

A blue geometric logo consisting of three stacked, offset rectangular blocks.

SEDGWICK
PROPERTIES

A logo with a colorful grid pattern to the left of the text "RIVER FOREST".

RIVER FOREST
Proud Heritage • Bright Future



Class A Living

Class A
Community



Class A
Development



Class A
Living



Class A Process

Vision

One of a Kind Development™

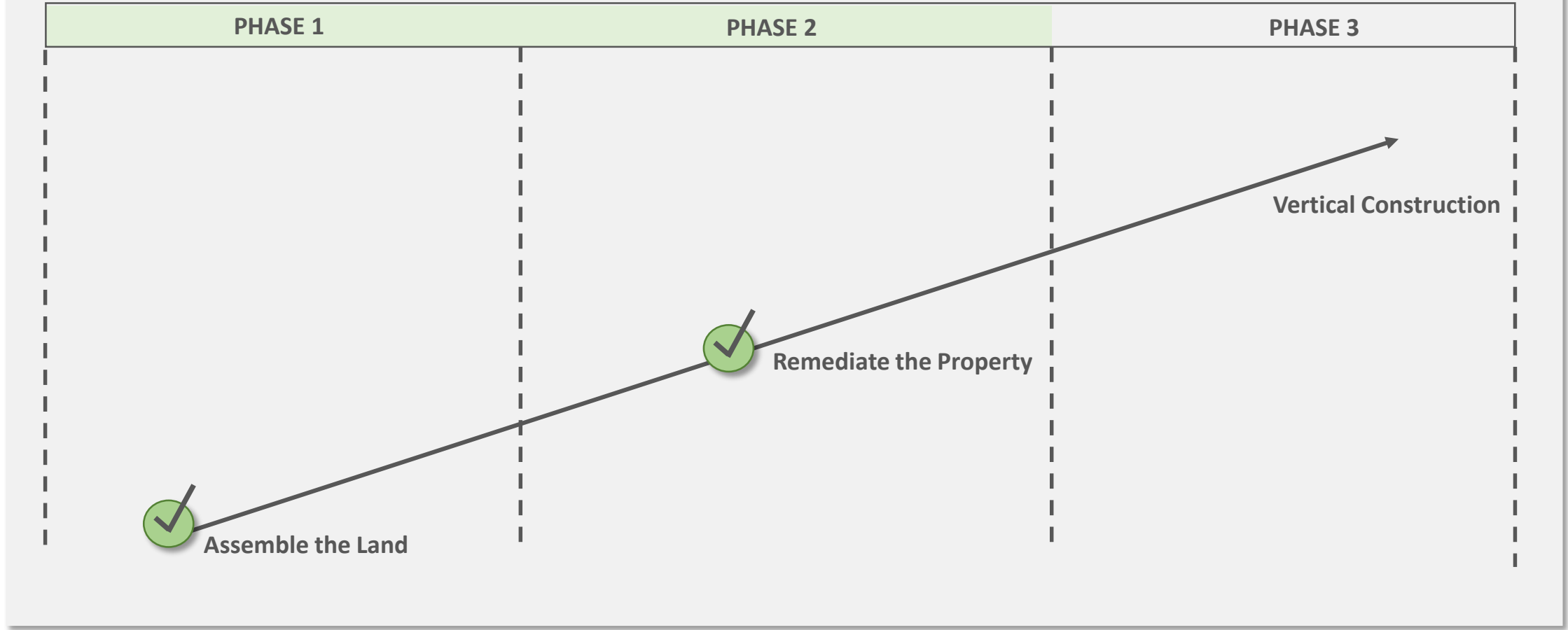


**Highlighted
Amenities**

- Private Elevator Access
- High Volume Ceilings
- Expansive Indoor & Outdoor Living
- Luxury Finishes
- Quality Premium Views
- 2:1 Parking

Building the Vision

3 Phase Step Approach



Update Topics

Project Milestones

Stack of documents including:

- Next Phase of Construction
- Current Activities & Permit Status
- Recent Milestones

The 'Recent Milestones' document shows a timeline with the following stages and activities:

Pre-Con Loan	Land Acquisition	Demolition	ComEd Relocation	Remediation
<ul style="list-style-type: none"> Preconstruction Closing TIFF Funds 	<ul style="list-style-type: none"> Acquired the Land Acquired all Buildings on the Property Litigation with Tenants 	<ul style="list-style-type: none"> Demolition of all Buildings on Property Recycled All Materials Associated with Demolition 	<ul style="list-style-type: none"> ComEd Removed Power Lines from Site ComEd Re-Routed Power to the Entire Block 	<ul style="list-style-type: none"> Treatment of soil has been completed Remediation Report to IEPA has been Submitted for Review and Letter of Acknowledgement

Next Phases of Construction

Stack of documents including:

- Recent Milestones
- Current Activities & Permit Status
- Next Phases of Construction

The 'Next Phases of Construction' document features a Gantt chart showing the timeline for various construction activities from April to October:

Activity	Start	End
Site Exploration	April	May
Building Permit	April	June
Site Utilities Removal	April	June
Demolition	June	July
Site	April	October
Preconstruction / Remediation	June	August
Foundations / Vertical Construction	August	October

Retail and Residential Market

Stack of documents including:

- Recent Milestones
- Next Phases of Construction
- Market Acceptance

The 'Market Acceptance' document includes:

- State of the Market - Jameson Sotheby's Update
- Time Construction Pre-Sales vs. Resale
- RF Buyer Profiles & Product Type
- One of a Kind Development

Project Milestones

Acquisition

- Acquisition of Land
- Acquired all Buildings on the Property
- Litigation with Tenants

Demolition

- Demolition of all Buildings on Property
- Recycled All Materials Associated with Demolition

ComEd Relocation

- ComEd Removed Power Lines from Site
- ComEd Re-Routed Power Distribution to the Entire Block

Remediation

- Treatment of soil has been completed
- Remediation Report to IEPA has been Submitted for Review and Letter of Acknowledgement

Remediation Process

Phase 1

- The dry-cleaning facility's Site Remediation Program listing was noted to be inactive.
- Supplemental testing was conducted to evaluate planned construction spoils and areas of the site where tetrachloroethylene (PCE) was previously identified above the soil saturation limit.

Phase 2

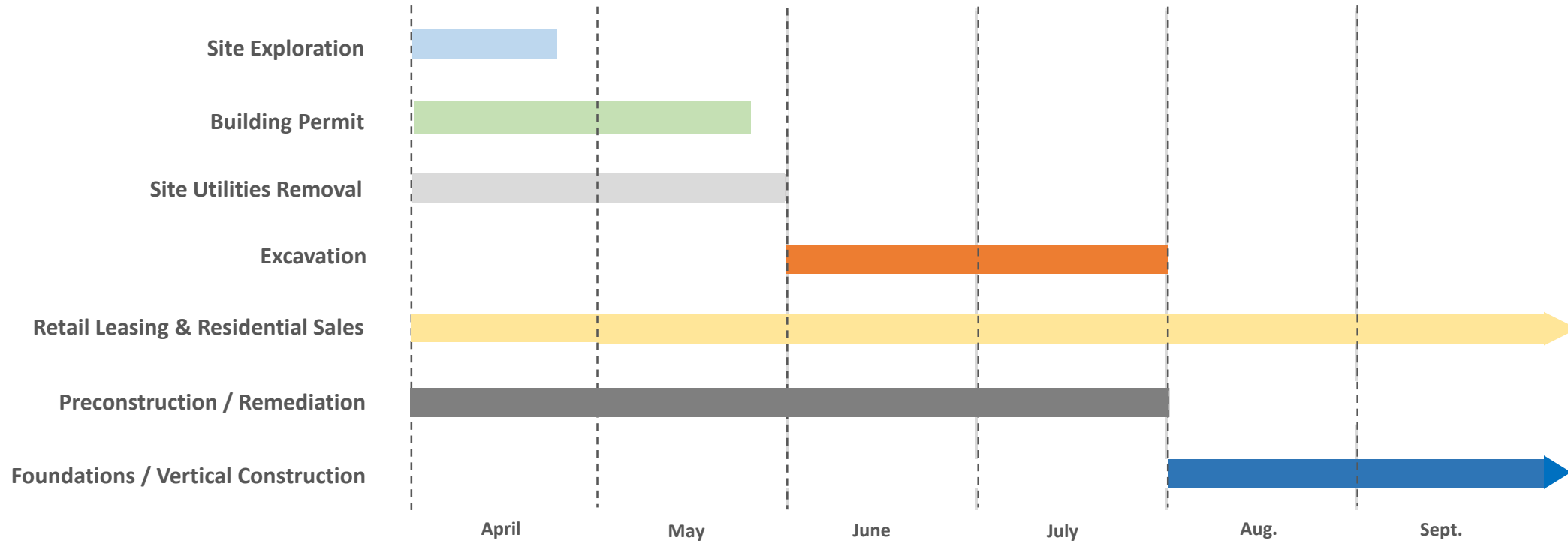
- The site was re-enrolled into the Site Remediation Program and an Amended Focused Site Investigation Report/Remediation Objectives Report/Remedial Action Plan (Amended FSIR/ROR/RAP) was submitted to the Illinois EPA.
- A Budget for supplemental sampling and remediation was submitted to the Illinois Drycleaners Environmental Response Trust Fund (Trust Fund). The Trust Fund approved the budget.
- The Illinois EPA disapproved the Amended FSIR/ROR/RAP. The Illinois EPA requested additional sampling but noted that the site-specific soil saturation limit calculated for PCE and the plan to address PCE concentrations above the limit were approved.
- Responses to Illinois EPA Comments letter, which included a sampling plan for supplemental testing, was submitted to the Illinois EPA.
- The Illinois EPA conditionally approved the Responses to Illinois EPA Comments.
- Supplemental testing was conducted in accordance with the Illinois EPA-approved plan.
- In-situ chemical oxidation was performed to remediate PCE concentrations exceeding the Illinois EPA-approved soil saturation limit.
- Confirmation sampling was performed.
- Analytical results identified one concentration of PCE that remained above the soil saturation limit (in the northwestern portion of the treatment zone).
- A Budget request was submitted to the Trust Fund to request approval for supplemental confirmation sampling in the northwestern portion of the treatment zone.
- The Trust Fund approved the budget for supplemental confirmation sampling.
- Supplemental confirmation sampling was performed.
- Analytical results obtained, confirmed that PCE concentrations had been reduced to below the Illinois EPA-approved soil saturation limit.
- All legal issues are resolved, demolition of existing buildings is completed; Sedgwick buys out Keystone Ventures; Sedgwick initiates sales and marketing of RF-Lake Street.

Phase 3

- A Focused Site Investigation Report/Remediation Objectives Report/Remedial Action Plan Addendum (FSIR/ROR/RAP Addendum), dated February 5, 2021, was prepared to obtain Illinois EPA concurrence that active remediation is complete, and Illinois EPA approval of the plan for addressing residual compounds in place using engineering, preventive and institutional controls in accordance with the State's Tiered Approach to Corrective Action Objectives regulations.
- The FSIR/ROR/RAP Report was submitted to the IEPA. The Report will undergo a review by the IEPA and a letter of acknowledgement is anticipated.
- Engineered barriers and a venting system will be installed as part of planned construction activities.
- Following installation of engineered barriers and a venting system, a Remedial Action Completion Report will be submitted to the Illinois EPA to request a No Further Remediation (NFR) letter.

Next Phases of Construction

Next Phases of Construction



Retail Update

Retail Market – MID-AMERICA Update

River Forest Retail Market Update

RF Retail: Class A Premium Location / Target Tenants

Current Interest / Leasing Activity at RF Retail
- One LOI Currently Pending!



Market Acceptance

State of the Market – Jameson Sotheby Update

New Construction Pre-Sales vs. Resale

RF Buyer Profiles & Product Type

One of a Kind Development



Pre-Sales: Current Status

Current Sales Update

Successful Pre-Sales!

32% of Units Sold at RF

Continued Excitement at RF - Buyer Profile is Now Willing to Tour the Sales Center.





Thank You
<https://rf-lakestreet.com/>

