Containing Equipment**
- **Petroleum Products**
- **Fire Suppressants/Extinguishers**
- **Miscellaneous Materials (anti-freeze, paint, acids, oils, oxidizers, etc)**
- **Coal Combustion Residue ***
- **Sub-Surface Soil Contamination ***
- **Groundwater Conditions***

* Identifies Environmental Conditions excluded from the July, 2015 Segal, Inc. Opinion of Cost.

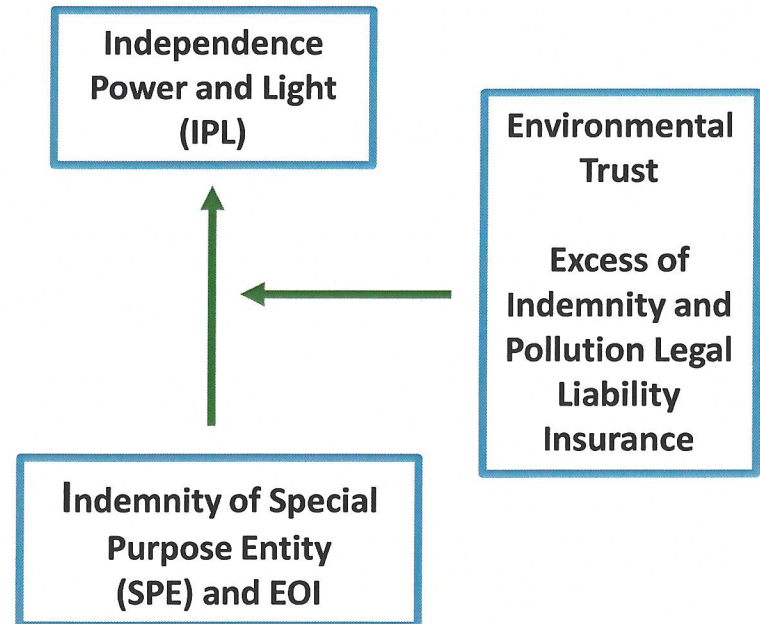


Project Steps

- Conduct comprehensive due diligence, including interviews with local service providers
- Enroll in Missouri Department of Natural Resources Brownfield Voluntary Cleanup Program
- Develop Risk Management Plan
- Insurance Placement
- Finalize Site Development

Risk Transfer Structure

- IPL funds Trust at closing
- SPE/EOI would indemnify IPL for environmental liabilities
- The insurance would be customized solely for this transaction with IPL being the First Named Insured
- At substantial completion, the PLL insurance will be assigned to the SPE with IPL listed as an Additional Insured
- If the SPE/EOI indemnity fails, the Excess of Indemnity Insurance will respond for IPL
- Together, the SPE/EOI indemnity, Excess of Indemnity Insurance and PLL Insurance will cover both known and unknown environmental matters for IPL.



Questions or Comments

