

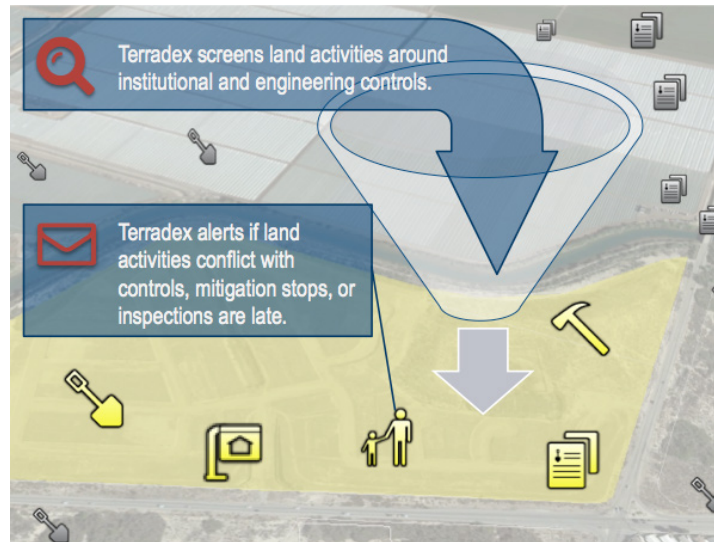
Brownfield Property Loss Control Services

Owners and developers of brownfield properties need assurance that they can meet their obligations to maintain institutional and engineering controls (IC/ECs). These controls are applied when contamination is left in place, and may include other post-closing affirmative obligations. IC/ECs encompass 'continuing' obligations that may last in perpetuity. NAESIP's exclusive coverage for these liabilities, negotiated by coverage lawyers, combined with Terradex's exclusive, continuous monitoring services create a loss control process throughout the policy period. NAESIP extends coverage to long term affirmative obligations at surprisingly low premiums by reducing the costs of underwriting and the likelihood of a claim.

Brownfield Property Loss Control Services. Loss control limits the exposure to the insurance carrier and insured parties by controlling the occurrence of events that might result in a claim. NAESIP insurance coverage terms bundled with Terradex's continuous monitoring services can permit insurers to cover IC/EC and other post-remedial liabilities, which are usually excluded from environmental policies.

Terradex LandWatch assists the insured to comply with continuing obligations associated with Superfund Limited Liability Protections (LLPs) and parallel state regulatory obligations associated with an IC or EC. LandWatch provides oversight that the methods of meeting these obligations – rigorous monitoring, certifications, reporting of breaches – are met and implemented.

- **Land Activity Monitoring for IC/EC Compliance.** Terradex spots future land activity events that may breach an IC or EC. Terradex continuously monitors incoming land-activity data from third party and government sources. Like a smoke alarm, Terradex alerts when prospective land activities exceed criteria set by the underwriter. Common land activities monitored include excavation clearances for protecting ECs, or sensitive use licensing to maintain an IC.
- **Affirmative Obligations.** Terradex LandWatch organizes and alerts to pending affirmative obligations. LandWatch logs and documents as obligations are fulfilled. Terradex can manage one-time, recurring and contingent obligations. Terradex would not fulfill the obligation, but can alert various designated parties, as an obligation might not be completed as scheduled.



Through the LandWatch web console, the insured and permitted third-parties can have an instantaneous view of loss control status at the insured brownfield site, and generate regulatory or loss control reports. A period report from Terradex is generated to represent status with IC/EC obligations and any associated affirmative obligations that is provided to the insurer.

NAESIP's Tailored Environmental Insurance. The following products and policies are tailored and negotiated to fit the specific risks and liabilities in any transaction by expert coverage lawyers. Only policies negotiated by coverage experts can be relied upon to withstand challenge in coverage litigation.

- **Site Pollution Liability** includes liability coverage for scheduled Affirmative Obligations based on Best Practices. Also has coverage for Loss Control Expenses throughout long term policy period. Terms up to 10 years with renewal provisions. In the appropriate circumstance can provide financial assurance where that is needed for property remediation.
- **Project Specific CPL/CGL/Professional Liability coverage,** available on an Owner Controlled Basis. Shared limits with the SPL policy are available.
- **Lender Liability Insurance.** Protects financial institution from collateral loss value and third party liability.
- **Alternative Risk Transfer (ART) products** include Structured Settlements, Exit Strategies, Guaranteed Fixed Price Remediation Contracts.

Long Term Environmental Risk Management Services. NAESIP's insurance coverage for Affirmative Obligations, which incorporates Terradex LandWatch allows it to offer unique loss control services under long term SPL policies.

About NAESIP. The National Alliance of Environmental Specialists Insurance Program (NAESIP) was developed in conjunction with environmental consultants and contractors. NAESIP provides a full range of insurance administration, claims management, and risk control services.

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About Terradex. Founded in 2002, Terradex, Inc. is headquartered in Palo Alto, California. The LandWatch service is applied nationwide and introduced to select international locations. LandWatch methodologies are protected by numerous patents.

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