Avon Lake

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April 2023 Update

Safety

- The project had a subcontractor recordable injury on March 10, 2023.
- Repair of Turbine Room Floor.
- Security issues.
- 6720 Accident-Free Hours since 3-10-2023.
- ALERG Safety Committee meets bi-weekly
- ALERG, ARC & Trifecta all have full-time on-site safety representatives
- Task specific Work Plans are reviewed & approved by site team prior to start of new work
- All subcontractors have a Hazardous Communication Program and conduct morning safety tailgate meetings
- Over 35 on-site workers are First Aid & CPR trained
- Demolition area is cordoned off with red barrier tape with spotters in the area controlling access

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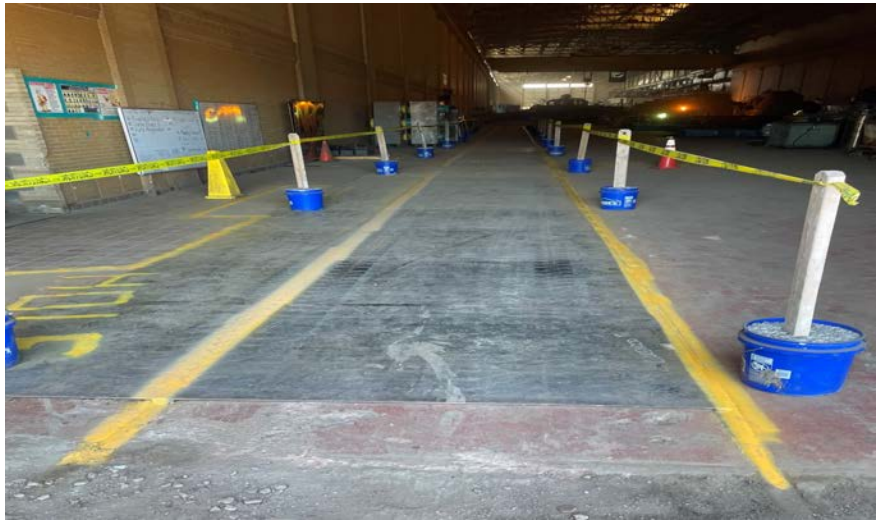

Abatement

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- Abatement of Boilers 9 & 10 was completed on April 6, 2023.
- Abatement in B-House (Boilers 1-8) was completed on April 15, 2023.
- Abatement of Boilers 11 & 12 has started & should be completed by May 12 and May 19 prospectively.
- Abatement of the Admin building has started and is scheduled to be completed by May 15.
- Asbestos Removed From Site:
  - 1500 Tons of asbestos friable materials
  - 200 Tons of asbestos non-friable materials

Demolition

- **Completed Demolition**
  - Demolition of coal yard structures has been completed
  - Conveyor over Lake Road has been removed.
  - Demo of U1-6 Generators has been completed.
  - Lake Erie plant intake and discharge have been closed off
- Completion of the Demolition of Precipitator #9 is scheduled for April 28, 2023.
- Demo on the U9 Ductwork and Support Steel to start next week.
- Power shutdown to the east side of the plant was completed on April 12, 2023.

- CEI planning additional transmission line removal starting on May 5. ODOT has requested that they be out of the area by June 1 to facilitate the paving project.

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Avon Lake Project Schedule

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Activity Description	Actual/Planned Start	Actual/Planned Finish
Close on the Property	4/4/22 (A)	
Power Station Demolition	4/4/22 (A)	12/11/24
Asbestos Abatement	4/25/22 (A)	6/13/23
Asset Recovery/Salvage	6/20/22 (A)	7/7/23
Plant-Wide Demolition	4/4/22 (A)	12/11/24
Coal Recovery	5/31/22 (A)	1/26/23 (A)
Plant Site Remediation	8/8/22 (A)	8/24/24
Site Restoration Complete		12/17/24

Environmental

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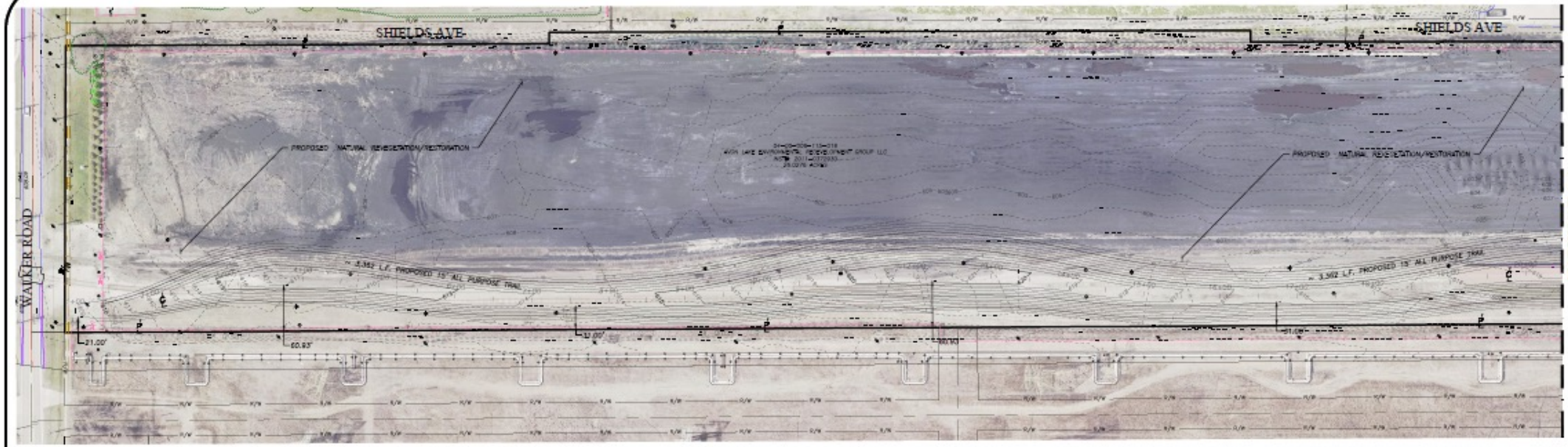
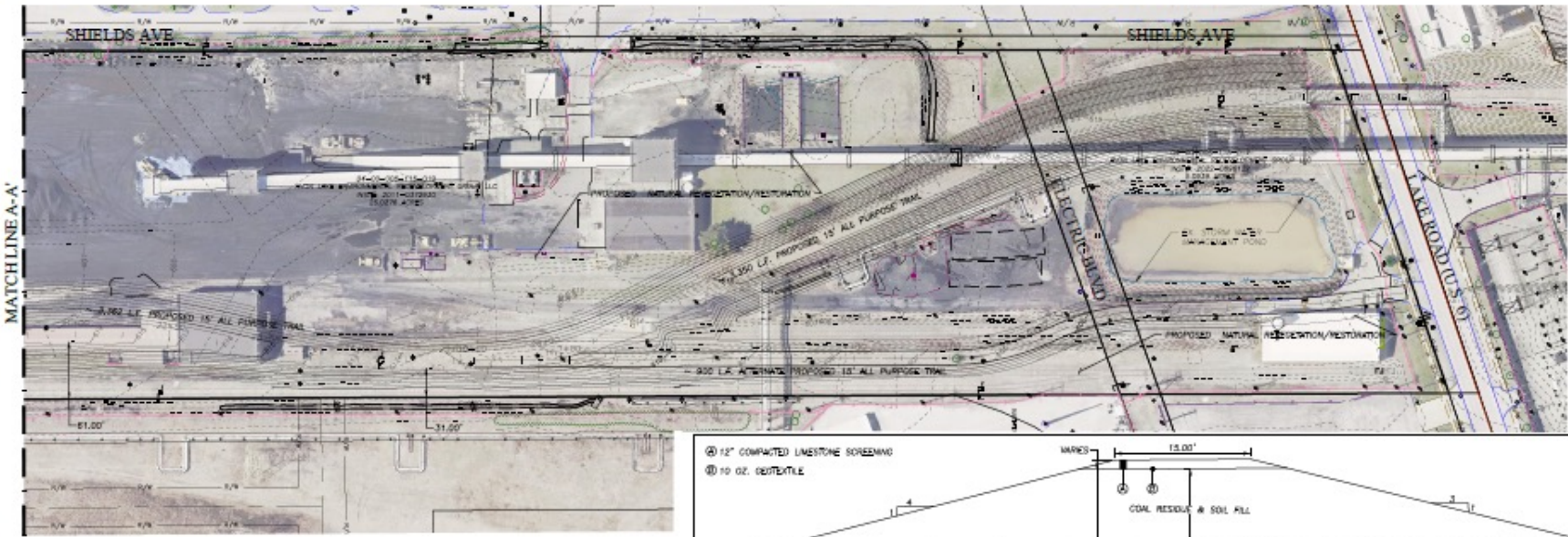
Coal Yard Environmental Update

- ✓ March 1, 2023 Phase I & II ESA Reports Completed and Available to Prospective Purchaser(s).
- ✓ Conceptual engineering for multi-use trail completed as preliminary plan for on-site management of coal fines/soil.





PROPOSED ALL PURPOSE TRAIL

COAL YARD BICYCLE TRAIL X-SECTION

SURVEY NOTES:

1. RIGHT-OF-WAY LINES, CENTERLINES, PARCEL LINES, ARE LINEWORK FROM ACAD FILE RECEIVED FROM RPF ON JANUARY 5, 2023.
2. 2022 SPRING AERIAL IS FROM LORAIN COUNTY AUDITOR.

DATE	BY	DESCRIPTION
03.14.2023	APA	SUBMITTED TO CLIENT FOR REVIEW

DRAWN BY: CAT

CHECKED BY: APA

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28835 N. HERKY DR., UNIT 120
LAKE BLUFF, IL 60044
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ALTERNATE PROPOSED ALL PURPOSE TRAIL OVERVIEW EXHIBIT

CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 1

JOB NO. 22-5889

Environmental Risk Transfer vs. Environmental Risk Reduction

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ERR has become part of our weekly team culture at all levels.

ERR is measured and benchmarked with quantitative results.

ERR creates permanence and sustainable results.

ERR is beneficial to the Project, the Community, Future Development, and the Environment.

Environmental Risk Reduction

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- ✓ Underground tunnel sealing/ pathway closures
- ✓ Off-site fly ash removal
- ✓ Off-site coal removal
- ✓ Off-site transformer oil removal
- ✓ Off-site asbestos removal
- ✓ Plant-wide Pb dust vacuuming and off-site disposal
- ✓ Off-site removal/disposal of rad source material
- ✓ Achievement of Ohio VAP risk-based standards for soil and groundwater

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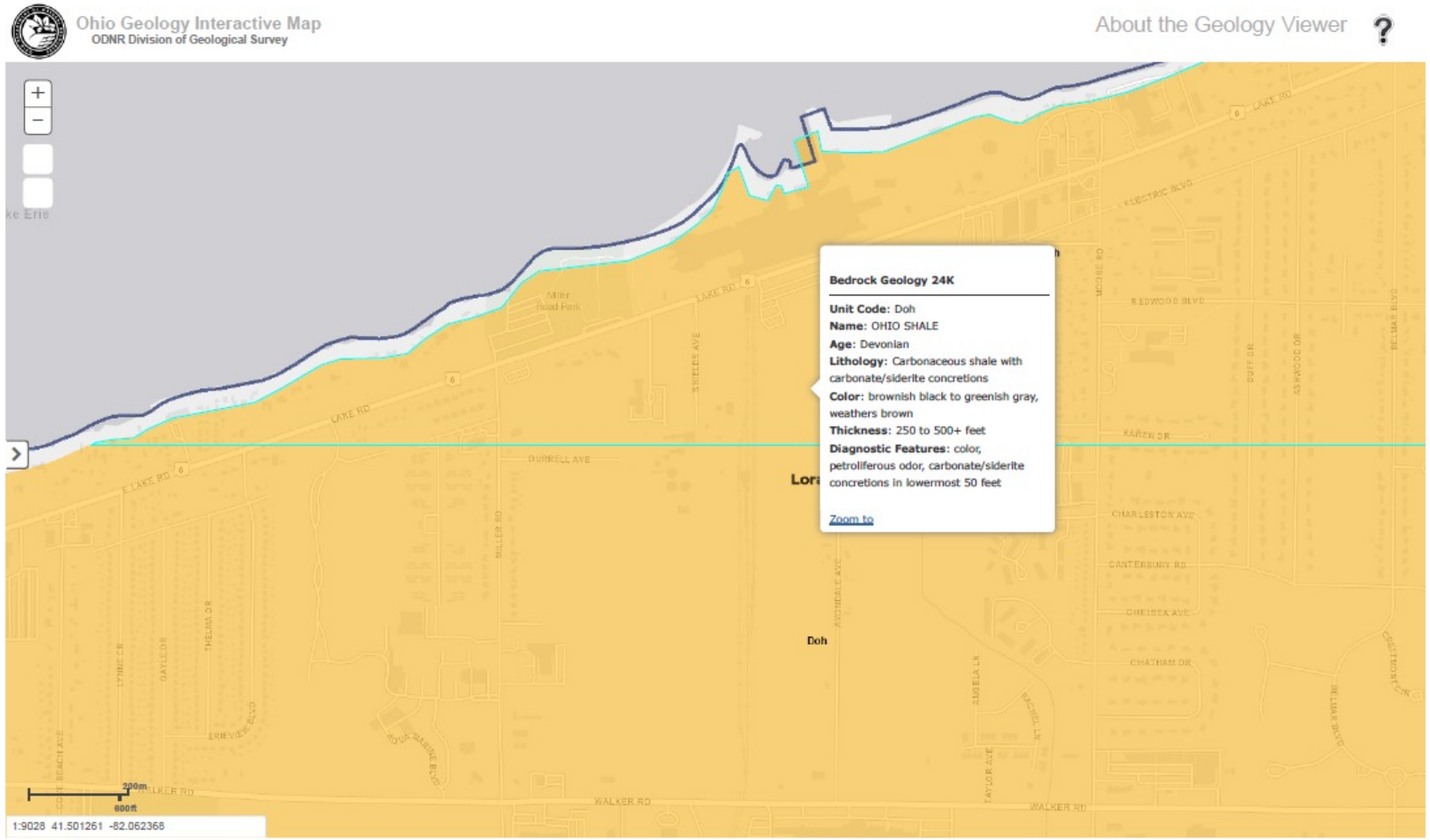
Following review of the CIC slide showing multiple identified areas, **Deigan** overlayed the borings from the Stage I Phase II Investigation conducted on the plant side of the property. Every IA shown on the map has multiple boring locations within its highlighted area as well as borings surrounding these areas.



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As reported by the Ohio Department of Natural Resources (ODNR) Division of Geologic Survey, the Former Power Plant site is underlain by Ohio Shale bedrock. The thickness of the bedrock is described as 250 to 500+ feet. Our Phase II investigation confirmed the presence of low permeable shale bedrock first encountered at various depths from 5-14 feet below ground surface on the Former Power Plant property.

Source: https://gis.ohiodnr.gov/website/dgs/geologyviewer/

ODNR Division of Geologic Survey Groundwater Vulnerability Index Map of Ohio - 2022

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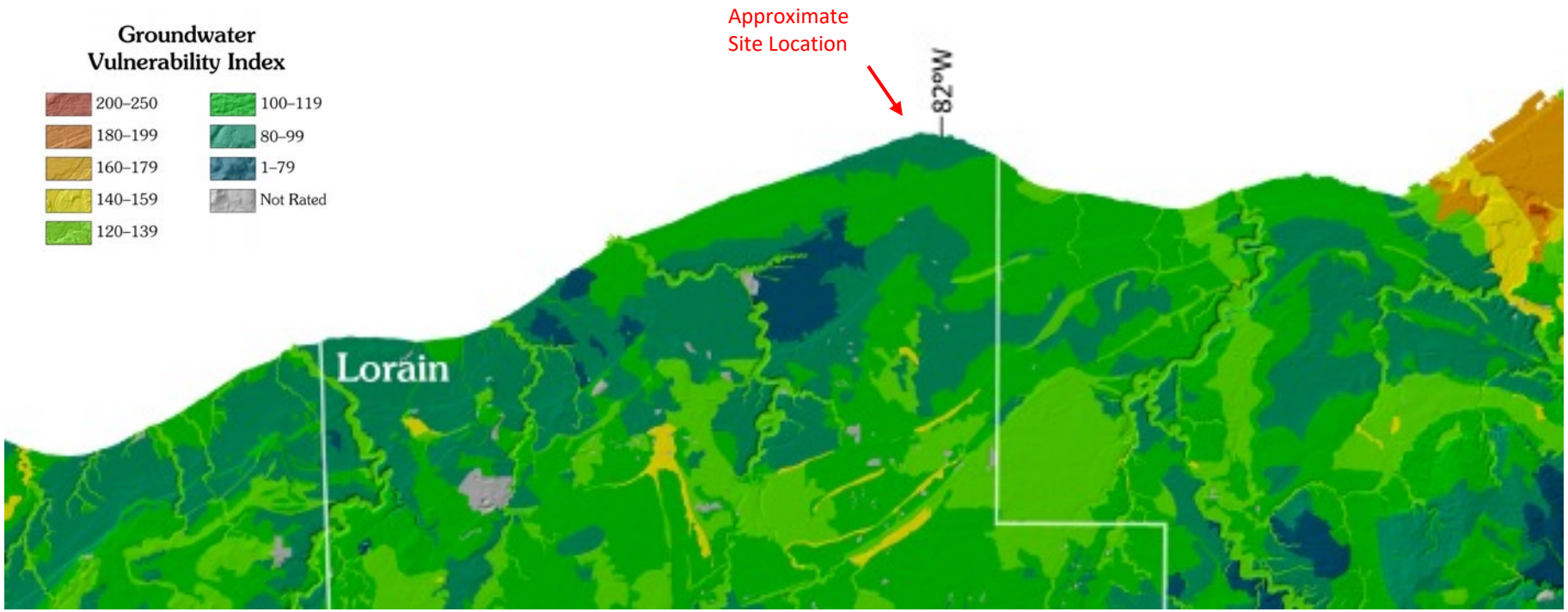

In 2022, ODNR Division of Geologic Survey published an updated Groundwater Vulnerability Index Map of Ohio. They used a multitude of data points to determine groundwater vulnerability across Ohio. The area where the Former Power Plant is located shows a low vulnerability to groundwater contamination based on the parameters observed by the ODNR (Depth to Water, Net Recharge, Aquifer Media, Soil Media, Topography, Vadose Zone Media, and Hydraulic Conductivity).

Source: https://ohiodnr.gov/static/documents/geology/GW2_Nelson_2022.pdf