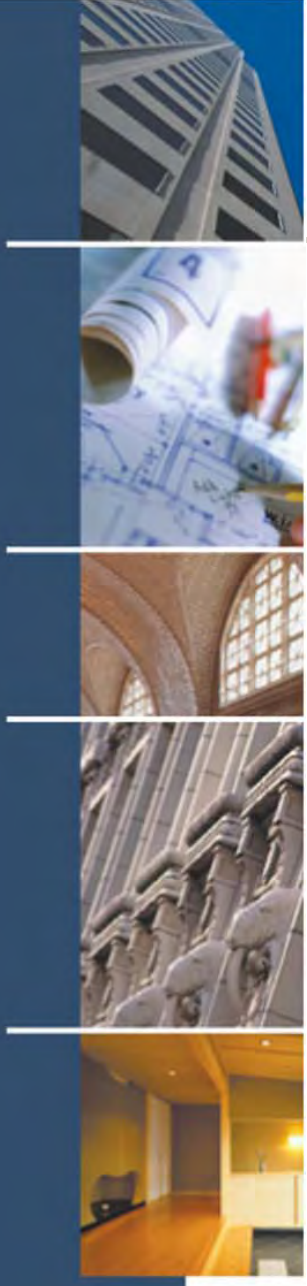

ENVIRONMENTAL
ASSESSMENT

W. P. Carey & Co. LLC
50 Rockefeller Plaza
New York, New York 10020
Adhish Lal, Second Vice President

PHASE I ENVIRONMENTAL SITE ASSESSMENT
of
Penberthy/Tyco Facility

320 Locust Street
Prophetstown, Illinois 61277

Prepared By:

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EMG Project #: 97956.11R - 001.051
Date of Report: May 31, 2011
Revision Date: July 18, 2011
On Site Date: May 20, 2011

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PROJECT SUMMARY TABLE

Report Section	Acceptable	Routine Solution	Phase II	REC	Estimated Cost
Historical Review	Yes	Yes (1)		Historic	N/A (1)
Operational Activities	Yes				
Hazardous Materials / Petroleum Products	Yes				
Wastes	Yes				
Polychlorinated Biphenyls (PCBs)	Yes				
Asbestos-Containing Materials (ACM)	Yes				
Radon Gas	Yes				
Lead-Based Paint (LBP)	Yes				
Lead in Drinking Water	Yes				
Storage Tanks / Pipelines	Yes				
Surface Areas	Yes				
Regulatory Review	Yes				
Adjacent Properties	Yes				

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand alone document. Costs depicted are for investigation/program development activities. Remediation costs, if required, will be identified as a result of the activities.

Footnotes:

(1) The review of the historical data identified that one underground storage tank (UST) was removed from the Project and three USTs were closed in place at the Project. In general, when a tank is listed as closed in place in the regulatory data base, its contents have been removed and it has been filled with an inert material such as concrete slurry. Review of previous environmental reports identified that soil samples collected from the excavation of the removed 20,000-gallon fuel oil tank contained detectable concentrations of polynuclear aromatic compounds (PNAs). The release was reported to the former Illinois Services Disaster Agency (ISDA) and the Illinois Environmental Protection Agency (IEPA) as required by LUST regulations. More information concerning this release is included under the Regulatory Review heading below.

Subsurface investigations were conducted at the Project to address whether the Project was impacted by the past operations of the Project and the past uses of USTs at the Project. Both soil and groundwater contamination were found at the Project and the Project was subsequently enrolled in the Site Remediation Program (SRP). The IEPA issued a 'No Further Remediation" (NFR) letter for the Project in January 2004. Upon review of a Remedial Action Completion report (dated June 28, 2002), a Remedial Action Completion Report Addendum report (dated December 16, 2002), and Response to Illinois EPA Comments on Remedial Action Completion Report Addendum (dated August 2003), the IEPA concluded that the remedial action plan was completed in accordance with the Remedial Action Plan (dated July 2001). In the NFR letter, the IEPA granted the Project no further remediation with restrictions and conditions. EMG recommends that the restrictions and conditions outlined in the NFR letter be followed in compliance with IEPA guidelines. A copy of the NFR letter is included in Appendix G.

Furthermore, in October 2005, dielectric fluid from one of the three transformers was found to be leaking. The transformers were subsequently removed. Sampling and analysis of the concrete and underlying soils by Tyco's consultant indicated the presence of PCB contamination. The remediation process included the removal of approximately 30 cubic yards of accessible PCB-containing dielectric-stained concrete floor and underlying impacted soil. Confirmation sampling completed in 2010 indicated residual levels of PCBs remaining in the subsurface soil. The excavated area was recently filled

in with concrete to form the engineered barrier as proposed in the remedial action plan which was approved by the USEPA in May 2011. A Remediation Documentation Report dated July 7, 2011 was submitted to the USEPA to document the final closure activities related to the PCB release. At this time, no further action appears warranted with respect to the historical PCB contamination.

1 CERTIFICATION

EMG has completed a Phase I Environmental Site Assessment of the Penberthy/Tyco Facility (the "Project"), located at 320 Locust Street in Prophetstown, Illinois 61277. The assessment was performed at the Client's request, using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, or their representative, has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on-site visit.

In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time-frame, given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client, or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

If you have any questions regarding this report, please contact the Senior Environmental Consultant listed on the Cover Page of this Report.

Surveyed By: Phillip Hoeksema, Project Manager

Written By: Phillip Hoeksema, Project Manager

Reviewed By:  *On Behalf Of Matthew Fox - Senior Engineering Consultant*

Kevin M. Howlett
Technical Report Reviewer

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Project. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.

Matthew B. Fox - Senior Engineering Consultant

1.1 RELIANCE

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG.

2.0 EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment, that included on-site observations of the accessible areas of the Penberthy/Tyco Facility (the "Project"), on May 20, 2011. The Project is located at 320 Locust Street in Prophetstown, Illinois 61277, and consists of approximately 6 acres.

The Project, originally constructed in 1922 and 1925, with various additions from the 1930's through 1960s, is currently a vacant manufacturing facility. No operations were being conducted at the time of the on-site assessment. Prior to the current use, the Project was a manufacturing facility occupied by Tyco Valves and Controls, LP which involved the production of valves and controls. Prior to construction of the current improvements, the Project was improved with dwellings, sheds, a warehouse building for agricultural implements, railroad tracks, and a railroad right-of-way. Properties in the general vicinity of the Project include commercial, institutional, industrial, and residential land uses.

The following statements summarize the independent conclusions representing EMG's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representatives, has been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

The assessment was conducted utilizing generally accepted Phase I industry standards, using the American Society for Testing and Materials (ASTM) Practice E 1527-05.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of 320 Locust Street in Prophetstown, Whiteside County, Illinois 61277. Any exceptions to, or deletions from, this practice are described in Section 3 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) or Historic Recognized Environmental Conditions (HRECs) in connection with the Project, except for the following:

Historical Review (Section 6)

- Review of available historical data identified that the Project was historically a a manufacturing facility with underground storage tanks (USTs). Refer to the **Historical Review** heading in Section 2.1 for further discussion.

Polychlorinated Biphenyls (Section 7.4)

- Review of the electrical equipment at the Project identified non-PCB and PCB-containing transformers. Refer to the **Polychlorinated Biphenyls** heading in Section 2.1 for further discussion.

Storage Tanks / Pipelines (Section 7.9)

- The Project historically contained one 20,000-gallon heating oil underground storage tank (UST), one 10,000 gallon heating oil UST, one 5,000-gallon waste oil UST, and one 5,000-gallon trichloroethylene (TCE) UST. Review of the available information identified that all of above-referenced USTs have either been removed from the ground or closed in place at the Project. Refer to the **Storage Tanks / Pipelines** heading in Section 2.1 for further discussion.

Regulatory Review (Section 9.1)

- Based on review of the regulatory database report, the Project is listed on the UST, LUST, SRP, INST CONTROL, PCB Transformer, PADS, ERNS, RCRA-SQG, TRIS, and FINDS databases due to the nature of the historical manufacturing operations and subsequent investigations and remedial actions. Refer to the **Regulatory Review** heading in Section 2.1 for further discussion.

2.1 Findings and Conclusions

Historical Review

The review of the historical data identified that the Project had been used as a manufacturing facility since approximately 1922 until March 2011. One underground storage tank (UST) was removed from the Project and three USTs were closed in place at the Project. In general, when a tank is listed as closed in place in the regulatory data base, its contents have been removed and it has been filled with an inert material such as concrete slurry. Review of previous environmental reports identified that soil samples collected from the excavation of the removed 20,000-gallon fuel oil tank contained detectable concentrations of polynuclear aromatic compounds (PNAs). The release was reported to the former Illinois Services Disaster Agency (ISDA) and the Illinois Environmental Protection Agency (IEPA) as required by LUST regulations. More information concerning this release is included under the *Regulatory Review* heading below.

Subsurface investigations were conducted at the Project to address whether the Project was impacted by the past operations of the Project and the past uses of USTs at the Project. Both soil and groundwater contamination were found at the Project and the Project was subsequently enrolled in the Site Remediation Program (SRP). The IEPA issued a 'No Further Remediation" (NFR) letter for the Project in January 2004. Upon review of a Remedial Action Completion report (dated June 28, 2002), a Remedial Action Completion Report Addendum report (dated December 16, 2002), and Response to Illinois EPA Comments on Remedial Action Completion Report Addendum (dated August 2003), the IEPA concluded that the remedial action plan was completed in accordance with the Remedial Action Plan (dated July 2001). In the NFR letter, the IEPA granted the Project no further remediation with restrictions and conditions. EMG recommends that the restrictions and conditions outlined in the NFR letter be followed in compliance with IEPA guidelines.

Furthermore, in October 2005, dielectric fluid from one of the three transformers was found to be leaking. The transformers were subsequently removed. Sampling and analysis of the concrete and underlying soils by Tyco's consultant indicated the presence of PCB contamination. The remediation process included the removal of approximately 30 cubic yards of accessible PCB-containing dielectric-stained concrete floor and underlying impacted soil. Confirmation sampling completed in 2010 indicated residual levels of PCBs remaining in the subsurface soil. The excavated area was recently filled in with concrete to form the engineered barrier as proposed in the remedial action plan which was approved by the USEPA in May 2011. A Remediation Documentation Report dated July 7, 2011 was submitted to the USEPA to document the final closure activities related to the PCB release. At this time, no further action appears warranted with respect to the historical PCB contamination.

Operational Activities

EMG observed no circumstances of environmental concern associated with the current operational activities at the Project. No further action or investigation is recommended regarding operational activities at the Project.

Hazardous Materials / Petroleum Products

No hazardous materials or petroleum products were observed at the Project. No further action or investigation is recommended regarding the use of hazardous materials or petroleum products at the Project.

Wastes

No wastes were observed at the Project. No further action or investigation is recommended regarding wastes at the Project.

Polychlorinated Biphenyls (PCBs)

EMG identified utility-owned electrical transformer equipment at the Project. This equipment appeared to be in good condition with no evidence of leaks. The transformers are designated as the property of the public utility and are labeled as "Non-PCB". The utility is the financially responsible party for maintenance of this equipment. No further action or investigation is recommended regarding the transformer equipment.

EMG also identified privately owned electrical transformer equipment at the Project. This equipment appeared to be in good condition with no evidence of leaks. The transformers are designated as the property of the Project and are classified as "Non-PCB" or have been labeled as PCB-containing. These units appear to be within current regulatory guidelines. No further action or investigation is recommended regarding the current transformer equipment.

At the time of a previous assessment, one PCB-containing transformer inside the manufacturing facility was observed to be leaking. EMG recommended that the leaking privately-owned PCB transformer be repaired and any fluid or fluid-soaked waste be disposed of in accordance with applicable federal, state, and local regulations. Refer to the Historical Review heading above for additional discussion.

Asbestos-Containing Materials (ACM)

Suspect friable and non-friable ACM in the form of roofing materials, vinyl floor tile, wallboard/joint compound, plaster, sheet vinyl flooring, ceiling tile, pipe insulation/thermal system insulation, and various mastics identified as part of the assessment were not sampled. These materials are in good condition and can be maintained using the existing Operations and Maintenance (O&M) Program. A properly designed O&M Program is sufficient to maintain the Project in accordance with current regulatory standards.

Radon Gas

Review of the USEPA's Radon Map, indicated that the Project is located in Zone 1, areas with a predicted average indoor radon screening level greater than 4 pCi/L (picoCuries per liter of air). However, based on the type of construction, the presence of commercial HVAC systems, and the non-residential use of the Project, there is reduced potential for the build-up of radon gas at the Project. No further action or investigation is recommended with regard to radon gas levels at the Project.

Lead-Based Paint (LBP)

Suspect lead-based paint identified as part of the assessment was not sampled. The painted surfaces were observed to be in good condition, with the exception of the painted ceiling in the manufacturing building which was observed to be in poor condition. However, based upon the non-residential use of the Project, no further action is recommended regarding LBP at the Project.

Lead in Drinking Water

Based on conversations with utility personnel, the water at the Project is not expected to contain elevated levels of lead. No further action or investigation is recommended regarding lead in drinking water at the Project.

Storage Tanks / Pipelines

Four underground storage tanks (USTs) were historically located at the Project. Three of the USTs have been closed in place and one UST has been removed from the ground. These tanks were previously discussed under the *Historical Review* heading.

Two aboveground storage tanks (ASTs) are located at the Project. Review of available information indicates that the ASTs were historically used for storage of waste oil, but were reportedly empty at the time of EMG's assessment. There was no visual indication of releases from the ASTs. The ASTs appear to be operated in accordance with current regulatory requirements and are not anticipated to adversely impact the Project. No further action or investigation is recommended regarding the ASTs.

Surface Areas

No issues associated with surface areas were identified. No further action or investigation is recommended regarding surface areas at the Project.

Visual observation of the storm water system did not identify any abnormal accumulation of petroleum run-off or foreign material. No unusual blockages of the storm water control system were observed. No unusual ponding of storm waters was observed. No further action or investigation is recommended regarding storm water systems at the Project.

Regulatory Review

Based on review of the regulatory database report, the Project is listed on the RCRA-Generator, UST, LUST, SRP, FINDS, PADS, PCB Transformer, ERNS, TRIS, and Institutional Controls databases. According to previous reports, the Project was listed on the PADS database because it is a disposer of PCBs. The Project was listed on the ERNS database due to the report of leaking transformers and the Project was listed on the TRIS databases because copper and chromium generated at the Project were disposed of off site. The Project was listed in the PCB Transformer database based on the presence of PCB containing transformers at the facility. Information in the FINDS database indicated that the Project was listed on the FINDS database because it was listed on the Aerometric Information Retrieval System/AIRS Facility Subsystem database, Permit Compliance System database, RCRA-Generator database, TRIS database, and the National Emission Inventory database. One RCRA violation was found at the Project on February 25, 2003, and the violation was resolved on June 13, 2003. No further action or investigation is recommended regarding these listings.

Information in the UST database indicated that one 5,000-gallon UST was closed in place at the Project, one 20,000-gallon UST was removed from the Project, and one 10,000-gallon UST was closed in place at the Project. In general, when a tank is listed as closed in place in the regulatory data base, its contents have been removed and it has been filled with an inert material such as concrete slurry. The status for these three USTs is "closed". These tanks were previously discussed under the *Historical Review* heading. Information in the LUST database indicates that a release of fuel oil was reported at the Project on May 13, 1993 and a "No Further Remediation" (NFR) letter was issued for the LUST incident on December 29, 1994. Based on the current regulatory status, no further action or investigation is recommended regarding these listings.

According to the IL Institutional Control database, a groundwater use restriction is placed on the Project and the NFR letter was issued to the Project on January 21, 2004. Review of previous environmental reports indicates that subsurface investigations were conducted at the Project to address whether the Project was impacted by the past operations of the Project and the past uses of USTs at the Project. Both soil and groundwater contamination were found at the Project and the Project was subsequently enrolled in the Illinois Site Remediation Program (SRP), a voluntary cleanup program managed by the State. Information in the SRP database indicates that the Illinois Environmental Protection Agency (IEPA) issued a NFR letter to the Project on January 21, 2004 with restrictions and conditions, as indicated in the IL Institutional Control database. EMG recommends that the restrictions and conditions outlined in the "no further remediation" letter be followed in accordance with IEPA guidelines.

No further action or investigation is recommended regarding the regulatory review.

In addition, there are no off-site facilities anticipated to have negatively impacted the environmental integrity of the Project.

Adjacent Properties

EMG identified no current adjacent property uses that are anticipated to have a negative impact on the environmental integrity of the Project. No further action or investigation is recommended regarding the adjacent properties.

2.2 Recommendations

No further action or investigation is recommended at this time.

3 SURVEY APPROACH/PURPOSE

EMG conducted a Phase I Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives.

The user informed EMG that the reason for the assessment is for the sale of the property.

On-site activities and/or interviews were conducted by Phillip Hoeksema, EMG Project Manager, with:

- Larry Niccoli, On-site Point of Contact (POC) and Maintenance Manager

A Key Site Manager Questionnaire was completed as a part of this assessment, which is included in Appendix D. The Questionnaire was completed with the Point of Contact. Information obtained from the Questionnaire has been used in the preparation of this report.

Areas accessed included:
- All interior areas
- All exterior areas (except the roofs)
- The Project boundaries

Specific areas to which access was limited include the following:
- Locations identified with Confined Space warnings
- The roofs
- Above drop ceilings
- Pipe chases
- Behind walls

Weather conditions at the time of the Project assessment were clear, with temperatures in the low 70s (F) and light winds.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project that could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and the surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analyses of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report), as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards, set forth in the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05. The Scope of Work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project, as identified through review of reasonably ascertainable standard historical sources.

- The physical characteristics of the Project, as identified through review of reasonably ascertainable topographic data.

- Current Project conditions (as applicable), including compliance with appropriate regulations, as they pertain to the presence or absence of: facility storage tanks, drums, containers (above or below ground), etc., transformers and other electrical equipment which utilize fluid which may potentially contain PCBs, the use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes.

- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify sites that would have the potential to impact the environmental integrity of the Project.The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search that focuses on both the Project and neighboring sites that might impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard E 1527-05. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

In addition, at the Client's request, the assessment included a screening approach for the potential existence of:

- The physical characteristics of the Project, as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and groundwater data.

- Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior). These materials are considered suspect, until tested and proven otherwise. Friable materials are those that can be easily crumbled or pulverized by hand pressure.This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but it is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work. The basis for "suspect" determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Plac*e (the "Green Book"). Therefore, all materials listed in the Green Book that were installed prior to 1981, are considered suspect with the exception of resilient floor tile, asbestos-cement board (transite), and roofing felt, which are considered suspect, regardless of installation date (these materials continue to be manufactured and installed in the United States).

- Radon gas propensity, through the review of the USEPA's Map of Radon Zones for all residential properties.

- Lead-based paint for all properties constructed prior to 1978. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. Therefore, all paint applied prior to 1978 is considered suspect.

- Lead in water, based on information provided by the municipal water provider.

3.1 DATA GAPS

Data gaps in information exist and are addressed in the appropriate sections of this report. However, because the data gaps were not determined to be material in identifying Recognized Environmental Conditions (RECs), they are not considered by ASTM standards to be *significant* and, therefore, are not individually addressed in this section.

4 USER PROVIDED INFORMATION

This Section documents whether the user reported to EMG information pursuant to the responsibilities described in Section 6 of the ASTM Standard E 1527-05.

EMG submitted a User Questionnaire to the user to assist the user and EMG in gathering information from the user that may be material to identifying RECs. A copy of the User Questionnaire is appended (Section 11).

Litigation

Question: *Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?*

Response: The user did not provide a response to this question or responded "Unknown/No Response". The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Administrative Proceedings

Question: *Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?*

Response: The user did not provide a response to this question or responded "Unknown/No Response". The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Notices From Governmental Entities

Question: *Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?*

Response: The user did not provide a response to this question or responded "Unknown/No Response". The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Environmental Cleanup Liens

Question: *Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?*

Response: The user did not provide a response to this question or responded "Unknown/No Response". The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Activity and Use Limitations

Question: *Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls, that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?*

Response: The user did not provide a response to this question or responded "Unknown/No Response". The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Specialized Knowledge

Question: *As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or of an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?*

Response: The user did not provide a response to this question or responded "Unknown/No Response". The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Relationship of Purchase Price

Question: *Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?*

Response: The user did not provide a response to this question or responded "Unknown/No Response". The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Commonly Known Information

Question: *Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:*

- *Do you know the past uses of the property?*
- *Do you know of specific chemicals that are present, or once were present, at the property?*
- *Do you know of spills or other chemical releases that have taken place at the property?*
- *Do you know of any environmental cleanups that have taken place at the property?*

Response: The user did not provide a response to this question or responded "Unknown/No Response". The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Obvious Indicators of Contamination

Question: *As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?*

Response: The user did not provide a response to this question or responded "Unknown/No Response". The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Environmental Lien and AUL Review

The user did not engage EMG to review title and judicial records for environmental liens or Activity and Use Limitations (AULs) recorded against the Project. Furthermore, these documents were not provided to EMG for review. The lack of or inability to obtain this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

5 PROJECT LOCATION/DESCRIPTION

The Project is located at 320 Locust Street in Prophetstown, Whiteside County, Illinois 61277. The Project lands consist of approximately 6.0 acres.

5.1 Project Description

The Project is currently a vacant manufacturing facility.

The Project was constructed in 1922 and 1925 with additions constructed at various times throughout the 1930s - 1960s. Project improvements consist of one manufacturing building, one foundry building, one garage building, one former foundry sand storage building, one scrap metal storage building, three ancillary buildings used for a well pump house and backflow prevention systems, landscaping, a 50,000-gallon water tower, and surface-level asphalt paved parking/drive areas.

The Project is serviced by public water and sanitary sewer systems. The Project is supplied with water from the City of Prophetstown. According to a utility representative, the drinking water supplied to the Project is within federal, state, and local drinking water quality standards.

Hot water is generated by electrically powered and natural gas-fired water heaters. The associated piping was observed to be uninsulated or insulated with fiberglass. The exhaust flues associated with the water heaters were observed to be uninsulated.

HVAC systems observed consisted of the following:

- Heat and air-conditioning are supplied to the manufacturing building at the Project from via a steam and cooled water system. Steam is generated by two natural gas-fired boilers. Cooled water is supplied from the water used in the manufacturing operations. Steam and cooled water are distributed via piping throughout the Project. Where observed, piping associated with the heating/cooling system was either uninsulated or insulated with fiberglass and previously identified asbestos-containing pipe and pipe elbow insulation.

- Supplemental heating is supplied to the manufacturing building at the Project via individual wall-mounted, electrically operated units.

- Heat is supplied to the foundry building at the Project from natural gas-fired units. No air conditioning system was observed in the foundry building at the Project.

5.2 Miscellaneous Systems

No environmentally significant miscellaneous systems/equipment were identified at the Project.

5.3 Environmental Setting

5.3.1 Topography

Review of the Prophetstown, Illinois Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1982, indicated the following:

- The Project has an average elevation of approximately 620 feet above mean sea level. Elevations do not vary significantly across the Project lands. The slope of the Project is estimated between zero and one percent in a northerly direction.

- Slope in the general area of the Project is to the north. The nearest surface water feature, the Rock River, is located approximately 1,500 feet north/northeast of the Project.

- The Project is shown as improved with two outlined structures and railroad tracks, interpreted to represent the current and historic improvements at the Project. Refer to Section 6.9 for further discussion of the historic improvements.

A copy of the topographic map is included in Appendix C.

5.3.2 Wetlands

Review of National Wetlands Inventory (NWI) data provided by the United States Fish and Wildlife Service, indicated the following:

- No wetland areas are indicated at the Project or adjacent properties.

A copy of the wetland map is included in Appendix C.

5.3.3 Floodplain

Review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated February 18, 2011, indicated the following:

- The Project is located in Zone X, areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

A copy of the flood zone map is included in Appendix C.

5.3.4 Soils/Geology

Review of the United States Department of Agriculture Soil Conservation Service Soil Survey Geographic Database (SSURGO) data, indicated the following:

- The Project is located in an area comprised of one soil type known as Denrock. The Denrock soil series is considered to be a somewhat poorly drained, silt loam textured soil with a depth of at least 60 inches.

Review of the 1:2,500,000 scale Geology of the Conterminous United States, published by the USGS and dated 1974, indicated the following:

- The Project is located within an area consisting of sedimentary materials from the Paleozoic era.

5.3.5 Groundwater Hydrology

Review of the Water Resources Data Report for Illinois, published by the USGS and dated 1980, as well as a schematic drawing of the on-site well cross-section indicated the following:

- The Project is located within the unconsolidated aquifer formation with estimated groundwater levels between 150 and 300 feet below ground surface (bgs).

Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow at the Project is anticipated to be toward the north.

Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

6 HISTORICAL REVIEW

Review of online information from the Whiteside County Assessor Office website indicated that the Project is shown as Assessor Parcel Numbers 21-05-226-001 and 21-05-226-009.

A copy of the tax map was not available.

6.1 Chain of Title

Review of available ownership information identified a deed restriction was placed on the Project on February 12, 2004. The deed restriction is associated with restrictions and conditions issued by the Illinois Environmental Protection Agency (IEPA) in the NFR letter for the Project. Refer to Section 6.7 and 9.1 for further discussion.

Review of information from the Whiteside County Recorders Office identified the ownership information listed in the table below:

Ownership Information	
Owner	**Year Purchased**
Corporate Property Associates 6, a California Limited Partnership	1986
Stanwich Industries, Inc./Penberthy	1962

6.2 Prior Use Interviews

EMG met with Mr. Larry Niccoli, On-site Point of Contact (POC) and Maintenance Manager, who was cooperative and provided information that appeared to be accurate, based upon our subsequent site observations. It is EMG's opinion that the POC was knowledgeable about the Project and about questions EMG posed during the interview process. According to the POC, the Project was developed in 1922 and 1925 into the current use. Mr. Niccoli provided general information regarding the PCB remediation at the Project and stated that the concrete cap had recently been poured over the excavated area. The POC was unaware of any prior uses of the Project. The POC has been associated with the Project since 1989.

6.3 Local and/or State Government Agency Record Review/Interviews

The following information was identified at the City of Prophetstown Building Department:

- No information was identified for the Project.

The following information was identified at the City of Prophetstown Fire Department:

- No information was identified for the Project.

The following information was identified at the City of Prophetstown Planning Department:

- Review of the available zoning records indicates that the Project is currently zoned I-2, general industrial. According to the records, no additional zoning changes were listed for the Project.

6.4 Historical Maps

Historic Sanborn Maps:

Historic Sanborn maps are detailed scale drawings that show the location and use of buildings and structures that occupied a given area. EMG contacted Environmental Data Resources (EDR) in an attempt to determine if there were any historic Sanborn maps in the EDR Historic Map Collection covering the years 1867 to present. EMG's historic Sanborn map search results are discussed below.

Review of the 1913 historic Sanborn map indicated the following:

- **Project:** The Project is partially shown as improved with dwellings, sheds, a warehouse building for agricultural implements, railroad tracks, and a railroad right-of-way. Vehicular access is available from Locust Street, Lincoln Street, and 5th Street. The western portion of the Project is not shown on this map.

- **Off-site:** The area north of the Project is shown as Lincoln Street with a public school beyond. The area east of the Project is shown as an Locust Street, with a log yard/telephone polls; Illinois Northern Utilities Company electrical light plant; a lumber, grain and coal yard by Mathis Brothers and Company; and a lumber, grain, and coal yard by J. E. Frary and Son beyond. The area south of the Project is partially shown as 5th Street. The area west of the Project is not shown.

The 1922 historic Sanborn map differs from the previous historical map in that:

- **Project:** The Project is partially shown as improved with two buildings used for lawn mower production (Eclipse Lawn Mower Co.), dwellings, sheds, and auto garages. The northern building of the lawn mower production facility is notated as a woodworking building and appears, along with the adjacent building to the south, to be the original Project buildings. The western portion of the Project is not shown on this map.

- **Off-site:** A residence is shown to the north (adjacent to the public school). The area east of the Project is shown as Locust Street followed by the Illinois Northern Utilities Company electrical light plant; a lumber, grain and coal yard by Mathis Brothers Company; a lumber, grain and coal yard by Frary and Frary Company and Illinois Oil Company with two 8,000-gallon gasoline tanks, and one 11,000-gallon kerosene tank (tanks notated as not buried). The area south of the Project is shown is not shown beyond 5th Street. The area west of the Project is shown as dwellings and sheds.

The 1934 historic Sanborn map differs from the previous historical maps in that:

- **Project:** The Project is partially shown as improved with a foundry building and a wood shop building used by Eclipse Lawn Mower Company, dwellings, sheds. The western portion of the project is not shown on this map.

- **Off-site:** The area east of the Project is shown as Locust Street followed by the Illinois Northern Utilities Company electrical light plant; a lumber, grain and coal yard by Rock River Lumber and Grain Company; a lumber, grain and coal yard by Frary and Frary Company; dwellings and garages; and an oil warehouse and a bulk oil and gasoline station with two gasoline tanks. The area west of the Project is not shown.

The eastern adjacent property (across Locust Street) was identified on the 1922 map as having two 8,000-gallon gasoline tanks and one 11,000-gallon kerosene tank, and on the 1934 map as having an oil warehouse and bulk oil and gasoline station with two gasoline tanks. This facility was identified on the UST and LUST databases under the name of McNeil Twins Oil Company and is further discussed in Section 9.1.

Copies of representative historic Sanborn maps are included in Appendix C.

Historic Topographic Maps:

Historic topographic maps show the location of buildings and structures that occupied a given area, as well as other physical features. EMG reviewed historic topographic maps as available from online historic topographic map repositories, such as the Perry-Castaneda Map Library and the University of Alabama Map Library. EMG's historic topographic map search results are discussed below.

Review of the 1932 historic topographic map indicated the following:

- **Project:** The scale of the map prevents detailed analysis of the structures on the Project. However, it appears that small structures are shown on the eastern portion of the Project. Railroad tracks notated as the Chicago Burlington RR are shown south of the location of the current manufacturing building.
- **Off-site:** The surrounding areas appear to be generally undeveloped with small structures, streets, and railroad tracks.

A copy of historic topographic map are included in Appendix C.

6.5 City Directories

EMG attempted to review historical city directories at the Henry C. Adams Memorial library in Prophetstown, Illinois. However, no historic city directories were identified.

6.6 Aerial Photography

EMG contacted EDR in an attempt to determine if there were any historic aerial photographs available for the area of the Project. In addition, EMG reviewed online historical aerial photographs at the University of Illinois. EMG's historic aerial search results are discussed below.

Review of the 1939 historic aerial photograph indicated the following:

- **Project:** The Project is shown as improved with small industrial/commercial buildings, residential buildings, and railroad tracks. The buildings are situated in the eastern, western, and central portions of the Project. Vehicular access is available from the north, east, south, and west.
- **Off-site:** The area north of the Project is shown as a street with a commercial type building and residential buildings beyond. The area east of the Project is shown as commercial buildings. The area south of the Project is shown as commercial buildings and residential buildings, and a street with residential buildings beyond. The area west of the Project is shown as a street with residential buildings beyond.

The 1953 historic aerial photograph differs from the previous aerial photograph in that:

- **Project:** The Project is shown as developed with a large industrial building which appears similar to the manufacturing building.
- **Off-site:** The area east of the Project is shown as additional commercial buildings.

The 1956 historical aerial photograph does not differ significantly from the previous aerial photograph.

The 1974 historic aerial photograph differs from the previous aerial photographs in that:

- **Off-site:** The area south of the Project is shown as a large industrial building.

The 1979, 1984, 1994, and 1998 aerial photographs do not appear to differ significantly from the previous aerial photograph.

The 2005 historic aerial photograph differs from the previous aerial photographs in that:

- **Off-site:** The area west of the Project is shown as expansion of the large industrial building.

The 2006 aerial photograph does not differ significantly from the previous aerial photograph.

Copies of representative historic aerial photographs are included in Appendix C.

6.7 Previous Investigations

EMG was provided a copy of a previous Phase I Environmental Site Assessment and Asbestos Survey report for the Project, prepared by Fred C. Hart Associates and dated April 1990. Pertinent information identified in that report is as follows:

- The Project consisted of two parcels of land, formerly separated by a railroad right-of-way, and developed with a manufacturing and foundry facility (i.e. the current improvements).
- The Scope of Work for this previous assessment consisted of of a site visit, a regulatory survey, a review of prior reports, and a preliminary assessment report.
- Facility operations at the time of the assessment included manufacturing and marketing of process equipment components, such as valves, gauges, sight flow indicators, injectors/ejectors, and electronic level measurement devices for use in petroleum, chemical processing and paper manufacturing industries.
- The Project was identified as a small quantity generator (SQG) of hazardous wastes due to generation of waste paints, paint sludge, paint filters, waste solvents, asbestos cut-outs, and PCB-contaminated equipment (i.e., capacitors). Hazardous wastes appeared to be handled and disposed of properly.
- Numerous PCB-contaminated electrical transformers were identified at the Project: two of the three indoor and four of the nine outdoor transformers. The remaining were identified to be free of PCBs. Several potentially PCB contaminated capacitors were also identified at the Project.
- In 1989, the Project's waste oil underground storage tank (UST) was reportedly contaminated with PCB oils due to poor handling practices of a former waste hauler. A lawsuit was filed to determine the responsible party. As the results of the lawsuit, a PCB survey was conducted at the Project to further evaluate the presence of PCBs on site that could have contributed to the contamination of the waste oil tank. The outcome of the survey and litigation was not available at the time of this assessment. The PCB-contaminated waste oil tank was reportedly closed in place and soil testing was performed during closure to evaluate the potential for release. The tank closure notification was submitted to the State. No contamination was reportedly discovered; however, the documentation was not provided for review. It was recommended that the soil analytical results be provided for verification.
- Two fuel oil USTs were also identified at the Project. The tanks were not registered with the State. It was recommended that the integrity of the tanks be tested to evaluate the potential for release, and that the tanks be registered.
- Suspect asbestos-containing materials (ACM) identified and sampled at the Project included linoleum, roofing tar, ceiling board, roofing shingles, cloth wrap pipe insulation, floor tile, ceiling tile, joint compound, tank insulation, corrugated pipe wrap, roofing fabric, and boiler insulation. Laboratory analysis identified asbestos in the form of ceiling tile, floor tile and linoleum in the main office; boiler tank insulation, pipe wrap joint compound in the boiler room; tank lid insulation, boiler insulation, tank insulation, joint compound, and pipe wrap in the laboratory; and roofing fabric on the older portion of the manufacturing building and the foundry. It was recommended that damaged materials be repaired or abated, and that remaining materials be managed under an Operations and Maintenance (O&M) Program. Further discussion of this is contained in Section 7.5.

EMG was also provided a copy of a previous Phase I Due Diligence Examination report for the Project, prepared by ENSR and dated September 1993. Pertinent information identified in that report is as follows:

- The Project consisted of two parcels of land, formerly separated by a railroad right-of-way, and developed with a manufacturing and foundry facility (i.e. the current improvements).

- The Scope of Work for this previous assessment consisted of of a site visit, a government records review, a review of site history, and preparation of a report.

- The report indicated that Penberthy had occupied the Project since 1960, and that from 1922 to 1959, the Project was occupied by Eclipse Lawn Mower Company and performed generally the same types of operations. Prior to 1922, the Project is noted to have contained residences.

- The Project is noted as a large quantity generator (LQG) of hazardous wastes due to generation of waste paint materials, waste trichloroethene, waste triethylamine, waste oil, asbestos scraps from gaskets, and PCB-containing electrical equipment. However, ENSR concluded that the facility was actually a SQG based on review of annual reports over a three year time frame.

- The Project is noted on the state list of registered USTs, but had recently removed all on site USTs. Two of the USTs were closed in place and one was removed. No contamination problems were discovered in association with the closed USTs, but soil samples collected from the excavation of the removed 20,000-gallon fuel oil tank contained detectable concentrations of polynuclear aromatic compounds (PNAs). The release was reported to the Illinois Services Disaster Agency (ISDA) and the Illinois Environmental Protection Agency (IEPA) as required by LUST regulations. The closure in place of the two USTs was approved by the Office of State Fire Marshal, and the Project was proceeding with the development of a remediation plan for the removed UST. Typically, approval by the State Fire Marshall of a UST closure in place indicates that the tank contents were removed and the tank was filled with an inert material. It was concluded that the planned remediation activities be continued. Of note, EMG subsequently identified that three USTs were closed in place (as opposed to two USTs as indicated in the ENSR report), and one UST was removed from the ground. Further discussion of the former USTs at the Project is included in Section 7.9.

- Heavy surface staining was observed near the fill and dispensing lines at an aboveground storage tank (AST) farm at the southeastern adjacent Marathon Oil gas filling station, located across Locust Street. This station also reportedly maintained five USTs. It was concluded that the USTs and the poor housekeeping practices around the AST farm represented a potential environmental concern to the Project.

- A limited asbestos survey was conducted at the Project; however, the results were not included in the excerpt provided to EMG.

- The Project was reported to received potable water from an on site well, and was capable of received or supplying water to the City water system, if needed.

EMG was provided by the POC a copy of a previous Asbestos-containing Material Operations and Maintenance Program for the Project, prepared by Fred C. Hart Associates and dated June 21, 1995. The purpose of the plan is to identify and prevent potential sources of asbestos-containing materials (ACM) from imposing risks upon the health of employees in the work place, and the greater environment. The plan describes operations and management procedures intended to maintain a safe and environmentally sound facility through good housekeeping practices, preventive maintenance, visual inspections, and proper removal and disposal procedures. Further discussion of this is contained in Section 7.5.

EMG was provided by the POC a copy of a previous Phase II Site Investigation report for the Project, prepared by Earth Tech, Inc. and dated October 1999. The Scope of Work for this previous assessment consisted of soil sampling at the Project to assess the presence of foundry sand, debris, or surficial releases from the transformers, and former and closed in place USTs, and groundwater sampling to assess general groundwater quality. At the time of the previous assessment, the Project consisted of a manufacturing and foundry facility. Pertinent information identified in that report is as follows:

- Chlorinated solvents (tetrachloroethene (PCE) and trichloroethene (TCE)) were detected in the groundwater at the Project at levels exceeding the Illinois Class I Standards under 35 I A C 620. The source and extent of the solvent impacts were not determined at that time.

- Vinyl chloride was detected in site soils above the Illinois Tiered Approach to Corrective Action Objectives (TACO) Tier 1 Industrial/Commercial Clean Up Guidelines. The source and extent of the solvent impacts was not determined.

- Lead and arsenic were detected in soils above the Illinois TACO Tier 1 Guidelines. The toxicity characteristic leaching procedure (TCLP) results indicate exceedances of the migration to groundwater criteria. While it appears that much of the lead-contaminated soils exceeding the characteristic hazardous threshold have been removed, levels above this threshold are still in place in the area of the Geoprobe boring SB-09. Nearby groundwater users and the migration to groundwater pathway may have been impacted.

- Spurious total petroleum hydrocarbon (TPH), the presence of ACM, and other "lesser" issues were also identified, but were found to have less financial liability. It was concluded that these "lesser" issues should be actively managed.

EMG was provided with a copy of a previous Supplemental Phase II Investigation report for the Project, prepared by Earth Tech, Inc. and dated November 1999. The Scope of Work for this previous assessment consisted of a further evaluation of the contamination at the Project. At the time of the previous assessment, the Project consisted of a manufacturing and foundry facility. Pertinent information identified in that report is as follows:

- The extent of groundwater contamination was not determined during Earth Tech, Inc. prior Phase II assessment in October 1999. An additional site investigation was conducted to assess whether groundwater contamination extended beyond the Project boundary. No off site monitoring wells were installed. Ten temporary monitoring wells were advanced at the Project and 11 samples were collected for the assessment. The analytical results indicated that groundwater contamination was present and extended to at least the boundary of the Project.

EMG was also provided with a copy of a letter from the IEPA, dated January 2001. This letter is referenced throughout this report as a letter of "No Further Remediation". According to the letter, a Remedial Action Completion report (dated June 28, 2002), a Remedial Action Completion Report Addendum (dated December 16, 2002), and Response to Illinois EPA Comments on Remedial Action Completion Report Addendum (dated August 2003) were prepared by ENSR for the Project. Upon review of these documents, the IEPA concluded that the remedial actions were completed in accordance with the Remedial Action Plan (dated July 2001). In this letter, the IEPA granted the Project No Further Remediation status with conditions and terms specified in the letter.

EMG previously conducted a Phase I Environmental Site Assessment of the Project in April 2005. Pertinent information identified in that report is as follows:

- The Project was occupied by the current improvements at the time of the previous assessment. In addition, the assessment included the east adjacent parking lot (across Locust Street).

- The Scope of Work for this previous assessment consisted of ASTM E 1527-00 and the EPA AAI Rule Scope of Work .

- The review of historical data identified that subsurface investigations were conducted at the Project to address whether the Project was impacted by the past operations of the Project and the past uses of USTs at the Project. Both soil and groundwater contamination were found at the Project and the Project was subsequently enrolled in the Site Remediation Program (SRP). The IEPA issued a letter of "No Further Remediation" for the Project in January 2001. Upon review of a Remedial Action Completion report (dated June 28, 2002), a Remedial Action Completion Report Addendum (dated December 16, 2002), and Response to Illinois EPA Comments on Remedial Action Completion Report Addendum (dated August 2003), the

IEPA concluded that the remedial actions were completed in accordance with the Remedial Action Plan (dated July 2001). In this letter, the IEPA grants the Project No Further Remediation status with restrictions and conditions. EMG recommended that the restrictions and conditions outlined in the "No Further Remediation" letter be followed in compliance with IEPA guidelines.

- The review of operations at the Project did not identify any significant environmental concerns.

- Hazardous materials used at the Project included routine janitorial and maintenance supplies, paints, solvents, oils, general lab chemicals, water treatment chemicals, welding gases, propane gas, and silk screening chemicals. No environmental concerns were noted.

- Wastes generated at the Project included hazardous waste in the form of waste solvents, waste paints, general lab chemicals, and waste silver screening solution, and regulated waste in the form of waste oil, as well as non-hazardous solid and liquid wastes. No environmental concerns were noted.

- EMG also identified thirteen privately-owned transformers at the Project. Three of these transformers use dielectric fluid potentially containing levels of polychlorinated biphenyls (PCBs) in excess of 500 ppm. One of the PCB transformers was observed to be leaking. EMG recommended that the leaking privately-owned PCB transformer be repaired and any fluid or fluid-soaked waste be disposed of in accordance with applicable federal, state, and local regulations.

- Previously identified asbestos-containing ceiling tile, floor tile, linoleum, boiler tank insulation, pipe wrap, joint compound, water tank lid insulation, boiler insulation, water tank insulation, joint compound, pipe wrap, and roofing fabric were identified in good condition and can be maintained in place under the existing Operations and Maintenance (O&M) Program. In addition, suspect ACM in the form of drywall/joint compound and plaster were not sampled as a part of this assessment. EMG recommended continuing to implement the existing Asbestos Operations and Maintenance (O&M) Program for the previously identified and suspect ACM at the Project.

- Lead-based paint was previously identified in the water tower at the Project. Prior to any activities that would disturb the previously identified lead-based paint (i.e., repair, renovations, demolition, etc.), the lead painted surfaces should be handled in accordance with applicable federal, state, and local regulations

- No evidence of current storage tanks or pipelines (above or below ground) was identified. Storage tanks identified at the Project included two waste oil ASTs and historical USTs which were removed from the ground or closed in place. These USTs were addressed in the historical data discussion.

- The review of regulatory agency data identified RCRA-Generator, UST, LUST, SRP, FINDS, PADS, TRIS, and Institutional Controls database listings for the Project that were associated with the historical operations of the Project as noted above in the historical data discussion.

EMG was provided with a copy of a Proposed Remedial Action Plan report of the Former PCB Transformer Area for the Project, prepared by GZA Environmental, Inc. and dated November 2010. Pertinent information identified in that report is as follows:

- Background information identified that three electrical transformers were previously located on the concrete floor slab of the main plant building. In October 2005, dielectric fluid from one of the three transformers was found to be leaking. The transformers were subsequently removed. Sampling and analysis of the concrete and underlying soils by Tyco's consultant indicated the presence of PCB contamination.

- The remediation process included the removal of approximately 30 cubic yards of accessible PCB-containing dielectric-stained concrete floor and underlying impacted soil.

- Confirmation soil sampling completed by ETI as part of their remedial effort, and soil sampling completed by GZA during September 2010, indicate residual PCBs remain in subsurface soils at concentrations generally ranging from <1 to 2.7 milligrams per kilogram (mg/kg). Two soil sample locations, S-6 and S-11, exhibited PCB concentrations of 150 mg/kg and 9.2 mg/kg, respectively.

- This remediation approach involved the excavation and off-site disposal of impacted soil and concrete performed by ETI, backfill of the excavation area, installation of an engineered cap and placement. This approach was selected since the future long-term use of the Site is anticipated to be industrial, access to the property can be controlled and exposure to humans to remaining residual contaminants can be reasonably controlled, thereby eliminating a complete exposure pathway and any associated risk to human health. The basic remediation concept for the former transformer area within the Main Plant Building is based on protection of human health by eliminating direct contact exposures to building occupants. ETI has previously removed and disposed of the concrete floor slab that contained greater than 1 mg/kg PCBs. Additionally, ETI excavated and disposed of PCB-impacted soil from the former transformer area. The PCB impacts remaining in soil and on the footing in the area of the former transformer are located at depths ranging from 1.5 to greater than 6 feet below the concrete floor slab. Therefore, exposure to the residual PCB impacts can be eliminated by the installation of an engineered cap. Additionally, a deed restriction in accordance with 40 CFR 761.61(a) (8) is warranted to inform future Site owners of the residual PCB impacts. Since limited residual PCB soil concentrations beneath the cap will exceed 100 parts per million (ppm), GZA was seeking approval from USEPA to allow for these residual contaminants to be left in place beneath the cap, consistent with 40 CFR Part 761.61(c). As described previously, the engineered cap, combined with the deed restriction serve to effectively eliminate the direct contact exposure pathway, thus mitigating risks associated with these PCB-impacted materials.

EMG was provided with a copy of a letter from the USEPA for the Approval of Proposed Remedial Action Plan, Former PCB Transformer Area, Tyco Valves & Controls - Penberthy 320 Locust Street, Prophetstown, Illinois dated May 10, 2011. Pertinent information identified in that report is as follows:

- This letter indicates that the RAP dated November 17, 2010 for the Project with additional supplemental information provided in a letter dated April 8, 2011 were approved by the USEPA on May 10, 2011. The USEPA determined that the RAP's design to complete remedial efforts of the former transformer area impacted by PCB contaminated soils and concrete was acceptable. USEPA required that after completion of the RAP, the Project was to submit construction documentation and a remediation report within 45 days after installation of the Engineering Cap and provide any information pertaining to any anticipated reuse of the Project.

EMG was provided with a copy of a Remediation Documentation report of the Former PCB Transformer Area for the Project, prepared by GZA Environmental, Inc. and dated July 7, 2011. Pertinent information identified in that report is as follows:

- This report documented the completion of remediation as required by the USEPA.

- The report included a copy of the Deed Restriction, which was recorded with the Whiteside County recorder on June 29, 2011 as document No. 2011-04028. The Deed Restriction summarizes the information discussed above with regards to the engineering controls and use limitations of the PCB Remediation Area.

The documents summarized above indicate that while significant investigations related to historic industrial use, former onsite USTs, and areas of identified PCB-contaminated soils have been conducted at the Project, these investigations and/or subsequent remedial actions appear to have satisfied regulatory requirements for all identified concerns.

6.8 Plans and Specifications

As-built/renovation-site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.

6.9 Historical Summary

Based upon interviews and a review of chain of title information, local agency records, historical maps, aerial photographs, and prior reports; the Project was improved with dwellings, sheds, a warehouse building for agricultural implements, railroad tracks, and a railroad right-of-way, prior to the development of the current Project improvements starting in 1922 and 1925 with additions in the 1930s through 1960s.

As previously indicated, the Project has been used as a manufacturing facility since 1922. One UST was removed from the Project and three USTs were closed in place at the Project. In general, when a tank is listed as closed in place in the regulatory data base, its contents have been removed and it has been filled with an inert material such as concrete slurry. Review of previous environmental reports indicated that soil samples collected from the excavation of the removed 20,000-gallon fuel oil tank contained detectable concentrations of polynuclear aromatic compounds (PNAs). The release was reported to the Illinois Services Disaster Agency (ISDA) and the Illinois Environmental Protection Agency (IEPA) as required by LUST regulations. More information concerning this release is included in Section 7.

In addition, subsurface investigations were conducted at the Project to address whether the Project was impacted by the past operations of the Project and the past uses of USTs at the Project. Both soil and groundwater contamination were found at the Project and the Project was subsequently enrolled in the Site Remediation Program (SRP). The IEPA issued a NFR letter for the Project in January 2001. Upon review of a Remedial Action Completion report (dated June 28, 2002), a Remedial Action Completion Report Addendum report (dated December 16, 2002), and Response to Illinois EPA Comments on Remedial Action Completion Report Addendum (dated August 2003), the IEPA concluded that the remedial action plan was completed in accordance with the Remedial Action Plan (dated July 2001). In this letter, the IEPA grants the Project no further remediation with restrictions and conditions. EMG recommends that the restrictions and conditions outlined in the "no further remediation" letter be followed in compliance with IEPA guidelines.

Furthermore, in October 2005, dielectric fluid from one of the three onsite transformers was found to be leaking. The transformers were subsequently removed. Sampling and analysis of the concrete and underlying soils by Tyco's consultant indicated the presence of PCB contamination. The remediation process included the removal of approximately 30 cubic yards of accessible PCB-containing dielectric-stained concrete floor and underlying impacted soil. Confirmation sampling completed in 2010 indicated residual levels of PCBs remaining in the subsurface soil. The excavated area was recently filled in with concrete to form the engineered barrier as proposed in the remedial action plan. A Remediation Documentation Report dated July 7, 2011 was submitted to the USEPA to document the final closure activities related to the PCB release. At this time, no further action appears warranted with respect to the historical PCB contamination.

7 PROJECT RECONNAISSANCE

7.1 Operational Activities/Noteworthy Tenants

The Project is currently a vacant former manufacturing facility. No noteworthy tenants currently occupy the Project and no environmentally significant operations are conducted at the Project. Considering the operations assessed at the Project, no environmental permits, registrations, or notifications appear to be required.

7.2 Hazardous Materials/Petroleum Products Storage and Handling

Visual observation for the use and/or storage of hazardous materials and petroleum products was performed. The Project is currently a vacant facility, and no hazardous materials or petroleum products were observed at the Project.

7.3 Waste Generation, Treatment, Storage and Disposal

Visual observation for the generation, treatment, storage, and disposal of wastes was performed. The Project is currently a vacant facility, and no wastes were observed.

7.4 Polychlorinated Biphenyls (PCBs)

The Project is supplied with overhead secondary electrical service from one on-site and three off-site pole-mounted exterior electrical transformers. The transformers are designated as the property of Commonwealth Edison, the public utility. The three off-site transformers as well as the on-site transformer are labeled as "Non-PCB." The units should be periodically inspected for leakage. If leakage is visible, the Project owner/manager should contact the public utility, which will remediate the situation. Should the unit have to be replaced, the utility is responsible, provided the cause is equipment failure, not customer misuse. No leakage of the transformer was observed at the time of the assessment.

In addition, EMG observed ten privately-owned transformers at the Project. One transformer has been labeled as PCB-containing with levels of polychlorinated biphenyls (PCBs) in excess of 500 ppm. To date, PCB-contaminated transformers are not required to be removed from service. PCB-contaminated transformers, like most potential environmental concerns, can be maintained in place by use of a periodic monitoring program. According to Mr. Niccoli, the remaining transformers have been tested and determined to be Non-PCB containing. The units should be periodically inspected for leakage. If leakage is visible, EMG recommends that the leaking privately-owned PCB transformer be repaired and any fluid or fluid-soaked waste be disposed of in accordance with applicable federal, state, and local regulations. No leakage of the transformers was observed at the time of the assessment.

Review of the available information indicates that that one PCB-containing transformer located within the manufacturing building was identified to have been leaking during a previous assessment of the Project. Subsequent investigations and remedial actions to address this issue have since been conducted at the Project. Refer to Section 6.7 for additional information.

7.5 Asbestos-Containing Materials (ACM)

As-built/renovation-site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.

Previously identified asbestos-containing ceiling tile, floor tile, linoleum, boiler tank insulation, pipe wrap, joint compound, water tank lid insulation, boiler insulation, water tank insulation, joint compound, pipe wrap, and roofing fabric were identified in good condition (refer to Section 6.7 for further discussion).

In addition, suspect non-friable ACM in the form of drywall/joint compound and plaster were also observed to be in good condition.

The Project currently maintains an Asbestos O&M Program prepared by Fred C Hart Associates and dated July 21, 1995. Therefore, no samples were collected.

7.6 Radon Gas

Review of the USEPA's Radon Map for Whiteside County, Illinois indicated that the Project is located in Zone 1, areas with a predicted average indoor radon screening level greater than 4 pCi/L (picoCuries per liter of air).

However, based on the type of construction, the presence of commercial HVAC systems, and the industrial use of the building, there is reduced potential for the build-up of radon gas in the buildings at the Project.

7.7 Lead-Based Paint (LBP)

The buildings at the Project were originally constructed in 1922 and 1925. The painted surfaces of the ceiling in the manufacturing building were observed to be damaged, with peeling and cracking paint observed in various areas throughout the plant. The remaining painted surfaces were observed to be in good condition, with no chipping, peeling, or cracking paint observed.

Based on the date of construction, there is a potential that the paint at the Project is lead-based.

7.8 Lead in Drinking Water

According to a representative of the local water utility, the water supplied to the Project is within federal, state, and local drinking water quality standards.

7.9 Facility Storage Tanks and Pipelines (above or below ground)

The Project contains (or historically contained) the underground storage tanks (USTs) and aboveground storage tanks (ASTs) listed in the table below.

Current Illinois regulations do not require registration of ASTs. Mr. Niccoli was unaware of any releases from the ASTs. The ASTs appeared to be in good condition, with no evidence of releases such as staining. Secondary containment was observed around the waste oil ASTs in the form of a containment structure. Reportedly, the ASTs are empty.

Based on the review of the state list of registered USTs, the Project was identified on the UST database.

According to the previous reports, the TCE UST was closed in place at the Project and the LUST incident at the Project was associated with the 20,000-gallon fuel oil UST. More information concerning on site USTs is contained in Section 9.

The remaining manways and surface caps observed at the Project were for site services (i.e., domestic water, storm water, and sanitary sewer system).

Review of currently installed mechanical equipment, identified the use of alternate fuel sources (i.e., electric, natural gas), thereby eliminating the need for additional on-site fuel storage at the Project.

Interviews with persons knowledgeable of the Project did not identify evidence of additional current or historic storage tanks (above or below ground) at the Project.

Visual observations did not identify surface markings indicating the existence of subsurface product pipelines at the Project.

Storage Tank Table	
Tank Number	1
Type	AST
Location	Southeast interior of the manufacturing building
Construction Material	Polyethylene
Year Installed	1990
Tank Size/Capacity	3,000 gallons
Contents	Empty (formerly waste oil)
Use of Contents	Waste oil storage
Tank Status	Inactive
Registered	No
LUST List	N/A

Tank Number	2
Type	AST
Location	Southeast interior of the manufacturing building
Construction Material	Polyethylene
Year Installed	1990
Tank Size/Capacity	3,000 gallons
Contents	Empty (formerly waste oil)
Use of Contents	Waste oil storage
Tank Status	Inactive
Registered	No
LUST List	N/A

Tank Number	3
Type	UST
Location	Southeast portion interior of the manufacturing building
Construction Material	Steel
Year Installed	Unknown
Tank Size/Capacity	5,000 gallons
Contents	TCE
Use of Contents	Degreasing operations
Tank Status	Closed in place
Registered	No
LUST List	No

Tank Number	4
Type	UST
Location	Between the garage building and the manufacturing building
Construction Material	Steel
Year Installed	Unknown
Tank Size/Capacity	20,000 gallons
Contents	No. 6 fuel oil
Use of Contents	Heating
Tank Status	Removed
Registered	Yes
LUST List	Yes

Tank Number	5
Type	UST
Location	Southeastern portion of the manufacturing building at the Project
Construction Material	Steel
Year Installed	Unknown
Tank Size/Capacity	5,000 gallons
Contents	Waste oil
Use of Contents	Waste oil storage
Tank Status	Closed in place
Registered	Yes
LUST List	No

Tank Number	6
Type	UST
Location	Southwest portion of the foundry building
Construction Material	Steel
Year Installed	Unknown
Tank Size/Capacity	10,000 gallons
Contents	No. 6 fuel oil
Use of Contents	Heating
Tank Status	Closed in place
Registered	Yes
LUST List	No

7.10 Surface Areas

Observations during EMG's assessment identified that the Project lands are graded to provide slope and swale to direct storm water away from the on-site building. Surface water flows in a northerly direction.

Visual observation of the Project and adjacent properties did not identify evidence of distressed vegetation, staining, or surface migration of petroleum releases or hazardous materials onto or off the Project.

Visual observations did not identify evidence of on-site surface impoundment facilities, pits, dry wells, or dumping of apparent hazardous substances at the Project.

Visual observations did not identify surface water features, including lagoons, ponds, or other bodies of water at the Project.

Minor oil discharges were observed on the parking areas; however, the discharges are incidental in nature, and corrective action is neither practical nor warranted.

Storm water from the roof areas is directed to the ground surface via downspouts. Storm water from drive and parking surfaces is directed to surface drains and off-site drains via sheet flow. Storm water from vegetated surface areas generally infiltrates into the subsurface.

One apparent production well was identified on the northern portion of the Project, near the water tower. The POC confirmed that the production well is no longer used for drinking water and was most recently used for the manufacturing process. The POC indicated that the well is currently inactive but could be reactivated if needed for future manufacturing use. EMG notes that per the stipulations noted in the 2004 NFR letter, water from this well is not to be used for potable water uses.

In addition, visual observations identified a pipe protruding from the ground outside the southeast wall of the manufacturing building, the purpose of which is unknown. The POC was unaware of the pipe or if it was related to any known UST system at the Project. However, the pipe does not appear indicative of a UST system fill port or vent pipe, and appears to be related to historic Project utilities (i.e. natural gas, water). While the purpose of the pipe could not be conclusively determined, it does not appear to be of environmental significance.

8 INTERVIEWS

8.1 Key Site Manager

A Key Site Manager Questionnaire was completed as a part of this assessment, which is included in Appendix D. The Questionnaire was completed with the Key Site Manager, Mr. Larry Niccoli. Information obtained from the Questionnaire has been used in the preparation of this report. The Key Site Manager is not aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products, or notices from any governmental entity regarding possible violation of environmental laws, or possible liability related to hazardous substances or petroleum products.

8.2 Owner

EMG submitted an Owner Questionnaire to the user in an effort to identify the owner of the Project who could be interviewed to provide information regarding proceedings involving the Project. A completed Owner Questionnaire was not returned to EMG.

The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

8.3 User

EMG submitted a User Questionnaire in an effort to obtain information regarding proceedings involving the Project. Refer to Section 4, for discussion of the User Questionnaire.

8.4 Occupants

No occupants of the Project were available or would agree to an interview.

The lack, of or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a significant data gap.

8.5 Past Owners, Operators, and Occupants

No past owners, operators, or occupants of the Project, who likely would have material information regarding the potential for contamination at the Project, were identified.

8.6 Owners or Occupants of Adjacent or Nearby Properties

The Project was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews were not conducted with adjacent or nearby property owners or occupants.

8.7 Interviews with Others

The following individuals were interviewed as part of this assessment:

Name and Title	Organization	Phone Number
Mr. Larry Niccoli	Project	815-537-5713
Mr. Paul Hummell	Prophetstown Building Department	815-537-5598
Mr. Paul Hummell	Prophetstown Planning Department	815-537-5598
Administrator	Prophetstown Volunteer Fire Department	815-537-5214
Department personnel	Prophetstown Public Works	815-537-5214

9 REGULATORY DATABASE REVIEW

EMG obtained a regulatory database report from Environmental Data Resources, Inc. (EDR) in an effort to determine if the Project is a listed regulatory site and whether there are any mappable regulatory database sites. The regulatory database search was run in accordance with the Scope of Work for this assessment. In addition, EMG reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. A copy of the regulatory database report is included in Appendix F.

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is a listed site. Details regarding any listings for the Project are discussed after the table below.

The search for sites listed on regulatory databases in the area surrounding the Project identified various sites within the specified search radii.

The following are some of the databases which were reviewed for this assessment. See the appended regulatory database report for a complete listing of databases reviewed for this assessment:

- **NPL** - The National Priority List (NPL) is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program.

- **Proposed NPL** - A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

- **NPL LIENS** - Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability.

- **Delisted NPL** - In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

- **CERCLIS** - The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) contains sites that are either proposed to or on the National Priorities List (NPL) and sites that are in the screening and assessment phase for possible inclusion on the NPL.

- **CERCLIS-NFRAP** - CERCLIS No Further Remedial Action Planned (NFRAP) sites are sites that the EPA has determined that no further steps will be taken to list the sites on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

- **CORRACTS** - Corrective Action Report (CORRACTS) identifies hazardous waste handlers with RCRA corrective action activity.

- **RCRA-TSDF** - Resource Conservation and Recovery Act (RCRA) - Transporters, Storage and Disposal (TSDF) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA.

- **RCRA-LQG** - The RCRA - Large Quantity Generators (LQG) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

- **RCRA-SQG** - The RCRA - Small Quantity Generators (SQG) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Small quantity generators generate between 100 kg and 1,000 kg of hazardous waste per month.

- **RCRA-CESQG** - The RCRA - Conditionally Exempt Small Quantity Generators (CESQG) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Conditionally exempt small quantity generators generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

- **US ENG CONTROLS** - A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

- **US INST CONTROL** - 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.

- **ERNS** - The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances.

- **FINDS** - The Facility Index System (FINDS) contains both facility information and 'pointers' to other sources that contain more detail.

- **SWF** - The Solid Waste Facilities (SWF) database contains an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps.

- **LUST** - Leaking underground storage tank (LUST) records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

- **UST** - Registered Underground Storage Tank (UST) facilities.

- **AST** - Registered Aboveground Storage Tank (AST) facilities.

- **US BROWNFIELDS** - This database contains information on brownfield sites.

- **SHWS** - This database is a comprehensive listing of sites that are considered to be a threat to the public health and welfare by the Illinois Environmental Protection Agency (IEPA). Furthermore, this is the ASTM equivalent of a State Hazardous Waste Sites List.

Database List	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	0	NR	0
DELISTED NPL		1	0	0	0	0	NR	0
CERCLIS		0.5	0	0	0	NR	NR	0
CERCLIS-NFRAP		0.5	0	0	0	NR	NR	0
CORRACTS		1	0	0	0	0	NR	0
RCRA-TSDF		0.5	0	0	0	NR	NR	0
RCRA-LQG		0.125	0	NR	NR	NR	NR	0
RCRA-SQG	X	0.125	0	NR	NR	NR	NR	0
US ENG CONTROLS		TP	NR	NR	NR	NR	NR	0
US INST CONTROL		TP	NR	NR	NR	NR	NR	0
ERNS	X	TP	NR	NR	NR	NR	NR	0

US BROWNFIELDS		0.5	0	0	0	NR	NR	0
TRIS	X	TP	NR	NR	NR	NR	NR	0
PADS	X	TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
PCB TRANSFORMER	X	TP	NR	NR	NR	NR	NR	0
LUST	X	0.5	1	3	0	NR	NR	4
UST	X	0.125	1	NR	NR	NR	NR	1
ENG CONTROLS		TP	NR	NR	NR	NR	NR	0
Inst Control	X	TP	NR	NR	NR	NR	NR	0
SRP	X	0.5	0	0	0	NR	NR	0
IMPDMENT		0.5	0	0	1	NR	NR	1
BROWNFIELDS		0.5	0	0	0	NR	NR	0
AIRS	X	TP	NR	NR	NR	NR	NR	0
BROWNFIELDS		0.5	0	0	0	NR	NR	0
INDIAN LUST		0.5	0	0	0	NR	NR	0
INDIAN UST		0.125	0	NR	NR	NR	NR	0
INDIAN VCP		0.5	0	0	0	NR	NR	0

9.1 Regulatory Database Site Discussion

Penberthy/Tyco Valves and Controls
320 Locust Street
Distance: Not Applicable (the Project)
Direction: Not Applicable (the Project)
Databases Listed On: PADS, RCRA-Generator, FINDS, TRIS, ERNS, PCB Transformers, SRP, Institutional Control, UST, and LUST

The above site is the Project. According to previous reports, the Project was listed on the PADS and PCB Transformers database because it is a disposer of PCBs. The Project was listed on the ERNS database because of the reported leak from the transformers and the Project was listed on the TRIS database because copper and chromium generated at the Project were disposed of off site. Information in the FINDS database indicated that the Project was listed on the Aerometric Information Retrieval System/AIRS Facility Subsystem database, Permit Compliance System database, RCRA-Generator database, TRIS database, and the National Emission Inventory database. One RCRA violation was found at the Project on February 25, 2003, and the violation was resolved on June 13, 2003. More information regarding historical hazardous wastes generated at the Project is included in Section 6.7. No further action or investigation is recommended regarding these listings.

Information in the UST database indicated that one 5,000-gallon UST was closed in place at the Project, one 20,000-gallon UST was removed from the Project, and one 10,000-gallon UST was closed in place at the Project. In general, when a tank is listed as closed in place in the regulatory data base, its contents have been removed and it has been filled with an inert material such as concrete slurry. The status for these three USTs is "closed". More information regarding the on site USTs is included in Section 7.9. The former TCE UST was not listed in the database (i.e. not registered). Information in the LUST database indicates that a release of fuel oil was reported at the Project on May 13, 1993 and a NFR letter was issued for the LUST incident on December 29, 1994. Based on the current regulatory status, no further action or investigation is recommended regarding these listings.

According to the IL Institutional Control database, groundwater use restriction is placed on the Project and a NFR was issued to the Project on January 21, 2004. Review of previous environmental reports indicated that subsurface investigations were conducted at the Project to address whether the Project was impacted by the past operations and the presence of USTs. Both soil and groundwater contamination were found and the Project was subsequently enrolled in the Site Remediation Program (SRP). Information in the SRP database indicates that the Illinois Environmental Protection Agency (IEPA) issued a NFR letter to the Project on January 21, 2004 with restrictions and conditions, as indicated in the IL Institutional Control database. EMG recommends

that the groundwater use restrictions and conditions outlined in the NFR letter be followed in accordance with IEPA guidelines.

McNeill Twins Oil Company/McNeill, John
415 Locust Street
Distance: Adjacent (corrected)
Direction: East (corrected)
Databases Listed On: UST, LUST

Based on review of the USGS Topographic Map, this site is located topographically cross-gradient from the Project, and the estimated groundwater flow in the area of the site is to the north/northeast, which is parallel to the Project. According to the database report, three 1,000-gallon gasoline USTs, one 250-gallon heating oil UST, and one 300-gallon kerosene UST were removed from the above site. The status for these USTs is "closed". A release of gasoline was reported at the above site on December 11, 1998. A NFR letter (i.e., a case-closed status) was issued to the LUST incident at the above site on December 16, 2004. The regulatory agency awards a case-closed status only when contamination, if any, has been investigated and/or remediated in accordance with currently accepted regulatory standards. As such, the above site is not anticipated to have adversely impacted the environmental integrity of the Project.

The remaining properties are located over 900 feet from the Project. Based on various factors such as distance, topographic relations, estimated groundwater flow direction, and/or regulatory status, the remaining off-site listed properties are not anticipated to have adversely impacted the environmental integrity of the Project.

10 ADJACENT PROPERTIES

The general vicinity of the Project consists of residential, commercial, institutional, and industrial land uses. The following adjacent properties were identified:

- The Project is bordered to the north by Lincoln Street. Farther north are single-family homes and Prophetstown Elementary School.
- The Project is bordered to the south by, a ComEd substation, an industrial building by Sterling Multiproducts Inc., a single-family house, and 5th Street. Farther south are single-family homes and a parking lot.
- The Project is bordered to the east by Locust Street. Farther east is a parking lot and closed service station (former Hamstra's Service Center/Filling Station).
- The Project is bordered to the west by Grove Street. Farther west are single-family homes.

The adjacent property to the east, a vacant service station (former Hamstra's Service Center), was identified on the UST and LUST databases under the name of McNeil Twins Oil Company. More information regarding this site is included in the Regulatory Review discussion (Section 9). Based on observations and available regulatory information, the adjacent property uses are not anticipated to adversely impact the environmental integrity of the Project.

Appendix A:

Photographic Documentation

1 : Front of Project building and parking lot

2 : Along the alley and south side of the manufacturing building

3 : Along the south side of the original portion of the manufacturing building

4 : Garage building

5 : East side (along Locust) of original portion of Project building

6 : West side of the Project building

7 : North side of the foundry building and PCB-labeled transformer

8 : Transformers on south side of the manufacturing building (labeled non-PCB)

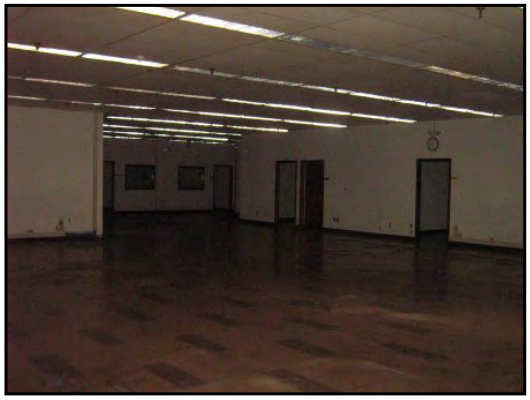
9 : Storage building north of the foundry building

10 : Water tower located on the north side of the Project

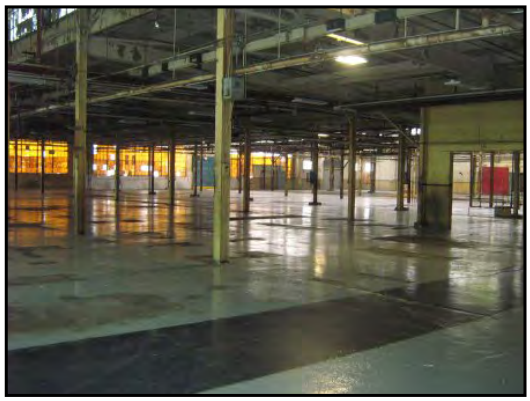
11 : Pump house located on the north side of the Project

12 : Along the north side of the Project building

13 : Floor tiles in office area



14 : Interior office area



15 : Interior manufacturing building

16 : Typical dry-type transformer

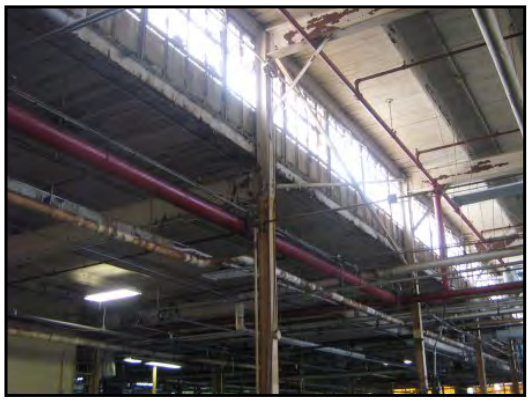
17 : Interior warehouse are in the manufacturing building

18 : Two former waste oil ASTs within enclosure

19 : Natural gas-fired boilers in manufacturing building

20 : Former hazardous waste storage area in manufacturing building

21 : Interior of foundry building



22 : Peeling/chipping paint in manufacturing building on ceiling

23 : Suspect ACM pipe insulation (TSI)

24 : ACM warning label on door to room at Project

25 : Area of former PCB remediation capped with new concrete

26 : Unknown pipe located on south exterior of manufacturing building

27 : Sterling Multi-Products facility to the south of the Project (right side of photo)

28 : Parking lot to the east of the Project

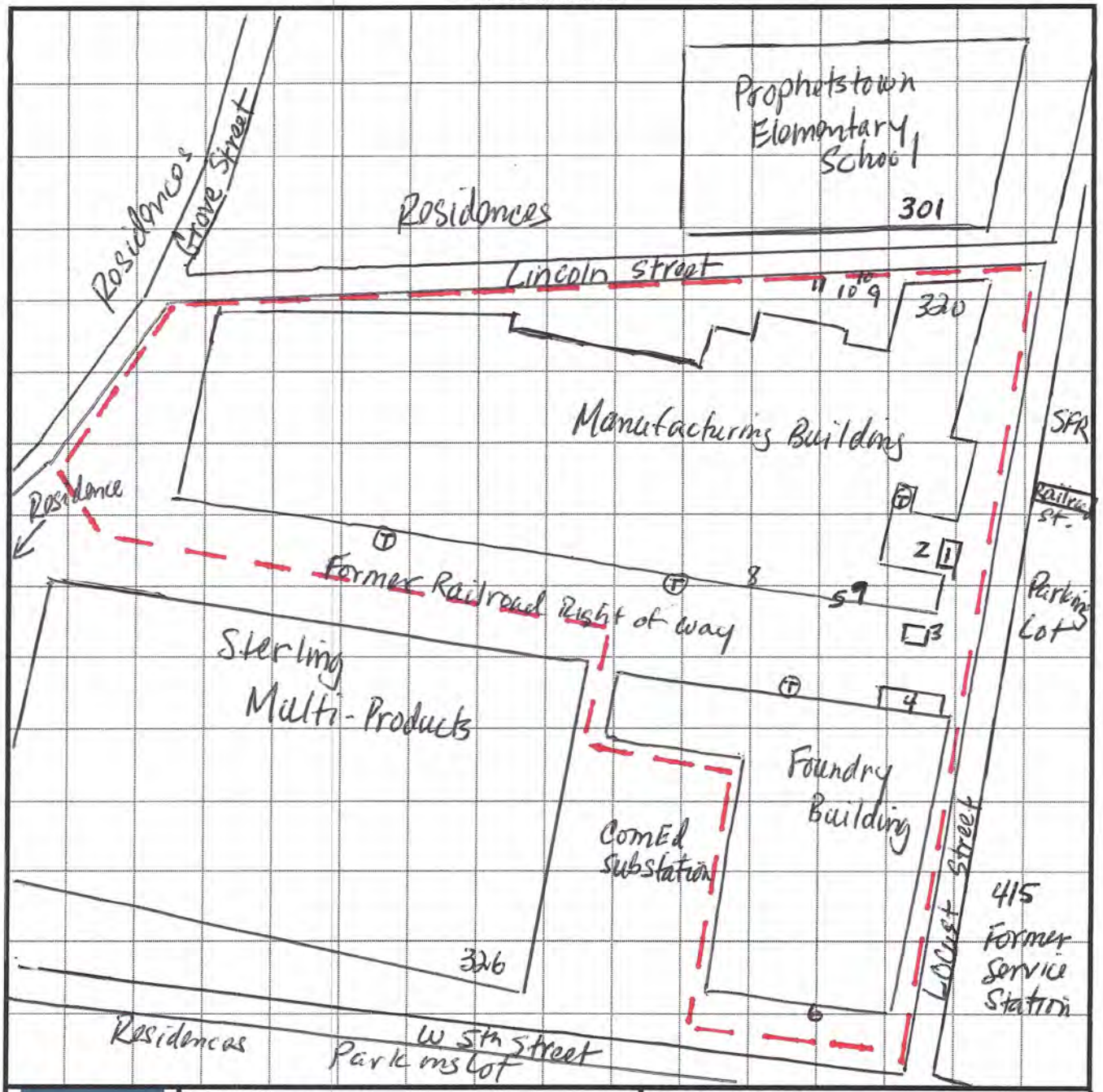
29 : Residences to the east of the Project

30 : Residences to the west of the Project

Appendix B:

Field Sketch

Field Sketch



EMG	**Key:** Ⓣ Transformer location ① Garage ② Location of former 20K Fuel oil UST ③ Scrap Metal Storage Shed ④ Foundry sand shed ⑤ Suspect vent pipe ⑥ Former 10K fuel oil UST ⑦ Former 5K waste oil UST ⑧ Former 5K TCE UST ⑨ Water Tower ⑩ Backflow Shed ⑪ Pump house Project Boundary	**Project Number:** 97956.11R-001.051
N	**Not drawn to scale. The north arrow indicator is an approximation of 0° North.**	**Project Name:** Penberthy/Tyco Facility
		On-Site Date: May 20, 2011

Appendix C:

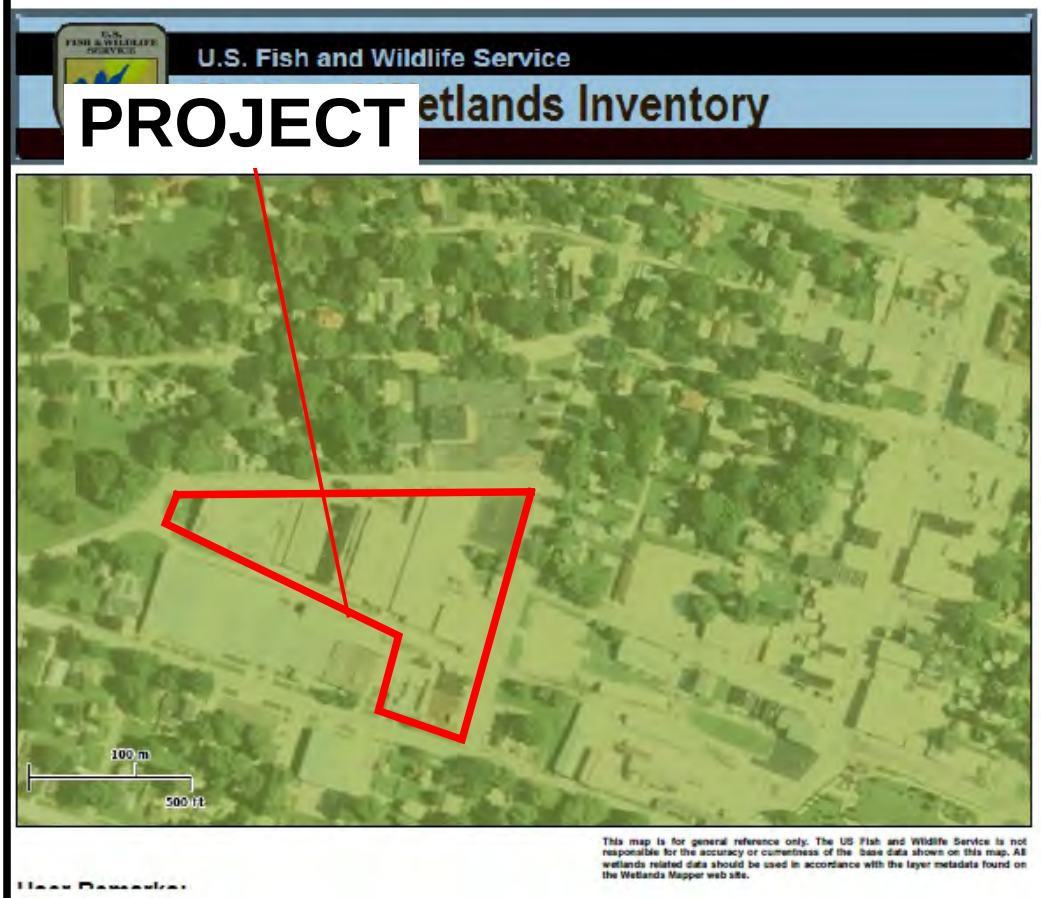
Maps and Aerial Photographs

N

EMG

SITE LOCATION MAP
Penberthy/Tyco Facility
320 Locust Street, Prophetstown, Illinois

DRAWN BY:	**Phillip Hoeksema**
DATE:	**05/27/2011**
PROJ. #:	**97956.11R-001.051**



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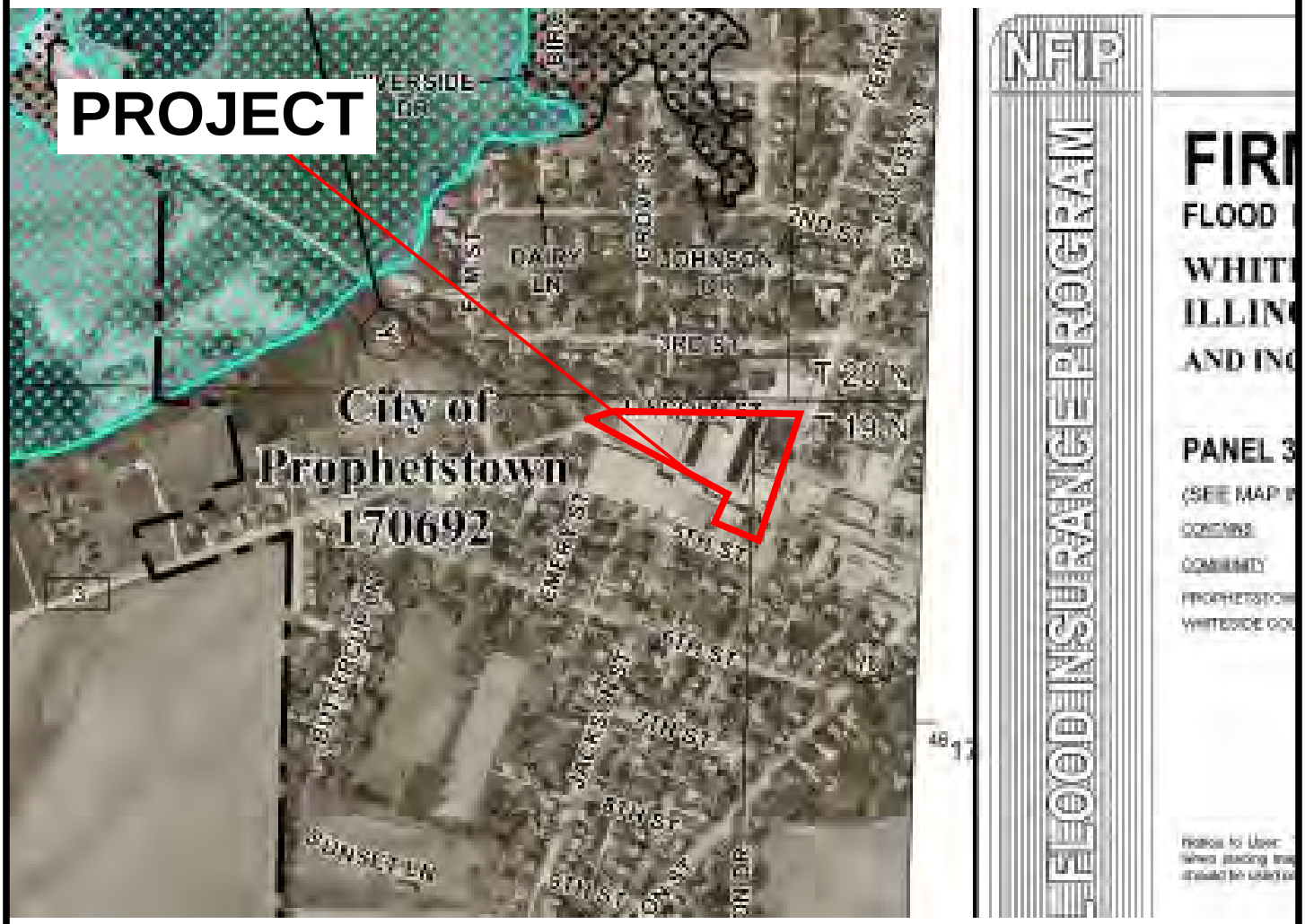
EMG

NWI
Penberthy/Tyco Facility
320 Locust Street, Prophetstown, Illinois

DRAWN BY:	**Phillip Hoeksema**
DATE:	**05/27/2011**
PROJ. #:	**97956.11R-001.051**



N

EMG

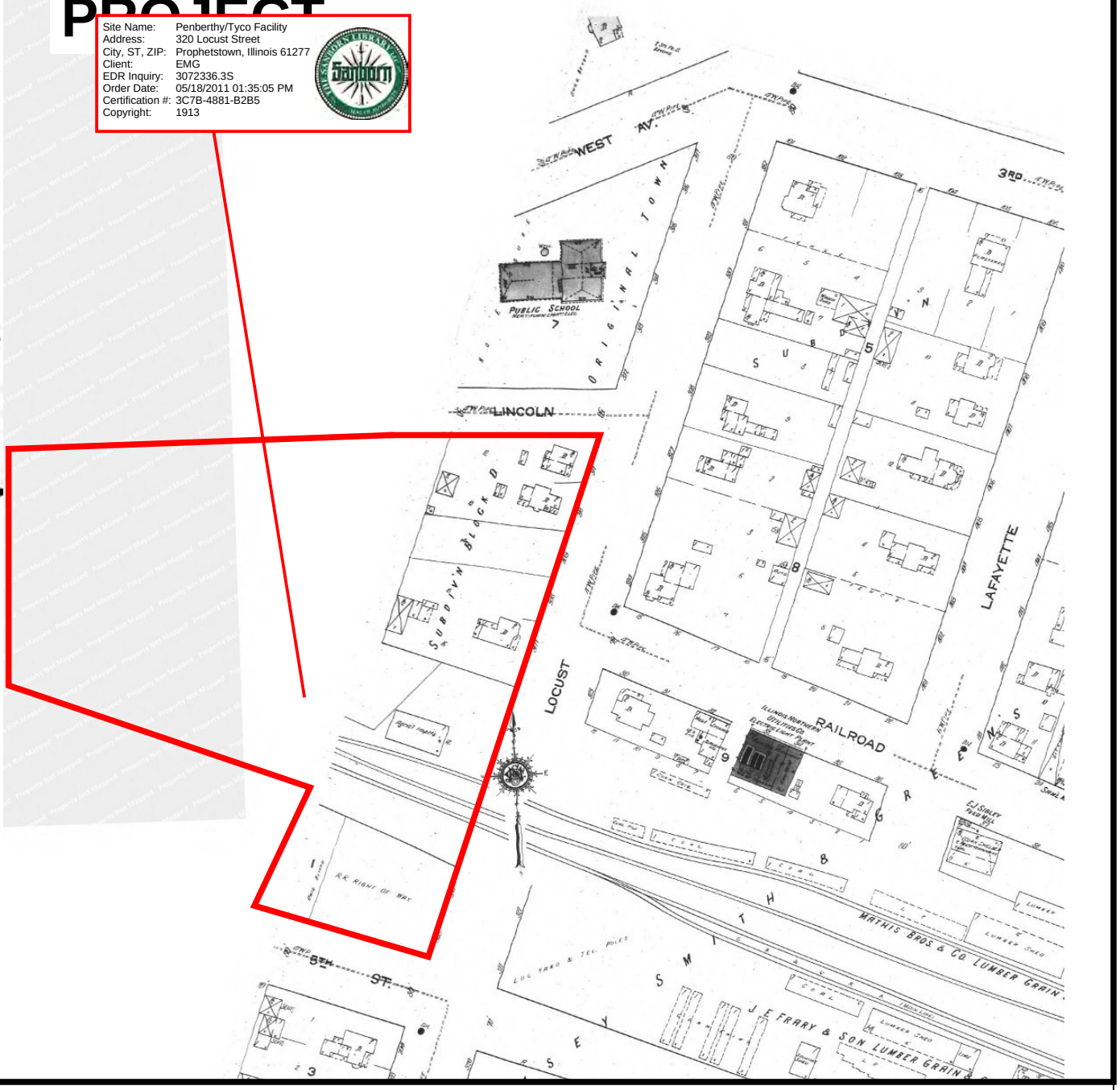
FEMA
Penberthy/Tyco Facility
320 Locust Street, Prophetstown, Illinois

DRAWN BY:	**Phillip Hoeksema**
DATE:	**05/27/2011**
PROJ. #:	**97956.11R-001.051**

PROJECT

Site Name: Penberthy/Tyco Facility
Address: 320 Locust Street
City, ST, ZIP: Prophetstown, Illinois 61277
Client: EMG
EDR Inquiry: 3072336.3S
Order Date: 05/18/2011 01:35:05 PM
Certification #: 3C7B-4881-B2B5
Copyright: 1913

Certification # 3C7B-4881-B2B5



N

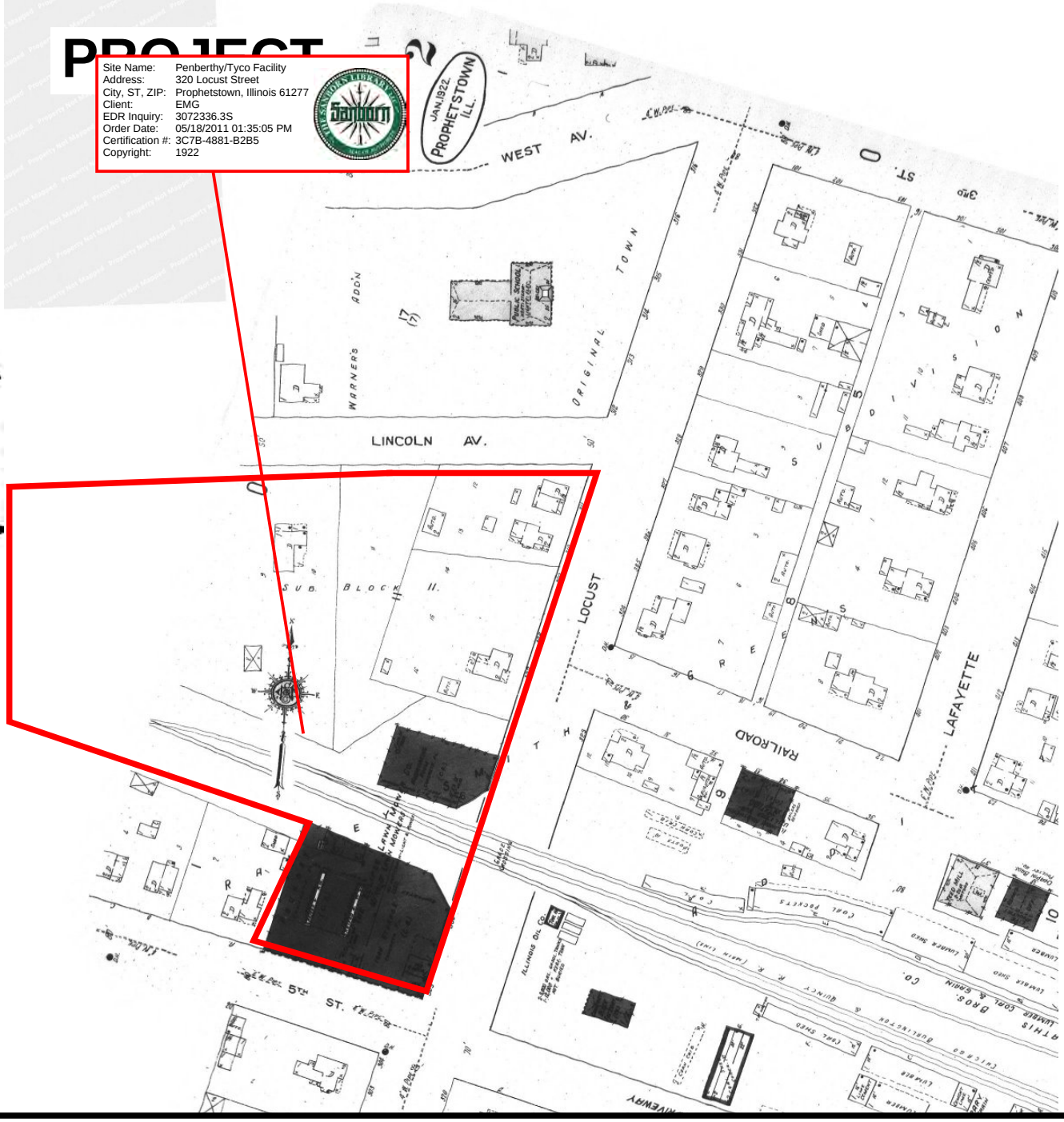
EMG

EDR Sanborn Map
Penberthy/Tyco Facility
320 Locust Street, Prophetstown, Illinois

DRAWN BY:	**Phillip Hoeksema**
DATE:	**05/27/2011**
PROJ. #:	**97956.11R-001.051**

PROJECT

Site Name: Penberthy/Tyco Facility
Address: 320 Locust Street
City, ST, ZIP: Prophetstown, Illinois 61277
Client: EMG
EDR Inquiry: 3072336.3S
Order Date: 05/18/2011 01:35:05 PM
Certification #: 3C7B-4881-B2B5
Copyright: 1922



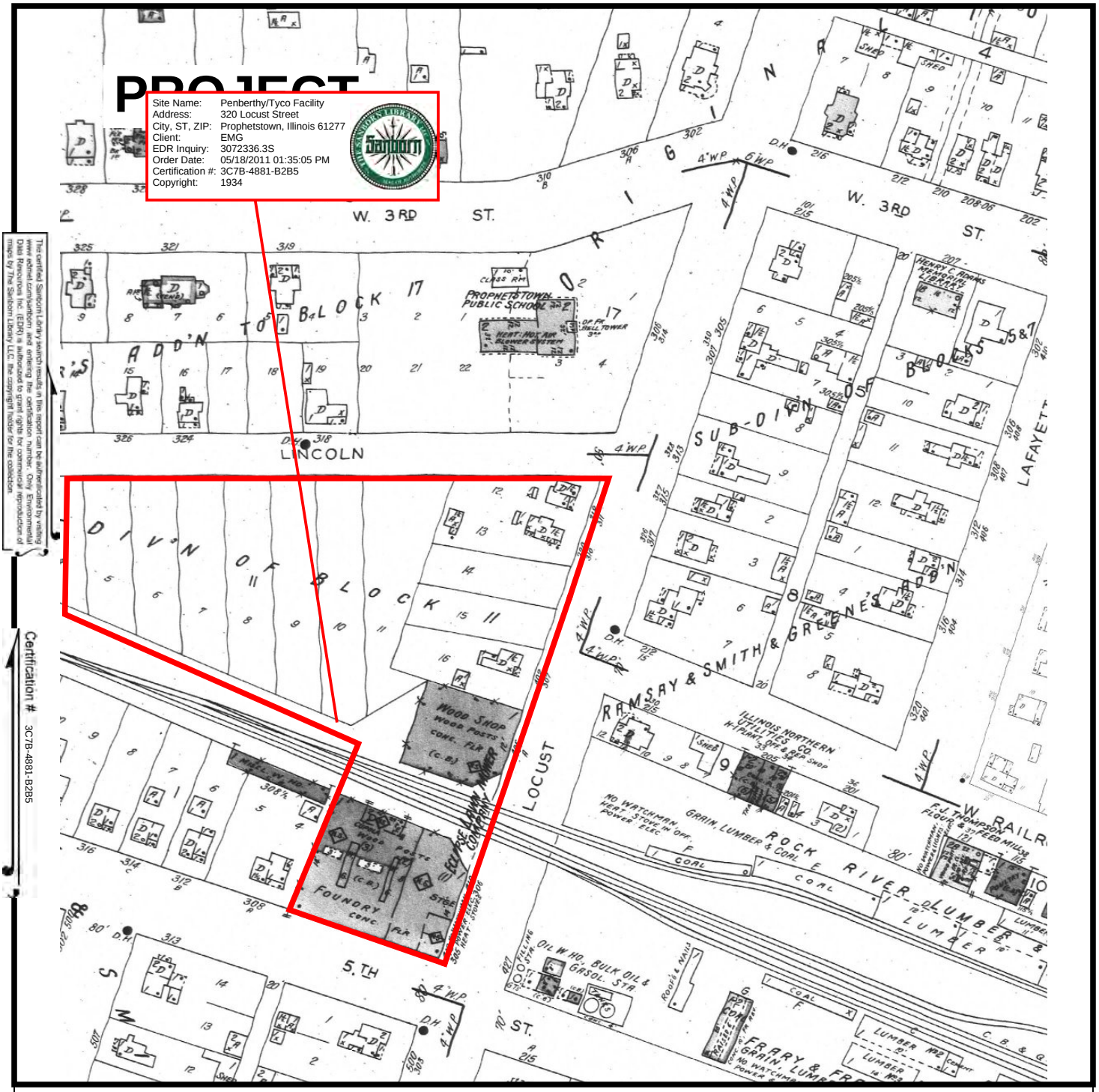
Certification # 3C7B-4881-B2B5

N

EMG

EDR Sanborn Map
Penberthy/Tyco Facility
320 Locust Street, Prophetstown, Illinois

DRAWN BY:	**Phillip Hoeksema**
DATE:	**05/27/2011**
PROJ. #:	**97956.11R-001.051**



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EMG

EDR Sanborn Map
Penberthy/Tyco Facility
320 Locust Street, Prophetstown, Illinois

DRAWN BY:	**Phillip Hoeksema**
DATE:	**05/27/2011**
PROJ. #:	**97956.11R-001.051**

N

EMG

1932 Topographic Map
Penberthy/Tyco Facility
320 Locust Street, Prophetstown, Illinois

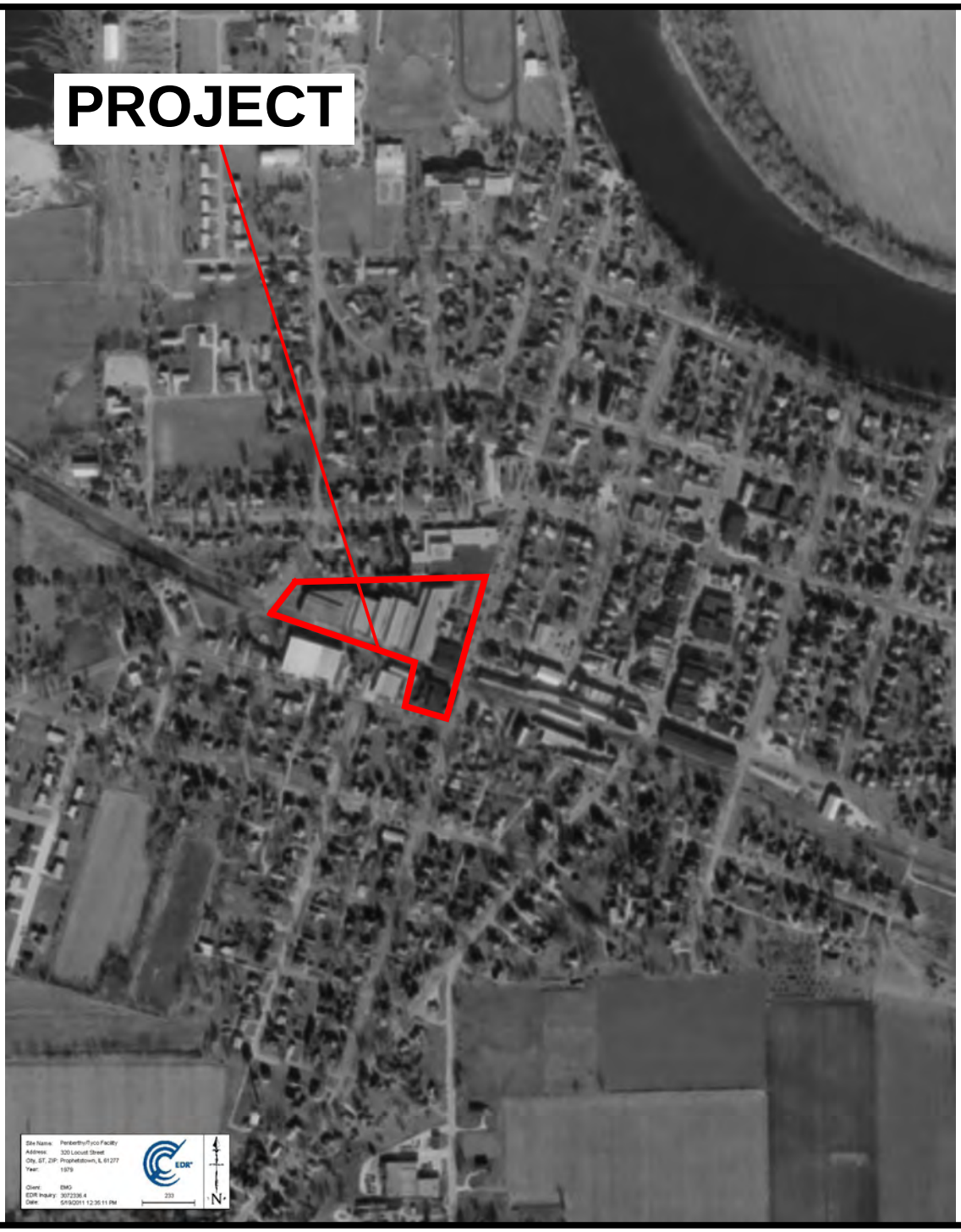
DRAWN BY:	**Phillip Hoeksema**
DATE:	**05/27/2011**
PROJ. #:	**97956.11R-001.051**

N

EMG

1953 Aerial Photo
Penberthy/Tyco Facility
320 Locust Street, Prophetstown, Illinois

DRAWN BY:	**Phillip Hoeksema**
DATE:	**05/27/2011**
PROJ. #:	**97956.11R-001.051**



N

EMG

1979 Aerial Photo
Penberthy/Tyco Facility
320 Locust Street, Prophetstown, Illinois

DRAWN BY:	**Phillip Hoeksema**
DATE:	**05/27/2011**
PROJ. #:	**97956.11R-001.051**

N

EMG

2005 Aerial Photo
Penberthy/Tyco Facility
320 Locust Street, Prophetstown, Illinois

DRAWN BY:	**Phillip Hoeksema**
DATE:	**05/27/2011**
PROJ. #:	**97956.11R-001.051**

Appendix D:

Questionnaires

KEY SITE MANAGER PRE-SURVEY QUESTIONNAIRE

Date: 05/20/2011
Name of person completing questionnaire: Larry Niccoli
Company Name: N/A
Association with the property: Maintenance Manager
Length of association with property: 22 years
Phone Number: 815-537-5713
Property Name/Address: 320 Locust Street, Prophetstown, Illinois 61277
EMG Project Number: 97956.11R-001.051

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column.
Note: U/NR indicates "Unknown" or "No Response", and "N/A" indicates not applicable.

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
1	Is the Project used for an industrial use?	X			
1B	Are any adjoining properties used for an industrial use?	X			
2a	To the best of your knowledge, has the Project been used for an industrial use in the past?	X			
2b	To the best of your knowledge, has any adjoining properties been used for an industrial use in the past?	X			
3a	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
3b	Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4a	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4b	To the best of your knowledge, has any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	X			Adjacent former gas station
5a	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		
5b	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?	X			ASTs, USTs
6a	Are there currently any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project?		X		
6b	To the best of your knowledge, have there been previously any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project?	X			
7a	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?	X			Production well - not in use
7b	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?	X			From former investigations

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
8a	Has fill dirt been brought onto the Project which originated from a contaminated site?		X		
8b	Has fill dirt been brought onto the Project which is of an unknown origin?		X		
9a	Are there currently any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal?		X		
9b	To the best of your knowledge, have there been previously any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal?		X		
10a	Is there currently, any stained soil on the Project?		X		
10b	To the best of your knowledge, has there been previously any stained soil on the Project?	X			Yes, from transformer leaks
11a	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?	X			USTs removed/abandoned
11b	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?	X			Yes
12a	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?	X			
12b	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
13a	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
13b	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
14a	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?		X		
14b	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?		X		No potable use of groundwater
15a	Have you been informed of the past existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?	X			PCBs
15b	Have you been informed of the current existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?	X			PCBs
16a	Are there any environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?			X	
16b	Have you been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?		X		
16c	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances of petroleum products in, on or from the property?		X		
16d	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
16e	Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?		X		
17	Have there been any environmental site assessments of the Project that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Project or recommended further assessment of the Project?	X			
18	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?		X		
19	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?		X		
20	Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?		X		
21	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?	X			Transformers are labeled PCB
22	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?	X			ACM is labeled in the building
23	Has there ever been any ACM testing conducted on the Project?	X			
24	Is there an asbestos Operations and Maintenance (O&M) program in place at the Project?	X			
25	Is there now or has there ever been any lead-based paint (LBP) applications on the Project?			X	
26	Has there ever been LBP testing conducted on the Project?			X	
27	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project?			X	
28	Has the water at the Project ever been tested for lead?			X	
29	Has Radon testing ever been conducted at the Project?			X	
30	Are there any other Operations and Maintenance (O&M) programs in place that we should be made aware of?			X	
31	Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?		X		
32	Do you know or suspect that mold was or is present in the building(s) or HVAC system? - If "Yes", proceed to question #33. - If "No"", skip question #33 and proceed to question #34.	X			Foundry building has numerous leaks
33	Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?		X		
34	Is there a mold Operations and Maintenance (O&M) program in place at the Project?		X		
35	Is the HVAC system inspected at least annually?	X			
36	Have identified HVAC problems been corrected in a timely manner?	X			
37	Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?	X			
38	Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?	X			
39	Has there ever been any sort of Indoor Air Quality (IAQ) or mold testing conducted in the building(s)?			X	

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
	Summarize Historical Use:				

USER QUESTIONNAIRE

EMG has been retained to conduct a Phase I Environmental Site Assessment (ESA) of the following property. The Phase I ESA will involve site observations, interviews, and a review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM 05 Scope of Work for this assessment, which documents certain User responsibilities, we are submitting this questionnaire to help you meet those responsibilities. Please complete this questionnaire and return via email or by fax to 410-785-6220 (within one business day of receipt).

Date:
Name of person completing questionnaire: Not returned to EMG
Company:
Length of association with property:
Phone Number:
Property Name/Address: 320 Locust Street, Prophetstown, Illinois 61277
EMG Project Number: 97956.11R-001.051

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column.
Note: U/NR indicates "Unknown" or "No Response", and "N/A" indicates not applicable.

	QUESTION	RESPONSE			COMMENTS
		Y	N	U/NR	
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?				
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?				
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?				
4	Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?				
5	Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?				
6	As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?				
7	Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?				
8	Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user				
8a	Do you know the past uses of the property?				
8b	Do you know of specific chemicals that are present or once were present at the property?				

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
8c	Do you know of spills or other chemical releases that have taken place at the property?				
8d	Do you know of any environmental cleanups that have taken place at the property?				
9	As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?				

OWNER QUESTIONNAIRE

EMG has been retained to conduct a Phase I Environmental Site Assessment (ESA) of the following property. The Phase I ESA will involve site observations, interviews, and a review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM 05 Scope of Work for this assessment we are required to ask the following questions to the Owner or Owner representative. Please complete this questionnaire and return via email or by fax to 410-785-6220 (within one business day of receipt).

Date:
Name of person completing questionnaire: Not returned to EMG
Company:
Length of association with property:
Phone Number:
Property Name/Address: 320 Locust Street, Prophetstown, Illinois 61277
EMG Project Number: 97956.11R-001.051
Please check one: Owner Representative

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column.
Note: U/NR indicates "Unknown" or "No Response", and "N/A" indicates not applicable.

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?				
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?				
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?				

Appendix E:

Laboratory Analytical Results

No documents have been associated with this appendix.

Appendix F:

Regulatory Database Report

Project #: 97956.001.051
Penberthy/Tyco Facility
320 Locust Street
Prophetstown, IL 61277

Inquiry Number: 3072336.2s
May 18, 2011

The EDR Radius Map™ Report

Prepared for EMG

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

320 LOCUST STREET
PROPHETSTOWN, IL 61277

COORDINATES

Latitude (North):	41.670500 - 41° 40' 13.8''
Longitude (West):	89.939700 - 89° 56' 22.9''
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	255269.8
UTM Y (Meters):	4617156.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	41089-F8 PROPHETSTOWN, IL
Most Recent Revision:	1982

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	2005, 2006, 2007
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
TYCO VALVES & CONTROLS 320 LOCUST ST. PROPHETSTOWN, IL 61277	RCRA-SQG TRIS PADS FINDS INST CONTROL SRP	61277PNBRTPO
320 LOCUST ST. 320 LOCUST ST. PROPHETSTOWN, IL 61277	ERNS	N/A
PENBERTHY, INC 320 LOCUST STREET PROPHETSTOWN, IL 61277	PCB TRANSFORMER	N/A
PENBERTHY, INC 320 LOCUST STREET PROPHETSTOWN, IL 61277	PCB TRANSFORMER	N/A

PENBERTHY INC 320 LOCUST ST PROPHETSTOWN, IL 61277	UST	N/A
PENBERTHY INC. 320 LOCUST ST. PROPHETSTOWN, IL 61277	LUST	N/A
TYCO VALVES & CONTROLS 320 LOCUST ST PROPHETSTOWN, IL 61277	AIRS	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

CERCLIS ---------- Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY ---------- Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP ---------- CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators

RCRA-CESQG ..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROL ..... Sites with Institutional Controls

State- and tribal - equivalent CERCLIS

SSU ..... State Sites Unit Listing

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ..... Available Disposal for Solid Waste in Illinois - Solid Waste Landfills Subject to State Surcharge
LF SPECIAL WASTE ..... Special Waste Site List
IL NIPC ..... Solid Waste Landfill Inventory
CCDD ..... Clean Construction or Demolition Debris

State and tribal leaking storage tank lists

LUST TRUST ..... Underground Storage Tank Fund Payment Priority List
INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

INDIAN UST ..... Underground Storage Tanks on Indian Land
FEMA UST ..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

ENG CONTROLS ..... Sites with Engineering Controls

State and tribal voluntary cleanup sites

INDIAN VCP ..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ..... Municipal Brownfields Redevelopment Grant Program Project Descriptions

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

ODI ..... Open Dump Inventory
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL ..... Clandestine Drug Labs

CDL Meth Drug Lab Site Listing
US HIST CDL National Clandestine Laboratory Register

Local Land Records

LIENS 2 CERCLA Lien Information
LUCIS Land Use Control Information System

Records of Emergency Release Reports

HMIRS Hazardous Materials Information Reporting System
SPILLS State spills

Other Ascertainable Records

RCRA-NonGen RCRA - Non Generators
DOT OPS Incident and Accident Data
DOD Department of Defense Sites
FUDS Formerly Used Defense Sites
CONSENT Superfund (CERCLA) Consent Decrees
ROD Records Of Decision
UMTRA Uranium Mill Tailings Sites
MINES Mines Master Index File
TSCA Toxic Substances Control Act
FTTS FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing
SSTS Section 7 Tracking Systems
ICIS Integrated Compliance Information System
MLTS Material Licensing Tracking System
RADINFO Radiation Information Database
RAATS RCRA Administrative Action Tracking System
UIC Underground Injection Wells
NPDES A Listing of Active Permits
DRYCLEANERS Illinois Licensed Drycleaners
TIER 2 Tier 2 Information Listing
INDIAN RESERV Indian Reservations
SCRD DRYCLEANERS State Coalition for Remediation of Drycleaners Listing
COAL ASH EPA Coal Combustion Residues Surface Impoundments List
COAL ASH DOE Sleam-Electric Plan Operation Data
PIMW Potentially Infectious Medical Waste
FINANCIAL ASSURANCE Financial Assurance Information Listing

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Illinois Environmental Protection Agency's LUST Incident Report.

A review of the LUST list, as provided by EDR, and dated 03/03/2011 has revealed that there are 4 LUST sites within approximately 0.5 miles of the target property.

Site	Address	Dist / Dir	Map ID	Page
MCNEILL, JOHN	415 LOCUST	0 - 1/8 (0.070 mi.) S	B8	26
BOLLIVER PLUMBING & HEATING	106 SHORT ST.	1/8 - 1/4 (0.178 mi.) E	10	28
STRATA GEOLOGIC SERVICES	500 WASHINGTON ST.	1/8 - 1/4 (0.185 mi.) SSE	11	29
REICHARD, MARK	101/103 EAST 3RD ST.	1/8 - 1/4 (0.195 mi.) E	12	29

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Illinois State Fire Marshal's STC Facility List.

A review of the UST list, as provided by EDR, and dated 02/03/2011 has revealed that there is 1 UST site within approximately 0.125 miles of the target property.

Site	Address	Dist / Dir	Map ID	Page
MCNEILL TWINS OIL CO	***415 LOCUST ST***	***0 - 1/8 (0.070 mi.) S***	***B9***	***26***

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

IMPDMENT: Statewide inventory of industrial, municipal, mining, oil & gas , and large agricultural impoundment. This study was conducted by the Illinois EPA to assess potentail for contamination of shallow aquifers. This was a one-time study.Although many of the impoundments may no longer be present, the sites may be contaminated.

A review of the IMPDMENT list, as provided by EDR, and dated 12/31/1980 has revealed that there is 1

EXECUTIVE SUMMARY

IMPDMENT site within approximately 0.5 miles of the target property.

Site	Address	Dist / Dir	Map ID	Page
CITY OF PROPHETSTOWN		1/4 - 1/2 (0.313 mi.) N	13	30

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 3072336.2s

- Target Property
- Toxic Sites
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines

0 1/4 1/2 1 Miles

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Penberthy/Tyco Facility	CLIENT: EMG
ADDRESS: 320 Locust Street	CONTACT: Jason Swam
Prophetstown IL 61277	INQUIRY #: 3072336.2s
LAT/LONG: 41.6705 / 89.9397	DATE: May 18, 2011 12:10 pm

DETAIL MAP - 3072336.2s

Target Property
Toxic Sites
Manufactured Gas Plants
Sensitive Receptors
National Priority List Sites
Dept. Defense Sites

Indian Reservations BIA
Oil & Gas pipelines

0 1/16 1/8 1/4 Miles

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Penberthy/Tyco Facility	CLIENT:	EMG
ADDRESS:	320 Locust Street Prophetstown IL 61277	CONTACT:	Jason Swam
LAT/LONG:	41.6705 / 89.9397	INQUIRY #:	3072336.2s
		DATE:	May 18, 2011 12:11 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL		1.000	0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS		0.500	0	0	0	NR	NR	0
FEDERAL FACILITY		1.000	0	0	0	0	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS		1.000	0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG		0.125	0	NR	NR	NR	NR	0
RCRA-SQG	X	0.125	0	NR	NR	NR	NR	0
RCRA-CESQG		0.125	0	NR	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS		TP	NR	NR	NR	NR	NR	0
US INST CONTROL		TP	NR	NR	NR	NR	NR	0
Federal ERNS list								
ERNS	X	TP	NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SSU		1.000	0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF		0.500	0	0	0	NR	NR	0
LF SPECIAL WASTE		0.500	0	0	0	NR	NR	0
IL NIPC		0.500	0	0	0	NR	NR	0
CCDD		0.500	0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	X	0.500	1	3	0	NR	NR	4
LUST TRUST		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST		0.500	0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	X	0.125	1	NR	NR	NR	NR	1
INDIAN UST		0.125	0	NR	NR	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS		TP	NR	NR	NR	NR	NR	0
INST CONTROL	X	TP	NR	NR	NR	NR	NR	0
State and tribal voluntary cleanup sites								
SRP	X	0.500	0	0	0	NR	NR	0
INDIAN VCP		0.500	0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS		0.500	0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI		0.500	0	0	0	NR	NR	0
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL		TP	NR	NR	NR	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS		TP	NR	NR	NR	NR	NR	0
SPILLS		TP	NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen		TP	NR	NR	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS	X	TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS	X	TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
UIC		TP	NR	NR	NR	NR	NR	0
NPDES		TP	NR	NR	NR	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
IMPDMENT		0.500	0	0	1	NR	NR	1
AIRS	X	TP	NR	NR	NR	NR	NR	0
TIER 2		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
PCB TRANSFORMER	X	TP	NR	NR	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
PIMW		0.250	0	0	NR	NR	NR	0
FINANCIAL ASSURANCE		TP	NR	NR	NR	NR	NR	0
EDR PROPRIETARY RECORDS								
EDR Proprietary Records								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID / Direction / Distance / Distance (ft.)	Site	Database(s)	EDR ID Number / EPA ID Number
A1	**TYCO VALVES & CONTROLS**	**RCRA-SQG**	**1000323475**
Target	**320 LOCUST ST.**	**TRIS**	**61277PNBRTPO**
Property	**PROPHETSTOWN, IL 61277**	**PADS**	
		FINDS	
	Site 1 of 7 in cluster A	**INST CONTROL**	
		SRP	

RCRA-SQG:

Date form received by agency:	07/16/2008
Facility name:	TYCO VALVES & CONTROLS LP
Facility address:	320 LOCUST ST PROPHETSTOWN, IL 61277
EPA ID:	ILD152125753
Contact:	CANDIE KOCH
Contact address:	320 LOCUST ST PROPHETSTOWN, IL 61277
Contact country:	US
Contact telephone:	(815) 537-2311
Contact email:	CKOCH@TYCOVALVES.COM
EPA Region:	05
Land type:	Private
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	CORPORATE PROPERTY ASSOCIATES 6
Owner/operator address:	689 5TH AVE NEW YORK, NY 10022
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	01/12/2007
Owner/Op end date:	Not reported

Owner/operator name:	TYCO VALVES & CONTROLS LP
Owner/operator address:	320 LOCUST ST PROPHETSTOWN, IL 61277
Owner/operator country:	US
Owner/operator telephone:	(815) 537-2311
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	02/12/2000
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No

TYCO VALVES & CONTROLS (Continued) **1000323475**

Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 12/05/2007
Facility name: TYCO VALVES & CONTROLS LP
Classification: Small Quantity Generator

Date form received by agency: 07/31/2003
Facility name: TYCO VALVES & CONTROLS LP
Classification: Small Quantity Generator

Date form received by agency: 03/26/2003
Facility name: TYCO VALVES & CONTROLS LP
Classification: Small Quantity Generator

Date form received by agency: 10/18/1999
Facility name: TYCO VALVES & CONTROLS LP
Site name: PENBERTHY INC
Classification: Small Quantity Generator

Date form received by agency: 02/28/1990
Facility name: TYCO VALVES & CONTROLS LP
Site name: PENBERTHY
Classification: Large Quantity Generator

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D007
Waste name: CHROMIUM

Waste code: D008
Waste name: LEAD

TYCO VALVES & CONTROLS (Continued) **1000323475**

Waste code: D009
Waste name: MERCURY

Waste code: D011
Waste name: SILVER

Waste code: D018
Waste name: BENZENE

Waste code: D035
Waste name: METHYL ETHYL KETONE

Waste code: F003
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F005
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Facility Has Received Notices of Violations:
Regulation violated: SR - 722.111
Area of violation: Generators - General
Date violation determined: 02/25/2003
Date achieved compliance: 06/13/2003
Violation lead agency: State
Enforcement action: VIOLATION NOTICE (VN)
Enforcement action date: 04/11/2003
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 06/10/2003
Evaluation: NON-FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 04/30/2003

TYCO VALVES & CONTROLS (Continued) **1000323475**

Evaluation: FOCUSED COMPLIANCE INSPECTION
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 02/25/2003
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 06/13/2003
Evaluation lead agency: State

Evaluation date: 10/17/1996
Evaluation: COMPLIANCE ASSISTANCE VISIT
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

PADS:

EPAID: ILD152125753
Facility name: Tyco Valves & Controls
Facility Address: 320 Locust St.
Prophetstown, IL 61277
Facility country: US
Generator: Yes
Storer: No
Transporter: No
Disposer: No
Research facility: No
Smelter: No
Facility owner name: Tyco Valves & Controls
Contact title: Not reported
Contact name: Candice Koch
Contact tel: (815)537-2311
Contact extension: Not reported
Mailing address: 320 Locust St.
Prophetstown, IL 61277
Mailing country: US
Cert. title: Not reported
Cert. name: Not reported
Cert. date: 4/18/1991
Date received: 6/4/1991

FINDS:

Registry ID: 110000437590

Environmental Interest/Information System

AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V

TYCO VALVES & CONTROLS (Continued) **1000323475**

of the Clean Air Act.

ACES (Illinois - Agency Compliance And Enforcement System) is the Illinois EPA Project to facilitate the permitting operations

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

IL INSTUTIONAL CONTROL:

Illinois EPA Id:	1950405001
NFR Letter:	01/21/2004
Date NFR Recorded:	02/12/2004
Type Of Site:	Industrial/Commercial
Comprehensive / Focused:	Focused
Remediation Applicant Title:	Vice President
Remediation Applicant Name:	John Lilla
RA Company:	Flow Tech Realty, Inc.
RA Address:	16801 Greenspoint Park Drive
RA Secondary Address:	Suite 355
RA City,St,Zip:	Houston, TX 77060-
Institutional Controls:	Groundwater use restriction
Engineered Barriers:	Not reported
Worker Caution:	False
Acres:	6

SRP:

IL EPA Id:	1950405001
US EPA Id:	ILD152125753
Longitude:	-89.940830000000005
Latitude:	41.670259999999999
Contact Name:	John Lilla
Contact Address:	16801 Greenspoint Park Drive
Contact Address2:	Suite 355
Contact City,St,Zip:	Houston, TX 77060-
Contact Phone:	(281) 775-1697
Date Enrolled:	02/09/2000
Point Of Contact:	Dennis J. Sopcich, P.E.
Consultant Company:	ENSR Corporation
Consultant Address:	27755 Diehl Road
Consultant Address2:	Suite 100
Consultant City,St,Zip:	Warrenville, IL 60555-
Consultant Phone:	(630) 836-1700

TYCO VALVES & CONTROLS (Continued) **1000323475**

Proj Mgr Assigned:	Dunn
Sec. 4 Letter Date:	Not reported
NFR Recorded:	2004-02-12
Active:	False
Total Acres:	6
No Further Remediation Letter Dt:	2004-01-21
Remediation Applicant Co:	Flow Tech Realty, Inc.
Remediation Applicant Title:	Vice President
Remediation Applicant Name:	Vice President John Lilla
Remediation Applicant Company:	Flow Tech Realty, Inc.
Remediation Applicant Address:	16801 Greenspoint Park Drive
Remediation Applicant Address 2:	Suite 355
Remediation Applicant City,St,Zip:	Houston, TX 77060-
Illinois EPA:	1950405001
Site Name:	Tyco Valves & Controls
NFR Letter:	2004-01-21 00:00:00
NFR Letter Date Recorded:	2004-02-12 00:00:00
Site Type:	Industrial/Commercial
Comprehensive/Focused:	Focused
Institutional Controls:	Groundwater use restriction
Barrier:	Not reported
Worker Caution:	False
Acres:	6

A2 **320 LOCUST ST.** **ERNS** **2006792444**
Target **320 LOCUST ST.** **N/A**
Property **PROPHETSTOWN, IL 61277**

Site 2 of 7 in cluster A

Click this hyperlink while viewing on your computer to access additional ERNS detail in the EDR Site Report.

A3 **PENBERTHY, INC** **PCB TRANSFORMER** **1011970190**
Target **320 LOCUST STREET** **N/A**
Property **PROPHETSTOWN, IL 61277**

Site 3 of 7 in cluster A

PCB TRANSFORMER:

Company name:	Penberthy, Inc.
Company address:	320 Locust Street
	Propherstown, IL 61277
Contact:	Max Krause
Contact phone:	815-537-2311
Transformer location ID:	1807
Transformer box number:	1
Record ID:	2295
Document ID:	00612
Number of transformers:	4
Weight lbs:	Not reported
Weight kgs:	1275
Flammable:	Unknown
Office region:	5
Officer title:	Manufacturing Engineering Manager
Officer name:	Bob Bradner

PENBERTHY, INC (Continued) **1011970190**

Date assigned: 12/15/1998

A4 **PENBERTHY, INC** **PCB TRANSFORMER** **1011965254**
Target **320 LOCUST STREET** **N/A**
Property **PROPHETSTOWN, IL 61277**

Site 4 of 7 in cluster A

PCB TRANSFORMER:

Company name:	Penberthy, Inc.
Company address:	320 Locust Street
	Propherstown, IL 61277
Contact:	Max Krause
Contact phone:	815-537-2311
Transformer location ID:	1807
Transformer box number:	1
Record ID:	2295
Document ID:	00612
Number of transformers:	4
Weight lbs:	Not reported
Weight kgs:	1275
Flammable:	Unknown
Office region:	5
Officer title:	Manufacturing Engineering Manager
Officer name:	Bob Bradner
Date assigned:	12/15/1998

A5 **PENBERTHY INC** **UST** **U003302972**
Target **320 LOCUST ST** **N/A**
Property **PROPHETSTOWN, IL 61277**

Site 5 of 7 in cluster A

UST:

Facility ID:	1003335
Facility Status:	Closed
Facility Type:	**None**
Owner Name:	Penberthy Inc
Owner Id:	U0011705
Owner Address:	320 Locust St
Owner City,St,Zip:	Prophetstown, IL 61277
Tank Number:	1
Tank Capacity:	5000
Tank Substance:	Not reported
Last Used Date:	Not reported
OSFM First Notify Date:	3/18/1986
Tank Status:	**Abandoned in place**
Red Tag Issue Date:	Not reported
Install Date:	1/1/1960
Green Tag Decal:	**Not reported**
Green Tag Issue Date:	**Not reported**
Green Tag Expire Date:	**Not reported**
Self Service Permit Inspection Date:	**Not reported**
Self Service Permit Expire Date:	**Not reported**
Fee Due:	Not reported

PENBERTHY INC (Continued) **U003302972**

Tank Number:	2
Tank Capacity:	20000
Tank Substance:	Not reported
Last Used Date:	3/1/1993
OSFM First Notify Date:	1/14/1992
Tank Status:	**Removed**
Red Tag Issue Date:	Not reported
Install Date:	1/1/1960
Green Tag Decal:	**Not reported**
Green Tag Issue Date:	**Not reported**
Green Tag Expire Date:	**Not reported**
Self Service Permit Inspection Date:	**Not reported**
Self Service Permit Expire Date:	**Not reported**
Fee Due:	Not reported

Tank Number:	3
Tank Capacity:	10000
Tank Substance:	Not reported
Last Used Date:	Not reported
OSFM First Notify Date:	1/14/1992
Tank Status:	**Abandoned in place**
Red Tag Issue Date:	Not reported
Install Date:	1/1/1960
Green Tag Decal:	**Not reported**
Green Tag Issue Date:	**Not reported**
Green Tag Expire Date:	**Not reported**
Self Service Permit Inspection Date:	**Not reported**
Self Service Permit Expire Date:	**Not reported**
Fee Due:	Not reported

A6 **PENBERTHY INC.** **LUST** **S100566872**
Target **320 LOCUST ST.** **N/A**
Property **PROPHETSTOWN, IL 61277**

Site 6 of 7 in cluster A

LUST:

Incident Num:	931265
IL EPA Id:	1950405001
Product:	Fuel Oil
IEMA Date:	05/13/1993
Project Manager:	Harris
Project Manager Phone:	Not reported
Email:	Not reported
PRP Name:	Penberthy Inc.
PRP Contact:	Neil Pinter
PRP Address:	320 Locust St.
PRP City,St,Zip:	Prophetstown, IL 61277
PRP Phone:	Not reported
Site Classification:	Not reported
Section 57.5(g) Letter:	731
Non LUST Determination Letter:	Not reported
20 Report Received:	06/07/1993
45 Report Received:	07/06/1993
Section 57.5(g) Letter:	Not reported
NFA/NFR Letter:	**12/29/1994**
NFR Date Recorded:	Not reported

A7 **TYCO VALVES & CONTROLS** **AIRS** **S107746766**
Target **320 LOCUST ST** **N/A**
Property **PROPHETSTOWN, IL 61277**

Site 7 of 7 in cluster A

IL AIRS:

Facility ID:	Not reported
ID Number:	195040AAF
Year:	2010
Contact Name:	Not reported
Contact Title:	Not reported
Contact Tele:	Not reported
Contact Extention:	Not reported
Contact EMail:	Not reported
Contact Fax:	Not reported
Cease Operation Date:	Not reported
SIC Code:	3823
Address Type Code:	Not reported

Detail:

Year:	2010
Id Num:	195040AAF
Pollutant Code:	MEOH
Tons Per Year:	0

Year:	2010
Id Num:	195040AAF
Pollutant Code:	MIBK
Tons Per Year:	0.013386

Year:	2010
Id Num:	195040AAF
Pollutant Code:	CO2
Tons Per Year:	30

Year:	2010
Id Num:	195040AAF
Pollutant Code:	[822060]
Tons Per Year:	0.00107

Year:	2010
Id Num:	195040AAF
Pollutant Code:	VOM
Tons Per Year:	2.0582259999999999

Year:	2010
Id Num:	195040AAF
Pollutant Code:	XYLENE
Tons Per Year:	0.19073899999999999

Year:	2010
Id Num:	195040AAF
Pollutant Code:	TOLUENE
Tons Per Year:	0.712592

Year:	2010
Id Num:	195040AAF
Pollutant Code:	NH3
Tons Per Year:	5.5599999999999996E-4

TYCO VALVES & CONTROLS (Continued) **S107746766**

Year: 2010
Id Num: 195040AAF
Pollutant Code: N2O
Tons Per Year: 5.5000000000000003E-4

Year: 2010
Id Num: 195040AAF
Pollutant Code: CRC
Tons Per Year: 0.000776

Year: 2010
Id Num: 195040AAF
Pollutant Code: COC
Tons Per Year: 5.7700000000000004E-4

Year: 2010
Id Num: 195040AAF
Pollutant Code: NOX
Tons Per Year: 1.7388000000000001E-2

Year: 2010
Id Num: 195040AAF
Pollutant Code: PART
Tons Per Year: 1.3209999999999999E-3

Year: 2010
Id Num: 195040AAF
Pollutant Code: GLYET
Tons Per Year: 0.018317

Year: 2010
Id Num: 195040AAF
Pollutant Code: ETBZ
Tons Per Year: 7.7719999999999997E-2

Year: 2010
Id Num: 195040AAF
Pollutant Code: [117817]
Tons Per Year: 0.000058

Year: 2010
Id Num: 195040AAF
Pollutant Code: SO2
Tons Per Year: 1.0399999999999999E-4

Year: 2010
Id Num: 195040AAF
Pollutant Code: PM2_5
Tons Per Year: 1.3209999999999999E-3

Year: 2010
Id Num: 195040AAF
Pollutant Code: CO
Tons Per Year: 1.4605999999999999E-2

Year: 2010
Id Num: 195040AAF

TYCO VALVES & CONTROLS (Continued) **S107746766**

Pollutant Code: [91203]
Tons Per Year: 7.0740000000000004E-3

Year: 2010
Id Num: 195040AAF
Pollutant Code: LEAD
Tons Per Year: 0.00012

Year: 2010
Id Num: 195040AAF
Pollutant Code: METHANE
Tons Per Year: 5.7499999999999999E-4

Year: 2010
Id Num: 195040AAF
Pollutant Code: PM10
Tons Per Year: 1.3209999999999999E-3

Facility ID: Not reported
ID Number: 195040AAF
Year: 2009
Contact Name: Not reported
Contact Title: Not reported
Contact Tele: Not reported
Contact Extention: Not reported
Contact EMail: Not reported
Contact Fax: Not reported
Cease Operation Date: Not reported
SIC Code: 3823
Address Type Code: Not reported

Detail:
Year: 2009
Id Num: 195040AAF
Pollutant Code: PM2_5
Tons Per Year: 3.7759999999999998E-3

Year: 2009
Id Num: 195040AAF
Pollutant Code: LEADC
Tons Per Year: 1.8200000000000001E-4

Year: 2009
Id Num: 195040AAF
Pollutant Code: MIBK
Tons Per Year: 0.015589

Year: 2009
Id Num: 195040AAF
Pollutant Code: TOLUENE
Tons Per Year: 0.71785399999999999

Year: 2009
Id Num: 195040AAF
Pollutant Code: CO2
Tons Per Year: 60

TYCO VALVES & CONTROLS (Continued) **S107746766**

Year: 2009
Id Num: 195040AAF
Pollutant Code: CRC
Tons Per Year: 3.9199999999999999E-4

Year: 2009
Id Num: 195040AAF
Pollutant Code: XYLENE
Tons Per Year: 0.23985500000000001

Year: 2009
Id Num: 195040AAF
Pollutant Code: PART
Tons Per Year: 3.7759999999999998E-3

Year: 2009
Id Num: 195040AAF
Pollutant Code: PM10
Tons Per Year: 3.7759999999999998E-3

Year: 2009
Id Num: 195040AAF
Pollutant Code: NH3
Tons Per Year: 1.5900000000000001E-3

Year: 2009
Id Num: 195040AAF
Pollutant Code: MEOH
Tons Per Year: 3.2699999999999998E-4

Year: 2009
Id Num: 195040AAF
Pollutant Code: GLYET
Tons Per Year: 2.1215000000000001E-2

Year: 2009
Id Num: 195040AAF
Pollutant Code: ETBZ
Tons Per Year: 4.3806999999999999E-2

Year: 2009
Id Num: 195040AAF
Pollutant Code: CO
Tons Per Year: 4.1730999999999997E-2

Year: 2009
Id Num: 195040AAF
Pollutant Code: VOM
Tons Per Year: 2.4177520000000001

Year: 2009
Id Num: 195040AAF
Pollutant Code: SO2
Tons Per Year: 2.9799999999999998E-4

Year: 2009
Id Num: 195040AAF

TYCO VALVES & CONTROLS (Continued) **S107746766**

Pollutant Code: COC
Tons Per Year: 9.9299999999999996E-4

Year: 2009
Id Num: 195040AAF
Pollutant Code: [91203]
Tons Per Year: 4.1580000000000002E-3

Year: 2009
Id Num: 195040AAF
Pollutant Code: [822060]
Tons Per Year: 0.00214

Year: 2009
Id Num: 195040AAF
Pollutant Code: [117817]
Tons Per Year: 1.2899999999999999E-4

Year: 2009
Id Num: 195040AAF
Pollutant Code: METHANE
Tons Per Year: 0.00115

Year: 2009
Id Num: 195040AAF
Pollutant Code: N2O
Tons Per Year: 1.1000000000000001E-3

Year: 2009
Id Num: 195040AAF
Pollutant Code: NOX
Tons Per Year: 4.9680000000000002E-2

Year: 2009
Id Num: 195040AAF
Pollutant Code: PM10
Tons Per Year: 3.7759999999999998E-3

Year: 2009
Id Num: 195040AAF
Pollutant Code: SO2
Tons Per Year: 2.9799999999999998E-4

Year: 2009
Id Num: 195040AAF
Pollutant Code: COC
Tons Per Year: 9.9299999999999996E-4

Year: 2009
Id Num: 195040AAF
Pollutant Code: [822060]
Tons Per Year: 0.00214

Year: 2009
Id Num: 195040AAF
Pollutant Code: [91203]
Tons Per Year: 4.1580000000000002E-3

TYCO VALVES & CONTROLS (Continued) **S107746766**

Year: 2009
Id Num: 195040AAF
Pollutant Code: NOX
Tons Per Year: 4.9680000000000002E-2

Year: 2009
Id Num: 195040AAF
Pollutant Code: NH3
Tons Per Year: 1.5900000000000001E-3

Year: 2009
Id Num: 195040AAF
Pollutant Code: TOLUENE
Tons Per Year: 0.71785399999999999

Year: 2009
Id Num: 195040AAF
Pollutant Code: N2O
Tons Per Year: 1.1000000000000001E-3

Year: 2009
Id Num: 195040AAF
Pollutant Code: CO
Tons Per Year: 4.1730999999999997E-2

Year: 2009
Id Num: 195040AAF
Pollutant Code: XYLENE
Tons Per Year: 0.23985500000000001

Year: 2009
Id Num: 195040AAF
Pollutant Code: PM2_5
Tons Per Year: 3.7759999999999998E-3

Year: 2009
Id Num: 195040AAF
Pollutant Code: PART
Tons Per Year: 3.7759999999999998E-3

Year: 2009
Id Num: 195040AAF
Pollutant Code: MIBK
Tons Per Year: 0.015589

Year: 2009
Id Num: 195040AAF
Pollutant Code: METHANE
Tons Per Year: 0.00115

Year: 2009
Id Num: 195040AAF
Pollutant Code: LEADC
Tons Per Year: 1.8200000000000001E-4

Year: 2009
Id Num: 195040AAF

TYCO VALVES & CONTROLS (Continued) **S107746766**

Pollutant Code: GLYET
Tons Per Year: 2.12150000000000001E-2

Year: 2009
Id Num: 195040AAF
Pollutant Code: VOM
Tons Per Year: 2.4177520000000001

Year: 2009
Id Num: 195040AAF
Pollutant Code: MEOH
Tons Per Year: 3.2699999999999998E-4

Year: 2009
Id Num: 195040AAF
Pollutant Code: CRC
Tons Per Year: 3.9199999999999999E-4

Year: 2009
Id Num: 195040AAF
Pollutant Code: ETBZ
Tons Per Year: 4.3806999999999999E-2

Year: 2009
Id Num: 195040AAF
Pollutant Code: CO2
Tons Per Year: 60

Year: 2009
Id Num: 195040AAF
Pollutant Code: [117817]
Tons Per Year: 1.2899999999999999E-4

Facility ID: Not reported
ID Number: 195040AAF
Year: 2008
Contact Name: Not reported
Contact Title: Not reported
Contact Tele: Not reported
Contact Extention: Not reported
Contact EMail: Not reported
Contact Fax: Not reported
Cease Operation Date: Not reported
SIC Code: 3823
Address Type Code: Not reported

Detail:
Year: 2008
Id Num: 195040AAF
Pollutant Code: PART
Tons Per Year: 3.9649999999999998E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: COC
Tons Per Year: 8.7299999999999997E-4

TYCO VALVES & CONTROLS (Continued) **S107746766**

Year: 2008
Id Num: 195040AAF
Pollutant Code: GLYET
Tons Per Year: 3.8693999999999999E-2

Year: 2008
Id Num: 195040AAF
Pollutant Code: NH3
Tons Per Year: 1.6689999999999999E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: N2O
Tons Per Year: 0.00115

Year: 2008
Id Num: 195040AAF
Pollutant Code: MEOH
Tons Per Year: 0.000014

Year: 2008
Id Num: 195040AAF
Pollutant Code: METHANE
Tons Per Year: 1.1999999999999999E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: NOX
Tons Per Year: 5.2164000000000002E-2

Year: 2008
Id Num: 195040AAF
Pollutant Code: SO2
Tons Per Year: 3.1300000000000002E-4

Year: 2008
Id Num: 195040AAF
Pollutant Code: XYLENE
Tons Per Year: 0.36128300000000002

Year: 2008
Id Num: 195040AAF
Pollutant Code: PM10
Tons Per Year: 3.9649999999999998E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: PM2_5
Tons Per Year: 3.9649999999999998E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: MIBK
Tons Per Year: 0.016846

Year: 2008
Id Num: 195040AAF

TYCO VALVES & CONTROLS (Continued) **S107746766**

Pollutant Code: ETBZ
Tons Per Year: 7.2016999999999998E-2

Year: 2008
Id Num: 195040AAF
Pollutant Code: CRC
Tons Per Year: 2.2070000000000002E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: [117817]
Tons Per Year: 3.7100000000000002E-4

Year: 2008
Id Num: 195040AAF
Pollutant Code: [822060]
Tons Per Year: 3.9890000000000004E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: TOLUENE
Tons Per Year: 0.90890899999999997

Year: 2008
Id Num: 195040AAF
Pollutant Code: VOM
Tons Per Year: 2.914717

Year: 2008
Id Num: 195040AAF
Pollutant Code: CO2
Tons Per Year: 62.600000000000001

Year: 2008
Id Num: 195040AAF
Pollutant Code: CO
Tons Per Year: 4.3818000000000003E-2

Year: 2008
Id Num: 195040AAF
Pollutant Code: [91203]
Tons Per Year: 7.6490000000000004E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: LEADC
Tons Per Year: 3.8999999999999999E-5

Year: 2008
Id Num: 195040AAF
Pollutant Code: LEADC
Tons Per Year: 3.8999999999999999E-5

Year: 2008
Id Num: 195040AAF
Pollutant Code: GLYET
Tons Per Year: 3.8693999999999999E-2

TYCO VALVES & CONTROLS (Continued) **S107746766**

Year: 2008
Id Num: 195040AAF
Pollutant Code: ETBZ
Tons Per Year: 7.2016999999999998E-2

Year: 2008
Id Num: 195040AAF
Pollutant Code: CO2
Tons Per Year: 62.600000000000001

Year: 2008
Id Num: 195040AAF
Pollutant Code: [117817]
Tons Per Year: 3.7100000000000002E-4

Year: 2008
Id Num: 195040AAF
Pollutant Code: [822060]
Tons Per Year: 3.9890000000000004E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: [91203]
Tons Per Year: 7.6490000000000004E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: MIBK
Tons Per Year: 0.016846

Year: 2008
Id Num: 195040AAF
Pollutant Code: METHANE
Tons Per Year: 1.1999999999999999E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: MEOH
Tons Per Year: 0.000014

Year: 2008
Id Num: 195040AAF
Pollutant Code: PART
Tons Per Year: 3.9649999999999998E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: TOLUENE
Tons Per Year: 0.90890899999999997

Year: 2008
Id Num: 195040AAF
Pollutant Code: PM2_5
Tons Per Year: 3.9649999999999998E-3

Year: 2008
Id Num: 195040AAF

TYCO VALVES & CONTROLS (Continued) **S107746766**

Pollutant Code: CRC
Tons Per Year: 2.2070000000000002E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: PM10
Tons Per Year: 3.9649999999999998E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: N2O
Tons Per Year: 0.00115

Year: 2008
Id Num: 195040AAF
Pollutant Code: CO
Tons Per Year: 4.3818000000000003E-2

Year: 2008
Id Num: 195040AAF
Pollutant Code: VOM
Tons Per Year: 2.914717

Year: 2008
Id Num: 195040AAF
Pollutant Code: XYLENE
Tons Per Year: 0.36128300000000002

Year: 2008
Id Num: 195040AAF
Pollutant Code: SO2
Tons Per Year: 3.1300000000000002E-4

Year: 2008
Id Num: 195040AAF
Pollutant Code: NOX
Tons Per Year: 5.2164000000000002E-2

Year: 2008
Id Num: 195040AAF
Pollutant Code: NH3
Tons Per Year: 1.6689999999999999E-3

Year: 2008
Id Num: 195040AAF
Pollutant Code: COC
Tons Per Year: 8.7299999999999997E-4

Facility ID: 10085
ID Number: 195040AAF
Year: 2007
Contact Name: Joe Skaff
Contact Title: Not reported
Contact Tele: 815-537-2311
Contact Extention: Not reported
Contact EMail: Not reported

TYCO VALVES & CONTROLS (Continued) **S107746766**

Contact Fax:	Not reported
Cease Operation Date:	Not reported
SIC Code:	3823
Address Type Code:	Not reported
Facility ID:	10085
ID Number:	195040AAF
Year:	2006
Contact Name:	Candie Koch
Contact Title:	Not reported
Contact Tele:	815-537-2311
Contact Extention:	Not reported
Contact EMail:	Not reported
Contact Fax:	815-537-2034
Cease Operation Date:	Not reported
SIC Code:	3823
Address Type Code:	LOC

B8 **MCNEILL, JOHN** **LUST** **S103695337**
South **415 LOCUST** **N/A**
< 1/8 **PROPHETSTOWN, IL 61277**
0.070 mi.
369 ft. **Site 1 of 2 in cluster B**

LUST:

Incident Num:	983038
IL EPA Id:	1950405013
Product:	Gasoline
IEMA Date:	12/11/1998
Project Manager:	Malcom
Project Manager Phone:	(217) 524-9140
Email:	James.Malcom@illinois.gov
PRP Name:	John McNeill
PRP Contact:	Not reported
PRP Address:	415 Locust
PRP City,St,Zip:	Prophetstown, IL 61277
PRP Phone:	8155372260
Site Classification:	HIGH
Section 57.5(g) Letter:	732
Non LUST Determination Letter:	Not reported
20 Report Received:	11/30/1999
45 Report Received:	01/18/2000
Section 57.5(g) Letter:	Not reported
NFA/NFR Letter:	**12/16/2004**
NFR Date Recorded:	02/24/2005

B9 **MCNEILL TWINS OIL CO** **UST** **U003303130**
South **415 LOCUST ST** **N/A**
< 1/8 **PROPHETSTOWN, IL 61277**
0.070 mi.
369 ft. **Site 2 of 2 in cluster B**

UST:

Facility ID:	1008371
Facility Status:	Closed
Facility Type:	**Petroleum Distributor**

MCNEILL TWINS OIL CO (Continued) **U003303130**

Owner Name:	McNeill Twins Oil Co
Owner Id:	U0010032
Owner Address:	415 Locust St
Owner City,St,Zip:	Prophetstown, IL 61277
Tank Number:	1
Tank Capacity:	1000
Tank Substance:	Gasoline
Last Used Date:	9/1/1996
OSFM First Notify Date:	4/22/1986
Tank Status:	**Removed**
Red Tag Issue Date:	Not reported
Install Date:	1/1/1955
Green Tag Decal:	**Not reported**
Green Tag Issue Date:	**Not reported**
Green Tag Expire Date:	**Not reported**
Self Service Permit Inspection Date:	**Not reported**
Self Service Permit Expire Date:	**Not reported**
Fee Due:	No
Tank Number:	2
Tank Capacity:	1000
Tank Substance:	Gasoline
Last Used Date:	9/1/1996
OSFM First Notify Date:	4/22/1986
Tank Status:	**Removed**
Red Tag Issue Date:	Not reported
Install Date:	1/1/1955
Green Tag Decal:	**Not reported**
Green Tag Issue Date:	**Not reported**
Green Tag Expire Date:	**Not reported**
Self Service Permit Inspection Date:	**Not reported**
Self Service Permit Expire Date:	**Not reported**
Fee Due:	No
Tank Number:	3
Tank Capacity:	1000
Tank Substance:	Gasoline
Last Used Date:	9/1/1996
OSFM First Notify Date:	4/22/1986
Tank Status:	**Removed**
Red Tag Issue Date:	Not reported
Install Date:	1/1/1955
Green Tag Decal:	**Not reported**
Green Tag Issue Date:	**Not reported**
Green Tag Expire Date:	**Not reported**
Self Service Permit Inspection Date:	**Not reported**
Self Service Permit Expire Date:	**Not reported**
Fee Due:	No
Tank Number:	4
Tank Capacity:	250
Tank Substance:	Heating Oil
Last Used Date:	9/1/1996

MCNEILL TWINS OIL CO (Continued) **U003303130**

OSFM First Notify Date:	4/22/1986
Tank Status:	**Removed**
Red Tag Issue Date:	Not reported
Install Date:	1/1/1955
Green Tag Decal:	**Not reported**
Green Tag Issue Date:	**Not reported**
Green Tag Expire Date:	**Not reported**
Self Service Permit Inspection Date:	**Not reported**
Self Service Permit Expire Date:	**Not reported**
Fee Due:	No

Tank Number:	5
Tank Capacity:	300
Tank Substance:	Kerosene
Last Used Date:	9/1/1996
OSFM First Notify Date:	4/22/1986
Tank Status:	**Removed**
Red Tag Issue Date:	Not reported
Install Date:	1/1/1955
Green Tag Decal:	**Not reported**
Green Tag Issue Date:	**Not reported**
Green Tag Expire Date:	**Not reported**
Self Service Permit Inspection Date:	**Not reported**
Self Service Permit Expire Date:	**Not reported**
Fee Due:	No

10
East
1/8-1/4
0.178 mi.
939 ft.

BOLLIVER PLUMBING & HEATING **LUST** **S103235367**
106 SHORT ST. **N/A**
PROPHETSTOWN, IL 61277

LUST:

Incident Num:	951049
IL EPA Id:	1950405008
Product:	Gasoline
IEMA Date:	05/18/1995
Project Manager:	Haskins
Project Manager Phone:	(217) 782-6762
Email:	Not reported
PRP Name:	Bolliver Plumbing & Heating
PRP Contact:	John Bolliver
PRP Address:	106 Short St.
PRP City,St,Zip:	Prophetstown, IL 61277
PRP Phone:	Not reported
Site Classification:	Not reported
Section 57.5(g) Letter:	732
Non LUST Determination Letter:	Not reported
20 Report Received:	05/30/1995
45 Report Received:	08/03/1995
Section 57.5(g) Letter:	Not reported
NFA/NFR Letter:	**Not reported**
NFR Date Recorded:	Not reported

11
SSE
1/8-1/4
0.185 mi.
976 ft.

STRATA GEOLOGIC SERVICES
500 WASHINGTON ST.
PROPHETSTOWN, IL 61277

LUST **S104792920**
N/A

LUST:

Incident Num:	20001642
IL EPA Id:	1950405015
Product:	Gasoline
IEMA Date:	08/28/2000
Project Manager:	Heaton
Project Manager Phone:	(217) 524-3312
Email:	Mike.Heaton@illinois.gov
PRP Name:	Strata Geologic Services
PRP Contact:	Charles Miller
PRP Address:	P.O. Box 461
PRP City,St,Zip:	South Elgin, IL 61077
PRP Phone:	8153692197
Site Classification:	Low
Section 57.5(g) Letter:	732
Non LUST Determination Letter:	Not reported
20 Report Received:	09/25/2000
45 Report Received:	11/30/2000
Section 57.5(g) Letter:	Not reported
NFA/NFR Letter:	**10/02/2007**
NFR Date Recorded:	11/19/2007

Incident Num:	20002143
IL EPA Id:	1950405015
Product:	Gasoline
IEMA Date:	11/07/2000
Project Manager:	Heaton
Project Manager Phone:	(217) 524-3312
Email:	Mike.Heaton@illinois.gov
PRP Name:	Strata Geologic Services
PRP Contact:	Charles Miller
PRP Address:	P.O. Box 461
PRP City,St,Zip:	South Elgin, IL 61077
PRP Phone:	8153692197
Site Classification:	Low
Section 57.5(g) Letter:	732
Non LUST Determination Letter:	Not reported
20 Report Received:	Not reported
45 Report Received:	Not reported
Section 57.5(g) Letter:	Not reported
NFA/NFR Letter:	**10/02/2007**
NFR Date Recorded:	11/19/2007

12
East
1/8-1/4
0.195 mi.
1030 ft.

REICHARD, MARK
101/103 EAST 3RD ST.
PROPHETSTOWN, IL 61277

LUST **S103695338**
N/A

LUST:

Incident Num:	982364
IL EPA Id:	1950405012
Product:	Gasoline
IEMA Date:	09/24/1998

REICHARD, MARK (Continued) **S103695338**

Project Manager:	NOT ASSIGNED
Project Manager Phone:	Not reported
Email:	Not reported
PRP Name:	Mark Reichard
PRP Contact:	Not reported
PRP Address:	P.O. Box #1
PRP City,St,Zip:	Prophetstown, IL 61277
PRP Phone:	8155372201
Site Classification:	Not reported
Section 57.5(g) Letter:	732
Non LUST Determination Letter:	Not reported
20 Report Received:	11/25/1998
45 Report Received:	11/25/1998
Section 57.5(g) Letter:	Not reported
NFA/NFR Letter:	**Not reported**
NFR Date Recorded:	Not reported

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13 **CITY OF PROPHETSTOWN** **IMPDMENT** **S105253139**
North **N/A**
1/4-1/2 **, IL**
0.313 mi.
1651 ft.

SIA:

Area:	0.00000000000
Perimeter:	0.00000000000
County FIPS Code:	195
Place Code:	61977
Type of Impoundment Facility:	MUNICIPAL
SIA Number:	00649
# of impoundments at Site:	002
IEPA ID:	0
NPDES Permit #:	IL0043061
SIC Code 2:	4952
Latitude:	414030
Longitude:	0895622
Date Facility Id'd and Inventoried:	41279
Land owner street address:	CITY HALL-201 WASHINGTON
Land Owner City,St,Zip:	PROPHETSTOWN, IL 61277
Operator of impoundment:	Not reported
Operator address:	Not reported
Operator City,St,Zip:	0
State Abbreviation:	Not reported
County FIPS Code:	Not reported
Place Code:	0
Type of Impoundment Facility 2:	Not reported
SIA Number:	Not reported
Unique impoundment Number:	Not reported
Purpose For Impoundment:	Not reported
Explanation For Above:	Not reported
Age of Impoundment in Years:	Not reported
Impoundment Currently In Use:	Not reported
# of years in Operation if In Use:	Not reported
Unique Record # assigned by S. Schock:	P1467
Last Year of Operation if Not in Use:	Not reported
Surface Area of all impoundments (acres):	Not reported
Surface Area of all impoundments (acres):	Not reported
Average Influent (Gal/day) Into Impoundment:	Not reported

CITY OF PROPHETSTOWN (Continued) **S105253139**

Year of Record for above (influent) average:	Not reported
Average Effluent (gal/day) out of impoundment:	Not reported
Year of record for above (effluent) average:	Not reported
Year of record for above average:	Not reported
Year of record for above average:	Not reported
Avg Effluent for all Impoundments at facility:	Not reported
Year of Record for above Average:	Not reported
Bottom of Liner:	Not reported
If Liner Type ?? Above, Thickness (inches):	Not reported
Description of Liner Type If ?? Above:	Not reported
If Agricultural Impoundment, Type of Livestock:	Not reported
If Agricultural Impoundment, Average Daily # Livestock:	Not reported
Number of Monitoring Wells:	Not reported
Frequency Of Groundwater Samplings:	Not reported
Explanation Of GW Sampling if Other:	Not reported
GW Quality Changes Detected:	Not reported
Seepage Affected Drnk Water Wells Within 1 Mile:	Not reported
Site Features:	Not reported
Dun and Bradst # Identifying Facility Type 2:	Not reported
Dun and Bradst # Identifying Operator Business 2:	Not reported
Dun and Bradst # Identifying Facility Type 2:	Not reported
Dun and Bradst # Identifying Operator Business 2:	Not reported
SIC Code 2:	Not reported

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 15

Source: EPA
Telephone: N/A
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 15

Source: EPA
Telephone: N/A
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 05/16/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 15

Source: EPA
Telephone: N/A
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 04/29/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPAa??s Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2010
Date Data Arrived at EDR: 01/11/2011
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/15/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 04/29/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 05/25/2010
Date Data Arrived at EDR: 06/02/2010
Date Made Active in Reports: 10/04/2010
Number of Days to Update: 124

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/16/2011
Next Scheduled EDR Contact: 08/29/2011
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/05/2011
Date Data Arrived at EDR: 01/14/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

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.

Date of Government Version: 01/05/2011
Date Data Arrived at EDR: 01/14/2011
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/07/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 73

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SSU: State Sites Unit Listing

The State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit.

Date of Government Version: 03/08/2011
Date Data Arrived at EDR: 03/16/2011
Date Made Active in Reports: 04/06/2011
Number of Days to Update: 21

Source: Illinois Environmental Protection Agency
Telephone: 217-524-4826
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

LF WMRC: Waste Management & Research Center Landfill Database

The Waste Management & Research Center Landfill Database includes records from the Department of Public Health, Department of Mines & Minerals, Illinois Environmental Protection Agency, State Geological Survey, Northeastern Illinois Planning Commission and Pollution Control Board.

Date of Government Version: 12/31/2001
Date Data Arrived at EDR: 10/06/2006
Date Made Active in Reports: 11/06/2006
Number of Days to Update: 31

Source: Department of Natural Resources
Telephone: 217-333-8940
Last EDR Contact: 09/18/2009
Next Scheduled EDR Contact: 12/28/2009
Data Release Frequency: No Update Planned

SWF/LF: Available Disposal for Solid Waste in Illinois - Solid Waste Landfills Subject to State Surcharge
Solid Waste Facilities/Landfill Sites. SWF/LF type 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 Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 03/02/2010
Date Made Active in Reports: 04/07/2010
Number of Days to Update: 36

Source: Illinois Environmental Protection Agency
Telephone: 217-785-8604
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Annually

LF SPECIAL WASTE: Special Waste Site List
These landfills, as of January 1, 1990, accept non-hazardous special waste pursuant to the Illinois EPA Non-Hazardous Special Waste Definition. List A includes landfills that may receive any non-hazardous waste, Non-Regional Pollution Control Facilities are so noted. List B includes landfills designed to receive specific non-hazardous wastes. List B landfills are designated as a Regional Pollution Control Facility by RPCF, or Non-Regional Pollution Control Facility by Non-RPCF.

Date of Government Version: 01/01/1990
Date Data Arrived at EDR: 06/17/2009
Date Made Active in Reports: 07/15/2009
Number of Days to Update: 28

Source: Illinois EPA
Telephone: 217-782-9288
Last EDR Contact: 06/10/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IL NIPC: Solid Waste Landfill Inventory
Solid Waste Landfill Inventory. NIPC is an inventory of active and inactive solid waste disposal sites, based on state, local government and historical archive data. Included are numerous sites which previously had never been identified largely because there was no obligation to register such sites prior to 1971.

Date of Government Version: 08/01/1988
Date Data Arrived at EDR: 08/01/1994
Date Made Active in Reports: 08/12/1994
Number of Days to Update: 11

Source: Northeastern Illinois Planning Commission
Telephone: 312-454-0400
Last EDR Contact: 05/23/2006
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CCDD: Clean Construction or Demolition Debris
Construction and demolition (C and D) debris is nonhazardous, uncontaminated material resulting from construction, remodeling, repair, or demolition of utilities, structures, and roads.

Date of Government Version: 01/10/2011
Date Data Arrived at EDR: 02/03/2011
Date Made Active in Reports: 02/17/2011
Number of Days to Update: 14

Source: Illinois EPA
Telephone: 217-524-3300
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Sites
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/03/2011
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 04/06/2011
Number of Days to Update: 27

Source: Illinois Environmental Protection Agency
Telephone: 217-782-6762
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

LUST TRUST: Underground Storage Tank Fund Payment Prioirty List
In case sufficient funds are not available in the Underground Storage Tank Fund, requests for payment are entered on the Payment Priority List by "queue date" order. As required by the Environmental Protection Act, the queue date is the date that a complete request for partial or final payment was received by the Agency. The queue date is "officially" confirmed at the end of the payment review process when a Final Decision Letter is sent to the site owner.

Date of Government Version: 01/14/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 02/17/2011
Number of Days to Update: 16
Source: Illinois EPA
Telephone: 217-782-6762
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/31/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 48
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 03/03/2011
Date Data Arrived at EDR: 03/18/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 45
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/01/2010
Date Data Arrived at EDR: 11/05/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 84
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/04/2009
Date Data Arrived at EDR: 05/04/2010
Date Made Active in Reports: 07/07/2010
Number of Days to Update: 64
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/04/2010
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 02/04/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

UST: Underground Storage Tank Facility List
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 02/17/2011
Number of Days to Update: 13
Source: Illinois State Fire Marshal
Telephone: 217-785-0969
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 03/03/2011
Date Data Arrived at EDR: 03/18/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 45
Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 01/31/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 48
Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 02/04/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45
Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/01/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 68
Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 11/01/2010
Date Data Arrived at EDR: 12/02/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 57

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/03/2011
Next Scheduled EDR Contact: 05/16/2011
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/01/2010
Date Data Arrived at EDR: 11/05/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 84

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 45

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

ENG CONTROLS: Sites with Engineering Controls

Sites using of engineered barriers (e.g., asphalt or concrete paving).

Date of Government Version: 03/04/2011
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 04/06/2011
Number of Days to Update: 27

Source: Illinois Environmental Protection Agency
Telephone: 217-782-6761
Last EDR Contact: 04/26/2011
Next Scheduled EDR Contact: 08/08/2011
Data Release Frequency: Quarterly

Inst Control: Institutional Controls
Legal or administrative restrictions on land use and/or other activities (e.g., groundwater use restrictions) which effectively limit exposure to contamination may be employed as alternatives to removal or treatment of contamination.

Date of Government Version: 03/04/2011
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 04/06/2011
Number of Days to Update: 27
Source: Illinois Environmental Protection Agency
Telephone: 217-782-6761
Last EDR Contact: 04/26/2011
Next Scheduled EDR Contact: 08/08/2011
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/01/2010
Date Data Arrived at EDR: 01/05/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 75
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

SRP: Site Remediation Program Database
The database identifies the status of all voluntary remediation projects administered through the pre-notice site cleanup program (1989 to 1995) and the site remediation program (1996 to the present).

Date of Government Version: 03/04/2011
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 04/06/2011
Number of Days to Update: 27
Source: Illinois Environmental Protection Agency
Telephone: 217-785-9407
Last EDR Contact: 04/26/2011
Next Scheduled EDR Contact: 08/08/2011
Data Release Frequency: Semi-Annually

State and tribal Brownfields sites

BROWNFIELDS: Municipal Brownfields Redevelopment Grant Program Project Descriptions
The Illinois Municipal Brownfields Redevelopment Grant Program (MBRGP) offers grants worth a maximum of $240,000 each to municipalities to assist in site investigation activities, development of cleanup objectives, and performance of cleanup activities. Brownfields are abandoned or underused industrial and/or commercial properties that are contaminated (or thought to be contaminated) and have an active potential for redevelopment.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/08/2011
Date Made Active in Reports: 04/06/2011
Number of Days to Update: 29
Source: Illinois Environmental Protection Agency
Telephone: 217-785-3486
Last EDR Contact: 05/16/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

BROWNFIELDS: Redevelopment Assessment Database
The Office of Site Evaluations Redevelopment Assessment database identifies the status of all properties within the State in which the Illinois EPA's Office of Site Evaluation has conducted a municipal Brownfield Redevelopment Assessment.

Date of Government Version: 01/31/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 02/17/2011
Number of Days to Update: 16

Source: Illinois Environmental Protection Agency
Telephone: 217-524-1658
Last EDR Contact: 05/03/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

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--especially those without EPA Brownfields Assessment Demonstration Pilots--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. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 12/29/2010
Date Data Arrived at EDR: 12/30/2010
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/29/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: No Update Planned

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 05/09/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/02/2011
Date Data Arrived at EDR: 03/17/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 46

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/08/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: Quarterly

CDL: Meth Drug Lab Site Listing

A listing of clandestine/meth drug lab locations.

Date of Government Version: 01/20/2011
Date Data Arrived at EDR: 01/21/2011
Date Made Active in Reports: 02/17/2011
Number of Days to Update: 27

Source: Department of Public Health
Telephone: 217-782-5750
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 02/04/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/22/2011
Next Scheduled EDR Contact: 06/06/2011
Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 01/05/2011
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 51

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Annually

SPILLS: State spills

A listing of incidents reported to the Office of Emergency Response.

Date of Government Version: 01/18/2011
Date Data Arrived at EDR: 01/21/2011
Date Made Active in Reports: 02/17/2011
Number of Days to Update: 27

Source: Illinois EPA
Telephone: 217-558-1677
Last EDR Contact: 04/18/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Varies

Other Ascertainable Records

RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/11/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 04/05/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/12/2011
Date Data Arrived at EDR: 02/11/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/11/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/21/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 08/12/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 112

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/15/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 10/01/2010
Date Data Arrived at EDR: 10/29/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 91

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/18/2011
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 02/25/2011
Date Data Arrived at EDR: 03/16/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 5

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/16/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/21/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 99

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 03/04/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/08/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/09/2011
Next Scheduled EDR Contact: 06/20/2011
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/17/2010
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 94

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 03/01/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/29/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Every 4 Years

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 05/02/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/07/2011
Date Data Arrived at EDR: 01/21/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010
Date Data Arrived at EDR: 11/10/2010
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 98

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/22/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/18/2010
Date Data Arrived at EDR: 04/06/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 51

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/11/2011
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/13/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/14/2010
Date Data Arrived at EDR: 04/16/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 41

Source: EPA
Telephone: (312) 353-2000
Last EDR Contact: 03/14/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/01/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Biennially

UIC: Underground Injection Wells

Injection wells are used for disposal of fluids by "injection" into the subsurface. The construction of injection wells range from very technical designs with twenty-four hour monitoring to simply a hole dug in the ground to control runoff. As a result of this diversity, the UIC Program divides injection wells into five different classes.

Date of Government Version: 03/09/2011
Date Data Arrived at EDR: 03/29/2011
Date Made Active in Reports: 04/26/2011
Number of Days to Update: 28

Source: Illinois EPA
Telephone: 217-782-9878
Last EDR Contact: 03/21/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

NPDES: A Listing of Active Permits

A listing of facilities currently active in the state. The types of permits are public, private, federal and state.

Date of Government Version: 04/12/2011
Date Data Arrived at EDR: 04/12/2011
Date Made Active in Reports: 04/26/2011
Number of Days to Update: 14

Source: Illinois EPA
Telephone: 217-782-0610
Last EDR Contact: 04/11/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Varies

DRYCLEANERS: Illinois Licensed Drycleaners

Any retail drycleaning facility in Illinois must apply for a license through the Illinois Drycleaner Environmental Response Trust Fund. Drycleaner Environmental Response Trust Fund of Illinois.

Date of Government Version: 02/27/2011
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 03/31/2011
Number of Days to Update: 30

Source: Drycleaner Environmental Response Trust Fund of Illinois
Telephone: 800-765-4041
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Varies

IMPDMENT: Surface Impoundment Inventory

Statewide inventory of industrial, municipal, mining, oil & gas , and large agricultural impoundment. This study was conducted by the Illinois EPA to assess potentail for contamination of shallow aquifers. This was a one-time study. Although many of the impoundments may no longer be present, the sites may be contaminated.

Date of Government Version: 12/31/1980
Date Data Arrived at EDR: 03/08/2002
Date Made Active in Reports: 06/03/2002
Number of Days to Update: 87

Source: Illinois Waste Management & Research Center
Telephone: 217-333-8940
Last EDR Contact: 02/20/2002
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

AIRS: AIRS

A listing of air permits and emissions information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 04/15/2011
Date Made Active in Reports: 04/26/2011
Number of Days to Update: 11

Source: Illinois EPA
Telephone: 217-557-0314
Last EDR Contact: 04/11/2011
Next Scheduled EDR Contact: 07/25/2011
Data Release Frequency: Varies

TIER 2: Tier 2 Information Listing
A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/20/2010
Date Made Active in Reports: 07/30/2010
Number of Days to Update: 10

Source: Illinois Emergency Management Agency
Telephone: 217-785-9860
Last EDR Contact: 02/22/2011
Next Scheduled EDR Contact: 06/06/2011
Data Release Frequency: Annually

INDIAN RESERV: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/21/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing
The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/09/2011
Next Scheduled EDR Contact: 08/08/2011
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands
Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/21/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: N/A

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 02/18/2009
Date Made Active in Reports: 05/29/2009
Number of Days to Update: 100

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/05/2011
Next Scheduled EDR Contact: 08/15/2011
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/18/2011
Next Scheduled EDR Contact: 06/27/2011
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 04/19/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Varies

PIMW: Potentially Infectious Medical Waste

Potentially Infectious Medical Waste (PIMW) is waste generated in connection with the diagnosis, treatment (i.e., provision of medical services), or immunization of human beings or animals; research pertaining to the provision of medical services; or the provision or testing of biologicals.

Date of Government Version: 03/29/2011
Date Data Arrived at EDR: 03/31/2011
Date Made Active in Reports: 04/26/2011
Number of Days to Update: 26

Source: Illinois EPA
Telephone: 217-524-3289
Last EDR Contact: 03/29/2011
Next Scheduled EDR Contact: 07/11/2011
Data Release Frequency: Varies

FINANCIAL ASSURANCE: Financial Assurance Information Listing

Information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 06/01/2010
Date Data Arrived at EDR: 06/03/2010
Date Made Active in Reports: 07/14/2010
Number of Days to Update: 41

Source: Illinois Environmental Protection Agency
Telephone: 217-782-9887
Last EDR Contact: 06/02/2010
Next Scheduled EDR Contact: 09/13/2010
Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 08/26/2009
Date Made Active in Reports: 09/11/2009
Number of Days to Update: 16
Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/25/2011
Next Scheduled EDR Contact: 06/06/2011
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/22/2010
Date Made Active in Reports: 08/26/2010
Number of Days to Update: 35
Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/19/2011
Next Scheduled EDR Contact: 08/01/2011
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 02/09/2011
Date Made Active in Reports: 03/04/2011
Number of Days to Update: 23
Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/12/2011
Next Scheduled EDR Contact: 08/22/2011
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 12/01/2009
Date Made Active in Reports: 12/14/2009
Number of Days to Update: 13
Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/04/2011
Next Scheduled EDR Contact: 07/06/2011
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/19/2010
Date Made Active in Reports: 08/26/2010
Number of Days to Update: 38
Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/28/2011
Next Scheduled EDR Contact: 06/13/2011
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/06/2010
Date Made Active in Reports: 07/26/2010
Number of Days to Update: 20
Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/21/2011
Next Scheduled EDR Contact: 07/04/2011
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Homes & Centers Listing
Source: Department of Children & Family Services
Telephone: 312-814-4150

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2009 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

Appendix G:

Supporting Documentation

PROPOSED REMEDIAL ACTION PLAN

FORMER PCB TRANSFORMER AREA
FORMER TYCO VALVES & CONTROLS - PENBERTHY
320 LOCUST STREET
PROPHETSTOWN, ILLINOIS

PREPARED FOR:

United States Environmental Protection Agency
Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604

PREPARED BY:

GZA GeoEnvironmental, Inc.
20900 Swenson Drive, Suite 150
Waukesha, Wisconsin 53186

November 17, 2010
GZA File No. 05.0044633.00

GZA
GeoEnvironmental, Inc.

Engineers and Scientists

November 17, 2010
File No. 05.0044633.00

United States Environmental Protection Agency
Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604

Attention: Mr. Tony Martig

Subject: Proposed Remedial Action Plan
Former PCB Transformer Area
Tyco Valves & Controls - Penberthy
320 Locust Street
Prophetstown, Illinois

20900 Swenson Drive, Suite 150
Waukesha
Wisconsin 53186
(262) 754-2560
Fax (262) 754-9711
www.gza.com

Dear Mr. Martig:

On behalf of PCC Flow Technologies, Inc., in care of their counsel Stoel Rives LLP, GZA GeoEnvironmental, Inc. (GZA) has prepared this Proposed Remedial Action Plan (RAP) designed to complete the remediation of a former polychlorinated biphenyl (PCB) transformer area. This RAP presents a summary of historic and recent analytical data collected from soils, surface and subgrade concrete impacted by PCB-containing dielectric released from a former transformer area located in a building at Tyco Valves & Controls - Penberthy (Tyco) at 320 Locust Street in Prophetstown, Illinois ("Site").

A summary of historical remedial actions completed and proposed actions designed to complete this remedial effort are described herein. These actions include backfill of the remediation area and implementation of additional engineered and institutional controls to address residual concentrations of PCBs remaining in subsurface soil and a subgrade concrete strip footing foundation. This notice, per 40 CFR 761.61 (a) (3), and the plan presented herein have been designed consistent with the provisions of 40 CFR Part 761.61 (a) *Self implementing on-site cleanup and disposal of PCB remediation waste.*

Limitations pertinent to the work performed are presented in Appendix A.

BACKGROUND

Tyco acquired the Site in 2000. Three electrical transformers were previously located on the concrete floor slab of the Main Plant Building along a south- to north-trending interior wall, between two load bearing structural columns supported by an underlying concrete strip footing foundation (Figure 1). During October 2005, dielectric fluid from one of the three transformers was found to be leaking and, subsequently, Tyco removed the transformers from the Site. Sampling and analysis of the concrete and underlying soils by Tyco's consultant indicated the presence of PCB contamination.

The following is a chronology of observations, notifications and remediation activities completed by Tyco's environmental consultant/engineer, Earth Tech, Inc. (ETI), based on GZA's review of ETI's documents entitled, *"Work Plan for PCB Removal and Encapsulation,"* dated June 2006; and *"Draft Report on PCB Remediation and Encapsulation, Former PCB Transformer Area, Tyco Valves & Controls – Penberthy, Prophetstown, Illinois,"* dated September 2006:

- Fall 2005 - Staining was observed on the concrete floor underlying one of the three transformers.

- October 2005 - The three transformers were removed from the Site.

- November 2005 - Initial sampling of concrete and soil was performed by ETI following removal of a small area of concrete. Concentrations of PCBs (Aroclor 1260) in soil ranged from less than (<) 1 to 93,000 milligrams per kilogram (mg/kg) at approximately 2 feet below the concrete slab floor.

- February 2006 - ETI personnel removed approximately 2 cubic yards (yd^3) of soil from within the area impacted with PCBs and placed the soil in 55-gallon drums for subsequent off-Site disposal. Follow-up soil sampling was performed and concentrations of PCBs ranged from 4.5 to 13,000 mg/kg between approximately 1.5 and 3 feet below the concrete slab floor.

- March 30, 2006 - ETI, on behalf of Tyco, notified the National Response Center (NRC) and the United States Environmental Protection Agency (USEPA) by telephone of a release of more than 10 pounds of PCBs, as determined by ETI. ETI and their subcontractor, Compass Environmental, Inc., commenced with additional remediation comprised of concrete removal and soil excavation.

- March 30 to April 21, 2006 - Approximately 20 yd^3 of PCB-impacted soil and concrete were removed from an excavation area under and around the former transformer location. During this timeframe, Geoprobe® soil borings were performed and samples were collected to evaluate whether the PCB-impacted area extended laterally beyond the area excavated. Confirmation soil and concrete samples collected during the excavation indicated PCB concentrations between <1 to 74 mg/kg for soil (approximately 4.5 feet below the concrete slab floor) and 5.4 to 22,000 mg/kg for concrete, respectively. Concentrations of PCBs were not detected in soil samples from Geoprobe® soil borings installed at the perimeter of the excavation; however, samples obtained from concrete revealed concentrations of PCBs between <1 to 4.1 mg/kg.

- April 21, 2006 - An ETI structural engineer stopped the excavation work due to concerns regarding the structural integrity of the building because of an exposed concrete strip footing foundation along the westernmost limits of the excavation. Subsequently, further excavation of the soils with PCBs detected around the footing foundation was not recommended.

- April 21 to May 3, 2006 - Additional evaluation and concrete removal continued and the excavation was enlarged resulting in an estimated additional 10 yd^3 of PCB-impacted soil and concrete that required off-Site disposal. The area underlying the former transformer was excavated to a finish depth of approximately 4.5 feet and the area adjacent to and south was extended to a finish depth of approximately 6 to 7 feet.

- April 26 and May 3, 2006 - Confirmation hand auger sampling of soil was completed by ETI beneath the strip footing and PCB concentrations were detected between <1 to 150 mg/kg at a depth of approximately 5.5 to 6 feet below the concrete slab floor. Concrete samples collected from the perimeters of the saw cut floor area and from the exposed strip footing foundation revealed PCB concentrations of <1 mg/kg (slab floor) and 320 to 2,800 mg/kg in the exposed western face of the concrete strip footing foundation.

- May 2, 2006 - ETI contacted the USEPA to propose calculation of a revised clean-up level since residual PCB impacts to soil and the concrete strip footing foundation were several feet below grade, and the surface area of the excavation would be restored with a new concrete floor/cap. A risk-based clean-up level of 323 mg/kg for soil, protective of construction workers, was subsequently proposed in ETI's June 2006 Work Plan that was submitted to the USEPA for review and comment.

- May 3, 2006 - The PCB-impacted concrete surface of the strip footing foundation was sandblasted to remove surface contamination.

- May 9, 2006 - Confirmation chip sampling of the concrete strip footing foundation revealed PCB concentrations between 2 mg/kg to 2,200 mg/kg along the west face of the strip footing approximately 1.5 to 5 feet below the concrete slab.

The excavation area was never backfilled and the removed portion of the concrete slab was not replaced. It is our understanding that this excavation has been covered with polyethylene sheets since the spring of 2006. The current outline of the excavation limits, depths and exposed strip footing, as observed by GZA on September 29, 2010, and the residual concentrations remaining in soil and concrete, as interpreted by GZA from review of ETI's June 2006 and September 2006 documents, is depicted on Figure 2. GZA understands that only limited concrete removal has been completed by Tyco since May 2006. It is our understanding from our review of past correspondence, which GZA understands were provided to the USEPA by ETI, that the limited level of activity since that time is due to potential undermining of the strip footing foundation and two load bearing columns which ETI believed would occur if further excavation was performed in the area of the former transformers.

ADDITIONAL SITE INVESTIGATION

On September 29, 2010, GZA collected 15 hand auger soil samples (S-1 through S-15) from random locations within the open excavation and saw-cut areas completed by ETI (Figure 2). Soil samples were collected from the sidewalls and base of the excavation and were submitted to TestAmerica of Watertown, Wisconsin for PCB analysis using USEPA Method 8082 to evaluate the PCB concentrations remaining in the excavation at the Site. Table 1 provides a summary of the September 29, 2010 PCB soil analytical results and Figure 2 presents total PCB concentrations remaining in the soil of the excavation, the soil beneath the strip footing foundation and PCBs detected in the concrete strip footing. Appendix B provides copies of the laboratory analytical reports and chain-of-custody documentation of soil samples collected by GZA.

Based on the September 29, 2010 analytical data collected by GZA, residual total PCB concentrations in soil were generally between less than the laboratory level of quantification (not detected) to 9.2 mg/kg within approximately 6 inches to 3 feet of the elevation of the existing bottom of the concrete floor slab at the excavation perimeters. A total PCB concentration of 150 mg/kg was detected in an excavation base sample (S-6) collected between 6 to 7 feet below the surrounding concrete slab floor.

SUMMARY OF EXISITNG CONDITIONS

In summary, concentrations of PCBs have been significantly reduced by the excavation and disposal activities completed circa 2005-2006. Based on the ETI data reviewed by GZA, it appears that areas of the concrete floor slab where PCB concentrations exceeded 1 mg/kg have been removed, therefore, further remedial actions associated with the floor slab do not appear warranted.

The most significant PCB concentrations remaining in the excavation at the Site include soil beneath the strip footing foundation at a depth of approximately 5.5 to 6 feet below the concrete slab floor (based on ETI data) and within the southwest quarter of the excavation base at a depth of approximately 6 to 7 feet below the concrete slab (150 mg/kg). In addition, the concrete strip footing foundation beneath the area of the former transformers contains PCB concentrations between 2 to 2,200 mg/kg along the exposed western face of the concrete strip footing foundation at a depth of approximately 1.5 to 5 feet below the concrete slab, based on ETI data.

Dr. Jay Karls of GZA, a professional engineer licensed in the state of Illinois, performed a visual evaluation of the exposed footing on September 29, 2010. Dr. Karls observed two vertical cracks in the footing that extended essentially the entire vertical length of the footings. These cracks are consistent with excessive loading of the footing resulting from the excavation of soils from around the footing base. Based on GZA's observations, further excavation of soils in the area of the footing is not recommended, as it could affect the overall structural integrity of the strip footing foundation and load bearing columns. Additionally, removal of the strip footing foundation is not feasible.

Please note that current operations at the Site are in the process of being discontinued and the Site will then be prepared for reuse. Addressing the PCB issue in a timely manner is essential to facilitate building reuse. GZA has prepared the following remedial action plan designed to address residual PCB impacts consistent with applicable regulatory criteria, backfill the open excavation and restore the concrete floor area so that this area of the facility can be put to beneficial use.

REMEDIAL ACTION PLAN

The remediation process to date has included removal of approximately 30 yd^3 of accessible PCB-containing dielectric-stained concrete floor and underlying impacted soil. These remedial activities were completed by Tyco's consultant/engineer, ETI, and ETI's subcontractor, Compass Environmental, Inc., between March and May 2006. Confirmation soil sampling completed by ETI as part of their remedial effort, and soil sampling completed by GZA during September 2010, indicate residual PCBs remain in subsurface soils at concentrations generally ranging from <1 to 2.7 mg/kg. Two soil sample locations, S-6 and S-11, exhibited PCB concentrations of 150 mg/kg and 9.2 mg/kg, respectively.

This plan to complete the remedial effort initiated by ETI, on behalf of Tyco, has been developed consistent with provisions of 40 CFR Part 761.61 (a) *Self implementing on-site cleanup and disposal of PCB remediation waste.* This remediation approach involves the excavation and off-Site disposal of impacted soil and concrete performed by ETI, backfill of the excavation area, installation of an engineered cap and placement of administrative controls to prevent future access to remaining sub-slab impacts. This approach was selected since the future long-term use of the Site is anticipated to be industrial, access to the property can be controlled and exposure to humans to remaining residual contaminants can be reasonably controlled, thereby eliminating a complete exposure pathway and any associated risk to human health.

The basic remediation concept for the former transformer area within the Main Plant Building is based on protection of human health by eliminating direct contact exposures to building occupants. ETI has previously removed and disposed of the concrete floor slab that contained greater than 1 mg/kg PCBs. Additionally, ETI excavated and disposed of PCB-impacted soil from the former transformer area. The PCB impacts remaining in soil and on the footing in the area of the former transformer are located at depths ranging from 1.5 to greater than 6 feet below the concrete floor slab. Therefore, exposure to the residual PCB impacts can be eliminated by the installation of an engineered cap. Additionally, a deed restriction in accordance with 40 CFR 761.61(a)(8) is warranted to inform future Site owners of the residual PCB impacts. Since limited residual PCB soil concentrations beneath the cap will exceed 100 parts per million (ppm), we are seeking approval from USEPA to allow for these residual contaminants to be left in place beneath the cap, consistent with 40 CFR Part 761.61(c). As described previously, the engineered cap, combined with the deed restriction

(described below), serve to effectively eliminate the direct contact exposure pathway, thus mitigating risks associated with these PCB-impacted materials.

Transformer Area Concrete Cap

To meet the regulatory requirements of 40 CFR 761.61 that provides clean-up and disposal options for PCB remediation wastes, and considering the limitations of further excavation, we are proposing to encapsulate the residual PCBs in the subsurface soil and the concrete strip footing in-place with installation of an engineered cap meeting the requirements of 40 CFR 761.61(a)(7). We believe this approach is consistent with the regulatory requirements and is protective of human health and the environment, as the encapsulated material will be isolated from transport mechanisms and no complete exposure pathways will remain.

The saw cut area of the open excavation is approximately 460 square feet. The base of the excavation will be backfilled with 8 to 10 inches of clean structural backfill and compacted to 95% its proctor density. The remaining excavation and exposed strip footing foundation will be entombed with flowable concrete slurry to a level of 8 inches below the surrounding slab concrete floor. The slurry will be allowed to cure for a period of not less than 96 hours. After the recommended curing period, steel mesh will be installed into the saw-cut outline of the excavation and 3,000 pound per square inch concrete will be poured and the floor finished to match the existing concrete slab floor. Per the capping requirements of 40 CFR 761.61(a)(7), this concrete will be at least 6 inches thick.

Deed Restriction

Within 60 days of installation of the engineered cap and per the requirement of 40 CFR 761.61(a)(8), recording of a notation on the deed to the property, or deed restriction, will be registered that will in perpetuity notify any potential purchaser of the property of the presence of subgrade residual PCB contamination at the specified location of impacts on Site. The form of deed restriction that will be recorded is provided in Appendix C.

SCHEDULE

As indicated previously, addressing this former transformer area in a timely manner is essential to facilitate building reuse. PCC Flow Technologies, Inc. is prepared to implement the work plan described herein upon approval from USEPA. Following approval, we would expect the work described herein would be complete within approximately 30 days. A remediation report and construction documentation would be submitted to the USEPA within 45 days of the completed cap installation.

We trust the information provided herein and in the attached meets your current needs. Should you have any questions or require any additional information, please feel free to contact the undersigned at (262) 754-2560 (Dr. Karls) or (860) 858-3134 (Mr. Clark).

Very truly yours,

GZA GeoEnvironmental, Inc.

Jay F. Karls, Ph.D., P.E.
Senior Project Manager

James Clark, P.E., LEP
Principal

Thomas F. Stark, LEP
Consultant/Reviewer

J:\GZA_USA#\05.0044633.00\Report\Penberthy Work Plan.docx

Attachments

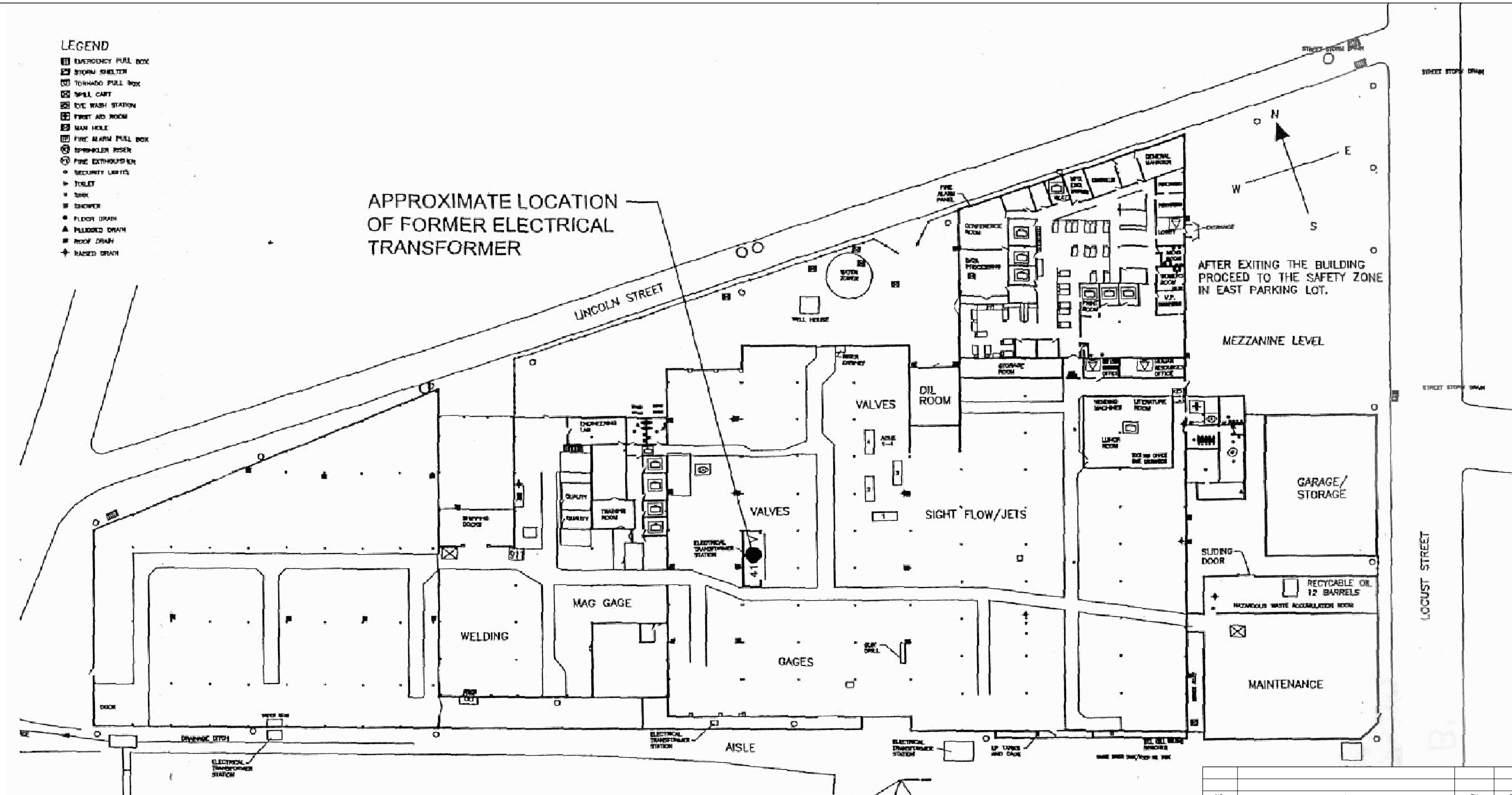
TABLES

TABLE 1
PCB SOIL SAMPLE RESULTS
Tyco Valves Controls - Penberthy
320 Locust Street
Prophetstown, Illinois

Sample Identification	Date Sampled	Sample Depth (feet below top of concrete floor)	Sample Location (Refer to Figure 2)	PCB Concentrations (mg/kg)			
				Aroclor-1016	Aroclor-1254	Aroclor-1260	Total
S-1	9/29/10	3'	Sidewall	<0.035	<0.035	0.28	0.28
S-2	9/29/10	3'	Sidewall	<0.035	<0.035	0.11	0.11
S-3	9/29/10	3.5'	Sidewall	<0.035	<0.035	0.14	0.14
S-4	9/29/10	2.5'	Sidewall	<0.034	<0.034	0.16	0.16
S-5	9/29/10	3'	Sidewall	<0.034	<0.034	0.089	0.089
S-6	9/29/10	6'-7'	Base	<0.034	<0.034	150	150
S-7	9/29/10	6'-7'	Base	<0.067	<0.067	0.88	0.88
S-8	9/29/10	0.5'	Sidewall	<0.034	<0.034	0.27	0.27
S-9	9/29/10	1'	Base	<0.034	<0.034	2.7	2.7
S-10	9/29/10	0.5'	Sidewall	<0.035	<0.035	<0.035	ND
S-11	9/29/10	1'	Base	0.035	<0.035	9.2	9.235
S-12	9/29/10	0.5'	Sidewall	<0.035	<0.035	<0.035	ND
S-13	9/29/10	1'	Base	<0.034	<0.034	0.17	0.17
S-14	9/29/10	0.5'	Sidewall	<0.038	8.7	<0.038	8.7
S-15	9/29/10	1'	Base	<0.034	<0.034	0.7	0.7

Notes:
1. Only polychlorinated biphenyls (PCBs) detected are provided.
2. ND = not detected (less than the laboratory level of quantification).

FIGURES



NOTES

1. BASE MAP DEVELOPED FROM FIGURE NUMBER 3, TITLED "FACILITY LAYOUT MAP," DATED MAY 2006, INCLUDED IN THE REPORT "WORK PLAN FOR PCB REMOVAL AND ENCAPSULATION - FORMER PCB TRANSFORMER AREA" PREPARED BY EARTH TECH OF CHICAGO ILLINOIS FOR TYCO VALVES & CONTROLS - PENBERTHY OF PROPHETSTOWN, ILLINOIS.

0 25' 50' 100'

APPROXIMATE SCALE IN FEET

NO.	ISSUE/DESCRIPTION	BY	DATE

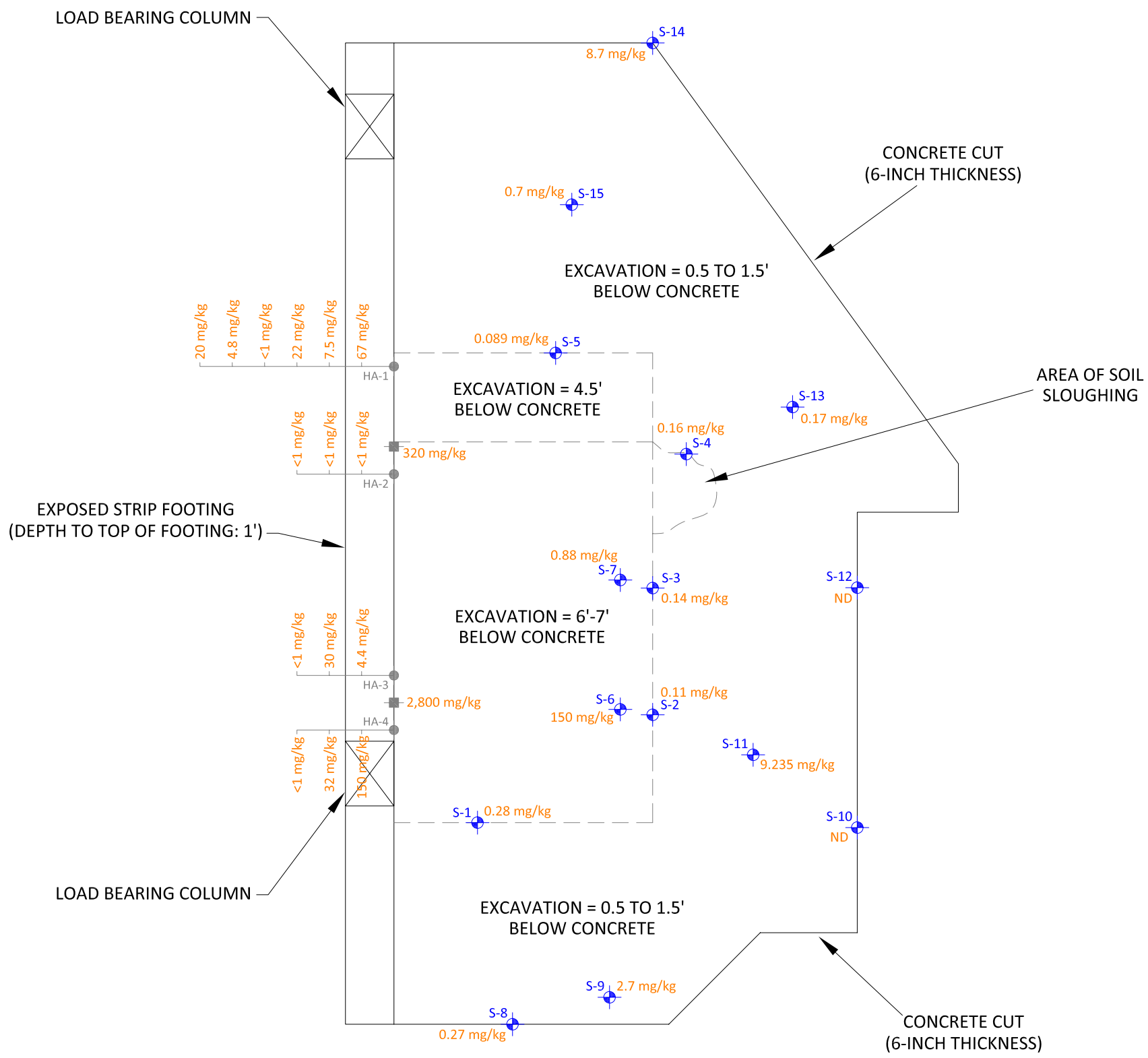
FACILITY LAYOUT MAP

TYCO VALVE & CONTROL - PENBERTHY
320 LOCUST STREET
PROPHETSTOWN, ILLINOIS

PREPARED BY:
GZA GeoEnvironmental, Inc.
Engineers and Scientists
20900 SWENSON DRIVE, SUITE 150
WAUKESHA, WISCONSIN 53186
(262) 754-2560

PREPARED FOR:

PROJ MGR: JFK	REVIEWED BY: JFK	CHECKED BY: DGB	FIGURE 1
DESIGNED BY: JFK	DRAWN BY: JAH	SCALE: AS NOTED	SHEET NO.
DATE 10/27/10	PROJECT NO. 05.0044633	REVISION NO.	



LEGEND

- S-1 — SAMPLE LOCATION AND TOTAL PCB CONCENTRATION IN SOIL
- HA-1 — ETI HORIZONTAL HAND AUGER SOIL BORING AND TOTAL PCB CONCENTRATION IN SOIL BENEATH STRIP FOOTING (5.5 - 6' BELOW CONCRETE FLOOR)
- ETI STRIP FOOTING CONCRETE SAMPLE AND TOTAL PCB CONCENTRATION (1.5 - 5' BELOW CONCRETE FLOOR)

NOTES

1. THE LOCATION OF THE EXPLORATIONS WERE APPROXIMATELY DETERMINED BY LINE OF SIGHT AND/OR TAPE MEASUREMENTS FROM EXISTING SITE FEATURES. THESE LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
2. THIS FIELD SKETCH IS INTENDED TO BE A GENERAL REPRESENTATION OF ACTUAL SITE CONDITIONS AND ALL DIMENSIONS AND SITE FEATURES SHOULD BE CONSIDERED APPROXIMATE.

N

0 2' 4' 8'

APPROXIMATE SCALE IN FEET

NO.	ISSUE/DESCRIPTION	BY	DATE

SAMPLE LOCATION MAP AND TOTAL PCB SAMPLE RESULTS

TYCO VALVE & CONTROL - PENBERTHY
320 LOCUST STREET
PROPHETSTOWN, ILLINOIS

PREPARED BY:
GZA GeoEnvironmental, Inc.
Engineers and Scientists
20900 SWENSON DRIVE, SUITE 150
WAUKESHA, WISCONSIN 53186
(262) 754-2560

PREPARED FOR:

PROJ MGR: JFK	REVIEWED BY: JFK	CHECKED BY: DGB	FIGURE 2
DESIGNED BY: JFK	DRAWN BY: JAH	SCALE: AS NOTED	
DATE 10/27/10	PROJECT NO. 05.0044633	REVISION NO.	SHEET NO.

APPENDIX A

Limitations

LIMITATIONS

1. The conclusions and recommendations submitted in this Report are based in part upon the data obtained from a limited number of soil samples from widely spaced subsurface explorations. The nature and extent of variations between these explorations may not become evident until further investigation. If variations or other latent conditions then appear evident, it will be necessary to re-evaluate the recommendations of this Report.

2. In interpreting conditions at the Site, GZA has relied upon review of subsurface investigation and remedial actions documented in various reports prepared by Tyco's consultant/engineer Earth Tech, Inc (ETI).

3. Water table conditions were apparently not encountered based upon review of ETI's documents.

4. Except as noted within the text of the Report, no quantitative laboratory testing was performed as part of the assessment. Where such analyses have been conducted by an outside laboratory, GZA has relied upon the data provided, and has not conducted an independent evaluation of the reliability of these data.

5. The conclusions and recommendations contained in this Report are based in part upon various types of chemical data and are contingent upon their validity. These data have been reviewed and interpretations made in the Report. It should be noted that variations in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time, and other factors. Should additional chemical data become available in the future, these data should be reviewed by GZA, and the conclusions and recommendations presented therein modified accordingly.

6. Chemical analyses have been performed for specific parameters during the course of this study, as detailed in the text. It must be noted that additional constituents not searched for during the current study may be present in soil and groundwater at the Site.

APPENDIX B

Laboratory Analytical Reports

TestAmerica
THE LEADER IN ENVIRONMENTAL TESTING

602 Commerce Drive Watertown, WI 53094 * 800-833-7036 * Fax 920-261-8120

October 15, 2010

Client: GZA ENVIRONMENTAL, INC.
20900 Swenson Drive Suite 150
Waukesha, WI 53186

Attn: Mr. Jay Karls

Work Order: WTI1033
Project Name: TVC-Penberthy
Project Number: 05.0044633.00 - Prophetstown, IL

Date Received: 09/30/10

An executed copy of the chain of custody is also included as an addendum to this report.

If you have any questions relating to this analytical report, please contact your Laboratory Project Manager at 1-800-833-7036

SAMPLE IDENTIFICATION	LAB NUMBER	COLLECTION DATE AND TIME
S-1	WTI1033-01	09/29/10 10:50
S-2	WTI1033-02	09/29/10 10:55
S-3	WTI1033-03	09/29/10 11:00
S-4	WTI1033-04	09/29/10 11:05
S-5	WTI1033-05	09/29/10 11:10
S-6	WTI1033-06	09/29/10 11:13
S-7	WTI1033-07	09/29/10 11:15
S-8	WTI1033-08	09/29/10 11:18
S-9	WTI1033-09	09/29/10 11:22
S-10	WTI1033-10	09/29/10 11:24
S-11	WTI1033-11	09/29/10 11:27
S-12	WTI1033-12	09/29/10 11:30
S-13	WTI1033-13	09/29/10 11:32
S-14	WTI1033-14	09/29/10 11:34
S-15	WTI1033-15	09/29/10 11:38

Samples were received on ice into laboratory at a temperature of 3 °C.

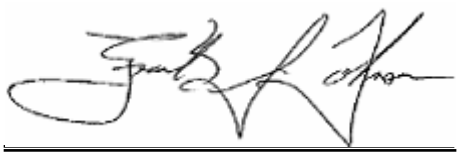
The reported results were obtained in compliance with the 2003 NELAC standards unless otherwise noted.

Illinois Certification Number: 100453

The Chain(s) of Custody, 3 pages, are included and are an integral part of this report.

Unless subcontracted, volatiles analyses (including VOC, PVOC, GRO, BTEX, and TPH gasoline) performed by TestAmerica Watertown at 1101 Industrial Drive, Units 9&10. All other analyses performed at the address shown in the heading of this report.

Approved By:



TestAmerica Watertown
Grant Johnson For Dan F. Milewsky
Project Manager

GZA ENVIRONMENTAL, INC.
20900 Swenson Drive Suite 150
Waukesha, WI 53186
Mr. Jay Karls

Work Order: WTI1033
Project: TVC-Penberthy
Project Number: 05.0044633.00 - Prophetstown, IL

Received: 09/30/10
Reported: 10/15/10 11:06

ANALYTICAL REPORT

Analyte	Sample Result	Data Qualifiers	Units	MRL	Dilution Factor	Date Analyzed	Analyst	Seq/ Batch	Method
Sample ID: WTI1033-01 (S-1 - Soil)						**Sampled: 09/29/10 10:50**			
General Chemistry Parameters									
% Solids	**96**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.035		mg/kg dry	0.035	1	10/06/10 20:50	CLJ	10J0036	SW 8082
PCB-1221	<0.035		mg/kg dry	0.035	1	10/06/10 20:50	CLJ	10J0036	SW 8082
PCB-1232	<0.035		mg/kg dry	0.035	1	10/06/10 20:50	CLJ	10J0036	SW 8082
PCB-1242	<0.035		mg/kg dry	0.035	1	10/06/10 20:50	CLJ	10J0036	SW 8082
PCB-1248	<0.035		mg/kg dry	0.035	1	10/06/10 20:50	CLJ	10J0036	SW 8082
PCB-1254	<0.035		mg/kg dry	0.035	1	10/06/10 20:50	CLJ	10J0036	SW 8082
PCB-1260	**0.28**		mg/kg dry	0.035	1	10/06/10 20:50	CLJ	10J0036	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*90 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*85 %*								
Sample ID: WTI1033-02 (S-2 - Soil)						**Sampled: 09/29/10 10:55**			
General Chemistry Parameters									
% Solids	**94**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.035		mg/kg dry	0.035	1.0	10/06/10 21:14	CLJ	10J0036	SW 8082
PCB-1221	<0.035		mg/kg dry	0.035	1.0	10/06/10 21:14	CLJ	10J0036	SW 8082
PCB-1232	<0.035		mg/kg dry	0.035	1.0	10/06/10 21:14	CLJ	10J0036	SW 8082
PCB-1242	<0.035		mg/kg dry	0.035	1.0	10/06/10 21:14	CLJ	10J0036	SW 8082
PCB-1248	<0.035		mg/kg dry	0.035	1.0	10/06/10 21:14	CLJ	10J0036	SW 8082
PCB-1254	<0.035		mg/kg dry	0.035	1.0	10/06/10 21:14	CLJ	10J0036	SW 8082
PCB-1260	**0.11**		mg/kg dry	0.035	1.0	10/06/10 21:14	CLJ	10J0036	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*93 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*85 %*								
Sample ID: WTI1033-03 (S-3 - Soil)						**Sampled: 09/29/10 11:00**			
General Chemistry Parameters									
% Solids	**95**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.035		mg/kg dry	0.035	1.0	10/06/10 21:38	CLJ	10J0036	SW 8082
PCB-1221	<0.035		mg/kg dry	0.035	1.0	10/06/10 21:38	CLJ	10J0036	SW 8082
PCB-1232	<0.035		mg/kg dry	0.035	1.0	10/06/10 21:38	CLJ	10J0036	SW 8082
PCB-1242	<0.035		mg/kg dry	0.035	1.0	10/06/10 21:38	CLJ	10J0036	SW 8082
PCB-1248	<0.035		mg/kg dry	0.035	1.0	10/06/10 21:38	CLJ	10J0036	SW 8082
PCB-1254	<0.035		mg/kg dry	0.035	1.0	10/06/10 21:38	CLJ	10J0036	SW 8082
PCB-1260	**0.14**		mg/kg dry	0.035	1.0	10/06/10 21:38	CLJ	10J0036	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*97 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*87 %*								

GZA ENVIRONMENTAL, INC.
20900 Swenson Drive Suite 150
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Mr. Jay Karls

Work Order: WTI1033
Project: TVC-Penberthy
Project Number: 05.0044633.00 - Prophetstown, IL

Received: 09/30/10
Reported: 10/15/10 11:06

Analyte	Sample Result	Data Qualifiers	Units	MRL	Dilution Factor	Date Analyzed	Analyst	Seq/ Batch	Method
Sample ID: WTI1033-04 (S-4 - Soil)						**Sampled: 09/29/10 11:05**			
General Chemistry Parameters									
% Solids	**98**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.034		mg/kg dry	0.034	1.0	10/06/10 22:03	CLJ	10J0036	SW 8082
PCB-1221	<0.034		mg/kg dry	0.034	1.0	10/06/10 22:03	CLJ	10J0036	SW 8082
PCB-1232	<0.034		mg/kg dry	0.034	1.0	10/06/10 22:03	CLJ	10J0036	SW 8082
PCB-1242	<0.034		mg/kg dry	0.034	1.0	10/06/10 22:03	CLJ	10J0036	SW 8082
PCB-1248	<0.034		mg/kg dry	0.034	1.0	10/06/10 22:03	CLJ	10J0036	SW 8082
PCB-1254	<0.034		mg/kg dry	0.034	1.0	10/06/10 22:03	CLJ	10J0036	SW 8082
PCB-1260	**0.16**		mg/kg dry	0.034	1.0	10/06/10 22:03	CLJ	10J0036	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*100 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*87 %*								
Sample ID: WTI1033-05 (S-5 - Soil)						**Sampled: 09/29/10 11:10**			
General Chemistry Parameters									
% Solids	**97**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.034		mg/kg dry	0.034	1.0	10/06/10 22:27	CLJ	10J0036	SW 8082
PCB-1221	<0.034		mg/kg dry	0.034	1.0	10/06/10 22:27	CLJ	10J0036	SW 8082
PCB-1232	<0.034		mg/kg dry	0.034	1.0	10/06/10 22:27	CLJ	10J0036	SW 8082
PCB-1242	<0.034		mg/kg dry	0.034	1.0	10/06/10 22:27	CLJ	10J0036	SW 8082
PCB-1248	<0.034		mg/kg dry	0.034	1.0	10/06/10 22:27	CLJ	10J0036	SW 8082
PCB-1254	<0.034		mg/kg dry	0.034	1.0	10/06/10 22:27	CLJ	10J0036	SW 8082
PCB-1260	**0.089**		mg/kg dry	0.034	1.0	10/06/10 22:27	CLJ	10J0036	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*103 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*78 %*								
Sample ID: WTI1033-06 (S-6 - Soil)						**Sampled: 09/29/10 11:13**			
General Chemistry Parameters									
% Solids	**97**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.034		mg/kg dry	0.034	1.0	10/14/10 14:08	CLJ	10J0036	SW 8082
PCB-1221	<0.034		mg/kg dry	0.034	1.0	10/14/10 14:08	CLJ	10J0036	SW 8082
PCB-1232	<0.034		mg/kg dry	0.034	1.0	10/14/10 14:08	CLJ	10J0036	SW 8082
PCB-1242	<0.034		mg/kg dry	0.034	1.0	10/14/10 14:08	CLJ	10J0036	SW 8082
PCB-1248	<0.034		mg/kg dry	0.034	1.0	10/14/10 14:08	CLJ	10J0036	SW 8082
PCB-1254	<0.034		mg/kg dry	0.034	1.0	10/14/10 14:08	CLJ	10J0036	SW 8082
PCB-1260	**150**		mg/kg dry	34	999	10/14/10 14:08	CLJ	10J0036	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*128 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*90 %*								

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Received: 09/30/10
Reported: 10/15/10 11:06

Analyte	Sample Result	Data Qualifiers	Units	MRL	Dilution Factor	Date Analyzed	Analyst	Seq/ Batch	Method
Sample ID: WTI1033-07 (S-7 - Soil)						**Sampled: 09/29/10 11:15**			
General Chemistry Parameters									
% Solids	**98**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.067		mg/kg dry	0.067	2.0	10/14/10 19:25	CLJ	10J0375	SW 8082
PCB-1221	<0.067		mg/kg dry	0.067	2.0	10/14/10 19:25	CLJ	10J0375	SW 8082
PCB-1232	<0.067		mg/kg dry	0.067	2.0	10/14/10 19:25	CLJ	10J0375	SW 8082
PCB-1242	<0.067		mg/kg dry	0.067	2.0	10/14/10 19:25	CLJ	10J0375	SW 8082
PCB-1248	<0.067		mg/kg dry	0.067	2.0	10/14/10 19:25	CLJ	10J0375	SW 8082
PCB-1254	<0.067		mg/kg dry	0.067	2.0	10/14/10 19:25	CLJ	10J0375	SW 8082
PCB-1260	**0.88**		mg/kg dry	0.067	2.0	10/14/10 19:25	CLJ	10J0375	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*115 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*105 %*								
Sample ID: WTI1033-08 (S-8 - Soil)						**Sampled: 09/29/10 11:18**			
General Chemistry Parameters									
% Solids	**96**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.034		mg/kg dry	0.034	1	10/14/10 14:57	CLJ	10J0375	SW 8082
PCB-1221	<0.034		mg/kg dry	0.034	1	10/14/10 14:57	CLJ	10J0375	SW 8082
PCB-1232	<0.034		mg/kg dry	0.034	1	10/14/10 14:57	CLJ	10J0375	SW 8082
PCB-1242	<0.034		mg/kg dry	0.034	1	10/14/10 14:57	CLJ	10J0375	SW 8082
PCB-1248	<0.034		mg/kg dry	0.034	1	10/14/10 14:57	CLJ	10J0375	SW 8082
PCB-1254	<0.034		mg/kg dry	0.034	1	10/14/10 14:57	CLJ	10J0375	SW 8082
PCB-1260	**0.27**		mg/kg dry	0.034	1	10/14/10 14:57	CLJ	10J0375	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*105 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*95 %*								
Sample ID: WTI1033-09 (S-9 - Soil)						**Sampled: 09/29/10 11:22**			
General Chemistry Parameters									
% Solids	**97**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.034		mg/kg dry	0.034	1	10/14/10 15:21	CLJ	10J0375	SW 8082
PCB-1221	<0.034		mg/kg dry	0.034	1	10/14/10 15:21	CLJ	10J0375	SW 8082
PCB-1232	<0.034		mg/kg dry	0.034	1	10/14/10 15:21	CLJ	10J0375	SW 8082
PCB-1242	<0.034		mg/kg dry	0.034	1	10/14/10 15:21	CLJ	10J0375	SW 8082
PCB-1248	<0.034		mg/kg dry	0.034	1	10/14/10 15:21	CLJ	10J0375	SW 8082
PCB-1254	<0.034		mg/kg dry	0.034	1	10/14/10 15:21	CLJ	10J0375	SW 8082
PCB-1260	**2.7**		mg/kg dry	0.17	5	10/14/10 15:21	CLJ	10J0375	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*100 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*87 %*								

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Work Order: WTI1033
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Received: 09/30/10
Reported: 10/15/10 11:06

Analyte	Sample Result	Data Qualifiers	Units	MRL	Dilution Factor	Date Analyzed	Analyst	Seq/ Batch	Method
Sample ID: WTI1033-10 (S-10 - Soil)						**Sampled: 09/29/10 11:24**			
General Chemistry Parameters									
% Solids	**94**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.035		mg/kg dry	0.035	1.0	10/14/10 16:15	CLJ	10J0375	SW 8082
PCB-1221	<0.035		mg/kg dry	0.035	1.0	10/14/10 16:15	CLJ	10J0375	SW 8082
PCB-1232	<0.035		mg/kg dry	0.035	1.0	10/14/10 16:15	CLJ	10J0375	SW 8082
PCB-1242	<0.035		mg/kg dry	0.035	1.0	10/14/10 16:15	CLJ	10J0375	SW 8082
PCB-1248	<0.035		mg/kg dry	0.035	1.0	10/14/10 16:15	CLJ	10J0375	SW 8082
PCB-1254	<0.035		mg/kg dry	0.035	1.0	10/14/10 16:15	CLJ	10J0375	SW 8082
PCB-1260	<0.035		mg/kg dry	0.035	1.0	10/14/10 16:15	CLJ	10J0375	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*103 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*93 %*								
Sample ID: WTI1033-11 (S-11 - Soil)						**Sampled: 09/29/10 11:27**			
General Chemistry Parameters									
% Solids	**95**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	**0.035**		mg/kg dry	0.035	1	10/14/10 16:40	CLJ	10J0375	SW 8082
PCB-1221	<0.035		mg/kg dry	0.035	1	10/14/10 16:40	CLJ	10J0375	SW 8082
PCB-1232	<0.035		mg/kg dry	0.035	1	10/14/10 16:40	CLJ	10J0375	SW 8082
PCB-1242	<0.035		mg/kg dry	0.035	1	10/14/10 16:40	CLJ	10J0375	SW 8082
PCB-1248	<0.035		mg/kg dry	0.035	1	10/14/10 16:40	CLJ	10J0375	SW 8082
PCB-1254	<0.035		mg/kg dry	0.035	1	10/14/10 16:40	CLJ	10J0375	SW 8082
PCB-1260	**9.2**		mg/kg dry	1.7	50	10/14/10 16:40	CLJ	10J0375	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*110 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*95 %*								
Sample ID: WTI1033-12 (S-12 - Soil)						**Sampled: 09/29/10 11:30**			
General Chemistry Parameters									
% Solids	**93**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.035		mg/kg dry	0.035	1.0	10/14/10 17:04	CLJ	10J0375	SW 8082
PCB-1221	<0.035		mg/kg dry	0.035	1.0	10/14/10 17:04	CLJ	10J0375	SW 8082
PCB-1232	<0.035		mg/kg dry	0.035	1.0	10/14/10 17:04	CLJ	10J0375	SW 8082
PCB-1242	<0.035		mg/kg dry	0.035	1.0	10/14/10 17:04	CLJ	10J0375	SW 8082
PCB-1248	<0.035		mg/kg dry	0.035	1.0	10/14/10 17:04	CLJ	10J0375	SW 8082
PCB-1254	<0.035		mg/kg dry	0.035	1.0	10/14/10 17:04	CLJ	10J0375	SW 8082
PCB-1260	<0.035		mg/kg dry	0.035	1.0	10/14/10 17:04	CLJ	10J0375	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*103 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*95 %*								

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Analyte	Sample Result	Data Qualifiers	Units	MRL	Dilution Factor	Date Analyzed	Analyst	Seq/ Batch	Method
Sample ID: WTI1033-13 (S-13 - Soil)						**Sampled: 09/29/10 11:32**			
General Chemistry Parameters									
% Solids	**96**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.034		mg/kg dry	0.034	1	10/14/10 18:12	CLJ	10J0375	SW 8082
PCB-1221	<0.034		mg/kg dry	0.034	1	10/14/10 18:12	CLJ	10J0375	SW 8082
PCB-1232	<0.034		mg/kg dry	0.034	1	10/14/10 18:12	CLJ	10J0375	SW 8082
PCB-1242	<0.034		mg/kg dry	0.034	1	10/14/10 18:12	CLJ	10J0375	SW 8082
PCB-1248	<0.034		mg/kg dry	0.034	1	10/14/10 18:12	CLJ	10J0375	SW 8082
PCB-1254	<0.034		mg/kg dry	0.034	1	10/14/10 18:12	CLJ	10J0375	SW 8082
PCB-1260	**0.17**		mg/kg dry	0.034	1	10/14/10 18:12	CLJ	10J0375	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*103 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*95 %*								
Sample ID: WTI1033-14 (S-14 - Soil)						**Sampled: 09/29/10 11:34**			
General Chemistry Parameters									
% Solids	**86**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.038		mg/kg dry	0.038	1.0	10/14/10 18:37	CLJ	10J0375	SW 8082
PCB-1221	<0.038		mg/kg dry	0.038	1.0	10/14/10 18:37	CLJ	10J0375	SW 8082
PCB-1232	<0.038		mg/kg dry	0.038	1.0	10/14/10 18:37	CLJ	10J0375	SW 8082
PCB-1242	<0.038		mg/kg dry	0.038	1.0	10/14/10 18:37	CLJ	10J0375	SW 8082
PCB-1248	<0.038		mg/kg dry	0.038	1.0	10/14/10 18:37	CLJ	10J0375	SW 8082
PCB-1254	**8.7**		mg/kg dry	1.9	49.7	10/14/10 18:37	CLJ	10J0375	SW 8082
PCB-1260	<0.038		mg/kg dry	0.038	1.0	10/14/10 18:37	CLJ	10J0375	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*95 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*85 %*								
Sample ID: WTI1033-15 (S-15 - Soil)						**Sampled: 09/29/10 11:38**			
General Chemistry Parameters									
% Solids	**96**		%	NA	1	10/06/10 06:45	ler	10J0107	SM 2540G
Polychlorinated Biphenyls by EPA Method 8082									
PCB-1016	<0.034		mg/kg dry	0.034	1.0	10/14/10 19:01	CLJ	10J0375	SW 8082
PCB-1221	<0.034		mg/kg dry	0.034	1.0	10/14/10 19:01	CLJ	10J0375	SW 8082
PCB-1232	<0.034		mg/kg dry	0.034	1.0	10/14/10 19:01	CLJ	10J0375	SW 8082
PCB-1242	<0.034		mg/kg dry	0.034	1.0	10/14/10 19:01	CLJ	10J0375	SW 8082
PCB-1248	<0.034		mg/kg dry	0.034	1.0	10/14/10 19:01	CLJ	10J0375	SW 8082
PCB-1254	<0.034		mg/kg dry	0.034	1.0	10/14/10 19:01	CLJ	10J0375	SW 8082
PCB-1260	**0.70**		mg/kg dry	0.034	1.0	10/14/10 19:01	CLJ	10J0375	SW 8082
Surr: Decachlorobiphenyl (10-177%)	*108 %*								
Surr: Tetrachloro-meta-xylene (11-150%)	*98 %*								

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Received: 09/30/10
Reported: 10/15/10 11:06

SAMPLE EXTRACTION DATA

Parameter	Batch	Lab Number	Wt/Vol Extracted	Extracted Vol	Date	Analyst	Extraction Method
Polychlorinated Biphenyls by EPA Method 8082							
SW 8082	10J0036	WTI1033-01	15	10	10/04/10 09:29	TLH	SW 3546 GC
SW 8082	10J0036	WTI1033-02	15	10	10/04/10 09:29	TLH	SW 3546 GC
SW 8082	10J0036	WTI1033-03	15	10	10/04/10 09:29	TLH	SW 3546 GC
SW 8082	10J0036	WTI1033-04	15	10	10/04/10 09:29	TLH	SW 3546 GC
SW 8082	10J0036	WTI1033-05	15	10	10/04/10 09:29	TLH	SW 3546 GC
SW 8082	10J0036	WTI1033-06	15	10	10/04/10 09:29	TLH	SW 3546 GC
SW 8082	10J0375	WTI1033-07	15	10	10/13/10 16:50	BKM	SW 3546 GC
SW 8082	10J0375	WTI1033-08	15	10	10/13/10 16:50	BKM	SW 3546 GC
SW 8082	10J0375	WTI1033-09	15	10	10/13/10 16:50	BKM	SW 3546 GC
SW 8082	10J0375	WTI1033-10	15	10	10/13/10 16:50	BKM	SW 3546 GC
SW 8082	10J0375	WTI1033-11	15	10	10/13/10 16:50	BKM	SW 3546 GC
SW 8082	10J0375	WTI1033-12	15	10	10/13/10 16:50	BKM	SW 3546 GC
SW 8082	10J0375	WTI1033-13	15	10	10/13/10 16:50	BKM	SW 3546 GC
SW 8082	10J0375	WTI1033-14	15	10	10/13/10 16:50	BKM	SW 3546 GC
SW 8082	10J0375	WTI1033-15	15	10	10/13/10 16:50	BKM	SW 3546 GC

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LABORATORY BLANK QC DATA

Analyte	Seq/ Batch	Source Result	Spike Level	Units	MDL	MRL	Result	Dup Result	% REC	Dup %REC	% REC Limits	RPD	RPD Limit	Q
Polychlorinated Biphenyls by EPA Method 8082														
PCB-1016	10J0036			mg/kg wet	N/A	0.033	<0.033							
PCB-1221	10J0036			mg/kg wet	N/A	0.033	<0.033							
PCB-1232	10J0036			mg/kg wet	N/A	0.033	<0.033							
PCB-1242	10J0036			mg/kg wet	N/A	0.033	<0.033							
PCB-1248	10J0036			mg/kg wet	N/A	0.033	<0.033							
PCB-1254	10J0036			mg/kg wet	N/A	0.033	<0.033							
PCB-1260	10J0036			mg/kg wet	N/A	0.033	<0.033							
Surrogate: Decachlorobiphenyl	*10J0036*			mg/kg wet					*123*		*10-177*			
Surrogate: Tetrachloro-meta-xylene	*10J0036*			mg/kg wet					*128*		*11-150*			
PCB-1016	10J0375			mg/kg wet	N/A	0.033	<0.033							
PCB-1221	10J0375			mg/kg wet	N/A	0.033	<0.033							
PCB-1232	10J0375			mg/kg wet	N/A	0.033	<0.033							
PCB-1242	10J0375			mg/kg wet	N/A	0.033	<0.033							
PCB-1248	10J0375			mg/kg wet	N/A	0.033	<0.033							
PCB-1254	10J0375			mg/kg wet	N/A	0.033	<0.033							
PCB-1260	10J0375			mg/kg wet	N/A	0.033	<0.033							
Surrogate: Decachlorobiphenyl	*10J0375*			mg/kg wet					*120*		*10-177*			
Surrogate: Tetrachloro-meta-xylene	*10J0375*			mg/kg wet					*95*		*11-150*			

602 Commerce Drive Watertown, WI 53094 * 800-833-7036 * Fax 920-261-8120

GZA ENVIRONMENTAL, INC.
20900 Swenson Drive Suite 150
Waukesha, WI 53186
Mr. Jay Karls

Work Order: WTI1033
Project: TVC-Penberthy
Project Number: 05.0044633.00 - Prophetstown, IL

Received: 09/30/10
Reported: 10/15/10 11:06

LABORATORY DUPLICATE QC DATA

Analyte	Seq/ Batch	Source Result	Spike Level	Units	MDL	MRL	Result	% REC	Dup %REC	% REC Limits	RPD	RPD Limit	Q
General Chemistry Parameters													
QC Source Sample: WTI1033-01													
% Solids	10J0107	95.6		%	N/A	N/A	95.5				0	20	

GZA ENVIRONMENTAL, INC.
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Waukesha, WI 53186
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Work Order: WTI1033
Project: TVC-Penberthy
Project Number: 05.0044633.00 - Prophetstown, IL

Received: 09/30/10
Reported: 10/15/10 11:06

LCS/LCS DUPLICATE QC DATA

Analyte	Seq/ Batch	Source Result	Spike Level	Units	MDL	MRL	Result	Dup Result	% REC	Dup %REC	% REC Limits	RPD	RPD Limit	Q
Polychlorinated Biphenyls by EPA Method 8082														
PCB-1016	10J0036		0.17	mg/kg wet	N/A	0.033	0.22		130		75-125			L
PCB-1221	10J0036			mg/kg wet	N/A	0.033	<0.033				75-125			
PCB-1232	10J0036			mg/kg wet	N/A	0.033	<0.033				75-125			
PCB-1242	10J0036			mg/kg wet	N/A	0.033	<0.033				75-125			
PCB-1248	10J0036			mg/kg wet	N/A	0.033	<0.033				75-125			
PCB-1254	10J0036			mg/kg wet	N/A	0.033	<0.033				75-125			
PCB-1260	10J0036		0.17	mg/kg wet	N/A	0.033	0.21		124		75-125			
Surrogate: Decachlorobiphenyl	*10J0036*			mg/kg wet					*123*		*60-150*			
Surrogate: Tetrachloro-meta-xylene	*10J0036*			mg/kg wet					*130*		*60-150*			
PCB-1016	10J0375		0.17	mg/kg wet	N/A	0.033	0.14		86		75-125			
PCB-1221	10J0375			mg/kg wet	N/A	0.033	<0.033				75-125			
PCB-1232	10J0375			mg/kg wet	N/A	0.033	<0.033				75-125			
PCB-1242	10J0375			mg/kg wet	N/A	0.033	<0.033				75-125			
PCB-1248	10J0375			mg/kg wet	N/A	0.033	<0.033				75-125			
PCB-1254	10J0375			mg/kg wet	N/A	0.033	<0.033				75-125			
PCB-1260	10J0375		0.17	mg/kg wet	N/A	0.033	0.15		93		75-125			
Surrogate: Decachlorobiphenyl	*10J0375*			mg/kg wet					*120*		*60-150*			
Surrogate: Tetrachloro-meta-xylene	*10J0375*			mg/kg wet					*100*		*60-150*			

GZA ENVIRONMENTAL, INC.
20900 Swenson Drive Suite 150
Waukesha, WI 53186
Mr. Jay Karls

Work Order: WTI1033
Project: TVC-Penberthy
Project Number: 05.0044633.00 - Prophetstown, IL

Received: 09/30/10
Reported: 10/15/10 11:06

MATRIX SPIKE/MATRIX SPIKE DUPLICATE QC DATA

Analyte	Seq/ Batch	Source Result	Spike Level	Units	MDL	MRL	Result	Dup Result	% REC	Dup %REC	% REC Limits	RPD	RPD Limit	Q
Polychlorinated Biphenyls by EPA Method 8082														
QC Source Sample: WTI1033-05														
PCB-1016	10J0036	<0.033	0.17	mg/kg dry	N/A	0.034	0.18	0.18	104	105	70-130	2	20	
PCB-1221	10J0036	<0.033		mg/kg dry	N/A	0.034	<0.034	<0.034			70-130		20	
PCB-1232	10J0036	<0.033		mg/kg dry	N/A	0.034	<0.034	<0.034			70-130		20	
PCB-1242	10J0036	<0.033		mg/kg dry	N/A	0.034	<0.034	<0.034			70-130		20	
PCB-1248	10J0036	<0.033		mg/kg dry	N/A	0.034	<0.034	<0.034			70-130		20	
PCB-1254	10J0036	<0.033		mg/kg dry	N/A	0.034	<0.034	<0.034			70-130		20	
PCB-1260	10J0036	0.089	0.17	mg/kg dry	N/A	0.034	0.25	0.21	93	71	70-130	16	20	
Surrogate: Decachlorobiphenyl	*10J0036*			mg/kg dry					*115*	*103*	*10-177*			
Surrogate: Tetrachloro-meta-xylene	*10J0036*			mg/kg dry					*85*	*80*	*11-150*			
QC Source Sample: WTI1033-07														
PCB-1016	10J0375	<0.033	0.17	mg/kg dry	N/A	0.067	0.16	0.17	97	98	70-130	1	20	
PCB-1221	10J0375	<0.033		mg/kg dry	N/A	0.067	<0.067	<0.067			70-130		20	
PCB-1232	10J0375	<0.033		mg/kg dry	N/A	0.067	<0.067	<0.067			70-130		20	
PCB-1242	10J0375	<0.033		mg/kg dry	N/A	0.067	<0.067	<0.067			70-130		20	
PCB-1248	10J0375	<0.033		mg/kg dry	N/A	0.067	<0.067	<0.067			70-130		20	
PCB-1254	10J0375	<0.033		mg/kg dry	N/A	0.067	<0.067	<0.067			70-130		20	
PCB-1260	10J0375	0.88	0.17	mg/kg dry	N/A	0.067	1.1	1.1	138	119	70-130	3	20	M*
Surrogate: Decachlorobiphenyl	*10J0375*			mg/kg dry					*120*	*120*	*10-177*			
Surrogate: Tetrachloro-meta-xylene	*10J0375*			mg/kg dry					*105*	*110*	*11-150*			

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GZA ENVIRONMENTAL, INC.
20900 Swenson Drive Suite 150
Waukesha, WI 53186
Mr. Jay Karls

Work Order: WTI1033
Project: TVC-Penberthy
Project Number: 05.0044633.00 - Prophetstown, IL

Received: 09/30/10
Reported: 10/15/10 11:06

CERTIFICATION SUMMARY

TestAmerica Watertown

Method	Matrix	Nelac	Illinois
SM 2540G	Solid/Soil	X	X
SW 8082	Solid/Soil	X	X

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GZA ENVIRONMENTAL, INC.
20900 Swenson Drive Suite 150
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Mr. Jay Karls

Work Order:	WTI1033	Received:	09/30/10
Project:	TVC-Penberthy	Reported:	10/15/10 11:06
Project Number:	05.0044633.00 - Prophetstown, IL		

NELAC CERTIFICATION SUMMARY

TestAmerica Watertown does not hold NELAC certifications for the following analytes included in this report

Method	Matrix	Analyte

GZA ENVIRONMENTAL, INC.	Work Order:	WTI1033	Received:	09/30/10
20900 Swenson Drive Suite 150	Project:	TVC-Penberthy	Reported:	10/15/10 11:06
Waukesha, WI 53186	Project Number:	05.0044633.00 - Prophetstown, IL		
Mr. Jay Karls				

DATA QUALIFIERS AND DEFINITIONS

L Laboratory Control Sample and/or Laboratory Control Sample Duplicate recovery was above the acceptance limits. Analyte not detected, data not impacted.

M* Spike recovery limits are not applicable when the sample concentration is greater than or equal to 4 times the spike added. The LCS or CCV analyzed concurrently with these samples met control criteria.

ADDITIONAL COMMENTS

Results are reported on a wet weight basis unless otherwise noted.

WTI 1033

TestAmerica
THE LEADER IN ENVIRONMENTAL TESTING

Watertown Division
602 Commerce Drive
Watertown, WI 53094

Phone 920-261-1660 or 800-833-7036
Fax 920-261-8120

To assist us in using the proper analytical methods, is this work being conducted for regulatory purposes?
Compliance Monitoring ____

Client Name: GZA GEOENVIRONMENTAL INC Client #: ____
Address: 20900 SWENSON DRIVE SUITE 150
City/State/Zip Code: WAUKESHA, WI 53186
Project Manager: JAY KARLS
Telephone Number: 262-754-2560 Fax: 262-754-9711
Sampler Name: (Print Name) CHRIS AINSWORTH
Sampler Signature:
E-mail address:

Project Name: IVC - PENBERTHY
Project #: 05.0044633.00
Site/Location ID: PROPHETSTOWN State: IL.
Report To: GZA
Invoice To: GZA
Quote #: ____ PO#: ____

TAT: X Standard; ___ Rush (surcharges may apply)
Date Needed: ____
Fax Results: Y N
E-mail: Y N

	SAMPLE ID	Date Sampled	Time Sampled	G = Grab, C = Composite	Field Filtered	Matrix: SL - Sludge, DW - Drinking Water, GW - Groundwater, S - Soil/Solid, WW - Wastewater, Specify Other	Preservation & # of Containers: HNO_3	HCl	NaOH	H_2SO_4	Methanol	None	Other (Specify)	Analyze For: PCB 8082	Dry Wt.	QC Deliverables	REMARKS
01	S-1	9/29/10	1050	G	N	S						1		X	X	None	
02	S-2		1055													Level 2 (Batch QC)	
03	S-3		1100													Level 3	
04	S-4		1105													Level 4	
05	S-5		1110													Other: ____	
06	S-6		1113														
07	S-7		1115														
08	S-8		1118														
09	S-9		1122														
10	S-10		1124														

Special Instructions:

	Date	Time		Date	Time
Relinquished By:	9/30/10		Received By:	9/30/10	12:25
Relinquished By:	9/30/10	13:30	Received By:	9/30/10	14:01
Relinquished By:	Date:	Time:	Received By:	Date:	Time:

LABORATORY COMMENTS:
Init Lab Temp:
Rec Lab Temp: 3°C
Custody Seals: Y N N/A
Bottles Supplied by TestAmerica: Y N
Method of Shipment: JA

TAL-0020 (1207)

WTI 1033

TestAmerica
THE LEADER IN ENVIRONMENTAL TESTING

Watertown Division
602 Commerce Drive
Watertown, WI 53094

Phone 920-261-1660 or 800-833-7036
Fax 920-261-8120

To assist us in using the proper analytical methods, is this work being conducted for regulatory purposes?
Compliance Monitoring ____

Client Name: GZA GeoEnvironmental Inc Client #: ____
Address: 20900 Swenson Drive Suite 150
City/State/Zip Code: Waukesha, WI 53186
Project Manager: Jay Karls
Telephone Number: 262-754-2560 Fax: 262-754-9711
Sampler Name: (Print Name) Chris Ainsworth
Sampler Signature:
E-mail address: ____

Project Name: TVC-Penberthy
Project #: 05.0044633.00
Site/Location ID: Prophetstown State: IL.
Report To: GZA
Invoice To: GZA
Quote #: ____ PO#: ____

TAT
___ Standard
___ Rush (surcharges may apply)
Date Needed: ____
Fax Results: Y N
E-mail: Y N

	SAMPLE ID	Date Sampled	Time Sampled	G = Grab, C = Composite	Field Filtered	Matrix: SL - Sludge DW - Drinking Water GW - Groundwater S - Soil/Solid WW - Wastewater Specify Other	Preservation & # of Containers: HNO_3	HCl	NaOH	H_2SO_4	Methanol	None	Other (Specify)	Analyze For: PCB 8082	DRO WI												REMARKS
11	S-11	9/29/10	1127	G	N	S						1		X	X											
12	S-12	"	1130	"	"	"						"		"	"											
13	S-13	"	1132	"	"	"						"		"	"											
14	S-14	"	1134	"	"	"						"		"	"											
15	S-15	"	1138	"	"	"						"		"	"											

QC Deliverables
___ None
___ Level 2 *(Batch QC)*
___ Level 3
___ Level 4
Other: ____

Special Instructions:

Relinquished By:	Date: 9/30/10	Time:	Received By:	Date: 9/30/10	Time: 12:25	
Relinquished By:	Date: 9/30/10	Time: 13:34	Received By: Danica H. M	Date: 9/30/10	Time: 14:01	
Relinquished By:	Date:	Time:	Received By:	Date:	Time:	

LABORATORY COMMENTS:
Init Lab Temp:
Rec Lab Temp: 3.2
Custody Seals: Y N N/A
Bottles Supplied by TestAmerica: Y N
Method of Shipment:

TAL-0020 (1207)

Cooler Receipt Log

Work Order(s): WTI1033 Client Name/Project: GZA # of Coolers: _____

1. How did samples arrive? ☐ Fed-Ex ☐ UPS ☒ TestAmerica ☐ Client ☐ Dunham ☐ Speedy ☐ _____

Date/time cooler was opened: 9/30/10 13:30 **By:** Adam S/Danica H. **TEMP.** 3°

2. Were custody seals intact, signed and dated correctly? ..... ☐ Intact ☐ Broken ☒ NA
3. Were samples on ice? ..... ☒ Yes ☐ No
4. Does this Project require quick turn around analysis? ..... ☒ No ☐ Yes
5. Are there any short hold time tests? (48hrs or less) ..... ☒ No ☐ Yes

Past Hold? ..... ☒ No ☐ Yes

48 hours or less	7 days
Coliform Bacteria ..... 8/30 hours	Aqueous Organic Prep
Chlorine/Hex Cr ..... 24 hours	TS
BOD	TDS
Nitrate/Nitrite ..... (DW is 14 days)	TSS
Sulfite	Sulfide
Orthophosphate	Volatile Solids
Surfactants (MBAS)	

6. Ops Mgr, PM or Analyst informed of short hold? .....Who_____When_____
7. Other than short hold test , were any samples within 2 days of their hold date ..... ☒ No ☐ Yes

Or past their expiration of hold time ..... ☒ No ☐ Yes

8. Is the date and time of collection recorded? Date ..... ☒ Yes ☐ No

Time..... ☒ Yes ☐ No

9. Were all sample containers listed on the COC received and intact? ..... ☒ Yes ☐ No
10. Do sample containers received and COC match? ..... ☒ Yes ☐ No
11. Are dissolved parameters field filtered or being filtered in the lab? ..... ☐ Field ☐ Lab ☒ NA
12. Are sample volumes adequate and preservatives correct for test requested? Vol..... ☒ Yes ☐ No

Pres.... ☒ Yes ☐ No

13. Do VOC samples have air bubbles >6mm? ..... ☐ No ☐ Yes ☒ NA
14. Is an aqueous Trip Blank included? ..... ☐ Yes ☐ No ☒ NA
15. Are any samples on hold? ..... ☒ No ☐ Yes
16. Are there samples to be subcontracted? ..... ☒ No ☐ Yes
17. Is a Methanol Trip Blank included? ..... ☐ Yes ☒ No ☐ NA
18. How were VOC soils received? ☐ Methanol ☐ Sodium Bisulfate ☐ Packed Jar ☐ Encore ☐ Other ☐ Water (see options*)

* ☐ Within 48hrs of sampling ☐ Past 48hrs of sampling ☐ Frozen ☐ Not Frozen

If any changes are made to this Work Order after Login, or if comments must be made regarding this cooler, explain them below:

_____

_____

_____

_____

_____

6mm = ------

APPENDIX C

Deed Restriction Example

ATTACHMENT C

FORM OF DEED RESTRICTION

RECORDED AT THE REQUEST OF
W. P. Carey & Co. LLC
50 Rockefeller Plaza
New York, NY 10020
Attn: Adhish Lal

AND AFTER RECORDING RETURN TO:
W. P. Carey & Co. LLC
50 Rockefeller Plaza
New York, NY 10020
Attn: Adhish Lal

UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:
W. P. Carey & Co. LLC
50 Rockefeller Plaza
New York, NY 10020
Attn: Adhish Lal

DEED RESTRICTION

This Deed Restriction ("**Restriction**") is made as of the ____ day of _____, 2010, by W. P. Carey & Co., LLC, a _____ limited liability corporation ("**Owner**"), who is the owner of record of certain property situated at 320 Locust Street in Prophetstown, County of Whiteside, State of Illinois, the legal description which is described on Exhibit A ("**Property**"), with reference to the following facts:

A. Remediation Area and Cap. A portion of the Property comprising a total area of 460 square feet as more fully depicted in Exhibit B ("**Remediation Area**"), attached hereto and incorporated herein by this reference, has been used for polychlorinated biphenyls ("**PCBs**") remediation waste disposal and shall be restricted to use as a low occupancy area as defined in 40 CFR § 761.3. Contaminated soils and a concrete strip foundation footing located at approximately 5.5 to 6 feet below the concrete floor in the Remediation Area have been backfilled and covered with an at least 6-inch concrete cap, which meets the requirements of 40 CFR § 761.61(a)(7) (collectively, the "**Cap**").

B. Applicable Cleanup Levels Left at the Remediation Area. For the soils remaining within the Remediation Area, the remediation achieved the low-occupancy cleanup standard of up to 100 mg/kg pursuant to 40 CFR § 761.61(a)(4)(ii)-(iii) with a *de minimis* volume of soil in and around the strip footing foundation with PCBs up to 150 ppm. Pursuant to 40 CFR § 761.61(a)(4)(i)(B)(3), such material may remain in place with the Cap described in Section B.1. of this Deed Restriction and the restrictions contained herein.

C. Disclosure. Owner has made full and voluntary disclosure to the Environmental Protection Agency ("**EPA**") of the presence of PCBs under the Remediation Area.

D. Restricted to Use as a Low Occupancy Area. Owner desires and intends that in an attempt to protect the present and future public health and safety as required by the rules and regulations of the EPA, the Remediation Area shall be restricted to use as a low occupancy area as defined in 40 CFR § 761.3.

ARTICLE I

GENERAL PROVISIONS

1.1 Provisions to Run With the Land. This Deed Restriction sets forth protective provisions, restrictions, and conditions (collectively **"Restrictions")** upon and subject to which the Remediation Area shall be improved, held, used, occupied, leased, sold, encumbered, and/or conveyed. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Remediation Area, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof.

1.2 Incorporation into Deeds and Leases. Owner desires that the Restrictions set out herein shall be incorporated in and attached to each and all deeds and leases of any portion of the Remediation Area.

ARTICLE II

DEVELOPMENT, USE AND CONVEYANCE OF THE PROPERTY

2.1 Restrictions on Use. Owner promises to restrict the use of the Remediation Area as follows:

a. The Remediation Area shall only be used as a low occupancy area as defined in 40 CFR §761.3;

b. All uses and development of the Remediation Area shall preserve the integrity of the Cap;

c. Owner shall maintain the integrity of the Cap; and

d. Any contaminated soils brought to the surface by unintentional grading, excavation, trenching, or backfilling of the Cap shall be managed in accordance with all applicable provisions of state and federal law.

ARTICLE III

VARIANCE AND TERMINATION

3.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Property or any portion thereof may apply to the EPA for a written variance from the provisions of this Deed Restriction.

3.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Remediation Area or a portion thereof may satisfy the requirements under 40 CFR § 760.761(a)(8)(ii) for removing the Cap or may apply to the EPA for a termination of the Restrictions as they apply to all or any portion of the Remediation Area.

3.3 Term. Unless terminated in accordance with paragraph 3.2 above, by law or otherwise, this Restriction shall continue in effect in perpetuity.

ARTICLE IV

MISCELLANEOUS

4.1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Remediation Area or any portion thereof to the general public.

4.2 Partial Invalidity. If any portion of the restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

4.3 Article Headings. Headings at the beginning of each numbered article of this Restriction are solely for the convenience of the parties and are not a part of the Restriction.

4.4 References. All references to Code sections include successor provisions.

4.5 Governing Law. This Restriction is governed by Illinois law.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

W. P. CAREY & CO. LLC, a _____
limited liability corporation

_____

STATE OF ILLINOIS)
) ss.
County of _____)

This instrument was acknowledged before me on the _____ day of _____, 2010, by _____ of _____, legal counsel to W. P. Carey & Co. LLC, a _____ limited liability corporation, on behalf of the corporation.

_____
Notary Public for _____
Residence Address:_____

_____
My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT B

REMEDIATION AREA

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

May 10, 2011

REPLY TO THE ATTENTION OF:

CERTIFIED MAIL **LU-9J**
RETURNED MAIL REQUESTED

Ms. Emi A. Donis
Vice President, Chief Compliance Officer and Deputy General Counsel
Precision Castparts Corp.
4650 SW Macadam Avenue, Suite 400
Portland, Oregon 97239-4262

Re: Approval of Proposed Remedial Action Plan, Former PCB Transformer Area, Tyco Valves & Controls – Penberthy 320 Locust Street, Prophetstown, Illinois

Dear Ms. Donis

Your proposed Remedial Action Plan (RAP) dated November 17, 2010, with additional supplemental information provided in a letter dated April 8, 2011, is herby approved. The U. S. Environmental Protection Agency finds that the RAP's design to complete the remedial efforts of the former transformer area impacted by PCB contaminated soils and concrete is acceptable. As described in the RAP, the proposed actions include backfill of the remediation area and implementation of additional engineered and institutional controls to address residual concentrations of PCB's remaining in subsurface soils and a subgrade concrete strip footing foundation. As stated in your letter to us dated March 15, 2011, the RAP will be implemented by GZA (consultants) on behalf of PCC, as Tyco and its consultant Earth Tech, Inc., are no longer involved in this project.

As indicated in our March 8 2011 letter, the RAP was tentatively and approved contingent upon submission of the following information:

1) *detailed engineering scale cross sectional drawings, schematics, and narrative describing the design, construction and installation of the proposed cap. This information should include the geology of the existing area proposed for a cap, 2) information on how the cap performance will be measured and maintained and 3) information as to whether or not groundwater is contaminated as well as to what extent PCB's may have migrated beyond the contaminated area.*

You have satisfactory complied with our request and the RAP is approved. EPA also understands that as of September 2010, current operations, at the Site were in the process of being discontinued and the Site was being prepared for future industrial reuse. Accordingly, after completion of RAP, consistent with the provisions of the RAP, PCC will submit to EPA construction documentation and a remediation report within 45 days after installation of the CAP and provide any information pertaining to any anticipated reuse of the property.

EPA looks forward to your continued cooperation. Should you have any questions or concerns, please do not hesitate to contact me at 312-886-6010. EPA is looking forward to your continued cooperation.

Sincerely,

Juan Thomas, MPH
Environmental Scientist

cc: Mr. Jay Karls, GZA GeoEnvironmental

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276, 217-782-3397
JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601, 312-814-6026

ROD R. BLAGOJEVICH, GOVERNOR RENEE CIPRIANO, DIRECTOR

(217) 782-6761

January 21, 2004

CERTIFIED MAIL
7002 3150 0000 1227 9700

John Lilla, Vice President
Flow Tech Realty, Inc.
16801 Greenspoint Park Drive, Suite 355
Houston, Texas 77060

Re: 1950405001/Whiteside County
Prophetstown/Tyco Valves & Controls
Site Remediation Program/Technical Reports

Dear Mr. Lilla:

The *Remedial Action Completion Report* (June 28, 2002/Log No. 02/2111), *Remedial Action Completion Report Addendum* (December 16, 2002/Log No. 02/4921), and *Response to Illinois EPA Comments on Remedial Action Completion Report Addendum* (August 7, 2003/Log No. 03/3162) as prepared by ENSR International for the Tyco Valves & Controls property, have been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA") and demonstrate that the remedial action was completed in accordance with the *Remedial Action Plan* (July 25, 2001/Log No. 01/2817).

The Remediation Site, consisting of 6.0 acres, is located at 320 Locust Street, Prophetstown, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act ("Act") (415 ILCS 5/1 et seq.), your request for a no further remediation determination is granted under the conditions and terms specified in this letter. The Remediation Applicant, as identified on the Illinois EPA's Site Remediation Program DRM-1 Form (November 26, 2001/Log No. 01/5287), is Flow Tech Realty, Inc.

This focused No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act for the performance of the approved remedial action. This Letter shall be considered prima facie evidence that the Remediation Site described in the attached Illinois EPA Site Remediation Program Environmental Notice and shown in the attached Site Base Map does not constitute a threat to human health and the environment for the specified recognized environmental conditions so long as the Site is utilized in accordance with the terms of this Letter.

Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

1) The recognized environmental conditions, as characterized by the focused site investigation, consist of the following:

   a) Regulated substances of concern that have been successfully addressed are detailed in the attached Table A.

2) The Remediation Site is approved for Industrial/Commercial land use.

3) The land use specified in this Letter may be revised if:

   a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and

   b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

Preventive, Engineering, and Institutional Controls

4) The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

Institutional Controls:

5) Ordinance No. 659 adopted by the City of Prophetstown on March 13, 2001 effectively prohibits the installation and use of potable water supply wells in the City of Prophetstown. This ordinance provides an acceptable institutional control under the following conditions:

   a) The current owner or successor in interest of this Remediation Site who relies on this ordinance as an institutional control shall:

      i) Monitor activities of the unit of local government relative to variance requests or changes in the ordinance relative to the use of potable groundwater at this Remediation Site; and

      ii) Notify the Illinois EPA of any approved variance requests or ordinance changes within thirty (30) days after the date such action has been approved.

   b) The Remediation Applicant shall provide written notification to the City of Prophetstown and to owner(s) of all properties under which groundwater contamination attributable to the Remediation Site exceeds the objectives approved by the Illinois EPA. The notification shall include:

      i) The name and address of the local unit of government;

      ii) The citation of Ordinance No. 659;

iii) A description of the property for which the owner is being sent notice by adequate legal description or by reference to a plat showing the boundaries;

iv) A statement that the ordinance restricting the groundwater use has been used by the Illinois EPA in reviewing a request for groundwater remediation objectives;

v) A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and

vi) A statement as to where more information may be obtained regarding the ordinance.

c) Written proof of this notification shall be submitted to the Illinois EPA within forty-five (45) days from the date of this Letter to.

Robert E. O'Hara
Illinois Environmental Protection Agency
Bureau of Land/RPMS
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

d) The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:

i) Modification of the referenced ordinance to allow potable uses of groundwater;

ii) Approval of a site-specific request, such as a variance, to allow use of groundwater at the Remediation Site or at the affected properties;

iii) Failure to provide written proof to the Illinois EPA within forty-five (45) days from the date of this Letter of written notification to the City of Prophetstown and affected property owner(s) of the intent to use Ordinance No. 659 as an institutional control at the Remediation Site; and

iv) Violation of the terms and conditions of this No Further Remediation letter.

Other Terms

6) Where a groundwater ordinance is used to assure long-term protection of human health (as identified under Paragraph 5 of this Letter), the Remediation Applicant must record a copy of the groundwater ordinance adopted and administered by a unit of local government along with this Letter.

7) Where the Remediation Applicant is not the sole owner of the Remediation Site, the Remediation Applicant shall complete the attached *Property Owner Certification of the No Further Remediation Letter under the Site Remediation Program* Form. This certification, by original signature of each property owner, or the authorized agent of the owner(s), of the Remediation Site or any portion thereof who is not a Remediation Applicant shall be recorded along with this Letter.

8) Further information regarding this Remediation Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
Attn: Freedom of Information Act Officer
Bureau of Land-#24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

9) Pursuant to Section 58.10(f) of the Act (415 ILCS 5/58.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current titleholder and to the Remediation Applicant at the last known address. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the voidance of the Letter under Sections 58.10(e)(1)-(7) of the Act (415 ILCS 5/58.10(e)(1)-(7)) include, but shall not be limited to:

a) Any violation of institutional controls or the designated land use restrictions;

b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;

c) The disturbance or removal of contamination that has been left in-place in accordance with the Remedial Action Plan. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the Remedial Action Plan;

d) The failure to comply with the recording requirements for this Letter;

e) Obtaining the Letter by fraud or misrepresentation;

f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment;

g) The failure to pay the No Further Remediation Assessment Fee within forty-five (45) days after receiving a request for payment from the Illinois EPA;

h) The failure to pay in full the applicable fees under the Review and Evaluation Services Agreement within forty-five (45) days after receiving a request for payment from the Illinois EPA.

10) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:

a) Flow Tech Realty, Inc.;

b) The owner and operator of the Remediation Site;

c) Any parent corporation or subsidiary of the owner of the Remediation Site;

d) Any co-owner, either by joint-tenancy, right of survivorship, or any other party sharing a relationship with the owner of the Remediation Site;

e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the Remediation Site;

f) Any mortgagee or trustee of a deed of trust of the owner of the Remediation Site or any assignee, transferee, or any successor-in-interest thereto;

g) Any successor-in-interest of the owner of the Remediation Site;

h) Any transferee of the owner of the Remediation Site whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest;

i) Any heir or devisee of the owner of the Remediation Site;

j) Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the Remediation Site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial institution, or any successor-in-interest thereto; or

k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.

11) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Office of the Recorder of Whiteside County. For recording purposes, the Illinois EPA Site Remediation Program Environmental Notice attached to this Letter should be the first page of the instrument filed. This Letter shall not be effective until officially recorded by the Office of the Recorder of Whiteside County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Tyco Valves and Controls property.

12) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Whiteside County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Robert E. O'Hara
Illinois Environmental Protection Agency
Bureau of Land/RPMS
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

13) In accordance with Section 58.10(g) of the Act, a No Further Remediation Assessment Fee based on the costs incurred for the Remediation Site by the Illinois EPA for review and evaluation services will be applied in addition to the fees applicable under the Review and Evaluation Services Agreement. Request for payment of the No Further Remediation Assessment Fee will be included with the billing statement.

If you have any questions regarding the Tyco Valves & Controls remediation site, you may contact the Illinois EPA project manager, Marc Cummings at (217) 782-9079.

Sincerely,

Lawrence W. Eastep, P.E., Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

Attachments: Illinois EPA Site Remediation Program Environmental Notice
Site Base Map
Table A: Regulated Substances of Concern
Property Owner Certification of No Further Remediation Letter under the Site Remediation Program Form

cc: Timothy V. Adams, Senior Hydrogeologist
ENSR International
27755 Diehl Road
Warrenville, IL 60555

Mr. J. Mark Morford
STOEL RIVES LLP
900 S. W. Fifth Avenue, Suite 2600
Portland, Oregon 97204

Corporate Property Associates
c/o Mr. Louis Naugle
Reed, Smith, Shaw & McClay
435 6th Street, #2
Pittsburgh, PA 15219

Ms. Jane Harmon
Tyco Valves & Controls
3121 Butterfield Road
Oak Brook, IL 60523

SITE REMEDIATION PROGRAM
TABLE A: REGULATED SUBSTANCES OF CONCERN
1950405001 - TYCO VALVE & CONTROLS

Volatile Organic Compounds

CAS No.	Compound Name
75-34-3	1,1-Dichloroethane
107-06-2	1,2-Dichloroethane
75-35-4	1,1-Dichloroethene
156-60-5	*trans*-1,2-Dichloroethene
156-59-2	*cis*-1,2-Dichloroethene
127-18-4	Tetrachloroethene
79-34-5	1,1,2,2-Tetrachloroethane
79-01-6	Trichloroethene
71-55-6	1,1,1-Trichloroethane
79-00-5	1,1,2-Trichloroethane
75-01-4	Vinyl Chloride

PROPERTY OWNER CERTIFICATION OF THE NFR LETTER UNDER THE SITE REMEDIATION PROGRAM

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

Include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois inventory identification number and real estate tax index/parcel index number.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached NFR letter.

Property Owner Information

Owner's Name: Corporate Property Associates 6, a California Limited Partnership as successor by merger to Corporate Property Associates 5, a California Limited Partnership
Title:
Company:
Street Address: c/o W.P. Carey & Co. LLC 50 Rockefeller Plaza
City: New York State: NY Zip Code: 10020 Phone: 212-492-1100

Site Information

Site Name: Tyco Valves & Controls
Site Address: 320 Locust Street
City: Prophetstown State: IL Zip Code: 61277 County: Whiteside
Illinois inventory identification number: 195040500
Real Estate Tax Index/Parcel Index No. 21-05-226-001, 21-05-226-009

I hereby certify that I have reviewed the attached No Further Remediation Letter and that I accept the terms and conditions and any land use limitations set forth in the letter.

Owner's Signature: Corporate Property Associates 6, a California limited partnership.
By: W.P. Carey & Co. LLC, its general partner

By: Holly C. Mauro Date: 2-6-04
Title: Assistant Treasurer Holly C. Mauro

SUBSCRIBED AND SWORN TO BEFORE ME
this 6th day of February, 2004
Heather L. Coleman
Notary Public

HEATHER L. COLEMAN
Notary Public, State of New York
No. 01CO6087715
Qualified in New York County
Commission Expires February 24, 20 07

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 – 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

ORDINANCE NO. 659
CITY OF PROPHETSTOWN, ILLINOIS

AN ORDINANCE OF THE CITY OF PROPHETSTOWN PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD

WHEREAS, certain properties in the City of Prophetstown, Illinois, have been used over a period of time for commercial/industrial purposes; and

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath the City may exceed Class I groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 residential remediation objectives as set forth in 35 Illinois Administrative Code 742; and

WHEREAS, the City of Prophetstown desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive use of properties that are the source of said chemical constituents;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Prophetstown, Whiteside County, Illinois:

SECTION 1: Use of groundwater as a potable water supply prohibited.

Except for such uses or methods in existence before the effective date of this ordinance, the use or attempt to use as a potable water supply groundwater from within the corporate limits of the City of Prophetstown by the installation or drilling of wells or by any other method is hereby prohibited, except at points of withdrawal by the City of Prophetstown.

SECTION 2: Penalties.

Any person violating the provisions of this ordinance shall be subject to a fine of up to $_____ for each violation.

SECTION 3: Definitions.

"Person" is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

"Potable water" is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

SECTION 4: Memorandum of Understanding.

The Mayor of the City of Prophetstown is hereby authorized and directed to enter into a Memorandum of Understanding with the Illinois Environmental Protection Agency ("Illinois EPA") in which the City of Prophetstown assumes responsibility for tracking remediated sites, notifying the Illinois EPA of changes to this ordinance, and taking certain precautions when siting public potable water supply wells.

SECTION 5: Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed insofar as they are in conflict with this ordinance.

SECTION 6: Severability.

If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the ordinance as a whole or of any portion not adjudged invalid.

SECTION 7: Effective date.

This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

Passed by the City Council of the City of Prophetstown, Illinois, this 13th day of March, 2001.

Approved by the Mayor of the City of Prophetstown, Illinois, this 13th day of March, 2001.

Howard "Bud" Thompson
MAYOR

REMEDIATION DOCUMENTATION REPORT
FORMER PCB TRANSFORMER AREA
FORMER TYCO VALVES & CONTROLS - PENBERTHY
320 LOCUST STREET
PROPHETSTOWN, ILLINOIS

PREPARED FOR:

United States Environmental Protection Agency
Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604

PREPARED BY:

GZA GeoEnvironmental, Inc.
20900 Swenson Drive, Suite 150
Waukesha, Wisconsin 53186

July 7, 2011
GZA File No. 05.0044633.00

GZA
GeoEnvironmental, Inc.

Engineers and Scientists

July 7, 2011
File No. 05.0044633.00

United States Environmental Protection Agency
Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604-3590

Attention: Mr. Juan Thomas, MPH

Subject: Remediation Documentation Report
Former PCB Transformer Area
Tyco Valves & Controls - Penberthy
320 Locust Street
Prophetstown, Illinois

655 Winding Brook Drive
Suite 402
Glastonbury
CT 06033
860-286-8900
Fax: 860-652-8590
www.gza.com

Dear Mr. Thomas:

On behalf of PCC Flow Technologies, Inc. (PCC), GZA GeoEnvironmental, Inc. (GZA) has prepared this Remediation Documentation Report ("Report") to summarize the completed remediation of a historic polychlorinated biphenyl (PCB) release related to a former transformer at the above referenced facility ("Site"). PCC was a previous tenant at the Site under a lease with the property owner, Corporate Property Associates 6, a California Limited Partnership ("Owner"). A prior occupant of the Site was Tyco Valves & Controls – Penberthy (Tyco), who conducted the initial investigation and performed certain remedial actions at the Site with its consultant, Earth Tech, Inc. (ETI), between approximately November 2005 and May 2006.

Limitations pertinent to the work performed by GZA are presented in Appendix A.

This Report provides a summary of initial remedial activities completed at the Site by ETI followed by a description of recently completed backfilling and capping of remaining PCB-impacted soils performed by GZA on half of PCC. As described further herein, a concrete cap was installed over the area of remaining sub-slab PCB-impacted soils and concrete. This concrete cap meets the requirements provided in 40 CFR §761.61(a)(7). This cap was part of the risk based remedy, consistent with 40 CFR §761.61(c), which was described in the Proposed Remedial Action Plan (RAP) prepared by GZA on behalf of PCC, dated November 17, 2011, amendment dated April 8, 2011. The engineered cap, combined with a deed restriction (described herein and attached) serve to effectively eliminate the direct contact exposure pathway, thus mitigating risks associated with remaining sub-slab PCB impacts. This remedy as outlined in the RAP was approved by Region 5 of the United States Environmental Protection Agency (USEPA) via their letter dated March 8, 2011.

PROJECT BACKGROUND AND INITIAL REMEDIAL ACTIVITIES

Tyco began operating on the Site in 2000. At that time three electrical transformers were located on the concrete floor slab of the Main Plant Building between two load bearing structural columns supported by an underlying concrete strip footing foundation (Figure 1). During October 2005, dielectric fluid from one of the three transformers was found to be leaking and, subsequently, Tyco removed all three transformers from the Site.

Initial soil sampling was performed by Tyco's consultant, ETI, following removal of a small area of oil-stained concrete in November 2005. PCB contamination was detected in soil in the range of less than (<) 1 milligram per kilogram (mg/kg) to 93,000 mg/kg at approximately 2 feet below the concrete slab floor. During February 2006, ETI manually removed approximately 2 cubic yards (yd^3) of soil from within the area impacted with PCBs and placed the soil in 55-gallon drums for subsequent off-Site disposal. Follow-up soil sampling was performed and concentrations of PCBs ranged from 4.5 to 13,000 mg/kg between approximately 1.5 and 3 feet below the concrete slab floor.

On March 30, 2006, ETI notified the National Response Center (NRC) and the USEPA by telephone of a release of more than 10 pounds of PCBs, as calculated by ETI. ETI and their subcontractor, Compass Environmental, Inc. (CEI), commenced with additional remediation comprised of concrete removal and soil excavation. From approximately March 30 to April 21, 2006, CEI removed approximately 20 cubic yards (yd^3) of PCB-impacted soil and concrete from an excavation area under and around the former transformer location. During this timeframe, ETI oversaw installation of soil borings and collected concrete and soil samples to evaluate the lateral extent of PCB impacts beyond the area excavated. Confirmation soil and concrete samples collected during the excavation indicated PCB concentrations between <1 to 74 mg/kg for soil (approximately 4.5 feet below the concrete slab floor) and 5.4 to 22,000 mg/kg for concrete, respectively. PCBs were not detected in soil samples from soil borings installed at the perimeter of the excavation; however, samples obtained from concrete revealed concentrations of PCBs between <1 to 4.1 mg/kg.

ETI ceased further excavation work because of concerns regarding the structural integrity of the building due to an exposed concrete strip footing foundation along the westernmost limits of the excavation. Subsequently, further excavation of the soils with PCBs detected around the footing foundation was not completed. From approximately April 21 to May 3, 2006, additional evaluation and concrete removal continued eastward and the excavation was enlarged resulting in an estimated additional 10 yd^3 of PCB-impacted soil and concrete that required off-Site disposal. Confirmation sampling of soil was completed by ETI beneath the strip footing and PCB concentrations were detected between <1 to 150 mg/kg at a depth of approximately 5.5 to 6 feet below the concrete slab floor. Concrete samples collected from the perimeters of the saw cut floor area and from the exposed strip footing foundation revealed PCB concentrations of <1 mg/kg (slab floor) and 320 to 2,800 mg/kg in the exposed western face of the sub-slab concrete strip footing foundation. The PCB-impacted concrete surface of the strip footing foundation was sandblasted by CEI in an attempt to remove surface contamination; however, confirmation chip sampling of the concrete strip footing foundation revealed PCB concentrations remained between 2 mg/kg

to 2,200 mg/kg along the west face of the strip footing approximately 1.5 to 5 feet below the concrete slab floor.

On September 29, 2010, GZA, on behalf of PCC, collected soil samples from locations within the open excavation and saw-cut areas completed by ETI. Based on the analytical data collected by GZA, residual total PCB concentrations in soil were detected between less than the laboratory level of quantification (not detected) to 9.2 mg/kg within approximately 6 inches to 3 feet of the elevation of the existing bottom of the concrete floor slab at the excavation perimeters. A total PCB concentration of 150 mg/kg was detected in an excavation base soil sample collected between 6 to 7 feet below the surrounding concrete slab floor.

In summary, concentrations of PCBs in soil had been significantly reduced by the excavation and disposal activities completed during 2005 and 2006. Based on the ETI data reviewed by GZA, areas of the concrete floor slab where PCB concentrations previously exceeded 1 mg/kg were removed by 2006 and further remedial actions associated with the concrete floor slab were not warranted. The most significant PCB concentrations remaining in the excavation at the Site included soil beneath the strip footing foundation at a depth of approximately 5.5 to 6 feet below the concrete slab floor and within the southwest quarter of the excavation base at a depth of approximately 6 to 7 feet below the concrete slab (both at approximately 150 mg/kg). In addition, the concrete strip footing foundation beneath the area of the former transformers contained PCB concentrations between 2 and 2,800 mg/kg along the exposed western face at a depth of approximately 1.5 to 5 feet below the concrete slab, based on ETI data. The outline of the excavation limits, depths and exposed strip footing, as observed by GZA during September 2010, and the residual concentrations remaining in soil and concrete, are depicted on Figure 2.

ENGINEERED CAP AND ADMINISTRATIVE CONTROLS

The following sections describe the work performed to implement the EPA approved risk based remedy described in the RAP.

Transformer Area Concrete Cap Construction

On May 18 and 19, 2011, GZA oversaw and documented construction of the former transformer area concrete cap which was installed consistent with the requirements of 40 CFR § Part 761.61(a)(7). Construction services were provided by GZA's subcontractor, Jack Hall Construction, Inc. of Rockford, Illinois. Photographs with captions describing the cap construction process are provided in Appendix B. Isometric views of the excavated area and concrete cap as-built drawing are provided as Figure 3.

The base of the excavation was backfilled with 12 inches of clean structural aggregate. The remaining excavation and exposed strip footing foundation was entombed with approximately 28 cubic yards (yd^3) of flowable, self-compacting concrete slurry with a compressive strength of 1,200 pound per square inch (lb/in^2) to a level of 6 inches below the surrounding slab concrete floor. The slurry was allowed to cure for a period of approximately 24 hours to meet approximately 75% of its compressive strength. After the curing period, No. 10 steel mesh was installed into the approximately 460 square-foot saw-cut opening, and No. 4 steel dowels were installed horizontally into the surrounding concrete slab floor for rigidity. Per the capping requirements of 40 CFR § Part 761.61(a)(7), 6 inches (approximately 8.25 yd^3) of 4,000 lb/in^2 concrete were poured into the saw-cut opening and the cap finished to match the existing concrete slab floor.

Professional Land Surveying and Deed Restriction

On May 26, 2011, GZA's subcontractor, Norwest Surveying Services, Inc. of Morrison, Illinois (an Illinois-registered land surveyor) provided professional land surveying services to detail the dimensions and to provide a plat and legal description of the capped area. This information is provided in the Deed Restriction (Appendix C).

Per the requirement of 40 CFR § Part 761.61(a)(8), a Deed Restriction was recorded in the real property records in Whiteside County, Illinois where the Site is located. In accordance with 40 CFR § 761.61(a)(8)(i)(B), a memorandum from Lynn Nichols of Reed Smith, LLP, counsel for the owner, confirming that the Deed Restriction was recorded on June 29, 2011, together with a copy of the stamped copy evidencing receipt and recording by the Recorder's office, is included as Appendix C. As described in the Deed Restriction, the owner (and any future owner or occupant) is required to maintain the integrity of the engineered cap. The Deed Restriction is designed to ensure continued maintenance and integrity of the engineered cap by the owner and any future owner or occupant of the Site.

Future Obligations

As described in the attached Deed Restriction, the owner and/or any future owners shall maintain the integrity of the cap. In addition, the area containing the contaminated soils that were backfilled will only be used as a Low Occupancy Area as defined by 40 CFR § Part 761.3.

We trust the information provided herein and in the attached satisfy completion of the risk based remediation. Should you have any questions or require any additional information, please feel free to contact the undersigned at (262) 754-2560 (Dr. Karls) or (860) 858-3134 (Mr. Clark).

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

Jay F. Karls, Ph.D., P.E.
Senior Project Manager

James Clark, P.E., LEP
Principal

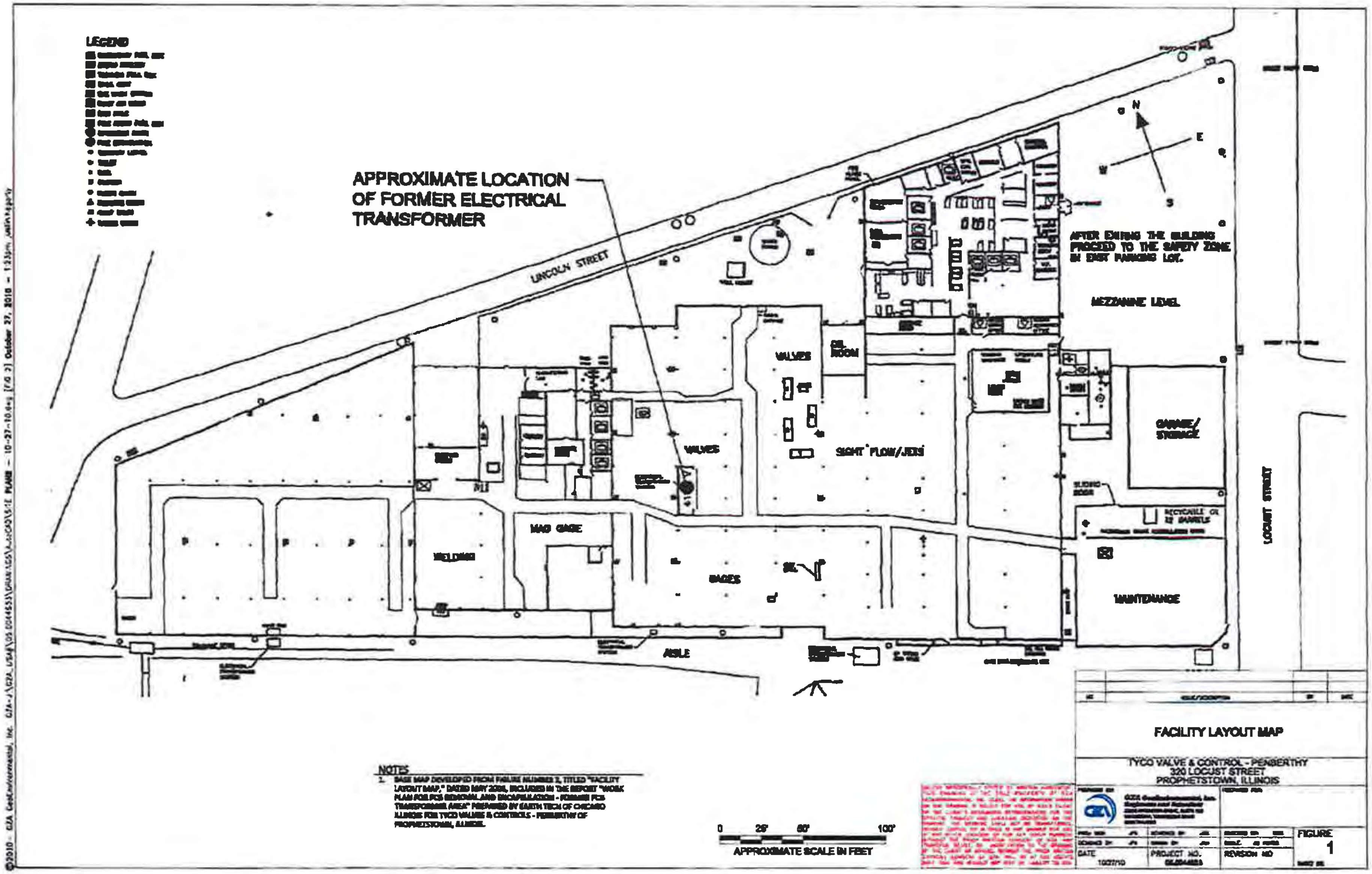
Thomas F. Stark, LEP
Consultant/Reviewer

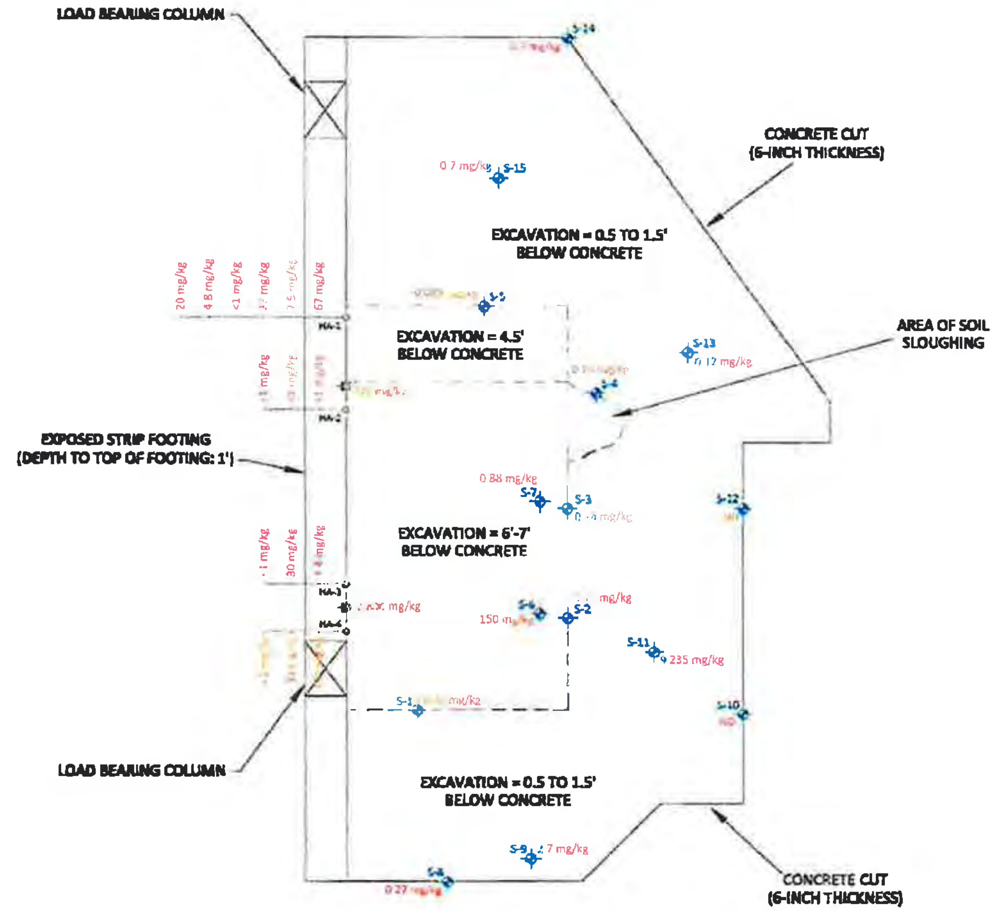
Appendices

Appendix A	Limitations
Appendix B	Photographs
Appendix C	Deed Restriction and Certification of Filing

J:\Vernon_44,500-44,999\44633.c13\44633-00.jjc\Reports\Remediation and Construction Doc Rpt - Prophetstown IL.docx

FIGURES


LEGEND
APPROXIMATE LOCATION
OF FORMER ELECTRICAL
TRANSFORMER
LINCOLN STREET
LOCUST STREET
N
E
S
W
AFTER EXITING THE BUILDING
PROCEED TO THE SAFETY ZONE
IN EAST PARKING LOT.
MEZZANINE LEVEL
GARAGE/
STORAGE
RECYCLABLE OIL
32 BARRELS
MAINTENANCE
OIL ROOM
VALVES
SIGHT FLOW/JETS
VALVES
MAG GAGE
WELDING
GAGES
AISLE
NOTES
0
25'
50'
100'
APPROXIMATE SCALE IN FEET
FACILITY LAYOUT MAP
TYCO VALVE & CONTROL - PENBERTHY
320 LOCUST STREET
PROPHETSTOWN, ILLINOIS
DATE
10/27/10
PROJECT NO.
REVISION NO.
FIGURE
1


LOAD BEARING COLUMN
CONCRETE CUT (6-INCH THICKNESS)
EXCAVATION = 0.5 TO 1.5' BELOW CONCRETE
EXCAVATION = 4.5' BELOW CONCRETE
AREA OF SOIL SLOUGHING
EXPOSED STRIP FOOTING (DEPTH TO TOP OF FOOTING: 1')
EXCAVATION = 6'-7' BELOW CONCRETE
LOAD BEARING COLUMN
EXCAVATION = 0.5 TO 1.5' BELOW CONCRETE
CONCRETE CUT (6-INCH THICKNESS)
S-14
S-15
0.7 mg/kg
S-5
S-13
0.12 mg/kg
S-7
0.88 mg/kg
S-3
S-22
S-6
150 mg/kg
S-2
S-11
235 mg/kg
S-1
S-10
S-9
S-8
0.27 mg/kg
HA-1
HA-2
HA-3
HA-4
20 mg/kg
4.8 mg/kg
<1 mg/kg
67 mg/kg
30 mg/kg

LEGEND

- S-1 SAMPLE LOCATION AND TOTAL PCB CONCENTRATION IN SOIL
- HA-1 ETI HORIZONTAL HAND AUGER SOIL BORING AND TOTAL PCB CONCENTRATION IN SOIL BENEATH STRIP FOOTING (5.5 - 6' BELOW CONCRETE FLOOR)
- ETI STRIP FOOTING CONCRETE SAMPLE AND TOTAL PCB CONCENTRATION (1.5 - 5' BELOW CONCRETE FLOOR)

NOTES

N

0 2' 4' 8'

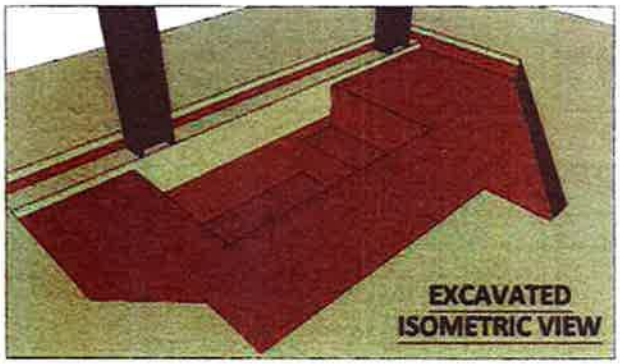
APPROXIMATE SCALE IN FEET

SAMPLE LOCATION MAP
AND TOTAL PCB SAMPLE RESULTS

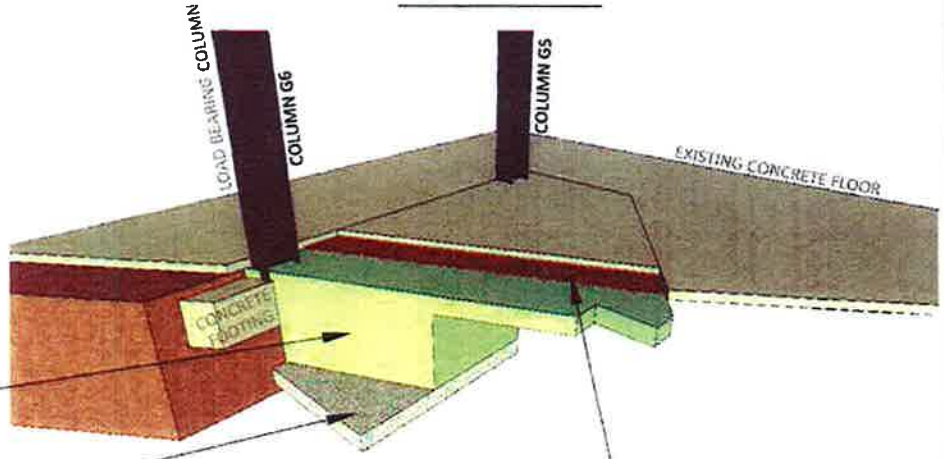
TYCO VALVE & CONTROL - PENBERTHY
320 LOCUST STREET
PROPHETSTOWN, ILLINOIS

DATE 10/27/10

FIGURE 2



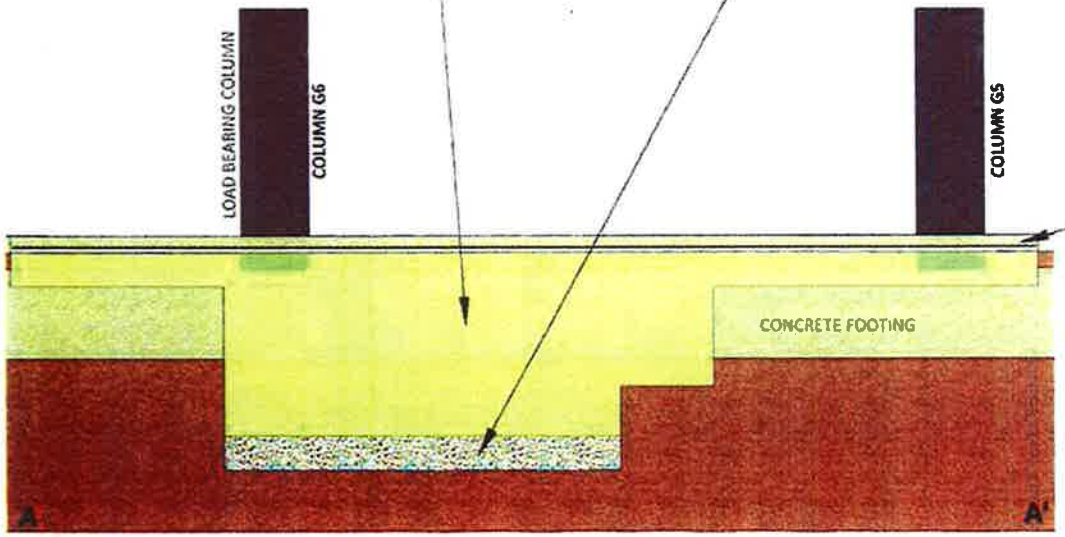
ISOMETRIC VIEW



28 CUBIC YARDS FLOWABLE SELF-COMPACTING CONCRETE SLURRY WITH COMPRESSIVE STRENGTH OF 1,200 LB/IN²

12-INCHES CLEAN STRUCTURAL AGGREGATE BACKFILL COMPACTED TO 95% ITS PROCTOR DENSITY

8.25 CUBIC YARDS, 4,000 LB/IN² COMPRESSED STRENGTH CONCRETE CAP WITH NO. 10 STEEL MESH AND NO. 4 STEEL DOWELS (6 INCHES THICK)



CROSS SECTION A TO A'

(LOOKING WEST)

0 2' 4' 8'

APPROXIMATE SCALE IN FEET

CONCRETE CAP AS-BUILT

TYCO VALVE & CONTROL - PENBERTHY
320 LOCUST STREET
PROPHETSTOWN, ILLINOIS

GZA GeoEnvironmental, Inc.
Engineers and Scientists

DRAWN BY: JJK	REVIEWED BY: JJK	CHECKED BY: DSA	FIGURE 3
DESIGNED BY: JJK	DRAWN BY: JAH	SCALE: AS NOTED	
DATE 6/22/11	PROJECT NO. 05.0044633	REVISION NO.	SHEET NO.

APPENDIX A

Limitations

LIMITATIONS

1. The conclusions and recommendations submitted in this Report are based in part upon the data obtained from a limited number of soil samples from widely spaced subsurface explorations. The nature and extent of variations between these explorations may not become evident until further investigation. If variations or other latent conditions then appear evident, it will be necessary to re-evaluate the recommendations of this Report.

2. In interpreting conditions at the Site, GZA has relied upon review of subsurface investigation and remedial actions documented in various reports prepared by Tyco's consultant/engineer Earth Tech, Inc (ETI).

3. Water table conditions were apparently not encountered based upon review of ETI's documents.

4. Except as noted within the text of the Report, no quantitative laboratory testing was performed as part of the assessment. Where such analyses have been conducted by an outside laboratory, GZA has relied upon the data provided, and has not conducted an independent evaluation of the reliability of these data.

5. The conclusions and recommendations contained in this Report are based in part upon various types of chemical data and are contingent upon their validity. These data have been reviewed and interpretations made in the Report. It should be noted that variations in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time, and other factors. Should additional chemical data become available in the future, these data should be reviewed by GZA, and the conclusions and recommendations presented therein modified accordingly.

6. Chemical analyses have been performed for specific parameters during the course of this study, as detailed in the text. It must be noted that additional constituents not searched for during the current study may be present in soil and groundwater at the Site.

APPENDIX B

Photographs

Photo No. 1: 12 inches of compacted structural aggregate in the base of the excavation.

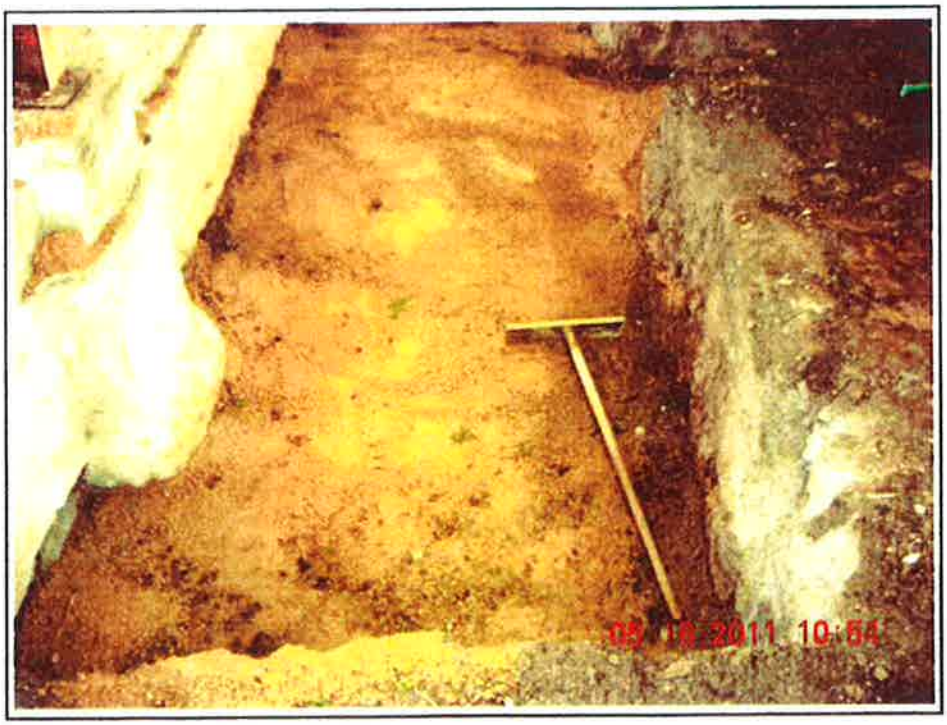


Photo No. 2: 12 inches of compacted structural aggregate in the base of the excavation.

Photo No. 3: Installing No. 4 steel dowels in the concrete slab.

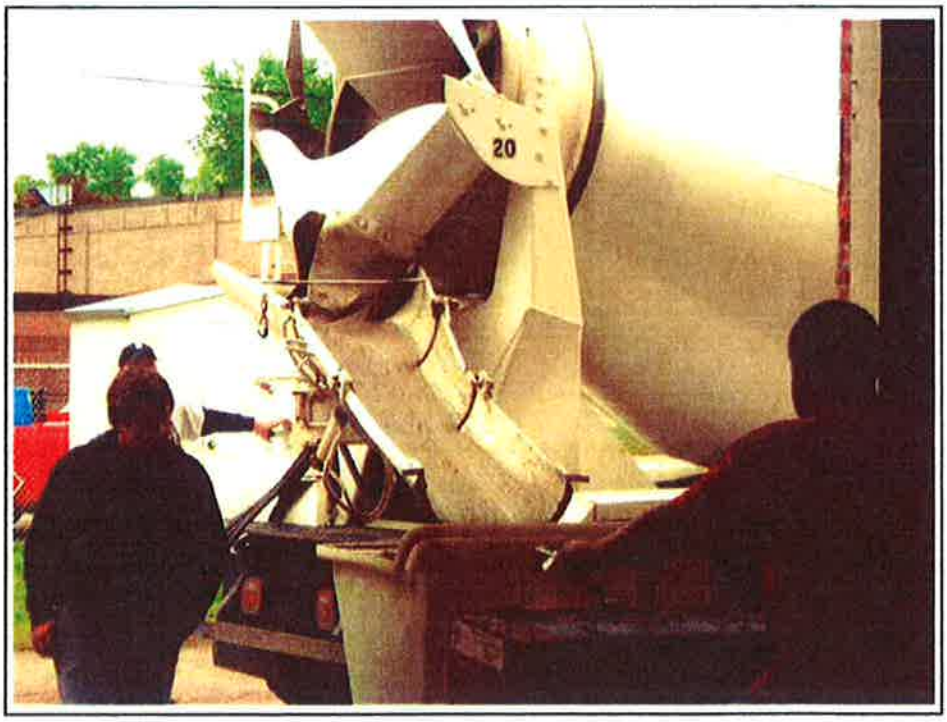


Photo No. 4: Flowable slurry decanted to mobile tote.

Photo No. 5: Pouring 1,200 lb/in^2 compressive strength slurry into the excavation.

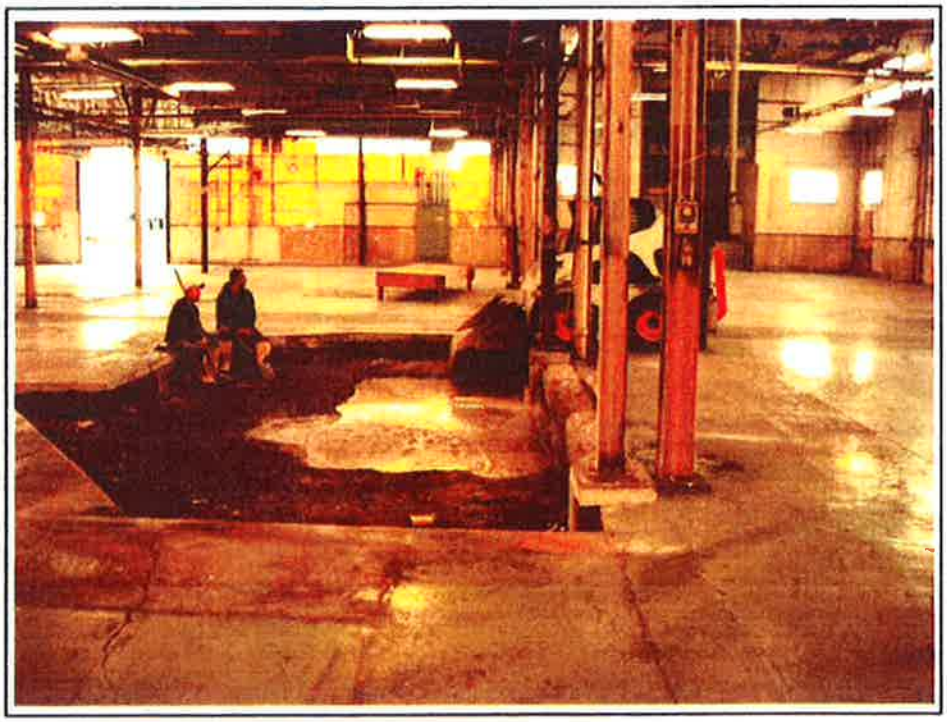


Photo No. 6: Pouring slurry into the excavation.

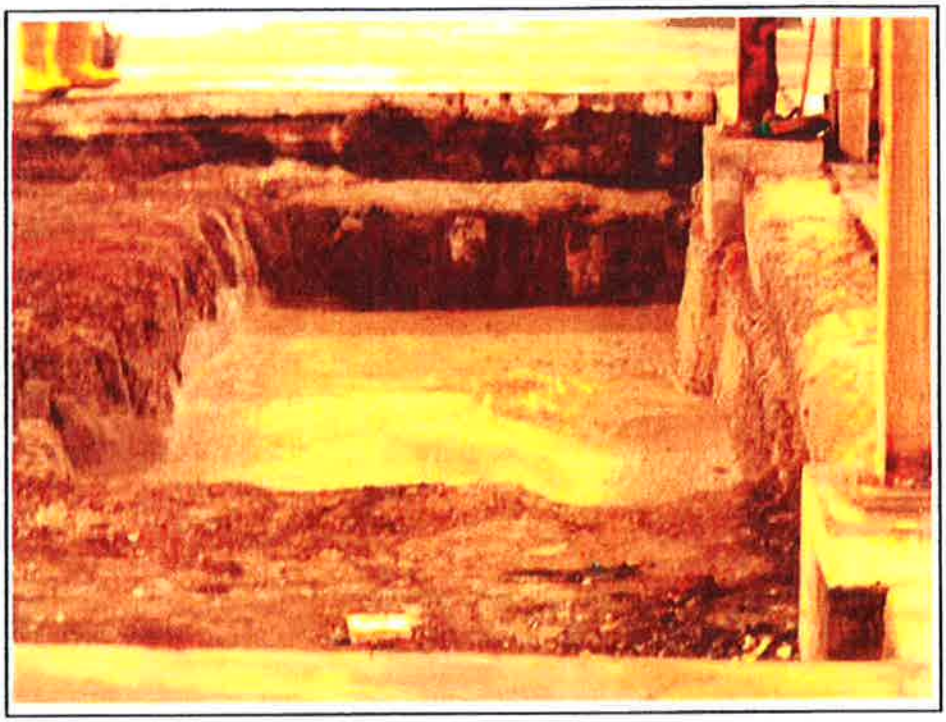


Photo No. 7: Slurry in the excavation.

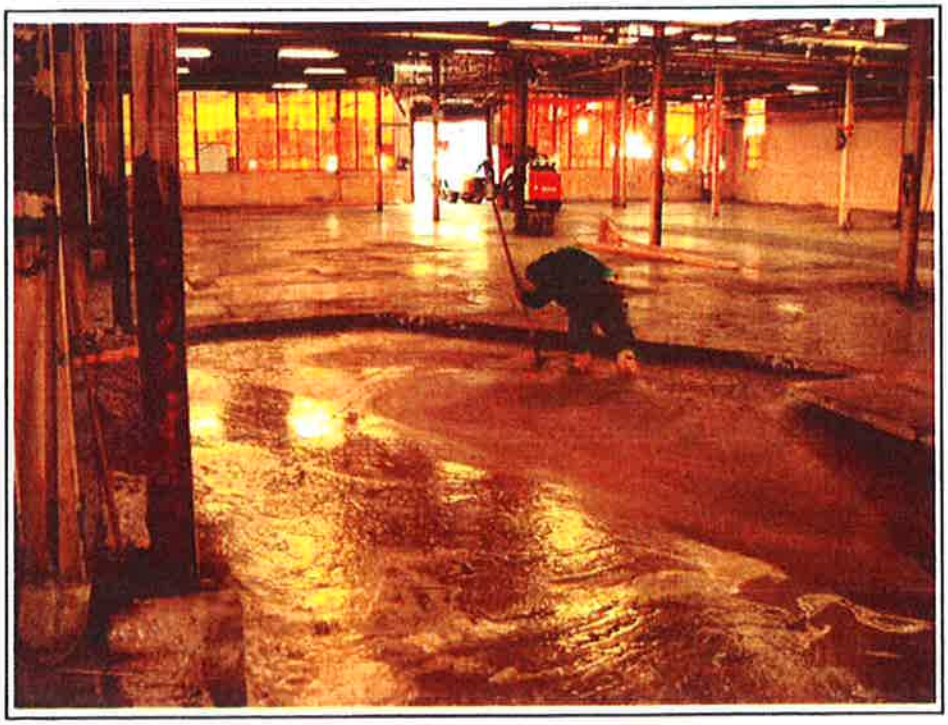


Photo No. 8: Slurry in the excavation.

Photo No. 9: Floating flowable slurry in the excavation.

Photo No. 10: 75% cured slurry in the excavation.

Photo No. 11: Installed #10 steel mesh and No. 4 steel dowels.

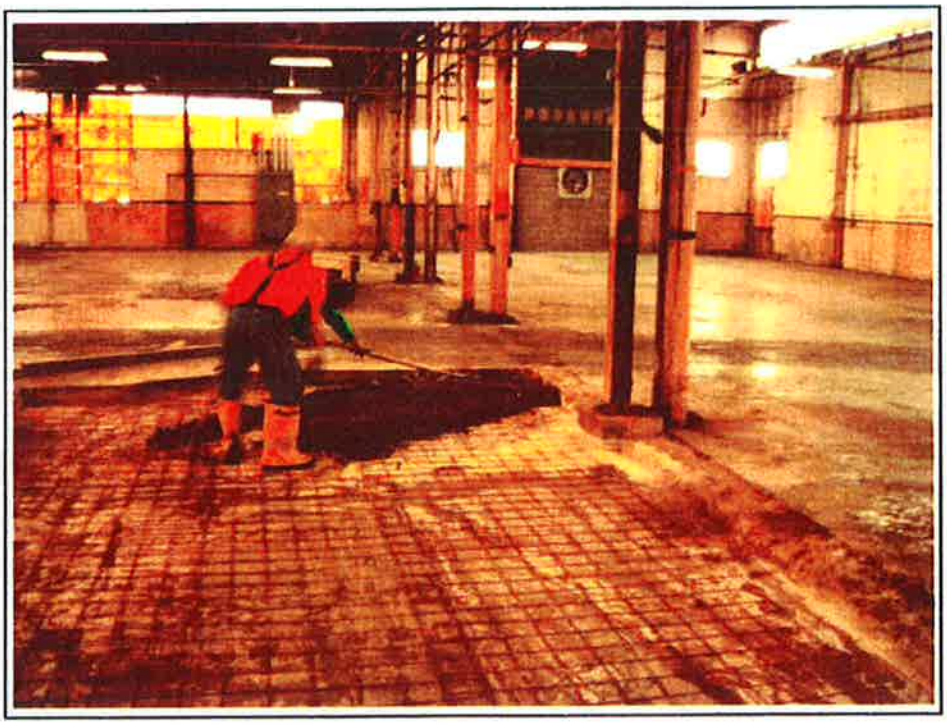


Photo No. 12: 4,000 lb/in^2 compressive strength concrete.

Photo No. 13: Concrete cap installation.

Photo No. 14: Installed 6-inch concrete cap.

Photo No. 15: Finishing 6-inch concrete cap to match the existing slab elevation.

Photo No. 16: Finished concrete cap.

APPENDIX C

Copy of Deed Restriction Filed with Whiteside County, Illinois Register of Deeds

ReedSmith

MEMORANDUM

Reed Smith LLP
10 South Wacker Drive
Chicago, IL 60606-7507
+1 312 207 1000
Fax +1 312 207 6400
reedsmith.com

From: Lynn A. Nichols
Direct Phone: +1 312 207 6511
Email: lnichols@reedsmith.com

To: LOUIS NAUGLE

File No.: 219652.110011

Date: July 5, 2011

Subject: **Deed Restrictions-Whiteside County (IL)**

In connection with the above, and attached with this memo are a stamped copy and an original Deed Restriction which was recorded with the Whiteside County (Illinois) Recorder on June 29, 2011, as Document No. 2011-04028.

Should you have any questions, please call.

LAN

Attachments

2011-04028 11

2011-04028
06/29/2011 02:49:54PM
PAGES: 11
REC FEE: 32.00
RHSP: 10.00

Dawn M. Young

RECORDER
WHITESIDE COUNTY IL

RECORDED AT THE REQUEST OF
CORPORATE PROPERTY ASSOCIATES 6
- A CALIFORNIA LIMITED PARTNERSHIP
50 Rockefeller Plaza
New York, NY 10020
Attn: Adhish Lal

PREPARED BY:
Peter Serrurier
Stoel Rives LLP
900 SW Fifth Avenue Suite 2600
Portland, OR 97204-1268

AND AFTER RECORDING RETURN TO:
CORPORATE PROPERTY ASSOCIATES 6
- A CALIFORNIA LIMITED PARTNERSHIP
50 Rockefeller Plaza
New York, NY 10020
Attn: Adhish Lal

UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:
W. P. Carey & Co. LLC
50 Rockefeller Plaza
New York, NY 10020
Attn: Adhish Lal

PIN 21-05-226-001

DEED REFERENCE 1738-86
Exemption (d)

DEED RESTRICTION

This Deed Restriction ("**Restriction**") is made as of the 24th day of June, 2011 by, CORPORATE PROPERTY ASSOCIATES 6 – A CALIFORNIA LIMITED PARTNERSHIP, surviving limited partnership by merger with Corporate Property Associates 5 effective December 31, 2000 ("**Owner**"), who is the owner of record of certain property situated at 320 Locust Street in Prophetstown, County of Whiteside, State

of Illinois, the legal description which is described on Exhibit A ("**Property**"), with a reference to the following facts:

A. Remediation Area and Cap. A portion of the Property as more fully depicted in Exhibit B, attached hereto and incorporated herein by this reference, has been used for polychlorinated biphenyls ("**PCBs**") remediation waste disposal.. Contaminated soils and a concrete strip foundation footing located at approximately 5.5 to 6 feet below the concrete floor (the "**Remediation Area**") have been backfilled and covered with an at least 6-inch concrete cap, which meets the requirements of 40 CFR § 761.61(a)(7) (collectively, the "**Cap**"). The Remediation Area shall be restricted to use as a low occupancy area as defined in 40 CFR § 761.3

B. Applicable Cleanup Levels Left at the Remediation Area. For the soils remaining within the Remediation Area, the remediation achieved the low-occupancy cleanup standard of up to 100 mg/kg pursuant to 40 CFR § 761.61 (a)(4)(ii)-(iii) with a *de minimis* volume of soil in and around the strip footing foundation with PCBs up to 150 ppm. Pursuant to 40 CFR §761.61(c) and the U.S. Environmental Protection Agency letters of March 8, 2011, and May 10,. 2011, attached here to as Exhibit C, such material may remain in place with the Cap described in Section B.1. of this Deed Restriction and the restrictions contained herein.

C. Disclosure. PCC Flow Technologies, Inc., the party in charge of the remediation, has made full and voluntary disclosure to the Environmental Protection Agency ("**EPA**") of the presence of PCBs under the Remediation Area.

D. Restricted to Use as a Low Occupancy Area. Owner desires and intends that in an attempt to protect the present and future public health and safety as required by the rules and regulations of the EPA, the Remediation Area shall be restricted to use as a low occupancy area as defined in 40 CFR § 761.31.

ARTICLE I

GENERAL PROVISIONS

1. 1 Provisions to Run with the Land. This Deed Restriction sets forth protective provisions, restrictions and conditions (collectively "**Restrictions**") upon and subject to which the Remediation Area shall be improved, held, used, occupied, leased, sold, encumbered, and/or conveyed. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Remediation Area, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof.

1. 2 Incorporation into Deeds and Leases. Owner desires that the Restrictions set out herein shall be incorporated in and attached to each and all deeds and leases of any portion of the Remediation Area.

ARTICLE II

DEVELOPMENT, USE AND CONVEYANCE OF THE PROPERTY

2.1 Restrictions on Use. Owner promises to restrict the use of the Remediation Area as follows:

a. The Remediation Area shall only be used as a low occupancy area as defined in 40 CFR §761.3;

b. All uses and development of the Remediation Area shall preserve the integrity of the Cap;

c. Owner shall maintain the integrity of the Cap; and

d. Any contaminated soils brought to the surface by unintentional grading, excavation, trenching, or backfilling of the Cap shall be managed in accordance with all applicable provisions of state and federal law.

ARTICLE III

VARIANCE AND TERMINATION

3. 1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Property or any portion thereof may apply to the EPA for a written variance from the provisions of this Deed Restriction.

3. 2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Remediation Area or a portion thereof may satisfy the requirements under 40 CFR § 761.61(A)(8)(ii) for removing the Cap or may apply to the EPA for a termination of the Restrictions as they apply to all or any portion of the Remediation Area.

3. 3 Term. Unless terminated in accordance with paragraph 3.2 above, by law or otherwise, this Restriction shall continue in effect in perpetuity.

ARTICLE IV

MISCELLANEOUS

4. 1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Remediation Area or any portion thereof to the general public.

4. 2 Partial Invalidity. If any portion of the restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force

and effect as if such portion had not been included herein.

4. 3 Article Headings. Headings at the beginning of each numbered article of this Restriction are solely for the convenience of the parties and are not a part of the Restriction.

4. 4 References. All reference to Code sections include successor provisions.

4. 5 Governing Law. This Restriction is governed by Illinois law.

IN WITNESS WHEREOF, the Owner has executed this Deed Restriction as of the day and year first above written.

CORPORATE PROPERTY ASSOCIATES 6, a California limited partnership

By: Carey Management LLC, its general partner

By: Carey REIT II, Inc., its managing member

By: _____

Name: Ashish Lal

Title: Second Vice President

New York
STATE OF ~~ILLINOIS~~)
) ss.
County of ~~Whiteside~~)
New York

This instrument was acknowledged before me on the 24th day of June, 2011 by, Ashish Lal, Second VP of CPA 6, legal counsel to CORPORATE PROPERTY ASSOCIATES 6 – A CALIFORNIA LIMITED PARTNERSHIP, on behalf of the partnership.

_____
Notary Public for New York NY
Residence Address: 18 Prospect St-1D
S. Orange NJ 07079
My Commission Expires: July 14 2011

VICTORIA JOANN REED
NOTARY PUBLIC, STATE OF NEW YORK
No. 01RE6095491
QUALIFIED IN NEW YORK COUNTY
MY COMMISSION EXPIRES JULY 14, 2011

EXHIBIT A

LEGAL DESCRIPTION

Real Property located in Whiteside County, Illinois, having an address at 320 Locust Street, Prophetstown, Illinois 61277:

Parcel 1: Beginning at a point in the Westerly line of Locust Street in the City of Prophetstown, which point is 150 feet Southerly from, as measured at right angles to the centerline of the main track of the Chicago, Burlington and Quincy Railroad Company; thence northerly in said Westerly line of Locust Street to a point 20 feet southerly from measured at right angles to the centerline of the said main track of the Railroad Company; thence Westerly in a straight line which is parallel to and 20 feet normally distant southerly of the centerline of the aforesaid main track of the Railroad Company, a distance of 282 feet; thence Southerly at right angles to last described course 30 feet to the southerly right of way line of the Chicago, Burlington and Quincy Railroad Company 50 feet normally distant southerly of the centerline of the main track of the Railroad Company; thence easterly in said Southerly right of way line 110 feet more or less to an intersection with a line drawn at right angles to the centerline of the said main track of the Railroad Company and thru a point in the Northerly right of way line of said Railroad Company 1000 feet Westerly of the centerline of Washington Street as measured along said northerly right of way line; thence Southerly at right angles to last described course, in said line 100 feet; thence Easterly parallel to and 150 feet normally distant Southerly of the centerline of the said main track of the Railroad Company to the aforesaid Westerly line of Locust Street and the point of beginning.

Parcel 2: Beginning at a point in the Northerly right of way line of the Chicago, Burlington and Quincy Railroad Company, said right of way line being 150 feet northerly of, as measured at right angles to the centerline of the main track of said Railroad Company, where the same intersects the Westerly line of Locust Street in the City of Prophetstown; thence Westerly in said northerly right of way line a distance of 160 feet, more or less to a point which is 1000 feet westerly of the centerline of Washington Street in said City of Prophetstown, as measured along said Northerly right of way line from a point in the centerline of said Washington Street, 150 feet Northerly at right angles from the centerline of the main track of said railroad company; thence southerly at right angles to last described course a distance of 100 feet along the Westerly right of way line of said Railroad Company; thence Westerly a distance of 200 feet along a line that is parallel with and 50 feet normally distant northerly of the centerline of the said main track of the Railroad Company and being the Northerly right of way line of said Railroad Company; thence Southerly at right angles to the last course to a point which is 8.5 feet normally distant, northerly of the centerline of the most northerly sidetrack of said Railroad Company; thence Easterly along a line which is 8.5 feet normally and radially

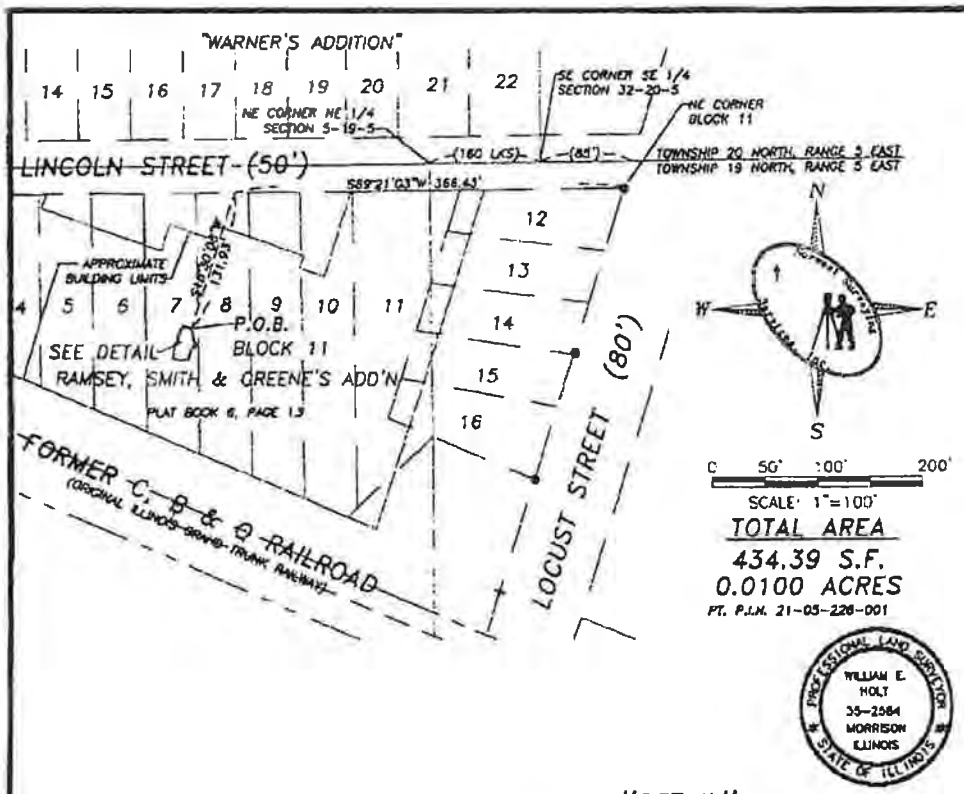
distant northerly of the said centerline of the most northerly sidetrack of the Railroad Company to the Westerly line of aforesaid Locust Street; thence Northerly in said West line of Locust Street to the point of beginning, excepting that part of Lots 10 and 11 in Block 11 of Ramsay, Smith and Greene's Addition to the City of Prophetstown, Whiteside County, Illinois.

Parcel 3: Lot 1 in Block 1 and all of Block 11 in Ramsay, Smith and Greene's Addition to said City of Prophetstown, Whiteside County, Illinois.

Parcel 4: Beginning at a point in the Westerly line of Locust Street in the City of Prophetstown which point is 150 feet Southerly of as measured at right angles to the centerline of the main track of the Chicago, Burlington and Quincy Railroad Company; thence Westerly parallel to the said centerline of the main track of the Railroad Company along the Southerly line of the parcel of land first hereinabove described, to a point in a line drawn at right angles to the centerline of the Main track of the Railroad Company and thru a point in the Northerly right of way of the Railroad Company 1000 feet westerly of the centerline of Washington Street as measured along said northerly right of way line, thence Southerly at right angles to last described course, in said line a distance of 50 feet; thence Easterly parallel with the centerline of the main track of the Railroad Company to the West line of Locust Street; thence Northerly in said West line of Locust Street to point of beginning; in Whiteside County, Illinois, (Excepting therefrom that part thereof falling in 5th Street).

EXHIBIT B

REMEDIATION AREA



TOTAL AREA

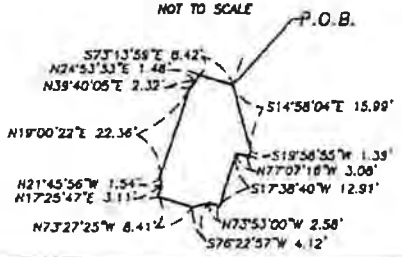
434.39 S.F.

0.0100 ACRES

PT. P.I.N. 21-05-226-001

"DETAIL"

NOT TO SCALE



PLAT OF SURVEY

Of Property Described As: Part of Block 11 of Ramsey, Smith & Greene's Addition to the City of Prophetstown, Whiteside County, Illinois, according to the plat thereof recorded in Plat Book 6 at Page 13 in the Office of the Whiteside County Recorder, bounded and described as follow, to wit:

Commencing at a point on the North line of said Block 11, said point being South 89 Degrees 21 Minutes 03 Seconds West, a distance of 366.43 feet from the monumented Northeast corner thereof; thence South 18 Degrees 30 Minutes 08 Seconds West, a distance of 131.93 feet to the Point of Beginning of the following described parcel; thence South 14 Degrees 58 Minutes 04 Seconds East, a distance of 15.99 feet ; thence South 19 Degrees 58 Minutes 55 Seconds West, a distance of 1.39 feet; thence North 77 Degrees 07 Minutes 18 Seconds West, a distance of 3.08 feet; thence South 17 Degrees 38 Minutes 40 Seconds West, a distance of 12.91 feet; thence North 73 Degrees 53 Minutes 00 Seconds West, a distance of 2.58 feet; thence South 76 Degrees 22 Minutes 57 Seconds West, a distance of 4.12 feet; thence North 73 Degrees 27 Minutes 25 Seconds West, a distance of 8.41 feet; thence North 17 Degrees 25 Minutes 47 Seconds East, a distance of 3.11 feet; thence North 21 Degrees 45 Minutes 56 Seconds West, a distance of 1.54 feet; thence North 19 Degrees 00 Minutes 22 Seconds East, a distance of 22.36 feet; thence North 39 Degrees 40 Minutes 05 Seconds East, a distance of 2.32 feet; thence North 24 Degrees 53 Minutes 33 Seconds East, a distance of 1.48 feet thence South 73 Degrees 13 Minutes 59 Seconds East, a distance of 8.42 feet to the Point of Beginning;

Containing 434.39 S.F., more or less.

SURVEYOR'S REPORT

This plat represents an original boundary survey of the property described hereon and conforms to the current Illinois Minimum Standards for a Boundary Survey. This Survey was done, by me or under my direct supervision, at the request of David Bauer of GZA Geo-Environment, Inc., of Waukesha, WI.

All monuments exist as shown hereon. Bearings are in Degrees, Minutes and Seconds and are referenced to an assumed datum. Distances are in feet and decimals thereof.

All structural or utility improvements, surface and subsurface, on and adjacent to the site are not necessarily shown.

This Survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.

No warranty is expressed or implied as to compliance with 765ILCS-205/1b of the Illinois Compiled Statutes.

Dated this 27th day of May 2011 CE

William E. Holt
Illinois Professional Land Surveyor
No. 35-2584
License Renews November 30, 2012

LEGEND

	BOUNDARY OF SURVEY
●	MONUMENT FOUND
▲	STONE FOUND
○	SET IRON PIN W/CAP
+	CHISELED "X"
	SECTION LINE
	RIGHT OF WAY LINE
	FENCE LINE
	BUILDING SETBACK
	UTILITY EASEMENT
( )	DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED

NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270
PHONE (815) 772-7179 FAX (815) 772-7883
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001138 EXPIRES 4-30-2013

SURVEYED BY	FIELD WORK COMPLETED	JOB NO.	DRAWN BY
JHW,AJH	5-26-11	2011096	VEH
BOOK NO.	PLAT NO.	DRAWING NAME	PLOTTING DATE
223-75	2011096	2001066	27 MAY 11
REVISION DATES:		CHECKED BY	SCALE 1"=100'

PROJECT: PARCEL SURVEY

TITLE: GZA - PENBERTHY SITE

EXHIBIT C

EPA LETTERS

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

May 10, 2011

REPLY TO THE ATTENTION OF:

LU-9J

CERTIFIED MAIL
RETURNED MAIL REQUESTED

Ms. Emi A. Donis
Vice President, Chief Compliance Officer and Deputy General Counsel
Precision Castparts Corp.
4650 SW Macadam Avenue, Suite 400
Portland, Oregon 97239-4262

Re: Approval of Proposed Remedial Action Plan, Former PCB Transformer Area, Tyco Valves & Controls – Penberthy 320 Locust Street, Prophetstown, Illinois

Dear Ms. Donis

Your proposed Remedial Action Plan (RAP) dated November 17, 2010, with additional supplemental information provided in a letter dated April 8, 2011, is herby approved. The U. S. Environmental Protection Agency finds that the RAP's design to complete the remedial efforts of the former transformer area impacted by PCB contaminated soils and concrete is acceptable. As described in the RAP, the proposed actions include backfill of the remediation area and implementation of additional engineered and institutional controls to address residual concentrations of PCB's remaining in subsurface soils and a subgrade concrete strip footing foundation. As stated in your letter to us dated March 15, 2011, the RAP will be implemented by GZA (consultants) on behalf of PCC, as Tyco and its consultant Earth Tech, Inc., are no longer involved in this project.

As indicated in our March 8 2011 letter, the RAP was tentatively and approved contingent upon submission of the following information:

1) *detailed engineering scale cross sectional drawings, schematics, and narrative describing the design, construction and installation of the proposed cap. This information should include the geology of the existing area proposed for a cap, 2) information on how the cap performance will be measured and maintained and 3) information as to whether or not groundwater is contaminated as well as to what extent PCB's may have migrated beyond the contaminated area.*

You have satisfactory complied with our request and the RAP is approved. EPA also understands that as of September 2010, current operations, at the Site were in the process of being discontinued and the Site was being prepared for future industrial reuse. Accordingly, after completion of RAP, consistent with the provisions of the RAP, PCC will submit to EPA construction documentation and a remediation report within 45 days after installation of the CAP and provide any information pertaining to any anticipated reuse of the property.

EPA looks forward to your continued cooperation. Should you have any questions or concerns, please do not hesitate to contact me at 312-886-6010. EPA is looking forward to your continued cooperation.

Sincerely,

Juan Thomas, MPH
Environmental Scientist

cc: Mr. Jay Karls, GZA GeoEnvironmental

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

CERTIFIED MAIL: 7001 0320 0006 0192 5213
RETURNED RECEIPT REQUEST

REPLY TO THE ATTENTION OF:
LU-9J

March 8, 2011

Matthew O. Tanzer
Vice President and Chief Counsel
Tyco Flow Services AG
9 Roszel Road
Princeton, New Jersey 08540

Re: Approval of Proposed Remedial Action Plan, Former PCB Transformer Area
Tyco Valves & Controls - Penberthy
320 Locust Street
Prophetstown, Illinois

Dear Mr. Tanzer:

The U. S. Environmental Protection Agency (EPA) is in receipt of the Proposed Remedial Action Plan (RAP), Former polychlorinated biphenyl (PCB) Transformer Area, Tyco Valves & Controls – Penberthy, Prophetstown, Illinois (RAP), dated November 17, 2010. The RAP's objective is to complete the remediation of a former PCB transformer area, located in a building at Tyco Valves & Controls – Penberthy (Tyco) at 320 Locust Street in Prophetstown, Illinois. The Proposed RAP is designed to complete the remedial effort initiated by Earth Tech, Inc., on behalf of Tyco between February and May 2006. The remediation process to date has included the removal of approximately 30 yd^3 of accessible PCB-containing dielectric-stained concrete floor and underlying soil. This includes concentrations of PCB contaminated soils and concrete that has been excavated ranging from 74 mg/kg to 22,000 mg/kg in soils and concrete respectively. The PCB impacts remaining are in soil and on a concrete footing in the area of the former transformer and are located at depths ranging from 1.5 to greater than 6 feet below the concrete floor slab.

Though you have stated that the submission of your RAP is being done under the provision of 40 CFR Part 761.61(a), EPA has reviewed and evaluated your submission and conclude that your proposed RAP does not meet all of 40 CFR Part 761.61(a) and is more consistent with the provisions of 40 CFR Part 761.61(c), Risk Based Disposal Approval. However, implementation of the procedures under 40 CFR Part 761.61(a), Self-Implementing On-Site Cleanup and Disposal of PCB remediation waste will be incorporated into your RAP where necessary.

Upon review of other historical documents submitted by you with respect to the remediation of PCB contaminated soils and concrete, more specifically, "Calculation of Revised Cleanup Level

for Remediation of PCB-Impacted Soils and Concrete Tyco Valves & Controls, Prophetstown, Illinois" dated July 14, 2006, there appears to be a discrepancy between the levels of PCB contamination remaining in soils and concrete as reported in the November 17, 2010 RAP. However, with respect to implementing further excavation of any remaining PCB contaminated soils, you propose that due to structural integrity issues of building support structures, additional excavation of soils is not feasible. As a way of addressing this issue, Tyco has proposed alternative soil cleanup levels for PCB impacted soil and concrete of 323 mg/kg. Tyco developed this cleanup level based upon a construction worker exposure scenario and because impacted soil areas and some impacted concrete will be below the surface of a six-inch thick concrete floor slab. Additionally, because of the limitations of further excavation, you are proposing to encapsulate the residual PCBs in the subsurface soil and concrete strip footing in-place with installation of an engineered cap that meets the requirements of 40 CFR 761.61(a)(7). It is noted here that any person designing or constructing an engineered cap must do so in accordance with 40 CFR Part 264.310(a) and ensure that it complies with the permeability, sieve, liquid limit, and plasticity index parameters in 40 CFR 761.75(b)(1)(ii) through (b)(1)(v).

Due to the lack of detail provided about the cap design, EPA cannot approve of the RAP at this time; EPA is requesting that you submit detailed engineering scale cross sectional drawings, schematics, and narrative describing the design, construction and installation of the proposed cap. This information should include the geology of the existing area proposed for a cap, In addition, please provide information on how the cap performance will be measured and maintained. Also provide information as to whether or not groundwater is contaminated as well as to what extent PCB's may have migrated beyond the contaminated area.

Should you have any questions or concerns, please do not hesitate to contact me at 312-886-6010. USEPA is looking forward to your continued cooperation.

Sincerely,

Juan Thomas, MPH
Environmental Scientist

cc: Mr. Jay Karls, GZA GeoEnvironmental

Appendix H:

Resumes

MATT FOX

Senior Engineering Consultant

Education

- Bachelor of Science, Environmental Engineering, California Polytechnic State University San Luis Obispo, 1995

Project Experience

- ***Hyatt Regency, San Francisco, California –*** As a Project Manager, Mr. Fox performed a Property Condition Assessment of this 802-unit full-service hotel. He coordinated with numerous specialty sub-contractors, reviewed the condition of the building structures and systems, and developed a thorough report.
- ***Truck Rental Portfolio, Various States –*** As a Portfolio Manager, Mr. Fox managed a portfolio of Phase I Environmental Site Assessments of 50 truck rental facilities located throughout the United States. Many of the facilities had previously been used as gasoline stations and required further sub-surface investigations.
- ***Maui Land and Pineapple, Maui, Hawaii –*** As a Project Manager, Mr. Fox performed a Property Condition Assessment of this 25 building, 675,000 square foot, cannery complex originally constructed in the early 1900s. He reviewed the condition of the building structures and systems, and developed a thorough report.
- ***Bella Vita Apartments, Sacramento, California –*** As a Project Manager, Mr. Fox conducted monthly Construction Monitoring and Draw Reviews for the renovation of a 220-unit apartment complex.
- ***USDA Rural Development Portfolios, Various States –*** As a Project Manager, Mr. Fox performed Capital Needs Assessments at over 50 low income housing complexes located throughout the United States. Mr. Fox developed the internal procedures that allowed the assessments to be completed on time and under budget.
- ***555 Washington Street, San Francisco, California –*** As a Project Manager, Mr. Fox performed an Environmental Site Assessment of a city block located in downtown San Francisco. The report was prepared as part of an Environmental Impact Report for a proposed condominium development adjacent to the TransAmerica Pyramid. The property historically had dozens of commercial buildings dating back to the 1840s.

Industry Tenure

- A/E: 2003
- Environmental: 1995
- EMG: 1997

Related Experience

- Industrial Portfolios
- Affordable Housing Portfolios
- Hospitality Portfolios
- Assisted Living Portfolios
- Retail Portfolios

Industry Experience

- Office
- Industrial
- Housing/Multi-family
- Hospitality
- Healthcare
- Retail/Wholesale
- Affordable Housing

Active Licenses/Registration

- State of California Engineer in Training, 1995
- California Registered Environmental Assessor, 2001
- AHERA Asbestos Building Inspector, 1997
- 40-hour HAZWOPER, 2006

Regional Location

- Sacramento, California

KEVIN M. HOWLETT

Project Manager

Education

- Masters of Science, Environmental Resources Management, University of South Carolina, Columbia, SC, 1997
- BS, Business Administration, Management Concentration, University of South Carolina, Spartanburg, SC 1992

Project Experience

- ***Telecommunications and Tower Construction Clients, North and South Carolina:*** Environmental Manager for Telecommunications department, responsible for Phase I ESA investigations and NEPA compliance for numerous Telecommunications and Tower Construction clients for Cellular Tower Sitings in North and South Carolina. Tasks include written and verbal communications with state and federal agencies, multi-tasking for numerous simultaneous projects, field site assessments and site research and investigations. Also responsible for Phase I ESA investigations for numerous commercial, industrial and undeveloped properties in North and South Carolina and Georgia, and Phase II ESAs, from proposal development through completion of projects.
- ***Former Textile Plant,, Greenville, South Carolina:*** Primary field scientist involved in the remediation of a former textile plant. The site included approximately 285 acres of valuable commercial real estate in the most desirable part of Greenville, SC. Duties include data analysis, implementation of field monitoring program, field oversight of remediation effort, field direction of subsurface injection, hydraulic fracturing and well installation, monitoring, maintenance and troubleshooting of Enhanced Reductive Dechlorination (ERD) injection system, hydraulic fracturing work plan, quarterly reporting and data analysis, field analysis and sampling according to EPA protocol.
- ***Former Groce Laboratory, Beaco Road PRP Group, Greer South Carolina:*** Scientist for this former chemical reclamation operation, which actively conducted solvent distillation, solidification, acid/base neutralization, filtration, combustion, metals recover, mixing, and chemical reactions from 1970 to 1977. The site is regulated under CERCLA.

Industry Tenure

- A/E: 1998
- EMG: August, 2004

Related Experience

- Science and Industry

Industry Experience

- Industrial
- Retail
- Commercial

Special Skills & Training

- Hazardous Waste Operations, 40-hour Training
- CPR First Responder Training
- Bloodborne Pathogen Training

Regional Location

- Greenville, SC
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