

CL4WF Woodlawn RFA

Environmental Requirements

THE FOLLOWING PINs HAVE ENVIRONMENTAL REQUIREMENTS:

20-23-100-009-0000	6326 S MARYLAND AVE
20-23-100-018-0000	6354 S MARYLAND AVE
20-23-101-003-0000	6301 S MARYLAND AVE
20-23-101-006-0000	6347 S MARYLAND AVE
20-23-101-008-0000	6311 S MARYLAND AVE
20-23-101-012-0000	851 E 63RD PL
20-23-101-017-0000	852 E 64TH ST
20-23-104-003-0000	6315 S DREXEL AVE
20-23-104-017-0000	6359 S DREXEL AVE
20-23-105-019-0000	6411 S INGLESIDE AVE

The Developer shall perform and provide the City with a Phase I Environmental Site Assessment ("Phase I ESA") compliant with ASTM E-1527-13 for the Property prior to and conducted, or updated, within 180 days prior to the conveyance of the Property.

In the event that the Phase I ESA for the Property identifies any Recognized Environmental Conditions ("RECs"), the Developer shall perform a Phase II Environmental Site Assessment ("Phase II ESA") to ascertain the presence of any environmental impacts that may be associated with the RECs. Upon the City of Chicago Department of Assets, Information, and Services' (AIS) request, the Developer shall perform additional studies and tests for the purpose of determining whether any environmental or health risks would be associated with the development of the Project on the Property, including, without limitation, updating or expanding the Phase I ESA and performing initial or additional Phase II testing.

The Developer shall cooperate and consult with the City at all relevant times (and in all cases upon the City's request) with respect to environmental matters. AIS shall have the right to review and approve the sufficiency of the Phase I and Phase II ESAs (if needed). The City must be named in a reliance letter for all environmental assessment reports produced concerning the Property.

If the Phase I ESA identifies any recognized environmental conditions in connection with the Property, then the Developer must obtain a Phase II Environmental Site Assessment ("Phase II ESA") for the Property. The City shall have the right to review and approve the scope of work prior to the Phase II ESA being conducted. The Phase II ESA, if required, must be approved by the City.

If contamination is noted above residential remediation objectives as determined by Title 35 of the Illinois Administrative Code (“IAC”) Part 742, then the Developer must enroll the Property (or any portion thereof) in the Illinois Environmental Protection Agency (“IEPA”) Site Remediation Program (“SRP”), unless the City determines that it is not necessary to enroll the Property in the SRP.

The Developer shall remove any soil or soil gas not meeting the requirements of 35 IAC Section 742.305. Any underground storage tanks (“USTs”) identified must be removed and closed in accordance with applicable regulations including Title 41 of IAC Part 175 and any identified leaking USTs must be properly addressed in accordance with 35 IAC Part 734.

If the Developer enrolls (or is required to enroll) the Property in the SRP, the Developer acknowledges and agrees that it may not commence construction on the Property until the IEPA issues a Remedial Action Plan Approval Letter (“RAP Approval Letter”) for the Property.

Upon receipt of the RAP Approval Letter for the Property, the Developer covenants and agrees to complete all Remediation Work necessary to obtain a Final Comprehensive residential No Further Remediation (“NFR”) Letter for the Property using all reasonable means. The City shall have the right to review in advance and approve all documents submitted to the IEPA under the SRP, as amended or supplemented from time to time, including, without limitation, the SRP Documents and any changes thereto, and the Developer’s estimate of the cost to perform the Remediation Work. The Developer shall bear sole responsibility for all costs of the Remediation Work necessary to obtain the Final Comprehensive residential NFR Letter, and the costs of any other investigative and cleanup costs associated with the Property. The Developer shall promptly transmit to the City copies of all Environmental Documents prepared or received with respect to the Remediation Work, including, without limitation, any written communications delivered to or received from the IEPA or other regulatory agencies. The Developer acknowledges and agrees to not request a certificate of occupancy for the Project from the Department of Buildings (DOB) until the IEPA has issued, and the Developer has recorded with the Cook County Clerk’s Office and the City has approved, a Final Comprehensive residential NFR Letter for the Property (to the extent required), which approval shall not be unreasonably withheld. If the Developer fails to obtain the Final Comprehensive residential NFR Letter within six (6) months of the submission of the Remedial Action Completion Report to the IEPA, then the City shall have the right to record a notice of default of this RDA against the Property.

The Developer and Homebuyer must abide by the terms and conditions of the Final Comprehensive residential NFR letter.

THE FOLLOWING PINs HAVE NO ENVIRONMENTAL REQUIREMENTS:

20-23-100-014-0000	6340 S MARYLAND AVE
20-23-100-015-0000	6346 S MARYLAND AVE
20-23-100-016-0000	6350 S MARYLAND AVE
20-23-101-020-0000	845 E 64TH ST
20-23-101-031-0000	6340 S DREXEL AVE
20-23-104-007-0000	6331 S DREXEL AVE
20-23-104-016-0000	6359 S DREXEL AVE
20-23-103-005-0000	6413 S MARYLAND AVE
20-23-103-007-0000	6419 S MARYLAND AVE
20-23-103-014-0000	854 E 64TH PL
20-23-103-018-0000	6441 S MARYLAND AVE
20-23-105-066-0000	6452 S INGLESIDE AVE
20-23-106-029-0000	6431 S ELLIS AVE