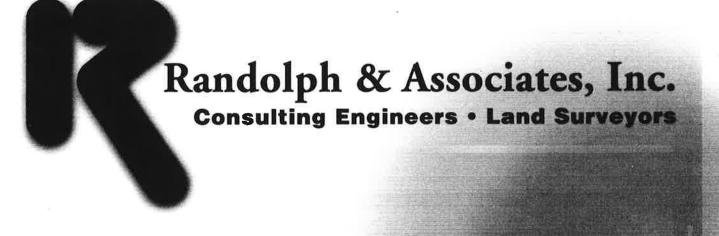


of

Wedgewood Mobile Home 6529 N. War Memorial Drive Peoria, IL 61615



PHASE I ENVIRONMENTAL ASSESSMENT

of

Wedgewood Mobile Home 6529 N. War Memorial Drive Peoria, IL 61615

Prepared for:

Prospect Enterprises, LLC

Prepared by:

Randolph & Associates, Inc. 911 W. Pioneer Parkway Peoria, IL 61615-2124 (309) 693-8844

RAI Job #00.477.005

May 2003

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1.0 INTRODUCTION

1.1 Purpose

Randolph & Associates, Inc. was retained by Prospect Enterprises, L.L.C., to perform a Phase I Environmental Site Assessment for the commercial property located at 6529 N. War Memorial Drive, Peoria, Illinois. The purpose of this investigation and assessment is to evaluate the physical characteristics of the site with respect to the presence or absence of petroleum products, hazardous substances, materials, or wastes as defined in the applicable state and federal environmental laws and regulations. The objective of this report is to identify information regarding current and past environmental conditions at the site.

Randolph & Associates, Inc. has conducted the Phase I Environmental Site Assessment of the site and prepared this report. The report is organized to: a) identify the scope of work conducted by Randolph & Associates, Inc., b) describe the site in question, c) convey the findings and observations made during performance of the work, d) state the conclusions of the investigation and e) make recommendations regarding the environmental condition of the site.

1.2 Scope of Work

The Phase I Environmental Site Assessment was conducted on May 19, 2003 at the site identified in Appendix A, Figure 1 - Site Location Map. The assessment consisted of a records review, a walkover of the site, the analysis of documents and the compilation of information into this report.

Records Search

Various records and information available for public inspection were searched to obtain data regarding the site. The Illinois State Geological Survey (ISGS) was contacted to obtain a topographic map of the area and well records for any registered wells at the site. In addition, deed records at the Peoria County Recorder's Office in Peoria, Illinois, were checked to determine the potential for environmental concern resulting from previous owners.

Regulatory Review

Randolph & Associates, Inc. contacted governmental agencies that may have information regarding the environmental status of the property. These agencies were requested to search their files for reports, complaints, response actions, or any other type of information that may indicate adverse environmental conditions at the property in question.

Due to the time required to receive response inquiry letters from Federal and State Freedom-of-Information Act (FOIA) Agencies, Randolph & Associates, Inc. utilized an electronic database service, Environmental Data Resources, Inc., (EDR) to expedite the Phase I Environmental Assessment for the site. The Federal American Standard for Testing Materials (ASTM) Standard databases searched by EDR, Inc. were the NPL (National Priority List), Proposed NPL (Proposed National Priority List Sites), CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System), CERC-NFRAP (CERCLIS No Further Remedial Action Planned), CORRACTS (Corrective Action Report), RCRIS-TSD (Resource Conservation and Recovery Information System), RCRIS (Resource Conservation and Recovery Information System), ERNS (Emergency Response Notification System). The State ASTM Standard databases checked by EDR were SHWS (State Oversight List), SWF/LF (Available Disposal for Solid Waste in Illinois – Solid Waste Landfills Subject to State Surcharge), IMPDMENT (Surface Impoundment Inventory) and CAT (Category List). Federal ASTM Supplemental databases checked were CONSENT, ROD, Delisted NPL, FINDS, SMIRS, MLTS, MINES, NPL Liens, PADS, RAATS, TRIS, TSCA, FTTS, and the State or Local

1

ASTM Supplemental databases checked was IL NIPC. Also, EDR Proprietary Historical Databases were checked for Coal Gas – any former manufactured gas (Coal Gas) sites. In addition, Freedom-of-Information Act (FOIA) requests were filed with the governmental agencies listed below.

- City of Peoria, City Administrator
- City of Peoria, Fire Department
- Illinois Department of Public Health
- Illinois Office of the State Fire Marshal
- Illinois Environmental Protection Agency Bureau of Land
- Illinois Environmental Protection Agency Bureau of Water
- Illinois Environmental Protection Agency Bureau of Air
- Illinois Environmental Protection Agency Office of Emergency Response

Field Reconnaissance

Randolph & Associates, Inc. personnel performed a field reconnaissance of the property including a site walkover and a limited visual survey of adjacent properties. Randolph & Associates conducted the reconnaissance to characterize the site with respect to potential areas of environmental concern. All field observations were recorded and photographs were obtained to document site conditions at the time of the visit.

2.0 SITE CHARACTERISTICS

2.1 Site Description

The site is located in part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 9 North, Range 7 East of the Fourth Principal Meridian, City of Peoria, County of Peoria, and State of Illinois. The site is identified in Appendix A, Figure 2 – Plat Map. The subject property is currently a mobile home park. War Memorial Drive binds the property to the east, shown in Appendix A, Figure 2 – Plat Map. Ingress and egress is available from War Memorial Drive. There are paved bituminous roads throughout the mobile home park.

2.2 Adjacent Properties

The area surrounding the property consists of commercial properties and undeveloped land. Adjacent properties include:

North - Residential

South - Residential

West - Undeveloped Land

East - Route 150 / War Memorial Drive; East of War Memorial Drive - Wedgewood Swim Club

2.3 Environmental Setting

The topography of the site appears to be sloping to the south. The site is at an approximate elevation of 715 feet above mean sea level according to the United States Geological Survey (USGS) 7.5 Dunlap Quadrangle Map dated 1971, Photo revised in 1979. The USGS map did not show any obvious features in the vicinity of the property that may have an adverse environmental impact on the site. A copy of the USGS map is included in Appendix A, Figure 1 - Site Location Map.

The Illinois State Geological Survey (ISGS) Circular 532 "Potential for Contamination of Shallow Aquifers in Illinois" and Circular 542 "Stack-Unit Mapping of Geologic Materials in Illinois to a Depth of Fifteen Meters" indicate that the regional surficial geology consists of the Quantenary Age glacial deposits of the Wisconsinan Age Unit comprised of Peoria Loess and Roxana silt combined. The Peoria Loess and Roxana silt consist of windblown silt more than 20 ft. thick. Pennsylvanian Age sedimentary bedrock units of the Carbondale and Modesto formations underlie the Wisconsinan Age Unit with the upper surface at elevations ranging from 200 - 400 feet above sea level.

The maps associated with the circulars provide a more specific review of the geology most likely present at the site. They reveal that the region in question is comprised of relatively impermeable bedrock within 20 feet of the surface, mostly overlain by till or other fine-grained materials. These geologic materials are likely the Richland Loess, which is less than 19.7 feet thick, underlain by the loamy and sandy diamictons of the Wedron Formation, which are greater than 19.7 feet thick. Pennsylvanian bedrock, mainly shale, is likely located between 19.7 and 49.3 of the land surface.

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3.0 FINDINGS AND OBSERVATIONS

3.1 Information Review

Informal Title Search

Randolph & Associates, Inc. conducted an informal title search for the property at the Peoria County Recorder's Office in Peoria. The search revealed on September 4, 1959, Emil A. Speck and Marguerite L. Speck warranted the property to Jack R. French and Betty V. French. On February 11, 1960, Jack R. French and Betty V. French quit claimed the property to Emil A. Speck and Marguerite L. Speck. Emil A. Speck and Marguerite L. Speck warranted the property to E.A. Moreland and Elliott B. Young, on January 20, 1965. On November 15, 1965, E.A. Moreland and Anne Moreland, and Elliott B. Young and Beverly Young, conveyed and quit claimed said property to Peoria Mobile Homes, Inc. In January of 1973, a Trust Deed was made between Peoria Mobile Homes, Inc. and Chicago Title and Land Company. On October 18, 1993, Chicago Title and Trust Company released, conveyed and qui-claimed unto Peoria Mobile Homes, Inc. Copies of the Deed Records are included in Appendix B.

Well Information

Randolph & Associates, Inc. reviewed well records for the Township, Range and Section of the subject property, but the quarter was of the Southeast and not the Northeast. Those records state that the soils consist of clay, black shale, soapstone and shale. The well records for the southeast portion of Section 12 are located in Appendix C for your review.

Aerial Photographs

Randolph & Associates, Inc. reviewed three historical aerial photographs of the area dated 1969, 1979 and 1988. The 1969, 1988 and 1994, aerial photographs looks much as the site appears today. Copies of the aerial photographs are included in Appendix D. The above title records and other historical records indicate limited potential for environmental impact to the property based on the former and present business operations at the property.

3.2 Agency Responses

Five of the eight various agencies contacted by Randolph & Associates, Inc. to obtain information pertaining to the environmental condition of the site have responded to date. The City of Peoria, Fire Department, stated they have no records of any environmental incidents or potential adverse environmental conditions at the site. The Office of the State Fire Marshall stated nothing was found at the address given. The Illinois Environmental Protection Agency, Bureau of Land, stated there was no information for the subject property. The Illinois Environmental Protection Agency, Public Water Supplies, stated they have no information regarding the referenced property. The Illinois Environmental Protection Agency, Office of Emergency Response, stated they have no public records that matched our request. The aforementioned FOIA requests can be reviewed in Appendix E, - Agency Responses. When the remaining responses are received by Randolph & Associates, Inc. they will be reviewed and if warranted an addendum to the report will be issued.

Environmental Data Resources, Inc. (EDR) responded with the following information for the site located at 6529 N. War Memorial Drive, Peoria, Illinois, 61615, Inquiry Number 0978509.2s. The subject property was not listed in any of the databases searched by EDR. EDR did not identify any sites surrounding the subject property within the ASTM search radius. A copy of the EDR Report can be found in Appendix F.

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3.3 Site Reconnaissance

Nicole Murphy of Randolph & Associates, Inc performed a visual drive through inspection of the property on May 19, 2003. For your review, pictures of the site are located in Appendix G. The subject property is currently a mobile home park. War Memorial Drive binds the property to the east, shown in Appendix A, Figure 2 – Plat Map. Ingress and egress is available from War Memorial Drive. There are paved bituminous roads throughout the mobile home park. The mobile home park consists of numerous mobile homes situated through out the park. The park has two separate areas to access the mobile homes. The northern side of the property consists of more mobile home lots than the south side of the property. The resident maintains each individual mobile home.

Along the eastern portion of the property an area where the natural vegetation had been cleared was observed. Just northeast of the cleared area was a naturally wooded area where concrete and other debris had been disposed of in a ravine. It was not determined if the concrete and debris had been used to stabilize the ravine banks. There were no drums of any size, aboveground or underground storage tanks, no standing pools of water or liquid, or dying vegetation visible.

In a phone conversation on May 20, 2003 between Paul Connell of Randolph & Associates, Inc. and Russ Buhl of Wedgewood Mobile Home, Mr. Buhl stated he has been a manager at Wedgewood Mobile Home Park for 18 years. Mr. Buhl stated, to his knowledge, there have never been any environmental audits, aboveground or underground storage tanks, and no permits from the Environmental Protection Agency. The mobile home park has 102 lots and is connected to the City water and sanitary sewer system.

4.0 CONCLUSIONS

Randolph & Associates, Inc. has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM Practice E-1527 and the Illinois Environmental Protection Act as revised by 415 ILCS 5/22.2 at the site located in Peoria, Illinois. The following conclusions are based on the information review, agency responses, and site reconnaissance performed by Randolph & Associates, Inc. described in this report. The conclusions of this Phase I Environmental Assessment are:

- According to the title search, the historical site use appears to have been limited to a mobile home park.
- Randolph & Associates, Inc. reviewed three historical aerial photographs of the area dated 1969, 1979 and 1988. The 1969, 1979 and 1988, aerial photographs looks much as the site appears today.
- Although no well records were found for the property in question, Randolph & Associates, Inc. reviewed well records for the region in question. Those records indicate that the soils likely consist of clay, black shale, soapstone and shale.
- The region in question is likely comprised of relatively impermeable bedrock within 20 feet of the surface, mostly overlain by till or other fine-grained materials. These geologic materials are likely the Richland Loess, which is less than 19.7 feet thick, underlain by the loamy and sandy diamictons of the Wedron Formation, which is greater than 19.7 feet thick. Pennsylvanian bedrock consisting mainly of shale are likely located between 19.7' 49.3' of the land surface.
- Five of the eight various agencies contacted by Randolph & Associates, Inc. to obtain information pertaining to the environmental condition of the site have responded to date. The City of Peoria, Fire Department, stated they have no records of any environmental incidents or potential adverse environmental conditions at the site. The Office of the State Fire Marshall stated that nothing was found at the address given. The Illinois Environmental Protection Agency, Bureau of Land, stated there was no information for the subject property. The Illinois Environmental Protection Agency, Public Water Supplies, stated they have no information regarding the referenced property. The Illinois Environmental Protection Agency, Office of Emergency Response, stated they have no public records that matched our request.
- Environmental Data Resources, Inc. (EDR) responded with the following information for the site located at 6529 N. War Memorial Drive, Peoria, Illinois, 61615, Inquiry Number 0978509.2s. The subject property was not listed in any of the databases searched by EDR. There were no surrounding sites identified within the ASTM search radius.

The data presented and the opinions expressed in this report are subject to the limitations contained in Appendix G.

5.0 RECOMMENDATIONS

The following recommendations are based on the conclusions stated in Section 4.0 and the information obtained during the performance of the Phase I Environmental Assessment of the site, 6529 N. War Memorial Drive, Peoria, IL. The recommendations of this Phase I Environmental Assessment are as follows:

• This assessment has revealed a limited potential of environmental impact at the site, therefore no further investigation appears warranted based on the information received to date.

The data presented and the opinions expressed in this report are subject to the limitations contained in Appendix H.

6.0 STATEMENT OF QUALIFICATIONS

The Randolph & Associates, Inc. personnel that performed this Phase I Environmental Assessment of the property located in Peoria, Illinois are qualified professional engineers and technicians.

The environmental professionals responsible for conducting this Phase I Environmental Assessment are:

Nicole M. Murphy
Environmental Specialist

Paul R. Connell

Date

5 - 28-03

Date

Director of Environmental Engineering

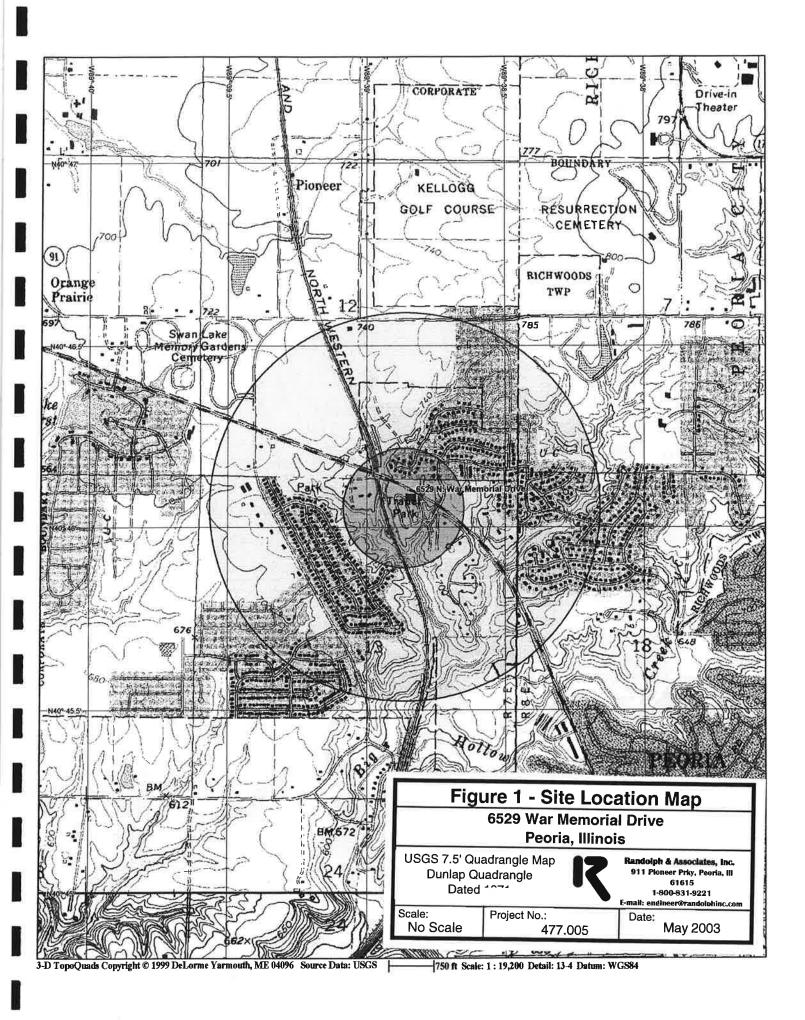
"The facts stated in this report are true and are made under a penalty of perjury as defined in Section 32-2 of the Criminal Code of 1961." 415 ILCS 5/22/2(E)(vii).

Paul R. Cornell 5-28-03
Signature Date

R:\Projects\0477\005 Prospect Enterprises Phase I\PHASE 1.doc

APPENDIX A

FIGURES



APPENDIX B DEED RECORD INFORMATION

THIS INSTRUMENT WAS PREPARED BY:

111 West Washington Street Chicago, Illinols 60602

Jacr ... % Chicag, Inile and Trust Company 312+225-2168

FILED PEORIA COUNTY STATE OF ILLINOIS

-8 APR 94 09 43



C. Note The Z

THE ABOVE SPACE FOR RECORDERS USE OFFERENCE OF OFFERE

KNOW ALL MEN BY THESE PRESENTS, That CHICAGO TITLE AND TRUST COMPANY, a corporation of the State of Illinois, as

in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto

Peoria Mobile Homes, Inc. the heirs, legal representatives and assigns of the grantee or grantees herein, (or if the grantee is a corporation, its successors and assigns) all the right, title, interest, claim or demand whatsoever it may have certain Trust Deed, recorded in the Recorder's Office of acquired in, through or by a County, in the State of Illinois, as Document Number 73-02038 Peoria

in book , page described as follows, to-wit:

to the premises situated in the said County, State of Illinois,

LEGAL DESCRIPTION ATTACHED HERETO

together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, Said CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed.

October 18, 1993

CHICAGO TITLE AND TRUST COMPANY

as Trustee as aforesaid By

Assistant Vice-President

Attest

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER DEEDS IN WHOSE OFFICE MORTGAGE OR DEED OF TRUST WAS FILED

STATE OF ILLINOIS, SS. COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for the County and State aforeasid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary, then and there acknowledged that said Assistant Secretary, and custodian of the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of taid Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal Date 10/18/93

10/18/93

NAME Peoria Mobile Homes, Inc D ATTN: E. Young E STREET 21 McFadden Hut L CITY

AAAAAAAAA "OFFICIAL SEAL" Chal C. Johnson Notary Public, State of Illinois My Commission Expires 3/3/98

v

E

R

78520 Brownsville, Tx

OR

INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER

292

PARCEL 1: (6529 War Memorial Drive) 13-13-203-603

All that part of the Northwest quarter (NN/4) of the Northeast quarter (NE/4) of Section thirteen (13) in Township nine (9) North, Range seven (7) East of the Fburth Principal Meridian lying south of the southwesterly line of the State Highway running across the Northwest quarter (NN/4) of said Northeast quarter (NE/4) and east of the easterly right of way line of the railroad right of way running through the Northwest quarter (NN/4) of said Northeast quarter (NE/4) containing 16.46 acres, more or less, situated in the County of Peoria and State of Illinois

PARCEL 2: (4327 West Plank Road) 17-11-476-003

Part of the Southeast quarter of Section eleven (11), Township eight (8) North, Range seven (7) East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-Wit:

Commencing at a point on the east line of said quarter Section 24.62 chains south of the Northeast corner of said Quarter Section; running thence west 7.15 chains; thence south and parallel with the east line of said quarter Section; running thence west 7.15 chains; thence south and parallel with the east line of said Quarter Section, 8.74 chains to the center line of the public road crossing, said quarter Section; thence in a southeasterly direction along the center of said road 7.33 chains to the intersection of the center line of said road with the east line of said quarter Section; thence north along the east line of said quarter Section 11.18 chains to the place of beginning; being also known and referred to as Lot 7 in a subdivision of the Southeast quarter of Section 11, Township 8 North, Range 7 East of the Fourth Principal Meridian as shown in Plat Book "B" page 156 in the Recorder's office of Peoria County; excepting therefrom that part thereof described as: Beginning at the Southeast corner of said Lot seven (7); thence north 331 feet; thence west 150 feet; thence south 249 feet to the center of the public Road crossing, said quarter Section; thence in a southeasterly direction along the center of the road 170 feet to the palce of beginning; all situated in the county of Peoria and State of Illinois

CHOPPORATE SEAL? sistant Vice President Mistant Secretary STATE OF ILLINOIS Mary Kay Lawis SS. a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT

**ROCKOODS/RC President of the Peoria Mobile Homes, Inc., only of Peor la Ellight B. Young

and

of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they espend and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, for the figure of the said Assistant Secretary as changing of the corporate seal of said Company, to said instrument as said Assistant Secretary as changing of the corporate seal of said Company, to said instrument as said Assistant Secretary so who free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Beverly Young

GIVEN under my hand and Notarial Seal this 17 day of January . 19_73. NOTARY PUBLIC

orm 316 P, 1:09 Tr. De.d. Corp., Instal .- Incl. Int.

Notarial- Scal

P193

BE

73-02038

RIDER A: (Attached to Assignment of Rents & Leases-TRUST DEED dated 1/17/73 executed by Peoria Mobile Homes, Inc.)

Legal Description is hereby attached to and made a part of and fully incorporated herein:

PARCEL 1: (6529 War Memorial Drive)

All that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), in Township Nine (9) North, Range Seven (7) East of the Fourth Principal Meridian, lying South of the Southwesterly line of the State Highway running across the Northwest Quarter (NW 1/4) of said Northeast Quarter (NE 1/4), and East of the Easterly right-of-way line of the railroad right-of-way running through the Northwest Quarter (NW 1/4) of said Northeast Quarter (NE 1/4), containing 16.46 acres, more or less, situated in the County of Peoria and State of Illinois;

PARCEL 2: (4327 West Plank Road)

Part of the Southeast Quarter of Section Eleven (11), Township Eight (8) North, Range Seven (7) East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing at a point on the East line of said Quarter Section 24.62 chains South of the Northeast corner of said Quarter Section; running thence West 7,15 chains; thence South and parallel with the east line of said Quarter Section, 8.74 chains to the center of the public road crossing said Quarter Section; thence in a Southeasterly direction along the center of said road 7.33 chains to the intersection of the center line of said road with the East line of said Quarter Section; thence North along the East line of said Quarter Section 11.18 chains to the place of beginning; being also known and referred to as Lot 7 in a Subdivision of the Southeast Quarter of Section 11, Township 8 North, Range 7 East of the Fourth Principal Meridian; as shown in Plat Book "B", Page 156 in the Recorder's Office of Peoria County; Excepting therefrom that part thereof described as: Beginning at the Southeast corner of said Lot Seven (7), thence North 331 feet; thence West 150 feet; thence South 249 feet to the Center of the Public Road crossing said Quarter Section; thence in a Southeasterly direction along the center of the road 170 feet to the place of beginning; all situate in the County of Peoria and State of Illinois;

RIDER B:

CONTAINING ITEMS 17 & 18 IS HEREBY MADE A PART OF AND FULLY INCORPORATED HEREIN:

(ATTACHED TO TRUST DEED EXECUTED BY PEORIA MOBILE HOMES, INC. DTD 1/17/73 FOR \$321,000.00)

17. For the purpose of providing regularly for the prompt payment of all taxes and assessments levied or assessed against the premises and premiums on policies of insurance that will next become due and payable, the Mortgagors will deposit with the holders of the Note on the dates instalments of principal and interest are payable, an amount equal to such taxes, assessments and insurance premiums as estimated by the holders of the Note, assessments and insurance premiums as estimated by the number of such less the amount already deposited therefor, divided by the number of such less the monies to be made prior to the date when such taxes and assessments will become payable, and when said premiums become due. The monies thus deposited with the holders of the Note are to be held without interest and deposited with the holders of the Note to the payment of such taxes, are to be applied by the holders of the Note to inquire into the validity not be obligatory upon the holders of the Note to inquire into the validity or accuracy of any such items before making payment of same, and nothing or accuracy of any such items before making payment of same, and nothing or accuracy of any such items before making payment of same, and nothing on the monies for said purpose. If at any time the holders of the Note deem other monies for said purpose. If at any time the holders of the Note deem other monies for said purpose will deposit with the holders of the Note any amount necessary to make up the deficiency; provided, however, that any amount necessary to make up the deficiency; provided, however, that nothing in this paragraph contained shall relieve the Mortgagors from the nothing in this paragraph contained shall relieve the Mortgagors from the nothing in this paragraph contained shall relieve the Mortgagors from the performance of any of the other covenants and agreements contained relative to the payment of taxes and assessments and insurance premiums. In case of default in the payment of any instalment of principal and in

18. So long as Exchange National Bank of Chicago is the holder of the Instalment Note, Exchange National Bank of Chicago shall have the option of accelerating the maturity date of the Note in the event of a sale of the business on which this mortgage is based, or in the event of a change in management of said business or cessation of said business.

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (The Reverse Side of This Trust Deed):

THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (The Reverse Side of This Trust Deed):

1. Mortgagor shall (1) promptly repair, restore or rebuild any buildings or improvements may or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other lines or claims for lice not expressly subordinated to the licen hereof; (3) pay when due any indebtedness which may be secured by a licen or charge on the premises superior to the licen hereof, and upon request exhibit satisfactory evidence of the ducharge of such prior lien to Trustee or to holders of the note; (4) complete within a reasonable time any buildings now or at any time in process of exection upon said premise; (5) comply with all requirements of law or manicipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or numicipal ordinance.

2. Mortgagor shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sever service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgagor shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagor may desire to contest.

Temperature and the feature an

11. Trustee or the holders of the note shall have the right to impret the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. Trustee has no duty to examine the title, location, existence or condition of the premises, or to inquire into the validity of the signatures or the identity, capacity, or authority of the signatures or the identity, capacity, or authority of the signatures or the identity, capacity, or authority of the signatures or the identity, capacity, or authority of the signatures or the identity, capacity, or authority of the signatures or the identity, capacity, or authority of the signatures or the interest of the agents or employees of Trustee, and it may require indemnities satisfactory to its before exercising any power herein given misenaduce or that of the agents or employees of Trustee, and it may require indemnities satisfactory evidence that all indebtedness secured by this trust deed has been fully paid; and Trustee may execute the trustee has been fully paid; and Trustee may except as the order of the signature of the note herein described any note which bears an identification number purporate to be placed thereon by a prior trustee herein designated as the maker thereof; and where the release is not herein described any note which hears an identification of the original trustee and which purpors to be placed thereon by a prior trustee herein designated as the maker thereof; and where the release is not herein described any note which the care described and the signature of the note and which purpors to be placed thereon by a prior trustee herein designated as the maker thereof; and where the release is not the signature of the note and which purpors to be executed on the signature of the original trustee and which purpors to be executed any note which the originated as maker thereof.

11. Trustee may be gree

more than one note is used.

more chan one note is used.

16. The mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this trust deed, on its own behalf and on behalf of each and every person, except decree or judgment creditors of the mortgagor, acquiring any interest in or title to the premises subsequent to

the date of this wast deed.

17. & 18. ATTACHED BY RIDER B IS HERRBY MADE A PART HEREOF AND PULLY

19. We have been advised that the proceeds of the Note will be used solely for the purposes specified in para. 4(c) of Chap. 74 of the 1965 Illinois Revised the purposes specified in para. 4(c) of Chap. 74 of the 1965 Illinois Revised the purposes specified in para. 4(c) of Chap. 74 of the 1965 Illinois Revised Statutes & that the principal obligation secured hereby constitutes a business Statutes & that the principal obligation secured hereby constitutes a business loan which comes within the pruview of said para. Any other uses of the proceed on the part of the mortgagor of the Note IMPORTANT INCORPORATED HEREIN

THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY Chicago Title and Trust Company BEFORE THE TRUST DEED IS FILED FOR RECORD.

CHICAGO TITLE AND TRUST COMPANY,
TO
ANY THAT THAT OFFICE I HAVE SCOTT AND VICE BAR.

EXCHANGE NATIONAL BANK OF CHICAGO X (Real Estate Lean Division) MAIL TO: 130 S. LaSalle Street Chicago, Illinois 60603

PLACE IN RECORDER'S OFFICE BOX NUMBER.

FOR RECORDER'S INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE POPOGI 1: Cold Wir Memorial Dr. Parcel 2: 4327 West Plank Rd.,

both in Peorla, Illinois

01. 0

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Document No. 65-1 NOV 1 5 1965		filed for Record in R	ecorder's office of	Peoria County, Illinois
QUIT-CLAIM DEED	1 37/2/218	Junto	P.Blis	Recorder of Deeds
THE GRANTORS E. A YOUNG and BEVER	. MORELAND and LY YOUNG, his	ANNE MORELAND), his wife,	and ELLIOTT B.

of the City of Peorie, in the County of Peoria and State of Illinois for the consideration of ONE (\$1.00) DOLLAR and other good and valuable consideration CONVEY and QUIT CLAIM to PEORIA MOBILE HOMES, INC.

of the

kidha County of Pecria and State of Illinois, all interest

in the following real estate:

All that part of the Northwest Quarter (NW_4^1) of the Northeast Quarter (NE_4^1) of Section Thirteen (13) in Township Nine (9) North, Range Seven (7) East of the Fourth Principal Meridian, lying South of the Southwesterly line of the State Highway running across the Northwest Quarter (NW_4^1) of said Northeast Quarter (NE_4^1), and East of the Easterly right-of-way line of the Railroad right-of-way running through the Northwest Quarter (NW_4^1) of said Northeast Quarter (NE_4^1), containing 16.46 acres, more or less, situated in the County of Peoria and State of Illinois.

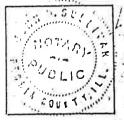
Said Grantees as part of the consideration for this conveyance assume and agree to pay the principal balance remaining due on a certain mortgage, together with the interest payable thereon, given by the Grantors to Emil A. Speck and Murguerite L. Speck under date of January 19, 1965.

situated in the County of Peoria, in the State of Illinoi virtue of the Homestead Exemption Laws of the State of	is, horeby releasing and waiving all	rights under and by
Dated this 29th, day		A.D. 1965.
E. C. Kuland (SEAL)	ViDeguel / Jourge	(SEAL)
Anne Marelena (SEAL)	· Ellett Byon	(SEAL)
(SEAL)		(SEAL)
(SEAL)		(SEAL)
9.8		4

STATE OF ILLINOIS ss I'coria County

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that E. A. MORELAND and ANNE MORELAND, his wife, and ELLIOTT B. YOUNG and BEVERLY YOUNG, his wife,

Pince Notary Seal in Space Below



personally known to me to be the same person 8. whose name 2 are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that the y signed, sented and tellvered said instrument as. the ir free and voluntary act, for the uses and purioses therein set forth, including the release and waiver of the right of

Given under my hand and votarial agal this Toth

through S. D. 2065.

Notary Public.



Tail Tax | Name Yell of a









said real estate being ituated in the County of Peoria, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this	19th	day of	January	, A. D. 1965
SHOWN THE PROPERTY OF THE PROP		(SEAL)	Emla-	Speck (SEAL)
6 5125231		SEAL)	Emil A. Spec	(DDAL)
. 		SEAL)	natqueil.	S. Speek (SEAL)
	·	SEAL)	Marquerite !	L. Speck (SEAL)
STATE OF ILLINOIS Peoria County	68.	J(•)	9	=
Place Notary Seal	EKITAL THAT EW	IL A. SPEC	, in and for said Count K and MARGUE	y and State eforceald, DO REREBY RITE L. SPECK,
(1 n n n n n				
A 0 7 10 2	ises and purposes therein liven under my band and	nt, appeared before aid instrument as aset forth, includin, I Notarial seal this	Difficience and waiver	are subscribed d acknowledged that they sign- free and voluntary act, for the of the right of homestead.
	January	•	1. D. 1965 Hille	im H Dusse

Document	No. 60	1911
FFR 11	1960	

filed for Record in Recorder's office of Peoria County, Illinois

Recorder of Deeds

THE GRANTORS, JACK R. FRENCH and RETTY V. FRENCH, husband and wife, each in his and her own right and as spouse of the other,

City of Teoria

in the County of Peoria and State of Illinois for the

consideration of One Dollar (\$1.00) and other good and valuable considerations,

CONVEY and QUIT CLAIM to EMIL A. SPECK and MARGUERITE L. SPECK, husband and wife, as joint tenants and not as tenants in common,

of the City of Peorla

in the County of Peoria and State of Illinois, all Interest

in the following described real estate:

A part of the Northwest Quarter (No.) of the Northeast Luarter (NF4) of section Thirteen (L), Township Nine (9) North, Range Seven (7) East of the Fourth Principal Serician, more particularly bounded and described as follows, to-wit: Commencing at the Northwest corner of the Northwest Quarter (Nivis) of said Northeast Quarter (REA); thence North EBO 19' East, 425.8 feet; thence South 90 25' East, 94.8 icet to the place of beginning c), the tract to be described and conveyed; thence South 690 21' East along the southwesterly right of way line or U.S. Scute 150, 113 feet to concrete right of way marker; thence continuing southeasterly along said right of way line a distance of 90 feet; thence South 90 230 Fast, 100 Foot; thence South 76° 03' West, 175.2 feet; thence in a northerly direction along the easterly clont or way line of Chicago and Northwestern Railroad a discance of 11 feet to an iron rou; thence Morth 90 25' est along said railroad right of way line a distance of 198 feet to the place of reginning; situated in the County or Februa and State of Illinois;

situated in the County of Peoria, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this	10年	day of	Proruary A. D. 19 60
100mm xxxx c	(# (# (# #) - # (# + 1)	(Seal)	Jack R. French (Seal)
		(Seal)	s ; seement = s ; (Seal)
		(Seal)	Petty French (Sent)
		(Seal)	(Soul)

STATE OF ILLINOIS: Peoria County

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HERREBY CERTIFY, that

JACK R. FRENCH and DETTY V. FRENCH, husband and wate, each in his and her own right and as spouse of the other.

personally known to me to be the same person S. whose nameS. ATC subscribed to the foregoing instrument appeared before me this day in person and acknowledged that the research sealed and delivered said instrument as Their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the might of homested. right of homestead.

Given under my hand and Notarial seal this day of February

illiam ". Dunn

Place Notary Scal

BOCK 1159 AVGE 693

Document No. 59-13355	filed for Record in	Recorder's office of Pro-	ris County Illinois
SEP 4 1959	1157 o'ch	ock P. M	in county, minor
WARRANTY DEED	114. 75 6	7	
- PS			Recorder of Deeds

This Indenture Witnesseth, That the Granter s, EMIL A. SPECK and MARGUERITE L. SPECK, husband and wife, each in his and her own right and as spouse of the other,

of the City of Peoria in the County of Peoria and State of Illinois for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid, CONVEY and WARRANT to JACK R. FRENCH and BETTY V. FRENCH, husband and wife, as joint tenants and not as tenants in common, of the City of Peoria County of Peoria, and State of Illinois the following described real estate, to-wit:

A part of the Northwest Quarter (NW%) of the Northeast Ouarter (NE) of Section Thirteen (13), Township Nine (9) North, Range Seven (7) East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing at the Northwest corner of the Northwest Quarter (NW1) of said Northeast Quarter (NE'4); thence North 880 19' East, 425.8 feet; thence South 90 25' East, 94.8 feet to the place of beginning of the tract to be described and conveyed; thence South 69° 21' East along the southwesterly right of way line of U. S. Route 150, 113 feet to concrete right of way marker; thence continuing southeasterly along said right of way line a distance of 90 feet; thence South 90 23' East, 100 feet; thence South 78° 03' West, 175.2 feet; thence in a northerly direction along the easterly right of way line of Chicago and Northwestern Railroad a distance of 11 feet to an iron rod; thence North 90 25' West along said railroad right of way line a distance of 199 feet to the place of beginning; situated in the County of Peoria and State of Illinois;

situated in the County of Peoria, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

1	Dated this	4 t h	day of	September ,	, A, D, 19 59
		(Seal)		Emil A. Speck	2-12 (Scal)
*****		(Scal)			(Seal)
		(Scal)	- 12:1	rguerite L. Spec	br L. (Scal)
STATE OF IL		(Scal)	ma .	Lyderice L. Spec	ck (Scal)

STATE OF ILLINOIS (ss.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT

EMIL A. SPECK and MARGUERITE L. SPECK, husband and wife, each in his and her own right and as spouse of the other,

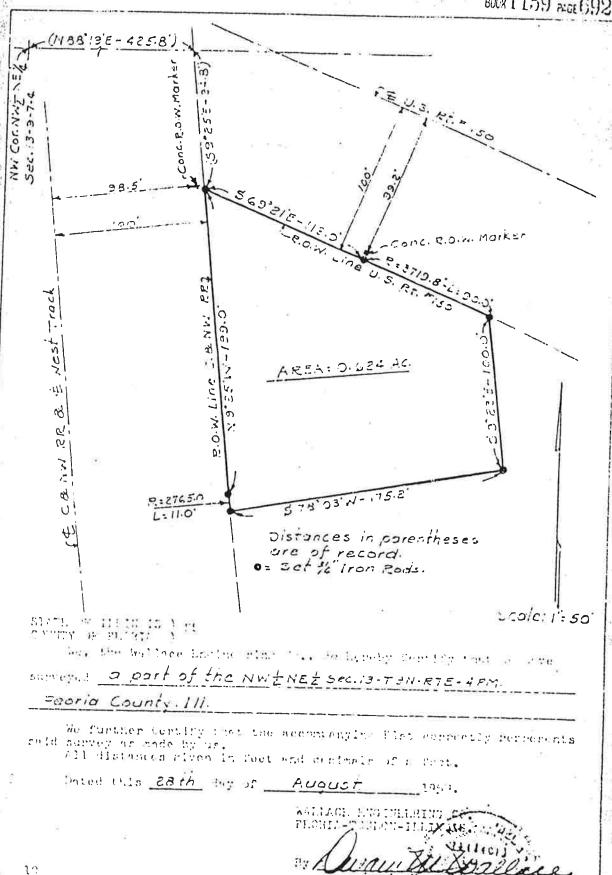
personally known to me to be the same person. S. whose name. S. arg __aubscribed to the foregoing instrument, appeared before me this day in person and acknowledged that the V-signed, scaled and delivered said instrument as their ___free and voluntary at for the uses and purposes therein set forth, including the release and waiver of the right day of September . A. D. 1259

7,117

Place Notary Seal In Space Below

- Lilliam L. V.Mu

BOCK 1159 PLGE 692



Licensed Illinois Land Omysygr #732

88-19

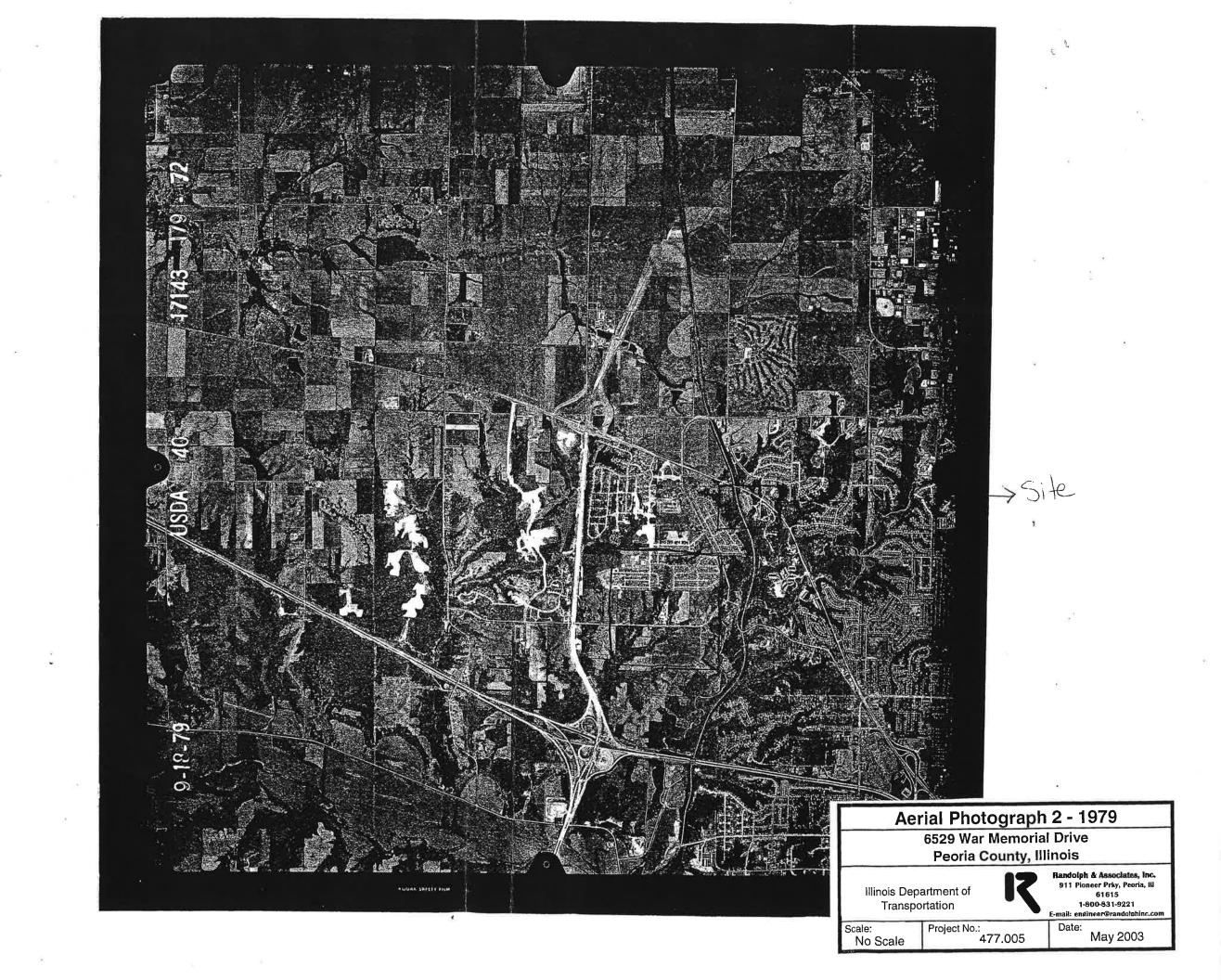
N 1563002

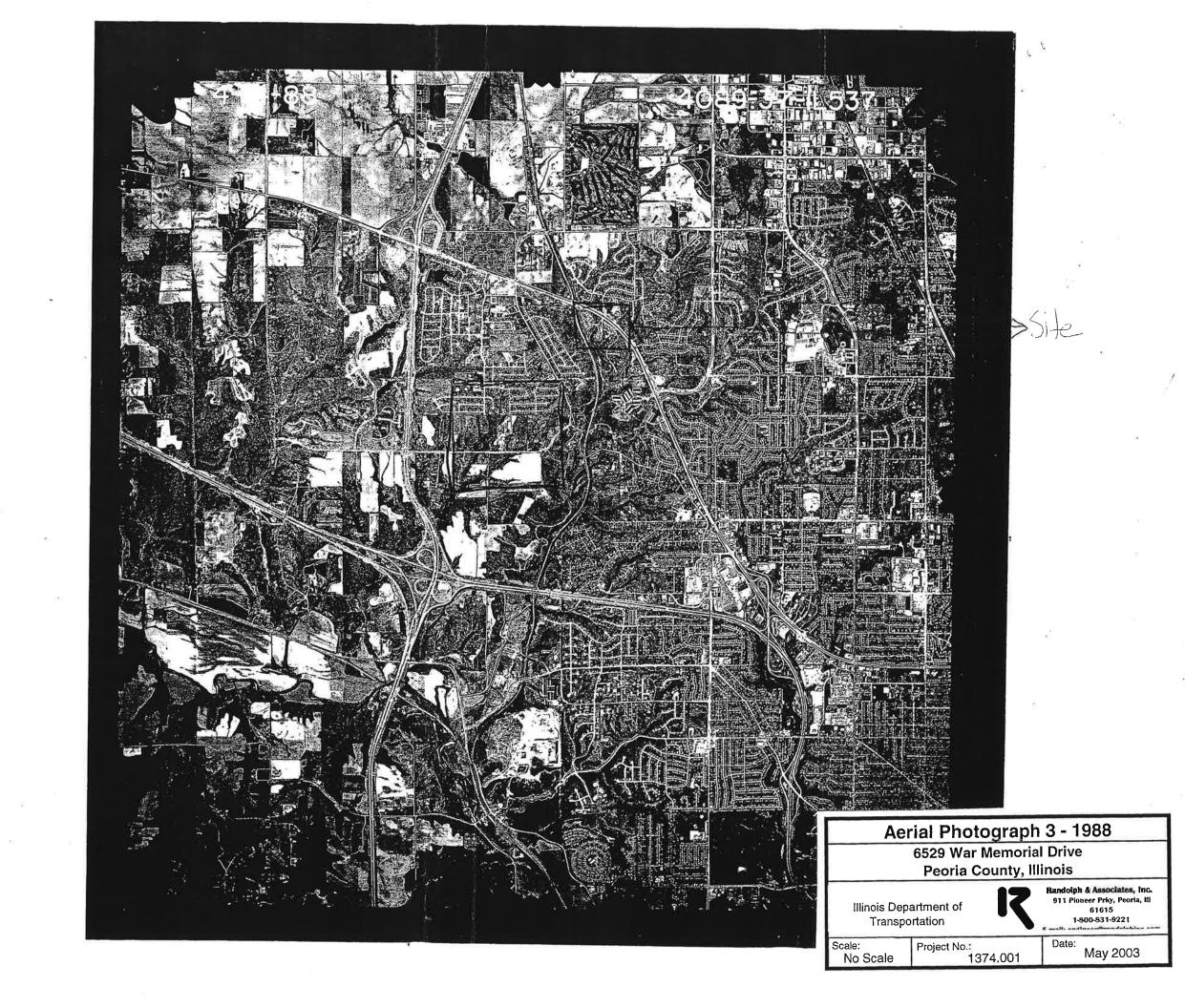
APPENDIX C WELL RECORDS

Depth of Bottom [Show location in Section Plat] Well No. Thick-13-9N-7E Year / Bottom set at. gal. per min. Temperature County Paris inch. Static level from surf from 0 t Continue on pack (Lagressary) H LOG OF WATER WELL min. Screen. Index: in. in Formations passed through Length. Copy for Illinois State Geological Survey 4 inch Blue Signed W. L. Hofe tetter Permit issued 6-23-43. Description of location N.W. Water lowered to 10 Size hole below casing. Township name ac Tested capacity_ /Property owner Length of test Drilled by Finished in. Cased with Slot

APPENDIX D AERIAL PHOTOGRAPHS







APPENDIX E AGENCY RESPONSES



May 8, 2003

Mr. Gene Lear City of Peoria 419 Fulton Street Peoria, IL 61602-1217

Dear Mr. Lear:

Randolph & Associates, Inc. has been retained to conduct an environmental assessment of a property located at 6529 N. War Memorial Drive, Peoria, IL 61615. The site is currently Wedgewood Mobile Home, owned by Peoria Mobile Homes, Inc.

As part of our responsibility for due diligence, we respectfully request that the City records be searched and a written response made to us reporting the findings of the search regarding any actual or potential adverse environmental conditions, or reports of incidents that may have an environmental impact.

We also request any information or knowledge the City or its representatives have about the history of the site in question (i.e. past use, former buildings, historical and current zoning, etc.)

If any questions arise regarding this request, please don't hesitate to contact me at (309) 693-8844. We appreciate your help in this matter and look forward to your quick response.

Sincerely,

RANDOLPH & ASSOCIATES, INC.

Nicole M. Murphy Environmental Specialist

May 8, 2003

City of Peoria Roy T. Modglin, Fire Chief 505 NE Monroe Peoria, IL 61603-3767

Dear Chief Modglin:

Randolph & Associates, Inc. has been retained to conduct an environmental assessment of a property located at 6529 N. War Memorial Drive, Peoria, IL 61615. The site is currently Wedgewood Mobile Home, owned by Peoria Mobile Homes, Inc.

As part of our responsibility for due diligence, we respectfully request that the Fire Department records be searched and a written response made to us reporting the findings of the search regarding any actual or potential adverse environmental conditions, or reports of incidents that may have an environmental impact.

We also request any information or knowledge the Fire Department or its representatives have about the history of the site in question (i.e. past use, former buildings, etc.)

If any questions arise regarding this request, please don't hesitate to contact me at (309) 693-8844. We appreciate your help in this matter and look forward to your quick response.

Sincerely,

RANDOLPH & ASSOCIATES, INC.

Nicole M. Murphy
Environmental Specialist

Murphy, Nicki

From: Sent: To: Subject: Greg Walters [GWalters@ci.peoria.il.us] Monday, May 19, 2003 2:37 PM nmurphy@randolphinc.com environmental assessmemnt

Nicole, I am in receipt of your request for an environmental assessment of 6529 N. War Memorial Dr. I have reviewed ours files for the above stated address and have found no records of any environmental hazardous incidents or potential adverse environmental conditions at this site. If I can be of further assistance feel free to contact me at 494-8732

Sincerely, Gregory S. Walters, Division Chief Peoria Fire Department



May 8, 2003

Ms. Karen Grueter Illinois Department of Public Health 535 W. Jefferson Springfield, IL 62761

Dear Ms. Grueter:

Randolph & Associates, Inc. has been retained to conduct an environmental assessment of a property located at 6529 N. War Memorial Drive, Peoria, IL 61615. The site is currently Wedgewood Mobile Home, owned by Peoria Mobile Homes, Inc.

As part of our responsibility for due diligence, we respectfully request that the Department of Public Health records be searched and a written response be sent to us reporting the findings regarding any actual or potential adverse environmental conditions or reports of incidents that may have an environmental impact (i.e., chemical spills or releases, septic tank outfalls, etc.) on the site.

If you have any questions regarding this request, please don't hesitate to contact me at (309) 693-8844. We appreciate your help in this matter and look forward to your quick response.

Sincerely,

RANDOLPH & ASSOCIATES, INC.

Nicole M. Murphy Environmental Specialist



May 8, 2003

Ms. Cathy Bormida Public Information Officer Office of the State Fire Marshal 1035 Stevenson Drive Springfield, IL 62703

Dear Ms. Bormida:

Randolph & Associates, Inc. has been retained to conduct an environmental assessment of a property located at 6529 N. War Memorial Drive, Peoria, IL 61615. The site is currently Wedgewood Mobile Home, owned by Peoria Mobile Homes, Inc.

As part of our responsibility for due diligence, we are requesting that the Office of the Illinois State Fire Marshal (OSFM) records be searched for any existing or potential adverse environmental conditions at this site. We further ask that the OSFM respond in writing to our request and that this response include copies of any pertinent documents (i.e., incident reports, fires, UST registrations, permits for removal, and logs of UST removal reports) for any aboveground or underground storage tanks.

If you have any questions regarding this request, please don't hesitate to contact me at (309) 693-8844. We appreciate your help in this matter and look forward to your quick response. Enclosed is a check for \$5.00.

Sincerely,

RANDOLPH & ASSOCIATES, INC.

Nicole M. Murphy Environmental Specialist

Enclosure

R:\Projects\0477\005 Prospect Enterprises Phase I\OSFM.doc

May 8, 2003

DEGEOWE MAY 1 3 2003 By_____

OFFICE OF THE STATE FIRE MARSHAL

CK# 24611

500

Ms. Cathy Bormida Public Information Officer Office of the State Fire Marshal 1035 Stevenson Drive Springfield, IL 62703

Dear Ms. Bormida:

Randolph & Associates, Inc. has been retained to conduct an environmental assessment of a property located at 6529 N. War Memorial Drive, Peoria, IL 61615. The site is currently Wedgewood Mobile Home, owned by Peoria Mobile Homes, Inc.

As part of our responsibility for due diligence, we are requesting that the Office of the Illinois State Fire Marshal (OSFM) records be searched for any existing or potential adverse environmental conditions at this site. We further ask that the OSFM respond in writing to our request and that this response include copies of any pertinent documents (i.e., incident reports, fires, UST registrations, permits for removal, and logs of UST removal reports) for any aboveground or underground storage tanks.

If you have any questions regarding this request, please don't hesitate to contact me at (309) 693-8844. We appreciate your help in this matter and look forward to your quick response. Enclosed is a check for \$5.00.

Sincerely,

RANDOLPH & ASSOCIATES, INC.

Nicole M. Murphy Environmental Specialist

Enclosure

R:\Projects\0477\005 Prospect Enterprises Phase I\OSFM.doc



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601

ROD R. BLAGOJEVICH, GOVERNOR

RENEE CIPRIANO, DIRECTOR

May 9, 2003

Phone: 217/782-9878 Fax: 217/782-9290

Email: foia@epa.state.il.us

Randolph & Associates, Inc. Attn: Nicole Murphy 911 W Pioneer Parkway Peoria, IL 61615 MAY 1 2 2003

Re: Freedom of Information Act Request

Dear Sir/Madam:

This letter is in response to your Freedom of Information Act (FOIA) (5 IL .CS 140/1 et.seq.) request dated May 8, 2003 and received by the FOIA sector, Bureau of Land (BOL), at the Illinois Environmental Protection Agency (Illinois EPA) on May 8, 2003.

Following a search, the Illinois EPA determined there was no information in the Bureau of Land's records for the property(s) listed below.

Site Name

Site Address

Site City

WEDGEWOOD MOBILE HOME

6529 N WAR MEMORIAL DR

PEORIA

Sincerely,

Jan Ogden, FOIA Coordinator

Records Management Unit

Bureau of Land

ID: 24318



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601

ROD R. BLAGOJEVICH, GOVERNOR

RENEE CIPRIANO, DIRECTOR

May 9, 2003

Nicole Murphy

Randolph & Associates, Inc.
911 West Pioneer Parkway

Peoria, IL 61615



RE: FREEDOM OF INFORMATION ACT (FOIA) REQUEST

Bureau of Water FOIA Log No. 03-797

Documents/Files: Wedgewood Mobile Home – 6529 North War Memorial Drive, Peoria

Dear Ms. Murphy:

The FOIA Sector, Bureau of Water, has processed your request dated May 8, 2003, for public records pursuant to the Freedom of Information Act ("FOIA") (5 ILCS 140/1 et. seq.).

Please be advised that no requested documents were found in the Water Pollution Control files for the above-referenced site(s).

Please contact Kelly Kates at (217)782-1636 if you require further assistance.

Sincerely,

Karen Cox

Acting FOIA Coordinator

Karın Cox

Division of Water Pollution Control

Bureau of Water

KC:kk

cc: File



Illinois Environmental Protection Agency

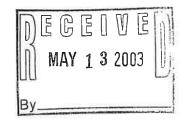
1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794-9276, 217-782-3397 JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601, 312-814-6026

ROD R. BLAGOJEVICH, GOVERNOR

RENEE CIPRIANO, DIRECTOR

5/12/03

Nicole Murphy Randolph & Associates, Inc. 911 West Pioneer Parkway Peoria, IL 61615



Re: FREEDOM OF INFORMATION ACT (FOIA) REQUEST - OER # 0004450 NO INFORMATION FOUND

This letter is in response to your request for public records pursuant to the Freedom of Information Act ("FOIA") (5 ILCS 140/1 et.seq.) processed by the Office of Emergency Response.

Your request was received: 5/8/03.

You requested information about: Wedgewood Mobile Home (Peoria Mobile Homes, Inc.), 6529 North War Memorial Drive, Peoria, Peoria county.

A search of our file index databases identified that there are no public records contained therein which match the parameters of your request.

Please contact me at 217/782-3637 for further assistance.

Sincerely,

Melissa Simmons FOIA Coordinator

Office of Emergency Response

APPENDIX F ENVIRONMENTAL DATA REPORT



The EDR Radius MapTM Report

Wedgewood Mobile Home Park 6529 N. War Memorial Drive Peoria, IL 61615

Inquiry Number: 0978509.2s

May 16, 2003

The Source For Environmental Risk Management Data

3530 Post Road Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050 Fax: 1-800-231-6802 Internet: www.edrnet.com

TABLE OF CONTENTS

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Executive Summary	_ ES1
Overview Map.	. 2
Detail Map	. 3
Map Findings Summary.	_ 4
Map Findings	_ 6
Orphan Summary	. 7
Government Records Searched/Data Currency Tracking	GR-1
GEOCHECK ADDENDUM	
GeoCheck - Not Requested	

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

6529 N. WAR MEMORIAL DRIVE PEORIA, IL 61615

COORDINATES

Latitude (North):

40.765900 - 40° 45' 57.2"

Longitude (West):

89.643000 - 89° 38' 34.8"

Universal Tranverse Mercator: Zone 16 UTM X (Meters):

276917.3

UTM Y (Meters):

4515920.0

Elevation:

701 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:

2440089-G6 DUNLAP, IL

Source:

USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

	National Priority List
Proposed NPL	Proposed National Priority List Sites
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information
	System
CERC-NFRAP	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
RCRIS-TSD	Resource Conservation and Recovery Information System
RCRIS-LQG	Resource Conservation and Recovery Information System
RCRIS-SQG	Resource Conservation and Recovery Information System
ERNS	Emergency Response Notification System

STATE ASTM STANDARD

SHWS_____State Oversight List

EXECUTIVE SUMMARY

SWF/LF....... Available Disposal for Solid Waste in Illinois - Solid Waste Landfills Subject

to State Surcharge

LUST...... Leaking Underground Storage Tank Sites UST Underground Storage Tank Facility List SRP...... Site Remediation Program Database IMPDMENT...... Surface Impoundment Inventory

CAT...... Category List

FEDERAL ASTM SUPPLEMENTAL

CONSENT...... Superfund (CERCLA) Consent Decrees

ROD...... Records Of Decision

Delisted NPL...... National Priority List Deletions

FINDS....... Facility Index System/Facility Identification Initiative Program Summary Report

HMIRS..... Hazardous Materials Information Reporting System

MLTS_____ Material Licensing Tracking System

MINES Mines Master Index File
NPL Liens Federal Superfund Liens PADS...... PCB Activity Database System DOD Department of Defense Sites

RAATS......RCRA Administrative Action Tracking System

TRIS Toxic Chemical Release Inventory System
TSCA Toxic Substances Control Act

SSTS..... Section 7 Tracking Systems

FTTS______FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, &

Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

IL NIPC_____Solid Waste Landfill Inventory

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas_____ Former Manufactured Gas (Coal Gas) Sites

BROWNFIELDS DATABASES

Inst Control_____Institutional Controls

SRP...... Site Remediation Program Database

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

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

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name

ILLICO OIL CO. CLARK RETAIL ENTERPRISES, INC. NORTON NEIL CADILLAC CHAPEL PARK SUBDIVISION Database(s)

LUST LUST RCRIS-SQG, FINDS FINDS

OVERVIEW MAP - 0978509.2s - Randolph Engineering W WILLOW KNOLLS DR 1 NOR 1 Miles 1/2 1/4 **Target Property** Sites at elevations higher than or equal to the target property Oil & Gas pipelines Sites at elevations lower than 100-year flood zone the target property 500-year flood zone Coal Gasification Sites Wetlands National Priority List Sites Landfill Sites Dept. Defense Sites CUSTOMER: Randolph Engineering TARGET PROPERTY: Wedgewood Mobile Home Park Nicole Murphy CONTACT: 6529 N. War Memorial Drive INQUIRY#: 0978509.2s

ADDRESS: CITY/STATE/ZIP: LAT/LONG:

Peoria IL 61615 40.7659 / 89.6430

May 16, 2003 1:23 pm DATE: Copyright @ 2003 EDR, Inc. @ 2003 GDT, Inc. Rel. 07/2002. All Rights Reserved.

DETAIL MAP - 0978509.2s - Randolph Engineering W CHARTWELL RD WCHARTWELLRD W CHARTWELL RD WCAPITOL DR N MOUNTELLO DA N PARKDAL N PARKVIEW TER N CEDARBROOK LN N WAR MEMORIAL DR REET UNHAMED STREET N SAMES TOWN N MOUNTELLO DR N PINE H BURNCREST CT) W GREENBRIER W PRINCE GEORGE CT 1/4 Miles 1/16 1/8 **Target Property** Sites at elevations higher than or equal to the target property Oil & Gas pipelines Sites at elevations lower than 100-year flood zone the target property 500-year flood zone Coal Gasification Sites Sensitive Receptors National Priority List Sites Landfill Sites Dept. Defense Sites CUSTOMER: Wedgewood Mobile Home Park

TARGET PROPERTY: ADDRESS: CITY/STATE/ZIP: LAT/LONG:

Wedgewood Mobile Home Park 6529 N. War Memorial Drive Peoria IL 61615 40.7659 / 89.6430 CUSTOMER: CONTACT: INQUIRY #: DATE: Randolph Engineering Nicole Murphy 0978509.2s May 16, 2003 1:23 pm

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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDAR	D							
NPL Proposed NPL CERCLIS CERC-NFRAP CORRACTS RCRIS-TSD RCRIS Lg. Quan. Gen. RCRIS Sm. Quan. Gen. ERNS		1.000 1.000 0.500 0.250 1.000 0.500 0.250 TP	0 0 0 0 0 0 0 0 NR	0 0 0 0 0 0 0 0 NR	0 0 0 NR 0 0 NR NR NR	O O NR NR O NR NR NR	NR NR NR NR NR NR NR	0 0 0 0 0 0
STATE ASTM STANDARD								
State Haz. Waste State Landfill LUST UST SRP IMPDMENT CAT		1.000 0.500 0.500 0.250 0.500 0.500 1.000	0 0 0 0 0	0 0 0 0 0	0 0 0 NR 0 0	O NR NR NR NR NR	NR NR NR NR NR NR	0 0 0 0 0
FEDERAL ASTM SUPPLEM	ENTAL							
CONSENT ROD Delisted NPL FINDS HMIRS MLTS MINES MPL Liens PADS DOD RAATS TRIS TSCA SSTS FTTS		1.000 1.000 1.000 TP TP TP 0.250 TP TP 0.500 TP TP TP	0 0 0 R R R O R R R R R R R R R R R R R	0 0 0 R NR N 0 R NR O R NR C NR R NR R NR R NR R NR R NR R NR	000 RR RR RR R RR RR RR RR RR RR RR RR R	0 0 0 RR R	NA C C C C C C C C C C C C C C C C C C C	000000000000000000000000000000000000000
STATE OR LOCAL ASTM S	UPPLEMENTA	<u>L</u> ,						
IL NIPC		0.500	0	0	0	NR	NR	0
EDR PROPRIETARY HISTO	RICAL DATAB	ASES						
Coal Gas		1.000	0	0	0	0	NR	0
BROWNFIELDS DATABASE	s					8		
Inst Control		0.250	0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted	
SRP		0.500	0	0	0	NR	NR	0	

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)

EDR ID Number EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

NO SITES FOUND

ORPHAN SUMMARY

Zip Database(s)	61615 FINDS 61614 RCRIS-SOG, FINDS 61614 LUST 61614 LUST
diZ	61615 FINDS 61614 RCRIS- 61614 LUST 61614 LUST
Site Address	C/O JORGENSON/NHS REALTORS 3815 WAR MEMORIAL 4805 WAR MEMORIAL DR. 4805 NORTH WAR MEMORIAL DR. CLARK S
Site Name	CHAPEL PARK SUBDIVISION NORTON NEIL CADILLAC ILLICO OIL CO. CLARK RETAIL ENTERPRISES, INC.
EDRID	1005567232 (1004693174 PS105620931 S
City	PEORIA PEORIA PEORIA PEORIA

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

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement

of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA Telephone: N/A

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

Date of Government Version: 01/29/03
Date Made Active at EDR: 03/04/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/03

Elapsed ASTM days: 28

Date of Last EDR Contact: 02/04/03

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 01/29/03
Date Made Active at EDR: 03/04/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/03

Elapsed ASTM days: 28

Date of Last EDR Contact: 02/04/03

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

Source: EPA

Telephone: 703-413-0223

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

Date of Government Version: 03/19/03 Date Made Active at EDR: 04/08/03 Database Release Frequency: Quarterly Date of Data Arrival at EDR: 03/24/03 Elapsed ASTM days: 15

Date of Last EDR Contact: 03/24/03

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 03/19/03 Date Made Active at EDR: 04/08/03 Database Release Frequency: Quarterly Date of Data Arrival at EDR: 03/24/03 Elapsed ASTM days: 15 Date of Last EDR Contact: 03/24/03

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/31/03 Date Made Active at EDR: 05/08/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/07/03

Elapsed ASTM days: 31

Date of Last EDR Contact: 03/10/03

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery

Act (RCRA).

Date of Government Version: 09/09/02 Date Made Active at EDR: 10/28/02 Database Release Frequency: Varies Date of Data Arrival at EDR: 09/24/02

Elapsed ASTM days: 34

Date of Last EDR Contact: 04/18/03

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard

Telephone: 202-260-2342

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

Date of Government Version: 12/31/01 Date Made Active at EDR: 07/15/02 Database Release Frequency: Annually

Date of Data Arrival at EDR: 07/02/02

Elapsed ASTM days: 13

Date of Last EDR Contact: 04/28/03

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

7.0

Date of Government Version: 12/31/99 Database Release Frequency: Biennially Date of Last EDR Contact: 03/17/03

Date of Next Scheduled EDR Contact: 06/16/03

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

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

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A

Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: EPA

Telephone: 703-416-0223

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

Date of Government Version: 01/09/03 Database Release Frequency: Annually Date of Last EDR Contact: 04/07/03

Date of Next Scheduled EDR Contact: 07/07/03

DELISTED NPL: National Priority List Deletions

Source: EPA Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the

NPL where no further response is appropriate.

Date of Government Version: 01/29/03 Database Release Frequency: Quarterly Date of Last EDR Contact: 02/04/03 Date of Next Scheduled EDR Contact: 05/05/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/14/03 Database Release Frequency: Quarterly Date of Last EDR Contact: 04/07/03
Date of Next Scheduled EDR Contact: 07/07/03

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4555

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

Date of Government Version: 11/30/02 Database Release Frequency: Annually Date of Last EDR Contact: 04/25/03 Date of Next Scheduled EDR Contact: 07/21/03

MLTS: Material Licensing Tracking System Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

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

Date of Government Version: 01/16/03 Database Release Frequency: Quarterly Date of Last EDR Contact: 04/07/03

Date of Next Scheduled EDR Contact: 07/07/03

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959

Date of Government Version: 03/11/03 Database Release Frequency: Semi-Annually Date of Last EDR Contact: 03/31/03
Date of Next Scheduled EDR Contact: 06/30/03

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/27/03

Date of Next Scheduled EDR Contact: 05/26/03

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers

of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/12/02 Database Release Frequency: Annually Date of Last EDR Contact: 02/10/03

Date of Next Scheduled EDR Contact: 05/12/03

DOD: Department of Defense Sites

Source: USGS

Telephone: 703-648-5920

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

Date of Government Version: 10/01/02 Database Release Frequency: Semi-Annually Date of Last EDR Contact: 02/10/03

Date of Next Scheduled EDR Contact: 05/12/03

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/10/03

Date of Next Scheduled EDR Contact: 06/09/03

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and

land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00 Database Release Frequency: Annually Date of Last EDR Contact: 03/25/03

Date of Next Scheduled EDR Contact: 06/23/03

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

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

site.

Date of Government Version: 12/31/98 Database Release Frequency: Every 4 Years Date of Last EDR Contact: 03/06/03

Date of Next Scheduled EDR Contact: 06/09/03

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 04/15/03 Database Release Frequency: Quarterly Date of Last EDR Contact: 06/24/03

Date of Next Scheduled EDR Contact: 06/23/03

SSTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-5008

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

Date of Government Version: 12/31/00 Database Release Frequency: Annually Date of Last EDR Contact: 04/23/03 Date of Next Scheduled EDR Contact: 07/21/03

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/15/03 Database Release Frequency: Quarterly Date of Last EDR Contact: 03/24/03
Date of Next Scheduled EDR Contact: 06/23/03

STATE OF ILLINOIS ASTM STANDARD RECORDS

SHWS: State Oversight List

Source: Illinois Environmental Protection Agency

Telephone: 217-524-4863

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 03/05/03 Date Made Active at EDR: 04/14/03 Database Release Frequency: Semi-Annually Date of Data Arrival at EDR: 03/21/03 Elapsed ASTM days: 24 Date of Last EDR Contact: 02/24/03

SWF/LF: Available Disposal for Solid Waste in Illinois - Solid Waste Landfills Subject to State Surcharge

Source: Illinois Environmental Protection Agency

Telephone: 217-785-8604

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

Date of Government Version: 11/01/02 Date Made Active at EDR: 01/29/03 Database Release Frequency: Annually Date of Data Arrival at EDR: 12/30/02 Elapsed ASTM days: 30 Date of Last EDR Contact: 02/24/03

LUST: Leaking Underground Storage Tank Sites Source: Illinois Environmental Protection Agency

Telephone: 217-782-6760

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

Date of Government Version: 02/24/03 Date Made Active at EDR: 03/12/03 Database Release Frequency: Semi-Annually Date of Data Arrival at EDR: 02/24/03 Elapsed ASTM days: 16 Date of Last EDR Contact: 02/24/03

UST: Underground Storage Tank Facility List

Source: Illinois State Fire Marshal Telephone: 217-785-0969

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

Date of Government Version: 03/03/03 Date Made Active at EDR: 04/02/03 Database Release Frequency: Quarterly Date of Data Arrival at EDR: 03/13/03 Elapsed ASTM days: 20 Date of Last EDR Contact: 02/24/03

SRP: Site Remediation Program Database

Source: Illinois Environmental Protection Agency

Telephone: 217-785-9407

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

Date of Government Version: 02/14/03 Date Made Active at EDR: 02/28/03 Database Release Frequency: Semi-Annually Date of Data Arrival at EDR: 02/18/03 Elapsed ASTM days: 10 Date of Last EDR Contact: 02/18/03

IMPDMENT: Surface Impoundment Inventory

Source: Illinois Waste Management & Research Center

Telephone: 217-333-8940

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

Date of Government Version: 12/31/80
Date Made Active at EDR: 06/03/02
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 03/08/02 Elapsed ASTM days: 87 Date of Last EDR Contact: 02/20/02

CAT: Category List Source: Illinois EPA Telephone: N/A

Sites on this list are: Notice of Response Action, NPL, Pre/proposed NPL, Completed Remedial Action, Site Remediation Program, Federal Facilities, and Cleanup Started and/or Completed Sites.

Date of Government Version: 06/01/97
Date Made Active at EDR: 08/14/97

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/07/97 Elapsed ASTM days: 38 Date of Last EDR Contact: 02/26/01

STATE OF ILLINOIS ASTM SUPPLEMENTAL RECORDS

IL NIPC: Solid Waste Landfill Inventory

Source: Northeastern Illinois Planning Commission

Telephone: 312-454-0400

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

Date of Government Version: 08/01/88

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/11/97
Date of Next Scheduled EDR Contact: N/A

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

STATE OF ILLINOIS BROWNFIELDS DATABASES RECORDS

Inst Control: Institutional Controls

Source: Illinois Environmental Protection Agency

Telephone: 217-782-6761

Legal or administrative restrictions on land use and/or other activities (e.g., groundwater use restrictions)

which effectively limit exposure to contamination may be employed as alternatives to removal or treatment of contamination.

Date of Government Version: 02/14/03

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/18/03

Date of Next Scheduled EDR Contact: 05/19/03

SRP: Site Remediation Program Database

Source: Illinois Environmental Protection Agency

Telephone: 217-785-9407

The database identifies the status of all voluntary remediation projects administered through the pre-notice site

cleanup program (1989 to 1995) and the site remediation program (1996 to the present).

Date of Government Version: 11/12/02 Database Release Frequency: Semi-Annually Date of Last EDR Contact: 02/18/03

Date of Next Scheduled EDR Contact: 05/19/03

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation Telephone: (800) 823-6277

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fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services,

a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary

and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Homes & Centers Listing
Source: Department of Children & Family Services

Telephone: 312-814-4150

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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APPENDIX G SITE PHOTOGRAPHS



Photo #1 Date: May 19, 2003 Taken by: Nicki Murphy

Location: Wedgewood Mobil Home Park, 6529 N. War Memorial, Peoria, Illinois

Direction: Wes

Subject: Picture looking at the entrance to the mobile home park.



Photo #2 Date: May 19, 2003 Taken by: Nicki Murphy

Location: Wedgewood Mobil Home Park, 6529 N. War Memorial, Peoria, Illinois

Direction: West

Subject: Picture looking at street going towards the north side of the mobile home park.

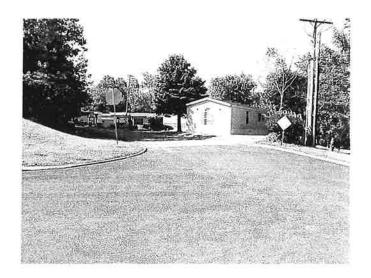


Photo #3 Date: May 19, 2003 Taken by: Nicki Murphy

Location: Wedgewood Mobil Home Park, 6529 N. War Memorial, Peoria, Illinois

Direction: South

Subject: Picture looking at road that leads to south side of the mobile home park.

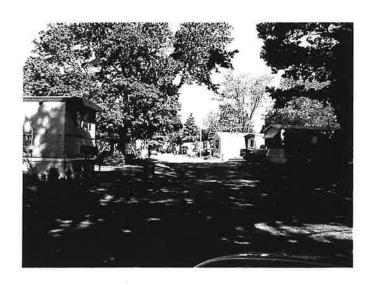


Photo #4 Date: May 19, 2003 Taken by: Nicki Murphy

Location: Wedgewood Mobil Home Park, 6529 N. War Memorial, Peoria, Illinois

Direction: North

Subject: Picture of the northeast side of the mobile home park.



Photo #5 Date: May 19, 2003 Taken by: Nicki Murphy

Location: Wedgewood Mobil Home Park, 6529 N. War Memorial, Peoria, Illinois

Direction: Wes

Subject: Picture looking at the northwest side of the mobile home park.



Photo #6 Date: May 19, 2003 Taken by: Nicki Murphy

Location: Wedgewood Mobil Home Park, 6529 N. War Memorial, Peoria, Illinois

Direction: North

Subject: Picture looking at debris in culvert located on the northeast side of the mobile home park.



Photo #7

Date: May 19, 2003 Taken by: Nicki Murphy

Location:

Wedgewood Mobil Home Park, 6529 N. War Memorial, Peoria, Illinois

Direction:

South

Subject:

Picture of culvert near the clearing on the south east side of the mobile home park.



Photo #8

Date: May 19, 2003 Taken by: Nicki Murphy

Location:

Wedgewood Mobil Home Park, 6529 N. War Memorial, Peoria, Illinois

Direction:

South

Subject:

Picture of the clearing on the east side of the mobile home park.

APPENDIX H STATEMENT OF LIMITATIONS

STATEMENT OF LIMITATIONS

The data presented and opinions expressed in this report are subject to the following limitations.

- Randolph & Associates derived the data in this report from visual inspections and examination of records in the public domain. The passage of time, emergence of latent conditions, or occurrence of future events may require additional study and reevaluation of the observations, conclusions, and recommendations expressed herein.
- In preparing this report, Randolph & Associates has relied upon and presumed accurate certain information (or the absence thereof) about the site and adjacent properties provided to us by agency and governmental contacts. Except as otherwise stated in the report, Randolph & Associates has not attempted to verify the accuracy or completeness of any such information.
- The data reported and the observations, conclusions, and recommendations are limited by the agreed upon scope of services with the client and time and budgetary constraints imposed by the client.
- Because of the limitations stated above, the observations, conclusions, and recommendations expressed in this report are not, and should not be considered, an opinion concerning the compliance with any local, state, or federal law or regulation of any past or present owner or operator of the site.
- No warranty or guarantee, whether expressed or implied, is made with respect to the data reported, the observations, the conclusions or the recommendations expressed in this report. Furthermore, any such data, observations, conclusions and recommendations are based solely on site conditions in existence at the time of the investigations.
- This report is intended for the exclusive use of our clients and client's assigned agent. Any interpretation of the potential liability associated with the property shall be the responsibility of the client. Randolph & Associates, Inc. is not responsible for any claims, damages, or liabilities associated with either the interpretation of the findings or the reuse of the data contained in this report.

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