

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Prepared for

Raysa and Zimmerman



Phase I Environmental Site Assessment

Retail Building

1221-1225 Central Avenue

Wilmette, Illinois 60091

November 7, 2011

Prepared by

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EXECUTIVE SUMMARY

Retail Building
 1221-1225 Central Avenue
 Wilmette, Illinois 60091

ISSUE	ENVIRONMENTAL CONDITION IDENTIFIED				ASSESSMENT				
	NONE	REC	HREC	<i>de minimis</i>	ACCEPTABLE	O&M	PHASE 2	PHASE 3	ACTION/COST
Historic Use		X ¹					X		To be determined
UST\AST		X ¹					X		To be determined
Chemical Use, Storage or Disposal	X				X				
Waste Storage or Disposal	X				X				
PCBs	X				X				
Environmental Records Review	X				X				
REC on Adjoining Property	X				X				
Stains or Odors	X				X				
Solid Waste or Fill	X				X				
Septic Fields, Wells or Drywells	X				X				
Pits, Ponds, Lagoons	X				X				
NON-SCOPE CONSIDERATIONS									
Asbestos		X						X	See ACM Survey
Lead Based Paint		X						X	See LBP Survey
Lead in Water	X				X				
Wetlands	X				X				
Radon	X				X				

1-There was a historic service station on the site with underground storage tanks.

I IDENTIFICATION

Subject Site: Retail Building

Location: 1221-1225 Central Avenue
Wilmette, Illinois 60091

Observation Date: October 19, 2011

Site Contact: Mr. John Korzak
847-251-4040

Client: Raysa & Zimmerman

Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a site of the nature, history, and setting of the subject site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

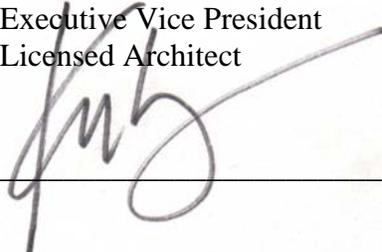
Prepared by:

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Reviewed by:

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Licensed Architect



II OBJECTIVE AND SCOPE

Objective

The purpose of this Phase I Environmental Site Assessment is to identify recognized environmental conditions that may have an impact on the subject site, using readily available sources of information, interviews and field observations. It is our understanding the Client intends to acquire the site.

Procedures

This Assessment is a Phase I Environmental Site Assessment (ESA) for the improvements located at 1221-1225 Central Avenue in Wilmette, Illinois 60091, performed in general accordance with ASTM Designation E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and following the Scope of Work outlined in AES Due Diligence, Inc.'s proposal. AES Due Diligence, Inc. (AES) conducted on-site observations on October 19, 2011, interviewed site operations personnel and observed adjacent properties. Environmental Data Resources, Inc. (EDR) conducted database searches following ASTM guidelines. Such searches are generally limited to a radius of one mile from the subject site. Additionally, ASTM Non-Scope items are addressed in this Assessment, including Asbestos, Lead-Based Paint, Radon Gas, Wetlands and Lead in Drinking Water.

Limitations

The purpose of the Phase I ESA of the site is to address the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. If requested by the Client, certain non-scope business environmental risks are addressed in the Assessment. The Phase I ESA is intended to allow the Client to satisfy one of the requirements to qualify for the innocent landowner defense, contiguous property Owner or bonafide prospective purchaser limitations on CERCLA liability: i.e. the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B). The Phase I ESA does not address whether requirements in addition to appropriate inquiry were met in order to qualify for CERCLA's innocent landowner defense.

The objectives of the Phase I ESA are as follows:

1. Evaluate if recognized environmental conditions (REC), historic recognized environmental conditions (HREC) or *de minimis* conditions are present on the site.

2. Provide sufficient documentation of sources, records and resources utilized in conducting the Phase I ESA.
3. Prepare a professional opinion regarding the presence of RECs at the site.

Special Terms and Conditions

The Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the site.

A Phase I ESA attempts to identify the environmental conditions of the site and vicinity. Environmental conditions and regulations are subject to change and re-interpretation. Current conditions or regulatory requirements should not be assumed to continue to represent conditions at some future time. This Assessment represents AES' professional judgments and opinions based on information presented in this Assessment and no warranty, either expressed or implied, are contained herein.

Limitations and Exceptions of Assessment

The surface conditions of the site were noted by visual observations or information obtained during interviews. No physical testing, soil/groundwater sampling or laboratory analysis was included unless otherwise noted in the Assessment.

The executive summary was prepared for the convenience of the users of this Assessment. This summary does not contain all the information presented in this Assessment and, therefore, the entire Assessment should be read to assure all pertinent information is transmitted.

AES performed the Phase I ESA of the site in substantial conformance with the scope and limitations of ASTM E 1527-05, Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process* unless otherwise noted in the Assessment. Certain environmental conditions may exist on a site that are beyond the scope of the Standard, but may warrant consideration. Per the Standard, this environmental site assessment is presumed to be valid for a specific time limit as defined in ASTM Designation E-1527-05.

AES utilized the following methods to complete the reconnaissance of the site. AES observed the site and adjoining properties for indicators of existing or potential recognized environmental conditions. The site walkover consisted of walking the site boundary and several transects across the site. For a site with buildings, the accessible areas of the buildings were entered and observed. Please note that AES did not look under floors, above ceilings or inside walls. The adjoining properties were observed from the periphery of the site, if possible. The observations were documented with representative photographs.

No limiting conditions were encountered in the performance of this assessment.

Documents

Our Assessment represents our professional experience and judgment, and a good faith effort to obtain all available information. Documents and data provided by the Client, its designated representatives, or other interested parties, and consulted in the preparation of this Assessment, have been reviewed and may be referenced herein, with the understanding that AES assumes no responsibility or liability for their accuracy or for the withholding by any of the involved parties of any assessments or other information that could affect the transaction.

Intended Use

AES Due Diligence, Inc. is not affiliated with the Client or any other parties to this transaction. This Assessment is intended to be used in its entirety. No portion of it may be deleted or used out of context without the written consent of AES. The opinions and information contained in this Assessment are time sensitive and represent our evaluation of the environmental site conditions at the time the services were provided. This Assessment was prepared for a limited use involving a single transaction, as set forth herein, and may not be used for any other purpose without the written consent of AES.

Proprietary Information

Field data, field notes, and other data and documents assembled by AES to produce this Assessment represent the work product of AES' training, experience and professional skill. This information belongs to and remains the property of AES Due Diligence, Inc.

Reliance

This Assessment is for the exclusive use of the Raysa & Zimmerman and the Village of Wilmette. No other party shall have the right to rely on any service provided by AES Due Diligence, Inc. without prior written consent.

Definitions

ASTM defines a Recognized Environmental Condition (REC) as "the presence or likely presence of any Hazardous Substances or Petroleum Products on a site under conditions that indicate an existing release, a past release, or a material threat of release of any Hazardous Substance or Petroleum Products into structures on the site or into the ground, groundwater or surface water of the site." The term includes hazardous substances or petroleum products even under conditions in compliance with laws.

A Historic Recognized Environmental Condition (HREC) is defined as an environmental condition which in the past would have been a REC, but which may or may not be considered

a REC currently.

A *de minimis* environmental condition generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions determined to be *de minimis* are not a REC.

Business Environmental Risk (BER) is a risk, which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of the site, not necessarily limited to those environmental issues investigated in this Phase I ESA. BER often necessitates that an environmental professional complete one or more of the non-scope considerations identified by ASTM.

III PROPERTY DESCRIPTION

Site Visit and Interviews

On October 19, 2011, AES visited the subject site and reviewed the facilities. Mr. John Korzak with Mid-Central Printing & Mailing provided access to the site. An environmental questionnaire was completed by Gretchen M. Korzak, Trustee for the site. The questionnaire indicates that prior environmental assessment work was completed at the site in 1996. Copies of those reports were provided for AES review and are appended to this assessment.

AES looked for suspect asbestos-containing building materials, stored chemicals, underground and aboveground storage tanks, unusual surface appearance, wetlands and other issues that may indicate environmental conditions on the subject site. AES noted the location of on-site electrical power transformers and storm drainage structures where these were encountered. AES observed sites adjoining the subject site and areas within the immediate vicinity of the subject site.

AES photographed selected features at or near the subject site to support this written Assessment. The photographs are identified, described and appended to this Assessment.

Subject Site

The site is a rectangular-shaped parcel containing approximately 0.25-acres according to the Cook County Assessor database. The site parcel PIN is 05-34-109-008-0000. The questionnaire included a copy of an October 23, 1962 Plat of Survey.

There is an asphalt paved parking lot on the south side of the site. The topography of the site is relatively flat. On-site storm water drainage is by sheet flow to adjoining streets

AES observed pole-mounted, utility owned electrical transformers at the southwest corner the site. Com Ed is the electrical supplier and is responsible for transformer-related incidents. Natural gas service was formerly provided to the site by Nicor. The site has access to municipal water and sanitary sewer services from buried utilities along the adjacent thoroughfares.

Building

There is a 1-story slab-on-grade masonry building on the site that contains approximately 6,300 square feet and was reportedly constructed in 1963. The building structural framing consists of exterior masonry bearing walls with interior steel columns supporting a tectum deck and steel joist roof frame. The building roof was not accessed. The exterior walls are common brick, limestone and transite.

The interior floor covering includes carpeting, parquet tile, slate, wood and concrete. Walls are painted gypsum board, wood panel and vinyl coverings and painted concrete masonry units.

The warehouse area has a masonry chimney in a small room that is reported to be a former incinerator room.

Adjoining Properties

Properties immediately adjoining the subject site are listed in the following table. The adjoining properties are located in Wilmette, Illinois 60091.

Adjoining Properties			
Name	Operation	Direction from Site	Concerns
Premier Bank 1210 Central Avenue	Bank	North	None
Retail Stores 619 to 637 Green Bay Road	Parking lot and retail stores	East	None
Open Space	-	South	None
Post Office 1241 Central Avenue	Post Office	West	RCRA Generator
Residential 1230-1244 Central Avenue	Residences	Northwest	Former Pioneer Press-UST, RCRA Generator

Because of the controlled surface drainage and the predominantly non-hazardous uses on the adjoining properties, they do not, in our opinion, pose a significant environmental risk to the subject site. Sites with concerns are discussed in the Records Review section of this assessment.

Vicinity

AES observed other properties located near the subject site for current uses or conditions that might be environmentally significant. The local area properties observed by AES did not appear to be engaged in environmentally significant activities.

Topography and Hydrogeology

AES reviewed the United States Geological Survey (USGS) Topographic Map, which indicates that the subject site is approximately 610 feet above mean sea level. The regional topography slopes down to the east towards Lake Michigan. A copy of the USGS topographic map that covers the subject site is appended. AES did not observe soil grading activities at the subject site.

Geology and Surficial Soils

The subject site is located above Silurian age sedimentary bedrock consisting of dolomite. The depth to bedrock is estimated to be approximately 100 feet.

According to the Soil Survey of Du Page and Part of Cook Counties, Illinois, subject site is located in an area of Urban Land. These are soils that have been disturbed by development. In this area of Illinois the soils are generally fine grained soil that is expected to have relatively low permeability. Soil borings performed at the site in 1996 encountered silty clay soils. Petroleum odors were observed in some soil samples.

Surface and Ground Water Flow

The regional surface water flows in an easterly direction towards the Lake Michigan. The ground water flow in the area is assumed to be to the east. The depth to ground water is estimated to be 5 to 10 feet, based on the 1996 boring results.

IV SITE HISTORY

Prior environmental reports were provided to AES for review. AES also conducted a limited historical review regarding the subject site. The following summarizes AES' review of readily available historical records and maps gathered from government agencies and commercial enterprises regarding the subject site history and use. This should not be considered a listing of all available information.

Interviews

Mr. Korzak indicated they have occupied the building since it was constructed in 1963. They purchased the building in 1974.

Historic Tenants

The questionnaire and interview process identified historic site tenants that included:

Films Inc. – office uses from 1976 until ?
Vitek Insurance – office uses
Edward Jones Investment – office uses
Paul Schwab, Architect – 1997 to 2007
Village Glass – retail
Budget Rental – office uses
Procta/Mitch Miller – real estate office
Robert Chatain – office uses

None of the historic tenants appear to be environmentally significant.

Freedom of Information Act (FOIA) Requests

AES filed FOIA requests with the following agencies for 1221-1225 Central Avenue.

- Illinois State Fire Marshal
- Illinois Environmental Protection Agency
- Village of Wilmette Building and Fire

The Illinois State Fire Marshal has no records of underground storage tanks at the site.

The Village of Wilmette Fire Department has no records or files pertaining to underground and above ground storage tanks at 1225 or 1227 Central Avenue. There is a fire department incident report for a natural gas odor on February 26, 2007.

The Village of Wilmette provided historic permit information as summarized below.

Village of Wilmette - Permit Summary		
Permit Number	Date	Summary
7412	June 22, 1937	Construct a new filling station at 1227 Central - completed December 31, 1937
7472	October 1, 1937	Wreck a Public Garage at 1227 Central
3360	December 5, 1962	Wrecking permit – not legible
3365	December 11, 1962	Construct new stores (6,000 sf) at 1225 Central
-	December 10, 1999	Remodeling permit – 1223 Central

The Illinois EPA has not responded as of the date of this assessment.

Aerial Photograph and Historical Map Review

Aerial photographs are reviewed to identify past site use and areas of environmental concern on the subject site. AES has reviewed aerial photographs of the subject site. The photographs were obtained from EDR. Copies of the aerial photographs that were obtained and reviewed by AES are appended. Please see chart below for the specific dates and description summary.

Beginning in the 1860s, the Sanborn Fire Insurance Company, and others, prepared maps that depict site improvements and commercial activities in many metropolitan areas in the United States. AES reviewed fire insurance maps, specific to the site provided by EDR.

Historical maps provide information concerning historical site boundaries and improvements. Historic Topographic Maps were reviewed. The historical maps reviewed were obtained from EDR and are appended.

City Directory research from owner interviews, Winnetka Public Library research and questionnaire are also included in the table below.

Site History Summary		
Date	Record Type	Land Use
1894	Sanborn Map	There is a dwelling on the site. Central Avenue is named George at this time.
1899	USGS Topographic Map	The map scale does not allow interpretation of details.
1905	Sanborn Map	There is a dwelling on the site. The site address is 1227 Central Avenue.
1914	Sanborn Map	The site building is identified as Livery with an address of 1225 and 1227 Central Avenue. The fire department adjoins to the west.
1927	Polk City Directory	Hess Motor Service (auto repair) is the tenant at 1225 Central.

Site History Summary		
Date	Record Type	Land Use
1928	USGS Topographic Map	There appears to be one building on the site.
1929	Polk City Directory	Hess Motor Service (auto repair) is the tenant at 1225 Central.
1931	Polk City Directory	Hess Motor Service (auto repair) is the tenant at 1225 Central.
1933	Polk City Directory	Hess Motor Service (auto repair) is the tenant at 1225 Central.
1935	Polk City Directory	Hess Motor Service (auto repair) is the tenant at 1225 Central.
1937	Wilmette Building Permit	Permit for construction of a "filling station".
1938	Sanborn Map	The site has a "filling station" and an address of 1225 and 1227 Central Avenue. Three "GTS" gas tanks are shown. Nelson Bros Laundry and dry cleaning are shown on the north side of Central Avenue and there are three "GTS" indicated.
1939	Polk City Directory	Walter Gibbs-Filling Station and James Crabb-Contractor are tenants at 1223 Central.
1940	Wilmette Telephone Book	Frank Bowman Service Station is at 1223 Central.
1944	Wilmette Telephone Book	Frank Bowman Service Station is at 1223 Central.
1950	Sanborn Map	The site has a "filling station" and an address of 1225 and 1227 Central. Nelson Bros Laundry and dry cleaning are shown on the north side of Central Avenue.
1951	Aerial Photograph	It appears a small building is on the site and there is vehicle parking.
1953	USGS Topographic Map	The map area is shaded to indicate development but specific buildings are not shown.
1962	Wilmette Building Permit	Permit for construction of the current improvements.
1963	USGS Topographic Map	The map area is shaded to indicate development but specific buildings are not shown.
1964	Aerial Photograph	The current site building is shown.
1972	USGS Topographic Map	The map area is shaded to indicate development but specific buildings are not shown.
1974	Aerial Photograph	The current site building is shown.
1975	Sanborn Map	The current site building is shown as 1225 Central Avenue. The adjoining north property is a bank.
1977	Haines City Directory	Residential site tenant is indicated at 1225 Central.
1978	USGS Topographic Map	The map area is shaded to indicate development but specific buildings are not shown.
1983	Sanborn Map	The current site building is shown as 1225 Central Avenue. The adjoining north property is a bank. Pioneer Press adjoins to the northwest.
1984	Aerial Photograph	The current site building is shown although the photograph quality is poor.

Site History Summary		
Date	Record Type	Land Use
1986	Haines City Directory	Artesian Products, Village Glass and Mirror, Dr. Hookup and Mid Central Printing & Mailing are the site tenants at 1225 Central
1988	Sanborn Map	The current site building is shown as 1225 Central Avenue. The adjoining north property is a bank. Pioneer Press adjoins to the northwest.
1990	Haines City Directory	Nouveau Design and Mid Central Printing & Mailing are the site tenants at 1225 Central
1990	Haines City Directory	Scott Vision Care is the site tenant at 1221 Central.
1993	Sanborn Map	The current site building is shown as 1225 Central Avenue. The adjoining north property is a bank. Pioneer Press adjoins to the northwest.
1993	USGS Topographic Map	The map area is shaded to indicate development but specific buildings are not shown.
1994	Aerial Photograph	The current site building is shown.
1995	USGS Topographic Map	The map area is shaded to indicate development but specific buildings are not shown.
1995	Haines City Directory	Edward Jones and Mid Central Printing & Mailing are the site tenants at 1225 Central
1995	Haines City Directory	Sears Car and Truck Rental is the site tenant at 1221 Central.
1999	Aerial Photograph	The current site building is shown.
2002	Haines City Directory	Mid Central Printing & Mailing is the site tenant at 1225 Central
2002	Haines City Directory	Schwab Architects is the site tenant at 1223 Central.
2002	Haines City Directory	Sears Car and Truck Rental is the site tenant at 1221 Central.
2005	Aerial Photograph	The current site building is shown.
2007	Aerial Photograph	The current site building is shown.

Based on AES' interpretation of the available documentation noted the site has been developed since at least 1894 when the site use was residential. By 1927 there was an auto repair facility and in 1937 a service station was constructed on the site with underground storage tanks. The current improvements were constructed in 1962-1964. This historic site use is a Recognized Environmental Condition (REC).

Data Gaps

The history and land use of the subject site has been determined by review of available historical aerial photographs, city directories, old topographic maps, personal interviews, public agency records, and other available resources. This history has been extended back as far as "it can be shown that the property contained structures or from the time the property was first used for residential, agricultural, commercial, industrial or governmental purposes."

Necessary and available historical resources (aerial photographs, fire insurance maps, USGS topographic maps, historical city directories, building department records, zoning/land use records, interviews, etc.) were reviewed to establish a thorough land use history in order to identify historical environmental conditions. The following is a list of data gaps (insufficient data) and associated potential environmental significance: None

Title Records Review

A title records review, or chain-of-title, can be used to identify prior ownership of a property and to evaluate previous activities or operations in terms of environmental significance. Significant easements, covenants, restrictions and environmental liens may be indicated in title records. A chain-of-title regarding the subject site was not provided to AES for review as part of this Phase I Environmental Site Assessment.

Document Review

Prior reports were reviewed as a part of this assessment. They are summarized below.

“Phase I Environmental Assessment – 1225 Central Avenue Wilmette, Illinois 60091” prepared by Kowalenko & Bilotti, Inc. that is undated.

The report identifies several environmental conditions. Underground storage tanks were historically on the site and their fate is not known and further investigation was recommended. Building plans specify the use of vinyl asbestos floor tile. The printing operations have caused minor floor stains but given the low volume of printing chemicals used and adequate disposal methods the printing operation is not identified as a concern.

This report was prepared for Mr. John Korzak. The report documents interviews with Mr. Laurence Schwall, architect for the 1962 building. He indicated that he expected underground tanks to be removed but could not say for certain they were. Mr. James Crabb, the builder and first occupant indicated he expected the tanks to be removed but could not say for certain.

“Subsurface Investigation Report – Mid-Central Printing & Mailing 1225 Central Avenue Wilmette, Illinois” prepared by Pioneer Environmental, Inc. dated September 3, 1996.

This report was prepared for Mr. John Korzak, Mid-Central Printing & Mailing. Four soil borings were performed at the building exterior on the north (B-2), east (B-1), south (B-3) and west (B-4) sides since the historic underground storage tank location currently underlies the building office. Soil samples recovered from borings B-1 and B-2 had slight petroleum odors from 3’ to 6’. Boring B-2 at 3’ to 6’ had “marginally elevated PID reading.” Soil samples from B-4 were observed to have moderate to strong petroleum odors, elevated PID readings and evidence of petroleum staining from 5.5’ to 7.5’.

Soil samples were analyzed for Benzene, Toluene, Ethyl Benzene and Xylene (BTEX) using EPA Method 8260. The test results are summarized below and are compared to the current Illinois Environmental Protection Agency (IEPA) Tiered Approach to Corrective Action Objectives (Title 35, Part 742), Appendix B, Table B Tier 1 Soil Remediation Objectives for Industrial/Commercial Properties.

Summary of Analytical Test Results – 1996*					
Boring	Depth	Benzene	Toluene	Ethyl Benzene	Xylene
B-1	6'	<0.002	<0.002	<0.002	<0.005
B-2	3' to 6'	<0.002	<0.002	<0.002	<0.005
B-4	6' to 9'	0.390	0.400	0.075	0.420
B-4	9' to 12'	<0.002	<0.002	<0.002	<0.005
Most restrictive TACO Tier 1 Soil Remediation Objective**		0.030	12	13	5.6

*-Concentrations reported in milligrams/kilogram or parts per million. < indicates concentration less than the laboratory detection limit.

** -The only exceedance is the Soil Component of the Groundwater Ingestion Exposure Pathway for migration to Class I groundwater for Benzene at boring B-4, 6' to 9'.

Based on the test results, Pioneer concluded that a localized area of Benzene impacted soil was identified along the west property boundary but the full extent of impact is not known. There is also evidence that the contamination is in contact with the groundwater. Pioneer indicates that further subsurface investigation is needed to adequately characterize the extent of contamination.

V ENVIRONMENTAL SITE ASSESSMENT

Fixed Facilities Review

The site was observed by AES on October 19, 2011. Access to the site building was provided by Mr. Korzak. The 1223 tenant space was not fully accessible to the asbestos inspector and access to that space had to be rescheduled for November 2.

The site is currently occupied by two tenants. Mid-Central Printing & Mailing (1225) and Thera-Massage (1221).

Site Tenant Activities

Mid-Central Printing & Mailing (1225) is a printing and mailing specialist. They have been on-site since the building was constructed in 1963. They do typesetting through printing including digital printing, folding, collating, machine inserting, inkjet addressing, barcoding and personalized letters.

Thera-Massage (1223) is a massage and workout facility.

On-Site Chemical and Petroleum Product Storage

AES looked for chemicals, hazardous substances, petroleum-based fuels and lubricants, and janitorial and cleaning supplies stored on the subject site. Mid-Central Printing has used water-based solvents in the printing process since the 1980s. They only use small quantities, estimated at less than 10 gallons per year. Mr. Korzak stated there have been no spills during their tenancy.

Waste Disposal Practices

Only general office wastes are currently generated at the subject site. There are no regulated wastes generated on-site.

Underground and Aboveground Storage Tanks

Owners and operators of certain USTs are required to register those USTs with the state agency responsible for administering the federally mandated UST program. A search of the list of registered USTs in Illinois, prepared by EDR, showed that there are no registered USTs located on the subject site.

The State Fire Marshal and Wilmette Fire Department have no records of USTs on the subject site. AES visually observed the subject site for surficial evidence of USTs and ASTs. AES did not observe evidence of USTs or ASTs at the subject site.

AES notes that the historic site use (1937 to 1962) was a service station. The disposition of the underground storage tanks from the service station is not known. A prior Phase II investigation (1996) detected petroleum products in the site soils in one boring and noted petroleum odors in other borings. The extent of petroleum contamination was not determined.

Polychlorinated Biphenyls (PCBs)

Federal regulations put into effect following the Toxic Substances Control Act (TSCA) require that electrical transformers be labeled to identify their PCB content. Manufacture and distribution of PCBs was banned in 1979. Transformer owners are responsible for compliance with all applicable regulations governing those transformers, including maintenance of the transformer and any remediation work resulting from a transformer-related incident.

There are pole-mounted transformers at the southwest corner of the site. The observed electrical transformers appeared to be in good condition with no visible leaks. Based on utility ownership, off-site location and no observed leaks, AES recommends no further action with regard to PCBs in transformers.

Exterior Surface Condition

AES observed the exterior surface of the subject site. The entire site is covered with building and pavement and soil surfaces could not be observed.

None of the historical documentation reviewed, indicated that the subject site was previously utilized as a quarry and/or solid waste disposal facility. No pits or lagoons were observed at the subject site during the site visit. No areas of distressed or dead vegetation, surface depressions or surface stains attributed to chronic leaks or spills were observed during the site visit.

Interior Surface Condition

AES observed the interior of the building and observed no unusual conditions, staining or odors.

VI DATABASE RECORDS REVIEW

Environmental Records Review

An environmental records database search report dated October 12, 2011, was provided by Environmental Data Resources (EDR). A copy of EDR's report is appended. The following discussion excerpts specific items from the report that deserve additional description.

In addition to the mapped sites in the EDR report, there may also be a list of unmapped sites. These are reported database sites that, due to incomplete addressing information, could not be accurately plotted by EDR. In an attempt to locate all unmappable sites, AES compared each address provided on the unmappable site list to known addresses of the site and vicinity, and attempted to locate unmappable sites during reconnaissance of the vicinity. AES concludes that no unmappable sites were identified that meet the search radius criteria of the scope of work and are considered to be environmentally significant to the subject site.

Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)

Since 1982, the U.S. EPA has maintained lists of contaminated sites under the federal Superfund Program in accord with the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA). The U.S. EPA discovers these sites from citizen reports, routine inspection of hazardous waste generators, treatment, storage and disposal facilities, and reporting requirements.

Review of the CERCLIS list provided by EDR identifies no CERCLIS sites within the approximate minimum search distance of one-half mile from the subject site.

CERC-NFRAP List

CERCLA sites designated No Further Remedial Action Planned (NFRAP) have been removed from CERCLIS. CERC-NFRAP sites may be where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the National Priorities List (NPL), or the contamination was not serious enough to require Federal Superfund action or NPL consideration. CERC-NFRAP sites, however, may continue to represent a concern to local or state regulators.

Review of the CERC-NFRAP list provided by EDR identifies no CERC-NFRAP sites within the approximate minimum search distance of one-half mile from the subject site.

National Priorities List

The U.S. EPA maintains this list as a subset of CERCLIS, identifying over 1,200 CERCLA sites for priority cleanup under the Superfund Program. Once sites have been designated on the CERCLIS list, the U.S. EPA uses its Hazard Ranking System to determine the potential risks of those sites to human health and the environment. Only the sites that present the greatest risk are added to the NPL, which qualifies the sites to receive CERCLA remedial funding.

Review of the NPL list provided by EDR identifies no NPL sites within the approximate minimum search distance of one mile from the subject site.

RCRA – Generators

The U.S. EPA's RCRA (Resource Conservation and Recovery Act, 42 U.S.C. '6991 *et seq.*) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. Generators are also listed in the FINDS database. The search radius is ¼ mile.

Review of the RCRA SQ-Generator list provided by EDR identifies ten RCRA-SQG facilities listed within a search radius of ¼ mile. The former adjoining northwest property, Pioneer Press (1232 Central Avenue) is listed. There are no RCRA listings for the subject site. Since the Pioneer Press facility no longer exists this listing is not a concern to the site.

Seven Conditionally Exempt Small Quantity Generators are listed within a search radius of ¼ mile from the site. The subject site is not listed. The database includes the adjoining west Post Office (1241 Central Avenue). Since there are no violations reported, it is not an environmental concern to the site.

Three RCRA Non-Generator facilities are listed with a search radius of ¼ mile. These are facilities that formerly were generators but no longer generate hazardous waste. The subject site and adjoining properties are not listed.

Based on the regulatory status and no reported violations, these facilities are not an environmental concern to the site.

RCRA - Treatment, Storage, Disposal (TSD) and CORRATS Facilities

The Resource Conservation and Recovery Act Information System (RCRIS) is a compilation of selective information on facilities that generate, store, transport, treat or dispose of hazardous waste. Inclusion of a facility on the RCRIS database is not necessarily an indication of an environmental problem.

Review of the RCRIS-TSD list provided by EDR identifies no RCRIS-TSD sites within the approximate minimum search distance of one mile from the subject site.

Emergency Response Notification System (ERNS)

The ERNS is a compilation of reported releases of hazardous substances into the environment. The database contains information from Spill reports made to federal authorities, including the U.S. EPA, the U.S. Coast Guard, the National Response Center, and the U.S. Department of Transportation.

Review of the ERNS list provided by EDR identifies no ERNS listings at the subject site.

US Brownfields

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields.

Review of the list provided by EDR indicates there are no sites within the approximate minimum search distance of one-half mile from the subject site.

Underground Storage Tanks (USTs)

Certain USTs are regulated under the RCRA ACT, and must be registered with the state agency responsible for administering the UST program. The Illinois State Fire Marshal maintains records of registered underground storage tanks. Inclusion of a facility on the UST database is not necessarily an indication of an environmental problem.

A review of the UST list provided by EDR identifies fourteen UST facilities within a search radius of ¼ mile. There are no registered UST on the subject site and one listing for an adjoining property.

The adjoining facility is the former Pioneer Press facility (1232 Central Avenue) which had one 2,000-gallon and one 550-gallon heating oil tanks. They were last used in 1995. Based on the area geology and current use, this facility is not an environmental concern to the site.

A discussion of leaking underground storage tanks is in the next section.

Leaking Underground Storage Tanks (LUSTs)

The State of Illinois maintains a list of Leaking Underground Storage Tank (LUST) facilities.

Review of the list provided by EDR identifies seventeen facilities within the approximate minimum search distance of one-half mile from the subject site. Four facilities are located in excess of ¼ mile from the site and, based on the separation distances, they are not an environmental concern. Eight additional facilities have achieved No Further Remediation (NFR) status and are not an environmental concern. The remaining facilities are summarized in the table below.

Summary of Leaking Underground Storage Tank Facilities						
Facility ID	Facility Name and address	Location			Date and material released	Current Status
		Distance	Direction	Gradient		
20060489	Lars Nilsson 1215 Washington	680'	NNW	Cross	4/24/2006; other petroleum	Open
871391	Wilmette Partners 732 12 th Street	880'	NE	Cross	8/18/1987; gasoline	Open
972026	American Stores 511 Green Bay Rd	1,003'	SE	Down	10/23/1997; other petroleum	Section 57.5(g) letter
961273	Gus Demas Building Corp 1116-1118 Central Ave	1,031'	ENE	Cross	7/16/1996; other petroleum	Section 57.5(g) letter
961272	Vacant Grocery 1100-1114 Central Ave	1,318'	ENE	Cross	7/16/1996; other petroleum	Section 57.5(g) letter

NR – Information not reported in the EDR report.

Based on the separation distance and/or cross or down gradient relationships, the above LUST incidents are not an environmental concern to the site.

Solid Waste Facilities/Landfills (SWF/LF)

Solid waste records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Review of the list provided by EDR identifies no facilities within the approximate minimum search distance of one-half mile from the subject site.

State Response Action Program (SSU) - Hazardous Waste Sites (SHWS)

State Hazardous Waste Sites records, also known as State Response Action Program (SSU), are the state's equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds are identified, along with sites for which cleanup will be paid for by potentially responsible parties.

Review of the list provided by EDR identifies no facilities within the approximate minimum search distance of one mile from the subject site.

Site Remediation Program (SRP)

The SRP database identifies the status of sites participating in the voluntary remediation projects that are participating in the pre-notice site clean-up program (1989 to 1995) and the site remediation program (1996 to present).

Review of the list provided by EDR identifies no facilities within the ASTM standard minimum search distance of one-half mile from the subject site.

Institutional and Engineering Controls

This is a listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. Engineering controls typically consist of engineered barriers such as buildings and pavement.

Review of the list provided by EDR identifies no facilities with institutional controls and engineering controls within a search radius of ½ mile.

Dry Cleaner Database

Any business interested in operating a dry cleaning facility in Illinois needs to apply for a license through the Illinois Dry Cleaner Environmental Response Trust Fund. This database identified three facilities within a search radius of ¼ mile from the site. There are no listings for the subject site or adjoining properties.

Historical Auto Stations

The historical auto stations database is a compilation of business directories by EDR to include listings of potential gas station/filling station facilities. EDR lists two facilities within a search radius of ¼ mile from the site. Neither of these facilities are on the site or adjoining properties.

Historic Sanborn maps, however, identified a filling station on the site that was not identified in the EDR database. The historic filling station is a REC on the site.

Manufactured Gas Plants (MGP)

Manufactured Gas Plants produced combustible gas for urban use prior to the widespread use and pipeline distribution of natural gas in the 1950s. The main fuels used in production of this gas were coke, coal and oil; the by-products of this manufacturing process include a variety of tars, sludge and other chemicals.

MGP sites tend to have subsurface contamination due to the common practice of disposing of the waste products on site. Review of the MGP list provided by EDR identifies no MGP sites within the approximate minimum search distance of one mile from the subject site.

VII ASTM NON-SCOPE ITEMS

Asbestos

In 1977, the U.S. EPA acted to eliminate friable asbestos from building materials. Friable materials are defined as those that can be crushed or reduced to powder by hand pressure. Materials do not have to be damaged to be identified as friable. Additionally, the United States Occupational Safety and Health Administration (OSHA) now requires certain untested materials to be presumed to contain asbestos for buildings constructed prior to 1981.

During the site visit, AES observed reasonably accessible interior areas of the building for the existence and condition of suspect ACM. Construction plans were not provided for review. Asbestos can be identified only by specialized equipment and not by the unaided human eye. The site visit was not intended to be a comprehensive search for all ACM at the subject site.

Based on the construction date circa 1963 and our observations, the present building is suspect for materials containing asbestos. Since the building will be demolished, a pre-demolition asbestos survey was completed by Midwest Environmental Consulting Services. Asbestos containing materials were identified in the building as noted in the enclosed report. See the asbestos inspection report for details.

Although our evaluation of ACM is based on OSHA guidelines, AES notes that certain materials may still contain asbestos from stockpiled materials prior to the cutoff date (1981) or still may be manufactured up to 1989, as determined in Appendix G of the U.S. EPA publication "Managing Asbestos in Place" (the "Green Book"). The materials considered to be "suspect ACM" according to this EPA document is extensive and inclusive of many standard building materials.

Therefore, prior to any renovation, remodeling or demolition of areas considered to be suspect-ACM, per the EPA's definition, AES recommends that limited testing be performed to determine if asbestos is present on the subject site. Any disturbance of areas considered to be ACM is governed by certain local, state, and/or federal regulations and should not be attempted without contacting the appropriate agency. Additionally, if ACM is to be removed, a qualified, licensed asbestos abatement contractor should be consulted.

Lead Based Paint

In 1978, the Consumer Product Safety Commission banned the use of lead as an additive in paint. During the site visit, accessible areas were observed for evidence of damaged and/or peeling paint. Peeling paint was observed on the west exterior concrete masonry block wall. Based on the construction date circa 1963, the present building is suspect for containing lead based paint. Since the building will be demolished, a pre-demolition lead-based paint survey was completed by Midwest Environmental Consulting Services and is enclosed. In summary, lead-based paint was found in the building interior and exterior in intact condition. See the enclosed report for details.

Potable Water Supply

The subject site is serviced by a municipally operated, public water system, which is regulated by the Safe Drinking Water Act of 1974. This Act requires that public water supplies be tested for the presence of lead in water. The Village of Wilmette obtains domestic water from the Lake Michigan and conforms to the SDWA.

Radon Gas

Radon gas is a naturally occurring, colorless, odorless gas that is the by-product of the decay of radioactive materials found within bedrock and soil. Radon gas enters buildings through cracks, structural joints, and plumbing openings in floor levels that are in direct contact with the soil. Radon gas, when inhaled, has been found to be carcinogenic in some humans. The U.S. EPA recommended action level for radon gas is 4.0 pCi/L (picoCuries per liter).

The State of Illinois, in conjunction with the U.S. EPA, has conducted residential screening tests in Cook County. The results of that screening indicate that Cook County is predicted to have an average indoor radon screening level of 1.2 pCi/L, with 100% of tests less than 4.0 pCi/L. AES reviewed the U.S. EPA's Map of Radon Zones for Illinois, which identifies Cook County as being within radon zone 2. Counties within radon zone 2 have a predicted average indoor radon gas screening level of between 2 and 4 pCi/L.

Based on the literature reviewed, it is our opinion that the risk of radon gas accumulation is not a significant environmental concern at the subject site.

Wetlands

Since the site is fully developed there is no evidence of wetlands on the site.

VIII CONCLUSIONS

Findings and Opinion

AES completed a Phase I ESA for the site in substantial conformance with the scope and limitations of the Standard. Any exceptions to, or deletions from, the Standard are described in the Assessment.

Historical Recognized Environmental Conditions (HRECs)

Based on site observations, interviews and review of available documents and the database records search, AES concludes no HRECs were identified at the subject site. No further investigation is recommended at this time.

Current Recognized Environmental Conditions (RECs)

Based on site observations, interviews and review of available documents and the database records search, AES concludes that two RECs were identified at the subject site.

1. In 1927 there was an auto repair facility and in 1937 until construction of the current improvements there was a service station on the site with underground storage tanks. The disposition of the tanks is not known. In 1996 a limited subsurface investigation found gasoline constituents in the alley, immediately west of the site. The extent of contamination is not known. This historic site as a filling station and the presence of soil contamination is a Recognized Environmental Condition (REC) on the site.
2. Asbestos and lead-based paint were found the site building. These materials will need to be abated at the time of building demolition.

de minimis Conditions

Based on site observations, interviews and review of available documents and the database records search, AES concludes that no *de minimis* conditions were identified at the subject site.

Conclusions

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations ASTM Practice E 1527-05 of 1221-1225 Central Avenue, the *property*. Any exceptions to or deletions from, this practice are described in Section II of this *report*. This assessment has revealed no evidence of *recognized environmental conditions* with the *property* except the following:

1. This historic site as a filling station and the presence of soil contamination is a Recognized Environmental Condition (REC) on the site.
2. Asbestos and lead-based paint were found the site building. These materials will need to be abated at the time of building demolition.

IX INTERVIEWS

<u>Name</u>	<u>Title/Affiliation</u>	<u>Phone</u>
Mr. John Korzak	Mid-Central Printing & Mailing Village of Wilmette	847-251-4040

X QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Timothy K. Dahlstrand - Mr. Dahlstrand has over twenty-five years of experience related to environmental and engineering matters. He has completed and supervised hundreds of Phase I Environmental Site Assessments throughout the United States and internationally. He is a Registered Professional Engineer and Professional Geologist and holds a B.A. in Geology and an M.S. in Civil Engineering from Northwestern University.

Andrew E. Kuby - Mr. Kuby is a Licensed Architect with over twenty-five years of experience in the design and evaluation of buildings. He has performed Phase I Environmental Site Assessments for ten years and has attended training classes in the Phase I process and the assessment of asbestos and lead hazards. He is a graduate of the University of Illinois.