

Resident Essential Items Cleaning Plan

April 1, 2026 version 3.3

Project Name: Fox Shore Apartments, 430 N River Street, Aurora, Illinois

Background

This document is a technical plan prepared for review by the Illinois Environmental Protection Agency (IEPA). This document will be utilized by property staff, abatement contractor, and environmental consultants to manage the handling and cleaning of essential items residents need to vacate the building. It outlines the procedures, protocols, and means and methods that will be employed by the abatement contractor for the collection, decontamination, and return of occupant essential belongings at Fox Shore Apartments. A separate resident-facing communication will be distributed to building occupants, summarizing the process in plain language and providing specific instructions for their participation.

Occupants of the building will be vacating their units prior to the execution of the Fox Shore's Cleaning Plan, which is provided under separate cover. This plan outlines the procedures for the safe collection, decontamination, cleaning, and return of residents' essential personal belongings that they are bringing with them to their off-site temporary housing accommodation. The objective is to prevent the spread of asbestos fibers while ensuring residents can recover their belongings in a safe and controlled manner.

Prior to the collection process, each occupied floor will be distributed a kit containing labeled laundry bags and a box for non-clothing items, along with a resident flyer detailing exactly what to include and what to expect. Residents will be notified of their designated drop-off window and their estimated pick-up time by floor, with cleaned belongings being collected outside the building from a clean trailer.

Preparation of the Decontamination Areas:

The abatement contractor will establish a decontamination area outside the building to collect, inventory, decontaminate, and return occupant personal items.

The abatement contractor will prep the decontamination areas as follows:

- Build a temporary enclosure or provide a structure to the site that is suitable to withstand the elements. The interior floor, walls, and ceiling will be prepped with polyvinyl sheeting. The enclosure entrance will have an air lock with z-flaps. A negative air machine will be placed inside the enclosure with exhaust air carried outside the enclosure.
- The Enclosure will contain three rooms:
 - Dirty Room – area designated for dropping off items
 - Decontamination room – area designated for cleaning items
 - Clean Room – area for temporary storage of cleaned items
- A decontamination unit consisting of a clean room, shower, and dirty room will be constructed for worker decontamination.
- A sturdy and lockable container impervious to weather will be placed on site for storage of occupant items as needed. The storage container will be secured with a heavy-duty padlock when not actively staffed. Access is restricted to authorized EHC personnel only.
- Next to this enclosure will be a trailer mounted laundry facility with eight washers and eight dryers. This will be connected to water and sewer. Wastewater will be filtered prior to discharge into the sewer. The water will be filtered with a triple filter system starting with 20 micron, 5

micron, and 1 micron cellulose filters. Filters will be monitored for pressure to allow replacement when pressure is observed. The laundry trailer will operate under negative air pressure and will be connected to the decontamination enclosure, functioning as a secondary decontamination room.

Collection of Possessions:

The scope of this plan is limited to essential personal belongings removed directly from occupied residential units only. These are the items residents will bring with them offsite during relocation. Items remaining in units will be cleaned in place as part of the broader remediation scope, as detailed in the Clean Up Work Plan. Essential belongings are defined as clothing (up to two weeks' worth), toiletries, medication, sealed (unopened) food items, work/school related stationery, and personal electronics. Residents will receive documentation clearly listing what qualifies as essential.

Residents will be responsible for packing their own essential belongings into the laundry bags and boxes provided. EHC personnel will collect packed bags and boxes directly from each unit on a scheduled floor-by-floor basis. Residents will not be transporting items themselves.

The abatement contractor will collect occupant possessions as follows:

- Residents will pack their essential belongings. Essential personal belongings are limited to items removed directly from occupied residential units only. Porous items must be packed in the laundry bags provided. Porous items include clothing (shirts, pants, underwear, socks, sleepwear) and footwear. Non-porous items (personal electronics, medication bottles, hard-surface personal care items, and/or stationery) must be packed separately in the provided box. Porous and non-porous items must not be mixed.
- EHC personnel will collect packed bags and boxes directly from each unit at the scheduled time. Upon collection, each resident's bag and box will be assigned a unique ID by EHC.
- Prior to sealing and tagging each bag and box, EHC personnel will conduct a visual inventory of the contents with the resident present. Items will be laid out and photographed to create a photographic record of the condition and contents of each resident's belongings at the time of collection. The resident will be asked to confirm the inventory before items are sealed.
- Upon decontamination, a fresh set of bags and boxes bearing the same unique ID will be used to store the residents' cleaned belongings, ensuring no cleaned items come into contact with the original containers used for collection.

Decontamination of non-porous materials:

The abatement contractor will clean non-porous materials within the decontamination enclosure as follows:

- Bring non-porous materials into the decontamination room
- HEPA vacuum surfaces
- Wet wipe surfaces
- Place cleaned items into plastic bags, seal the bag and transport them to the clean room
- Periodic wipe sampling will be conducted as a quality control measure to verify the decontamination process is working effectively.
- Once all inventoried items are cleaned, they will be stored for return to the occupant

Decontamination of porous materials:

The abatement contractor will clean porous materials within the decontamination enclosure as follows:

- Bring non-porous materials into the decontamination room.
- HEPA vacuum surfaces two times.
- Place porous items into a clean plastic inner bag. Place the inner bag inside an outer bag.
- Bagged porous materials will be transported to the laundry trailer in phases. Dirty loads will not be opened or processed in the same area or at the same time as clean loads being transferred to dryers or repackaged. Each phase — loading washers, transferring them to dryers, and repackaging clean items — will be completed sequentially to prevent cross-contamination between dirty and clean materials.
- Process porous materials through the dryers as needed. The laundering instructions on each item will be followed
- Following cleaning and bagging activities, periodic microvac sampling will be conducted as a quality control measure to verify the decontamination process is working effectively.
- Place porous materials into a clean plastic inner bag. Place the inner bag inside an outer bag.
- Transport bagged porous materials to the clean area to be stored for return to the occupant.
- Remove the outer bag and place the inner bag with porous items into the designated storage container.
- All bags will be disposed of as friable ACM waste.

Return of Possessions:

The abatement contractor will return decontaminated occupant possessions as follows:

- The return of cleaned essential items will be coordinated with the relocation team. Residents will be notified when their items are ready for pickup.
- Upon notification, residents must present the ID issued at collection to the abatement contractor, who will return all decontaminated items at that time.
- Once a resident collects their cleaned essential items, those items are not permitted back into the building. In the event a resident believes an item is missing or damaged, a claims form must be completed within seven (7) days of pickup. This window is intended to give residents adequate time to settle into their temporary housing and fully review their belongings before filing. Claims forms will be made available on site and via email and will be reviewed by the relocation team.

Exhibit A



Essential Belongings Collection & Cleaning Process

430 N River Street, Aurora, Illinois

⚠ Important: This process covers **essential items only** — items you need during your temporary relocation. All remaining belongings stay in your unit and will be cleaned in place as part of the remediation.

HOW IT WORKS — STEP BY STEP

- Receive your kit**
A laundry bag and a box will be delivered to your unit, along with your scheduled drop-off window.
- Pack in your unit**
Pack essential items into the correct bag or box (see guide). Keep clothing and non-clothing items separate — do not mix them.
- EHC collects from your unit**
At your scheduled time, EHC personnel come to your unit — you do not need to carry anything downstairs. Each container gets a unique ID and you receive a written receipt.
- Items are cleaned and stored securely**
Clothing is laundered on-site. Non-clothing items are HEPA vacuumed and wiped down. All cleaned items are stored in a secured, locked container on site.
- Pick up and depart**
Within approximately 5 days you will be notified your items are ready. Bring your receipt to collect. **Once collected, items may not be brought back into the building.**

17 YOUR TIMELINE AT A GLANCE



MISSING OR DAMAGED ITEMS

📄 Claims must be submitted within 48 hours of pickup
In the event you believe an item is missing or damaged, you must complete a claims form within 1 week of pickup. Claims forms will be made available to residents on site and via email and will be reviewed by the relocation team.

👜 WHAT TO PACK — APPROX. 2 WEEKS

Laundry Bag — Clothing & Footwear

👕 CLOTHING

- Shirts, pants, underwear
- Socks & sleepwear

👟 FOOTWEAR

- Sneakers, sandals

Leather or delicate footwear will be hand-cleaned, not machine washed.

Box — Non-Clothing Items

💊 PERSONAL & MEDICAL

- Medication (sealed bottles)
- Toiletries & personal care

📁 WORK & SCHOOL

- Stationery & documents
- Laptop, tablet, phone
- Chargers & accessories

🚫 DO NOT INCLUDE

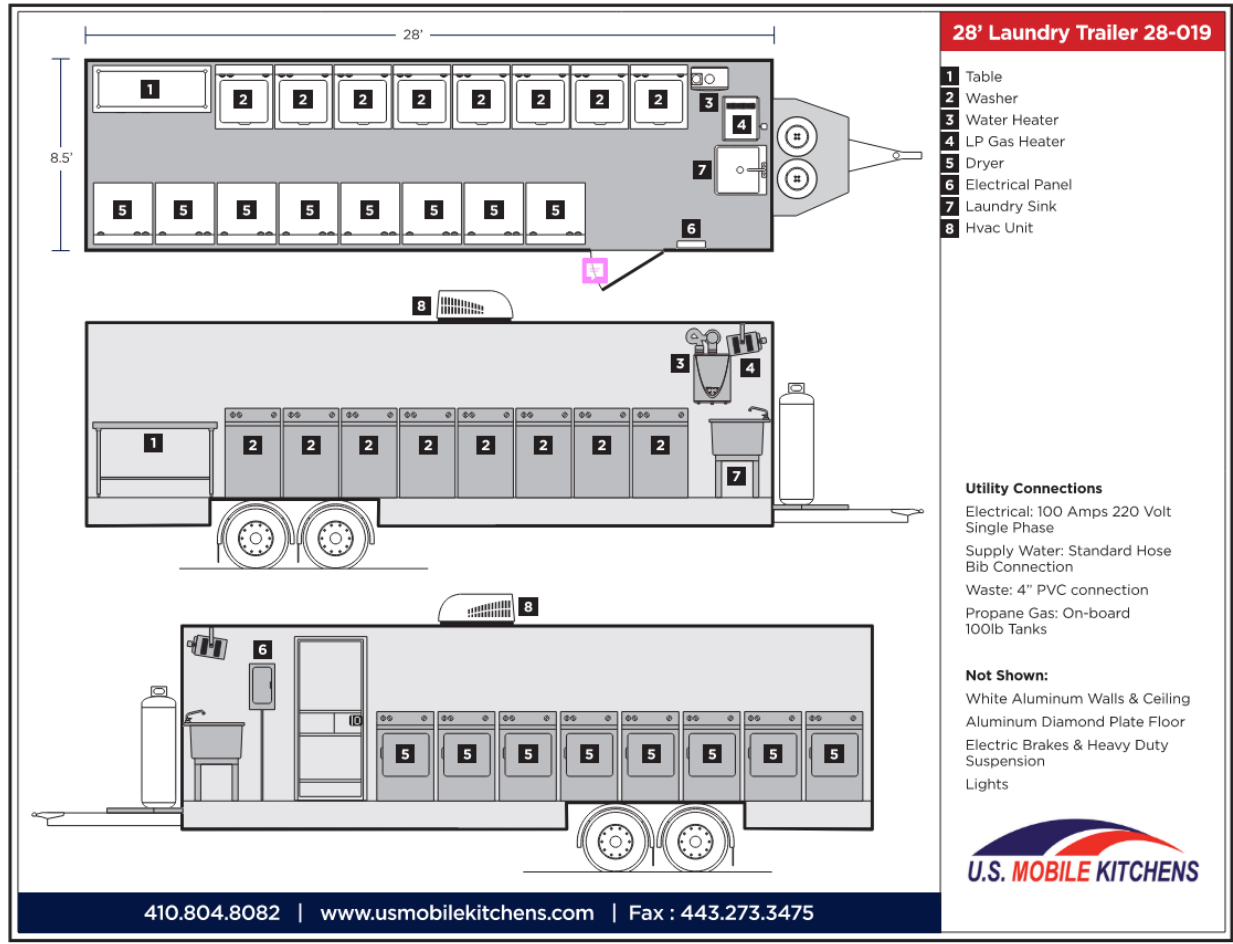
- × Opened or perishable food — non-perishables remain in your unit and are cleaned in place
- × Bedding, towels, curtains, or household linens — cleaned in place
- × Items not needed for daily living during relocation
- × Items you are not comfortable leaving with us for up to 5 days

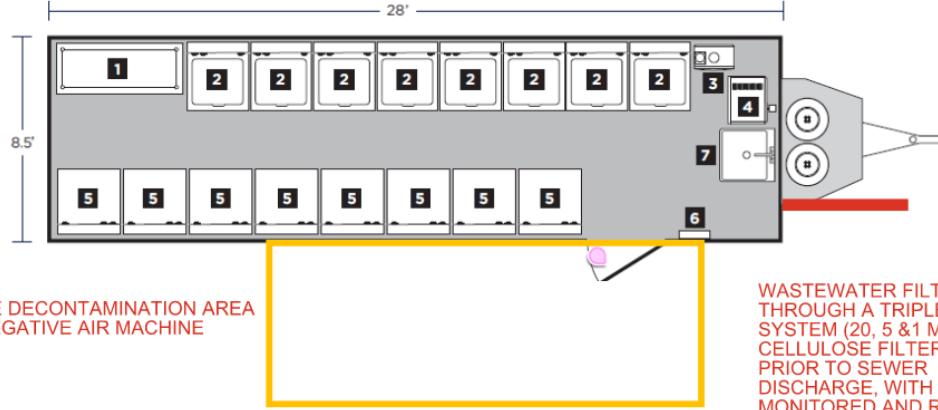
? Questions? Contact your **on-site coordinator**.
📞 (630) 635-7009

Fox Shore Apartments
Aurora, Illinois

Exhibit B

Cleaning Trailers





3-STAGE DECONTAMINATION AREA WITH NEGATIVE AIR MACHINE

WASTEWATER FILTERED THROUGH A TRIPLE-FILTER SYSTEM (20, 5 & 1 MICRON CELLULOSE FILTERS) PRIOR TO SEWER DISCHARGE, WITH FILTERS MONITORED AND REPLACED AS NEEDED