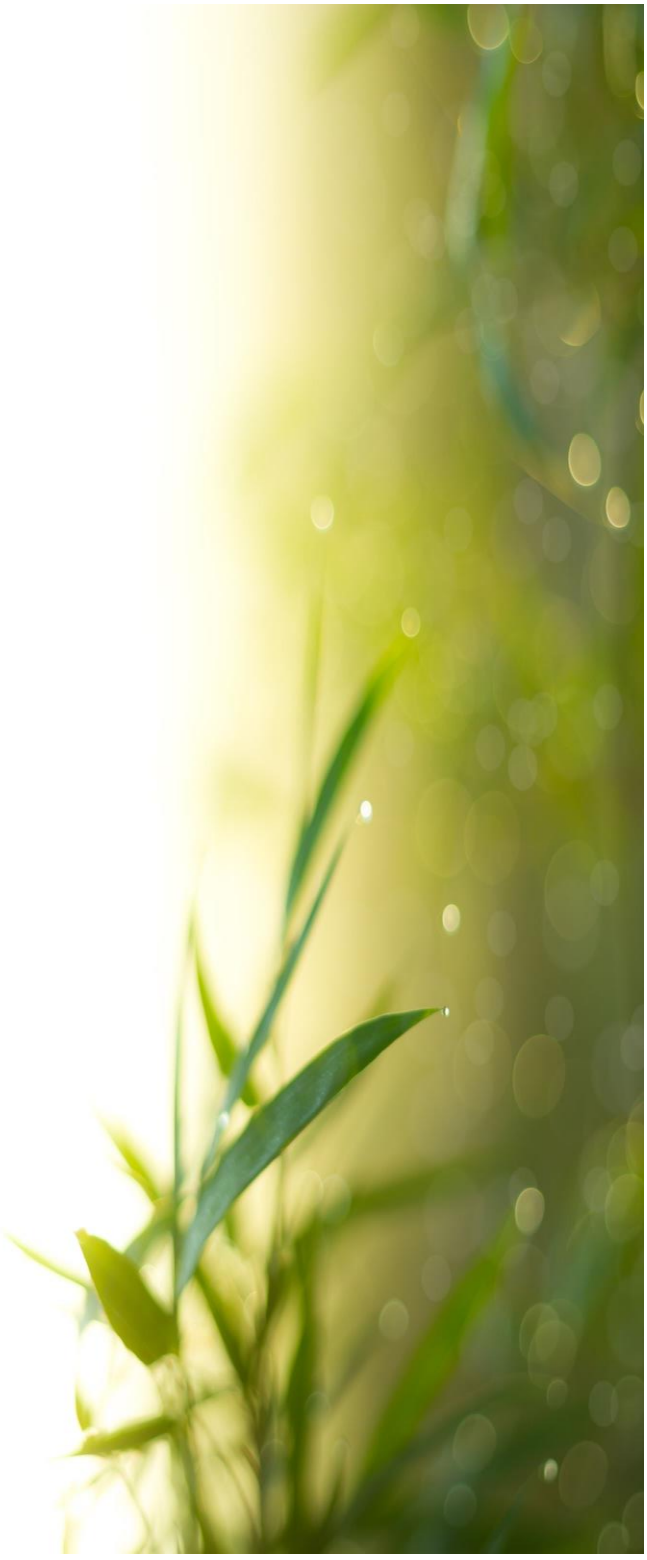
Environmental Services, Inc.

STATEMENT OF QUALIFICATIONS



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INTRODUCTION

Since 1992, EPS Environmental has made our clients our top priority. We offer a wide spectrum of services in the environmental field and provide tailored solutions to meet your needs. EPS Environmental has earned an outstanding reputation for being practical and experienced, not only in identifying recognized environmental conditions, but knowing the regulatory requirements and costs involved in resolving the issues. Hiring a less experienced firm may compound your risk, whether from cutting corners, adding unnecessary investigations, or by not following the most up-to-date ASTM standards.

With more than 30,000 projects and obtaining over 600 No Further Remediation (NFR) letters issued over the years, EPS Environmental has grown into a recognized leader in the industry. We are known for our responsiveness, quality and integrity. Our services include the following:

- Phase I Environmental Assessments
- Phase II Subsurface Investigations
- Regulatory Closure
- Underground Storage Tank (UST) Removals
- Leaking Underground Storage Tank (LUST) Closures
- Transaction Screen Assessments
- Record Search with Risk Assessments
- Walk-Through Inspections
- Phase I & II Environmental Report Reviews
- IEPA Site Remediation Program (SRP) Closures
- Contaminated Soil Evaluation and Remediation
- Hazardous Material Characterization and Removal
- Asbestos Surveys
- Environmental Consulting

PHASE I ENVIRONMENTAL PROPERTY ASSESSMENTS

Environmental liability is a major concern with property transactions. When it comes to real estate, owners, purchasers and lenders need to prepare for potential environmental liabilities no matter if you are buying, refinancing, leasing or selling a property. In most cases, property owners overstate, ignore or may not even be aware of the conditions of a property-which can lead to major consequences if not considered. Conducting a Phase I Environmental Property Assessment to identify actual or potential environmental contamination is one of the most prudent measures you can take to protect yourself.

A Phase I Environmental Property Assessment is a potential defense that all appropriate inquiries have been made to help you obtain “innocent landowner” defense. It is designed to develop information of environmental conditions associated with the Property. When entering into a real estate transaction, hidden environmental liabilities can be devastating, costing up to millions of dollars in some cases. If you are about to make a property transaction including a purchase, sale, lease or refinance, then environmental due diligence will be a key tool for you to manage risks and avoid liabilities.

EPS Environmental conducts hundreds of Phase I Environmental Property Assessments annually. We present practical consulting solutions to assist in achieving your transactions, whether it is the quantification of liabilities during the due diligence process or addressing potential issues prior to a divestiture to prevent devaluation and attachment of future liability to the seller.

PHASE II LIMITED SUBSURFACE INVESTIGATIONS

Whenever the environmental assessment has flagged areas of concern or environmental contamination was already known to be present on a property, a Phase II Limited Subsurface Investigation may be necessary. This process involves collecting physical samples from the site and analyzing them in a laboratory for hazardous substances and/or petroleum products. If contamination is identified above regulatory objectives, whether due to the history of the property or pollution migrating from adjacent properties, it is always better to know as soon as possible. The knowledge of contamination allows for more flexibility with purchase agreements, such as requiring the current landowner to clean up the site or reducing the cost of the property commensurate with the price of remediation.

EPS Environmental expertly conducts subsurface soil borings, collects soil and groundwater samples, and identifies contaminants of concern on site, while following the latest ASTM guidelines. We can also meet more sophisticated Phase II needs such as geophysical surveys to locate buried tanks or drums or even install and sample groundwater monitoring wells. If necessary, we can sample catch basins and perform wipe sampling, such as with PCB-containing transformers. Our Phase II Assessments will outline any additional site investigation needs and provide potential remedial actions.

EPS Environmental's professional staff use their knowledge of groundwater flow, the behavior of contaminants of concern, and the most up-to-date technology to target likely contaminated areas. We take environmental contamination seriously and can identify hazards that other companies might miss. Our Environmental Professionals have decades of experience between them and have conducted Phase II Assessments at a myriad of site locations.

REGULATORY CLOSURES

For contaminated properties, EPS Environmental's professional staff of geologists, engineers, project managers, and specialists can apply a variety of cost-effective remedial options to achieve regulatory closure through the IEPA Leaking Underground Storage Tank and voluntary Site Remediation Programs. To determine the appropriate remediation strategies for a particular site, EPS Environmental addresses the future land use, timing, and potential exposure routes with the appropriate engineering and/or institutional controls. EPS Environmental has experience with complex remediation methods to achieve closure objectives concurrent with site redevelopment plans.

EPS Environmental's range of environmental remediation services include:

- Soil excavation/disposal, bioremediation, soil vapor extraction (SVE), groundwater extraction and treatment
- Multi-tier risk evaluations
- Risk-based corrective action
- Environmental oversight/monitoring
- Groundwater monitoring
- Agency closure negotiations

UNDERGROUND STORAGE TANKS

Half a million Underground Storage Tanks (USTs) nationwide store petroleum or other hazardous substances. If these leak, they can release their contents into the environment, contaminating groundwater and soil, and leading to health and environmental risks. A Leaking Underground Storage Tank, or LUST, will require remediation and regulatory closure. Sometimes property owners are unaware their property even contains a UST. EPS Environmental utilizes a variety of resources to identify USTs, including identifying vent pipes and fill ports, or by using cutting-edge ground penetrating radar, and can inform our clients of the best course of action if one is present, according to current regulatory guidelines.

USTs can come in a wide range of sizes. An underground diesel tank, like one at a gasoline filling station, can be up to 55 feet long and hold 30,000 gallons. Waste oil storage tanks might only be 3 feet long with a reduced storage capacity of perhaps 50 gallons. However, every Underground Storage Tank has the potential to leak and adversely affect the environment around it. For this reason, EPS Environmental carefully evaluates the status of each UST we discover.

TRANSACTION SCREEN ASSESSMENTS

Transaction Screens are best utilized for low-risk sites such as residential or office buildings, or undeveloped properties. They involve a site visit, a records review including governmental and historical sources, and an extensive questionnaire, all for a more competitive cost than a full Phase I Environmental Property Assessment. Based on the results of the screen, one of our Environmental Professionals will determine potential environmental concerns (PECs) associated with the Property. Transaction Screens adhere to ASTM E1528-22 standards and will qualify the user for a Small Business Administration (SBA) loan, but they will not position parties for landowner liability protections under CERCLA. Transaction screens through EPS Environmental can be completed within ten (10) business days for your convenience.

Historical sources can be surprisingly illuminating. EPS Environmental has access to aerial photographs from the early 20th century, regularly consults archival maps and city permits when available, and has established relationships with many town and city governments to examine their historical records. Our staff compiles as much information as they can, then reviews the documents with an emphasis on environmental hazards.

RECORD SEARCH WITH RISK ASSESSMENT/REPORT REVIEWS

A Record Search with Risk Assessment (RSRA) essentially involves a review of government and historical records, along with a questionnaire, but does not include a physical site inspection by an environmental professional. If any risks are identified, a Phase I Environmental Property Assessment may be recommended. For that reason, RSRAs are a basic risk management tool and will not qualify the user for landowner liability protection, but they are a good option for specific properties. EPS Environmental will review and evaluate based on a records search and categorize the property as low, elevated, or high risk for contamination within just 3-5 business days.

A report review is advisable when a previous Phase I or Phase II report generated by another environmental consultant needs to be verified by an approved vendor or simply undergo an independent quality check. EPS Environmental will carefully comb through the report and assess the validity of the conclusions and recommendations within. We are proud of our integrity, thoroughness, and attention to detail.

Although EPS Environmental tends to concur with most of the reports we review, every so often we do catch mistakes or an oversight that another consultant may have missed. Recognized Environmental Conditions can be also categorized as Historical or Controlled, and each classification has different ramifications for remediation of a site. Report reviews are a crucial step for many properties and lending parties recommend them for a reason.

ADDITIONAL SERVICES

- Walk -Through Inspections
- Contaminated Soil Excavation and Remediation
- Hazardous Material Characterization and Removal
- Asbestos Surveys
- Ground Penetrating Radar and Magnetometer Surveys
- Environmental Consulting

PROJECT EXPERIENCE

Former Edgewater Hospital, now Anderson Point Apartment Complex-Chicago, Illinois

“The Most Frustrating Building to Demo”

After its closure in 2001, the historic Edgewater Hospital sat vacant for 16 years. Before it could be cleared for development, EPS Environmental completed a Phase I, wherein former Underground Storage Tanks were identified and a Phase II Subsurface Investigation was recommended. As part of the Phase II, EPS conducted soil borings and installed a groundwater monitoring well. Luckily, EPS was able to conclude no petroleum contamination existed on the site, but the presence of asbestos, radiological equipment and mercury-containing appliances complicated demolition. Because part of the former hospital was slated to become a park, the Chicago Park District instituted stringent environmental remediation guidelines beyond what most developers must adhere to. At one point during redevelopment, because of a contractor’s mistake, EPS Environmental had to return to the site to hand-sift through rubble to find potentially hazardous electrical components. Now, however, instead of a neighborhood eyesore, this once historic site has found new life as a 155-unit apartment building and a park the community can be proud of and enjoy.

https://www.dnainfo.com/chicago/20170811/edgewater/andersonville-edgewater-medical-center-demolition-tod-mullen-mcz-development

BEFORE

AFTER

Geneva Crossing-Carol Stream, Illinois

The site of a dry cleaners was identified by a consulting firm to have contamination from the use of chlorinated solvents. These are part of a group of chemicals known as volatile organic compounds (VOCs) that are highly mobile and heavier than water, which means they easily accumulate in soil and groundwater beneath a property. This specific site used VOCs for many years before switching to newer technology to dry clean fabrics. EPS Environmental's Phase II revealed acetone (a VOC) soil contamination, as well as generalized VOC groundwater contamination and Volatile Chemical (VC) soil gas contamination.

In order to treat these varying types of contamination, EPS Environmental utilized cutting-edge bioremediation methods. Approximately 150 gallons of microorganisms mixed with water and dextrose were injected into the subsurface throughout the contaminated zone. To monitor effectiveness, EPS regularly took groundwater and soil samples. A year after the initial contamination was discovered, no concentrations of VOCs or VCs were identified in soil, groundwater, or soil gas above regulatory objectives. This site was successfully remediated, with a No Further Remediation letter from the IEPA issued subsequently.

https://cl-solutions.com/photographs-of-field-applications-of-bioaugmentation/

Dry Cleaning Machine

Drums Containing VOCs

Application of Microorganisms

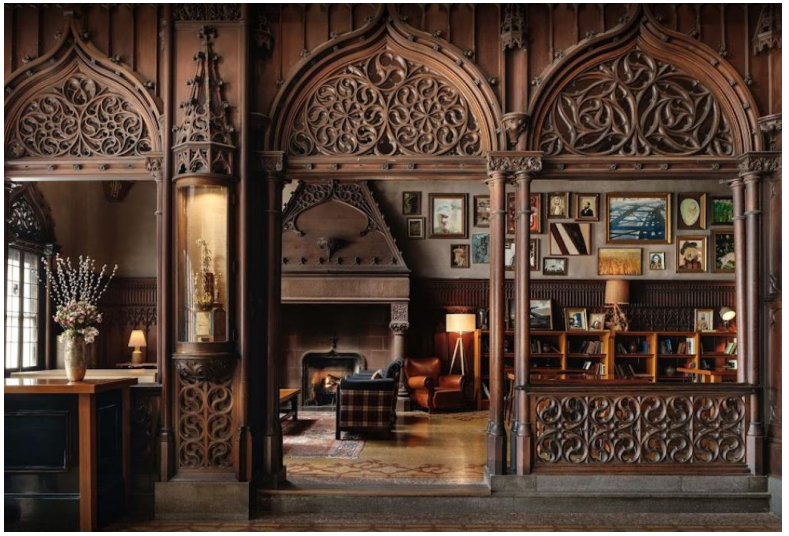
Chicago Athletic Association-Chicago, Illinois

“Midwest Project of the Year”

This historic Chicago landmark opened in 1893 during the World’s Columbian Exposition. Originally a private club that catered to the wealthy, it closed its doors in 2007 due to dwindling membership. However, the building was too beautiful to tear down, with a façade based on the Doge in Venice, Italy, so developers decided to reopen it as a hotel a few years later. They contracted EPS Environmental to assess the site-one of the most ambitious projects downtown Chicago has ever seen, in arguably its highest-trafficked locale. When EPS inspected the site, a heating oil tank was identified as a Recognized Environmental Condition (REC). Once this hazard was pumped out, cleaned, and the impacted soil disposed, the site was ready for redevelopment. Now this once-exclusive club is open to welcome the public for the first time, featuring new and old award-winning architecture.

https://www.enr.com/articles/40881-midwest-project-of-the-year---chicago-athletic-association-hotel

BEFORE



AFTER

Fox Valley Apartments-Aurora, Illinois

Two sites, both former historic school buildings, have been selected to be transformed into affordable housing units. The 100 Oak Avenue site is slated to become 11 apartment units and a health clinic for low-income families, while the 641 South Lake Street property will become 14 apartment units. An additional building of new construction will hold the rest of the units. At least 30 percent of the units will be available to renters at only 30 percent of the area's median income. However, before construction can move forward, these historic sites need to be cleared for environmental hazards.

At both 100 Oak Avenue and 641 South Lake Street, EPS Environmental identified at least one removed Underground Storage Tank (UST) with potential past releases on the property. A Phase II was subsequently conducted at both locations, wherein EPS took samples and checked for soil and groundwater contamination. After analysis, both sites were declared not contaminated, and the project was ready to move forward.

https://mcshaneconstruction.com/fox-valley-apartments-affordable-housing-construction/

Breaking Ground on a Ground-Breaking Project

One333 & 1345 South Wabash-Chicago, Illinois

In 2013, EPS Environmental was contracted by CMK Companies to clear the way for the first high-rise condominium to be built in Chicago after the economic downturn of 2008. This leading real estate firm targeted 1345 South Wabash for a 15-story condominium structure and 1333 South Wabash (also known as One333) for a 28-story apartment tower. At the time, housing recovery was slowly on the upswing, but builders were too cautious to go all-in on a high-rise. Fortunately, by the time the projects were built, they were already 75-100% leased due to high demand for housing.

When EPS Environmental arrived to assess the sites for environmental hazards, they saw two large empty parcels of land in a bustling downtown area. Although both sites had been developed throughout the years with various residential and commercial structures, none of the previous activities posed any risk of contamination. After a thorough review of historic records and an inspection of the vacant land, EPS cleared the area for the development of two much-needed high rises, with LEED certification.

https://www.architectmagazine.com/project-gallery/1345-s-wabash

BEFORE

AFTER

Former Schwinn Bicycle Plant-Chicago, Illinois

One of the largest bicycle manufacturers in the United States was once located in Chicago, and it helped popularize bikes as we know them today. Before the invention of the modern bicycle chain in the 1870s, people rode around on “penny-farthings,” which had disporportionally large front wheels and were much more expensive. Cycling quickly become popular once the modern bike frame was established, for transportation uses and even in the form of spectator sports and cycling clubs. However, once automobiles become more wide spread, bike manufacturers had to remain competitive. Ignaz Schwinn developed racing bikes, pleasure cruisers, and tandem bikes, and developed a partnership with then-mail-order giant Sears. His business savvy meant that by 1950, Schwinn made up to a quarter of all the bicycles made in the United States. Its bike factories in Chicago were continuously in business from 1901 until the early 1980s.

However, environmental regulations were virtually nonexistant during the heyday of the Schwinn Bicycle Plant. Former manufacturing operations typically used petroleum-based and/or chlorinated-based solvents, oils, thinners, paints, lubricants, and other petrochemicals. When EPS Environmental assessed the site, they spotted several Recognized Environmental Concerns (RECs) that needed to be addressed through a subsurface investigation.

https://news.wttw.com/2021/02/11/ask-geoffrey-schwinn-bicycle-company

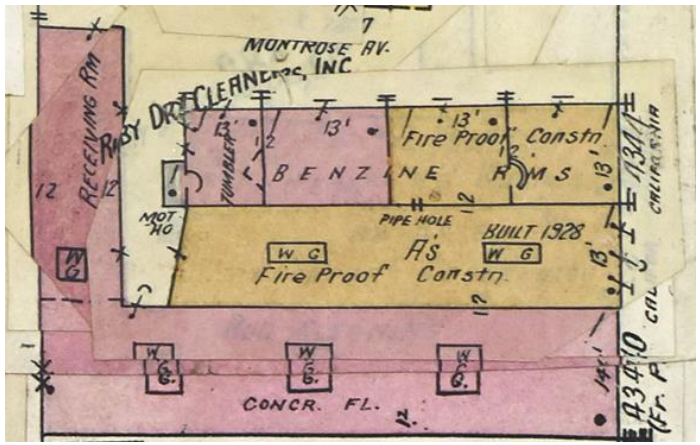
Ruby Dry Cleaners-Chicago, Illinois

One of the oldest dry cleaners in Chicago, this site was built in 1923 and had operated as a cleaners for 100+ years. On Sanborn Fire Insurance Maps, which show the layout of the property, a 'benzene room' is clearly labeled. Benzene, a carcinogen, was originally used to dry clean clothing before being replaced by chlorinated solvents. Now we understand the harmful effects these types of chemicals have on human health and the environment, which is why this site was so challenging to fully remediate.

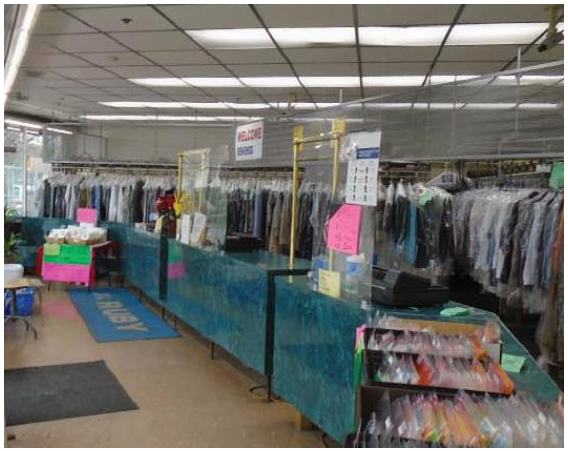
In the first Phase I conducted by EPS Environmental, contamination was identified as a possible issue, so EPS further investigated the site through soil borings and groundwater sampling. A great deal of contaminated soil was identified in the 0.20 acre parcel that was once the aforementioned 'benzene room.' This soil and the overlying concrete was removed, disposed off-site, and potassium permanganate was applied to the remaining soil to oxidize it. Finally, infiltration soil borings were installed to reduce concentrations of lingering chlorinated solvents. The contamination remaining in the remainder of the site still needs to be addressed, however, by enrolling into the IEPA Site Remediation Program (SRP) and repeating the process.

Hopefully this property will soon be ready for the owner's dream of tearing down the existing buildings and developing a mixed-use, affordable housing complex adjacent to Horner Park.

https://blockclubchicago.org/2019/12/20/ruby-dry-cleaners-owner-wants-to-build-affordable-housing-to-honor-her-fathers-dying-wish/



Sanborn from 1928



Current-day Cleaners

White Cap Manufacturing Plant-Chicago, Illinois

The White Cap Company was founded in Chicago in 1926 by three brothers. They revolutionized the food industry by developing a high-speed sealing process using brand new “Vapor Vacuum” technology. The bottling plant at 1819 North Major Avenue boomed around the time of World War II, when metal was limited and food packers were forced to go from cans to glass. Further innovation during the 1950s, including the invention of twist-off caps, led White Cap to produce 75% of the closures sold during this time. The Major Avenue plant provided its employees with free soup, coffee, and ice cream every day.

Unfortunately, business eventually subsided, and the Chicago White Cap plant closed in the early 2000s. Now, the City of Chicago is seeking to rebuild on that site and boost the surrounding neighborhood of Austin. Existing contamination in the soil and groundwater has been identified, with the IEPA issuing both focused and comprehensive No Further Remediation (NFR) letters. These letters indicate terms and conditions under which the contamination must be managed. For example, the former White Cap plant is restricted to commercial or industrial land use, the groundwater cannot be ingested, and engineering barriers must remain in place over the contaminated soil. EPS Environmental flagged these hazards as CRECs-controlled recognized environmental conditions-that won’t prevent future construction on the site, but instead ensure that contamination is appropriately managed.

https://www.madeinchicagomuseum.com/single-post/white-cap-co/

White Cap Ad

Vapor-Vacuum Jar Cap Opener

Current Plant Photo