

The logo for Midwest Environmental Consulting Services, Inc. features a blue triangle pointing to the right, with the company name written in bold blue text across it.

**Midwest
Environmental
Consulting Services, Inc.**

**PHASE I
ENVIRONMENTAL SITE
ASSESSMENT**

Prepared for:

**KENDALL COUNTY FACILITIES MANAGEMENT
804 W. John Street, Suite B
Yorkville, IL 60560**

Project Location:

***FORMER KENDALL COUNTY JAIL
110 W. Madison Street
Yorkville, IL 60560***

SURVEY DATE: September 29, 2008

REPORT DATE: October 3, 2008

MEC PROJECT # 08-09-451-EA

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	1
2.0 RECOMMENDATIONS	2
3.0 INTRODUCTION	3
3.1 Purpose	3
3.2 Scope-of-Services	3
3.3 Assumptions, Limitations, and Exceptions	4
3.4 Special Terms and Conditions (User Reliance).....	5
4.0 SITE DESCRIPTION	6
4.1 Location and Description	6
4.2 Surrounding Area General Characteristics.....	6
4.3 Current Use of the Property	6
4.4 Description of Property & Improvements.....	7
4.5 Current Use of Adjoining Property.....	7
5.0 USER PROVIDED INFORMATION	8
5.1 Title Records.....	8
5.2 Environmental Liens or Activity and Use Limitations	8
5.3 Specialized Knowledge.....	8
5.4 Valuation Reduction for Environmental Issues	8
5.5 Owner, Property Manager and Occupant Information	8
5.6 Reason for Performing Phase I ESA.....	8
6.0 RECORDS REVIEW.....	9
6.1 Standard Environmental Records	9
6.1.1 Federal Agency Database Findings	9
6.1.2 Illinois Agency Database Findings	9
6.1.3 Local Regulatory Agency Findings.....	10
6.2 Physical Setting Sources	10
6.2.1 Topography	10
6.2.2 Geology	11
6.2.3 Soils.....	11
6.2.4 Hydrology	11
6.3 Historical Use Information.....	11
6.3.1 Aerial Photographs	12
6.3.2 Fire Insurance Maps	12
6.3.3 Property Tax Files.....	12
6.3.4 Land Title Records.....	12
6.3.5 Historical USGS Topographic Quadrangles	12
6.3.6 City Directories	12
6.3.7 Building Department Records	13
6.3.8 Zoning/Land Use Records	13
6.3.9 Prior Reports & Interviews	13

7.0	SITE RECONNAISSANCE	14
7.1	Methodology and Limiting Conditions	14
7.2	Hazardous Substance Use/Storage	14
7.3	Storage Tanks	14
7.4	Other Petroleum Products.....	14
7.5	Polychlorinated Biphenyls (PCBs).....	14
7.6	Waste Generation, Storage, and Disposal	14
7.7	Septic Systems	14
7.8	Storm Water Management/Surface Areas.....	15
7.9	Wells.....	15
8.0	INTERVIEWS	16
8.1	Interview Summary	16
9.0	FINDINGS AND OPINIONS	17
10.0	CONCLUSIONS	18
11.0	SIGNATURE OF ENVIRONMENTAL PROFESSIONAL	19
12.0	REFERENCES	20
13.0	APPENDICES	21
APPENDIX - A	SITE PHOTOGRAPHS	
APPENDIX - B	SITE PLAN	
APPENDIX - C	HISTORICAL RESEARCH DOCUMENTATION	
APPENDIX - D	REGULATORY DATABASE REPORT	
APPENDIX - E	RESUMES/CERTIFICATIONS	
APPENDIX - F	USER PROVIDED DOCUMENTATION	
APPENDIX - G	RECORDS OF COMMUNICATION	
APPENDIX - H	TERMINOLOGY	

1.0 EXECUTIVE SUMMARY

Midwest Environmental Consulting Services, Inc. (MEC) was retained by *Kendall County Facilities Management* to perform a Phase I Environmental Site Assessment (ESA) of the former Kendall County Jail facility located at 110 W. Madison Street in Yorkville, Kendall County, Illinois, 60560 (herein referred to as subject property). The subject property consists of a rectangular parcel located at the northeast corner of the intersection of Madison Street and Main Street. The subject property is approximately 20,000 square feet in size. The subject property is occupied by a three-story brick building with a basement and a gabled roof. This building contains jail cells in the basement and offices on the upper floors. The building has a two-story addition attached to the original building that has no basement and has a gabled roof. This addition contains a two-car garage on the first floor and offices on the second floor.

The building's footprint is approximately 7,000 square feet in size and has been vacant for eight years. The building formerly housed the Kendall County Jail. The building occupies the south half of the property. The north half of the property consists of a grass covered yard. There is a driveway leading to the two-car garage in the addition. Also, street parking is available along Madison Street. The original building on the subject property was constructed in the 1880's. The addition was constructed in the 1970's. The MEC Environmental Professional performed the ESA site visit unescorted on September 26, 2008.

The main objective of the ESA was to identify the presence or likely presence, use, or release on the property of hazardous substances or petroleum products as defined in ASTM Practice E 1527-05 as a *recognized environmental condition* (REC).

The Phase 1 ESA was performed in general accordance with the scope and limitations of ASTM practice E 1527-05 for the former Kendall County Jail facility located at 110 W. Madison Street in Yorkville, Kendall County, Illinois, 60560.

This ESA has revealed no evidence of any *recognized environmental conditions* (REC's) in connection with the subject property.

Records Review

The earliest available information on the subject property was obtained from historical Sanborn Fire Insurance Maps dating back to 1898 and from historical aerial photographs dating back to 1956. Information obtained from Sanborn Maps indicates that the subject property was occupied by the original building in 1898. Information obtained from the aerial photographs indicates that the subject property was occupied by the original building in 1956 and the building addition was constructed prior to 1973. Record reviews have revealed no evidence of any *recognized environmental conditions* (REC's) in connection with the subject property.

Site Reconnaissance

The MEC Environmental Professional performed the on-site reconnaissance unescorted on September 26, 2008. The Environmental Professional observed no evidence of any *recognized environmental conditions* (REC's) in connection with the subject property.

2.0 RECOMMENDATIONS

MEC has the following recommendations concerning the subject property:

Asbestos-Containing Materials (ACM) – The MEC Environmental Professional observed suspect asbestos-containing materials (ACM) throughout the building. These materials included significantly damaged thermal systems pipe insulation in the crawlspace. Prior to renovation or demolition, all ACM's that would be affected by the renovation or demolition must be properly removed by a licensed asbestos abatement contractor. MEC performed an asbestos inspection and bulk sampling of materials. The inspection results will be reported in a separate asbestos inspection report.

Lead-Based Paint (LBP) – The MEC Environmental Professional observed severely peeling suspect lead-based paint (LBP) throughout the building. The worst areas of peeling paint were in the basement around the jail cells. Prior to renovation or demolition, the LBP should be mitigated to minimize any further LBP contamination. The LBP mitigation must be performed by a licensed lead abatement contractor. MEC performed a LBP inspection and XRF analysis of materials. The inspection results will be reported in a separate LBP inspection report.

Lead-Based Paint (LBP) Soil Contamination - The MEC Environmental Professional observed peeling suspect lead-based paint (LBP) on the exterior trim of the building. MEC also observed paint chips on the ground surrounding the building. Prior to renovation or demolition, the paint chips and contaminated soil around the building must be removed by a licensed lead abatement contractor.

Polychlorinated Biphenyls (PCB's) – The MEC Environmental Professional observed fluorescent lighting throughout the building. MEC recommends that prior to renovation or demolition of the building, the Owner have suspect PCB containing fluorescent lighting ballasts identified and have them properly removed and disposed of by an environmental contractor.

Mercury Containing Switches - MEC recommends that prior to renovation or demolition of the building, the Owner have suspect Mercury containing mechanical switches identified and have the switches properly removed and disposed of by an environmental contractor.

3.0 INTRODUCTION

This report documents the findings, opinions and conclusions of a Phase I Environmental Site Assessment (ESA) for the former Kendall County Jail facility located at 110 W. Madison Street in Yorkville, Kendall County, Illinois, 60560.

3.1 Purpose

The purpose of this ESA was to identify *recognized environmental conditions* REC's in keeping with the scope of ASTM Practice E 1527-05 for the property at the time of site reconnaissance.

3.2 Scope-of-Services

This ESA was conducted utilizing a standard of good commercial and customary practice that was consistent with the ASTM Standard Practice E 1527-05. Any significant scope-of-work additions, deletions, or deviations to ASTM Practice E 1527-05 are noted below or in the corresponding sections of this report. The scope-of-work for this assessment included an evaluation of the following:

- Physical characteristics of the property through a review of referenced sources for topographic, geologic, soils, and hydrologic data.
- Site history through a review of referenced sources such as fire insurance maps, street directories, aerial photographs, prior reports, and interviews.
- Current site conditions including observations and interviews regarding the presence or absence of hazardous substances or petroleum products; generation, treatment, storage, or disposal of hazardous, regulated, or medical waste; equipment that utilizes oils which potentially contain PCBs; and storage tanks (aboveground and underground).
- Usage of surrounding area property and the likelihood for releases of hazardous substances and petroleum products (if known and/or suspected) to migrate onto the property.
- Information in referenced environmental agency databases and local environmental records, within specified minimum search distances.

3.3 Assumptions, Limitations, and Exceptions

MEC has prepared this Phase I Environmental Site Assessment using reasonable efforts in each phase of its work to identify *recognized environmental conditions* associated with hazardous substances or petroleum products at the property. The scope-of-work for this Phase I ESA was generally consistent with the ASTM Practice E 1527-05. Findings within this report are based on information collected from observations made on the day of the site investigation and from reasonably ascertainable information obtained from governing public agencies and referenced sources.

The following exceptions to the ASTM Practice E 1527-05 were made for this report. The Environmental Professional was unable to conduct interviews with adjoining property Owners for this ESA.

This report is not definitive and should not be assumed to be a complete or specific definition of all conditions above or below grade. Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other construction purposes. MEC makes no representation or warranty that the past or current operations at the property are or have been in compliance with all applicable federal, Illinois and local laws, regulations and codes.

Regardless of the findings stated in this report, MEC is not responsible for consequences or conditions arising from facts that were concealed, withheld, or not fully disclosed at the time the assessment was conducted. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report focuses on the property and neighboring properties that could impact the property. Neighboring properties listed in governmental environmental records are identified within specific search distances. The search distance varies depending upon the particular government record being checked. The regulatory research is designed to meet the requirements of ASTM Practice E 1527-05. The information provided in the regulatory database report is assumed to be correct and complete unless obviously contradicted by field observation or other reviewed sources.

Reasonable efforts have been made during this assessment of aboveground and underground storage tanks and ancillary equipment. "Reasonable efforts" are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to snow cover, paving, construction or debris pile storage, or incorrect information from sources.

MEC is not a professional title insurance firm and makes no guarantee, explicit or implied, that any land title records reviewed represent a comprehensive or precise delineation of past site ownership or occupancy for legal purposes.

3.4 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of *Kendall County Facilities Management*, and may be relied upon by *Kendall County Facilities Management*, and third parties authorized in writing by MEC, including the lender(s) in connection with a secured financing of the property, and their respective successors and assigns. Any third party using or interpreting this report is doing so at its own risk unless its use is authorized by MEC in writing. Any party agrees by accepting this report that any use or reliance on this report shall be limited by the exceptions and limitations in this report, and with the acknowledgment that actual site conditions may change with time, and that hidden conditions may exist at the property that were not discoverable within the authorized scope of the assessment.

MEC makes no other representation to any party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any party, either expressed or implied. MEC's liability to *Kendall County Facilities Management*, for whose benefit this report is made shall be limited to a maximum of \$5,000 (five thousand dollars only).

4.0 SITE DESCRIPTION

4.1 Location and Description

The subject property consists of the former Kendall County Jail facility located at 110 W. Madison Street in Yorkville, Kendall County, Illinois, 60560. The subject property consists of a rectangular parcel located at the northeast corner of the intersection of Madison Street and Main Street. The subject property is approximately 20,000 square feet in size. The subject property is occupied by a three-story brick building with a basement and a gabled roof. This building contains jail cells in the basement and offices on the upper floors. The building has a two-story addition attached to the original building that has no basement and has a gabled roof. This addition contains a two-car garage on the first floor and offices on the second floor.

The building's footprint is approximately 7,000 square feet in size and has been vacant for eight years. The building formerly housed the Kendall County Jail. The building occupies the south half of the property. The north half of the property consists of a grass covered yard. There is a driveway leading to the two-car garage in the addition. Also, street parking is available along Madison Street. The original building on the subject property was constructed in the 1880's. The addition was constructed in the 1970's.

The topography of the property is gently rolling and is above street grade. There are storm drains located along Main Street. The weather conditions during the on site reconnaissance consisted of clear skies with a temperature of seventy (70) degrees Fahrenheit. Visually the subject property outside of the building appeared clean and relatively free of debris.

4.2 Surrounding Area General Characteristics

Municipal and residential buildings occupy the adjoining properties. The adjoining property to the north is occupied by Van Emmon Street and a residence. The adjoining property to the south is occupied by Madison Street and the old Kendall County Courthouse. The adjoining properties to the east are occupied by two residences. The adjoining property to the west is occupied by Main Street, a Methodist Church and a residence.

4.3 Current Use of the Property

The subject property is located at 110 W. Madison Street in Yorkville, Kendall County, Illinois, 60560. The subject property consists of a rectangular parcel located at the northeast corner of the intersection of Madison Street and Main Street. The subject property is approximately 20,000 square feet in size. The subject property is occupied by a three-story brick building with a basement and a gabled roof. This building contains jail cells in the basement and offices on the upper floors. The building has a two-story addition attached to the original building that has no basement and has a gabled roof. This addition contains a two-car garage on the first floor and offices on the second floor.

The building's footprint is approximately 7,000 square feet in size and has been vacant for eight years. The building formerly housed the Kendall County Jail. The building occupies the south half of the property. The north half of the property consists of a grass covered yard. There is a driveway leading to the two-car garage in the addition. Also, street parking is available along Madison Street. The original building on the subject property was constructed in the 1880's. The addition was constructed in the 1970's.

It appears that the subject property is not currently involved in any use, storage, treatment, or disposal of hazardous substances.

4.4 Description of Property & Improvements

The subject property consists of an approximate 20,000 square foot rectangular parcel. The subject property is occupied by a three-story brick building with a basement and a gabled roof. This building contains jail cells in the basement and offices on the upper floors. The building has a two-story addition attached to the original building that has no basement and has a gabled roof. This addition contains a two-car garage on the first floor and offices on the second floor.

The building's footprint is approximately 7,000 square feet in size and has been vacant for eight years. The building formerly housed the Kendall County Jail. The building occupies the south half of the property. The north half of the property consists of a grass covered yard. There is a driveway leading to the two-car garage in the addition. Also, street parking is available along Madison Street.

The Environmental Professional observed no visible signs of soil disturbance, spills, or releases of any kind on the subject property.

4.5 Current Use of Adjoining Property

Adjoining Property - North: Van Emmon Street, Single-family residence

Adjoining Property - East: Single-family residences

Adjoining Property - South: Madison Street, Old Kendall County Court House

Adjoining Property - West: Main Street, Methodist Church; Single-family residence

5.0 USER PROVIDED INFORMATION

The following section summarizes information (if any) provided by representatives of the client with regard to this ESA. Any referenced documentation may be found in the Appendix.

5.1 Title Records

The Owner did not provide MEC with Title Records for the subject property.

5.2 Environmental Liens or Activity and Use Limitations

The Owner did not provide MEC any information regarding any environmental liens or activity and use limitations relevant to the property.

5.3 Specialized Knowledge

The Owner did not provide any specialized knowledge regarding *recognized environmental conditions* associated with the property.

5.4 Valuation Reduction for Environmental Issues

The Owner did not provide any information regarding valuation reduction for environmental issues associated with the property.

5.5 Owner, Property Manager and Occupant Information

The subject property is currently owned by Kendall County. MEC conducted no interviews for this ESA.

5.6 Reason for Performing Phase I ESA

The Client indicated that the reason for performing this ESA is because Kendall County would like to either renovate or demolish the building dependant upon environmental clean up costs and other factors.

6.0 RECORDS REVIEW

6.1 Standard Environmental Records

The regulatory agency database report discussed in this section, provided by Environmental Data Resources (EDR) was reviewed for information regarding reported releases of hazardous substances and petroleum products on or near the property. MEC also reviewed the “un-mappable” (also referred to as “orphan”) listings within the database report, cross-referencing for available address information and facility names.

Un-mappable sites are listings that could not be plotted with confidence, but are identified as being located within the general area of the property based on the physical address. Any site from the un-mappable listings that was identified by MEC as a result of the area reconnaissance and/or cross-referencing to mapped listings is included in the discussion within this section.

6.1.1 Federal Agency Database Findings

SUMMARY OF FEDERAL AGENCY DATABASE FINDINGS			
Regulatory Database	Minimum Search Distance	Property Listed?	Sites Listed
Federal National Priority List (NPL)	1 mile	No	0
Federal CERCLIS List	½ mile	No	0
Federal CERCLIS NFRAP	½ mile	No	0
Federal RCRA CORRACTS	1 mile	No	0
Federal RCRA non-CORRACTS TSD	½ mile	No	0
Federal RCRIS Generators	¼ mile	No	4
Federal ERNS List	Target Property	No	0
Federal FINDS	Target Property	No	0
US Brownfields	½ mile	No	0

The subject property is not listed in the database of Federal Agency Sites. There are four RCRIS generator sites listed in the Federal database. None of the listed sites are on or adjoining to the subject property and it does not appear that these sites have adversely environmentally impacted the subject property.

6.1.2 Illinois State Agency Database Findings

SUMMARY OF ILLINOIS STATE AGENCY DATABASE FINDINGS			
Regulatory Database	Minimum Search Distance	Property Listed?	Sites Listed
Illinois CAT (equivalent NPL)	1 mile	No	0
Illinois Hazardous Waste	1 mile	No	0
Site Remediation Program (SRP)	½ mile	No	1
Illinois Landfill or Solid Waste Disposal sites	½ mile	No	0
Illinois Leaking Underground Storage Tanks (LUST)	½ mile	No	11
Illinois Registered Underground Storage Tanks (UST)	¾ mile	No	4

Brownfields	½ mile	No	3
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The subject property is not listed in the database of Illinois Agency Sites. There are nineteen sites listed within one mile of the subject property. None of the listed sites are on or adjoining to the subject property and it does not appear that these sites have adversely environmentally impacted the subject property.

6.1.3 Local Regulatory Agency Findings

Illinois Environmental Protection Agency

MEC submitted a Freedom of Information Act (FOIA) request to the Illinois Environmental Protection Agency (IEPA) on September 18, 2008. MEC requested any environmental information available concerning the subject property. IEPA responded on September 19, 2008. IEPA indicated that they have no information concerning the subject property on file. Copies of IEPA's responses are located in the Appendix.

Office of the State Fire Marshal

MEC searched the Office of the State Fire Marshal (OSFM) underground storage tank database on September 18, 2008 via the internet. MEC searched the database for any underground storage tank information available concerning the subject property. MEC found no information in the database concerning underground storage tanks on the subject property.

Village of Yorkville Building Department

MEC submitted a Freedom of Information Act (FOIA) request to the Village of Yorkville Building Department on September 19, 2008. MEC requested any building permit records available concerning the subject property. The Village of Yorkville Building Department responded on September 21, 2008. MEC reviewed the permit file for the subject property. The file did not contain any pertinent information that was useful for this ESA.

Bristol-Kendall Fire District

MEC submitted a Freedom of Information Act (FOIA) request to the Bristol-Kendall Fire District on September 19, 2008. MEC requested any information concerning underground storage tanks on the subject property and any emergency response calls made to the subject property. The Bristol-Kendall Fire District replied to the request on September 22, 2008. The Fire District has no records on file concerning the subject property.

6.2 Physical Setting Sources

6.2.1 Topography

The elevation of the subject property is approximately 635 feet above sea level. Surface topography could be indicative of the direction of surficial groundwater. A general topographical gradient at subject property is towards the north northwest. Topography evaluated in the field indicates that the subject property is located on gently rolling land that is above street grade. (Source: USGS Topographic Map 7.5 Minute Series – Yorkville, IL)

6.2.2 Geology

The strati-graphic data on the rock formations in the area indicated that it is from the Paleozoic era, Ordovician system, Upper Ordovician series and categorized as stratified sequence.

6.2.3 Soils

MEC observed that the soil on the site was tan in color and appeared to be silty clay loam. Based on soil conservation service (STATSGO) data, the following could be said about the soil condition on/around the subject property:

Type of Soil	Description
Soil component name	Fox
Soil Surface Textures	Silt loam
Surficial soil types	Loam, Gravelly loam, loamy sand, muck
Shallow soil types	Loamy sand, silt loam
Deeper soil types	Gravelly sand, stratified muck, gravelly loamy sand, sandy loam

6.2.4 Hydrology

Groundwater depth on the subject property is not available from the data provided. The direction of groundwater flow is not available from the current hydro-geologic data. Estimated groundwater levels and/or flow direction(s) may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

A copy of the flood plain map and a copy of the wetland map are located in the EDR database in the Appendix.

6.3 Historical Use Information

The following table summarizes the findings of the research presented below pertaining to historical subject property and adjoining property use.

PERIOD	HISTORICAL USES		SOURCE (S)	INTERVALS/ COMMENTS
	Property	Surrounding Area		
1898-1905	Current Building	Residences	Sanborn Map	Original building constructed in 1880's
1905-1956	Current Building	Residences	Sanborn Map Aerial Photograph	
1956-1973	Current Building	Residences	Aerial Photograph Topographic Map	
1973-1993	Current Building	Residences	Aerial Photograph Topographic Map	Addition to original building constructed prior to 1973
1993-2005	Current Building	Residences	Aerial Photograph	

The earliest available information on the subject property was obtained from historical Sanborn maps dating back to 1898 and historical aerial photographs dating back to 1956. Information obtained from the Sanborn maps and aerial photographs indicates that the subject property has been occupied by the current building since prior to 1898. The current building was constructed in the 1880's and the addition was constructed in the 1970's.

6.3.1 Aerial Photographs

MEC requested historical aerial photographs for the subject property from Environmental Data Resources (EDR). Historical aerial photographs from 1956, 1973, 1993 and 2005 were obtained from EDR for the subject Property. Copies of the historical aerial photographs are located in the Appendix.

6.3.2 Fire Insurance Maps

MEC requested historical Sanborn Fire Insurance Maps for the subject property from Environmental Data Resources (EDR). Sanborn Fire Insurance Maps from 1898 and 1905 were available for the subject property. Copies of the Sanborn Fire Insurance Maps are located in the Appendix.

6.3.3 Property Tax Files

MEC was able to obtain property tax records for the subject property from the Kendall County Tax Assessor's Office via the internet. Information obtained included the PIN (05-38-287-001), legal description (Lots 1, 2, 3 & 4 in Block 28 of the Original Village of Yorkville). Size of the property (200'x100') and a building permit for interior renovations dated 10/31/2002. A copy of the tax card information is located in the Appendix.

6.3.4 Land Title Records

The acquisition of land title records was not required by the scope of work for the ESA. This ESA has relied upon historical information obtained from other sources.

6.3.5 Historical USGS Topographic Quadrangles

MEC requested historical USGS Topographical Quadrangles for the subject property from Environmental Data Resources (EDR). Historical USGS Topographical Quadrangles from 1953, 1954, 1973 and 1993 were obtained from EDR for the subject property. Copies of the historical USGS Topographical Quadrangles are located in the Appendix.

6.3.6 City Directories

MEC requested historical City Directory information for the subject property from EDR. Historical City Directory information from 1970 through 2007 was obtained from EDR. A copy of the City Directory information is located in the Appendix.

6.3.7 Building Department Records

MEC submitted a Freedom of Information Act (FOIA) request to the Village of Yorkville Building Department on September 19, 2008. MEC requested any building permit records available concerning the subject property. The Village of Yorkville Building Department responded on September 21, 2008. MEC reviewed the permit file for the subject property. The file did not contain any pertinent information that was useful for this ESA.

6.3.8 Zoning/Land Use Records

No historical zoning and land use record information was provided for the subject property.

6.3.9 Prior Reports & Interviews

No prior reports for the subject property were provided to the MEC Environmental Professional. Interviews conducted by the MEC Environmental Professional for this ESA are located in section 8.1 of this report.

7.0 SITE RECONNAISSANCE

Mr. Steven Charron of MEC conducted the site reconnaissance of the subject property on September 26, 2008. Mr. Charron performed the site investigation unescorted. The following is a summary of visual and/or physical observations of the subject property on the day of the site investigation. Subject property photographs can be found in the Appendix.

7.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of the property and if there were any improvements; adjoining sites as viewed from the property; and, the surrounding area based on visual observations made during the trip to and from the subject property. The property was observed along the perimeter and in a general grid pattern in safely accessible areas.

7.2 Hazardous Substance Use/Storage

MEC observed no use or storage of hazardous substances on the subject property. MEC observed no use or storage of hazardous substances on the adjoining properties.

7.3 Storage Tanks

MEC observed no evidence of storage tanks (aboveground or underground) on the subject property. No indicators of underground storage tanks such as fill or vent pipes; manholes or pumping equipment was observed. No underground storage tanks are registered with the Office of the State Fire Marshal. MEC observed no evidence of storage tanks (aboveground or underground) on the adjoining properties. No indicators of underground storage tanks such as fill or vent pipes; manholes or pumping equipment was observed on the adjoining properties.

7.4 Other Petroleum Products

MEC observed no use, storage, or disposal of other petroleum products on the subject property.

7.5 Polychlorinated Biphenyls (PCBs)

MEC observed one pole-mounted electrical transformer near the subject property. It was located south of the subject property across Madison Street. The transformer appeared to be in good condition. No leakage was observed by MEC.

7.6 Waste Generation, Storage, and Disposal

The Environmental Professional observed no waste dumpsters on the subject property. MEC observed no evidence of the generation, storage, or disposal of other wastes (hazardous or non-hazardous) on the subject property.

7.7 Septic Systems

The subject property is located in the Village of Yorkville. The subject property is connected to the Village of Yorkville sewer system. MEC observed no evidence of septic systems on the subject property.

7.8 Storm Water Management/Surface Areas

MEC observed no evidence of surface water retention, surface impoundments, detention ponds, dry wells, pits, or other storm water management systems on the subject property. There were no noticeable stains and/or any stressed vegetation on the subject property.

7.9 Wells

The subject property is located in the Village of Yorkville. The subject property is connected to the Village of Yorkville public water system. MEC did observe a well located to the east of the original building. The well is covered by a concrete pad and has a faucet on a pipe protruding from the concrete pad.

8.0 INTERVIEWS

8.1 Interview Summary

The MEC Environmental Professional performed no interviews for this ESA.

9.0 FINDINGS AND OPINIONS

This Environmental Site Assessment has revealed no evidence of any *recognized environmental conditions* (REC's) in connection with the subject property.

Asbestos-Containing Materials (ACM) – The MEC Environmental Professional observed suspect asbestos-containing materials (ACM) throughout the building. These materials included significantly damaged thermal systems pipe insulation in the crawlspace. Prior to renovation or demolition, all ACM's that would be affected by the renovation or demolition must be properly removed by a licensed asbestos abatement contractor. MEC performed an asbestos inspection and bulk sampling of materials. The inspection results will be reported in a separate asbestos inspection report.

Lead-Based Paint (LBP) – The MEC Environmental Professional observed severely peeling suspect lead-based paint (LBP) throughout the building. The worst areas of peeling paint were in the basement around the jail cells. Prior to renovation or demolition, the LBP should be mitigated to minimize any further LBP contamination. The LBP mitigation must be performed by a licensed lead abatement contractor. MEC performed a LBP inspection and XRF analysis of materials. The inspection results will be reported in a separate LBP inspection report.

Lead-Based Paint (LBP) Soil Contamination - The MEC Environmental Professional observed peeling suspect lead-based paint (LBP) on the exterior trim of the building. MEC also observed paint chips on the ground surrounding the building. Prior to renovation or demolition, the paint chips and contaminated soil around the building must be removed by a licensed lead abatement contractor.

Polychlorinated Biphenyls (PCB's) – The MEC Environmental Professional observed fluorescent lighting throughout the building. MEC recommends that prior to renovation or demolition of the building, the Owner have suspect PCB containing fluorescent lighting ballasts identified and have them properly removed and disposed of by an environmental contractor.

Mercury Containing Switches - MEC recommends that prior to renovation or demolition of the building, the Owner have suspect Mercury containing mechanical switches identified and have the switches properly removed and disposed of by an environmental contractor.