

March 24, 2023

Mr. Robert Rose
West Pullman Development Partners, LLC
77 West Washington, Suite 405
Chicago, IL 60602

Email: rrose@dl3realty.com

Re: Proposal for a Phase II Environmental Site Assessment at the Former Ingersoll Rand Industrial Site - 1000 W. 120th St., Chicago, Illinois 60185

Dear Mr. Rose:

Roux Associates, Inc. (Roux) appreciates the opportunity to submit this proposal to West Pullman Development Partners, LLC (DL3) to perform a Phase II Environmental Site Assessment at the Former Ingersoll Rand Industrial Site located at 1000 W. 120th St., Chicago, Illinois 60185 ("Site" or "Property"). Based on the information provided by User, Roux understands that the Subject Property consists of the following permanent index numbers (PINs) and addresses:

PIN #	Associated Address	Owner
25-29-101-014-0000	11930 S Racine	Ingersoll Products Corp (or City of Chicago)
25-29-101-025-0000 (Part)	1325 W 119 th Street	Ingersoll Products Corp (or City of Chicago)
25-29-101-027-0000 (Part)	1325 W 119 th Street	Ingersoll Products Corp (or City of Chicago)
25-29-200-001-0000	1155 W 119 th Street	Ingersoll Products Corp (or City of Chicago)
25-29-200-004-0000	1021 W 119 th Street	Ingersoll Products Corp (or City of Chicago)
25-29-200-005-0000	1021 W 119 th Street	Ingersoll Products Corp (or City of Chicago)

PROJECT BACKGROUND

The Site includes is located in an industrial area of Chicago, Illinois that is bounded by West 119th St. to the north; South Peoria St. to the east; South 120th St. to the south; and South Ada St. and South Loomis St. to the west. Roux understands that the site is the former home of Borg-Warner and is known as the Ingersoll Site. The Ingersoll Site underwent several removal actions by the United States Environmental Protection Agency (USEPA) Superfund Technical Assessment and Response Team (START). The Site is currently vacant with several concrete slabs that were left in place after demolition activities were completed.

PROJECT OBJECTIVE

The principal objective of this proposed scope of work (SOW) is to provide environmental consulting support for redevelopment of the Site.

SCOPE OF WORK

Based on Roux's knowledge of the Site and publicly available information; Roux proposes the following SOW:

Task 1 – Document Review and Sampling Analysis Plan (SAP)

The history of the Site will require additional review of documentation identified during the Phase I ESA to develop a formal Sampling Analysis Plan (SAP). The long history of site investigation, remedial actions and the number of documents will likely alter the planned scope of work for the Phase II ESA.

Task 2 – Phase II ESA

In order to assess the current Site conditions, a subsurface investigation will be necessary at the Site. The goals of the investigation are to:

1. Address RECs that may be identified in the Phase I ESA that will be completed before the Phase II ESA work plan is finalized;
2. Characterize the nature of contamination in subsurface media at the Site; and
3. Complete the investigation in a manner that is safe and minimizes impact to the Site.

The Federal On-Scene Coordinator's Reports for the 3 phases of the USEPA START removal action at the Site in 2006, 2007 and 2008 was used as a basis for developing the Phase II investigation scope of work. Approximately 250 soil borings were drilled and sampled at that time. Widespread lead and PCB contamination was documented at concentrations above IEPA Tiered Approach to Corrective Action Objectives (TACO). Stained and impacted soil and non-aqueous phase liquid was documented in the 0-11 ft. depth interval across the site. The following areas will be focused on in the Phase II ESA based on the historical operations at the Site and results of the soil samples analyses generated during the removal action:

- 8 underground storage tank (UST), trench and pit locations.
- 13 transformer rooms. PCBs detected above TSCA criteria on the floors.
- Building 1014. PCB impacted concrete floor was sealed with epoxy.
- Building 920. Impacted soil removal action at a hot location. No confirmation samples collected.
- Building 924. Impacted soil removal action and oil/sludges in basement pits. No confirmation samples collected.
- Building 912. Impacted soil removal action. No confirmation samples collected.
- Lead and PCB exceedances south of 912. No confirmation samples collected.
- Spray Pond 928. Lead and PCB impacted soil southwest of the pond.

Prior to beginning the field investigation, Roux will prepare a site-specific Health and Safety Plan (HASP) to help guide safe implementation of the investigation. The Chicago Utility Alert Network (DIGGER) will also be contacted at least 48 hours in advance of intrusive field activities to locate public utilities in the vicinity of the Site.

Roux will mobilize a private utility locator to identify potential private utility conflicts (with proposed soil boring locations) at the Site using ground-penetrating radar (GPR) and radio detection (RD) equipment. The survey will allow Roux to safely install soil borings without interfering with on-Site utilities. Roux will document the locations of detected subsurface anomalies and utilities using a handheld global positioning system (GPS) unit for future reference.

To adequately investigate the entire Site, Roux proposes to advance up to ninety-five (95) soil borings to 10 feet in depth throughout the Site to collect environmental data. Two depth intervals will be sampled for lab analysis. Additionally, Roux proposes to convert up to fifteen (15) soil borings to temporary groundwater monitoring wells to facilitate the collection of groundwater samples and evaluate groundwater flow direction. These borings will be drilled to a depth of 20 feet.

Roux's field geologist will log and characterize each soil boring and screen each soil core with a photoionization detector (PID) for the presence of volatile organic (i.e., petroleum) vapors. Roux will be prepared to collect one soil sample from 16 boring locations for laboratory analysis of the Target Compound List (TCL) for comprehensive site investigations established by the Illinois Environmental

Protection Agency, which includes volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), metals, pesticides / herbicides and pH. Soil samples from the other 79 borings will be sampled for VOCs, SVOCs, PCBs, metals and pH. Additionally, soil samples from 32 of the borings will be analyzed for Toxicity Characteristic Leaching Procedure (TCLP) lead to evaluate the potential for lead to migrate from soil into groundwater.

Roux and its drilling subcontractor will be prepared to convert up to fifteen (15) of the soil borings into temporary monitoring wells to facilitate groundwater sample collection. Fourteen (11) monitoring wells will be constructed using nominal 1-inch diameter polyvinyl chloride (PVC) well screen and riser. Four wells will be constructed using nominal 2-inch diameter PVC well screen and riser to facilitate determination of hydraulic conductivity. Up to four of the groundwater samples will be analyzed for the TCL list and the other 11 will be analyzed for VOCs, SVOCs, PCBs and metals. Roux's field geologist will use a peristaltic pump and new polyethylene tubing to draw the sample from the monitoring wells for laboratory analysis. A summary of the soil and groundwater sampling and lab analyses is provided in the following table:

Soil: 95 borings				
16 Borings	TCL, pH 2 depth intervals			
79 Borings	VOCs, SVOCs, metals, PCBs, pH 2 depth intervals	TCLP lead (32 of the 79 borings) 1 depth interval	TPH (24 of the 79 borings) 2 depth intervals	Organic Carbon Fraction (4 of the 79 borings) 1 depth interval
Groundwater: 15 monitoring wells				
4 Monitoring Wells	TCL			
11 Monitoring Wells	VOCs, SVOCs, metals, PCBs			

Soil and groundwater samples will be collected and submitted under standard chain of custody procedures for analysis by a NELAP-accredited analytical laboratory for the parameters listed above. All investigation-derived wastes (IDW) (i.e., soil cores, purged groundwater, etc.) will be containerized in 55-gallon steel drums for eventual off-Site disposal. IDW will be sampled to obtain an approved waste profile.

Task 3 – Phase II ESA Report

Upon receipt of the laboratory analytical data, Roux will prepare a Phase II ESA Report detailing the investigation activities. The report will outline the work performed, provide and summarize the analytical results, and include the conclusions of the investigation and recommendations. The report will include an introduction and site background, summary of the RECs (if applicable) and risk areas, the methods and procedures used to collect the samples, the methods used to analyze the samples, a comparison of the soil and groundwater results to the appropriate state regulatory cleanup levels and exceedances,

if any, identified. The report will include text, figures, tables, boring logs, well logs, and the laboratory report.

The report will also include figures depicting the soil boring locations, photographic log of Site activities, and digitized soil boring/well logs. The scope of this investigation is intended for due diligence purposes associated with a real estate transaction and additional data collection may be warranted based on the results of the investigation to satisfy regulatory requirements.

Roux assumes that the field work can be completed in twelve 10-hour field days and that work-area or specific work time restrictions are not present.

Task 4 – Project Management

Roux will provide project management services which will include client communications, conference calls, coordination with subcontractors, etc.

PROJECT SCHEDULE

Roux will begin work on the project immediately upon receipt of authorization from DL3 and after the Phase I ESA is completed. The Roux Project Manager will provide up-to-date progress communications identifying any changes in the project schedule (not anticipated).

ESTIMATED PROJECT COSTS

Roux's estimated cost to complete the proposed SOW for this project is outlined in the table below.

Work Task	Estimated Cost
Task 1 - Document Review and Sampling Analysis Plan	\$ 16,636.70
Task 2 - Phase II ESA	\$ 221,530.71
Task 3 - Phase II ESA Report	\$ 29,261.30
Task 4 - Project Management	\$ 8,840.40
Total Estimated Cost	\$ 276,269.11

Estimated project costs are based on the following cost assumptions.

1. Roux assumes 10-hour field days.
2. Roux assumes that work can be completed by a non-union driller. Use of a union driller has the potential to significantly increase drilling costs. If this is required, Roux can amend our proposal as necessary.
3. Roux's cost estimate assumes standard turn-around time for laboratory sample analysis.
4. Roux's estimate does not include investigation derived waste disposal. Characterization is included and disposal costs can be determined after characterization is complete.
5. Roux assumes no responsibility for delays due to access restrictions to the property, or weather. Any delays may incur stand-by charges or require re-mobilization at an additional cost.
6. Additional soil, groundwater or soil gas sampling activities may be recommended and/or required to further delineate the full extent of the constituents of concern.
7. The scope of the investigation activities is not intended or guaranteed to satisfy all regulatory requirements.

8. Roux assumes that any permit fees will be paid directly by DL3.
9. Roux has not included any reporting activities with the Illinois Environmental Protection Agency. This can be completed and costs provided should DL3 choose to enroll the site into the voluntary Site Remediation Program to obtain closure in the form of a No Further Remediation letter.

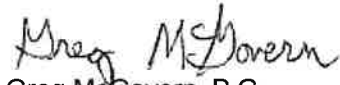
APPROVAL

Roux Associates appreciates the opportunity to provide this Proposal. If it is acceptable to you, please indicate your approval and authorization for Roux to commence the SOW by signing this Proposal in the space provided below (or by having an authorized representative sign it). All work will be completed in accordance with the agreed upon terms and conditions between Roux and DL3 dated March 24, 2023. All work will be billed monthly on a time and material (T&M) in accordance with the above cost estimate. Roux will not exceed the established project budget without prior written authorization. Changes in scope requested by DL3 or that are required because of unknown conditions at the time of the preparation of this proposal may appreciably impact the costs for performing the work.

Please retain a copy of this Proposal for your records. Upon receipt of the signed Proposal, Roux will commence the performance of the services as described in this Proposal. Should you have any questions or require further information regarding this Proposal, do not hesitate to contact Michael Hillebrenner by telephone at (630) 601-7021 or by email at mhillebrenner@rouxinc.com.

Sincerely,

ROUX ASSOCIATES, INC.



Greg McGovern, P.G.
Project Manager / Sr. Geologist II



Michael Hillebrenner, P.E.
VP of Operations / Principal

WEST PULLMAN DEVELOPMENT PARTNERS, LLC authorizes ROUX ASSOCIATES, INC. to commence the SOW set forth herein, and accepts and agrees to the General Terms and Conditions set forth in the enclosed Roux Associates' Professional Services Agreement and in this Proposal, incorporated therein.

(Signature)

(Title)

(Please Print Name)

(Date)