

October 3, 2007

Project #: L - 69,525

ENVIRONMENTAL SITE ASSESSMENT
OF
RIVERSIDE SWIM CLUB POOL RENOVATION
100 BLOOMINGBANK ROAD
RIVERSIDE, ILLINOIS

PREPARED FOR
RIVERSIDE SWIM CLUB
100 BLOOMINGBANK ROAD
RIVERSIDE, ILLINOIS 60546
C/O
WILLIAMS CONSTRUCTION MANAGEMENT
450 EAST GUNDERSEN DRIVE
CAROL STREAM ILLINOIS 60188

PREPARED BY
TESTING SERVICE CORPORATION
360 SOUTH MAIN PLACE
CAROL STREAM, ILLINOIS 60188

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EXECUTIVE SUMMARY

Testing Service Corporation has performed a Phase I Environmental Site Assessment of a swimming pool facility in Riverside, Illinois, referred to in this report as the "Site." The assessment was performed for the Riverside Swim Club, resulting from future plans for renovation of their facilities.

Historical sources of information dating back to 1895 were reviewed by TSC in conducting this Phase I ESA. Available information indicates that the Site has been a private swimming club facility since 1961. There are five structures located on Site, including three storage sheds, a pool clubhouse and a pump room. The Site is provided with water and sewer services by the Village of Riverside, and has no heating infrastructure (facilities are only used seasonally).

Two above-ground storage tanks are present within the easternmost storage shed. These tanks combined hold approximately 800 gallons of liquid chlorine, which is used to maintain the water quality of the swimming pools. No evidence of leakage or spillage was identified through this assessment and the tanks are considered a de minimus condition.

The Site is located adjacent to the Burlington Northern railroad. Historic usage of the property has been heavily influenced by railroad-related activities. Prior to the construction of the swimming facilities, a rail spur accessed the Site area, and serviced a coal storage yard, a rail turn table, a suspected train maintenance facility and several smaller structures, all historically located at the Site. The storage and use of hazardous substances and petroleum products is common in rail yard and train maintenance activities, and the potential for the release of hazardous substances and petroleum products resulting from these historic uses has been identified as a recognized environmental condition associated with the Site.

Several former structures associated with these prior uses were identified during a review of historic maps. No surficial evidence of demolition debris remains and it is unknown if the debris was buried or removed from the Site. No environmental issues associated with asbestos containing demolition debris from these former structures has been identified.

Two properties were noted within the specified search distances on the reviewed environmental databases. The nearest of these is located approximately 500 feet from the Site. No information was found to suggest that either of these operations have adversely impacted the Site and, based on available information, regulatory status, local clayey geology and

intervening distance, the possibility that the identified facilities may have impacted the Site is considered remote.

Based on the information discussed in this assessment, one recognized environmental condition was identified at the Site, associated with the historic rail-related uses.

Although not identified as a recognized environmental condition, a business environmental risk regards the possible presence of asbestos containing materials at the Site structures. Roofing materials noted on the clubhouse and storage sheds have the potential to contain asbestos. Federal and State regulations require evaluation of asbestos containing materials prior to renovation or demolition activities for a planned commercial development. If renovation or demolition activities are planned, it is recommended TSC be contacted to perform an asbestos survey of the structures.

If further evaluation of the identified recognized environmental condition is desired, it is recommended TSC be contacted to perform a subsurface exploration to evaluate soil and groundwater conditions.

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1.0 - INTRODUCTION

This report presents the results of our Phase I Environmental Site Assessment (ESA) of the Riverside Swim Club facilities, in Riverside, Illinois, referred to in this report as the "Site". The assessment was performed for the Riverside Swim Club, in preparation for their future plans for renovation of their facilities.

1.01 - Purpose

The purpose of this ESA was to identify "recognized environmental conditions" at the Site as defined in American Society for Testing and Materials (ASTM) Standard E 1527-05, titled Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Recognized environmental conditions may result from past or current activities at the Site or the surrounding properties. Recognized environmental conditions consist of the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. Hazardous substances include those as defined under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended, and State law. Petroleum products include crude oil and any refined fractions thereof, such as gasoline, diesel fuel, fuel oil, used oil, etc., and natural gas products. Recognized environmental conditions include hazardous substances or petroleum products even under conditions in

compliance with laws. Recognized environmental conditions are not intended to include de minimus conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of a regulatory enforcement action if brought to the attention of appropriate governmental agencies.

An ESA is intended to satisfy one of the requirements to qualify for the “innocent landowner defense”, “bona fide prospective purchaser defense” and “contiguous property owner defense” for federal Superfund statutory liability, specifically, that the owner of a property makes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” in an effort to minimize liability. The purpose of all appropriate inquiry is to identify conditions indicative of releases and threatened releases of hazardous substances, which cause or threaten to cause the incurrence of response costs.

1.02 - Scope

The scope of services for the ESA was outlined in Testing Service Corporation (TSC) Proposal Number 38,523. Written authorization to proceed with the assessment was received on 7/30/2007.

The scope of services included a review of historical and governmental records, interviews and a Site reconnaissance. The ESA was performed in accordance with ASTM Standard E 1527-05 and 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI Rule).

1.03 - Limitations and Conditions

This assessment was prepared for the exclusive use of the Riverside Swim Club, although TSC acknowledges and agrees that the report may be conveyed to a lender associated with the property transfer, provided that Riverside Swim Club is a party to this transaction.

The assessment has been performed in a professional manner using the degree of care and skill ordinarily exercised by and consistent with the standards of competent consultants practicing in the same locality as the Site. TSC has obtained information from several outside

sources during the course of performing this ESA. No warranties are made as to the accuracy and validity of this information, but it has been relied upon as factual and utilized during this ESA. The observations and recommendations made in this ESA represent professional engineering opinions and judgement based on available information, and should not be construed as a legal opinion.

TSC's General Conditions for Environmental Services which accompanied the aforementioned proposal are included in the Appendix as part of this report.

In accordance with the agreed upon scope of services, this report does not include consideration of issues of potential business environmental risk related to lead, mold, radon, wetlands, etc. (list is not inclusive).

1.04 - Qualifications

In accordance with the ASTM Standard, this report includes information on the credentials of the Environmental Professionals involved in its preparation. This information, presented in the Appendix, includes a brief statement of the TSC corporate qualifications and the resumes of the Environmental Professionals who performed the various activities involved in the preparation of this report. TSC certifies that the ESA was conducted by and under the direct supervision of qualified Environmental Professionals, as defined in the AAI Rule.

2.0 - SITE DESCRIPTION

2.01 - Location

The Site is located north of Bloomingbank Road and south of the Burlington Northern Railroad, in Riverside, Illinois. The Site lies in the southeast quarter of Section 35 and the southwest quarter of Section 36, Township 39 north, Range 12 east of the Third Principal Meridian in Cook County. The Site boundaries are illustrated on a portion of the 1993 USGS Topographic Map of the Berwyn Quadrangle covering the Site area included in the Appendix.

2.02 - Description

The Site is an irregular-shaped parcel of land, approximately 5 acres in size. The Site is used for private recreation, and is developed with a swimming pool, as well as basketball and volleyball courts. Several structures are located on the Site, including three storage sheds (two used to store general equipment and the other for chlorine tank storage), a pool clubhouse and a pump room. These structures are concentrated in the eastern portion of the Site, with the western portion consisting of an asphalt parking lot.

The Site and surrounding properties lie in a mixed-use setting, with various residential, commercial and institutional uses located in the immediate area. The Site is bordered by park space along the western boundary and a portion of the southern boundary, residential areas along parts of the southern boundary, public parking to the east and along parts of the northern boundary, and the Burlington Northern railway along parts of the northern boundary.

2.03 - Physical Setting

In order to establish the geologic and hydrologic setting of this Site, the following information sources were reviewed: USGS Topographic Quadrangle Map and the Illinois State Geological Survey (ISGS) Circular 460, Summary of the Geology of the Chicago Area, by H.B. Willman (1971), A summary of observations made during this review is presented as follows:

- The USGS Map contours indicate that the Site exhibits of a relatively flat topography, with ground a surface elevation of approximately 617 feet above mean sea level. In general the topographic gradient of the Site area is southeast. Shallow ground water flow typically mirrors topography, although no definitive determination of groundwater flow direction has been made in the scope of this assessment.
- According to the Willman Circular, the Site lies on a contact of two Equality Formation soil types. The Site is located on thin deposits of silt, clay and sand, underlain by glacial till, characteristic of the Lake Plain of the Equality Formation.

Portions of the Site may also lie on sand deposits of former beaches, characteristic of the Dolton Member of the Equality Formation.

3.0 - HISTORICAL RECORDS REVIEW

The history of development and usage of the Site has been determined based on a review of several sources of information. These included topographic maps, aerial photographs, building and zoning department records, fire insurance maps, historical plat maps, township assessment records and local street directories. The information obtained is discussed in the following paragraphs.

3.01 - Topographic Maps

The 1945, 1953, 1963, 1980 and 1992 editions of the USGS Berwyn, IL Quadrangle Topographic Maps were reviewed. The following observations were made:

1945 Topographic Map: The Site appears as developed, most-likely commercial, land. Three structures are shown on the Site, as well as a rail spur extending south off of the Burlington Northern line and running through the Site before reconnecting with the main line to the immediate east of the Site, where a train station is illustrated. The adjacent properties to the south and north appear to be mostly residential. To the east, there appear to be more commercial structures, focused on the rail lines (typical of a commercial downtown area).

1953 Topographic Map: Due to changes in map formatting (not indicating building footprints in developed, municipal areas), many existing structures are no longer shown. No building are shown on the Site, possibly as a result of this. The rail spur is still visible, as well as the train station to the east.

1963 Topographic Map: The Site now appears to have changed significantly. The rail spur has been removed, and three structures are now present in different locations than indicated on previous maps. The current Site boundaries are illustrated as well, meaning that the structures shown are most-likely associated with the current, pool-related uses. All adjacent

properties appear the same, with the only visible building footprints being the train station located to the east, and another structure located across from the railroad tracks.

1980 Topographic Map: The footprint of the existing pool clubhouse is now present on the Site. All other adjacent properties appear the same.

1992 Topographic Map: Only the area of the pool is identified on the map. The nearby train station is also no longer shown. Three other facilities (located further to the east) are now identified as the municipal offices for the Village of Riverside.

A copy of the topographic maps are included in the Appendix.

3.02 - Aerial Photographs

An aerial photograph of the Site vicinity dating from 1939 was obtained via the internet from <http://www.isgs.uiuc.edu/nsdihome/webdocs/ilhap/county/> . A copy of this photograph is included in the Appendix. Additional aerial photographs dating from 1998 and 2002, copies of which are also included in the Appendix, were obtained via the internet from www.terraserver.com. The small scale of these photographs does not allow identification of specific Site features. A discussion of observations made during this review is as follows:

1939 Photograph: The Site appears as property associated with railroad-related activities. A rail spur is visible, extending into the Site from the northwest, traversing the southern boundary of the Site, and then re-connecting to the main rail to the northeast. A series of structures are present on the Site and adjoining properties, possibly with the rail spur passing through them. Residential subdivisions are present both to the north and south. To the east there appears to be open space, with a train station located further east.

1998 Photograph: The Site appears to have significantly changed. The configuration of visible structures and usage is different from the previous photograph. The rail spur is gone, as well as the structures associated with it. A pool facility, as well as three associated structures are visible.

To the immediate east of the Site, there is now a parking lot present, associated with the train station located further to the east. Two structures are also present to the northeast, on the other side of the tracks. No other changes in adjacent properties were noticed.

2002 Photograph: The Site and its adjoining properties appear the same as in the previous photograph.

3.03 - Cook County Assessor's Office Records

TSC was informed by the client that the Permanent Index Number (PIN) assigned to the Site is 15-35-413-002. TSC visited the Cook County Assessor's internet site to review available information regarding this PIN. The following information was obtained:

The property associated with the PIN is identified a 87,120 square feet in size, and contains a structure constructed about 10 years ago. The estimated building square footage is listed at 3,233 square feet. No other relevant information was uncovered during review of this resource.

3.04 - Building & Zoning Department Records

Pursuant to the Freedom of Information Act (FOIA), TSC submitted a request to the Village of Riverside Building Department, regarding information in their files for this Site. No response was received at the time of this report's completion.

If pertinent information is received, an Addendum will be issued.

3.05 - Plat Maps

Plat Maps of Riverside Township for the following years were reviewed:

<u>Year</u>	<u>Identification</u>
1973	no information found

3.06 - Sanborn Maps

Sanborn Fire Insurance Maps, dated 1895, 1909, 1930, 1951 and 1975 were obtained from EDR Sanborn Company of Milford, Connecticut. These maps were reviewed because they often contain information related to building construction and may include references to underground storage tanks (USTs), chemical storage, specific site operations or other items of potential environmental concern. Portions of each map covering the Site are included in the Appendix. Our observations are summarized in the following paragraphs.

1895 Sanborn: The Site is not completely depicted on the provided map pages, but a portion is visible at the bottom of Plate 125. The presence of four structures is evident, one of them being listed as a coal house, and another as an open platform freight-depot. The rail spur that enters and exits the Site is visible. Seven tracks are depicted along the railroad mainline, some of which may be located on the Site.

1909 Sanborn: The majority of the Site is depicted in the top left corner of Plate 81. Seven structures are illustrated in the vicinity of the Site. Three of them are identified as coal storage structures and one is identified as a beer depot for the Pabst Brewing Co. A round rail turn table, through which four spurs extend is also identified to the west of these structures. A large unlabelled structure is located west of the turntable. It is suspected this structure may be a maintenance or fueling facility.

1930 Sanborn: The majority of the Site is depicted on Plate 2. The rail turn table is no longer depicted on this map. A series of structures are shown, associated to the Thos. Martin Coal Yard, all located immediately to the south of the previously-mentioned rail spur. The freight house that was shown on the 1895 map, but not on the 1909 or 1930 maps, is shown again to the north of the rail spur as a hooded platform freight house. Two additional structures are depicted south of the coal yard facilities.

1951 Sanborn: The Site is depicted on Plate 2 and at the top left corner of Plate 12. It does not appear to have significantly changed.

1975 Sanborn: Only two structures are shown on the Site, one of them being a previously-existing footprint that had been associated with the coal yard, and the other being a dressing room facility, most-likely associated with the swimming pool usage.

3.07 - Environmental Liens & Deed Restrictions Search

A search of recorded environmental liens and deed restrictions dating back to 1940 was performed for the Site PINs by Advanced Searches, Inc. A copy of the liens search document produced during this search is included in the Appendix.

The search did not identify any environmental liens or deed restrictions which have been recorded against the property PIN. A deed in trust was granted by Riverside Swim Club to Riverside National Bank Trust 457, recorded September 25, 1986.

3.08 - Historical City Directories

TSC received a city directory database search abstract from Environmental Data Resources, Inc. (EDR) of Milford, Connecticut. The directories covered the years 1991 through 2006, and in accordance with ASTM guidelines, were reviewed on approximate five year intervals.

No references to 100 Bloomingbank Road were identified on directories prior to 2006. On the 2006 directory, Riverside Swim Club is identified as the tenant. No identified nearby properties are of suspected environmental concern. A copy of the city directory abstract is included in the appendix.

4.0 - SITE CONTACT INTERVIEWS

To assist in establishing the history of the Site, TSC interviewed Mr. Mike Foley, regarding his knowledge of Site history and uses which may suggest recognized environmental conditions to exist at the Site. A summary of the interview is presented in the following paragraph.

Mr. Foley identified himself as a member of the Riverside Swim Club (RSC) for the past 45 years (his family was one of the original members), and a current member of the RSC Board of Directors. Mr. Foley identified the 550 families that hold membership rights at the RSC as the land-owning entity for the Site, which has been the case since 1961. The Site was identified as a pool facility, with areas devoted to basketball and volleyball courts as well.

According to Mr. Foley, the swim club was established in the summer of 1961. He identified the prior owner of the property as Creadon's Lumber Yard, but he also noted that the Site had been previously utilized as a coal storage yard. Additional past usages were not identified, however it was confirmed that substantial railroad-related activity has taken place at the Site in the past, including the historic presence of a rail turn table in the immediate Site vicinity.

Mr. Foley stated that there are two above-ground storage tanks located on-Site, associated with liquid chlorine used to treat the pool water. These tanks are located in a wooded shed, found within a fence-enclosed area at the east end of the pool, adjacent to the pump room facility.

A total of five structures were identified. These include two wood storage sheds located to the northeast of the parking lot area. The larger of these storage sheds was said to sit on the concrete foundation of a previous structure associated with the historic coal yard usage, and was built at the time of the RSC's initial construction. The smaller shed was built roughly ten years ago, and sits adjacent to the west of the larger shed. The aforementioned chlorine storage shed constitutes the only other storage facility on Site. Two other structures were identified by Mr. Foley as the clubhouse/offices and the pump room.

Mr. Foley stated knowledge of the presence of drains on Site, associated with the filtering and cleaning of the pool water. He also discussed the presence of a 55-gallon drum containing soda ash and water, used to regulate pH levels in the pools. According to Mr. Foley, the pool usage is seasonal, and no heating of the facilities takes place. Water and sewer service are provided by the Village of Riverside.

Mr. Foley is not aware of any pipelines, wetlands, transformers, permits, traps, sumps, pits, ponds, or lagoons at the Site. He is not aware of any petroleum usage, pesticide, herbicide or sludge usage at the Site. He is aware of no generation of hazardous waste or medical

waste. He is not aware of any dumping, fill placement, or spills, leaks or releases of any hazardous substance, petroleum products or pesticides which may have impacted the Site. No environmental liens have been filed against the property.

5.0 - ENVIRONMENTAL AGENCIES RECORDS REVIEW

5.01 - Federal and State Records

Current Federal and State environmental agency records for the Site and vicinity were reviewed by EDR and presented in their Radius Map report. This review assists in identifying potential contamination sources, both on-Site and from properties within a specified distance of the Site. Those facilities for which addresses are adequate to locate accurately are mapped; those facilities for which addresses are inadequate to locate accurately are listed on an Orphan Summary. The specific files searched and the corresponding search distance as set forth in the ASTM Standard are as follows:

1. Federal National Priorities List (NPL): 1.0 mile.
2. Federal Delisted National Priorities List (NPL): 0.5 mile.
3. Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS): 0.5 mile.
4. Federal CERCLIS No Further Remedial Action Planned (NFRAP): 0.5 mile.
5. Federal Resource Conservation and Recovery Act Information System (RCRA) search of Treatment, Storage & Disposal (TSD) Facilities listed on the Corrective Action Report (CORRACTS): 1.0 mile.
6. RCRA Search of TSD facilities not listed on CORRACTS: 0.5 mile.
7. RCRA Generators: Site and Adjoining Properties.
8. Federal Institutional Control/Engineering Control Registry: Site only
9. Federal Emergency Response Notification System (ERNS) List: Site Only.
10. State Category List for State Hazardous Waste Sites (SHWS): 1.0 mile.
11. State Solid Waste Facilities/Landfill Sites (SWF/LF) List: 0.5 mile.
12. State Leaking Underground Storage Tank (LUST) Incident Report: 0.5 mile.
13. State Registered Underground Storage Tank (UST) List: Site and Adjoining Properties.

14. State Site Remediation Program (SRP) Database: 0.5 mile.
15. State Surface Impoundment Inventory (IMPDMNT): 0.5 mile.
16. State Category (CAT) List: 0.5 mile.
17. State Institutional Control/Engineering Control Registry: Site only

Additional environmental records and databases, including Indian Reservations Tribal Records, were also searched to supplement those records noted above. A listing of all records searched by EDR, the date of the records, maps and map findings, pertinent EPA waste codes, and area hydrogeologic and radon information are presented on the EDR Radius Map Report included in the Appendix.

The EDR Radius Map report was reviewed and our observations are summarized in the following paragraphs.

Site - The Site was not listed on any of the reviewed environmental databases.

Additionally, TSC reviewed United States Environmental Protection Agency (USEPA) records on the Envirofacts website. No listings were found pertaining to the Site from this source. A copy of the query result is included in the Appendix.

Nearby Listed Facilities - A total of 17 listings in the vicinity of the Site are identified on the environmental databases search. During the Site reconnaissance, several of the facilities identified by the database search were found to be beyond the specified search radii for the databases on which they were listed. Thirteen facilities were confirmed to be located in the vicinity of the Site. Only the following three are located within 1/8 mile of the Site:

- *Riverside Train Station - 90 Bloomingbank Rd*: Located on the property adjoining the Site to the east, this facility is approximately 500 feet from the Site and is listed on the Facility Index System (FINDS) and RCRA-Small Quantity Generator (SQG) databases. No associated violations were on file for this facility.
- *Village of Riverside Fire Station & Water Reservoir - 42 Pine Avenue*: Located approximately 600 feet to the northeast of the Site (across from the railroad tracks), this property is listed on the Facility Index System (FINDS), RCRA-Large Quantity

Generator (LQG), Underground Storage Tank (UST) and Leaking Underground Storage Tank (LUST) databases. One 1,000 gallon heating oil tank was removed from the facility. A release of heating oil was reported on 12/18/1991, which was assigned LUST incident # 913648. A letter of No Further Remediation (NFR) was issued to close this incident, dated 03/09/1993.

- *Ruby Cleaners II - 1 Riverside Road*: Located approximately 700 feet to the northeast of the Site, this property is listed on the Site Remediation Program (SRP) and Institutional Controls databases. The owner of the facility has been issued an NFR letter, dated 11/13/06, which includes a groundwater use restriction.

The other listed facilities are located more than 800 feet from the Site.

Limitation of Computer Database Searches - The use of a computer database system to search, maintain and retrieve information on a site specific or geographic basis has some limitations. Address or input errors can thwart a systematic search, with the result that some sites are miscoded or cannot be located accurately, resulting in "orphans". Attempts are made to evaluate such "orphan" sites, however, this evaluation may also be limited in effectiveness. For this reason, geographical search of files does not guarantee that the Federal or State environmental agencies do not have relevant information in their files on this Site or neighboring properties nor does it guarantee that no recognized environmental conditions exist at a site.

None of listings on the EDR Orphan Summary are thought to be located within the specified search distances.

5.02 - Municipal Fire Department Records

In addition to the Federal and State agency database review, a FOIA request was submitted to the Village of Riverside Fire Department regarding information in their files on this Site. The local fire department commonly maintains records of hazardous incidents, registered USTs, and other hazardous material storage locations for properties within their jurisdiction. A response was received, indicating there have been several emergency responses to the Site location in the past. However, none of these records indicate any hazardous materials

release or problems with hazardous materials. The incidents in question have dealt with an activated fire alarm or requests for medical assistance, both of which fall outside of the scope of this report.

The Fire department has also, on several occasions, conducted fire inspections of the property. No problems regarding hazardous materials were identified in the inspections. A letter dated July 28, 1994 stipulates a limit of 800 gallons of liquid chlorine that the pool was allowed to keep on the premises.

A copy of the response materials is included in the Appendix.

6.0 - SITE RECONNAISSANCE

A TSC Environmental Professional performed a reconnaissance of the Site on 8/10/2007. Several photographs taken during this reconnaissance are included in the Appendix. The observations made during the reconnaissance are summarized in the following paragraphs.

6.01 - Observations of Site

The Site is an actively-used pool facility. The western portion of the property is utilized as an asphalt-paved parking lot. Adjacent to this area to the northeast, are two storage sheds and an outdoor seating area. Both storage sheds are constructed of wood, with asphalt shingle roofing. The larger of the two sheds sits on a concrete block foundation. The outdoor seating area is situated to the east of the storage sheds, and is occupied with picnic benches. To the east of the seating area is the pool clubhouse. The northern half of the clubhouse has a brick exterior, while the southern half has a wooden exterior. The entire roof of the clubhouse is covered with asphalt shingles, and the interior walls of the entire structure consists of concrete cinder blocks. The floors within the clubhouse consist of 6 inch red clay tile. Shower rooms were found at the northern end of the clubhouse, which include associated drains. To the east of the clubhouse is the main pool deck. The deck surface is made of concrete pavement. This area surrounds the two in-ground pool facilities, and includes six mounted light posts, each approximately 40 feet in height, as well as multiple seating areas. To the southeast of the larger pool is the pump house and chlorine storage

shed. The pump house is constructed of concrete cinder blocks, and extends beneath the southeast corner of the pool. This underground area houses the soda ash associated with the pool filtration and water treatment systems. Located to the immediate southeast of the pump room is the chlorine storage shed. This shed is constructed out of wood and has an asphalt shingle roof. Within the shed, are two above-ground storage tanks used to hold liquid chlorine that is filtered into the pump room for purposes of sanitizing the pool water. The pump house and chlorine storage shed are enclosed by a chain link fence on all sides. Further to the east, there is an additional seating area, as well as both a basketball and volleyball court. The playing courts' surface are concrete with an aerated rubber finish on top. The Site contains no heating utilities. Water utilities access the Site from the southeast, via lines that run along Bloomingbank Rd.

No indications of staining, unnaturally stressed vegetation or areas conspicuously absent of vegetation were noted at the Site. No evidence of vent or fill pipes suggesting the presence of underground storage tanks were identified on the Site. No indication of petroleum sheen was identified on water at the Site. No indications of pits, ponds or lagoons, solid waste or stained pavement were noted at the Site. No suspect PCB containing equipment or hazardous waste generation was identified on Site. No evidence of the use or release of hazardous substances or petroleum products were identified at the Site.

6.02 - Observations for Potential Asbestos Containing Materials

As part of the Site reconnaissance, the Site structures were observed for materials which have to potential to contain asbestos. The observations were limited to readily accessible locations and did not include above ceilings, behind walls, on roof tops or other hard-to-reach places. The only definitive way to determine if a material contains asbestos is through analytical testing. No sampling or analysis of materials for asbestos content was performed and this is beyond the scope of this report.

The only materials noted at the Site which have the potential to contain asbestos are asphaltic roofing materials.

6.03 - Observations of Adjacent Properties

The Site is bordered to the north by the Burlington Northern Railroad,. Adjoining the Site to the east is a public parking lot for the Riverside train station. To the south is Bloomingbank Rd., and to the west is open/park space that is owned by the Village.

No evidence of aboveground storage tanks or of vent or fill pipes suggesting the presence of underground storage tanks were identified on adjoining properties. No indication of petroleum sheen was visible on adjoining properties. No indications of pits, ponds or lagoons, solid waste, stained pavement or drum storage were noted on adjoining properties. No suspect PCB containing equipment or hazardous waste generation was identified on adjoining properties. No evidence of the use or release of hazardous substances or petroleum products were identified on adjoining properties.

7.0 - INFORMATION PROVIDED BY CLIENT

In accordance with the ASTM Standard, it is the responsibility of the user of the ESA to provide the environmental consultant written notification with respect to any relevant specialized knowledge or experience of the purchaser or known reason for significantly lower purchase price and to determine the presence of environmental liens on the property. Accordingly, TSC made the appropriate request for this and other information or records on the property with respect to hazardous substances, pesticides and petroleum products, including: previous assessments, environmental permits or notifications, environmental sampling results, Material Safety Data Sheets, geotechnical reports, boring or well logs, or business records.

TSC provided the client with a User Questionnaire, regarding its knowledge of environmental cleanup liens, activity and land use limitations, specialized knowledge or experience, relationship of the purchase price to fair market value, commonly known or reasonably ascertainable information and the degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation. The completed User Questionnaire indicated that the client was not aware of

any of the aforementioned information. A copy of the User Questionnaire is included in the Appendix.

TSC was provided with a Plat of Survey for the Site. Review of this information did not reveal any issues of environmental concern. It is our understanding that, with the exception of the preceding, no information is available pertaining to the Site with respect to the above noted items.

8.0 - CONCLUSION

Historical sources of information dating back to 1895 were reviewed by TSC in conducting this Phase I ESA. Available information indicates that the Site has been a private swimming club facility since 1961. There are five structures located on Site, including three storage sheds, a pool clubhouse and a pump room. The Site is provided with water and sewer services by the Village of Riverside, and has no heating infrastructure (facilities are only used seasonally).

Two above-ground storage tanks are present within the easternmost storage shed. These tanks combined hold approximately 800 gallons of liquid chlorine, which is used to maintain the water quality of the swimming pools. No evidence of leakage or spillage was identified through this assessment and the tanks are considered a de minimus condition.

The Site is located adjacent to the Burlington Northern railroad. Historic usage of the property has been heavily influenced by railroad-related activities. Prior to the construction of the swimming facilities, a rail spur accessed the Site area, and serviced a coal storage yard, a rail turn table, a suspected train maintenance facility and several smaller structures, all historically located at the Site. The storage and use of hazardous substances and petroleum products is common in rail yard and train maintenance activities, and the potential for the release of hazardous substances and petroleum products resulting from these historic uses has been identified as a recognized environmental condition associated with the Site.

Two properties were noted within the specified search distances on the reviewed environmental databases. The nearest of these is located approximately 500 feet from the Site. No information was found to suggest that either of these operations have adversely impacted the

Site and, based on available information, regulatory status, local clayey geology and intervening distance, the possibility that the identified facilities may have impacted the Site is considered remote.

Based on the information discussed in this assessment, one recognized environmental condition was identified at the Site, associated with the historic rail-related uses.

Although not identified as a recognized environmental condition, a business environmental risk regards the possible presence of asbestos containing materials at the Site structures. Roofing materials noted on the clubhouse and storage sheds have the potential to contain asbestos. Federal and State regulations require evaluation of asbestos containing materials prior to renovation or demolition activities for a planned commercial development. If renovation or demolition activities are planned, it is recommended TSC be contacted to perform an asbestos survey of the structures.

If further evaluation of the identified recognized environmental condition is desired, it is recommended TSC be contacted to perform a subsurface exploration to evaluate soil and groundwater conditions.

9.0 - CLOSURE

Historical sources have identified the usage of the Site back to the 1895, at which time the usage was as a coal storage yard. Because historical sources did not identify the first developed usage of the Site, the absence of information predating this usage is considered a data gap. The data gap is considered unlikely to be pertinent to identifying conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the Site.

Upon receipt of information, requested via FOIA from the Building Department, pertinent information will be forwarded in an Addendum. The absence of these records are data gaps which are considered unlikely to be pertinent to identifying conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the Site. If review of this information results in the identification of environmental conditions which would alter the conclusions of this report, an Addendum to this report will be forwarded.

It should be understood that the intent of an ESA is to identify recognized environmental conditions at a property, thereby reducing, but not eliminating, the financial risks involved in property acquisitions. If during future development, excavation and grading work at the Site, any hazardous or potentially hazardous materials or conditions are discovered, TSC should be contacted to perform a follow-up evaluation of these materials/conditions.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR Part 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. The undersigned affirm that the facts stated in the report are, to the best of their knowledge, true and are made under penalty of perjury as defined in Section 32-2 of the Criminal Code of 1961.

We are available to review this report at your convenience.

Respectfully,

TESTING SERVICE CORPORATION



Brian K. Walker, P.G.
Manager of Environmental Site Assessments

Prepared by,



Mike O'Connor
Project Manager

10.0 - APPENDIX

- 10.01 - Qualifications of TSC & Environmental Professionals
 - 10.02 - Site Location Map
 - 10.03 - Historical Topographic Maps
 - 10.04 - Aerial Photographs
- 10.05 - County & Municipal FOIA Requests and Responses
 - 10.06 - Township Assessment Records
 - 10.07 - Sanborn Maps
 - 10.08 - Environmental Liens Search
 - 10.09 - City Directories Abstract
 - 10.10 - Conversation Records
- 10.11 - EDR Radius Map Report & Site Reports
- 10.12 - Environmental Agency FOIA Requests and Responses
 - 10.13 - Site Photographs
 - 10.14 - Information Provided By The Client
 - 10.15 - User Questionnaire
- 10.16 - TSC General Conditions for Environmental Services