

## EXHIBIT NO. 1

### BUILDING REMEDIATION AND REDEVELOPMENT PLAN

**Category #1:** Work that must be done to cure dangerous and hazardous conditions identified by the City. This work must begin immediately upon receiving preliminary approval from NPS and completed by the dates listed below:

#### Exterior masonry work, west elevation

Begin work on repair and restoration of the entire Western building elevation façade by August 26, 2016.

Repair and restore entire western building elevation facade by Oct 31, 2017.

Repair (a) the entire west elevation façade, (b) that part of the east elevation façade over the Congress Expressway and (c) the underside of the building over the Congress Expressway by June 30, 2018.

#### Repair the underside of the building located above the rail line platform and rail line tracks

Complete temporary stabilization repairs to remediate all imminently hazardous conditions detailed in the Klein and Hoffman, Inc Condition Assessment Report titled "Parcel H (Old Post Office)" dated March 5, 2014 to that portion of the

underside of the building over the rail line platform and rail line tracks by March 31, 2017.

After consulting with Amtrak, provide the City with a written plan and schedule for the repair of that portion of the underside of the building over the rail line platform and rail line tracks. This task shall become effective within 180 days after the Effective Date of the Agreed Order.

Repair that portion of the underside of the building over the Easement area pursuant to Item #17 above by June 1, 2018.

### **Temporary Roof**

Remove the existing roof and install the new temporary roof by March 1, 2017.

### **Elevators**

The term “operating elevators” means elevators that have been inspected and certified on a temporary basis by the Department of Buildings and Fire Department.

By December 31, 2016, use best efforts to provide at least three (3) operating elevators to provide access to the building by emergency responders. The three elevators shall be: (1) Passenger Elevator #17 along the Harrison side of the building; (2) Freight Elevator #10 near the middle of the building and (3) another

passenger elevator on the Van Buren side of the building. In the event 601W is unable to finish the aforementioned work by the deadline contained herein, then 601W shall provide the Fire Department a timetable and new deadline by which 601W will provide an operating passenger elevator on the Van Buren side of the building.

By August 31, 2020, inclusive of the three elevators referenced in the foregoing elevator work, provide at least six (6) operating elevators, with at least one (1) on each side of the building and at least one (1) in the middle of the building, to provide access to the building by emergency responders. Two (2) of the operating elevators shall be located along the Van Buren side of the building; Two (2) of the operating elevators shall be located along the Harrison side of the building and Two (2) of the operating elevators shall be located in the middle of the building.

Install new elevators by August 31, 2020.

**Category #2:** Work that must be done following approval by state and feds to avoid jeopardizing availability of tax credits. Part II application to be submitted to NPS by July 31, 2016. Work to be started immediately after Part II approval received given by NPS:

Begin work on demolition of all ductwork, piping and overhead passageways and asbestos removal by August 15, 2016.

Begin inspection of the northern, southern and eastern building elevation façade and, thereafter, begin work on repair and restoration of the façade by September 1, 2016.

Remove all damaged walls by June 30, 2017.

Begin work on installation of new windows by March 1, 2017.

Install new windows by March 2, 2020.

Install new HVAC system by October 5, 2020.

Complete all interior demolition work and properly dispose of all asbestos materials by using licensed asbestos abatement contractors by April 17, 2019.

Renovate the historic lobby, building amenities and interior and exterior common areas by October 1, 2020.

Install new permanent roof by December 21, 2019.

By March 1, 2017, remove the existing exhaust fans and install new fans and ductwork where necessary and install new Fans #5a and 5b before installing any other new fans.

**Category 3:** Work that can begin immediately which does not require NPS approval:

Provide temporary utility service throughout the building by September 5, 2016.

Remove all moldy carpeting by February 28, 2017.

Install new fire alarm system by May 31, 2019.

Install new electrical system by October 5, 2020.

Install new plumbing system by October 5, 2020.

By March 1, 2017, use best efforts to maintain exhaust fans in a safe, sound and working condition at all times until the new fans are installed. The phrase “at all times” means 24 hours per day, seven days per week. Conduct weekly tests and evaluations to ensure the exhaust fans are operating at the optimal level of efficiency. The decommissioning of existing exhaust fans and the installation of any new exhaust fans shall be pre-approved by Amtrak and the Fire Department and individually sequenced to ensure 601W’s compliance with this Agreed Order and the Easement.

601W has completed the work to repair of Exhaust Fan #2.

Starting on the Effective Date of this Agreed Order, maintain Exhaust Fan #5A and 5B and keep in operation subject to the work referenced in this exhibit regarding removal of the existing exhaust fans and installation of new fans and ductwork where necessary and installation of new Fans #5a and 5b.

**Final rehabilitation work must be completed by 2021**

Rehabilitate the entire building in accordance with City approved plans and permits and bring the Subject Property in full compliance with the Municipal Code of Chicago by December 31, 2021.

**Additional Work**

Maintain the existing dry standpipe system, which includes but is not limited to all access points and existing standpipes, until a new sprinkler system is installed.

Remove all damaged flooring to the extent the work does not affect applications for Historic Landmark tax credits by September 30, 2017.

Begin work on installation of the new electrical, plumbing, HVAC and fire protection systems by November 1, 2017.

Begin work on renovation of the historic lobby, building amenities and interior and exterior common areas by November 1, 2018.

By December 31, 2018, repair (a) the entire north elevation façade; (b) the entire east elevation façade; (c) the entire south elevation façade; and (d) submit a final critical examination report to the Building Department once all façade work is completed.

Install the first 12 new high-speed elevators by December 31, 2018.