

March 22, 2021

ClientCompany

ClientAddress

ClientCity, IL 61820

RE: Phase I Environmental Site Assessment

Recycled Rubber Products, LLC

175 South Des Plaines Street

Joliet, IL 60436

A3E Project No.: 2021_0327

Dear Ms. ClientLastName:

A3 Environmental, LLC ("A3E") has completed a Phase I Environmental Site Assessment of the above referenced property. The work was conducted in accordance with A3E's letter of engagement and generally accepted industry standards. This report was prepared solely for the use of ClientCompany (hereinafter "Client" or "User") and any party specifically referenced in Section 2.9 User Reliance. No other party shall use or rely on this report or the findings herein, without the prior written consent of A3E.

Thank you for the opportunity to provide our services. If you have any questions or need any additional information, please contact the undersigned at 630-507-9002.

Sincerely,

Report Writer:



Colleen Stull
Project Manager

Senior Reviewer:



Patrick W. Hook, P.G.
Senior Project Manager

PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECYCLED RUBBER PRODUCTS, LLC

**175 SOUTH DES PLAINES STREET
JOLIET, IL 60436**

PREPARED FOR

CLIENTCOMPANY

CLIENTADDRESS

CLIENTCITY, IL 61820

PREPARED BY

A3 ENVIRONMENTAL, LLC

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LISLE, ILLINOIS 60532

T: 888-405-1742

PROJECT NUMBER: 2021_0327

DATE: MARCH 22, 2021



Project Summary Table

A3 Environmental, LLC (A3E) performed this Phase I Environmental Site Assessment (ESA) for the property located at 175 South Des Plaines Street, Joliet, IL at the request of ClientCompany.

| Report Section | No Further Action | REC | CREC | HREC | DMC | OEC | BEC | Opinion |
|--|-------------------|-----|------|------|-----|-----|-----|---|
| 4.0 User Provided Information | ✓ | | | | | | | |
| 5.3 Federal & State Standard Database Review | ✓ | | | | | | | |
| 5.3.1 Federal/State - Target Property | | | ✓ | | | | | A Focused No Further Remediation letter dated January 24, 2014 was issued to the Target Property with the following restrictions: engineered barriers in the form of concrete pavement and institutional controls in the form of a groundwater restriction and an industrial/commercial land use restriction. Based on the utilization of engineered barriers and institutional controls, it is A3E's opinion that this listing is considered a CREC. |
| 5.3.2 Federal/State - Adjoining & Surrounding Properties | ✓ | | | | | | | |
| 5.4 Additional Federal, State, Tribal and Local Record Sources | ✓ | | | | | | | |
| 6.0 Historical Review | ✓ | | | | | | | |
| 7.0 Vapor Encroachment Condition | ✓ | | | | | | | |
| 8.3.1 Hazardous Substances and Petroleum Products | ✓ | | | | | | | |

| Report Section | | No Further Action | REC | CREC | HREC | DMC | OEC | BEC | Opinion |
|----------------|---|-------------------|-----|------|------|-----|-----|-----|---|
| 8.3.2 | Storage Tanks | | | | | ✓ | | | Various totes and drums containing motor oil, hydraulic oil and binding fluid were identified on the exterior and within the facility at the Target property. Several containers were observed in poor condition; however, they appeared to be emptied and the immediate storage areas did not exhibit obvious evidence of spills or leakage. A3E recommends better housekeeping practices and the implementation of secondary containments for the storage of hazardous materials onsite. Based on this information, it is A3E's opinion that these materials are considered de minimis. |
| 8.3.3 | Odors | ✓ | | | | | | | |
| 8.3.4 | Drums | ✓ | | | | | | | |
| 8.3.5 | Polychlorinated Biphenyls (PCBs) | ✓ | | | | | | | |
| 8.3.6 | Stained Soil or Pavement | | | | | ✓ | | | Staining was observed on the exterior and within the facility at the Target Property. The staining was located on concrete and no drains were observed in the vicinity. A majority of the blackened cement was identified to be rubber dust particles produced in the recycling process. Based on the size and superficial nature of the staining, it is A3E's opinion that the staining is considered de minimis. |
| 8.3.7 | Solid Waste Disposal/ Evidence of Fill Materials | ✓ | | | | | | | |
| 8.3.8 | Wastewater | ✓ | | | | | | | |
| 9.0 | Interviews | ✓ | | | | | | | |
| 10.0 | Additional (Non-Scope) Services | ✓ | | | | | | | |

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1.0 EXECUTIVE SUMMARY

A3 Environmental, LLC (A3E) performed this *Phase I Environmental Site Assessment (ESA)* in conformance with the scope and limitations of The American Society for Testing and Materials (ASTM) Standard Practice for *Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13)*, the United States Environmental Protection Agency (USEPA) *All Appropriate Inquiry (40 CFR 312)*, for the Recycled Rubber Products, LLC located at 175 South Des Plaines Street in Joliet, Will, IL (hereinafter referred to as the Target Property).

| Site Description | |
|--|--|
| Property Name | Recycled Rubber Products, LLC |
| Property Address | 175 South Des Plaines Street |
| Historical/Additional Addresses | None identified |
| City, County, State, Zip | Joliet, Will, IL 60436 |
| Location | The Target Property is located on the north side of Allen Street, approximately 50 feet north of the intersection of South Des Plaines Street and Allen Street. |
| Vicinity Characteristics & Adjoining Property Use | The Property is located in an area characterized generally by a mix of residential and industrial/commercial land use. Adjoining properties include single-family residential neighborhoods to the north and east, and industrial/commercial properties to the east, south. |
| Property Use | Industrial |
| Number of Parcels/ Parcel Number(s) | One; 3007162250110000 |
| Size/Acres | 0.48 (Tax Assessor) |
| Number of Buildings | One |
| Date of Construction | 1984 (Per the site contact) |
| Gross Building Area (SF) | ~21,000 (Per the site contact) |
| Occupant/Current Use | The Target Property is occupied by Recycled Rubber Products LLC, a used tire recycling facility. Additional improvements include a paved parking lot. |
| Hazardous Material Use | Environmentally sensitive activities are conducted at the Target Property. The Property is occupied by a single tenant, Recycled Rubber Products LLC, and is used for the recycling of used rubber material and the manufacturing of rubber mulch. The manufacturing process includes using water-soluble binders. The binder is stored in a 300-gallon plastic tote. Additional materials, including various oils, lubricants and solvents used to maintain the manufacturing equipment are also stored in retailed-sized containers and 55-gallon drums. |

Historical & Regulatory Summary

| | |
|---|---|
| Historical Summary of Target Property | <p>The Target Property was depicted as being developed with an industrial structure as early as 1939. By 1946, the previous building was demolished and replaced with an industrial structure on the southern portion of the site. By 1956, the property was redeveloped with four adjoining industrial structures. By 1983, these structures were demolished and the site was redeveloped to its current configuration with one large industrial structure.</p> |
| Historical Summary of Adjoining Properties | <p>The north adjoining property was depicted as being developed to its current configuration with a several single-family residential dwellings. Notably, the Joliet Chemical Co. was depicted to the northeast in 1898.</p> <p>The east adjoining property was depicted as being developed with single-family residential dwellings as early as 1939. By 1962, the property was depicted as a vacant lot. By 1973, the property was redeveloped to its current configuration with seven multi-unit residential dwellings.</p> <p>The south adjoining property was depicted as being developed with single-family residential dwellings as early as 1939. By 1962, the property was depicted in its current configuration of a vacant lot. Starting in 2005, the property appeared to be utilized as storage for various truck trailers.</p> <p>The west adjoining property was depicted as being developed with an industrial structure. By 1962, the property appeared to be improved with a larger structure. By 2010, the property was depicted in its current configuration as a vacant lot. Various large storage containers were depicted on the property. This property is currently being utilized as a storage area for the Target Property.</p> |
| Regulatory Listings | <p>The Subject Property was identified in the FINDS/FRS, SRP, SPILLS, INST, ENG, AIR PERMITS, REM ASSESS, NIPC, and IEPA DOCS federal/state databases. Documents retrieved from the Illinois Environmental Protection Agency's Document Explorer identified that the site was enrolled on December 9, 2013. The property was historically utilized as a storage warehouse for hydrated alumina and has been utilized as a tire recycling facility since 2003. In June of 2013, EPS Environmental Services, Inc. (EPS) conducted a subsurface investigation. They discovered elevated levels of polynuclear aromatic hydrocarbons (PNAs) in the subsurface soil. A Focused No Further Remediation letter dated January 24, 2014 was issued to the property with the following restrictions: engineered barriers in the form of concrete pavement and institutional controls in the form of a groundwater restriction and an industrial/commercial land use restriction. Based on the utilization of engineered barriers and institutional controls, it is A3E's opinion that this listing is considered a CREC.</p> <p>The northeast adjoining property, under the name Ill Bell Tel Co Joliet and Crowther Enterprises, and addressed as 120 West Dekalb Street was identified in the RCRA NON GEN, UST, and REM ASSESS federal/state databases. According to the RCRA-Generator database, the facility is a non-generator of hazardous wastes with no violations reported. Additionally, the facility was listed on the UST database for its use of one previously active underground storage tank. The 2,000-gallon gasoline UST was removed on December 23, 1987. No releases have been identified for this property. Based on this information, it is A3E's opinion that these listings are not considered a REC.</p> |

1.1 Findings, Opinions, & Conclusions

This assessment has revealed evidence of known or suspect RECs, HRECs, CRECs, or *de minimis* conditions in connection with the Target Property.

Recognized Environmental Condition (REC) is defined by ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a Target Property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat or a future release to the environment.

- A3E did not identify evidence of RECs during this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substance or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- A Focused No Further Remediation letter dated January 24, 2014 was issued to the Target Property with the following restrictions: engineered barriers in the form of concrete pavement and institutional controls in the form of a groundwater restriction and an industrial/commercial land use restriction. Based on the utilization of engineered barriers and institutional controls, it is A3E's opinion that this listing is considered a CREC.

Historical Recognized Environmental Condition (HREC) is defined by ASTM Standard Practice 1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the Target Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- A3E did not identify evidence of HRECs during this assessment.

De Minimis Condition is defined as a condition that generally does not present a threat to human health or the environmental and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not Recognized Environmental Conditions or controlled Recognized Environmental Conditions as defined by the ASTM Standard Practice 1527-13.

- Various totes and drums containing motor oil, hydraulic oil and binding fluid were identified on the exterior and within the facility at the Target property. Several containers were observed in poor condition; however, they appeared to be emptied and the immediate storage areas did not exhibit obvious evidence of spills or leakage. A3E recommends better housekeeping practices and the implementation of secondary containments for the storage of hazardous materials onsite. Based on this information, it is A3E's opinion that the presence of these materials is considered De Minimis.
- Staining was observed on the exterior and within the facility at the Target Property. The staining was located on concrete and no drains were observed in the vicinity. A majority of the blackened cement was identified to be rubber dust particles produced in the recycling process. Based on the size and superficial nature of the staining, it is A3E's opinion that the staining is considered De Minimis.

Business Environmental Risks/Non-Scope Considerations warrant discussion, but do not qualify as RECs as defined by the ASTM Standard Practice 1527-13. These include, but are not limited to, business environmental considerations such as the presences of asbestos containing materials (ACMs), lead-based paints (LBPs), radon, mold and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the Target Property.

- A3E did not identify evidence of BERs during this assessment.

Significant Data Gaps are defined as a lack of or inability to obtain information required by the Phase I ESA ASTM despite good faith efforts by the environmental professional to gather such information to identify recognized environmental conditions.

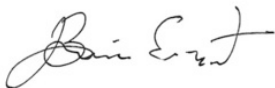
- No Significant Data Gaps were encountered during this assessment.

1.2 Recommendations

Based on the findings of this Phase I ESA, no additional investigation or inquiry into Recognized Environmental Conditions is recommended by A3E.

1.3 Signatures and Environmental Professional Statement

Site Assessor:



Senior Reviewer:



Brian Englert
Project Manager

Patrick W. Hook, P.G.
Senior Project
Manager

The following personnel contributed to the preparation of this Phase I ESA under the direct charge of the environmental professional(s) signed below:



Colleen Stull
Project Manager

1.4 Environmental Professional Statement/AAI Certification

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

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



Alisa Allen, M.S., P.G.
Owner/Manager

2.0 INTRODUCTION

A3 Environmental, LLC (A3E) was retained by ClientCompany of ClientAddress, ClientCity, IL (Client) to conduct a Phase I ESA of the Recycled Rubber Products, LLC, located at 175 South Des Plaines Street, Joliet, Will, IL, 60436 (Target Property). A site reconnaissance and examination of the Target Property and surrounding properties was conducted on March 16, 2021.

This Phase I Environmental Site Assessment was performed by or under the supervision of an Environmental Professional. An Environmental Professional is defined by AAI as “a person who possess sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding the presences of release or threatened releases to the surface or subsurface of a property.” See the [Appendix](#) for a copy of A3E’s resumes and Environmental Professionals.

2.1 Purpose

The purpose of the Phase I ESA is to identify the presence or likely presence of Recognized Environmental Conditions, as defined by the ASTM International Standard Practice for Environmental Site Assessments – E 1527-13 (ASTM-13) or the existence of hazardous substances under the Federal AAI. The purpose of the Phase I ESA is to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability (landowner liability protection).

2.2 Definitions

ASTM defines the following related terms utilized throughout the Phase I ESA report.

- *All appropriate Inquiries* – that inquiry constituting all appropriate inquiries into the previous ownership and uses of the Target Property consistent with good commercial and customary practices as defined in CERCLA 42 USC §9601 (35) (B), that will qualify a party to a commercial real estate transaction for CERCLA liability (42 USC §9601 (35) (A) and (B), §9607 (b) (3), §9607 (q), and §9607 (r)), assuming compliance with other elements of the defense.
- *Hazardous substances* – a substance defined as hazardous pursuant to CERCLA 42 USC § 9601 (14), and as interpreted by USEPA regulations and the courts.
- *Petroleum product* – those substances included within the meaning of the petroleum exclusion to CERCLA 42 USC § 9601 (14), as interpreted by the courts and USEPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under

Subparagraphs (A) through (F) of CERCLA 42 USC § 9601 (14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas useable for fuel (or mixtures of natural gas and such synthetic gas).

- *Recognized Environmental Conditions*- the presence or likely presence of any hazardous substances or petroleum products in, on, or at a Target Property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not Recognized Environmental Conditions.
- *Historical Recognized Environmental Conditions*– a past release of any hazardous substances or petroleum products that has occurred in connection with the Target Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Target Property to any required controls (for example, Target Property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical Recognized Environmental Condition, the environmental professional must determine whether the past release is *a Recognized Environmental Condition* at the time the Phase I ESA is conducted (for example, if there has been a change in the regulatory criteria).
- *Controlled Recognized Environmental Conditions*– a Recognized Environmental Condition *resulting* from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, Target Property use restrictions, activity and use limitations, institutional controls, or engineering controls).
- *De minimis condition* – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not Recognized Environmental Conditions or controlled Recognized Environmental Conditions.

2.3 Scope of Services

The assessment was based on visual assessment of the Target Property, a review of available land use records, interviews with subject site representatives, review of previous environmental reports and information from environmental agencies. The assessment is designed to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the Target Property.

- Review of standard federal, state, tribal and local record sources, additional record sources, physical setting sources and standard historical sources. Historical sources include fire insurance maps, topographic maps, aerial photographs, city directories, and chain-of-title/environmental lien documents (if provided/available).
- Conduct a site visit of the Target Property to visually and/or physically observe exterior and interior conditions and physical characteristics. Identify current conditions and operations of the Target Property and surrounding properties. Visually assess the Target Property for evidence of RECs, CRECs, or HRECs, including RECs associated with Vapor Encroachment Conditions (VECs).
- Interview past and present owners, operators, and occupants of the Target Property; interview state, and local government officials for the purpose of obtaining information that may indicate Recognized Environmental Conditions in connection with the Target Property; anyone with available knowledge pertaining to the Target Property.
- Prepare a Phase I ESA report documenting the findings, opinions and conclusions.

2.4 Deletions

No deletions from the proposed scope of work were noted during preparation of this report.

2.5 Assumptions

The following assumptions are made by A3E in this report. A3E relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. A3E has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, A3E cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the Target Property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. A3E assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

2.6 Project-Specific Limitations

Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Target Property. This assessment was prepared in a manner consistent with generally accepted industry practices and standards. All information is true and correct to the best of A3E's knowledge and reflects our best professional opinion and judgment.

In performing this Phase I ESA, the following limitations exist:

- A Phase I ESA does not include the testing or sampling of the surface and subsurface soil, water, groundwater, air, or building materials located on the Target Property.
- A Phase I ESA is not intended to address environmental issues that are considered beyond the scope of a Phase I ESA, (*e.g.*, asbestos-containing materials, radon, lead-based paint, wetland investigations) unless specifically requested by the *user* and included in Section 9.0.
- A Phase I ESA does not address whether requirements in addition to *all appropriate inquiries* have been met in order to qualify for the *landowner liability protections*. For example, a Phase I ESA does not address the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release-reporting obligations. Additional requirements necessary to qualify for *landowner liability protections* are specified in USC § 9607(b)(3)(a) and (b) and cited in Appendix XI of ASTM E1527-13.
- This report contains information and opinions that are limited to the date the report was issued. No additional site reconnaissance activities, data review or other investigation of the Target Property have been performed by A3E since the date of this report. A3E makes no representation with respect to, nor expresses any opinion about, the Target Property after the date of the report. A3E does not assume any obligation to update this report for any purpose whatsoever.
- Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty of environmental conditions associated with the Target Property. A3E is unable to represent that the Target Property or adjoining properties contain no hazardous waste, petroleum products, or other conditions beyond that detected or observed by A3E during Phase I ESA activities. The possibility for contaminants to migrate through surface and subsurface soil, water, groundwater or air always exists. The scope of this ESA cannot completely address the environmental risks associated with migration in these media.

- The ASTM standard and AAI do not impose on the environmental professional the responsibility to undertake a review of recorded land title records and judicial records for environmental liens and activity and use limitations unless specifically included as an additional scope of work item in the proposal and acceptance agreement.
- Site reconnaissance activities were performed with the intention to review areas that may present potential environmental conditions. A3E cannot assert that all areas of the Target Property presenting these conditions were reviewed during on-site activities.

2.7 Limiting Conditions/Deviations and Exceptions

No limiting conditions/deviations or exceptions were identified during this assessment.

2.8 Special Terms and Conditions

This Phase I ESA was completed in accordance with the acceptance agreement authorized by ClientCompany and subject to the noted terms, conditions, and limitations.

Per Section 6.2 of ASTM E1527-13, “Unless added by a change in the scope of work to be performed by the environmental professional, this practice does not impose on the environmental professional the responsibility to undertake a review of recorded land title records and judicial records for environmental liens and AULs. The user should either (1) engage a title company, real estate attorney, or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens and AULs currently recorded against or relating to the Target Property, or (2) negotiate such an engagement of a title company, real estate attorney, or title professional as an addition to the scope of work to be performed by the environmental professional.”

2.9 User Reliance

This assessment and report was prepared on behalf and for the exclusive use of ClientCompany (*user*), and its agents, and attorneys. The report and its findings shall not, in whole or in part, be disseminated or conveyed to another party, nor used by another party in whole or in part, without prior written consent by A3 Environmental, LLC, except as permitted by the ASTM standard.

3.0 SITE DESCRIPTION

3.1 Site Location

The Target Property has the address of 175 South Des Plaines Street, Joliet, IL. The Target Property consists of One parcel of land that is 0.48-acres in size. The Target Property's location is depicted on [Figure 1](#). The land use of the Target Property and land use of the adjoining properties is depicted on [Figure 2](#). The Target Property layout and details are depicted on [Figure 3](#).

3.2 Current Property Use

The Target Property contains one two-story industrial building that is currently occupied by Recycled Rubber Product LLC, a manufacturing facility that recycles used tires into rubber mulch. The property consists of one industrial building that contains office spaces, warehouse and storage areas. Additionally, the west and south adjoining properties are utilized as storage space for the finished rubber mulch product.

3.3 Current Use of Adjoining Properties

The Target Property is located in an Industrial area on the east side of Joliet. During the site reconnaissance, A3E observed the following land use on properties in the immediate vicinity.

| Direction | Occupant/Address |
|-----------|--|
| North | Residential dwelling; 163 South Des Plaines Street |
| East | Residential dwellings; 119 Allen Street |
| South | Vacant lot/Product storage; 207 South Des Plaines Street |
| West | Vacant lot/Product storage; No address identified |

4.0 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the Target Property. According to ASTM E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the *user*, and the results of such inquiries be provided to the Environmental Professional. The responsibility for qualifying for CERCLA limited liability protection (LLP) by conducting the inquiries ultimately rests with the *user*, and providing the information to the Environmental Professional. When not provided, the missing information must be considered as a possible data gap. Information required to be provided by the *user* includes:

- Research into the existence of environmental cleanup liens and Activity and Use Limitations
- Any specialized knowledge or experience of the "user"
- Commonly known or reasonably ascertainable information about the property
- Relationship of the purchase price to fair market value, and
- The degree of obviousness of the presence or likely presence of contamination.

The *user*, as defined by ASTM E1527-13, is "the party seeking to use Practice E1527-13 to complete an environmental site assessment of the Target Property. A *user* may include, without limitation, a potential purchaser of *property*, a potential tenant of *property*, an owner of *property*, a lender, or a *property* manager.

ClientCompany/Phase I User are identified as the *user* of this ESA.

ClientCompany did not complete the ASTM User Questionnaire or provide the User information to A3E. A3E assumes that the User, in documentation outside of this assessment, is establishing qualification for LLP.

4.1 Information/Documents Provided By The User

| Document | Not Provided | No Knowledge | Knowledge Provided |
|--|--------------|--------------|--------------------|
| Environmental Liens or AULs | ✓ | | |
| Specialized Knowledge | ✓ | | |
| Valuation Reduction for Environmental Issues | ✓ | | |
| Commonly known or reasonably ascertainable information | ✓ | | |
| Obvious Indicators of Releases | ✓ | | |
| Title Records | ✓ | | |

| Document | Not Provided | No Knowledge | Knowledge Provided |
|------------------|--------------|--------------|--------------------|
| Previous Reports | ✓ | | |

5.0 RECORDS REVIEW

The records review was performed to obtain and review reasonably ascertainable government records from standard sources to assist in identifying recognized environmental concerns in connection with the Target Property.

5.1 Physical Setting Source

A3E evaluated the general physical setting of the Target Property and vicinity using Information regarding the topography, surface water, geology, and hydrology to evaluate the likelihood of hazardous substances or petroleum products originating from on the Target Property or from off-site sources to potential receptors. The information was obtained from readily accessible sources and the ERIS Physical Setting Report (PSR). Actual conditions may vary from general conditions in the area.

5.1.1 Topography

In accordance with Section 8.2.4 of the ASTM Standard Practice, A3E reviewed a current *USGS 7.5 Minute Topographic Map* (or equivalent) showing the area on which the Target Property is located.

| Description | Findings |
|--------------------------|------------------------------------|
| Current Topographic Map | Joliet, IL, 2015 |
| Property Elevation (MSL) | 527.07 |
| Configuration | Relatively flat |
| General Slope | Slight slope to the west-southwest |

5.1.2 Soils & Geology

| Description | Findings |
|-------------|--|
| Soils | According to the Soils Map, derived from the USDA's Natural Resources Conservation Services' SSURGO (Soil Survey Geographic Database), the soils underlying the Target Property are comprised of Romeo silt loam. These soils are found on stream terraces. The parent material consists of drift over dolostone. The natural drainage class is poorly drained and water movement in the most restrictive layer is moderately low. Romeo silt loams are in Hydrologic Group C/D or soils that have moderately high runoff potential when thoroughly wet. |
| Geology | The geology beneath the Target Property is identified as Silurian-aged dolostone. |

5.1.3 Hydrogeology & Hydrology

| Description | Findings |
|--------------------------------|---|
| Surface Waters On-Site | No surface waters were identified on the Target Property. |
| Nearest Surface Water | The nearest surface water is the Des Plaines River located 275 feet to the west. |
| Estimated Depth to Groundwater | According to ERIS's Physical Setting Report map, and/or the USGS Groundwater Watch Website, shallow groundwater in the vicinity of the Target Property is anticipated to be encountered at a depth of approximately 10-15 feet below ground surface. |
| Gradient | According to the USEPA <i>Groundwater Handbook, Vol. 1 Groundwater and Contamination, September 1990</i> , the water table typically conforms to surface topography. This means that the direction of flow for shallow groundwater is generally from higher elevations to lower elevations. Localized flow direction, however, may vary as a result of rainfall, development, geologic characteristics, nearby surface water bodies, underground utilities such as storm drains, septic systems and sewers, or other influences such as the presence of high volume wells. Presumed Groundwater Flow Direction: West-Southwest |

5.1.4 Minerals Exploration and Production

| Description | Findings |
|-----------------|---|
| Oil & Gas Wells | No oil or gas wells were observed at the Target Property. No wells were depicted on the USGS Topographic Map. According to the ERIS Physical Setting Report, no oil or gas wells are on the Target Property or nearby properties. |
| Pipelines | No petroleum pipelines were observed on or adjoining the Target Property during the site reconnaissance. No pipelines were depicted on the USGS Topographic Map. |
| Mining | No mining activities were observed on or adjoining the Target Property. No mining activities were depicted on the USGS Topographic Map. |

5.2 Standard Environmental Records Review

A3E contracted Environmental Risk Information Services (ERIS) to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Unmapped" sites. Poor or inadequate address information, prohibits the ability of the site to be geocoded/mapped by ERIS, thus, information is provided based upon vicinity zip codes, city name, and state.

A3E cannot warrant the accuracy of the information but has made reasonable efforts to identify mistakes or errors in the information reviewed. A3E reviewed the data to identify sites that store, use, generate or dispose of hazardous substances and/or petroleum products. A3E also reviewed the data to identify sites that have had a release of hazardous substances and/or petroleum products and evaluated the potential of contaminant migration on the Target Property or from offsite sources onto the Target Property via soil, groundwater or vapor pathways.

A copy of the regulatory database report is included in the Appendix.

5.3 Federal & State Standard Database Review

Regulatory Report Summary

| Database | Search Radius | Target Property | Within 0.12mi | 0.12mi to 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|-------------------|---------------|-----------------|---------------|------------------|------------------|------------------|-------|
| BROWNFIELDS | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| BULK TERMINAL | 0.25 | 0 | 0 | 0 | - | - | 0 |
| CCDD | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CERCLIS | 0.5 | 0 | 0 | 0 | 1 | - | 1 |
| CERCLIS LIENS | 0.02 | 0 | - | - | - | - | 0 |
| CERCLIS NFRAP | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| DELETED NPL | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| DELISTED LUST | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| DELISTED SSU | 1.0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DELISTED TANK | 0.25 | 0 | 0 | 0 | - | - | 0 |
| DOE FUSRAP | 1.0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ENG | 0.5 | 1 | 0 | 1 | 0 | - | 2 |
| ERNS | 0.02 | 0 | - | - | - | - | 0 |
| ERNS 1982 TO 1986 | 0.02 | 0 | - | - | - | - | 0 |
| ERNS 1987 TO 1989 | 0.02 | 0 | - | - | - | - | 0 |
| FED BROWNFIELDS | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| FED ENG | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| FED INST | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| FEMA UST | 0.25 | 0 | 0 | 0 | - | - | 0 |
| FRP | 0.25 | 0 | 0 | 0 | - | - | 0 |
| HIST GAS STATIONS | 0.25 | 0 | 0 | 0 | - | - | 0 |
| INST | 0.5 | 1 | 0 | 1 | 0 | - | 2 |
| IODI | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| LUCIS | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| LUST | 0.5 | 0 | 0 | 1 | 10 | - | 11 |

| Database | Search Radius | Target Property | Within 0.12mi | 0.12mi to 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|----------------|---------------|-----------------|---------------|------------------|------------------|------------------|-------|
| LUST DOCUMENT | 0.5 | 0 | 0 | 1 | 9 | - | 10 |
| LUST TRUST | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| NIPC | 0.5 | 0 | 1 | 0 | 0 | - | 1 |
| NPL | 1.0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ODI | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| PROPOSED NPL | 1.0 | 0 | 0 | 0 | 0 | 0 | 0 |
| RCRA CORRACTS | 1.0 | 0 | 0 | 0 | 0 | 0 | 0 |
| RCRA LQG | 0.25 | 0 | 0 | 0 | - | - | 0 |
| RCRA NON GEN | 0.25 | 0 | 2 | 4 | - | - | 6 |
| RCRA SQG | 0.25 | 0 | 0 | 0 | - | - | 0 |
| RCRA TSD | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| RCRA VSQG | 0.25 | 0 | 0 | 1 | - | - | 1 |
| REFN | 0.25 | 0 | 0 | 0 | - | - | 0 |
| REM ASSESS | 0.5 | 1 | 1 | 1 | 0 | - | 3 |
| SEMS | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| SEMS ARCHIVE | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| SEMS LIEN | 0.02 | 0 | - | - | - | - | 0 |
| SRP | 0.5 | 1 | 0 | 1 | 1 | - | 3 |
| SSU | 1.0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SUPERFUND ROD | 1.0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SWF/LF | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| SWF/LF SPECIAL | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| UST | 0.25 | 0 | 1 | 6 | - | - | 7 |
| AST | 0.25 | 0 | 0 | 1 | - | - | 1 |
| BROWN MBRGP | 0.5 | 0 | 0 | 0 | 0 | - | 0 |

5.3.1 Federal/State - Target Property

Target Property Summary

| Database | Site Name | Address | Dist. (mi) / Dir. | Elev. diff. (ft) | Comments |
|-----------|---------------------------|--------------------------------------|-------------------|------------------|----------------------|
| FINDS/FRS | LIBERTY TIRE SVCS OF OHIO | 175 S DES PLAINES, JOLIET, IL, 60436 | 0.00/E | 0.0 | Not considered a REC |

| Database | Site Name | Address | Dist. (mi) / Dir. | Elev. diff. (ft) | Comments |
|-------------|---------------------------|---|-------------------|------------------|----------------------|
| FINDS/FRS | MARINE TRANSIT CO | 175 S DESPLAINES S, JOLIET, IL, 60436-1737 | 0.00/E | 0.0 | Not considered a REC |
| SRP | Treadstone Tire Recycling | 175 South Des Plaines Street, Joliet, IL, 60436 | 0.00/E | 0.0 | Considered a CREC |
| SPILLS | Tire Grinders | 175 South DesPlaines, Joliet, IL, | 0.00/E | 0.0 | Considered a CREC |
| INST | Treadstone Tire Recycling | 175 South Des Plaines Street, Joliet, IL, 60436 | 0.00/E | 0.0 | Considered a CREC |
| ENG | Treadstone Tire Recycling | 175 South Des Plaines Street, Joliet, IL, 60436 | 0.00/E | 0.0 | Considered a CREC |
| FINDS/FRS | TREADSTONE TIRE RECYCLING | 175 S DES PLAINES ST, JOLIET, IL, 60436 | 0.00/E | 0.0 | Not considered a REC |
| AIR PERMITS | Treadstone Tire Recycling | 175 S Des Plaines St, Joliet, IL, 60436 | 0.00/E | 0.0 | Not considered a REC |
| AIR PERMITS | Marine Transit Co | 175 S Desplaines, Joliet, IL, 60436 | 0.00/E | 0.0 | Not considered a REC |
| REM ASSESS | Treadstone Tire Recycling | 175 S Des Plaines St, Joliet, IL, 60436 | 0.00/E | 0.0 | Not considered a REC |
| IEPA DOCS | Liberty Tire Svcs of Ohio | 175 S Des Plaines, Joliet, IL, 60436 | 0.00/E | 0.0 | Not considered a REC |

The Target Property, under the names Livery Tire Services of Chicago, Marine Transit Co., Tire Grinders, and Treadstone Tire Recycling, and addressed as 175 South Des Plaines Street, was identified in the FINDS/FRS, SRP, SPILLS, INST, ENG, AIR PERMITS, REM ASSESS, and IEPA DOCS federal/state databases.

- **SRP:** This database list sites that are enrolled in the Illinois Environmental Protection Agency (IEPA)'s Site Remediation Program. Documents retrieved from the Illinois Environmental Protection Agency's Document Explorer identified that the site was enrolled on December 9, 2013. The property was historically utilized as a storage warehouse for hydrated alumina and has been utilized as a tire recycling facility since 2003. In June of 2013, EPS Environmental Services, Inc. (EPS) conducted a subsurface investigation. They discovered elevated levels of polynuclear aromatic hydrocarbons (PNAs) in the subsurface soil. A Focused No Further Remediation letter dated January 24, 2014 was issued to the property with the following restrictions: engineered barriers in the form of concrete pavement and institutional controls in the form of a groundwater restriction and an industrial/commercial land use restriction. Based on the utilization of engineered barriers and institutional controls, it is A3E's opinion that this listing is considered a CREC.
- **INST:** This database lists sites in the IEPA's SRP database with institutional controls in place. Please refer to the SRP listing above.
- **ENG:** This database lists sites in the IEPA's SRP database with engineered barriers in place. Please refer to the SRP listing above.
- **IEPA DOCS/REM ASSESS:** These databases list sites that have documents uploaded to the IEPA Document Explorer database. This listing refers to the site's enrollment in the SRP.
- **SPILLS:** The SPILLS database indicates that a fire occurred at this site in September of 2009 as a result of the ignition of packing slips in the facility. The material affected was approximately one ton of used tires. The fire was incidental in nature and has since been cleaned up with no regulatory action required. Based on the information discussed above, it is A3E's opinion that the SPILLS listing does not represent a REC.
- **AIR PERMIT:** The AIR PERMIT listing is related to the issuance of air permits. These database listings are not associated with spills or releases. Based on the nature of the listing, it is A3E's opinion that this listing does not represent a REC.
- **FINDS/FRS:** The FINDS and FRS databases are indexing systems that are used to cross-reference various federal and state database listings. The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. These databases do not, in and of themselves, contain any data concerning environmentally significant information. These listings appear to cross-reference the Air Permit listing. Based on the information above, it is A3E's opinion that these listings do not represent a REC.

5.3.2 Federal/State - Adjoining & Surrounding Properties

Surrounding Properties Summary

| Database | Site Name | Address | Dist. (mi) / Dir. | Elev. diff. (ft) | Comments |
|---------------|---------------------------------|---|-------------------|------------------|----------------------|
| NIPC | JOLIET MARINE SUPPLY | , JOLIET*, IL, | 0.01/SW | -2.0 | Not considered a REC |
| RCRA NON GEN | ILL BELL TEL CO JOLIET | 120 W DEKALB ST, JOLIET, IL, 60435 | 0.04/NW | 0.0 | Not considered a REC |
| UST | Crowther Enterprises | 120 W Dekalb St Joliet, IL 60436, , IL, | 0.04/NW | 0.0 | Not considered a REC |
| REM ASSESS | Il Bell | 120 W Dekalb St, Joliet, IL, 60435 | 0.04/NW | 0.0 | Not considered a REC |
| RCRA NON GEN | ILLINOIS BELL TEL JOLIET OFFICE | 120 W DEKALB ST, JOLIET, IL, 60435 | 0.04/NW | 0.0 | Not considered a REC |
| RCRA VSQG | FORESTIC AUTOMOTIVE REPAIR | 61 W MARION ST, JOLIET, IL, 60436 | 0.15/NE | 7.0 | Not considered a REC |
| RCRA NON GEN | U S UTILITIES INC | 57 W MARION ST, JOLIET, IL, 60436 | 0.15/NE | 8.0 | Not considered a REC |
| LUST | Wunderlich Doors, Inc. | 300 West Allen St., Joliet, IL, 60436 | 0.19/W | 28.0 | Not considered a REC |
| UST | Russell E Wunderlich Coinc | 300 W Allen St Joliet, IL 60436, , IL, | 0.19/W | 28.0 | Not considered a REC |
| LUST DOCUMENT | Wunderlich Door Co Inc | 300 W Allen St, Joliet, IL, 53210 | 0.19/W | 28.0 | Not considered a REC |
| RCRA NON GEN | HUMPHREY AND SONS CO | 63 S OTTAWA ST, JOLIET, IL, 60436 | 0.20/NE | 11.0 | Not considered a REC |

| Database | Site Name | Address | Dist. (mi) / Dir. | Elev. diff. (ft) | Comments |
|--------------|-------------------------------|---|-------------------|------------------|----------------------|
| SRP | Water's Edge | 367 South Des Plaines Street, Joliet, IL, 60436 | 0.20/S | -6.0 | Not considered a REC |
| ENG | Water's Edge | 367 South Des Plaines Street, Joliet, IL, 60436 | 0.20/S | -6.0 | Not considered a REC |
| INST | Water's Edge | 367 South Des Plaines Street, Joliet, IL, 60436 | 0.20/S | -6.0 | Not considered a REC |
| REM ASSESS | Waters Edge | 367 S Des Plaines St, Joliet, IL, 60436 | 0.20/S | -6.0 | Not considered a REC |
| UST | Sacred Heart Church | 337 S Ottawa St Joliet, IL 60436, , IL, | 0.21/SE | 7.0 | Not considered a REC |
| RCRA NON GEN | ILLINOIS DISPOSAL SERVICE INC | 3 S DES PLAINES ST, JOLIET, IL, 60436 | 0.22/N | 7.0 | Not considered a REC |
| UST | City of Joliet | 63 South Ottawa St. Joliet, IL 60432, , IL, | 0.23/NE | 6.0 | Not considered a REC |
| AST | COMCAST OF ILLINOIS | 200 South CHICAGO, JOLIET, IL, 60436 | 0.23/E | 13.0 | Not considered a REC |
| UST | Joliet City Of | 150 W Washington St Joliet, IL 60431, , IL, | 0.23/NNE | 7.0 | Not considered a REC |
| RCRA NON GEN | JOLIET CITY OF | 150 W WASHINGT ON, JOLIET, IL, 60433 | 0.23/NNE | 8.0 | Not considered a REC |
| UST | State Row | E Side Il 53 @ Wallace Joliet, IL 60431, , IL, | 0.24/ESE | 13.0 | Not considered a REC |

| Database | Site Name | Address | Dist. (mi) / Dir. | Elev. diff. (ft) | Comments |
|---------------|----------------------------------|--|-------------------|------------------|----------------------|
| UST | Chuck's Service Station (Former) | 311 West Marion Street Joliet, IL 60436, , IL, | 0.25/WNW | 47.0 | Not considered a REC |
| LUST | Joliet Mass Transit | 9 Osgood St., Joliet, IL, 60433 | 0.27/E | 13.0 | Not considered a REC |
| LUST DOCUMENT | Pace Heritage Division | 9 Osgood, Joliet, IL, 60433 | 0.27/E | 13.0 | Not considered a REC |
| LUST | Cross America Partners, LP | 379 South Chicago Avenue, Joliet, IL, 60436 | 0.32/SE | 14.0 | Not considered a REC |
| LUST DOCUMENT | Citgo - 170001882979 | 379 S Chicago Ave, Joliet, IL, 60436 | 0.32/SE | 14.0 | Not considered a REC |
| LUST | Premcor Refining Group | 6 McDonough Avenue, Joliet, IL, 60436 | 0.34/SE | 14.0 | Not considered a REC |
| LUST DOCUMENT | Bady Petroleum - 170001940666 | 6 McDonough Ave, Joliet, IL, 60436 | 0.34/SE | 14.0 | Not considered a REC |
| LUST | Joliet, City of | 1214 New Street, Joliet, IL, 60433 | 0.35/ENE | 13.0 | Not considered a REC |
| LUST DOCUMENT | Joliet, City of - 170001828903 | 1214 New St, Joliet, IL, 60433 | 0.35/ENE | 13.0 | Not considered a REC |
| LUST | Ken-Will 76 | 415 South Center St., Joliet, IL, 60431 | 0.40/SW | 14.0 | Not considered a REC |
| LUST DOCUMENT | Ray Kinney Motors | 104 N Center St, Joliet, IL, 60435 | 0.41/NW | 52.0 | Not considered a REC |

| Database | Site Name | Address | Dist. (mi) / Dir. | Elev. diff. (ft) | Comments |
|---------------|----------------------------------|--|-------------------|------------------|----------------------|
| SRP | Old World Sandwich Shop | 79 North Chicago Street, Joliet, IL, 60435 | 0.41/NE | 13.0 | Not considered a REC |
| LUST DOCUMENT | Joliet & Lockport Petroleum Corp | 415 S Center St, Joliet, IL, 60436 | 0.42/SW | 14.0 | Not considered a REC |
| LUST | Joliet Union Station | Jefferson & Scott, Joliet, IL, 60432 | 0.42/NE | 13.0 | Not considered a REC |
| LUST DOCUMENT | Ron Stonicht Construction | 407-409 W Jefferson St, Joliet, IL, 60432 | 0.43/NW | 54.0 | Not considered a REC |
| LUST | Pepper Construction Co. | 147 North Joliet St., Joliet, IL, 60431 | 0.43/NNE | 9.0 | Not considered a REC |
| CERCLIS | RHO CHEM CO INC | IND AVE BLDG 25, JOLIET, IL, 60434 | 0.43/NNW | 54.0 | Not considered a REC |
| LUST DOCUMENT | Joliet Union Station | 50 E Jefferson St, Joliet, IL, 60432 | 0.44/NE | 13.0 | Not considered a REC |
| LUST | Ron Stonitsch Construction | 407-409 West Jefferson Street, Joliet, IL, 60432 | 0.44/NW | 58.0 | Not considered a REC |
| LUST DOCUMENT | Vidmar Buick | 147 N Joliet St, Joliet, IL, 60431 | 0.44/NNE | 9.0 | Not considered a REC |
| LUST | Wendy's International | 104 North Center St., Joliet, IL, 60435 | 0.45/NW | 52.0 | Not considered a REC |
| LUST | Wendy's International | 104 North Center St., Joliet, IL, 60435 | 0.45/NW | 52.0 | Not considered a REC |

| Database | Site Name | Address | Dist. (mi) / Dir. | Elev. diff. (ft) | Comments |
|----------|------------------------|---|-------------------|------------------|----------------------------|
| MRDS | WILL CO. HWY. DEPT. | WILL COUNTY, JOLIET, IL, 60432 | 0.52/NE | 13.0 | Not considered a REC |

In determining if a listed site is a potential environmental concern to the Target Property, A3E generally applies the following criteria to classify the site as a lower potential environmental concern:

- The site only holds an operating permit (which does not imply a release)
- The database is a cross-reference database and does not contain information that would identify or have knowledge of a release.
- The site has recently been granted "No Further Action" by the appropriate regulatory agency.
- The site's distance from the Target Property,
- The site's topographic position, with respect to presumed groundwater flow relative (i.e. cross-gradient or down-gradient). A3E assumes the direction of groundwater flow is consistent with topographic contours depicted on the most current USGS Topographic Map depicting the Target Property and surrounding area. Accurate groundwater flow may be determined from actual well data or from A3E's experience and knowledge of the area.
 - That anticipated groundwater flow direction: West-Southwest

The northeast adjoining property, under the name Ill Bell Tel Co Joliet and Crowther Enterprises, and addressed as 120 West Dekalb Street was identified in the RCRA NON GEN, UST, and REM ASSESS federal/state databases.

- RCRA NON GEN: The RCRA-Generator database is a listing of facilities that are required to register for tracking purposes due to the amount of hazardous waste generated. According to the RCRA-Generator database, the facility is a non-generator of hazardous wastes with no violations reported. Inclusion on the RCRA Generator list does not necessarily constitute environmental contamination, but instead merely indicates that a hazardous waste stream was or is generated. As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility. Based on the inactive status of the RCRA

designation, no inspection violations prior to the registration's deactivation, and that the business no longer operates at the site, it is A3E's opinion that this listing does not represent a REC.

- **UST:** The facility was listed on the UST database for its use of one previously active underground storage tank (Facility ID: 2007873). The 2,000-gallon fiberglass UST contained gasoline and was removed on December 23, 1987. No releases have been identified for this property. Based on the information discussed above, it is A3E's opinion that the UST listing is not considered a REC.
- **REM ASSESS:** This database is a listing of sites from the Illinois Environmental Protection Agency (IEPA) Document Explorer at which one or more documents available are associated. After further review, A3E determined that the available documents are actually connected to a site over four miles away at 20604 Amherst Court. Based on this information, this listing is disregarded.

A property was under the name Joliet Marine Supply, with no listed address was identified in the NIPC state database.

- **NIPC:** This database contains a historical inventory of solid waste disposal sites in northeastern Illinois. The site was identified under the name "Joliet Marine Supply". IEPA provided site inspection documentation dated in 1974 identified the site at a property that is located approximately 0.4 miles from the Target Property. Based on this information, it is A3E's opinion that this listing does not represent a REC.

Several other surrounding sites were identified on various Federal/State regulatory databases. However, based on a variety of factors including site closure, intervening distance, and/or presumed hydraulic gradient flows, it is A3E's opinion that these sites do not represent a REC

5.4 Additional Federal, State, Tribal and Local Record Sources

ERIS also provided a search of additional federal and state databases. The list of records that were searched by ERIS can be reviewed in the Appendix.

Additional database information is summarized in previous sections.

5.5 Unmapped Site Summary

Unmapped Sites are properties for which a geographic location cannot be pinpointed because of insufficient information on the address.

Four unmapped sites were identified in the database search. It does not appear that the unmapped sites listed in the database report represent a REC based on review of limited descriptions provided in the report.

5.6 Regulatory Agency File and Records Review

In accordance with the ASTM Standard, if the Target Property or any of the adjoining properties is identified on one or more of the standard environmental record sources, a regulatory file and records review should be conducted, unless it is the environmental professional's opinion that such a review is not warranted.

The Target Property, under the name Livery Tire Services of Chicago, Marine Transit Co., Tire Grinders, and Treadstone Tire Recycling, and addressed as 175 South Des Plaines Street, was identified in the FINDS/FRS, SRP, SPILLS, INST, ENG, AIR PERMITS, REM ASSESS, NIPC, and IEPA DOCS federal/state databases.

A3E reviewed SRP documents accessed from the IEPA Document Explorer. These documents identified that the site was enrolled on December 9, 2013. The property was historically utilized as a storage warehouse for hydrated alumina and has been utilized as a tire recycling facility since 2003. In June of 2013, EPS conducted a subsurface investigation. They discovered elevated levels of PNAs in the subsurface soil. A Focused No Further Remediation letter dated January 24, 2014 was issued to the property with the following restrictions: engineered barriers in the form of concrete pavement and institutional controls in the form of a groundwater restriction and an industrial/commercial land use restriction. Based on the utilization of engineered barriers and institutional controls, it is A3E's opinion that this listing is considered a CREC. Obtained documentation from the IEPA is included in the Appendix of this report for further review.

The northeast adjoining property, under the name Ill Bell Tel Co Joliet and Crowther Enterprises, and addressed as 120 West Dekalb Street was identified in the RCRA NON GEN, UST, and REM ASSESS federal/state databases. A3E contacted the Illinois Office of the State Fire Marshal (OSFM) to request additional information regarding the historic UST on the site. The OSFM provided records including the following:

- A Notification for Underground Storage Tanks dated April 1, 1986.
- Two letters detailing the tank removal, dated May and June of 1988.

A property was under the name Joliet Marine Supply, with no listed address was identified in the NIPC state database. On March 19, 2021 the IEPA provided site inspection documentation dated in 1974. This documentation identified the site at a

property that is located approximately 0.4 southwest miles from the Target Property. Based on this information, it is A3E's opinion that this listing is not considered a REC.

Additionally, A3E reviewed REM ASSESS documents accessed from the IEPA Document Explorer. During the review, A3E determined that the available documents are actually connected to a site over four miles away at 20604 Amherst Court. Based on this information, this listing is not considered a REC.

6.0 HISTORICAL REVIEW

The objective of consulting historical sources is to develop a history of the previous uses of the Target Property and surrounding area, in order to help identify the likelihood of past uses having led to Recognized Environmental Conditions in connection with the Target Property.

Per the ASTM, Standard historical sources include aerial photographs, fire insurance maps, property tax files, recorded land title records, USGS topographic maps, local street directories building department records, zoning/land use records and other historical sources.

A3E performed a review of reasonably ascertainable standard historical sources back to the Target Property's first developed use, or back to 1940, whichever is earlier. Per the ASTM Standard Practice, an attempt was made to review the standard historical sources at a minimum of five year intervals. The historical sources reviewed by A3E are provided by a third party, Google Earth, and/or other reasonably ascertainable sources. Copies of available historical sources are included in the [Appendix](#).

The table below summarizes the historical resources that were available for review.

Because other historical sources were available A3E determined that historic topographic maps would not be a sufficiently useful, accurate, or complete source in terms of defining uses of the Target Property. No topographic maps were searched for this assessment.

| Year | Aerial Photographs | Topographic Maps | Fire Insurance Maps | City Directories | Other |
|---------------------|--------------------|------------------|---------------------|------------------|-------|
| Not Reviewed | | ✓ | | | ✓ |
| <1940 | ✓ | | ✓ | ✓ | |
| 1945 | ✓ | | | ✓ | |
| 1950 | ✓ | | ✓ | ✓ | |
| 1955 | ✓ | | | ✓ | |
| 1960 | ✓ | | | ✓ | |
| 1965 | | | | | |
| 1970 | | | ✓ | | |
| 1975 | ✓ | | | ✓ | |
| 1980 | ✓ | | | ✓ | |
| 1985 | ✓ | | | ✓ | |
| 1990 | | | | ✓ | |
| 1995 | ✓ | | | ✓ | |
| 2000 | ✓ | | | ✓ | |

| Year | Aerial Photographs | Topographic Maps | Fire Insurance Maps | City Directories | Other |
|------|--------------------|------------------|---------------------|------------------|-------|
| 2005 | ✓ | | | ✓ | |
| 2010 | ✓ | | | ✓ | |
| 2015 | ✓ | | | ✓ | |
| 2020 | ✓ | | | ✓ | |

6.1 Target Property

| Historical Source | Description | REC |
|---------------------|---|-----------------|
| Aerial Photographs | <p>1939: The Target Property appears as developed with a commercial structure.</p> <p>1946-1952: The property appears as redeveloped with a commercial structure on the southern portion of the site.</p> <p>1956-1978: The property appears to be redeveloped with four adjoining structures.</p> <p>1983-2019: The property appears to be redeveloped to its current configuration with one large industrial structure.</p> | None identified |
| Topographic Maps | Not Reviewed | |
| Fire Insurance Maps | <p>1886: The Target Property is not depicted.</p> <p>1891-1898: The property appears to be developed with two residential dwellings.</p> <p>1924: The property is depicted with two residential dwellings to the north. Buchanan-Daley Lumber and Coal and associated driveway are depicted to the south.</p> <p>1949: The property is depicted with one residential dwelling to the north. Alexander W. Ho. and Sales Co and associated driveway is depicted to the south.</p> <p>1971: The property is depicted as one industrial structure labeled as storage and warehouse.</p> | None identified |
| City Directories | <p>175 South Desplaines Street</p> <p>1925-1935: Address not listed</p> <p>1940: WPA whse</p> <p>1945-1950: Alexander Whse and Sales Co.</p> <p>1955: Address not listed</p> <p>1960-1985: Aleander Whse and Sls bldg matl</p> <p>1991: Amermart Ltd</p> <p>1996: Combined Transport, Marine Transit Corp</p> <p>2001: Marine Transit Corp</p> <p>2006: Marine Transit Corp, Rec</p> <p>2010-2018: Address not listed</p> | None identified |

6.2 Adjoining Properties

Per Phase I ESA ASTM, an adjoining property is defined as 'any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road or other public-thorough fare separating them.'

The following adjoining properties were reviewed.

North Adjoining

| Historical Source | Description | REC |
|---------------------|--|-----------------|
| Aerial Photographs | 1939-2019: The north adjoining property appears to be developed in its current configuration with residential dwellings. | None identified |
| Topographic Maps | Not Reviewed | |
| Fire Insurance Maps | 1886: The north adjoining property is not depicted. 1891-1949: The property is depicted as two residential dwellings. 19471: The property is depicted as one residential dwelling. | None identified |
| City Directories | 163 South Des Plaines Street 1925-1935: Address not listed 1940-1945: Thos H Moore 1950-1955: Veagea C Jones 1960-2001: Eddie A Jones 2006: Marie Jones 2010-2018: Address not listed | None identified |

East Adjoining

| Historical Source | Description | REC |
|---------------------|--|-----------------|
| Aerial Photographs | 1939-1956: The east adjoining property appears to be developed with residential dwellings. 1962: The property is depicted as a vacant lot. 1973-2019: The property appears to be redeveloped to its current configuration with seven multi-unit residential dwellings. | None identified |
| Topographic Maps | Not Reviewed | |
| Fire Insurance Maps | 1886-1891: The east adjoining property is not depicted. 1898-1949: The property is depicted as five residential dwellings. 1971: The property is depicted as seven multi-unit residential dwellings. | None identified |

| Historical Source | Description | REC |
|-------------------|---|-----------------|
| City Directories | 119 Allen Street 1925-1991: Address not listed 1996: Ruby McKenney 2006: Davenport 2010-2018: Address not listed | None identified |

South Adjoining

| Historical Source | Description | REC |
|---------------------|--|-----------------|
| Aerial Photographs | 1939-1956: The south adjoining property appears to be developed with residential dwellings. 1962-2019: The property is depicted in its current configuration as a vacant lot. Starting in 2005, various truck trailers are staged on the property. | None identified |
| Topographic Maps | | |
| Fire Insurance Maps | 1886-1891: The south adjoining property is not depicted. 1898-1949: The property is depicted as one residential dwelling. 1971: The property is depicted as a parking lot. | None identified |
| City Directories | 207 South Des Plaines Street 1925: Address not listed 1930-1935: State of Illinois Dept of Waterways 1940: Mrs. Bertha Krieger 1945: David Sims 1950-1960: Walter Ash Jr 1974: Rosetta Holder 1980-1985: R WM Buckner, Rosetta Holder 1991-1996: Address not listed 2001: Rosetta Holder, Linda Carter, William J Spivey Jr 2006-2018: Address not listed | None identified |

West Adjoining

| Historical Source | Description | REC |
|--------------------|--|-----------------|
| Aerial Photographs | 1939-1956: The west adjoining property appears to be developed with one industrial structure. 1962-2009: The property appears to be improved with a larger industrial structure. 2010: The property is depicted in its current configuration with a vacant lot. Various large containers are staged on the property. | None identified |
| Topographic Maps | Not Reviewed | |

| Historical Source | Description | REC |
|---------------------|---|-----------------|
| Fire Insurance Maps | 1886-1891: The west adjoining property is not depicted. 1891-1898: The property is depicted as one residential dwelling and a shed. 1924-1949: The property is depicted as a lumber yard and warehouse with several garages and a hay barn. By 1949, the hay barn is identified as a warehouse. 1971: The property is depicted as one large warehouse. | None identified |
| City Directories | No addresses connected to property. | None identified |

6.3 Historical Findings & Summary

The Target Property was depicted as being developed with an industrial structure as early as 1939. By 1946, the previous building was demolished and replaced with an industrial structure on the southern portion of the site. By 1956, the property was redeveloped with four adjoining industrial structures. By 1983, these structures were demolished and the site was redeveloped to its current configuration with one large industrial structure. The Target Property was identified in the FINDS/FRS, SRP, SPILLS, INST, ENG, AIR PERMITS, REM ASSESS, and IEPA DOCS federal/state databases. Documents retrieved from the Illinois Environmental Protection Agency's Document Explorer identified that the site was enrolled on December 9, 2013. The property was historically utilized as a storage warehouse for hydrated alumina and has been utilized as a tire recycling facility since 2003. In June of 2013, EPS conducted a subsurface investigation. They discovered elevated levels of PNAs in the subsurface soil. A Focused No Further Remediation letter dated January 24, 2014 was issued to the property with the following restrictions: engineered barriers in the form of concrete pavement and institutional controls in the form of a groundwater restriction and an industrial/commercial land use restriction. Based on the utilization of engineered barriers and institutional controls, it is A3E's opinion that this listing is considered a CREC.

The north adjoining property was depicted as being developed to its current configuration with a several single-family residential dwellings. The northeast adjoining property, under the name Ill Bell Tel Co Joliet and Crowther Enterprises, and addressed as 120 West Dekalb Street was identified in the RCRA NON GEN, UST, and REM ASSESS federal/state databases. According to the RCRA-Generator database, the facility is a non-generator of hazardous wastes with no violations reported. Additionally, the facility was listed on the UST database for its use of one previously active underground storage tank. The 2,000-gallon gasoline UST was removed on December 23, 1987. No releases have been identified for this property. Based on this information, it is A3E's opinion that these listings are not considered a REC.

The east adjoining property was depicted as being developed with single-family residential dwellings as early as 1939. By 1962, the property was depicted as a vacant lot. By 1973, the property was redeveloped to its current configuration with seven multi-unit residential dwellings.

The south adjoining property was depicted as being developed with single-family residential dwellings as early as 1939. By 1962, the property was depicted in its current configuration of a vacant lot. Starting in 2005, the property appeared to be utilized as storage for various truck trailers.

The west adjoining property was depicted as being developed with an industrial structure. By 1962, the property appeared to be improved with a larger structure. By 2010, the property was depicted in its current configuration as a vacant lot. Various large storage containers were depicted on the property.

6.4 Property Tax Files

Property tax files were obtained from the Will Assessor's online database. Available tax files list the Target Property with a parcel index number (PIN) of 3007162250110000.

The following table provides additional information obtained from the County Assessor.

| Will Assessor Information | |
|---------------------------|---|
| Legal Description/Source | LOT 5 & 8 BLOCK 39 IN SCHOOL SECTION ADDN TO JOLIET, BEING A SUB OF PRT OF THE E1/2 OF THE NE1/4 IN SEC. 16, T35N-R10E, TOGETHER WITH . . . THAT PRT OF THE E1/2 OF VACATED N & S ALLEY LYG W OF & ADJ TO SD LOTS 5 & 8 INBLK 39 PER R74-010680. (per the Will County Assessor) |
| Landowner/Source | Magneto Re Holdings LLC (per the Will County Assessor) |

6.5 Recorded Land Title Records

Recorded land title records were not provided by the user.

6.6 Building Department Records

As part of the Phase I ESA, A3E requested building department records from Joliet.

At the time of this report, Joliet had not yet responded to the request for information. In accordance with Sections 8.1.4 and 8.1.5 of the ASTM Standard, this information will be considered not *reasonably ascertainable* if not provided within 20 calendar days. Any information received within 20 calendar days will be reviewed by A3E. If any of the information has a significant impact on the findings and opinions of this report, A3E will issue an addendum as soon as practical.

6.7 Zoning/Land Use Records

Zoning/Land Use records for the Target Property were reviewed online at the Joliet website. The zoning map reviewed was dated October 15, 2018. According to the zoning map, the Target Property is zoned R-2, Single-Family Residential District.

6.8 Other Historical Sources

Other historical sources may include, but is not limited to, miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies, current owners or occupants of neighboring properties, or records in the files and/or personal knowledge of the Target Property owner and/or occupants.

No other historical sources were identified and/or reviewed.

6.9 Data Gaps and Data Failures

Data gaps occur when, despite good faith efforts, the consultant is unable to identify information required to satisfy objectives of the assessment. Data gaps may result from incompleteness in any of the activities required by the ESA Standard. The ESA Standard requires that data gaps be identified in the report when they significantly impact the ability of the consultant to identify Recognized Environmental Conditions at the Target Property. Limiting Conditions identified in this report are not considered to significantly impact our ability to satisfy the objectives of this assessment.

Data failure is one type of data gap. According to ASTM E1527-13, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM E1527-13, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

| Data Failure | | | Significance |
|---|---|---------|---|
| History not conducted back to undeveloped land or 1940 (whichever is earlier) | | None | No data failure encountered |
| | ✓ | Low | Not expected to significantly limit the ability to identify Recognized Environmental Conditions |
| | | Low | Based on other available information reviewed during this assessment, will not likely alter conclusions. |
| | | Unknown | However, if receipt of additional information (i.e., FOIAs) alters the conclusions, the client will be notified. |
| | | High | May significantly limit the ability to identify Recognized Environmental Conditions. Additional research recommended. |

| Data Failure | | | Significance |
|---|---|---------|---|
| Target Property history not conducted in 5-year intervals. | | None | No data failure encountered |
| | | Low | Not expected to significantly limit the ability to identify Recognized Environmental Conditions |
| | ✓ | Low | Based on other available information reviewed during this assessment, will not likely alter conclusions. |
| | | Unknown | However, if receipt of additional information (i.e., FOIAs) alters the conclusions, the client will be notified. |
| | | High | May significantly limit the ability to identify Recognized Environmental Conditions. Additional research recommended. |
| User Questionnaire not returned to A3E | | None | No data failure encountered |
| | | Low | Not expected to significantly limit the ability to identify Recognized Environmental Conditions |
| | ✓ | Low | Based on other available information reviewed during this assessment, will not likely alter conclusions. |
| | | Unknown | However, if receipt of additional information (i.e., FOIAs) alters the conclusions, the client will be notified. |
| | | High | May significantly limit the ability to identify Recognized Environmental Conditions. Additional research recommended. |
| FOIAs not returned | | None | No data failure encountered |
| | | Low | Not expected to significantly limit the ability to identify Recognized Environmental Conditions |
| | ✓ | Low | Based on other available information reviewed during this assessment, will not likely alter conclusions. |
| | | Unknown | However, if receipt of additional information (i.e., FOIAs) alters the conclusions, the client will be notified. |
| | | High | May significantly limit the ability to identify Recognized Environmental Conditions. Additional research recommended. |
| Unable to interview former site owner or operator or key site manager | | None | No data failure encountered |
| | | Low | Not expected to significantly limit the ability to identify Recognized Environmental Conditions |
| | ✓ | Low | Based on other available information reviewed during this assessment, will not likely alter conclusions. |

| Data Failure | | | Significance |
|--------------|--|---------|---|
| | | Unknown | However, if receipt of additional information (i.e., FOIAs) alters the conclusions, the client will be notified. |
| | | High | May significantly limit the ability to identify Recognized Environmental Conditions. Additional research recommended. |

7.0 VAPOR ENCROACHMENT CONDITION

7.1 Vapor Encroachment Conditions

As part of this assessment, A3E completed a Tier 1 Vapor Encroachment Screening, as described in ASTM E2600-15 '*Standard Guide for Vapor Encroachment Screening on a Property Involved in Real Estate Transactions*'. The purpose is to conduct an initial screen to identify, to the extent feasible, the potential for a vapor encroachment condition (VEC) in connection with the Target Property with respect to chemicals of concern that may migrate as vapors into the vadose zone of the Target Property as a result of known or suspect contaminated soil and/or groundwater on or near the Target Property.

The Tier 1 Screening is based entirely upon information discovered during completion of this Phase I ESA and is intended to solely aid in the identification of Recognized Environmental Conditions. Consideration of vapor encroachment consists of a review of available information and use of professional judgement in determining if contamination is suspected in the soil and/or groundwater on the Target Property or nearby properties and whether the identified contamination is suspected to exist within a critical distance of the Target Property.

Critical Distance, as defined by ASTM E 2500-15 is defined as the maximum distances at which vapor encroachment may occur. These distances vary depending on topographic and hydrologic gradient, width of the contaminant plume, and type of contaminant known, or suspected, to exist. Generally, Critical Distances are 100 feet for non-petroleum contaminants of concern (COCs) and 30 feet for dissolved petroleum COCs. If a facility is beyond the critical distance, it is highly unlikely that a VEC exists. Consideration of topographic gradient is key to defining the Areas of Concern (AOCs) within which Critical Distances are applied. When plume data is not available, AOCs are used in lieu of Critical Distance to determine whether a VEC exists or not. According to ASTM E2600, the AOCs for these critical distances are as follows:

- 1,760 feet (1/3 mile) for contamination located up-gradient of the Property, except for dissolved petroleum hydrocarbons, which have a distance of 528 feet (1/10 mile);
- 365 feet for contamination located cross-gradient of the Property;
- 100 feet for contamination located down-gradient of the Property, with the exception of dissolved petroleum hydrocarbons, which have a distance of 30 feet. If non-aqueous phase petroleum hydrocarbons (LNAPL) are present, the 100-foot distance is utilized.

The following is based upon the results of A3E's data collection, reconnaissance, and analysis.

Based on A3E's review of available information, no known or suspect release of hazardous substances or petroleum products to soil or groundwater has been identified at the Target Property, adjoining or nearby properties, which would result in a VEC.

An ASTM E 2600-15 Tier 1 assessment has not been requested for inclusion to this report and is beyond the scope of this ASTM E 1527-13 Phase I Environmental Site Assessment.

8.0 SITE RECONNAISSANCE

The Target Property's location is depicted on [Figure 1](#). The land use of the Target Property and land use of the adjoining properties is depicted on [Figure 2](#) and [Figure 3](#). Photographs of the Target Property and surrounding properties are included in the [Site Photographs Appendix](#).

8.1 Methodologies and Limiting Conditions

The site inspection included visual observation of the Target Property, Target Property boundaries, and adjoining properties to document and/or identify evidence of Recognized Environmental Conditions.

Adjoining properties were viewed from locations on the Target Property or public right-of-ways.

| | |
|---|--|
| Site Reconnaissance Date | March 16, 2021 |
| Site Assessor(s) | Brian Englert |
| Escort/Relationship to Target Property | Brett Evans |
| Areas Observed | Recycling facility, exterior of property |
| Areas Not Observed/ Reason | All areas were observed |
| Weather | Foggy and 40F |

There were no significant limiting conditions encountered during the site visit.

8.2 General Site Setting

8.2.1 Current Use(s) of the Target Property

The Target Property is located at 175 South Des Plaines Street in Joliet, Will, IL.

| Site Information & Utilities | |
|------------------------------|--|
| Acres | 0.48, Tax Assessor |
| Property Type | Industrial |
| Access/Egress | Driveways located off of Des Plaines Street and Allen Street |
| Parking | Asphalt paved parking to the south of the building |
| General Vicinity | Industrial |
| Sewage Disposal | Municipal |
| Potable Water | Municipal |

| | |
|--|---------------------|
| Heating/ Cooling Systems System | Natural gas heating |
| Emergency Power | None identified |

| Building Information | |
|---|---|
| Number of Buildings | One |
| Year of Construction | 1984, Site Contact Supplied |
| Building Square Footage | ~21,000, Site Contact Supplied |
| Number of Stories | Two |
| Basement or Subgrade Area(s) | Slab on grade |
| Construction | Concrete slab |
| Exterior Finishes | Sheet metal with a metal roof |
| Interior Finishes | Warehouse finishes include concrete flooring and sheet metal walls. Office finishes include linoleum flooring and painted walls and ceiling |
| Building Occupant | Recycled Rubber Products LLC |
| Vertical Transportation | None identified |
| Amenities | None identified |

8.2.2 Current Uses of the Adjoining Properties and Surrounding Areas

The ASTM Standard Practice defines adjoining properties as "any real property or properties, the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them."

During the site inspection, A3E observed the following land use on adjoining properties.

| Direction | Occupant/Address | Land Use | REC |
|------------------|---|-----------------|------------------|
| North | Residential, 163 South Des Plaines Street | Residential | None identified. |
| East | Commercial office complex | Commercial | None identified. |

| Direction | Occupant/Address | Land Use | REC |
|--------------|--|-------------|------------------|
| South | Residential, 157-167 Wallace Street | Residential | None identified. |
| West | Des Plaines River | Vegetated | None identified. |

No visual evidence of adverse environmental conditions were observed during the site reconnaissance of the adjoining properties.

8.3 Interior and Exterior Observations

During the site investigation, A3E observed the interior and exterior features of the Target Property for environmental conditions (past or present) that may be indicative of Recognized Environmental Conditions. If a condition was observed, a detailed explanation of the condition and possible impact to the Target Property is discussed. The following table summarizes the findings from the site visit.

| Not Observed | Interior | Exterior | Environmental Condition | REC |
|--------------|----------|----------|---|------------|
| | ✓ | ✓ | Hazardous substances and petroleum products | No |
| | ✓ | ✓ | Storage Tanks | De Minimis |
| | ✓ | | Odors | No |
| ✓ | | | Pools of Liquid | No |
| | ✓ | ✓ | Drums | No |
| | | ✓ | Polychlorinated biphenyls (PCBs) | No |
| ✓ | | | Pits, ponds, or lagoons | No |
| | | ✓ | Stained soil or pavement | De Minimis |
| ✓ | | | Stressed vegetation | No |
| | | ✓ | Solid Waste Disposal/Evidence of Fill Materials | No |
| ✓ | | | Wastewater | No |
| ✓ | | | Wells | No |
| ✓ | | | Septic Systems | No |
| ✓ | | | Drains or Sumps | No |
| ✓ | | | Other Environmental Conditions | No |

8.3.1 Hazardous Substances and Petroleum Products

The following hazardous substances and petroleum products were identified:

- 55-gallon steel containers of new and used motor oil, located in the warehouse and storage area.

- Plastic totes of new and used hydraulic and motor oils in the warehouse and southern portion of the storage area.
- One 300-gallon plastic tote of water soluble binder, located in the warehouse area.
- Various retail-sized containers of automotive fluids, located in the warehouse area.

No drains or other subsurface conduits were observed near these materials, and no staining or evidence of materials mishandling was observed. Based on this information and the small quantities present, it is A3E's opinion that these materials do not represent a REC.

8.3.2 Storage Tanks

The following storage tanks were observed on the Target Property:

Various totes and drums containing motor oil, hydraulic oil and binding fluid utilized in the rubber recycling process were identified on the exterior and within the facility at the Target property. Several containers were observed in poor condition; however, they appeared to be emptied and the immediate storage areas did not exhibit obvious evidence of spills or leakage. A3E recommends better housekeeping practices and the implementation of secondary containments for the storage of hazardous materials onsite. Based on this information, it is A3E's opinion that these materials are considered *de minimis*.

8.3.3 Odors

Odors were observed during the site reconnaissance. It was determined that these odors were produced from tire shredding activities. It is A3E's opinion that this is not considered a REC.

8.3.4 Drums

Various totes and drums containing used and new motor oil were identified on the exterior and within the facility at the Subject property. Housekeeping was generally observed to be satisfactory. The immediate storage areas did not exhibit obvious evidence of spills or leakage. The stored chemicals are not likely to represent an impact to the environmental quality of the Subject Property provided that they are used as intended, properly handled, and the regulations pertaining to their usage are followed. Based on this information, it is A3E's opinion that these materials are not considered a REC.

8.3.5 Polychlorinated Biphenyls (PCBs)

Common sources of PCBs are transformers, electrical equipment and lifts that use PCB-containing dielectric fluids, hydraulic fluids, transfer fluids and lubricants.

8.3.5.1 Transformers

Transformers installed prior to 1977 may be PCB containing while transformers installed after 1977 are unlikely to be PCB containing.

Federal Regulations (40 CFR 761 Subpart G) require any release of material containing >50 ppm PCB and occurring after May 4, 1987, be cleaned up by the transformer owner following the United States EPA's PCB spill cleanup policy.

Three pole-mounted transformers were observed on the Target Property. The transformer was labeled as 'Non-PCB', indicating the transformer does not contain PCB-containing dielectric fluid. In addition, A3E did not observe evidence of spills, staining, or leaks on or around the transformer(s). Based on observations, it is A3E's opinion that the transformer does not represent a REC.

8.3.6 Stained Soil or Pavement

Staining was observed on the exterior and within the facility at the Target Property. The staining was located on concrete and no drains were observed in the vicinity. A majority of the blackened cement was identified to be rubber dust particles produced in the recycling process. Based on the size and superficial nature of the staining, it is A3E's opinion that the staining is considered *de minimis*.

8.3.7 Solid Waste Disposal/Evidence of Fill Materials

A solid waste dumpster is present on the south side of the building. Republic Services is responsible for emptying and proper disposal of the solid waste at a licensed landfill. No significant staining or issues were noted with the dumpster or enclosure. Based on condition of the dumpster and no visible signs of a hazardous material release, it is A3E's opinion that the dumpster does not represent a REC.

8.3.8 Wastewater

Storm water infiltrates into soil, landscaped and gravel covered areas, or discharges into on-site storm water collection features. These features include storm drains on the adjoining roadways. No visual indications of oil or other

pollutants were noted in the vicinity of the drains. Based on the drainage being transported offsite to the city municipal system and no visible signs of staining or hazardous debris, it is A3E's opinion that wastewater removal does not represent a REC.

9.0 INTERVIEWS

Interviews were conducted with persons familiar with the Target Property and surrounding properties to obtain information regarding the presence or possible presence of Recognized Environmental Conditions in connection with the Target Property. Interviews were conducted in person, in writing, or by telephone. Any copies of communications records are included in the [Appendix](#).

Pertinent information from the interviews is presented in applicable sections of this report.

9.1 Key Site Manager

| | |
|---------------------------------------|--|
| Name/Title | Brett Evans, Site Contact |
| Telephone/Email | 815-436-5587 |
| Years Associated with Target Property | Not ascertained |
| Interview Type | In Person |
| Date of Interview | March 16, 2021 |
| Details | A3E interviewed Brett Evans, the Site Contact, during the site reconnaissance. Mr. Evans was unaware of any pending, threatened, or past litigation relevant to hazardous subsurface of petroleum products in or on the Target Property. Mr. Evans was unaware of any notable releases of hazardous materials on site. Mr. Evans was forthcoming with all information. |

9.2 Current Owner

The site owner did not respond to the interview questionnaire in time for completion of this assessment. This is considered a data gap per the ASTM Standard. Information provided by past owners, operators, and occupants, is likely duplicative of information already obtained from other sources. This data gap is not considered significant and is unlikely to affect the findings and conclusions in this report.

9.3 Current Occupant Interview(s)

The key site manager of the property is also the current Target Property occupant. Therefore, no additional interviews were conducted.

9.4 Past Owners, Operators, Occupants

No past owners, operators, or occupants were interviewed.

9.5 Local Government Official Interview(s)

Local government officials were interviewed by A3E either in person, in writing, or by telephone. FOIA responses that were not received at the time of the completion of this ESA will be reviewed by A3E when the information becomes available. If the reviewed information significantly alters A3E's findings and conclusions, an addendum to this assessment will be issued. Responses not received within 20 calendar days of the initial request for information are considered not *reasonably ascertainable* per the ASTM Standard.

Interviews with local government officials are described below.

9.5.1 Local Fire Department

A3E contacted JolietFire Department requesting records relate to spills, releases, or storage tanks at the Target Property.

At the time of this report, the JolietFire Department had not yet responded to the request for information. In accordance with Sections 8.1.4 and 8.1.5 of the ASTM Standard, this information will be considered not *reasonably ascertainable* if not provided within 20 calendar days. Any information received within 20 calendar days will be reviewed by A3E. If any of the information has a significant impact on the findings and opinions of this report, A3E will issue an addendum as soon as practical.

9.6 Other Pertinent Interviews

No other interviews were conducted as part of this assessment.

10.0 ADDITIONAL (NON-SCOPE) SERVICES

Additional non-scope considerations are environmental conditions in connection with the *property* that are outside the scope of the Phase I ESA practice. If specifically requested by Client, evaluations of non-scope considerations are discussed further below.

10.1 Asbestos-Containing Building Materials

A3E has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACMs at the Target Property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state, or local regulations in regard to ACM.

The Target Property building was constructed at a time when the use of ACM was not common. No sampling was performed to verify the presence of ACM. In the event of damage, renovation, or demolition, the suspect ACMs should be properly assessed for asbestos and handled in accordance with federal, state and local regulations.

10.2 Floodplains

The Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRMS) that identify the Flood Zone for a property. The information below is for general informational purposes only and does not constitute a flood zone survey. In addition, the information is not intended to comply with federal, state, or local regulations in regard to flood zones.

According to the FIRMs, the Target Property is located on Community Panel 17197C0164G, dated February 2019 and is located in Flood Zone X.

Flood Zone X is for areas of moderate flood hazard, usually the area between the limits of the 100- year and 500-year floods.

10.3 Wetlands

A3E reviewed the online US Fish & Wildlife Service's National Wetlands Inventory (NWI) Wetlands Mapper to determine if wetlands are present/mapped on the Target Property. The information below is for general informational purposes only and does not constitute wetland survey. In addition, the information is not intended to comply with federal, state, or local regulations in regard to wetlands.

According to the map, no wetlands are present on the Target Property.

10.4 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones; Zone 1 (Exceed 4.0 pCi/L), Zone 2 (2.0-4.0 pCi/L), and Zone 3 (less than 2.0 pCi/L). The US EPA recommends additional action for radon concentrations above 4.0 pCi/L). The information below is for general informational purposes only and does not constitute a radon survey. In addition, the information is not intended to comply with federal, state, or local regulations in regard to radon.

The Target Property was identified to be in Zone 2, below the US EPA recommendation for additional action. No sampling was performed to determine site-specific radon concentrations.

10.5 Lead-Based Paint

A3E conducted a limited, visual evaluation of accessible areas for the presence of suspect Lead Based Paint (LBP). Lead was commonly used as a paint additive prior to 1972. In 1978, the use of LPB was banned completely for consumer products, although such products may still be used for industrial/military applications. The information below is for general informational purposes only and does not constitute a LBP survey. In addition, the information is not intended to comply with federal, state, or local regulations in regard to LBP.

Based on the age of the building, LBP is not likely to be present. No sampling was performed to verify the presence of LBP. However, in the event of renovation, demolition or other construction activities that would disturb painted surface, A3E recommends a survey be completed to confirm the present or absence of LBP.

10.6 Lead in Drinking Water

The information below is for general informational purposes only and does not constitute an analysis of lead in drinking water. In addition, the information is not intended to comply with federal, state, or local regulations in regard to lead in drinking water.

The Target Property receives its drinking water from the municipal system. According to the most current Consumer Confidence Report, the water supplied to the Target Property reportedly meets federal and state drinking water standards, including those for lead and copper.

10.7 Vapor Intrusion Pathway

ASTM E 2600 Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions, which reviews the potential for vapor intrusion conditions, was considered beyond the scope of work and was not conducted as part of this Phase I ESA.

10.8 Other Considerations

No additional environmental issues were considered as part of this assessment.

11.0 REFERENCES

| Resources | Agency/Provider/Contact Information | Date |
|---|--|---------------|
| Phase I Guidelines | ASTM International, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, November 2013 (ASTM 1527-13) | November 2013 |
| Environmental Records | ERIS Database Report | March 2021 |
| Physical Setting Report | ERIS Physical Setting Report | March 2021 |
| Aerial Photographs | ERIS Historical Aerial Report | March 2021 |
| Fire Insurance Maps | ERIS Fire Insurance Maps | March 2021 |
| Property Tax Files | Will website | March 2021 |
| Land Title Records | Will GIS | March 2021 |
| USGS Topographic Maps | ERIS Physical Setting Report or the USGS Historical Topographic Map Explorer https://livingatlas.arcgis.com/topoexplorer/index.html | March 2021 |
| Local Street Directories | ERIS Historical City Directories | March 2021 |
| Building Department Records | Joliet municipal office | March 2021 |
| Zoning/Land Use Records | JolietZoning Map | March 2021 |
| Environmental & Activity Land Use Controls | Environmental Lien Search Report | March 2021 |
| Geological Information | ERIS Physical Setting Report (PSR) | March 2021 |
| Soils Information | ERIS Physical Setting Report (PSR) or United States Department of Agriculture Natural Resources Conservation Service (http://www.soils.usda.gov/) | March 2021 |
| Flood Information | ERIS Physical Setting Report (PSR) or Federal Emergency Management Agency (FEMA) (http://www.fema.gov) | March 2021 |
| Wetland Information | ERIS Physical Setting Report (PSR) or National Wetlands Inventory On-line Mapper, U.S. Fish and Wildlife Service Website (http://www.fws.gov/wetlands/data/mapper.HTML) | March 2021 |
| Groundwater Information | ERIS Physical Setting Report (PSR) or USGS Groundwater Watch website https://groundwaterwatch.usgs.gov/default.asp | March 2021 |