GEOCON
PROFESSIONAL SERVICES

August 11, 2016

Mr. Christopher King, P.E.
Robinson Engineering, Ltd.
10045 W. Lincoln Highway
Frankfort, Illinois 60423

RE: Phase I Environmental Site Assessment
8.6-Acre Industrial Parcel
Panduit Property
17301 Ridgeland Avenue
Tinley Park, Cook County, Illinois 60477
GEOCON Project 16-G0535

Dear Mr. King:

GEOCON Professional Services, LLC (GEOCON) is pleased to submit herewith the results of this Phase I Environmental Site Assessment (Phase I ESA) conducted in accordance with ASTM E1527-13 for the above-referenced project. The results of this Phase I ESA, including pertinent observations and a summary of the findings, can be found in the accompanying report.

Should you have any questions regarding the contents of this report, please do not hesitate to contact us. GEOCON appreciates the opportunity to be of service.

Sincerely,
GEOCON Professional Services, LLC.

Erin E. Curley
Environmental Department Manager

Karl F. Newman, P.G.
Senior Project Manager

Kenneth K. Rippy, P.E.
Principal Engineer

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Site:

8.6-Acre Industrial Parcel
Panduit Property
17301 Ridgeland Avenue
Tinley Park, Cook County, Illinois 60477

User:

Robinson Engineering, Ltd.
10045 W. Lincoln Highway
Frankfort, Illinois 60423

And

Village of Tinley Park
16250 S. Oak Park Avenue
Tinley Park, Illinois 60477

Prepared By:

GEOCON Professional Services, LLC
9370 W. Laraway Road, Suite D
Frankfort, Illinois 60423

GEOCON Project No. 16-G0535

August 11, 2016

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INTRODUCTION

General

This report presents the findings and conclusions of the Phase I Environmental Site Assessment (ESA) performed on an 8.6-acre industrial parcel of land that is part of the Panduit Corporation facility located at 17301 Ridgeland Avenue, Tinley Park, Cook County, Illinois (site). The site consists of a paved parking lot and a grass lot with no building structures that has historically been part of a larger 65.12-acre parcel of land that formerly operated as a manufacturing facility. This Phase I ESA was performed at the request and authorization of Robinson Engineering, Ltd., the municipal engineer for the Village of Tinley Park. GEOCON understands that the Village of Tinley Park, one of the users of this report, intends to acquire the property from Panduit Corporation, the current property owner. The Village intends to construct a storm water retention pond on the site.

Purpose

This Phase I ESA was conducted for the purpose of identifying, within the limitations of the authorized scope of work, recognized environmental conditions in connection with the subject site in accordance with ASTM E1527-13 ("Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process"), effective November 6, 2013. Per ASTM, a recognized environmental condition (REC) is defined as "the presence or likely presence of any hazardous substances or petroleum products in, on or at a 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 of a future release. De minimis conditions are not recognized environmental conditions."

Per ASTM, a Controlled Recognized Environmental Condition is defined as "a recognized environmental condition resulting from a past release of hazardous 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, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

Per ASTM, a Historical Recognized Environmental Condition is defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

Per ASTM, a De Minimis Condition is defined as "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 are not recognized environmental conditions nor controlled recognized environmental conditions."

The purpose of the Phase I ESA practice, as defined in ASTM E1527-13, is "to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, this practice is intended 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 CERCLA liability (landowner liability protection or LLPs): that is, the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B)".

Scope of Work

The scope of services for this Phase I ESA included a visual walk-through reconnaissance of the property on at least one occasion; a description of site topography, including obvious surface staining, depressions, distressed vegetation, disposal areas, obvious evidence of storage tanks, fill areas, apparent site drainage conditions, and existing waterways or ponds; a review of various local, state, tribal, and federal regulatory agency listings, files, records, and databases for known or potential recognized environmental conditions on the subject property or adjoining properties that were practically reviewable and reasonably ascertainable; a review of aerial photographs and other readily available maps; informal interviews with various parties; and a general description of adjoining properties and activities as viewed from the subject property or public access points. The scope of work included the submission and review of the GEOCON Environmental Site Assessment Owner and User Questionnaires.

This Phase I ESA did not include physical sampling of soil, groundwater, building materials, chemicals, or hazardous or toxic materials. In addition, asbestos, radon, lead-based paint survey, lead in drinking water, wetland delineation, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, electromagnetic fields, ecological resources, endangered species, indoor air quality, biological agents, mold, controlled substance search, and other business environmental risk items, including but not limited to those listed in Section 13 of ASTM E1527-13, were not requested and are not included in the scope of services for this Phase I ESA.

The client (user) requested that GEOCON retain the services of a professional title company to search for recorded title and judicial records for environmental liens and activity and use limitations (AULs). A summary of GEOCON's review of these documents is provided in the **ALL APPROPRIATE INQUIRY (AAI) INFORMATION** section of this report. A determination of compliance of any AULs established for the property or a determination of compliance of all other LLP requirements under the federal Brownfield law are beyond the scope of ASTM E1527-13 and are not included in the scope of services for this Phase I ESA.

Authorization

Authorization to proceed with the Phase I ESA was given to GEOCON on July 27, 2016, by Mr. Christopher King of Robinson Engineering, Ltd,, through acceptance of GEOCON proposal 16-P257, dated July 27, 2016. This report has been prepared on behalf of and exclusively for the use of Robinson Engineering, Ltd. and the Village of Tinley Park. The information contained in this Phase I ESA report may not be relied upon by any other parties without the expressed written consent of GEOCON, Robinson Engineering, Ltd., and the Village of Tinley Park.

GENERAL QUALIFICATIONS

Various terms, definitions, and categorizations used to describe hazardous wastes, materials, or constituents are contained in numerous federal and state regulations, statutes, and other formal documents. A generalized usage of these terms, based on descriptive characteristics included in ASTM Practice E1527-13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", is intended in this report. As used herein, the terms are intended to refer to substances described as the range of

contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as defined in 42 U.S.C. §9601, and to petroleum products described as those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601.

The conclusions presented in this Phase I ESA report are formulated on the basis of a prescribed work scope and are reliant upon the credibility of others and the accuracy of the information sources reviewed. Such limitations can result in a redirection of conclusions and interpretations where new or changed information is obtained. The walk-through survey was performed within the property boundaries, and the findings do not necessarily encompass potential contamination sources present on adjoining properties or at concealed areas on the subject site.

This Phase I ESA was conducted in accordance with ASTM Practice E1527-13 in a manner consistent with that level of care ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. Any exceptions to or deletions from this ASTM practice are described in the project scope section of this Phase I ESA report. No other representations, expressed or implied, and no warranty or guarantee are included or intended in this report. Per ASTM E1527-13 Sec. 4.5.1, it must be recognized that "no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost".

SITE OBSERVATIONS

Site Location

The subject site consists of an 8.6-acre industrial parcel of land that has historically been a part of a larger 65.12-acre industrial parcel of land that formerly operated as the Panduit manufacturing facility at 17301 Ridgeland Avenue in Tinley Park, Illinois. The 8.6-acre parcel of land is located within the southwest portion of the facility. More specifically, the subject site is located at the northeast corner of Ridgeland Avenue and 175th Street. The site is located in the Southwest Quarter of Section 29, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County. The location of the subject site is shown on the Site Vicinity Map, provided as **Figure 1** in **Appendix A**. The site parcel is highlighted in blue on the Aerial Site Map provided as **Figure 2** in **Appendix A**.

Brief Site History

The site is part of a larger 65.12-acre industrial parcel of land that is owned and operated as a Panduit manufacturing facility. Based on aerial photograph review, the 65.12-acre property, which includes the 8.6-acre subject site, was formerly agricultural farmland with no structures. Sometime between 1954 and 1962, construction of the Panduit facility started and from 1967 to 1978 the facility expanded with large buildings. In approximately 2010-2012, manufacturing ceased and Panduit moved out of the facility. Panduit still utilizes some of the research buildings of the southeast portion of the facility. According to Panduit.com, Panduit manufactures electrical and networking products and the company was founded in 1955.

GEOCON reviewed a letter, dated July 26, 2016, that was addressed to the Village of Tinley Park and prepared by Mr. Richard F. Kilcoyne, the Global Health, Safety, Security and Environmental Manager of Panduit. The letter was prepared to explain the history of the 8.6-acre parcel of land subject to this assessment. Based on the Panduit letter, the site has been historically used for agricultural purposes prior to Panduit ownership of the

land. Panduit purchased the subject site in the late 1950s as part of the general purchase of the agricultural property for the development of a manufacturing complex. The site remained agricultural and leased to a local farmer, until approximately 1973 when a parking lot was constructed on the northern portion of the site for the Panduit facility. The parking lot was later expanded in 1989-1990. The walking path and storm water retention (drainage swale) was constructed in about 2001. According to Panduit, the 8.6-acre site was not used for manufacturing, chemical storage, waste storage or other activities that could directly and materially impact soil quality.

Site Description

Mrs. Erin Curley of GEOCON, a qualified environmental professional in accordance with the critieria set forth in ASTM E1527-13, conducted a site visit on July 28, 2016. Photographs were taken during the site visit, which are provided in **Appendix B**.

The 8.6-acre site is located within the southwest quarter of the Panduit facility. The entire facility is secured with fencing. The northern portion of the site consists of an asphalt paved parking lot and the southern portion of the site is a grass covered lot with some trees. The asphalt parking lot is in poor condition and was empty of cars. There are numerous light posts that are surrounded by concrete posts in the parking lot area. There is a storm sewer vented manhole located in the parking lot.

The grass area of the site was formerly used for agricultural farming according to Panduit. The grass area of the site is surrounded by an asphalt paved walking path with park benches and trash cans. The walking path was constructed for the Panduit employees. The grass lot and surrounding walking path are at a higher elevation, estimated to be three to five feet, than the remaining ground surface area of the 8.6-acre parcel.

There is a narrow concrete drainage swale that is about 4 feet wide located near the eastern and southern borders of the site. The drainage swale connects to concrete storm water culverts located on the northeast end and southwest end of the site. There is an old cast iron pipe that discharges into the concrete drainage swale and the pipe originates from the remaining northern portion of the Panduit facility. At the time of the site visit, most of the drainage swale was dry. At the time of the site visit, there appeared to be a very small amount of liquid or water discharging from the old cast iron pipe and there did not appear to be any obvious chemical sheen on the waters or odors within the drainage swale.

There are above ground electric utility boxes located in the grass area at the southeast corner of the site. There is an electric box surrounded by concrete posts in the grass area at the northeast corner of the site.

The Panduit facility property is serviced with municipal water or sewer supply.

GEOCON did not observe any existing underground storage tanks (USTs), aboveground storage tanks (ASTs), or discarded tanks and/or overt items of environmental concern on the subject site. GEOCON did not observe obvious evidence of tank related fill or vent pipes or fuel dispensers on the subject site during the site visit. GEOCON did not observe any potable water supply wells or any above ground components associated with septic systems on the property.

Adjacent Properties

The subject site is located in an area that is comprised mostly of residential properties. A description of the adjacent properties as viewed from the subject site or public access points is provided below:

NORTH: North of the site is the remaining portion of the Panduit facility. Further north of the Panduit property is ABC Supply Company, a roofing and siding supply company. Further north of ABC Supply is Oak Forest Avenue.

EAST: East of the site is the remaining portion of the Panduit facility and further east is forest preserve property.

SOUTH: South of the site is 175th Street followed by residential properties.

WEST: West of the site is Ridgeland Avenue and further west is residential properties.

REVIEW OF INFORMATION

Aerial Photograph Review

Aerial photographs typically provide an indication of development trends in the general area and of major changes in topographic features and/or uses of the property. It should be noted that while aerial photographs are useful to establish the location of previously existing structures, they are typically not detailed enough to show specific structure type or site usage information.

GEOCON reviewed aerial photographs dated 1939, 1951, 1954, 1962, 1967, 1973, 1978, 1983, 1988, 1994, 1999, 2005, 2005, 2006, 2007, 2009, 2010, 2011 and 2012 obtained from Environmental Data Resources, Inc. (EDR). A copy of the aerial photographs is not provided in this report but the aerials can be provided to the client in a portable document format (pdf) if requested. A summary of the observations of the properties viewed in the aerial photographs, encompassing the subject site and the properties immediately adjoining the subject site is presented below.

In the 1938 through 1954 aerial photographs, the 8.6-acre subject site appears to be part of a larger track of land that is vacant, agricultural land and there are no structures. Starting in the 1962 aerial photograph, the 65-acre Panduit facility is in the process of being constructed with a large structure and parking lot seen in the 1967 aerial photograph and more buildings and parking lots in the 1973 and 1978 aerial photographs and the site continues to be vacant farmland with no structures. Starting in the 1978 aerial photograph, a paved drainage swale surrounds the grass covered lot of the site to the north, west and east. In the 1983 and 1988 aerial photographs, the land area inside the limits of the drainage swale of the site appears to remain agricultural. In the 1994 aerial photograph, the northern drainage swale is not present and a paved parking lot with cars is located on the northern portion of the site. In the 1999 aerial photograph, the parking lot has been expanded to the west. In the 2007 through 2012 aerial photographs, the 8.6-acre subject site appears similar to that observed by GEOCON during the 2016 site visit.

Based on aerial review, the 8.6-acre site has been historically used for agriculturally purposes and it does not appear that the land was used as part of the manufacturing activities of the larger Panduit property and no building structures have been located on the site.

In all of the aerial photographs, the surrounding properties appear to be agricultural or undeveloped land in the early photographs with gradual development over the years in the later photographs.

Quadrangle Map Review

GEOCON reviewed the Tinley Park, Illinois Quadrangle USGS 7.5 Minute Topographic Maps, dated 1963 (photorevised in 1973 and 1980) and 1993, for which the site is located. The 8.6-acre site parcel is vacant with no structures on the topographic maps. A land surface elevation of the site area is 700 feet above mean sea level. A portion of the Tinley Park, Illinois Quadrangle Map is presented as **Figure 1** in **Appendix A**.

Soil Map Review

GEOCON personnel reviewed Plate No. 1 contained in the publication "Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Wastes" by Richard C. Berg and John P. Kempton (ISGS Circular 532; 1984) to determine general soil composition in the area of the site. The Berg & Kempton Map provides ratings of the capacities of earth materials to accept, transmit, restrict, or remove contaminants from waste effluents. The site is mapped as having "E" type soils which are described as uniform, relatively impermeable silty or clayey till at least 50 feet thick with no evidence of interbedded sand and gravel. The potential for groundwater contamination in "E" type soil areas is low.

Sanborn Fire Insurance Map Review

Sanborn Fire Insurance Maps (SFIMs) are detailed sketches of property use, structures, and fire protection for developed properties produced for the insurance industry. The maps are produced every few years and typically denote the presence of petroleum and chemical storage vessels and other building features. GEOCON made a request to Environmental Data Resources Inc (EDR) to perform a SFIM search for the subject site. EDR, which maintains a library of historical mappings, completed a search and indicated that there is no coverage for the subject site.

Tinley Park Building Department

On July 27, 2016, GEOCON submitted a Freedom of Information Act (FOIA) request to the Village of Tinley Park via email. GEOCON sought available records or permits related to building department records for the Panduit facility. On August 3, 2016, Ms. Terica Ketchum, the Village FOIA Coordinator, replied to the FOIA request by email and indicated the Village needed a five day extension to respond to our request. According to the building department, the Village has maintained building department records since the late 1960s and early 1970s and some of the early records are on microfiche. On August 8, 2016, GEOCON received an email response with eight pages of records from Ms. Ketchum. Included in the records was a building permit that was on microfiche record. The permit was for an installation of a 10,000-gallon UST and the application, which was dated in the 1970s, included a map of the tank location, but due to the poor quality of the microfiche, the location map and the date of the permit was not readable. The records also included an application for building permit, dated February 23, 1993, completed by R. Carlson & Sons, a tank contractor, for the removal of a UST at the Panduit facility that was approved by the Village. The records included an application for building permit, dated November 5, 1993, completed by R. Carlson & Sons, for the removal of a 6,000-gallon ethylene glycol UST at the Panduit facility that was approved by the Village. The records included a microfiche record from July 15, 1960 for the installation of a septic tank with Reiher Co. Concrete Construction listed as the contractor and a building permit record, dated August 10, 1962, for a building addition to the Panduit facility. A copy of the

Village FOIA response is not included in this report, however, a pdf of the document can be provided, if requested by the client.

Tinley Park Fire Protection District

On July 27, 2016, GEOCON submitted a FOIA request to Interim Fire Chief Dan Riordan of the Tinley Park Fire Department via email. GEOCON sought available records or permits related to tanks or chemical storage (USTs, ASTs or drums), fires, chemical releases, hazardous materials spill responses, complaints or incidents for the Panduit facility for which the site is a part of. In a letter dated, July 29, 2016, Mr. Riordan provided a response letter that indicated that they have no information pertaining to the records in the request for the site.

Illinois Environmental Protection Agency

GEOCON conducted a search online at the Illinois Environmental Protection Agency (IEPA) Bureau of Land Inventory database (http://epadata.epa.state.il.us/land/inventory), the Agency Facility Inventory and Information System database (http://epadata.epa.state.il.us/tiefiledata) and the Leaking Underground Storage Tank Incident Tracking database (http://epadata.epa.state.il.us/land/ust/Search.asp) to identify if the site is listed within an IEPA database. The Panduit property is listed in the Site Remediation Program (SRP) database, and additional information regarding the SRP listing is provided in the **REVIEW OF STATE AND FEDERAL PUBLICATIONS** section of this report.

Office of the State Fire Marshall

GEOCON reviewed the Office of the State Fire Marshal (OSFM) web UST Facility database (www.sfm.illinois.gov) for all registered facilities in Tinley Park. The Panduit Corp. facility, for which the subject site is part of, is a registered UST site (Facility number 2014678 at 17301 Ridgeland Avenue, Tinley Park) with two USTs as follows: a 10,000-gallon gasoline UST that was installed on June 1, 1980, last used on October 1, 1992 and removed on March 17, 1993 and a 6,000-gallon UST that was last used on June 1, 1993 and removed on December 2, 1993. Both tanks were registered with the OSFM on April 17, 1986. There is no installation dated listed for the 6,000-gallon UST but it is listed to be 27 years old which would mean the install date was in 1966. There is no product listed for the 6,000-gallon UST. According to Panduit, the two former UST systems were located on the northern and eastern portions of the 65.12-acre Panduit facility and the former tanks were not located within the limits of the 8.6-acre subject site. Additional information on the USTs provided by Panduit is summarized in the **INTERVIEWS** section of this report.

On July 29, 2016 GEOCON submitted an online FOIA request to the OSFM to obtain the UST facility files for the property. On August 3, 2016, Mr. Matthew D. Taksin, General Counsel of the OSFM, provided GEOCON with an email response that included 22 pages for the Panduit facility. A copy of the FOIA response is not included in the appendix of this report, but a pdf of the facility records can be provided to the client if requested. The records included the original registration, Notification of USTs form, dated April 17, 1986, completed by Panduit, listing three USTs on the premise: a 10,000-gallon gasoline UST that is 6 years old (identified as Tank 2 on the form), a 250-gallon empty UST that is 9 years old (Tank 3 on the form), and a 6,000-gallon glycol UST (Tank 4 on the form) with CAS number 107-21-1 (ethylene glycol) that was 15 years old. There is no Tank 1. The files included two applications for permits to remove the 10,000-gallon and 6,000-gallon USTs in 1993 by R. Carlson and Sons Inc., a licensed tank removal contractor of Mokena, IL. The OSFM issued two removal permits for the two tanks in 1993.

The 10,000-gallon gasoline UST was removed on March 17, 1993 and an OSFM inspector, Mr. Ron Davison, was on-site to observe the tank removal. According to the Log of UST Removal completed by Mr. Davison, he indicated that "the backfill appeared clean with no odor – tank was in good condition". Additionally, Mr. Davison also indicated there was no groundwater contaminated and no water wells in the area. Lastly, he indicated that two tanks still remain in the ground, a 6,000-gallon glycol and a 250-gallon UST of unknown product. A tank release incident was not reported to the IEMA according to the log. He also indicated on the log that soil samples were taken by SEECO of Tinley Park.

The 6,000-gallon UST was removed on December 2, 1993 and OSFM inspector, Mr. Davison was on-site to observe the tank removal. According to the Log of UST Removal completed by Mr. Davison, he indicated that "the backfill had some odor – tank was in good condition". Additionally, Mr. Davison also indicated it was a minor release and the area of contamination was the tank floor (excavation floor). Lastly, he also indicated that there was no groundwater contaminated and no water wells in the area. A tank release incident was not reported to the IEMA according to the log. He indicated that soil samples were taken by SEECO of Tinley Park.

An Amended Notification form, dated April 2, 1993, was submitted by Panduit to the OSFM to reflect the removal of the 10,000-gallon gasoline UST and an Amended Notification form, dated January 21, 1994, was submitted by Panduit to the OSFM to reflect the removal of the 6,000-gllon glycol UST. Certifications of Removal were also submitted to the OSFM by R. Carlson & Sons, Inc. for the two tanks. There is no removal documentation for the 250-gallon UST of unknown contents and this tank was reported by Panduit to be empty in 1986 at the time of initial tank registration to the OSFM. Additional UST information provided by Panduit is provided in the **INTERVIEWS** section of this report.

According to numerous online Material Safety Data Sheets sources, glycol or ethylene glycol is a raw material that is used in the manufacturing of polyester fibers and automotive antifreeze and it can be used as a solvent. Ethylene Glycol is an organic compound that is a clear liquid, mildly toxic and is part of the alcohol family. There is no IEPA established clean up or remediation objective for this chemical.

REVIEW OF STATE AND FEDERAL PUBLICATIONS

Phase I ESAs include a search of public records and databases provided by state and federal regulatory agencies to determine the regulatory status of the subject site and properties located within the approximate minimum search distances specified according to the ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. In order to consolidate the data regarding the locations of sites listed in state and federal regulatory databases in the vicinity of the subject site, GEOCON commissioned a report from Environmental Database Resources, Inc. (EDR). In some cases, the database search exceeds the ASTM approximate minimum search distances. However, only the sites identified within the ASTM approximate minimum search distances are discussed, unless otherwise described.

The EDR report provides data regarding the names and locations of several types of facilities engaged in operations of potential environmental concern. Each database was searched for sites within a specific distance of the subject property, which is based on the relative potential for the specific category of site to environmentally impact a neighboring property. Some sites, listed in the Orphan Summary and/or Zip Code Scan Report sections of the EDR report, are listed in the vicinity of the search area, but do not have precise locations specified. This is due to insufficient property location information or addresses provided by those facilities to state and federal agencies for which EDR could not accurately map. Because of the incomplete information for some of the properties that had no property address or street name, some of the facilities could not be further evaluated by GEOCON to determine their precise location on a street map. Plotting of hundreds

of facilities on a map based on limited information or no street name is not considered *practically reviewable* and/or *reasonably ascertainable* information in accordance with the ASTM standard for conducting Phase I ESAs. The identification of regulated facilities near the subject site was limited to those properties that were easily identifiable on a map based on the provided property addresses and GEOCON's limited viewing of nearby properties from public access points during the site visit. A copy of the EDR report reviewed (186 pages) has not been provided in the appendix of this report, but the report can be provided in a portable document format (pdf) if requested by the client.

Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the United States Environmental Protection Agency (USEPA) in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the USEPA in 2015. USEPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of USEPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the NPL, unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that based upon available information, the location is not judged to be potential NPL site.

According to the SEMS database updated on March 7, 2016, neither the subject site nor any property located within one-half mile of the subject site is listed as SEMS site.

Additionally, according to the SEMS-ARCHIVE database updated on March 7, 2016, neither the subject site nor any property located within a one-half mile of the subject site is listed as a CERCLIS-NFRAP site.

National Priorities List Sites

The NPL identifies and ranks sites for long-term remedial action pursuant to the CERCLA, 42 USC 9605(a)(8)(b), which was enacted to initiate the cleanup of hazardous waste sites with the highest priority for cleanup pursuant to the USEPA Hazard Ranking System (HRS). Factors taken into consideration prior to assignment of NPL status include the type and quantities of wastes involved, potential for human exposure, pathways of exposure, and the importance of the underlying supply of groundwater. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) established the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. These sites are referred to as Delisted NPL sites.

The EDR report provides records for NPL sites and Delisted NPL sites within one mile of the subject site. Per ASTM, only Delisted NPL sites within one-half mile of the subj6ct site have been identified.

According to the NPL database updated on March 7, 2016, neither the subject site nor any property located within one mile of the subject site is listed as a NPL site. According to the Delisted NPL database updated on March 7, 2016, neither the subject site nor any property located within one-half mile of the subject site is listed as a Delisted NPL site.

Resource Conservation & Recovery Act Generators

Federal and state programs that regulate the land disposal of waste materials and the recovery of materials and energy resources from the waste stream were implemented under the Resource Conservation and Recovery Act (RCRA) in 1976. The USEPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRAInfo database is a compilation by the USEPA of reporting facilities that generate, transport, store, treat, and/or dispose of hazardous waste. RCRA generators are grouped into categories based on the amounts of hazardous wastes that are generated and the length of time these wastes are stored at the facilities. RCRA large quantity generators (LQG) are facilities that generate over 1,000 kilograms per month (kg/month) of non-acutely hazardous waste, or over one kg/month of acutely hazardous waste. RCRA small quantity generators (SQG) are facilities that generate between 100 kg/month and 1,000 kg/month of non-acutely hazardous waste. RCRA conditionally exempt small quantity generators (CESQG) are facilities that generate less than 100 kg/month of non-acutely hazardous waste, or less than one kg/month of acutely hazardous waste.

The EDR report provides records for RCRA generators operating within one-quarter mile of the subject site. Per ASTM, only generators on or directly adjacent to the subject site have been identified.

According to the RCRA database updated on December 9, 2015, the Panduit facility, for which the subject site is part of, is listed as a RCRA generator as follows:

> **Panduit**: The Panduit Corp (17301 Ridgeland Road, Tinley Park) is listed as a RCRA-NonGen facility. The Panduit facility is identified by USEPA generator identification number ILD005178363. In 2012, this facility was listed as a RCRA-LQG of hazardous wastes (ignitable and corrosive wastes) that included methyl ethyl ketone and trichloroethylene. From 1988 to 2011, this facility was listed as a RCRA-SQG.

Resource Conservation & Recovery Act -Treatment, Storage & Disposal Facility Sites

The RCRA Program tracks hazardous waste from generation to disposal at a RCRA-regulated treatment, storage, or disposal (TSD) facility. RCRA-permitted TSD facilities must report on the generation, treatment, storage, and disposal of RCRA hazardous wastes defined under 40 CFR 261. The USEPA maintains a database of RCRA facilities that are undergoing "corrective action" pursuant to violations of the Act and releases of hazardous substances or wastes into the environment (CORRACTS).

Per the ASTM standards, a minimum one-half mile distance from the subject site was searched for the presence of RCRA non-CORRACTS TSD facilities, and a one mile distance from the subject site was searched for RCRA CORRACTS facilities. It should be noted that the EDR report identifies a RCRA non-CORRACTS TSD facility as "RCRA TSD" and a RCRA CORRACTS facility as "CORRACTS".

According to the EDR RCRA list for TSD facilities updated on December 9, 2015, neither the subject site nor any property within one-half mile of the subject site is listed as RCRA TSD sites.

According to the CORRACTS database updated on December 9, 2015, neither the subject site nor any property within one mile of the subject site is listed as a CORRACTS facility.

Federal Institutional Control/Engineering Control Registries

Institutional Control and Engineering Control Registries are databases of Institutional and Engineering Controls that are maintained by federal, state, or local environmental agencies for the purpose of tracking sites that might contain contamination and Activity and Use Limitations (AULs). The source of the Federal (US) Institutional Controls and Federal (US) Engineering Controls registries listed in the EDR report is the USEPA.

Institutional Controls are legal or administrative restrictions (i.e. deed restrictions, restrictive covenants, easements, or zoning) on the use of or access to a site. The controls are used to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property or to prevent activities that could interfere with the effectiveness of a response action in order to ensure maintenance of a condition of no significant risk to public health, safety, or the environment. Institutional Controls are considered to be alternatives to the removal or treatment of contamination. Examples of Institutional Controls include but are not limited to groundwater use restrictions, industrial/commercial land use restrictions, maintenance of Engineered Barriers, Engineering Controls, worker safety cautions, construction restrictions, and limited access to subsurface contamination.

Engineered Controls are physical modifications to a site or facility to reduce or eliminate the potential for exposure to subsurface contamination. Examples of Engineering Controls or Engineering Barriers include various types of caps, clean clay, asphalt or concrete pavement, building foundations, slurry walls, liners, point of use water treatment, or other state approved methods.

The EDR report provides a listing of US Institutional Control and US Engineering Control sites within a one-half mile of the subject site. Per ASTM, only US Institutional Control and US Engineering Control sites on the subject site have been identified.

According to the US Institutional Control database updated on September 10, 2015, the subject site is not listed on the US Institutional Control registry. According to the US Engineering Control database updated on September 10, 2015, the subject site is not listed on the US Engineering Control registry.

It should be recognized that the EDR databases of Institutional and Engineering Control sites should not be relied upon as the sole source for identifying AULs for the site. The User of this report should identify site AULs through inquiry with the current property owner and review of recorded land title records. According to the search conducted by Advanced Searches during this assessment there are no AULs for the site.

Emergency Response Notification System Sites

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities, including the USEPA, the United States Coast Guard, the National Response Center, and the Department of Transportation.

According to the ERNS database updated on March 28, 2016, the subject site is not listed as an ERNS site.

State and Tribal Hazardous Waste Sites

The EDR report includes the results from a search of databases encompassed by the State Hazardous Waste Sites (SHWS) listing, which is a generic term for listings of sites regulated and/or monitored by the Illinois Environmental Protection Agency (IEPA) due to potential health or environmental concerns. In the EDR database, it is referred to as the State Sites Unit Listing (SSU).

The EDR database SSU listing is the state and tribal equivalent to the USEPA CERCLIS databases. Per ASTM, state and tribal equivalent CERCLIS sites within one mile of the subject site have been identified.

According to the EDR SSU database updated on June 9, 2015, neither the subject site nor any property within one mile of the subject site is listed as a SSU facility.

State and Tribal Landfills/Solid Waste Disposal Sites

State and tribal landfills and/or other solid waste disposal sites are identified in four state databases provided in the EDR report which are described herein.

The Department of Natural Resources maintains a Waste Management & Research Center Landfill (LF WMRC) database that includes records from the Department of Public Health, Department of Mines & Minerals, the IEPA, the Illinois State Geological Survey, the Northeastern Illinois Planning Commission and the Illinois Pollution Control Board.

The IEPA maintains a database of Solid Waste Facilities/Landfill Sites (SWF/LF), which includes records that contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these facilities may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

The IEPA maintains a database of special landfill sites (LF Special Waste). These landfills, as of January 1, 1990, accept non-hazardous special waste pursuant to the IEPA Non-Hazardous Special Waste Definition.

The Northeastern Illinois Planning Commission maintains a database of Solid Waste Landfill Inventory (IL NIPC). IL NIPC is an inventory of active and inactive solid waste disposal sites, based on state, local government and historical archive data. Included in the inventory are numerous sites which previously had never been identified largely because there was no obligation to register such sites prior to 1971.

The IEPA maintains a database of Clean Construction or Demolition Debris (CCDD) facilities that accept non-hazardous debris or uncontaminated material generated during construction or demolition of structures, utilities and roads.

According to the LF WMRC database updated on December 31, 2001, neither the subject site nor any property located within one-half mile of the subject site is identified as LF WMRC site.

According to the SWF/LF database updated on December 31, 2014, neither the subject site nor any property located within one-half mile of the subject site is identified as SWF/LF site.

According to the LF Special Waste database updated on January 1, 1990, neither the subject site nor any property located within one-half mile of the subject site is identified as LF Special Waste site.

According to the IL NIPC database updated on August 1, 1988, neither the subject site nor any property located within one-half mile of the subject site is identified as IL NIPC site.

According to the CCDD database updated on April 11, 2016, neither the subject site nor any property located within one-half mile of the subject site is identified as a CCDD site.

State and Tribal Registered Underground Storage Tank Sites

USTs are regulated under Subtitle I of the RCRA and must be registered with the state department responsible for administering the UST Program. USTs are an environmental concern when tank product leakage or spillage occurs. Leaking or overfilled tanks that contaminate the surrounding soils and/or groundwater can represent a substantial environmental liability for site owners/operators. The Illinois Office of the State Fire Marshal (OSFM) maintains an inventory of registered USTs located within the State of Illinois. Notification to the OSFM is required by law for all USTs that have been in use any time since January 1, 1974 and were in the ground as of September 24, 1987 (other than some heating oil tanks). Federal law required notification to the OSFM by May 8, 1986.

The United States Environmental Protection Agency (USEPA) maintains an inventory of registered underground storage tank (UST) facilities on federally-recognized American Indian Tribal properties in the United States and U.S. territories, which are divided into ten USEPA Regions. Region 5, which includes Illinois, contains 35 federally-recognized tribes; however, none of these tribes are located within the State of Illinois.

The EDR report provides records for UST sites within one-quarter mile of the subject site. Per ASTM, only UST sites on or directly adjacent to the subject site have been identified. According to the UST Facility database updated on April 26, 2016, the Panduit facility, for which the subject site is part of, is listed as a registered UST site as follows:

> **Panduit Corp**: The Panduit Corp (17301 Ridgeland Avenue, Tinley Park) is a registered UST site (Facility number 2014678) with two USTs as follows: a 10,000-gallon gasoline UST that was installed on June 1, 1980, last used on October 1, 1992 and removed on March 17, 1993; and a 6,000-gallon UST that was last used on June 1, 1993 and removed on December 2, 1993. Both tanks were registered with the OSFM on April 17, 1986. According to Panduit, the UST systems were located on the northern and eastern portions of the 65.12-acre Panduit facility and the former tanks were not located within the limits of the 8.6-acre subject site. Additional information on the tank locations provided by Panduit is summarized in the **INTERVIEWS** section of this report.

State and Tribal Leaking Underground Storage Tank Sites

The IEPA maintains an inventory of leaking underground storage tank (LUST) incidents in the State of Illinois. The State provides the following disclaimer with the list: "This list of reported LUST sites is a non-verified unconfirmed List and should not be used or considered as a final Agency determination regarding whether releases have occurred at sites on the List. Sites have been included in this List based on reports of release(s) at the site received by the Agency. The Agency in providing this List makes no representations regarding the

accuracy of the information contained in the List. The Agency is in the process of confirming the type and size of release, if any, the proper owner or operator, and the location of each site."

The United States Environmental Protection Agency (USEPA) maintains an inventory of leaking underground storage tank (LUST) incidents on federally-recognized American Indian Tribal properties in the United States and U.S. territories, which are divided into ten USEPA Regions. Region 5, which includes Illinois, contains 35 federally recognized tribes; however, none of these tribes are located within the State of Illinois.

According to the IEPA LUST database updated on April 6, 2016, the subject site is not listed as a LUST site; however, there is one property located within a one-half mile of the subject site is listed as a LUST site as follows:

> **Lake Cook Farm Supply Co**: The Lake Cook Farm Supply Co. (6730 South Street, Tinley Park) is a LUST site in the database reviewed. On August 29, 1991, a gasoline and diesel fuel UST release was reported to the IEMA and incident number 912439 was assigned to the LUST incident. This facility was issued a regulatory closure through the IEPA SRP section with an industrial/commercial institutional control. Based on Google Earth mapping, this facility is approximately 2,500 feet east of the subject site.

State and Tribal Institutional Control/Engineering Control Registries

Institutional Control and Engineering Control Registries are databases of Institutional and Engineering Controls that are maintained by federal, state, or local environmental agencies for purposes of tracking sites that may contain contamination and Activity and Use Limitations (AULs). The source for the State and Tribal Institutional Controls and Engineering Controls registries listed in the EDR report is the IEPA.

Institutional Controls are legal or administrative restrictions (i.e. deed restrictions, restrictive covenants, easements, or zoning) on the use of or access to a site. The controls are used to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property or to prevent activities that could interfere with the effectiveness of a response action in order to ensure maintenance of a condition of no significant risk to public health, safety, or the environment. Institutional Controls are considered to be alternatives to the removal or treatment of contamination. Examples of Institutional Controls include but are not limited to groundwater use restrictions, industrial/commercial land use restrictions, maintenance of Engineered Barriers, Engineering Controls, worker safety cautions, construction restrictions, and limited access to subsurface contamination.

Engineered Controls are physical modifications to a site or facility to reduce or eliminate the potential for exposure to subsurface contamination. Examples of Engineering Controls or Engineering Barriers include various types of caps, clean clay, asphalt or concrete pavement, building foundations, slurry walls, liners, point of use water treatment, or other state approved methods.

The EDR report provides a listing of state and tribal Institutional Control and Engineering Control sites within one-half mile of the subject site. Per ASTM, only Institutional Control and Engineering Control sites on the subject site have been identified.

According to the Institutional Control database updated on March 7, 2016, the subject site is not listed on the Institutional Control registry. According to the Engineering Control database updated on March 7, 2016, the subject site is not listed on the Engineering Control registry.

It should be recognized that the EDR databases of state and tribal Institutional and Engineering Control sites should not be relied upon as the sole source for identifying AULs for the site. The EDR report is based on a review of the IEPA LUST and SRP databases that identify whether Institutional Controls and Engineered Barriers have been implemented for contaminated sites upon issuance of an NFR letter, and this information is also available online at the Illinois EPA website. The User of this report should identify site AULs through inquiry with the current property owner and review of recorded land title records. According to the search conducted by Advanced Searches during this assessment there are no AULs for the subject site.

State and Tribal Voluntary Cleanup Sites

In the State of Illinois, state and tribal voluntary cleanup sites are tracked through the IEPA Site Remediation Program (SRP), which was established in 1996 and formerly known as the Pre-Notice Site Cleanup Program (1989 to 1995). The SRP allows applicants the opportunity to receive review and evaluation services and No Further Remediation determinations from the IEPA due to their voluntary election to perform investigation and remedial activities at sites where there is a release, threatened release, or suspected release of hazardous substances, pesticides, or petroleum. The voluntary cleanup sites are not regulated under other federal or state programs and do not include NPL sites; state or federal solid waste permit or closure sites; solid or hazardous waste treatment, storage, or disposal facilities (i.e. RCRA Part B or interim status closure sites; sites regulated under 35 IAC 811-815); regulated UST/LUST sites; federal court-ordered cleanup sites; or USEPA-ordered cleanup sites. The source for the voluntary cleanup sites listed in the EDR report is the IEPA SRP database.

According to the IEPA SRP database updated on March 7, 2016, the Panduit facility, for which the subject site is part of, and one property within one-half mile of the subject site are listed as an SRP site. The two SRP sites are summarized below:

Panduit Corp: The Panduit Corp (17301 Ridgeland Avenue, Tinley Park) is identified by IEPA Bureau of Land number 0314915002 and USEPA generator number ILD005178363. The date of SRP enrollment is not listed in the database and no reports have been submitted to the IEPA. The IEPA did not issue a No Further Remediation Letter for this facility. According to Panduit, it is not known when or why the site was entered into the SRP by SEECO Consultants and they are not pursuing a voluntary closure from the IEPA at this time.

Lake Cook Farm Supply Co: The Lake Cook Farm Supply Co. (6730 South Street, Tinley Park) is identified by IEPA Bureau of Land number 0314915029 and USEPA generator number ILD025878315. The remedial applicant, Conserv FS, was issued a Focused No Further Remediation Letter by the IEPA on January 15, 2002 that was recorded on January 28, 2002 with an industrial/commercial land use institutional control. Based on Google Earth mapping, this facility is approximately 2,500 feet east of the subject site.

State and Tribal Brownfields Sites

Brownfields sites are abandoned or underused industrial and/or commercial properties that are contaminated or are perceived to be contaminated and have an active potential for redevelopment. In Illinois, there is no formal, complete listing of all Brownfields properties. However, there is a listing of Brownfields sites that are owned by local municipalities that have been or are currently being evaluated under the IEPA SRP. Brownfield sites that are owned by a municipality or unit of local government and are seeking state funding for redevelopment assessment and cleanup costs are tracked by the IEPA. The IEPA Office of Site Evaluations Redevelopment has a database that identifies the status of properties that the IEPA has conducted a municipal

Brownfields Redevelopment Assessment. The Illinois Municipal Brownfields Redevelopment Grant Program (MBRGP) offers grants to municipalities to assist in site investigation and remediation for redevelopment under the IEPA SRP. The IEPA Brownfields Redevelopment Assessment Database and the IEPA MBRGP database are referenced in the EDR report.

The EDR report also includes a US Brownfields database for a limited listing of Brownfields sites that have been targeted by the USEPA or that are subject to cleanups funded through federal loans. Per ASTM, only state and tribal Brownfields sites have been identified.

According to the IEPA Brownfields MBRGP database updated on February 11, 2010, neither the subject site nor any property located within one-half mile of the subject site is listed as a Brownfields site.

According to the IEPA Brownfields Redevelopment Assessment database updated on April 26, 2016, neither the subject site nor any property located within one-half mile of the subject site is listed as Brownfields sites. Because the State of Illinois does not have a complete listing of all Brownfields sites and the state databases are limited to only municipal Brownfields sites, it is possible that Brownfields sites are located within a one-half mile radius of the subject site. During GEOCON's site visit, GEOCON did not observe obvious evidence that any of the immediately adjacent properties are Brownfields sites.

INTERVIEWS

Current Property Owner – Panduit Corp.

The current property owner is Panduit Corp. of Illinois. On August 10, 2016, GEOCON conducted a phone interview with Mr. Richard F. Kilcoyne, a Senior Manager of Global HSSE of Panduit. In an email, dated August 10, 2016, Mr. Kilcoyne provided additional documentation for the Panduit facility and responded to GEOCON's questions regarding the site that were outlined in an email, dated July 29, 2016, to Panduit. A brief summary of the information provided by Mr. Kilcoyne is provided herein.

Mr. Kilcoyne indicated that the Panduit facility was considered light manufacturing and that they manufactured plastic cable ties when the facility was in operation. Mr. Kilcoyne stated he has been with Panduit since 2014. He also indicated that the buildings nearest to the 8.6-acre subject site contain empty offices and the main manufacturing area was in the northern-most buildings at the facility. Based on Google Earth mapping tool, the manufacturing buildings are approximately 500 feet north of the subject site.

A Phase I ESA was previously conducted by KPRG for the Panduit facility and the findings were provided in the Phase I ESA Report, dated December 9, 2013. The report was conducted on behalf of Panduit for 64-acres of the Panduit facility; however, the assessment did not include the 8.6-acre subject site. At the time of the assessment, the buildings were mostly vacant. KPRG stated that there are a series of floor drains inside the buildings and several sump pits and they discharge to both storm and sanitary sewers. Several of the floor drains in the vicinity of the former manufacturing operations were covered with steel plates. No significant odors or staining were noted in the vicinity of the floor drains. Staining of floor surfaces was observed most significantly in Building 9 in the ethylene glycol product dipping units area. The Phase I ESA concluded that one REC and two potential business environmental risks were identified for the property. The REC was due to the long term use (over 50 years) as a manufacturing facility with the usage of petroleum products, solvents, ethylene glycol, and corrosives and surface staining that was apparent inside the building during their site inspection. The usages occurred within multiple buildings and included associated underground lines and subsurface dip tanks. KPRG concluded that historical records indicate one 250-gallon UST was identified at the

site address but apparently has not been removed. The two business risk items included suspect asbestos and lead based paint in the buildings. A copy of the report (203 pages) is not provided in the appendix of this report but the pdf can be provided to the client if requested.

A Google Earth aerial map was provided by Panduit that illustrates the location of the UST systems that were formerly in use at the Panduit facility. GEOCON used the Google Earth mapping tool to measure the approximate distances from the former USTs to the 8.6-acre subject site. The map indicates that the approximate location of the former 10,000-gallon gasoline UST (referred to as UST 2 in the OSFM registration) to be 530 feet east of the 8.6-acre subject site limits. The former 6,000-gallon ethylene glycol UST basin (referred to as UST 4) is located approximately 985 feet north of the subject site. The 250-gallon UST (referred to as UST 3) is located approximately 550 feet east of the subject site.

Mr. Kilcoyne provided the following response in the August 10, 2016 email with regard to the USTs: *"An old drawing was found in our records, dated 1977, that indicated a proposed "new" 560-gallon sludge UST to be installed on the east side of the property as part of the initial building 15/16 addition. Based on the date of the drawing (1977) and the 9-year old age listing for the 250-gallon UST on the 1986 registration form, this tank may be "Tank 3". The capacity of the tank (560 gallon vs. 250 gallon) could be an as-built or recording keeping issue. Panduit has no firm removal records for Tank 3. However, the March 17, 1993 Log of UST Removal (gasoline tank removal) states that Tank 3 was in place at that time. The December 2, 1993 Log of UST removal (glycol tank removal) indicates that Tank 3 is no longer on site."*

With regard to the SRP listing identified in the EDR database reviewed by GEOCON, Mr. Kilcoyne indicated the following: *"it is not known when or why the site was entered into the IEPA SRP by SEECO. To speculate, Panduit may have voluntarily entered the site into the SRP program in the mid-1990s due to the tank basin soil samples that were found to be above 1990s Tier 1 screening levels or, perhaps, considering the SRP program was in its infancy in the mid-1990s, Panduit entered the program not fully understanding the purpose or intent of the program. Regardless, Pandudit's enrollment in the SRP program was voluntary. Panduit will investigate the issues that were the basis of the enrollment and fully address the issues with the State of Illinois as part of the eventual disposition of the industrial portion of the site."*

GEOCON asked Panduit if there are any UST removal reports for the two USTs documented to have been removed; however, no reports were provided. Based on the statements made by Mr. Kilcoyne, it appears tank basin soil samples, in one or both of the excavations, were found to be above the then established clean up objectives.

With regard to the facility being listed as a RCRA former large quantity generator or hazardous waste, Mr. Kilcoyne indicated that *"all hazardous wastes are taken off-site by a contracted licensed hazardous waste hauler for disposal at a licensed disposal firm."*

With regard to the old cast iron pipe discharging into the drainage swale on the 8.6-acre site that was identified by GEOCON during the site visit, Mr. Jeff Jennings of Panduit provided an email response on August 10, 2016 that included several photographs. Mr. Jennings indicated that CJ Erickson Plumbing was onsite on August 10, 2016 to investigate the source of the cast iron pipe. He stated that a camera was used and it was determined that the pipe is coming off a "Y" fitting that connects the storm drainage in the parking lot. Panduit confirmed that the old pipe does not originate inside the manufacturing buildings or other buildings on the property. The photographs show the spray paint markings for the tracing of the line and where it connects with the storm

drains in the parking lot. A copy of the email response and photographs is not included in the appendix of this report, but a pdf of the response can be provided to the client if requested.

Previous Property Owner

The previous property owner was not identified during this assessment. Panduit Corp. purchased the land from a farmer sometime in the 1950s and since then, Panduit has owned and operated the property and they had a tenant farmer that farmed the land on the subject site. As such, the previous property owner was not contacted for this assessment.

ALL APPROPRIATE INQUIRY (AAI) INFORMATION

In accordance with Appendix X.3 of ASTM E1527-05, in order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user of this Phase I ESA report must provide additional specific property information (if available) to the environmental professional as specified in 40 CFR 312.25 through 312.31. LLPs is the term used to describe the three types of potential defenses to Superfund liability and includes "innocent landowner," "bona fide prospective purchaser", and "contiguous property owner." Per ASTM, it is the responsibility of the user of this report to identify and review reasonably ascertainable recorded land title records and lien records that are filed under federal, tribal, state, or local law to identify environmental cleanup liens or activity and use limitations (AULs) that are currently recorded against the property. In addition, the user is also required to provide responses to specific property "all appropriate inquiry" (AAI) questions provided in a User Questionnaire. It should be recognized that other conditions, above and beyond this ASTM practice, must also be met by the user in order to qualify for landowner liability protection defenses in accordance with the federal law.

User Questionnaire

The AAI questions that require completion by the user are outlined in a User Questionnaire that was provided to the Village of Tinley Park during this Phase I ESA project. In summary, the User Questionnaire includes AAI questions pertaining to environmental cleanup liens, AULs such as Institutional Controls, specialized knowledge or experience of the person seeking to qualify for the LLP, relationship of the purchase price to the fair market value of the property if it were not contaminated, commonly known or reasonably ascertainable information about the property and the degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation. The User Questionnaire was completed by Mr. David Niemeyer of the Village of Tinley Park on July 28, 2016 and is summarized as follows.

The user is not aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law. The user is not aware of any activity or land use restrictions in place for the subject property and this research is being completed by GEOCON. The user does not have specialized knowledge or experience related to the subject property. The user is unaware of any prior activities on the property. With regard to the fair market value of the property and whether or not it's due to contamination that is known or believed to be present at the property, Mr. Niemeyer indicated that the property is being donated to the Village. The user does not have commonly known or reasonably ascertainable information about the property. The user does not have any obvious indicators that point to the presence or likely presence of contamination at the property.

Owner Questionnaire

On July 27, 2016, A GEOCON Environmental Site Assessment Owner Questionnaire was submitted to Panduit. On August 5, 2016, GEOCON received the questionnaire that was completed by Mr. Jennings, a Senior Manager of the Panduit Global Real Estate department and Mr. Kilcoyne, Senior Project Manager of Global HSSEE for Panduit. Responses provided by Panduit on the questionnaire are summarized herein.

On the questionnaire, it was noted that the responses provided by Panduit pertain only to the 8.6-acre site. The 8.6-acre site is comprised of grassland, landscaping and blacktop. The area is currently used for stormwater retention, employee parking and a natural walking path. Panduit is currently the tenant of the property and the previous tenant of the property was an unknown tenant farmer. The property was purchased in the late 1950s and the previous property owner is listed as unknown. Based on Panduit's records, no structures were constructed on the site and the current property use is commercial. Mr. Jennings and Mr. Kilcoyne responded "no" to all of the questions on the questionnaire, with a few exceptions. They indicated that the adjacent property (remaining Panduit property) had been used in the past for industrial purposes for the manufacturing of cable ties. The site is currently serviced with municipal water and sewer, but they answered "unknown" for any abandoned private wells or septic systems.

Recorded Land Title Records

As a part of this Phase I ESA, GEOCON was retained by the client to obtain a search of recorded land title records. The search was limited to identifying environmental liens and AULs for the property. A listing of past property owners was not included in the search. GEOCON retained Advanced Searches to conduct the recorded land title records search. The search was conducted using the three parcel index numbers (PINs) for the 65-acre Panduit property identified as 28-29-300-032-0000, 28-29-300-033-0000 and 28-29-300-034-0000. According to the report provided by Advanced Searches, dated July 28, 2016, no environmental liens or deed restrictions were found for the site. The report indicated that no deed could be found for the search time period of 1985 to present and that the current property owner is listed as Panduit Corporation of Illinois. A copy of the Advanced Searches report, which includes the PINs and brief legal description, is provided in **Appendix C**.

DATA GAPS

The ASTM standard (E1527-13) requires identification of all obvious uses of the property from the present, back to the property's first developed use (this includes agricultural development or placement of fill dirt), or back to 1940, whichever is earlier. Per ASTM, this task only requires review of standard historical sources (in five year intervals) that are necessary and both reasonably ascertainable and likely to be useful; failure to achieve this task is considered a data failure. A data gap is a lack of or inability to obtain information required under the ASTM standard despite good faith efforts by the environmental professional. If the data failure represents a significant data gap, the environmental professional is required to comment in the Phase I ESA report on the impact of the data gap on the ability to identify recognized environmental conditions for the property.

Aerial photographs or other standard historical sources dating back to 1940 were available for this site. The earliest standard historical source that was reasonably ascertainable was the 1938 aerial photograph which indicate that the site was agricultural land with no structures. Based on the information gathered during this assessment, the property, for which the site has historically been part of, was redeveloped for manufacturing use by Panduit sometime in the 1950s and Panduit has owned and operated the property since that time. There are no obvious data gaps or data failures for the subject site.

SUMMARY AND CONCLUSIONS

GEOCON has performed a Phase I Environmental Site Assessment in general accordance with the scope and limitations of ASTM Practice E 1527-13 of the approximately 8.6-acre industrial parcel of land, located at 17301 Ridgeland Avenue, Tinley Park, Cook County, Illinois. Any exceptions to, or deletions from, this practice are described in Scope of Work section of this report. This assessment has revealed no evidence of RECs in connection with the subject property; however the following items warrant discussion.

The 8.6-acre subject site has been historically part of a larger 65.12-acre industrial parcel of land that has been owned and operated as a light manufacturing facility, Panduit Corp, for roughly 57 years or more. For this assessment the remaining portion of the Panduit facility is considered an adjacent property to the 8.6-acre site. The Panduit facility is an UST site (OSFM Facility 2014678) with two former UST systems (10,000-gallon gasoline UST installed in 1980 and removed in 1993, a 6,000-gallon ethylene glycol UST removed in 1993) and an SRP site in the database reviewed. A 250-gallon sludge UST (proposed as a 560-gallon sludge UST on a 1977 facility drawing and reported to be empty in 1986 at the time of UST registration with the OSFM) may or may not still be present on the eastern portion of the Panduit facility, approximately 550 feet east of the site. The former gasoline UST basin is approximately 530 feet east of the site and the former ethylene glycol UST basin is approximately 985 feet north of the site. Given the distances of the tanks to the site and based on all of the information gathered for this assessment, it is in our professional opinion that it is unlikely that the site has been negatively impacted by the USTs.

The Panduit facility is not currently a generator of hazardous wastes (RCRA-NonGen), but was a former RCRA-SQG and RCRA-LQG (generator of ignitable hazardous wastes) site with no reported violations. There are no chemical release incidents reported to the state for the Panduit facility but chemical staining was previously observed by others (2013 Phase I ESA conducted by KPRG) and was present inside some of the manufacturing buildings located approximately 500 feet north of the site. It has been reported that no chemical storage or buried waste occurred on the 8.6-acre site. It appears that the chemical storage areas have been historically limited to the remaining portion of the Panduit property and not within the limits of the 8.6-acre subject site, as reported by Panduit representatives. Based on historical aerial review, the 8.6-acre site has been used for agriculturally purposes with no building structures and it does not appear that the land was used as part of the manufacturing activities of the larger Panduit property and this was confirmed by Panduit. Because of the past agricultural use by the tenant farmer, pesticides and herbicides may have been used throughout the site.

OTHER COMMENTS

According to the client, there are future plans to construct a storm water retention pond on the 8.6-acre subject site. It should be recognized that any contamination, if present, beneath the site that is uncovered during any future construction activities would need to be handled in accordance with state and federal solid waste disposal regulations (35 IAC 811 - 815). If soil and/or groundwater are removed from the site during construction activities and if it is found to be contaminated, it would need to be handled in accordance with state and federal solid waste disposal regulations. If present, the management and disposal of contaminated soil and groundwater can increase construction costs. This would likely require characterization of any excess waste through sampling and testing and off-site disposal to a licensed disposal facility that accepts the waste.

GENERAL COMMENTS

This study has been conducted in a manner consistent with that level of care ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. The findings contained

herein have been obtained in accordance with generally accepted practice. No other representations, expressed or implied and no other warranty or guarantee are intended.

The results presented in this report are formulated on the basis of a limited work scope, which may result in a redirection of conclusions and interpretations where new information is obtained, or where changed conditions occur with time. The regulatory climate and interpretation may also have an effect on the outcome of the environmental assessment and clean-up objectives for this site. In general, information contained in such assessments may have an effect on the value of the property, and is considered confidential. Copies of this report will be submitted to others only with written authorization from the owner's representative. GEOCON can make no representation about the completeness or accuracy of other's work, or the credibility of information obtained from the various sources cited herein.

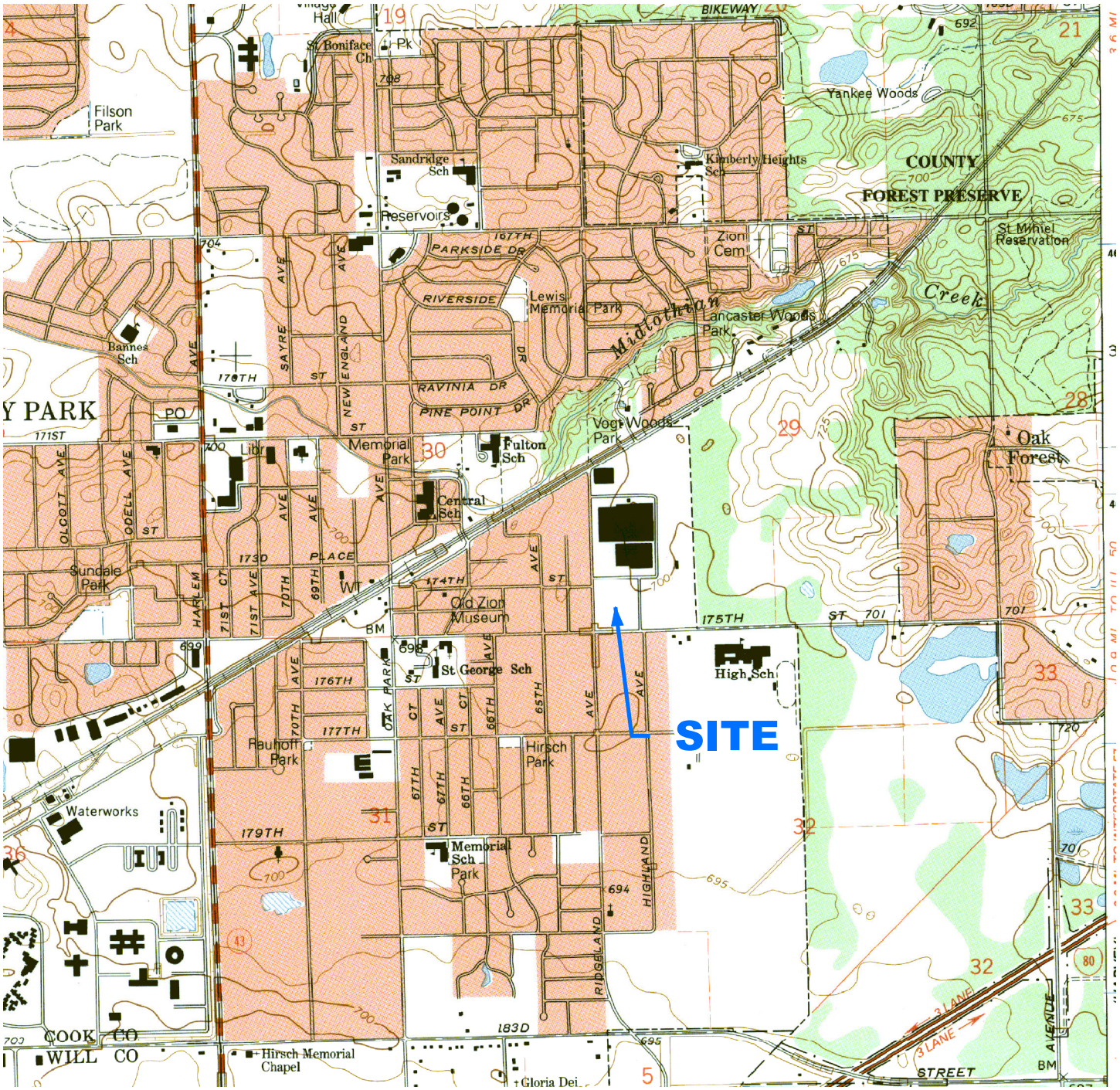
GEOCON declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and as outlined in Appendix X.2 of ASTM E1527-13. We have specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. GEOCON has developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312. The qualifications for the Environmental Professionals that have performed this Phase I ESA are provided in **Appendix D**.

In accordance with Section 22.2(j)(6)(E)(vii) of the Illinois Environmental Protection Act, the findings of this environmental audit have been documented in this written environmental report. The environmental professionals who prepared this environmental audit report affirm that the facts stated in the report are true and are made under a penalty of perjury as defined in Section 32-2 of the Criminal Code of 1961.

APPENDIX A

Figure 1: Site Vicinity Map

Figure 2: Aerial Site Map



THIS FORM IS A REPRODUCTION OF A PORTION OF THE USGS 7.5 MINUTE TINLEY PARK, ILLINOIS (1993) QUADRANGLE MAP

GEOCON PROFESSIONAL SERVICES

FIGURE 1: SITE VICINITY MAP

8.6-Acre Industrial Parcel
Panduit Property
17301 Ridgeland Avenue
Tinley Park, Cook County, Illinois 60477

PROJECT NO: 16-G0535
DATE: 08/04/2016
16-G0535-FIG-1

THIS FIGURE IS A REPRODUCTION OF ESRI ONLINE MAPS AERIAL PHOTOGRAPH.

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GEOCON PROFESSIONAL SERVICES

FIGURE 2: AERIAL SITE MAP

8.6-Acre Industrial Parcel
Panduit Property
17301 Ridgeland Avenue
Tinley Park, Cook County, Illinois 60477

PROJECT NO: 16-G0535
DATE: 08/04/2016
16-G535-FIG-2

APPENDIX B
Site Photographs

PHOTOGRAPH 1: View looking to the northwest from the southeast corner of site.

PHOTOGRAPH 2: View looking to the north at the site from the walking path on the southern portion of the site.

GEOCON PROFESSIONAL SERVICES
9370 Laraway Road, Suite D
Frankfort, IL 60423
P.815.806.9986 F. 815.464.8691

SITE PHOTOGRAPHS
8.6-Acre Industrial Parcel
Panduit Property
17301 Ridgeland Avenue
Tinley Park, Cook County, Illinois 60477

PROJECT NUMBER:
16-G0535

PHOTOS TAKEN:
July 28, 2016

PHOTOGRAPH 3: View looking to the north at the site and the remaining Panduit facility located further north of site.

PHOTOGRAPH 4: View looking to the south at the drainage area on the southern portion of the site. Further south is 175th Street and residential properties.

GEOCON PROFESSIONAL SERVICES
9370 Laraway Road, Suite D
Frankfort, IL 60423
P.815.806.9986 F. 815.464.8691

SITE PHOTOGRAPHS
8.6-Acre Industrial Parcel
Panduit Property
17301 Ridgeland Avenue
Tinley Park, Cook County, Illinois 60477

PROJECT NUMBER:
16-G0535

PHOTOS TAKEN:
July 28, 2016

PHOTOGRAPH 5: View looking to the south at the site.

PHOTOGRAPH 6: View looking to the north at the parking lot located on the northern portion of the site.

GEOCON PROFESSIONAL SERVICES
9370 Laraway Road, Suite D
Frankfort, IL 60423
P.815.806.9986 F. 815.464.8691

SITE PHOTOGRAPHS
8.6-Acre Industrial Parcel
Panduit Property
17301 Ridgeland Avenue
Tinley Park, Cook County, Illinois 60477

PROJECT NUMBER:
16-G0535

PHOTOS TAKEN:
July 28, 2016

PHOTOGRAPH 7: View looking to the north at the eastern portion of the parking lot on the site.

PHOTOGRAPH 8: View looking to the south at the drainage swale from the northeast corner of the site.

PHOTOGRAPH 9: View looking to the north at the drainage swale that runs along the eastern portion of the site.

PHOTOGRAPH 10: View looking to the south at the drainage swale that runs along the eastern portion of the site.

GEOCON PROFESSIONAL SERVICES
9370 Laraway Road, Suite D
Frankfort, IL 60423
P.815.806.9986 F. 815.464.8691

SITE PHOTOGRAPHS
8.6-Acre Industrial Parcel
Panduit Property
17301 Ridgeland Avenue
Tinley Park, Cook County, Illinois 60477

PROJECT NUMBER:
16-G0535

PHOTOS TAKEN:
July 28, 2016

PHOTOGRAPH 11: View looking to the northwest at the site. Ridgeland Avenue and residential properties are located further to the west of the site.

GEOCON PROFESSIONAL SERVICES
9370 Laraway Road, Suite D
Frankfort, IL 60423
P.815.806.9986 F. 815.464.8691

SITE PHOTOGRAPHS
8.6-Acre Industrial Parcel
Panduit Property
17301 Ridgeland Avenue
Tinley Park, Cook County, Illinois 60477

PROJECT NUMBER:
16-G0535

PHOTOS TAKEN:
July 28, 2016

APPENDIX C

Advanced Searches Environmental Lien/AUL Search Report

Advanced Searches

Environmental Information Specialists

ENVIRONMENTAL LIEN SEARCH

(Environmental Liens, Environmental Restrictions on Current Deed, Activity & Use Limitations, Illinois and United States Environmental Protection Agency Documents, Environmental Disclosures)

File Number: L6-4726

Property Address: 17301 Ridgeland Avenue, Tinley Park, Illinois

Permanent Index Number: 28 29 300 032, 28 29 300 033, 28 29 300 034

Search Date: July 28, 2016

BRIEF LEGAL DESCRIPTION

A PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

DOCUMENT	GRANTOR	GRANTEE	INSTRUMENT	DATE RECORDED

No deed could be found within the search time period 1985-present.
Current Owner: Panduit Corporation of Illinois

No Environmental Liens were found on this property.
No deed restrictions were found on this property.

This search meets or exceeds the standards set forth by AAI and ASTM 1527-13.

This search is of the land described herein by the property index number or a street address furnished by the applicant. Advanced Searches assumes no liability for the accuracy of the property index number or street address so furnished.

Furthermore, this search is not a title insurance policy, guarantee, or opinion of title and should not be used as such. This search is of all said properly posted recorded documents in the recorder of deeds office in the county of the described property. While Advanced Searches takes utmost care in recording accurate data, it assumes no liability of mis-posted documents, documents posted to other associated permanent index numbers, or in the accuracy of public recorded property data.

AUL=activity & use limitation D=deed DinT=deed in trust ED=environmental disclosure
EL=environmental lien ExD=executor's deed
QC=quit claim ShD=sheriff's deed TsD=trustee's deed WD=warranty deed

Prepared By
Advanced Searches • 6026 S. Lake Shore Drive • Cary, Illinois 60013
Phone: 847.921.1022 · Fax: 847.639.6077

APPENDIX D

GEOCON Professional Resumes

Erin E. Curley

Senior Environmental Project Manager

Ms. Curley joined GEOCON in February 2007, to serve as the Environmental Department Manager at the Frankfort, Illinois office. Her duties include performing Phase I and II Environmental Site Assessments, Preliminary Environmental Site Assessments (PESA), Preliminary Site Investigations(PSI), Risk Assessments (USEPA SSL, ASTM-RBCA and TACO), remediation and compliance reporting for various projects that include Leaking Underground Storage Tank (LUST), Brownfield, Site Remediation Program (SRP), RCRA, NPL, and CERCLA sites. Ms. Curley has obtained hundreds of IEPA No Further Remediation (NFR) Letters on behalf of clients. She has completed soil sampling and analytical data evaluation on over 60 redevelopment projects for Clean Construction and Demolition Debris (CCDD) Facility acceptance.

In addition to Illinois projects, Ms. Curley has successfully completed Baseline Environmental Assessments (BEA) and Due Care Plans in accordance with Michigan DEQ requirements as well as LUST closures in accordance with Indiana DEM, Wisconsin DNR and Missouri DNR regulations. She also has experience with vapor intrusion evaluations and sub-slab depressurization (SSD) systems for mitigation of volatile organic compound vapors inside buildings. Ms. Curley also performs marketing, generates proposals and project budgets and conducts senior author review of environmental reports.

Prior to her employment at GEOCON, Ms. Curley gained over fifteen years experience as a Department Manager/Project Manager at four environmental consulting and engineering firms in the Chicagoland area. As a Project Manager, she has experience in all facets of subsurface investigations, technical report writing, and remediation management including coordination and supervision of subcontractors for subsurface drilling and rock coring, UST removals and abandonments, UST Fund reimbursement claims and appeals, conventional remediation and hazardous/non-hazardous waste management. She has knowledge and experience with design, operation and maintenance of alternative remediation methods including groundwater pump and treat systems, low temperature thermal treatment units, soil vapor extraction systems and in-situ bioremediation systems.

Contact

Office: 815.806.9986

E-mail: ecurley@geoconcompanies.com

Education

Bachelor of Arts; Environmental Policy & Analysis
Bowling Green State University,
Bowling Green, OH

Professional Registrations/ Affiliations

Class K Wastewater Treatment Operator, IL

Continuing Education/ Special Training

OHSHA 40-hour HAZWOPER Training
OHSHA 8-hour HAZWOPER Annual Refresher Training
UST Decommissioner Certification, International Fire Code Institute
Wisconsin DNR Certified for UST and Site Assessment Work
IEPA Class K Industrial Wastewater Treatment Works Operator
40-hour OSHA Hazardous Materials/ Waste Site Worker Program

GEOCON
PROFESSIONAL SERVICES

Kenneth K. Rippy, PE

Principal Environmental Engineer

Mr. Rippy started and incorporated GEOCON in March 1999. Mr. Rippy is responsible for corporate administrative, financial and business management; coordination and supervision of company's professional staff; business development with regards to client relations and marketing; Professional Engineer principal review of engineering and assessment reports; and preparation of related technical engineering reports for all areas, including geotechnical, environmental and construction phase services.

Prior to forming GEOCON, Mr. Rippy was employed with a large consulting engineering firm where he served as Branch Manager for a start-up office in the Chicago, Illinois area for over 10 years. His responsibilities included overall responsibility for technical, administrative, business development, management and financial operations of the offices. Mr. Rippy previously practiced engineering for various divisions of a national consulting engineering company in several states, including Illinois, Texas and Washington DC, where he was responsible for various staff, departments, and offices performing geotechnical, environmental and construction materials testing services.

Contact

Office: 815.830.9233

E-mail: k.rippy@geoconcompanies.com

Education

Bachelor of Science; Geotechnical Eng.
University of Illinois Urbana-Champaign

Professional Registrations/ Affiliations

Registered Professional Engineer
IL, IN, MI, MO, OH, WI

American Society of Civil Engineers

Deep Foundation Institute

Health and Safety Training as Required by 29 CFR 1910.120

Nuclear Density Gauge Operator Training

Continuing Education/ Special Training

"Fundamentals of Shallow Foundation Design", Professional Service Industries
"Loss Prevention Seminar", American Society of Foundation Engineers
"Professional Engineering Review", University of Illinois, Urbana-Champaign
"Deep Foundation Design", American Society of Civil Engineers
"Piling Foundations", Deep Foundation Institute
"Case Histories: Innovations in Design, Methods, and Equipment Seminar", DFI
"Practical Deep Foundation Design and Construction for Seismic and Lateral Loads", DFI
"Asbestos Building Inspectors Course", Professional Services Industries, Inc.
Risk-Based Corrective Action (RBCA) Training for Consultants
40-hour OSHA Waste Site Worker Program

GEOCON
PROFESSIONAL SERVICES

Karl F. Newman, PG

Senior Environmental Project Manager

Contact

Office: 217.403.9990

E-mail: knewman@geoconcompanies.com

Mr. Newman joined GEOCON in January 2001. As a Senior Environmental Project Manager in GEOCON's Champaign, Illinois office, his duties include coordination, supervision and implementation of environmental studies for underground storage tank assessments, remediation planning, and monitoring and coordination site clean-ups. The environmental studies include Phase I, II and III environmental site assessments related to real estate transfers, and pre-renovation/demolition and limited asbestos building surveys and inspections. Mr. Newman also prepares Spill Prevention Control and Countermeasure (SPCC) plans and Stormwater Pollution Prevention (SWPP) Plans for a variety of facilities. He is responsible for preparing related technical engineering reports for all areas and Professional Geologist peer review of engineering reports. Other responsibilities include coordination and supervision of support staff, general business administration, and business development related to client relations and marketing.

Prior to joining GEOCON, Mr. Newman was employed with a large consulting engineering firm for 7 years where he served as Environmental Department Manager for the Champaign, Illinois office. His responsibilities included overall responsibility for technical, administrative, business development, management and financial operation of the environmental services department.

Education

Bachelor of Science; Geology
University of Illinois, Urbana-Champaign

Graduate Studies, Geology, Geophysics
University of Utah, Salt Lake City

Professional Registrations/ Affiliations

Registered Professional Geologist
IL, WI

Licensed Asbestos Building Inspector
IL

Class K Wastewater Treatment Operator
IL

Continuing Education/ Special Training

OSHA 40-hour HAZWOPER Training

OSHA 8-hour HAZWOPER Annual Refresher Training

Asbestos Building Inspector, Annual Refresher

Risk-Based Corrective Action (RBCA) Training for Consultants

IRIS Remote Learning – Monitoring Well Design and Construction

IRIS Remote Learning – Modeling Ground Water Flow

Environmental Site Assessments, Professional Service Industries, Inc.

Asbestos Building Inspectors Course, Professional Service Industries, Inc.

R.P.T.A. & Hazardous Waste Seminar, Illinois Board of Realtors

Phase II Environmental Site Assessments, Professional Service Industries, Inc.

GEOCON
PROFESSIONAL SERVICES

August 30, 2016

Mr. Christopher King, P.E.
Robinson Engineering, Ltd.
10045 W. Lincoln Highway
Frankfort, Illinois 60423

RE: CCDD Testing Results
8.6-Acre Industrial Parcel
Panduit Property
17301 Ridgeland Avenue
Tinley Park, Cook County, Illinois 60477
GEOCON Project 16-G0559

Dear Mr. King:

GEOCON Professional Services, LLC (GEOCON) is pleased to submit the testing results of the environmental soil sampling conducted on the 8.6-Acre parcel (site). The Village of Tinley Park intends to acquire the 8.6-acre parcel of land from Panduit Corporation and construct a detention pond.

On August 16, 2016, Mrs. Erin Curley, a Senior Project Manager, collected two grab soil samples at the site. The soil samples were collected from the 6" to 1-foot depth interval with a decontaminated shovel and hand trowel. One soil sample, identified as S1, was collected from the northeast portion of the site near the drainage swale. The second soil sample, identified as S2, was collected from the central portion of the site in the grass area that was formerly used for agricultural. New disposable latex gloves were worn during the entire sampling process and were changed between each sample location. The approximate locations of the two grab soil samples are illustrated on the Sample Location Map provided as **Figure 1** in **Attachment 1**.

During the sampling activities, GEOCON followed the VOC sample preservation procedures outlined in *SW-846 Update III Method 5035: Closed-System Purge-and-Trap and Extraction for Volatile Organics in Soil and Waste Samples*. As required under this preservation method, the soil samples collected for VOC analytical testing during the soil sampling activities were preserved in the field at the time of collection. From each sample location targeted for analysis, approximately 15 grams of soil was collected. New, disposable, plastic sample syringes were then used to collect three equal portions of soil, each approximately five grams. Each 5-gram sample was injected from the syringe into one of three preserved, pre-weighed, laboratory-prepared 40 milliliter vials; two containing sodium bisulfate and one containing methyl alcohol (methanol). In addition, one 6-ounce glass jar and one 4-ounce glass jar were collected for each sample for the analytical testing. Following collection, the samples were sealed, labeled, and placed in a cooler with ice for shipment under a signed chain of custody to First Environmental Laboratories, Inc., an accredited laboratory (accreditation number 100292) in Naperville, Illinois, for analytical testing. The samples were tracked in accordance with the ASTM Standard D4840-99, *Standard Guide For Sampling Chain-of-Custody Procedures*. The analytical testing was completed on a standard turnaround time and in accordance with USEPA *SW-846* test methods, which are referenced in the laboratory report.

The silty clay soil samples collected by GEOCON did not exhibit any obvious evidence of contamination such as odors or chemical staining. The two soil samples were submitted to the laboratory for Ethylene glycol, Volatile

Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), Pesticides, Herbicides, RCRA 8 Total Metals, and pH analytical testing.

The analytical test results for the soil samples collected were compared to the remediation objectives outlined in 35 Illinois Administrative Code 742 Subpart E dated May 16, 2013 (Tiered Approach to Corrective Action Objectives (TACO) regulation). The Tier 1 Soil Remediation Objectives (ROs) when considering industrial/commercial property use and a Class I groundwater condition as listed in Section 742. Appendix A – Table B were utilized for comparison to the soil analytical testing results. For those compounds for which there are no current Tier 1 ROs listed in the TACO regulation, the ROs listed in the "Chemicals Not In TACO Tier 1 Tables" prepared by the Illinois Environmental Protection Agency (IEPA) Toxicity Assessment Unit last amended on October 30, 2012, were utilized. In addition to the IEPA TACO RO evaluation, the testing results were also compared to the IEPA *Summary of Maximum Allowable Concentrations of Chemical Constituents in Uncontaminated Soil Used as Fill Material At Regulated Fill Operations (35 IAC 1100.Subpart F)*, (MAC) table dated August 27, 2012. The IEPA MAC table was utilized to determine if the soil that was tested at the two sample locations, which is representative of the excess soil that will be generated during the planned construction of the detention pond, could be certified clean for disposal acceptance at a Clean Construction and Demolition Debris (CCDD) facility.

As a point of reference, the VOCs, SVOCs, Pesticides, and Herbicides soil testing results shown on the laboratory report are in micrograms per kilogram (µg/kg), roughly equivalent to parts-per-billion (ppb). For comparison to the IEPA Tier 1 ROs and the IEPA MACs, the sample results were converted to milligrams-per-kilogram (mg/kg), roughly equivalent to parts per million (ppm) concentrations.

For samples S1 and S2, the laboratory reported non-detect for Ethylene glycol at a reporting limit of 50 mg/kg. There is no IEPA Tier 1 RO or MAC objective for Ethylene glycol.

For samples S1 and S2, the laboratory reported non-detect or concentrations below the Tier 1 ROs for the VOCs, SVOCs, Pesticides, Herbicides and RCRA 8 Total Metals. More specifically, Trichloroethene was reported at a concentration of 0.0089 ppm in sample S1 which is below the IEPA RO and MAC objective both set at 0.06 ppm. Benzo(a)pyrene was detected at a concentration of 0.236 ppm in sample S1 which is below the IEPA Tier 1 RO set at 0.8 ppm and the IEPA MAC set at 2.1 ppm. Fluoranthene was detected at a concentration of 0.613 ppm in sample S1 which is below the IEPA Tier 1 RO set at 4,300 ppm and the IEPA MAC set at 3,100 ppm. Pyrene was detected at a concentration of 0.507 ppm in sample S1 which is below the IEPA Tier 1 RO set at 4,200 ppm and the IEPA MAC set at 2,300 ppm. Arsenic, Barium, Chromium, Lead, and Silver were detected in samples S1 and S2, however, the reported metal concentrations are below the respective Tier 1 ROs and the IEPA MACs.

The laboratory results indicate that the soil samples meet the IEPA MAC objectives for the compounds tested. GEOCON has certified the soil samples from the 8.6-acre site as uncontaminated for CCDD disposal. A tabular summary of the VOC, SVOC, Pesticides, Herbicides and RCRA 8 Total Metals and pH analytical testing results for soil samples (S1 and S2) compared to the IEPA CCDD MACs is provided in **Attachment 1**. The laboratory analytical testing reports and chain of custody records for samples S1 and S2 are provided in **Attachment 1**. An IEPA 663 certification form and a note to the intended CCDD facility reviewer regarding the 8.6-acre site are also provided in **Attachment 1**.

A tabular summary of the testing results compared to the IEPA Tier 1 ROs is not included in this report, however, this table can be provided if requested by the client. For clean fill disposal approval, the intended CCDD facility for this detention pond project will require that the testing results be compared to the IEPA MAC

objectives and, as such, a tabular summary of the results compared to the IEPA MACs has been included in **Attachment 1.**

Should you have any questions regarding the contents of this letter report, please do not hesitate to contact us at 815-806-9986.

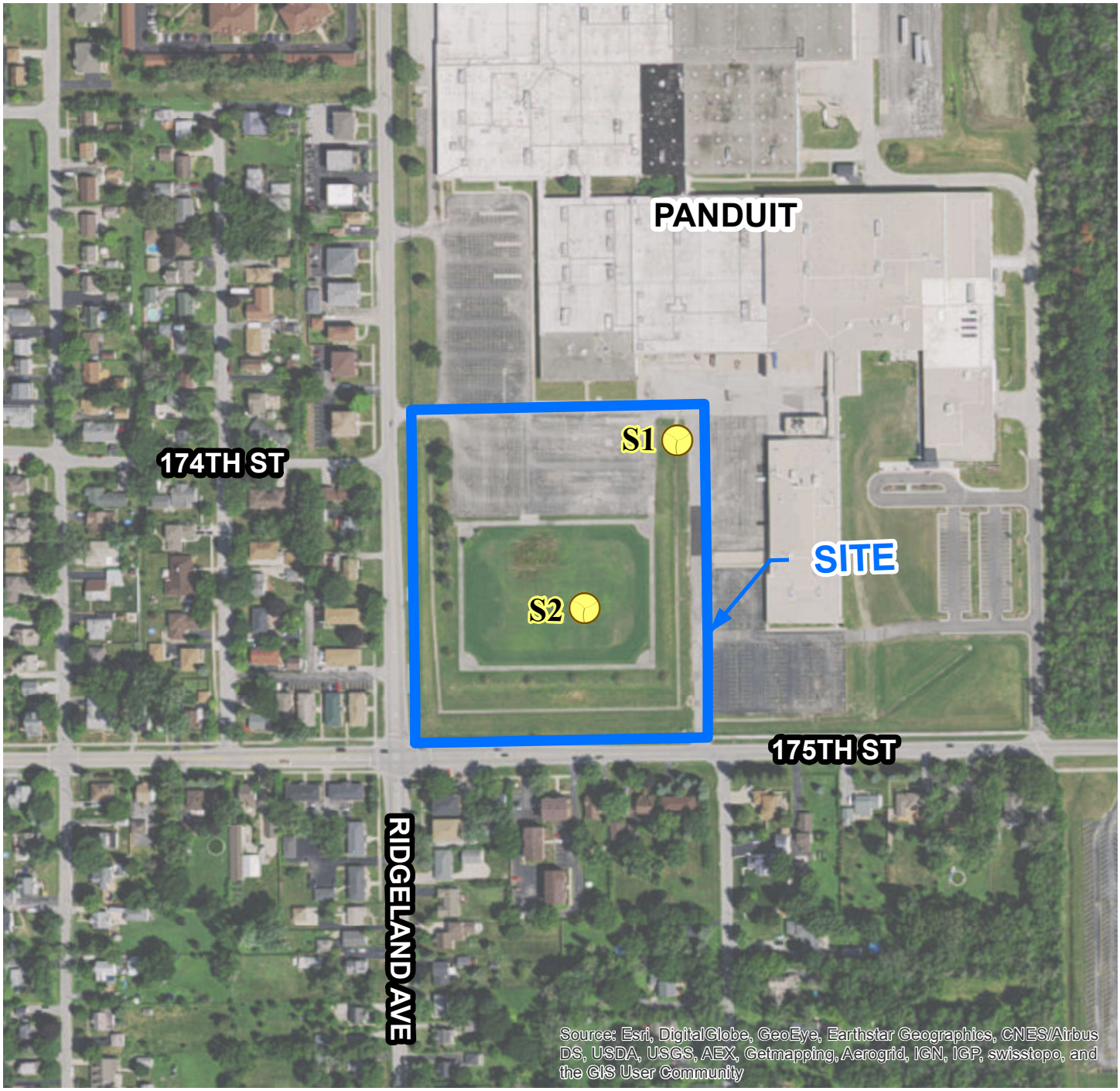
Sincerely,

GEOCON PROFESSIONAL SERVICES, LLC

Erin E. Curley
Environmental Department Manager

James M. Kurnik, P.E.
Branch Manager

ATTACHMENT 1



Soil Sample Location 8/16/16 (S1 and S2 6"- 1')

S1: 24' west of asphalt pavement and 176' south of loading dock

S2: 116' north of walking path and 134' west of walking path

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THIS FIGURE IS A REPRODUCTION OF ESRI ONLINE MAPS AERIAL PHOTOGRAPH.

GEOCON PROFESSIONAL SERVICES

FIGURE 1: SAMPLE LOCATION MAP

8.6-Acre Industrial Parcel
Panduit Property
17301 Ridgeland Avenue
Tinley Park, Cook County, Illinois 60477

PROJECT NO: 16-G0559

DATE: 08/26/2016

16-G0559-FIG-1

SUMMARY OF ANALYTICAL TESTING RESULTS (PAGE 1 OF 7)

SITE: 8.6-Acre Parcel | **SAMPLE DATE: August 16, 2016**
17301 Ridgeland Avenue, Tinley Park, IL | **LAB: First Environmental Laboratories, Inc.**
MATRIX: Soil
CLIENT: Robinson Engineering, Ltd. | **GEOCON PROJECT 16-G0559**

ANALYTE	MAXIMUM ALLOWABLE CONCENTRATIONS (MACs)	SAMPLE IDENTIFICATION	
		S1	S2
VOLATILE ORGANIC COMPOUNDS (VOCs)			
ACETONE	**25**	ND	ND
BENZENE	**0.03**	ND	ND
BROMODICHLOROMETHANE	**0.6**	ND	ND
BROMOFORM	**0.8**	ND	ND
BROMOMETHANE	**---**	ND	ND
2-BUTANONE (METHYL ETHYL KETONE)	**17**	ND	ND
CARBON DISULFIDE	**9**	ND	ND
CARBON TETRACHLORIDE	**0.07**	ND	ND
CHLOROBENZENE	**1**	ND	ND
CHLORODIBROMOMETHANE	**0.4**	ND	ND
CHLOROETHANE	**---**	ND	ND
CHLOROFORM	**0.3**	ND	ND
CHLOROMETHANE	**---**	ND	ND
1,1-DICHLOROETHANE	**23**	ND	ND
1,2-DICHLOROETHANE	**0.02**	ND	ND
1,1-DICHLOROETHENE	**0.06**	ND	ND
CIS-1,2-DICHLOROETHENE	**0.4**	ND	ND
TRANS-1,2-DICHLOROETHENE	**0.7**	ND	ND
1,2-DICHLOROPROPANE	**0.03**	ND	ND
CIS-1,3-DICHLOROPROPANE	**0.005**	ND	ND
TRANS-1,3-DICHLOROPROPENE	**0.005**	ND	ND
ETHYLBENZENE	**13**	ND	ND
2-HEXANONE	**---**	ND	ND
4-METHYL-2-PENTANONE	**---**	ND	ND
METHYLENE CHLORIDE	**0.02**	ND	ND
METHYL TERTIARY-BUTYL ETHER (MTBE)	**0.32**	ND	ND
STYRENE	**4**	ND	ND

TABLE NOTES:
ALL RESULTS ARE EXPRESSED IN PARTS-PER-MILLION (mg/kg) CONCENTRATIONS.
THE SAMPLE RESULTS WERE COMPARED TO THE *SUMMARY OF MAXIMUM ALLOWABLE CONCENTRATIONS (MAC) OF CHEMICAL CONSTITUENTS IN UNCONTAMINATED SOILS USED AS FILL MATERIAL AT REGULATED FILL OPERATIONS (35 ILLINOIS ADMINISTRATIVE CODE (IAC) 1100.SUBPART F)* DATED AUGUST 27, 2012
---: NO REMEDIATION OBJECTIVE ESTABLISHED BY THE IEPA FOR THIS CHEMICAL.
ND: ANALYTE NOT DETECTED ABOVE THE REPORTING LIMIT OF THE LABORATORY
THE LABORATORY REPORTING LIMITS AND THE SW-846 TEST METHODS USED ARE PROVIDED IN THE LABORATORY REPORT.

SITE: 8.6-Acre Parcel | **SAMPLE DATE: August 16, 2016**
17301 Ridgeland Avenue, Tinley Park, IL | **LAB: First Environmental Laboratories, Inc.**
MATRIX: Soil
CLIENT: Robinson Engineering, Ltd. | **GEOCON PROJECT 16-G0559**

ANALYTE	MAXIMUM ALLOWABLE CONCENTRATIONS (MACs)	SAMPLE IDENTIFICATION	
VOCs		**S1**	**S2**
1,1,2,2-TETRACHLOROETHANE	**---**	ND	ND
TETRACHLOROETHENE (PERCHLOROETHYLENE)	**0.06**	ND	ND
TOLUENE	**12**	ND	ND
1,1,1-TRICHLOROETHANE	**2**	ND	ND
1,1,2-TRICHLOROETHANE	**0.02**	ND	ND
TRICHLOROETHENE	**0.06**	0.0089	ND
VINYL ACETATE	**10**	ND	ND
VINYL CHLORIDE	**0.01**	ND	ND
XYLENES (TOTAL)	**5.6**	ND	ND
SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)			
ACENAPHTHENE	**570**	ND	ND
ACENAPHTHYLENE	**---**	ND	ND
ANTHRACENE	**12,000**	ND	ND
BENZIDINE	**---**	ND	ND
BENZO(a)ANTHRACENE *(within Chicago corporate limits)* [a]	**1.1**		
BENZO(a)ANTHRACENE *(within MSA excluding Chicago)* [a]	**1.8**	ND	ND
BENZO(a)ANTHRACENE *(within non-MSA or outside populated area)* [a]	**0.9**		
BENZO(b)FLUORANTHENE *(within Chicago corporate limits)* [a]	**1.5**		
BENZO(b)FLUORANTHENE *(within MSA excluding Chicago)* [a]	**2.1**	ND	ND
BENZO(b)FLUORANTHENE *(within non-MSA or outside populated area)* [a]	**0.9**		
BENZO(k)FLUORANTHENE	**9**	ND	ND
BENZO(g,h,i)PERYLENE	**---**	ND	ND
BENZO(a)PYRENE *(within Chicago corporate limits)* [a]	**1.3**		
BENZO(a)PYRENE *(within MSA excluding Chicago)* [a]	**2.1**	0.236	ND
BENZO(a)PYRENE *(within non-MSA)* [a]	**0.98**		
BENZO(a)PYRENE *(outside a populated area)* [a]	**0.09**		
BENZOIC ACID	**400**	ND	ND
BENZYL ALCOHOL	**---**	ND	ND

TABLE NOTES:
ALL RESULTS ARE EXPRESSED IN PARTS-PER-MILLION (mg/kg) CONCENTRATIONS.
THE SAMPLE RESULTS WERE COMPARED TO THE *SUMMARY OF MAXIMUM ALLOWABLE CONCENTRATIONS (MAC) OF CHEMICAL CONSTITUENTS IN UNCONTAMINATED SOILS USED AS FILL MATERIAL AT REGULATED FILL OPERATIONS (35 ILLINOIS ADMINISTRATIVE CODE (IAC) 1100.SUBPART F)* DATED AUGUST 27, 2012
---: NO REMEDIATION OBJECTIVE ESTABLISHED BY THE IEPA FOR THIS CHEMICAL.
ND: ANALYTE NOT DETECTED ABOVE THE REPORTING LIMIT OF THE LABORATORY
THE LABORATORY REPORTING LIMITS AND THE SW-846 TEST METHODS USED ARE PROVIDED IN THE LABORATORY REPORT.
[a] THE LOCATION OF THE CCDD FILL SITE DETERMINES THE ALLOWABLE CONCENTRATION.

SITE: 8.6-Acre Parcel | **SAMPLE DATE: August 16, 2016**
17301 Ridgeland Avenue, Tinley Park, IL | **LAB: First Environmental Laboratories, Inc.**
MATRIX: Soil
CLIENT: Robinson Engineering, Ltd. | **GEOCON PROJECT 16-G0559**

ANALYTE	MAXIMUM ALLOWABLE CONCENTRATIONS (MACs)	SAMPLE IDENTIFICATION	
SVOCs		**S1**	**S2**
BIS(2-CHLOROETHOXY)METHANE	---	ND	ND
BIS(2-CHLOROETHYL)ETHER	**0.66**	ND	ND
BIS(2-CHLOROISOPROPYL)ETHER	---	ND	ND
BIS(2-ETHYLHEXYL)PHTHALATE	**46**	ND	ND
4-BROMOPHENYL-PHENYLETHER	---	ND	ND
BUTYLBENZYLPHTHALATE	**930**	ND	ND
CARBAZOLE	**0.6**	ND	ND
4-CHLOROANILINE	**0.7**	ND	ND
4-CHLORO-3-CRESOL	---	ND	ND
2-CHLORONAPTHALENE	---	ND	ND
2-CHLOROPHENOL	**1.5**	ND	ND
4-CHLOROPHENYL-PHENYLETHER	---	ND	ND
CHRYSENE	**88**	ND	ND
DIBENZO(a,h)ANTHRACENE *(within Chicago corporate limits)* [a]	**0.20**		
DIBENZO(a,h)ANTHRACENE *(within MSA excluding Chicago)* [a]	**0.42**	ND	ND
DIBENZO(a,h)ANTHRACENE *(within non-MSA)* [a]	**0.15**		
DIBENZO(a,h)ANTHRACENE *(outside populated area)* [a]	**0.09**		
DIBENZOFURAN	---	ND	ND
1,2-DICHLOROBENZENE	**17**	ND	ND
1,3-DICHLOROBENZENE	---	ND	ND
1,4-DICHLOROBENZENE	**2**	ND	ND
3,3'-DICHLOROBENZIDINE	**1.3**	ND	ND
2,4-DICHLOROPHENOL	**0.48**	ND	ND
DIETHYLPHTHALTE	**470**	ND	ND
2,4-DIMETHYLPHENOL	**9**	ND	ND
DIMETHYLPHTHALATE	---	ND	ND
Di-n-BUTYLPHTHALATE	**2,300**	ND	ND
4,6-DINITRO-2-METHYLPHENOL	---	ND	ND
2,4-DINITROPHENOL	**3.3**	ND	ND
2,4-DINITROTOLUENE	**0.25**	ND	ND
2,6-DINITROTOLUENE	**0.26**	ND	ND

TABLE NOTES:
ALL RESULTS ARE EXPRESSED IN PARTS-PER-MILLION (mg/kg) CONCENTRATIONS.
THE SAMPLE RESULTS WERE COMPARED TO THE *SUMMARY OF MAXIMUM ALLOWABLE CONCENTRATIONS (MAC) OF CHEMICAL CONSTITUENTS IN UNCONTAMINATED SOILS USED AS FILL MATERIAL AT REGULATED FILL OPERATIONS (35 ILLINOIS ADMINISTRATIVE CODE (IAC) 1100.SUBPART F)* DATED AUGUST 27, 2012
---: NO REMEDIATION OBJECTIVE ESTABLISHED BY THE IEPA FOR THIS CHEMICAL.
ND: ANALYTE NOT DETECTED ABOVE THE REPORTING LIMIT OF THE LABORATORY
THE LABORATORY REPORTING LIMITS AND THE SW-846 TEST METHODS USED ARE PROVIDED IN THE LABORATORY REPORT.
[a] THE LOCATION OF THE CCDD FILL SITE DETERMINES THE ALLOWABLE CONCENTRATION.

SUMMARY OF ANALYTICAL TESTING RESULTS (PAGE 4 OF 7)

SITE: 8.6-Acre Parcel | **SAMPLE DATE: August 16, 2016**
17301 Ridgeland Avenue, Tinley Park, IL | **LAB: First Environmental Laboratories, Inc.**
MATRIX: Soil
CLIENT: Robinson Engineering, Ltd. | **GEOCON PROJECT 16-G0559**

ANALYTE	MAXIMUM ALLOWABLE CONCENTRATIONS (MACs)	SAMPLE IDENTIFICATION	
SVOCs		**S1**	**S2**
DI-n-OCTYLPHTHALATE	**1,600**	ND	ND
FLUORANTHENE	**3,100**	0.613	ND
FLUORENE	**560**	ND	ND
HEXACHLOROBENZENE	**0.4**	ND	ND
HEXACHLOROBUTADIENE	**---**	ND	ND
HEXACHLOROCYCLOPENTADIENE	**1.1**	ND	ND
HEXACHLOROETHANE	**0.5**	ND	ND
INDENO(1,2,3-cd)PYRENE *(within MSA excluding Chicago)* [a]	**1.6**	ND	ND
INDENO(1,2,3-cd)PYRENE *(within Chicago corporate limits*	**0.9**		
or within a populated area in a non-MSA or oustide populated area) [a]			
ISOPHORONE	**8**	ND	ND
2-METHYLNAPHTHALENE	**---**	ND	ND
2-METHYLPHENOL	**15**	ND	ND
3&4-METHYPHENOL	**---**	ND	ND
NAPHTHALENE	**1.8**	ND	ND
2-NITROANILINE	**---**	ND	ND
3-NITROANILINE	**---**	ND	ND
4-NITROANILINE	**---**	ND	ND
NITROBENZENE	**0.26**	ND	ND
2-NITROPHENOL	**---**	ND	ND
4-NITROPHENOL	**---**	ND	ND
N-NITROSO-DI-n-PROPYLAMINE	**0.0018**	ND	ND
n-NITROSODIPHENYLAMINE	**1**	ND	ND
PENTACHLOROPHENOL	**0.02**	ND	ND
PHENANTHRENE	**---**	ND	ND
PHENOL	**100**	ND	ND
PYRENE	**2,300**	0.507	ND
1,2,4-TRICHLOROBENZENE	**5**	ND	ND
2,4,5-TRICHLOROPHENOL	**26**	ND	ND
2,4,6-TRICHLOROPHENOL	**0.66**	ND	ND

TABLE NOTES:
ALL RESULTS ARE EXPRESSED IN PARTS-PER-MILLION (mg/kg) CONCENTRATIONS.
THE SAMPLE RESULTS WERE COMPARED TO THE *SUMMARY OF MAXIMUM ALLOWABLE CONCENTRATIONS (MAC) OF CHEMICAL CONSTITUENTS IN UNCONTAMINATED SOILS USED AS FILL MATERIAL AT REGULATED FILL OPERATIONS (35 ILLINOIS ADMINISTRATIVE CODE (IAC) 1100.SUBPART F)* DATED AUGUST 27, 2012
---: NO REMEDIATION OBJECTIVE ESTABLISHED BY THE IEPA FOR THIS CHEMICAL.
ND: ANALYTE NOT DETECTED ABOVE THE REPORTING LIMIT OF THE LABORATORY
THE LABORATORY REPORTING LIMITS AND THE SW-846 TEST METHODS USED ARE PROVIDED IN THE LABORATORY REPORT.
[a] THE LOCATION OF THE CCDD FILL SITE DETERMINES THE ALLOWABLE CONCENTRATION.

SITE: 8.6-Acre Parcel | **SAMPLE DATE: August 16, 2016**

17301 Ridgeland Avenue, Tinley Park, IL | **LAB: First Environmental Laboratories, Inc.**

MATRIX: Soil

CLIENT: Robinson Engineering, Ltd. | **GEOCON PROJECT 16-G0559**

ANALYTE	MAXIMUM ALLOWABLE CONCENTRATIONS (MACs)	SAMPLE IDENTIFICATION	
		S1	S2
PESTICIDES			
ALDRIN	**0.94**	ND	ND
ALPHA-BHC	**0.0074**	ND	ND
BETA-BHC	**---**	ND	ND
DELTA-BHC	**---**	ND	ND
GAMMA-BHC (LINDANE)	**0.009**	ND	ND
ALPHA-CHLORDANE	**---**	ND	ND
GAMMA-CHLORDANE	**---**	ND	ND
4,4'-DDD	**3**	ND	ND
4,4'-DDE	**2**	ND	ND
4,4'-DDT	**2**	ND	ND
DIELDRIN	**0.603**	ND	ND
ENDOSULFAN I	**18**	ND	ND
ENDOSULFAN II	**18**	ND	ND
ENDOSULFAN SULFATE	**---**	ND	ND
ENDRIN	**1**	ND	ND
ENDRIN ALDEHYDE	**---**	ND	ND
ENDRIN KETONE	**---**	ND	ND
HEPTACHLOR	**0.871**	ND	ND
HEPTACHLOR EPOXIDE	**1.005**	ND	ND
METHOXYCHLOR	**160**	ND	ND
TOXAPHENE	**0.6**	ND	ND

TABLE NOTES:

ALL RESULTS ARE EXPRESSED IN PARTS-PER-MILLION (mg/kg) CONCENTRATIONS.

THE SAMPLE RESULTS WERE COMPARED TO THE *SUMMARY OF MAXIMUM ALLOWABLE CONCENTRATIONS (MAC) OF CHEMICAL CONSTITUENTS IN UNCONTAMINATED SOILS USED AS FILL MATERIAL AT REGULATED FILL OPERATIONS (35 ILLINOIS ADMINISTRATIVE CODE (IAC) 1100.SUBPART F)* DATED AUGUST 27, 2012

---: NO REMEDIATION OBJECTIVE ESTABLISHED BY THE IEPA FOR THIS CHEMICAL.

ND: ANALYTE NOT DETECTED ABOVE THE REPORTING LIMIT OF THE LABORATORY

THE LABORATORY REPORTING LIMITS AND THE SW-846 TEST METHODS USED ARE PROVIDED IN THE LABORATORY REPORT.

SITE: 8.6-Acre Parcel
17301 Ridgeland Avenue, Tinley Park, IL

CLIENT: Robinson Engineering, Ltd.

SAMPLE DATE: August 16, 2016
LAB: First Environmental Laboratories, Inc.
MATRIX: Soil
GEOCON PROJECT 16-G0559

ANALYTE	MAXIMUM ALLOWABLE CONCENTRATIONS (MACs)	SAMPLE IDENTIFICATION	
		S1	S2
HERBICIDES			
2,4-DICHLOROPHENOXYACETIC ACID (2,4-D)	**1.5**	ND	ND
SILVEX (2,4,5-TP)	**11**	ND	ND

TABLE NOTES:

ALL RESULTS ARE EXPRESSED IN PARTS-PER-MILLION (mg/kg) CONCENTRATIONS.

THE SAMPLE RESULTS WERE COMPARED TO THE *SUMMARY OF MAXIMUM ALLOWABLE CONCENTRATIONS (MAC) OF CHEMICAL CONSTITUENTS IN UNCONTAMINATED SOILS USED AS FILL MATERIAL AT REGULATED FILL OPERATIONS (35 ILLINOIS ADMINISTRATIVE CODE (IAC) 1100.SUBPART F)* DATED AUGUST 27, 2012

---: NO REMEDIATION OBJECTIVE ESTABLISHED BY THE IEPA FOR THIS CHEMICAL.

ND: ANALYTE NOT DETECTED ABOVE THE REPORTING LIMIT OF THE LABORATORY

THE LABORATORY REPORTING LIMITS AND THE SW-846 TEST METHODS USED ARE PROVIDED IN THE LABORATORY REPORT.

SUMMARY OF ANALYTICAL TESTING RESULTS (PAGE 7 OF 7)

SITE: 8.6-Acre Parcel | **SAMPLE DATE: August 16, 2016**
17301 Ridgeland Avenue, Tinley Park, IL | **LAB: First Environmental Laboratories, Inc.**
MATRIX: Soil
CLIENT: Robinson Engineering, Ltd. | **GEOCON PROJECT 16-G0559**

ANALYTE	MAXIMUM ALLOWABLE CONCENTRATIONS (MACs)	SAMPLE IDENTIFICATION	
		S1	S2
pH	**6.25 to 9.0**	8.28	6.45
TOTAL METALS			
ARSENIC *(within MSA)* [d]	**13**	4.9	2.9
ARSENIC *(within non-MSA)* [d]	**11.3**		
BARIUM[c]	**1,500**	87.1	93.1
CADMIUM[c]	**5.2**	ND	ND
CHROMIUM (TOTAL)[c]	**21**	19.8	16.1
LEAD[c]	**107**	18.5	22.0
SELENIUM[c]	**1.3**	ND	ND
SILVER[c]	**4.4**	0.4	0.4
MERCURY *(ionic)* [c]	**0.89**	ND	ND
MERCURY *(elemental)*	**0.1**		

TABLE NOTES:

ALL RESULTS ARE EXPRESSED IN PARTS-PER-MILLION (mg/kg) CONCENTRATIONS.

THE SAMPLE RESULTS WERE COMPARED TO THE *SUMMARY OF MAXIMUM ALLOWABLE CONCENTRATIONS (MAC) OF CHEMICAL CONSTITUENTS IN UNCONTAMINATED SOILS USED AS FILL MATERIAL AT REGULATED FILL OPERATIONS (35 ILLINOIS ADMINISTRATIVE CODE (IAC) 1100.SUBPART F)* DATED AUGUST 27, 2012

---: NO REMEDIATION OBJECTIVE ESTABLISHED BY THE IEPA FOR THIS CHEMICAL.

ND: ANALYTE NOT DETECTED ABOVE THE REPORTING LIMIT OF THE LABORATORY

THE LABORATORY REPORTING LIMITS AND THE SW-846 TEST METHODS USED ARE PROVIDED IN THE LABORATORY REPORT.

[c] AS AN ALTERNATIVE TO THE MAC VALUE, COMPLIANCE VERIFICATION MAY BE DETERMINED BY COMPARING SOIL SAMPLE EXTRACTION RESULTS (TCLP/SPLP) FOR THIS CONSTITUENT TO THE RESPECTIVE TACO CLASS I SOIL COMPONENT OF THE GROUNDWATER INGESTION EXPOSURE ROUTE OBJECTIVES (35 IAC 742.APPENDIX B, TABLE A)

[d] THE LOCATION OF THE CCDD FILL SITE DETERMINES THE ALLOWABLE CONCENTRATION.

[e] ALTERNATIVE SPLP/TCLP VALUES CANNOT BE USED FOR ARSENIC. THE MAC OBJECTIVE MUST BE USED FOR TOTAL ARSENIC.

First Environmental Laboratories, Inc.
IL ELAP / NELAC Accreditation # 100292
1600 Shore Road • Naperville, Illinois 60563 • Phone (630) 778-1200 • Fax (630) 778-1233

August 29, 2016

Ms. Erin Curley
GEOCON Professional Services, LLC
9370 West Laraway Road
Suite D
Frankfort, IL 60423

Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
First Environmental File ID: 16-4666
Date Received: August 17, 2016

Dear Ms. Erin Curley:

The above referenced project was analyzed as directed on the enclosed chain of custody record.

All Quality Control criteria as outlined in the methods and current IL ELAP/NELAP have been met unless otherwise noted. QA/QC documentation and raw data will remain on file for future reference. Our accreditation number is 100292 and our current certificate is number 003811: effective 02/17/2016 through 02/28/2017.

I thank you for the opportunity to be of service to you and look forward to working with you again in the future. Should you have any questions regarding any of the enclosed analytical data or need additional information, please contact me at (630) 778-1200.

Sincerely,

Bill Mottashed
Project Manager

First Environmental Laboratories, Inc.
IL ELAP / NELAC Accreditation # 100292
1600 Shore Road • Naperville, Illinois 60563 • Phone (630) 778-1200 • Fax (630) 778-1233

Case Narrative

GEOCON Professional Services, LLC

Lab File ID: **16-4666**

Project ID: **8.6 Acre Parcel, 17301 Ridgeland Ave**

Date Received: **August 17, 2016**

All quality control criteria, as outlined in the methods, have been met except as noted below or on the following analytical report.

The results in this report apply to the samples in the following table:

Laboratory Sample ID	Client Sample Identifier	Date/Time Collected
16-4666-001	S1	8/16/2016 15:16
16-4666-002	S2	8/16/2016 15:50

Sample Batch Comments:

Sample acceptance criteria were met.

The following is a definition of flags that may be used in this report:

Flag	Description	Flag	Description
<	Analyte not detected at or above the reporting limit.	L	LCS recovery outside control limits.
C	Sample received in an improper container for this test.	M	MS recovery outside control limits; LCS acceptable.
D	Surrogates diluted out; recovery not available.	P	Chemical preservation pH adjusted in lab.
E	Estimated result; concentration exceeds calibration range.	Q	Result was determined by a GC/MS database search.
G	Surrogate recovery outside control limits.	S	Analysis was subcontracted to another laboratory.
H	Analysis or extraction holding time exceeded.	W	Reporting limit elevated due to sample matrix.
J	Estimated result; concentration is less than routine RL but greater than MDL.	N	Analyte is not part of our NELAC accreditation or accreditation may not be available for this parameter.
RL	Routine Reporting Limit (Lowest amount that can be detected when routine weights/volumes are used without dilution.)	ND	Analyte was not detected using a library search routine; No calibration standard was analyzed.

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Analytical Report

Client: GEOCON Professional Services, LLC
Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
Sample ID: S1
Sample No: 16-4666-001

Date Collected: 08/16/16
Time Collected: 15:16
Date Received: 08/17/16
Date Reported: 08/29/16

Results are reported on a dry weight basis.

Analyte		Result	R.L.	Units	Flags
Solids, total	**Method: 2540B**				
Analysis Date: 08/17/16					
Total Solids		79.23		%	
Glycols	**Method: 8015**				
Analysis Date: 05/26/16					
Ethylene glycol		< 50	50	mg/kg	N S

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IL ELAP / NELAC Accreditation # 100292
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Analytical Report

Client: GEOCON Professional Services, LLC
Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
Sample ID: S2
Sample No: 16-4666-002

Date Collected: 08/16/16
Time Collected: 15:50
Date Received: 08/17/16
Date Reported: 08/29/16

Results are reported on a dry weight basis.

Analyte		Result	R.L.	Units	Flags
Solids, total	**Method: 2540B**				
Analysis Date: 08/17/16					
Total Solids		83.33		%	
Glycols	**Method: 8015**				
Analysis Date: 05/26/16					
Ethylene glycol		< 50	50	mg/kg	N S

CHAIN OF CUSTODY RECORD

Page 1 of 1 pgs

First Environmental Laboratories, Inc.

First Environmental Laboratories
1600 Shore Road, Suite D
Naperville, Illinois 60563
Phone: (630) 778-1200 • Fax: (630) 778-1233
E-mail: firstinfo@firstenv.com
IEPA Certification #100292

Company Name: GEOCON Professional Services, LLC
Street Address: 9370 W. Laraway Road, Suite D
City: Frankfort State: IL Zip: 60423
Phone: 815-806-9986 e-mail: ecurley@geoconcompanies.com
Send Report To: Erin Curley
Sampled By: Erin Curley

Project I.D.: 8.6-Acre Parcel, 17301 Ridgeland Ave Tinley Park
P.O. #: 16-G0559

Matrix Codes: S = Soil W = Water O = Other

Date/Time Taken	Sample Description	Matrix	Analyses: Ethylene Glycol	Analyses: Hold – Do Not Analyze	Comments	Lab I.D.
8/16/16 3:16	S1	S	X			16-4666-001
8/16/16 3:50	S2	S	X			002

FOR LAB USE ONLY:

Cooler Temperature: 0.1-6°C Yes__ No.__ _____°C
Received within 6 hrs. of collection:_____
Ice Present: Yes__ No__

Sample Refrigerated: ~~Yes~~ No__
Refrigerator Temperature: 4 °C
5035 Vials Frozen: Yes__ No__
Freezer Temperature:_____°C

Program: ☐ TACO ☐ CCDD ☐ NPDES ☐ LUST

Notes and Special Instructions: _____

Relinquished By: Erin E Curley Date/Time 8/17/16 10:35 Received By: _____ Date/Time 8/17/16 1025

Relinquished By: _____ Date/Time _____ Received By: _____ Date/Time _____

Rev. 8/15

First Environmental Laboratories, Inc.
IL ELAP / NELAC Accreditation # 100292
1600 Shore Road • Naperville, Illinois 60563 • Phone (630) 778-1200 • Fax (630) 778-1233

August 29, 2016

Ms. Erin Curley
GEOCON Professional Services, LLC
9370 West Laraway Road
Suite D
Frankfort, IL 60423

Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
First Environmental File ID: 16-4665
Date Received: August 17, 2016

Dear Ms. Erin Curley:

The above referenced project was analyzed as directed on the enclosed chain of custody record.

All Quality Control criteria as outlined in the methods and current IL ELAP/NELAP have been met unless otherwise noted. QA/QC documentation and raw data will remain on file for future reference. Our accreditation number is 100292 and our current certificate is number 003811: effective 02/17/2016 through 02/28/2017.

I thank you for the opportunity to be of service to you and look forward to working with you again in the future. Should you have any questions regarding any of the enclosed analytical data or need additional information, please contact me at (630) 778-1200.

Sincerely,

Bill Mottashed
Project Manager

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1600 Shore Road • Naperville, Illinois 60563 • Phone (630) 778-1200 • Fax (630) 778-1233

Case Narrative

GEOCON Professional Services, LLC

Lab File ID: **16-4665**

Project ID: **8.6 Acre Parcel, 17301 Ridgeland Ave**

Date Received: **August 17, 2016**

All quality control criteria, as outlined in the methods, have been met except as noted below or on the following analytical report.

The results in this report apply to the samples in the following table:

Laboratory Sample ID	Client Sample Identifier	Date/Time Collected
16-4665-001	S1	8/16/2016 15:16
16-4665-002	S2	8/16/2016 15:50

Sample Batch Comments:

Sample acceptance criteria were met.

The following is a definition of flags that may be used in this report:

Flag	Description	Flag	Description
<	Analyte not detected at or above the reporting limit.	L	LCS recovery outside control limits.
C	Sample received in an improper container for this test.	M	MS recovery outside control limits; LCS acceptable.
D	Surrogates diluted out; recovery not available.	P	Chemical preservation pH adjusted in lab.
E	Estimated result; concentration exceeds calibration range.	Q	Result was determined by a GC/MS database search.
G	Surrogate recovery outside control limits.	S	Analysis was subcontracted to another laboratory.
H	Analysis or extraction holding time exceeded.	W	Reporting limit elevated due to sample matrix.
J	Estimated result; concentration is less than routine RL but greater than MDL.	N	Analyte is not part of our NELAC accreditation or accreditation may not be available for this parameter.
RL	Routine Reporting Limit (Lowest amount that can be detected when routine weights/volumes are used without dilution.)	ND	Analyte was not detected using a library search routine; No calibration standard was analyzed.

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IL ELAP / NELAC Accreditation # 100292
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Analytical Report

Client: GEOCON Professional Services, LLC
Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
Sample ID: S1
Sample No: 16-4665-001

Date Collected: 08/16/16
Time Collected: 15:16
Date Received: 08/17/16
Date Reported: 08/29/16

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Solids, Total **Method: 2540B**				
Analysis Date: 08/17/16				
Total Solids	78.32		%	
Volatile Organic Compounds **Method: 5035A/8260B**				
Analysis Date: 08/18/16				
Acetone	< 200	200	ug/kg	
Benzene	< 5.0	5.0	ug/kg	
Bromodichloromethane	< 5.0	5.0	ug/kg	
Bromoform	< 5.0	5.0	ug/kg	
Bromomethane	< 10.0	10.0	ug/kg	
2-Butanone (MEK)	< 100	100	ug/kg	
Carbon disulfide	< 5.0	5.0	ug/kg	
Carbon tetrachloride	< 5.0	5.0	ug/kg	
Chlorobenzene	< 5.0	5.0	ug/kg	
Chlorodibromomethane	< 5.0	5.0	ug/kg	
Chloroethane	< 10.0	10.0	ug/kg	
Chloroform	< 5.0	5.0	ug/kg	
Chloromethane	< 10.0	10.0	ug/kg	
1,1-Dichloroethane	< 5.0	5.0	ug/kg	
1,2-Dichloroethane	< 5.0	5.0	ug/kg	
1,1-Dichloroethene	< 5.0	5.0	ug/kg	
cis-1,2-Dichloroethene	< 5.0	5.0	ug/kg	
trans-1,2-Dichloroethene	< 5.0	5.0	ug/kg	
1,2-Dichloropropane	< 5.0	5.0	ug/kg	
cis-1,3-Dichloropropene	< 4.0	4.0	ug/kg	
trans-1,3-Dichloropropene	< 4.0	4.0	ug/kg	
Ethylbenzene	< 5.0	5.0	ug/kg	
2-Hexanone	< 10.0	10.0	ug/kg	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/kg	
4-Methyl-2-pentanone (MIBK)	< 10.0	10.0	ug/kg	
Methylene chloride	< 20.0	20.0	ug/kg	
Styrene	< 5.0	5.0	ug/kg	
1,1,2,2-Tetrachloroethane	< 5.0	5.0	ug/kg	
Tetrachloroethene	< 5.0	5.0	ug/kg	
Toluene	< 5.0	5.0	ug/kg	
1,1,1-Trichloroethane	< 5.0	5.0	ug/kg	
1,1,2-Trichloroethane	< 5.0	5.0	ug/kg	
Trichloroethene	8.9	5.0	ug/kg	

First Environmental Laboratories, Inc.
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Analytical Report

Client: GEOCON Professional Services, LLC
Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
Sample ID: S1
Sample No: 16-4665-001

Date Collected: 08/16/16
Time Collected: 15:16
Date Received: 08/17/16
Date Reported: 08/29/16

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Volatile Organic Compounds **Method: 5035A/8260B**				
Analysis Date: 08/18/16				
Vinyl acetate	< 10.0	10.0	ug/kg	
Vinyl chloride	< 10.0	10.0	ug/kg	
Xylene, Total	< 5.0	5.0	ug/kg	
Semi-Volatile Compounds **Method: 8270C**		**Preparation Method 3540C**		
Analysis Date: 08/19/16		Preparation Date: 08/18/16		
Acenaphthene	< 330	330	ug/kg	
Acenaphthylene	< 330	330	ug/kg	
Anthracene	< 330	330	ug/kg	
Benzidine	< 330	330	ug/kg	
Benzo(a)anthracene	< 330	330	ug/kg	
Benzo(a)pyrene	236	90	ug/kg	
Benzo(b)fluoranthene	< 330	330	ug/kg	
Benzo(k)fluoranthene	< 330	330	ug/kg	
Benzo(ghi)perylene	< 330	330	ug/kg	
Benzoic acid	< 330	330	ug/kg	
Benzyl alcohol	< 330	330	ug/kg	
bis(2-Chloroethoxy)methane	< 330	330	ug/kg	
bis(2-Chloroethyl)ether	< 330	330	ug/kg	
bis(2-Chloroisopropyl)ether	< 330	330	ug/kg	
bis(2-Ethylhexyl)phthalate	< 330	330	ug/kg	
4-Bromophenyl phenyl ether	< 330	330	ug/kg	
Butyl benzyl phthalate	< 330	330	ug/kg	
Carbazole	< 330	330	ug/kg	
4-Chloroaniline	< 330	330	ug/kg	
4-Chloro-3-methylphenol	< 330	330	ug/kg	
2-Chloronaphthalene	< 330	330	ug/kg	
2-Chlorophenol	< 330	330	ug/kg	
4-Chlorophenyl phenyl ether	< 330	330	ug/kg	
Chrysene	< 330	330	ug/kg	
Dibenzo(a,h)anthracene	< 90	90	ug/kg	
Dibenzofuran	< 330	330	ug/kg	
1,2-Dichlorobenzene	< 330	330	ug/kg	
1,3-Dichlorobenzene	< 330	330	ug/kg	
1,4-Dichlorobenzene	< 330	330	ug/kg	
3,3'-Dichlorobenzidine	< 660	660	ug/kg	
2,4-Dichlorophenol	< 330	330	ug/kg	

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Analytical Report

Client: GEOCON Professional Services, LLC
Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
Sample ID: S1
Sample No: 16-4665-001

Date Collected: 08/16/16
Time Collected: 15:16
Date Received: 08/17/16
Date Reported: 08/29/16

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Semi-Volatile Compounds **Method: 8270C**		**Preparation Method 3540C**		
Analysis Date: 08/19/16		Preparation Date: 08/18/16		
Diethyl phthalate	< 330	330	ug/kg	
2,4-Dimethylphenol	< 330	330	ug/kg	
Dimethyl phthalate	< 330	330	ug/kg	
Di-n-butyl phthalate	< 330	330	ug/kg	
4,6-Dinitro-2-methylphenol	< 1,600	1600	ug/kg	
2,4-Dinitrophenol	< 1,600	1600	ug/kg	
2,4-Dinitrotoluene	< 250	250	ug/kg	
2,6-Dinitrotoluene	< 260	260	ug/kg	
Di-n-octylphthalate	< 330	330	ug/kg	
Fluoranthene	613	330	ug/kg	
Fluorene	< 330	330	ug/kg	
Hexachlorobenzene	< 330	330	ug/kg	
Hexachlorobutadiene	< 330	330	ug/kg	
Hexachlorocyclopentadiene	< 330	330	ug/kg	
Hexachloroethane	< 330	330	ug/kg	
Indeno(1,2,3-cd)pyrene	< 330	330	ug/kg	
Isophorone	< 330	330	ug/kg	
2-Methylnaphthalene	< 330	330	ug/kg	
2-Methylphenol	< 330	330	ug/kg	
3 & 4-Methylphenol	< 330	330	ug/kg	
Naphthalene	< 330	330	ug/kg	
2-Nitroaniline	< 1,600	1600	ug/kg	
3-Nitroaniline	< 1,600	1600	ug/kg	
4-Nitroaniline	< 1,600	1600	ug/kg	
Nitrobenzene	< 260	260	ug/kg	
2-Nitrophenol	< 1,600	1600	ug/kg	
4-Nitrophenol	< 1,600	1600	ug/kg	
n-Nitrosodi-n-propylamine	< 90	90	ug/kg	
n-Nitrosodimethylamine	< 330	330	ug/kg	
n-Nitrosodiphenylamine	< 330	330	ug/kg	
Pentachlorophenol	< 330	330	ug/kg	
Phenanthrene	< 330	330	ug/kg	
Phenol	< 330	330	ug/kg	
Pyrene	507	330	ug/kg	
Pyridine	< 330	330	ug/kg	
1,2,4-Trichlorobenzene	< 330	330	ug/kg	

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Analytical Report

Client: GEOCON Professional Services, LLC
Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
Sample ID: S1
Sample No: 16-4665-001

Date Collected: 08/16/16
Time Collected: 15:16
Date Received: 08/17/16
Date Reported: 08/29/16

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Semi-Volatile Compounds **Method: 8270C**		**Preparation Method 3540C**		
Analysis Date: 08/19/16		Preparation Date: 08/18/16		
2,4,5-Trichlorophenol	< 330	330	ug/kg	
2,4,6-Trichlorophenol	< 330	330	ug/kg	
Pesticides **Method: 8081A**		**Preparation Method 3540C**		
Analysis Date: 08/25/16		Preparation Date: 08/17/16		
Aldrin	< 8.0	8.0	ug/kg	
alpha-BHC	< 2.0	2.0	ug/kg	
beta-BHC	< 8.0	8.0	ug/kg	
delta BHC	< 8.0	8.0	ug/kg	
gamma-BHC (Lindane)	< 8.0	8.0	ug/kg	
alpha-Chlordane	< 80.0	80.0	ug/kg	
gamma-Chlordane	< 80.0	80.0	ug/kg	
4,4'-DDD	< 16.0	16.0	ug/kg	
4,4'-DDE	< 16.0	16.0	ug/kg	
4,4'-DDT	< 16.0	16.0	ug/kg	
Dieldrin	< 16.0	16.0	ug/kg	
Endosulfan I	< 8.0	8.0	ug/kg	
Endosulfan II	< 16.0	16.0	ug/kg	
Endosulfan sulfate	< 16.0	16.0	ug/kg	
Endrin	< 16.0	16.0	ug/kg	
Endrin aldehyde	< 16.0	16.0	ug/kg	
Endrin ketone	< 16.0	16.0	ug/kg	
Heptachlor	< 8.0	8.0	ug/kg	
Heptachlor epoxide	< 8.0	8.0	ug/kg	
Methoxychlor	< 80.0	80	ug/kg	
Toxaphene	< 160	160	ug/kg	
Herbicides **Method: 8321**				
Analysis Date: 08/26/16				
2,4-Dichlorophenoxyacetic acid (2,4-D)	< 100	100	ug/kg	S
Silvex (2,4,5-TP)	< 100	100	ug/kg	S
Total Metals **Method: 6010C**		**Preparation Method 3050B**		
Analysis Date: 08/18/16		Preparation Date: 08/18/16		
Arsenic	4.9	1.0	mg/kg	
Barium	87.1	0.5	mg/kg	
Cadmium	< 0.5	0.5	mg/kg	
Chromium	19.8	0.5	mg/kg	

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Analytical Report

Client: GEOCON Professional Services, LLC
Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
Sample ID: S1
Sample No: 16-4665-001

Date Collected: 08/16/16
Time Collected: 15:16
Date Received: 08/17/16
Date Reported: 08/29/16

Results are reported on a dry weight basis.

Analyte		Result	R.L.	Units	Flags
Total Metals	**Method: 6010C**		**Preparation Method 3050B**		
Analysis Date: 08/18/16			Preparation Date: 08/18/16		
Lead		18.5	0.5	mg/kg	
Selenium		< 1.0	1.0	mg/kg	
Silver		0.4	0.2	mg/kg	
Total Mercury	**Method: 7471B**				
Analysis Date: 08/19/16					
Mercury		< 0.05	0.05	mg/kg	
pH @ 25°C, 1:2	**Method: 9045D 2004**				
Analysis Date: 08/23/16					
pH @ 25°C, 1:2		8.28		Units	

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Analytical Report

Client: GEOCON Professional Services, LLC
Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
Sample ID: S2
Sample No: 16-4665-002

Date Collected: 08/16/16
Time Collected: 15:50
Date Received: 08/17/16
Date Reported: 08/29/16

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Solids, Total **Method: 2540B**				
Analysis Date: 08/17/16				
Total Solids	83.24		%	
Volatile Organic Compounds **Method: 5035A/8260B**				
Analysis Date: 08/18/16				
Acetone	< 200	200	ug/kg	
Benzene	< 5.0	5.0	ug/kg	
Bromodichloromethane	< 5.0	5.0	ug/kg	
Bromoform	< 5.0	5.0	ug/kg	
Bromomethane	< 10.0	10.0	ug/kg	
2-Butanone (MEK)	< 100	100	ug/kg	
Carbon disulfide	< 5.0	5.0	ug/kg	
Carbon tetrachloride	< 5.0	5.0	ug/kg	
Chlorobenzene	< 5.0	5.0	ug/kg	
Chlorodibromomethane	< 5.0	5.0	ug/kg	
Chloroethane	< 10.0	10.0	ug/kg	
Chloroform	< 5.0	5.0	ug/kg	
Chloromethane	< 10.0	10.0	ug/kg	
1,1-Dichloroethane	< 5.0	5.0	ug/kg	
1,2-Dichloroethane	< 5.0	5.0	ug/kg	
1,1-Dichloroethene	< 5.0	5.0	ug/kg	
cis-1,2-Dichloroethene	< 5.0	5.0	ug/kg	
trans-1,2-Dichloroethene	< 5.0	5.0	ug/kg	
1,2-Dichloropropane	< 5.0	5.0	ug/kg	
cis-1,3-Dichloropropene	< 4.0	4.0	ug/kg	
trans-1,3-Dichloropropene	< 4.0	4.0	ug/kg	
Ethylbenzene	< 5.0	5.0	ug/kg	
2-Hexanone	< 10.0	10.0	ug/kg	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/kg	
4-Methyl-2-pentanone (MIBK)	< 10.0	10.0	ug/kg	
Methylene chloride	< 20.0	20.0	ug/kg	
Styrene	< 5.0	5.0	ug/kg	
1,1,2,2-Tetrachloroethane	< 5.0	5.0	ug/kg	
Tetrachloroethene	< 5.0	5.0	ug/kg	
Toluene	< 5.0	5.0	ug/kg	
1,1,1-Trichloroethane	< 5.0	5.0	ug/kg	
1,1,2-Trichloroethane	< 5.0	5.0	ug/kg	
Trichloroethene	< 5.0	5.0	ug/kg	

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Analytical Report

Client: GEOCON Professional Services, LLC
Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
Sample ID: S2
Sample No: 16-4665-002

Date Collected: 08/16/16
Time Collected: 15:50
Date Received: 08/17/16
Date Reported: 08/29/16

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Volatile Organic Compounds **Method: 5035A/8260B**				
Analysis Date: 08/18/16				
Vinyl acetate	< 10.0	10.0	ug/kg	
Vinyl chloride	< 10.0	10.0	ug/kg	
Xylene, Total	< 5.0	5.0	ug/kg	
Semi-Volatile Compounds **Method: 8270C**		**Preparation Method 3540C**		
Analysis Date: 08/19/16		Preparation Date: 08/18/16		
Acenaphthene	< 330	330	ug/kg	
Acenaphthylene	< 330	330	ug/kg	
Anthracene	< 330	330	ug/kg	
Benzidine	< 330	330	ug/kg	
Benzo(a)anthracene	< 330	330	ug/kg	
Benzo(a)pyrene	< 90	90	ug/kg	
Benzo(b)fluoranthene	< 330	330	ug/kg	
Benzo(k)fluoranthene	< 330	330	ug/kg	
Benzo(ghi)perylene	< 330	330	ug/kg	
Benzoic acid	< 330	330	ug/kg	
Benzyl alcohol	< 330	330	ug/kg	
bis(2-Chloroethoxy)methane	< 330	330	ug/kg	
bis(2-Chloroethyl)ether	< 330	330	ug/kg	
bis(2-Chloroisopropyl)ether	< 330	330	ug/kg	
bis(2-Ethylhexyl)phthalate	< 330	330	ug/kg	
4-Bromophenyl phenyl ether	< 330	330	ug/kg	
Butyl benzyl phthalate	< 330	330	ug/kg	
Carbazole	< 330	330	ug/kg	
4-Chloroaniline	< 330	330	ug/kg	
4-Chloro-3-methylphenol	< 330	330	ug/kg	
2-Chloronaphthalene	< 330	330	ug/kg	
2-Chlorophenol	< 330	330	ug/kg	
4-Chlorophenyl phenyl ether	< 330	330	ug/kg	
Chrysene	< 330	330	ug/kg	
Dibenzo(a,h)anthracene	< 90	90	ug/kg	
Dibenzofuran	< 330	330	ug/kg	
1,2-Dichlorobenzene	< 330	330	ug/kg	
1,3-Dichlorobenzene	< 330	330	ug/kg	
1,4-Dichlorobenzene	< 330	330	ug/kg	
3,3'-Dichlorobenzidine	< 660	660	ug/kg	
2,4-Dichlorophenol	< 330	330	ug/kg	

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Analytical Report

Client: GEOCON Professional Services, LLC
Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
Sample ID: S2
Sample No: 16-4665-002

Date Collected: 08/16/16
Time Collected: 15:50
Date Received: 08/17/16
Date Reported: 08/29/16

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Semi-Volatile Compounds **Method: 8270C** Analysis Date: 08/19/16		**Preparation Method 3540C** Preparation Date: 08/18/16		
Diethyl phthalate	< 330	330	ug/kg	
2,4-Dimethylphenol	< 330	330	ug/kg	
Dimethyl phthalate	< 330	330	ug/kg	
Di-n-butyl phthalate	< 330	330	ug/kg	
4,6-Dinitro-2-methylphenol	< 1,600	1600	ug/kg	
2,4-Dinitrophenol	< 1,600	1600	ug/kg	
2,4-Dinitrotoluene	< 250	250	ug/kg	
2,6-Dinitrotoluene	< 260	260	ug/kg	
Di-n-octylphthalate	< 330	330	ug/kg	
Fluoranthene	< 330	330	ug/kg	
Fluorene	< 330	330	ug/kg	
Hexachlorobenzene	< 330	330	ug/kg	
Hexachlorobutadiene	< 330	330	ug/kg	
Hexachlorocyclopentadiene	< 330	330	ug/kg	
Hexachloroethane	< 330	330	ug/kg	
Indeno(1,2,3-cd)pyrene	< 330	330	ug/kg	
Isophorone	< 330	330	ug/kg	
2-Methylnaphthalene	< 330	330	ug/kg	
2-Methylphenol	< 330	330	ug/kg	
3 & 4-Methylphenol	< 330	330	ug/kg	
Naphthalene	< 330	330	ug/kg	
2-Nitroaniline	< 1,600	1600	ug/kg	
3-Nitroaniline	< 1,600	1600	ug/kg	
4-Nitroaniline	< 1,600	1600	ug/kg	
Nitrobenzene	< 260	260	ug/kg	
2-Nitrophenol	< 1,600	1600	ug/kg	
4-Nitrophenol	< 1,600	1600	ug/kg	
n-Nitrosodi-n-propylamine	< 90	90	ug/kg	
n-Nitrosodimethylamine	< 330	330	ug/kg	
n-Nitrosodiphenylamine	< 330	330	ug/kg	
Pentachlorophenol	< 330	330	ug/kg	
Phenanthrene	< 330	330	ug/kg	
Phenol	< 330	330	ug/kg	
Pyrene	< 330	330	ug/kg	
Pyridine	< 330	330	ug/kg	
1,2,4-Trichlorobenzene	< 330	330	ug/kg	

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Analytical Report

Client: GEOCON Professional Services, LLC
Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
Sample ID: S2
Sample No: 16-4665-002

Date Collected: 08/16/16
Time Collected: 15:50
Date Received: 08/17/16
Date Reported: 08/29/16

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Semi-Volatile Compounds **Method: 8270C** Analysis Date: 08/19/16		**Preparation Method 3540C** Preparation Date: 08/18/16		
2,4,5-Trichlorophenol	< 330	330	ug/kg	
2,4,6-Trichlorophenol	< 330	330	ug/kg	
Pesticides **Method: 8081A** Analysis Date: 08/25/16		**Preparation Method 3540C** Preparation Date: 08/17/16		
Aldrin	< 8.0	8.0	ug/kg	
alpha-BHC	< 2.0	2.0	ug/kg	
beta-BHC	< 8.0	8.0	ug/kg	
delta-BHC	< 8.0	8.0	ug/kg	
gamma-BHC (Lindane)	< 8.0	8.0	ug/kg	
alpha-Chlordane	< 80.0	80.0	ug/kg	
gamma-Chlordane	< 80.0	80.0	ug/kg	
4,4'-DDD	< 16.0	16.0	ug/kg	
4,4'-DDE	< 16.0	16.0	ug/kg	
4,4'-DDT	< 16.0	16.0	ug/kg	
Dieldrin	< 16.0	16.0	ug/kg	
Endosulfan I	< 8.0	8.0	ug/kg	
Endosulfan II	< 16.0	16.0	ug/kg	
Endosulfan sulfate	< 16.0	16.0	ug/kg	
Endrin	< 16.0	16.0	ug/kg	
Endrin aldehyde	< 16.0	16.0	ug/kg	
Endrin ketone	< 16.0	16.0	ug/kg	
Heptachlor	< 8.0	8.0	ug/kg	
Heptachlor epoxide	< 8.0	8.0	ug/kg	
Methoxychlor	< 80.0	80	ug/kg	
Toxaphene	< 160	160	ug/kg	
Herbicides **Method: 8321** Analysis Date: 08/26/16				
2,4-Dichlorophenoxyacetic acid (2,4-D)	< 100	100	ug/kg	S
Silvex (2,4,5-TP)	< 100	100	ug/kg	S
Total Metals **Method: 6010C** Analysis Date: 08/18/16		**Preparation Method 3050B** Preparation Date: 08/18/16		
Arsenic	2.9	1.0	mg/kg	
Barium	93.1	0.5	mg/kg	
Cadmium	< 0.5	0.5	mg/kg	
Chromium	16.1	0.5	mg/kg	

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Analytical Report

Client: GEOCON Professional Services, LLC
Project ID: 8.6 Acre Parcel, 17301 Ridgeland Ave
Sample ID: S2
Sample No: 16-4665-002

Date Collected: 08/16/16
Time Collected: 15:50
Date Received: 08/17/16
Date Reported: 08/29/16

Results are reported on a dry weight basis.

Analyte		Result	R.L.	Units	Flags
Total Metals	**Method: 6010C**		**Preparation Method 3050B**		
Analysis Date: 08/18/16			Preparation Date: 08/18/16		
Lead		22.0	0.5	mg/kg	
Selenium		< 1.0	1.0	mg/kg	
Silver		0.4	0.2	mg/kg	
Total Mercury	**Method: 7471B**				
Analysis Date: 08/19/16					
Mercury		< 0.05	0.05	mg/kg	
pH @ 25°C, 1:2	**Method: 9045D 2004**				
Analysis Date: 08/23/16					
pH @ 25°C, 1:2		6.45		Units	

CHAIN OF CUSTODY RECORD

First Environmental Laboratories, Inc.

First Environmental Laboratories
1600 Shore Road, Suite D
Naperville, Illinois 60563
Phone: (630) 778-1200 • Fax: (630) 778-1233
E-mail: firstinfo@firstenv.com
IEPA Certification #100292

Company Name: GEOCON Professional Services, LLC
Street Address: 9370 W. Laraway Road, Suite D
City: Frankfort State: IL Zip: 60423
Phone: 815-806-9986 e-mail: ecurley@geoconcompanies.com
Send Report To: Erin Curley
Sampled By: Erin Curley

Project I.D.: 8.6-Acre Parcel, 17301 Ridgeland Ave. Tinley Park
P.O. #: 16-G0559

Matrix Codes: S = Soil W = Water O = Other

Date/Time Taken	Sample Description	Matrix	VOCs	SVOCs	Pesticides	Herbicides	RCRA 8 Total Metals	pH		Hold – Do Not Analyze	Comments	Lab I.D.
8/16/16 3:16	S1	S	X	X	X	X	X	X				16-4665-001
8/16/16 3:30	S2	S	X	X	X	X	X	X				-002

FOR LAB USE ONLY:

Cooler Temperature: 0.1-6°C Yes__ No.__ _____°C
Received within 6 hrs. of collection:_____
Ice Present: Yes__ No__

Sample Refrigerated: Yes X No__
Refrigerator Temperature: 4.1 °C
5035 Vials Frozen: Yes__ No__
Freezer Temperature:_____°C

Program: ☐ TACO ☒ CCDD ☐ NPDES ☐ LUST

Notes and Special Instructions: _____

Relinquished By: Erin E. Curley Date/Time 8/17/16 10:35 Received By: _____ Date/Time 8/17/16 1025

Relinquished By: _____ Date/Time _____ Received By: _____ Date/Time _____

Rev. 8/15

Illinois Environmental Protection Agency

Bureau of Land • 1021 North Grand Avenue East • P.O. Box 19276 • Springfield • Illinois • 62794-9276

Uncontaminated Soil Certification by Licensed Professional Engineer or Licensed Professional Geologist for Use of Uncontaminated Soil as Fill in a CCDD or Uncontaminated Soil Fill Operation LPC-663

Revised in accordance with 35 Ill. Adm. Code 1100, as amended by PCB R2012-009 (eff. Aug. 27, 2012)

This certification form is to be used by professional engineers and professional geologists to certify, pursuant to 35 Ill. Adm. Code 1100.205(a)(1)(B), that soil (i) is uncontaminated soil and (ii) is within a pH range of 6.26 to 9.0. If you have questions about this form, please telephone the Bureau of Land Permit Section at 217/524-3300.

This form may be completed online, saved locally, printed and signed, and submitted to prospective clean construction or demolition debris (CCDD) fill operations or uncontaminated soil fill operations.

I. Source Location Information

(Describe the location of the source of the uncontaminated soil)

Project Name: 8.6-Acre Parcel - Proposed Detention Pond Office Phone Number, if available:

Physical Site Location (address, incldluding number and street):
Panduit, 17301 Ridgeland Avenue

City: Tinley Park State: IL Zip Code: 60477

County: Cook Township: Bremen

Lat/Long of approximate center of site in decimal degrees (DD.ddddd) to five decimal places (e.g., 40.67890, -90.12345):

Latitude: 41.574214 (Decimal Degrees) Longitude: -87.773267 (-Decimal Degrees)

Identify how the lat/long data were determined:

☐ GPS ☐ Map Interpolation ☐ Photo Interpolation ☐ Survey ☒ Other

Google Earth coordinates were obtained and then converted to decimal degrees at the FCC.gov web site.

IEPA Site Number(s), if assigned: BOL: BOW: BOA:

II. Owner/Operator Information for Source Site

Site Owner		Site Operator	
Name:	Village of Tinley Park	Name:	Village of Tinley Park
Street Address:	16250 S. Oak Park Avenue	Street Address:	16250 S. Oak Park Avenue
PO Box:		PO Box:	
City:	Tinley Park State: IL	City:	Tinley Park State: IL
Zip Code:	60477 Phone: 708-444-5000	Zip Code:	60477 Phone: 708-444-5000
Contact:	Mr. David Niemeyer	Contact:	Mr. David Niemeyer
Email, if available:	dniemeyer@tinleypark.org	Email, if available:	dniemeyer@tinleypark.org

This Agency is authorized to require this information under Section 4 and Title X of the Environmental Protection Act (415 ILCS 5/4, 5/39). Failure to disclose this information may result in: a civil penalty of not to exceed $50,000 for the violation and an additional civil penalty of not to exceed $10,000 for each day during which the violation continues (415 ILCS 5/42). This form has been approved by the Forms Management Center.

Project Name: 8.6-Acre Parcel - Proposed Detention Pond

Latitude: 41.574214 Longitude: -87.773267

Uncontaminated Site Certification

III. Basis for Certification and Attachments

For each item listed below, reference the attachments to this form that provide the required information.

a. A Description of the soil sample points and how they were determined to be sufficient in number and appropriately located 35 Ill. Adm. Code 1100.610(a)]:

Two grab soil samples identified as S1 and S2 were collected from 6" - 1' below surface grade in the grass area that will be excavated for the proposed detention pond.

b. Analytical soil testing results to show that soil chemical constituents comply with the maximum allowable concentrations established pursuant to 35 Ill. Adm. Code Part 1100, Subpart F and that the soil pH is within the range of 6.25 to 9.0, including the documentation of chain of custody control, a copy of the lab analysis; the accreditation status of the laboratory performing the analysis; and certification by an authorized agent of the laboratory that the analysis has been performed in accordance with the Agency's rules for the accreditation of environmental and the scope of the accreditation [35 Ill. Adm. Code 1100.201(g), 1100.205(a), 1100.610]:

The samples were tested by an accredited laboratory for Ethylene glycol, VOCs, SVOCs, Pesticides, Herbicides, Total RCRA Metals and pH. Pursuant to 35 IAC 1100 dated August 27, 2012, the samples meet the objectives of the IEPA MAC Table dated August 27, 2012.

IV. Certification Statement, Signature and Seal of Licensed Professional Engineer or Licensed Professional Geologist

I, James M. Kurnik, P.E. (name of licensed professional engineer or geologist) certify under penalty of law that the information submitted, including but not limited to, all attachments and other information, is to the best of my knowledge and belief, true, accurate and complete. In accordance with the Environmental Protection Act [415 ILCS 5/22.51 or 22.51a] and 35 Ill. Adm. Code 1100.205(a), I certify that the soil from this site is uncontaminated soil. I also certify that the soil pH is within the range of 6.25 to 9.0. In addition, I certify that the soil has not been removed from the site as part of a cleanup or removal of contaminants. All necessary documentation is attached.

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h))

Company Name: GEOCON Professional Services, LLC

Street Address: 9370 W. Laraway Road, Suite D

City: Frankfort State: IL Zip Code: 60423

Phone: 815-806-9986

James M. Kurnik, P.E.
Printed Name:

Licensed Professional Engineer or
Licensed Professional Geologist Signature:

8/30/16
Date:

JAMES M. KURNIK
062-047340
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

P.E. or L.P.G. Seal

NOTE TO CCDD FACILITY REGARDING 8.6-ACRE PARCEL

The 8.6-acre subject site has been historically part of a larger 65.12-acre industrial parcel of land that has been owned and operated as a light manufacturing facility, Panduit Corp, located at 17301 Ridgeland Road in Tinley Park. The 8.6-acre site was historically used for agriculturally purposes with no building structures and the land was not used as part of the manufacturing activities of the larger Panduit property. The 8.6-acre parcel is now owned by the Village of Tinley Park and a detention pond will be constructed on the land.

The Panduit facility is an UST site (OSFM Facility 2014678), however, it is not a LUST site. The former USTs were located 530 to 985 feet from the 8.6-acre site. The Panduit facility is not currently a generator of hazardous wastes (RCRA-NonGen), but was a former RCRA-SQG and RCRA-LQG (generator of ignitable hazardous wastes) site with no reported violations. There are no chemical release incidents reported to the state for the Panduit facility and it has been reported that no chemical storage or buried waste occurred on the 8.6-acre site.

In July/August 2016, GEOCON conducted a Phase I Environmental Site Assessment of the 8.6-acre parcel of land and it was concluded that there was no evidence of recognized environmental conditions in connection with the 8.6-acre property.