



FUGRO MIDWEST, INC.



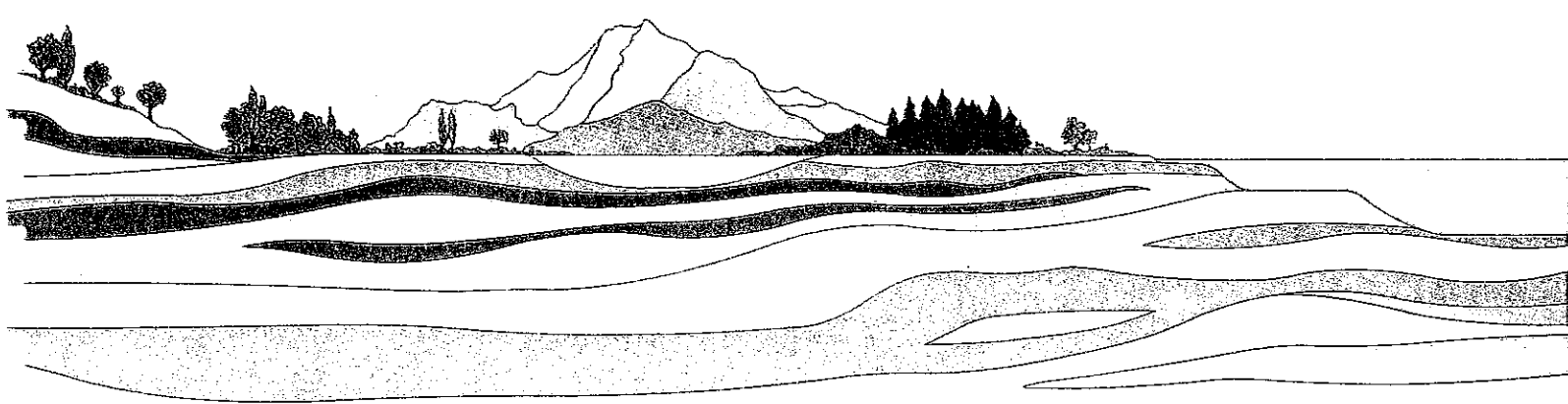
**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Poplar Creek Office Plaza

AEGON Engineering No. 95-2201-1.0  
Poplar Creek Office Plaza  
1721 Moon Lake Boulevard  
Hoffman Estates, Illinois

Prepare For:  
AEGON USA Realty Advisors, Inc.

Prepare By:  
Fugro Midwest, Inc.  
650 West Grand Avenue, Suite 101  
Elmhurst, Illinois 60126  
December 1995



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**FUGRO MIDWEST, INC.**

December 8, 1995  
Report 0895-9069

9921 St. Charles Rock Road  
St. Ann (St. Louis), Missouri 63074  
Tel: (314) 428-8880  
Fax: (314) 428-8719

Ms. Karen Imhoff  
Realty Management  
AEGON USA  
4333 Edgewood Road NE  
Cedar Rapids, IA 50499

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
POPLAR CREEK OFFICE PLAZA  
1721 MOON LAKE BOULEVARD  
HOFFMAN ESTATES, ILLINOIS**

Fugro Midwest, Inc. (Fugro) is pleased to provide the results of our Phase I Environmental Site Assessment of the Poplar Creek Office Plaza in Hoffman Estates, Illinois referenced as AEGON Engineering Project No. 95-2201-1.0. This assessment was authorized on November 2, 1995, and performed in general accordance with the scope of services outlined in our Proposal No. 0553-0134REV2, dated September 12, 1995.

This assessment included a site reconnaissance, as well as research and interviews with representatives of the public, property management and regulatory agencies. Environmental sampling was not required as part of the scope of work at this site. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to AEGON USA Realty Advisors Inc. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Fugro at (708) 530-7272.

Sincerely,

**FUGRO MIDWEST, INC.**

J. Thomas Swigonski  
Environmental Scientist

Lisa M. Polega  
Environmental Scientist

Stephan L. Nalefski, CPG  
Chicago Office Manager

JTS:LMP:SLN:ab

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**EXECUTIVE SUMMARY  
Poplar Creek Office Plaza  
1721 Moon Lake Boulevard  
Hoffman Estates, Illinois**

Fugro has performed a Phase I Environmental Site Assessment (ESA) at the Poplar Creek Office Plaza, located in Hoffman Estates, Illinois. The Phase I ESA was authorized on November 2, 1995 and was performed in general accordance with the scope of services outlined in our Proposal No. 0553-0134REV2 dated September 12, 1995.

The Subject Property which consists of a 7.4 acre tract of land is located on the east side of Moon Lake Boulevard, a thoroughfare serving Hoffman, Estates, Illinois. The Subject Property is improved with a five-story, 132,017 square foot office building with a heated underground parking garage and two asphalt parking lots. The building was completed in 1987. The office building has multiple tenants and offers a variety of services primarily consisting of, but not limited to, service and administrative organizations and a single doctor's office.

The building is constructed of precast concrete over an underground parking garage constructed on a concrete slab. The concrete slab roof is covered with a single ply membrane roofing system with stone ballast. The interior space is finished with carpet, 12" by 12" vinyl floor tiles, marble, interior dry walls, and suspended 2' x 2' and 2' x 4' ceiling tiles. The computer controlled heating, ventilating and air-conditioning (HVAC) system is roof-mounted and the boiler system is located in the building's top floor. An asphalt paved parking area, accommodating approximately 299 spaces, is located on the west and southwest side of the building. A heated underground concrete parking structure accommodates approximately 32 spaces.

The local groundwater flow direction is to the west toward the Poplar Creek East Branch and south toward an unnamed intermittent stream. Localized subsurface conditions may affect and change the groundwater flow direction. The bedrock formations in the area range in age from late Ordovician to early Silurian. The formations consist of shale, limestone, and dolomite. Groundwater in the area is typically found 5 to 10 feet below ground surface. The Subject Property is not designated as a wetland.

After review of historical information, Fugro identified no evidence of recognized environmental conditions associated with the Subject Property.

The regulatory review identified three LUST sites within the search radii of the Subject Property. Based on the distance of the sites and the down gradient or cross gradient nature of the sites from the Subject Property, Fugro does not believe that these sites are recognized environmental conditions to the Subject Property.

No evidence of underground storage tanks, areas of stressed vegetation, bulk chemical storage, checking or hazardous waste handling or disposal activities were observed at the Subject Property.

After performing this assessment, Fugro has found no evidence of recognized environmental conditions associated with the Subject Property, and that further assessment is not warranted at this time.

## 1.0 INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) performed by Fugro Midwest, Inc. (Fugro) at the Poplar Creek Office Plaza located in Hoffman Estates, Illinois (Subject Property). The Phase I ESA was authorized on November 2, 1995 and was performed in general accordance with the scope of services outlined in our Proposal No. 0553-0134REV2 dated September 12, 1995.

The Subject Property consists of a 7.4 acre tract of land which is improved with a five-story, 132,017 square foot office building with a heated underground parking garage and paved parking areas that were constructed in 1987 (Photos 1 and 2). The office building has multiple tenants and offers a variety of services primarily consisting of, but not limited to, service and administrative organizations and a single doctor's office.

The building is constructed of precast concrete over an underground parking garage constructed on a concrete slab. The concrete slab roof is covered with a single ply membrane roofing system with stone ballast. The interior space is finished with carpet, 12 in. x 12 in. vinyl tile, marble, interior dry walls, and suspended 2' x 2' and 2' x 4' ceiling tiles (Photos 3 and 4). The computer controlled HVAC system is roof-mounted. A gas fired boiler is located in the building's upper level and provides radiant hot water heating to the building. An asphalt paved parking area, accommodating approximately 299 spaces, is located on the west and southwest sides of the building (Photo 5). The heated underground concrete parking structure accommodates approximately 32 spaces.

The adjoining and surrounding properties to the Subject Property consist of commercial and multi-family residential properties along the main thoroughfares.

### 1.1 Purpose and Scope

The purpose of the ESA was to identify obvious environmental hazards associated with the Subject Property. In conducting the ESA, Fugro assessed the Subject Property for visible signs of possible contamination, researched public records, conducted interviews with representatives of the public, property management, and regulatory agencies, and, if required, performed limited on-site sampling. This project was performed in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice Designation E 1527-94.

**1.1.1 Non ASTM Scope Items.** No other non-ASTM work was involved for this ESA.

### 1.2 Limitations

This report has been prepared to aid AEGON USA Realty Advisors Inc., in identifying and addressing environmental site conditions at 1721 Moon Lake Boulevard, Hoffman Estates, Illinois. This report is prepared for the sole benefit of this entity and may not be relied upon by any other person or entity without the written authorization of Fugro Midwest, Inc.

During this Phase I ESA, Fugro relied on database information, interviews with the property owners and managers, regulatory officials, and other private individuals. Fugro has assumed,

where reasonable to do so, that the information provided is true and accurate. If information to the contrary is discovered, our conclusions and recommendations may not be valid.

Fugro obtained environmental agency database information from Vista Information Solutions, Inc. The databases usually present the location of the entities by street address. In many cases this is the only reasonable means by which we may locate a database entry; the actual proximity of an entry to the Subject Property may not be accurately indicated by the street address given. Please note that regulatory listings are limited and include only those sites which are known to the regulatory agencies at the time of publication to be contaminated or in the process of evaluation for potential contamination.

Certain environmental hazards are impossible to visually identify and their presence can be only verified by testing and analysis. No sampling was performed during this site assessment. In addition, Fugro can make no direct inferences as to the subsurface conditions at the site based on the Phase I scope of work, which does not include a detailed investigation of the subsurface. It was not the purpose of this study to evaluate the geotechnical conditions of the site or to assess engineering/geological concerns such as foundations conditions, or fault investigations.

Conditions other than those observed may exist in inaccessible areas of the Subject Property. During the site visit, materials identified on the Subject Property were not disturbed and underlying conditions were not observed. Should there be a substantial change in the functional utilization of the property, or if additional improvements are planned, the conclusions presented here may not be valid. If there are changes in the use of the Subject Property or changes in the adjacent property activities or conditions, Fugro should be notified so that we may observe these conditions.

The conclusions and recommendations describe only the conditions present at the time of our assessment, in areas that were observed. The scope of this report is limited to matters expressly covered.

### **1.3 Report Organization**

This report is organized into sections which discuss and present a site description, physical setting, site visit and interviews, site history and record reviews. Conclusions and recommendations based on our findings are also provided, with tables and plates following the text. Photographs, references, and supporting documentation are included in the appendices.

### **1.4 Previous Environmental Site Assessment**

Mostardi-Platt Associates, Inc., Phase I Environmental Assessment Performed for Poplar Creek Venture on the Property Occupied by Poplar Creek Office Plaza Hoffman Estates, Illinois, April 30, 1990.

Mostardi-Platt Associates, Inc. were retained by Poplar Creek Venture to perform a Phase I Environmental Site Assessment. The purpose of the assessment was to obtain and evaluate information relating to the environmental conditions of the property in order to identify areas of environmental concern. The scope of work consisted of a site inspection, interview with the current owners and occupants of the property, examination of Title Records, a review of aerial



photographs, maps, government documents, a visual inspection of adjacent and local properties and interviews with government officials.

A title examination was performed on the property with owners listed from 1883 to 1986. The current property owner at the time of their ESA was Lyons Savings and Loan Association under Trust No. 204. The report stated that no environmental concern was evident from the names of prior owners found during the tract index records review.

The only conclusion given in the report stated that based on the surveys, investigations and inquiries made for the report, no environmental concerns involving the property were identified.

Since the last ESA, Lyons Savings and Loan Association went bankrupt. According to Mr. Robert Kozonis the property was auctioned through the RTC in April 1993 at which time it was purchased by Mr. Kozonis. Based on the review, the land appears to have been owned privately or held in trust until development in 1986. Fugro does not believe any past ownership poses a recognized environmental concern to the Subject Property.

## 2.0 PHYSICAL SETTING

Fugro reviewed reasonably ascertainable information to characterize the general topography, geology, and hydrogeology in the site vicinity to evaluate the potential pathways of contaminant migration and the potential receptors of contamination either on, or near the site. Fugro reviewed the following information with regard to the hydrogeology of the site and surrounding areas.

- U.S. Geological Survey Topographical 7.5 minute series map, Streamwood and Palatine, Illinois (photo revised 1980).
- Soil Conservation Service Soil Survey of DuPage and part of Cook County, Illinois, 1979.
- National Wetlands Inventory Map, U.S. Department of the Interior, 1981.
- Summary of the Geology of the Chicago Area, 1967.

According to the soil survey of DuPage and part of Cook Counties, Illinois, the Subject Property resides in the Varna series soil. The Varna series consists of deep, moderately well-drained soils on uplands. They are moderately slowly to slowly permeable and are formed in a thin layer of silty material and the underlying silty clay loam glacial till.

The bedrock formations immediately underlying the glacial deposits in the area consist of up to several hundred feet of sedimentary material deposited in ancient inland seas. The bedrock formations in the area range in age from late Ordovician to early Silurian. The formations of the Silurian and Ordovician System consist of shale, limestone, and dolomite. According to information provided by the Summary of the Geology of The Chicago Area published in 1967, underlying bedrock consists of dolomite formations of the Silurian System beneath the Subject Property.

According to the U.S. Geological System Survey Streamwood and Palatine, Illinois, 7.5-minute topographic maps, the Subject Property is situated approximately 820 feet above mean sea level. The Subject Property is located in an area of gently rolling hills, sloping generally to the south and west. The Subject Property does not appear to receive any significant runoff from adjacent properties.

Fugro consulted Summary of the Geology of the Chicago Area by H.B. Willman published in 1971 which indicated that the Subject Property is located in the Fox River drainage area. This would indicate that the general surficial and ground water flow direction is to the west toward the Fox River. Locally groundwater flows west from the Subject Property to the Poplar Creek East Branch and south towards an unnamed intermittent stream. Groundwater in the area is typically found 5 to 10 feet below ground surface. The Subject Property is not designated as a wetland.

According to the Federal Insurance Rate Map (FIRM), Village of Hoffman Estates, Illinois, Community Panel #170107-0004B, revised November 20, 1991, the Subject Property lies in Zone C - areas of minimal or no flooding. Fugro also consulted the National Wetlands Inventory Map published by the U.S. Department of the Interior and determined that the Subject Property and all surrounding properties are not located in an area delineated as a wetland. The detention

pond (Photo 6) located at the northeast corner of the adjacent lot did have a semi-permanent emergent palustrine designation.

According to the Village of Hoffman Estates, water is provided to the Subject Property by the Village of Hoffman Estates. The village receives their water from Lake Michigan through the Joint Area Water Agency (JAWA). Fugro contacted the water department and spoke to a representative who verified that water supplied to the city does not exceed the EPA established limits for heavy metals and other contaminants. Evidence of any wells or septic systems were not observed on the Subject Property.

### 3.0 HISTORICAL REVIEW

Fugro consulted the following historical sources to develop a history of the previous uses or occupancies of the Subject Property and surrounding area, or to identify those uses or occupancies that are likely to have lead to recognized environmental conditions in connection with the Subject Property. Fugro reviewed at least two standard historical sources to identify uses for the property from at least 1940.

- Aerial photographs dated 1949 from Geonex and 1970, 1980, and 1990 from the Northeastern Illinois Planning Commission were reviewed.
- Cook County Plats of Survey, dated 1970, were also reviewed at the Village of Hoffman Estates Municipal Office.
- Cook County Plats of Survey, dated 1973 were also reviewed at the Schaumburg District Library.

#### 3.1 Historic Site Uses

The Subject Property was believed to have contained no commercial development prior to the construction of the current structure in 1987. Fugro attempted to review building permits at the Village of Hoffman Estates Planning Department to determine the use and construction of the present building. The permit for the original construction of the Poplar Creek Office Plaza issued in 1985, was not on file. The area is zoned for residential planned development (RPD) which includes commercial office space according to Mr. John Said of the Planning Department.

Fugro evaluated historical aerial photographs of the Subject Property and the surrounding areas. These aerial photographs were reviewed for the presence of any suspect environmental feature which may have affected the Subject Property.

- The 1949 aerial photograph shows the Subject Property to be utilized for agricultural purposes. The general area surrounding the Subject Property also appears to be utilized for agricultural purposes. A total of four farm buildings were noted on or near what is now the Subject Property.
- The 1970 aerial photograph shows the Subject Property to be occupied by similar structures equivalent to the 1949 aerial photograph. New multi-family residential property construction appears to be underway in the area north and east of the Subject Property.
- The 1980 aerial photograph shows the Subject Property to be vacant undeveloped land. Moon Lake Boulevard has been constructed and multi-family residential north and east of the Subject Property appears to have been completed. The local fire station west of the Subject Property has been constructed.
- The 1990 aerial photograph shows the Subject Property as it currently appears. The surrounding properties are also present on this aerial photograph as they currently appear, with the exception of multi-family residential units located south of the Subject Property



Fugro attempted to review Polk Directories, which identify businesses by address, at the Schaumburg District Public Library. According to Library employees, historical city directories are not available for Hoffman Estates.

Fugro reviewed Plats of Survey for 1970 and 1973 which are available at the Schaumburg District Library and the Village of Hoffman Estates in a further attempt to determine prior land usage. Plats of survey provide valuable information of the historic significance and any possible practices that may have impacted the Subject Property. Oftentimes, information such as ownership, property usage, and the location of any buildings, swamps, railroads, or quarries are included on the plat of survey.

The 1970 Plat of Survey indicates that the Subject Property belongs to a larger parcel of land known as the Peter Robins Farms. Seven buildings appear to the southwest of the Subject Property. The surrounding land appears to be cultivated, which may indicate that the Subject Property was utilized for agricultural purposes.

The 1973 Plat of Survey indicates that the Subject Property is essentially the same as the previous plat reviewed; however, no ownership names are given for the Subject Property.

### **3.2 Historic Surrounding Land Uses**

A review of the aerial photographs shows that the adjoining and surrounding properties near the Subject Property appear to be cultivated and used for agricultural purposes through approximately 1970. The land appears to be vacant until its development in 1987. It appears that multi-family residential development in the area preceded the development of the commercial properties and Subject Property. Commercial areas northwest and west of the Subject Property appear to predate the build-up of the Subject Property.

## 4.0 REGULATORY LISTED FACILITIES AND LANDFILLS

### 4.1 Regulatory Listed Facilities

Fugro conducted a review of regulatory lists published by the state and federal regulatory agencies to determine if the site or nearby properties are listed as having a past or present record of actual or potential environmental impact or are under investigation for an environmental impact. The names and locations of properties identified on the federal and state regulatory lists are summarized in Table 1 and are shown on Plate 1.

**4.1.1 EPA National Priorities List (NPL).** The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) established the National Priorities List (NPL) of federal "superfund" sites. These are contaminated sites that have been assigned a high ranking, in terms of potential public health effects, by the EPA. The findings of our review of the CERCLA database are as follows:

- The Subject Property does not appear on the NPL List.
- There are no facilities listed on the NPL List within a one mile radius from the Subject Property.

**4.1.2. State Superfund List.** The Illinois Environmental Protection Agency (IEPA), through its Illinois Category Sites List, also maintains a list of hazardous sites. The findings of our review of the Illinois Category Sites List are as follows:

- The Subject Property does not appear on the Illinois Category Sites List.
- There are no facilities listed on the Illinois Category Sites List within a one mile radius of the Subject Property.

**4.1.3. EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List.** Each region of the EPA produces a CERCLIS List. The CERCLIS Lists potential hazardous waste sites identified by the EPA. All sites identified are assessed by the EPA or an appropriate state agency to determine what action, if any, needs to be taken. Once on a CERCLIS List, the site remains there permanently and may be re-assessed in the future. The identification of a site from the CERCLIS List implies only that the site has been brought to the attention of the EPA and does not necessarily confirm that an actual health or environmental threat currently exists or has ever existed. The findings of our review are as follows:

- The Subject Property does not appear on the CERCLIS List.
- There are no facilities on the CERCLIS List within a 1/8 mile radius from the Subject Property.

**4.1.4 Emergency Response Notification System.** The Emergency Response Notification System (ERNS) list identifies locations of spills and leaks of hazardous substances regulated by

CERCLA, and those petroleum products regulated by the Clean Water Act. The findings of our review of the ERNS database is as follows:

- The Subject Property does not appear on the ERNS List.
- There are no facilities listed on the ERNS List within a one-half mile radius from the Subject Property.

**4.1.5 Resource Conservation & Recovery Act Information Systems (RCRIS).** The EPA has jurisdiction over RCRA sites and maintains an Information System of privately owned and operated facilities for which notifications have been filed as required by RCRA regulations. The RCRIS serves to track the status of registration, permits, reports, inspections, and enforcement activities of those facilities regulated under the RCRA. Among those facilities listed are generators, transporters, and treatment/storage/disposal (TSD) facilities for hazardous waste. RCRA sites have operations which are considered possible sources of contamination to adjacent properties. A review of the list of RCRA generator and transporter sites identified the following:

- The Subject Property does not appear on the RCRIS List.
- There are two facilities listed on the RCRIS List located within a 1/8 mile radius from the Subject Property. Peters Cleaners located at 2302 W. Higgins Road, Schaumburg, Illinois, and K-Mart located at 2300 West Higgins Road, Schaumburg, Illinois, are listed as small quantity generators. Small quantity generators generate between 220 and 2200 pounds of non-acutely hazardous waste a month.
- There are no facilities listed on RCRIS TSD List within one mile of the Subject Property.

Peters Cleaners is listed as being approximately 250 feet north and down gradient from the Subject Property. Based on Fugro's site reconnaissance, it has been determined that the cleaners is located approximately 500 feet north and down gradient from the Subject Property. Fugro contacted Peters Cleaners and verified that the facility does perform dry cleaning operations on-site. Additionally, dry cleaner personnel stated that Peters Cleaners has been located at the facility for approximately the past 20 years. Personnel did not volunteer any further information. Based on this information, Fugro believes that waste generated at the facility is limited to perchloroethylene (PCE) that is utilized in the dry cleaning process. The database does not list any RCRA violations for Peters Cleaners.

Generally, the size of the dry cleaning facility noted in the database and confirmed by Fugro's walk-by reconnaissance generates between 15 to 30 gallons of used PCE quarterly. Based on the distance of the facility from the Subject Property and its down gradient location, Fugro does not believe this site poses a recognized environmental condition to the Subject Property.

The K-Mart facility is listed on the database as being approximately 250 feet north and down gradient from the Subject Property. Based on Fugro's site reconnaissance, the former facility would have been located approximately 500 feet north of the Subject Property. Fugro was unable to visually verify the existence of a K-Mart facility; therefore, Fugro contacted a local K-Mart and it was determined that the K-Mart facility located at the above-referenced address

ceased operations 2 years ago. It was also determined that the facility was a full service store which would include minor automotive repairs such as battery and tire changes and other routine automobile maintenance. Based on this information, waste generated at the K-Mart was most likely regulated waste associated with routine automotive repairs. Additionally, no hazardous waste was generated from the facility in at least 2 years.

Based on the distance of the facility from the Subject Property, and its down gradient location, Fugro does not believe that this facility poses a recognized environmental condition to the Subject Property.

**4.1.6 Registered Underground Storage Tank List.** Underground Storage Tanks (USTs) are regulated under Subtitle I of RCRA. UST owners are to report several characteristics about the UST. Tank characteristics reported included the type of UST, tank contents, date of installation, and other information, if available. The EPA estimates that as many as 25 percent of all USTs are leaking, however, the presence of a UST on an adjacent property only presents a potential environmental concern. The list of registered USTs was reviewed, and the findings of our database review is as follows:

- The Subject Property was not identified on the UST list.
- There are two (2) facilities on the adjoining properties which are listed on the state UST list.
- The first is Woodland Hospital located across Moon Lake Boulevard approximately 200ft. west of the Subject Property. The site has one (1) active UST in service, but no information was given regarding age, size, contents, material of construction or leak detection methods. The site was not noted on the 1980 aerial photograph reviewed.
- The second site with registered USTs is the Village of Hoffman Estates Fire Station located across Moon Lake Boulevard approximately 100ft. west of the Subject Property. The information in the database states that the tank status is exempt. No information regarding the age, size, contents, material of construction, or leak detection methods was given in the database. This site was not present in the 1970 aerial photograph.

**4.1.7 Leaking Underground Storage Tank List (LUST).** The LUST list identifies properties which have been reported to the state as having known leakage from underground storage tanks. The list of LUSTs was reviewed, and the findings of our database review are as follows:

- The Subject Property does not appear on the LUST list.
- There is one property within a 1/8 mile radius of the Subject Property which appears on the LUST list. A former K-Mart located at 2300 W. Higgins Road in Schaumburg, Illinois, is listed as a LUST facility on the Vista database. The facility is approximately 500 feet north and down gradient from the Subject Property.

According to information provided by the database, one (1) active UST remained in service at the site until the store closed in 1993. As stated previously, the age, size, tank contents, material of construction, and method of leak detection were not known. The



K-Mart property was undeveloped as viewed in aerial photographs from 1970; therefore, the UST is less than 25 years old. A release was reported to the State of Illinois at this site in 1990.

- A second LUST facility is located west of the Subject Property and is listed as Hoffman Estates Park District located in Schaumburg, Illinois. The facility is 0.34 miles west and down gradient of the Subject Property.

According to information provided by the database, the release was reported in 1991. Information regarding tank status, leak source, quantity, substance, and remedial status were unavailable.

- A Shell service station located at 2599 West Higgins Road, Schaumburg, Illinois, is the third LUST facility listed on the database. The facility is 0.49 miles northwest and down gradient from the Subject Property and separated by Poplar Creek East Branch.

According to information provided by the database, a release was reported to the State of Illinois in 1994. Information regarding tank status, leak source, quantity, substance, and remedial status were not available. Mr. Carl Cowgill, the Building Operations Manager at the Poplar Creek Office Plaza, stated that a large area of soil was excavated and removed from the Shell site 1 or 2 years ago. The excavation encompassed an area behind the Shell Service Station to the southeast toward the Poplar Creek East Branch.

Fugro attempted to contact, via telephone, the Illinois Environmental Protection Agency (IEPA) and the Illinois Emergency Management Agency (IEMA) to determine the nature of the reported releases, remedial action, or any information regarding the tanks, size, age, contents, material of construction, or tank status for the listed UST or LUST sites; however, both the IEPA and the IEMA stated that they will only respond to written Freedom of Information Act (FOIA) requests. Fugro contacted the Village of Hoffman Estates Fire Department requesting information regarding UST and LUST sites in the area. Assistant Chief, Ronald Antor stated that records of UST and LUST sites are kept on file. A FOIA request has been submitted for the UST and LUST sites listed in the database. When the Village of Hoffman Estates Fire Department responds to Fugro's request, Fugro will include that information in the final report.

Based on topographical map interpretation, it has been estimated that local ground water flows in a west to southwesterly direction. Based on the distance and the down gradient nature of the LUST facilities from the Subject Property, Fugro does not believe that these facilities pose recognized environmental conditions to the Subject Property.

**4.1.8 Landfills/Solid Waste Disposal List.** Fugro reviewed a Historical Inventory of Solid Waste Disposal Sites in Northeastern Illinois (1988) and determined there are no permitted landfills within a one-mile radius of the Subject Property. The findings of our review of the database list are as follows:

- The Subject Property does not appear on the list of landfill locations.
- No listed permitted landfills lie within a one-mile radius of the Subject Property.



## 5.0 SITE AND VICINITY RECONNAISSANCE

An environmental professional from Fugro, experienced in environmental site assessments, conducted site and area reconnaissance on November 16, 1995.

### 5.1 Site Reconnaissance

The site reconnaissance was performed to obtain information that would indicate if there were obvious visual evidence of present or past activities which have or could have contaminated the site, and the likelihood of identifying "recognized environmental conditions" in connection with the property. The site reconnaissance was conducted on foot. The site reconnaissance was performed by Thomas Swigonski on November 16, 1995. Mr. Swigonski was accompanied by Mr. Carl Cowgill, Building Operations Supervisor for the Subject Property during the site reconnaissance.

Fugro personnel walked the Subject Property looking for any surficial evidence of potentially hazardous materials. These suspect surface conditions may include, but are not limited to: anomalies in surface elevations, standing water, evidence of subsurface equipment, discoloration of surfacing materials, stressed vegetation, and/or areas possibly affected by operations on adjacent properties. If present, such conditions may indicate the presence of suspect condition in the subsurface.

Vegetation areas at the Subject Property are limited to landscaped areas bordering the asphalt parking areas and adjacent to the building. Vegetation observed on vacant lots to the north, east, and south is limited to grasses indigenous to the area. Cultivated vegetation at the Subject Property, including trees, shrubs, and grass indigenous to the area, was dormant for winter, but did not appear to show any unusual signs of stress or abnormalities.

The asphalt paved parking lot and underground parking garage appeared well maintained with only minor cracking and minor hydrocarbon staining associated with regular vehicular use.

**5.1.1 Property Description.** The Subject Property consists of a 7.4 acre tract of land which is located on a small two lane road serving commercial, recreational and residential properties between Higgins and Golf Roads in the Village of Hoffman Estates. The Subject Property is improved with a five-story, 132,017 square foot office building with a heated underground parking garage and paved parking areas that were constructed in 1987. The office building has multiple tenants and offers a variety of services primarily consisting of, but not limited to, service and administrative organizations and a single doctor's office.

The building is constructed of precast concrete over an underground parking garage constructed on a concrete slab. The concrete slab roof is covered with a single ply rubber membrane roofing system with stone ballast. The interior spaces are finished with carpet, 12 in. x 12 in. vinyl tiles, marble, interior dry walls, and suspended 2' x 2' and 2' x 4' ceiling tiles. The computer controlled HVAC system is roof-mounted and the boiler system which supplies the hot water radiant heat is located in the building's top floor. An asphalt paved parking area, accommodating approximately 299 spaces, is located on the southwest and west sides of the building. The heated underground concrete parking structure accommodates approximately 32 spaces.

The Subject Property lies in an area of commercial and multi-family residential development along Moon Lake Boulevard and Higgins Road. Beyond the commercial and residential developments, the general area is occupied by recreational areas including a golf course and park.

Utilities which provide service to the Subject Property include: Commonwealth Edison for electricity, Northern Illinois Gas for natural gas, and water/sewer services are provided to the Subject Property through the Village of Hoffman Estates. No evidence of wells or septic systems appeared on the Subject Property.

No pipeline markers or evidence of oil or gas wells were noted at the Subject Property.

**5.1.2 Underground Storage Tanks.** Based upon our site reconnaissance, regulatory database, and personal interviews, no USTs are believed to be located at the Subject Property.

**5.1.3 Hazardous Materials.** Fugro observed one (1) medical office occupying a suite located within the Subject Property's building. Fugro contacted Pat Haye, the Office Administrator for the Bonaventure Medical Group about biohazardous waste storage and disposal practices by their office. All biohazardous wastes are stored in proper biohazardous containers marked as such. Disposal of biohazardous wastes are contracted to Medical Disposal Services, Inc. of Chicago, Illinois, on a bi-weekly basis. According to Sunny Dollaske of Medical Disposal Services, Inc., all wastes are properly stored and picked up bi-weekly. There are no records showing any problems with disposal. At the time of inspection, Fugro did observe two examination rooms both of which had biohazardous containers and appeared to have the biohazardous wastes properly stored.

**5.1.4 Solid Waste.** Solid waste is removed from the Subject Property by ARC Disposal Services of Elgin, Illinois. At the time of the on-site inspection, all waste materials appeared to be properly stored in one trash storage area located on the east side of the building. Collection for recyclables occurs approximately on a weekly basis. Fugro contacted Ms. Nancy Keegan of ARC Disposal who stated that regular waste collection occurs on a daily basis. Ms. Keegan further stated that no unusual disposal practices, including disposal of regulated biohazardous waste, were on record for the Subject Property. No unusual disposal practices, staining, or leaking was observed on or around the storage area.

**5.1.5 Drums and Storage Containers.** No drums or bulk chemical storage containers were observed at the Subject Property.

**5.1.6 Drains and Sumps.** One floor drain was noted in the basement area. According to Carl Cowgill, the runoff from the drain, the underground parking area, and from the roof are collected in a sump and then pumped to a detention pond located northeast of the Subject Property. No staining or odors were noted.

**5.1.7 Potential PCB Containing Equipment.** A total of five air-cooled dry-type transformers are located inside the Subject Property's building. Fugro observed two pad-mounted transformers located at the Subject Property east of the north wing of the building. A letter requesting information on PCB content has been faxed to Commonwealth Edison. The transformers appeared to be a good condition with no staining or spills noted on or around the

transformers at the time of the on-site reconnaissance. No labeling regarding PCB-content was observed on the transformers. Based on previous conversations with Mr. John Winters of Commonwealth Edison, should any leak occur, it would be the responsibility of Commonwealth Edison.

Included in Appendix A is a letter to Commonwealth Edison from Fugro requesting PCB information regarding the above referenced transformers. When Commonwealth Edison responds to Fugro's request, Fugro will issue a follow-up letter to this report.

Three passenger elevators service the Subject Property; however, all three elevators are electric powered and do not contain potentially PCB containing hydraulic oils.

**5.1.8 Water Supply.** Potable water to the Subject Property is supplied by the Village of Hoffman Estates which purchases water from the Joint Area Water Agency (JAWA). The Agency obtains its water supply from Lake Michigan and, reportedly, no well water is utilized by the Village of Hoffman Estates. Fugro contacted the Village of Hoffman Estates Water Department to verify that no complaints are on file for the Subject Property regarding the usage of water. No complaints were identified for the Subject Property.

**5.1.9 Waste Water/Storm Water Discharge.** No operations performed on the Subject Property generate waste water discharges that would require permitting. The Village of Hoffman Estates Health Department has no record of any complaints or violations regarding the discharge located at the Subject Property. All waste water generated from within the building on the Subject Property is disposed via the sanitary sewer system. The sanitary sewer system is owned and operated by the Village of Hoffman Estates.

Storm water generated on the Subject Property consists of runoff from the building roof, parking garage, and parking lots. No storm water discharges from process or equipment yards, surface impoundments, or other areas which could contaminate surface runoff were noted. Surface runoff is directed into two storm drains located in the asphalt paved parking area surrounding the building. A detention pond is located offsite approximately 250ft. northeast of the Subject Property. At this time the detention pond services only the developed area of Lot 1. If further development occurs the detention pond may service those developments on Lots 2, 3, and 4 as well. Mr. Gary Salavitch an engineer with the Village of Hoffman Estates stated that runoff from the detention pond feeds into Moon Lake, a small man-made lake southeast of the Subject Property. All drainage basins appeared to be functioning well with no discernible blockages, oil stains, odors, or impediments present. According to Mr. Cowgill, the Subject Property does not experience any flooding or significant runoff from neighboring properties. No industrial waste water discharges were noted at the Subject Property.

## 5.2 Area Reconnaissance

The area reconnaissance was performed to assist in evaluating if adjacent land uses have or could have contaminated the Subject Property. The area reconnaissance was conducted within a 1/4 mile radius of the property by touring the area by foot or automobile and viewing particular business from public right-of-ways.

The properties surrounding the site consist of retail and commercial businesses. The findings of our area reconnaissance will be discussed according to the geographic relations to the site: north, east, south and west.

**5.2.1 North.** The Subject Property is bounded to the north by vacant land. The Subject Property is further bounded by Higgins Road, a four (4) lane thoroughfare with median. Beyond Higgins Road is a multi-family residential area and a Charter Bank satellite office. Northwest of the Subject Property are retail fast food establishments behind which is Barrington Square Shopping Center where the former K-Mart location and Peters Cleaners are located.

**5.2.2 East.** The Subject Property is bounded to the east by vacant land and further bounded by Moon Lake Condominiums, a multi-family residential area.

**5.2.3 South.** The Subject Property is bounded to the south by vacant land and further bounded by Moon Lake Boulevard beyond which is a multi-family residential area. Moon Lake Golf Course and Poplar Creek Country Club is located south of the residential area.

**5.2.4 West.** The Subject Property is bounded to the west by Moon Lake Boulevard and further bounded by HCA Woodland Hospital, a three-story building, Hoffman Estates Fire Department, and North Suburban Medical Center, each of which are one-story buildings. The hospital and Fire Department both contain registered USTs.

Observations of the surrounding properties and those up-gradient (east) of the Subject Property do not reveal any suspect recognized environmental concern to the Subject Property. A detailed investigation of the adjacent properties was not performed.

## 6.0 CONCLUSIONS

Fugro has performed a Phase I Environmental Site Assessment (ESA) at the Poplar Creek Office Plaza, located in Hoffman Estates, Illinois. The Phase I ESA was authorized on November 2, 1995 and were performed in general accordance with the scope of serviced outlined in our Proposal No. 0553-0134REV2 dated September 12, 1995.

The Subject Property consists of a 7.4 acre tract of land which is located on the east side of Moon Lake Boulevard, a thoroughfare serving a small residential, recreational, and commercial area in Hoffman Estates. The Subject Property is improved with a five-story, 132,017 square foot office building with an underground parking garage and paved parking areas that were constructed in 1987. The office building has multiple tenants and offers a variety of services primarily consisting of, but not limited to, service and administrative organizations and a single doctor's office.

The local groundwater flow direction is to the west toward the Poplar Creek East Branch and south toward an unnamed intermittent stream. Localized subsurface conditions may affect and change the groundwater flow direction. The bedrock formations in the area range in age from late Ordovician to early Silurian. The formations consist of shale, limestone and dolomite. Groundwater in the area is typically found 5 to 10 feet below ground surface. The Subject Property is not designated as a wetland.

The historical review indicated that the Subject Property was undeveloped land prior to its development in 1987. Based on a review of historical information, Fugro identified no evidence of recognized environmental conditions associated with the Subject Property.

The regulatory review identified three LUST sites within the search radii of the Subject Property. Based on the distance of the sites and the down gradient location of the sites from the Subject Property, Fugro believes that these sites do not pose recognized environmental conditions to the Subject Property.

No evidence of underground storage tanks, areas of stressed vegetation, bulk chemical storage, or hazardous waste handling or disposal activities were observed at the Subject Property.

After performing this assessment, Fugro has found no evidence of recognized environmental conditions associated with the Subject Property, and that further assessment is not warranted at this time.

## 7.0 RECOMMENDATIONS

After performing this assessment, we feel there is no risk of subsurface contamination associated with the Subject Property, and that further assessment is not warranted at this time.





## 8.0 REPORT CERTIFICATION

We hereby represent to AEGON USA Realty Advisors, Inc. that we have made reasonable professional inquiry consistent with good commercial and customary practice (reference 42 USC 9601(35)) in an effort to assess environmental conditions at the subject site, such that, consistent with such good commercial practice, no evidence or indication of a recognized environmental condition was identified on the Subject Property. This statement shall not operate as, be construed as, or relied upon as a legal opinion as to whether the intended recipient of this report (or any other person or entity) has satisfied and can successfully assert the CERCLA/SARA "innocent landowner defense" referenced above.

## 9.0 REFERENCES

**Poplar Creek Office Plaza**, 1721 Moon Lake Boulevard, Hoffman Estates, Illinois, Robert Kozonis, Carl Cowgill, (708)490-5499

**Hoffman Estates Planning Department**, 1900 Hassell Road, Hoffman Estates, Illinois, John Said, (708)882-9100

**Village of Hoffman Estates Health Department**, 1900 Hassell Road, Hoffman Estates, Illinois (708)882-9100.

**Village of Hoffman Estates Water Department**, 1900 Hassell Road, Hoffman Estates, Illinois (708)882-9100

**Hoffman Estates City Engineering Department**, 1900 Hassell Road, Hoffman Estates, Illinois, Gary Salavitch, (708)882-9100

**Schaumburg District Library**, Library Lane, Schaumburg, Illinois.

**Vista Information Solutions, Inc.**, 5060 Shoreham Place, San Diego, California.

**Village of Hoffman Estates Fire Department**, 1900 Hassell Road, Hoffman Estates, Illinois, Ronald Antor, (708)882-9100.

**ARC Disposal Services**, Elgin, Illinois, (708) 981-0091, Linda Palmer.

**Medical Disposal Services, Inc.**, 11834 South Ewing Avenue, Chicago, Illinois, (312) 978-6337, Sunny Dollaske.

**Peter Cleaners**, 2302 West Higgins Road, Hoffman Estates, Illinois, (708) 884-1122.

**Bonaventure Medical Group**, 1721 Moon Lake Boulevard, Suite 100, Hoffman Estates, Illinois, (708) 490-4500, Pat Haye

**K-Mart**, Schaumburg, Illinois, (208) 884-8811

**APPENDIX A**  
**CORRESPONDENCE**





November 27, 1995

STEVE NALEFSKI  
FUGRO MIDWEST-ELMHURST  
650 W GRAND AVE STE 101  
ELMHURST, IL 60126  
Phone: 7085307272 Fax: 7085307771

Dear STEVE NALEFSKI:

A SANBORN MAP-SITE SEARCH was conducted on the following address:

Name/Ref#: POPLAR CREEK OFFICE PLAZA  
Address: 1721 MOON LAKE BLVD  
City/St/Zip: HOFFMAN ESTATES, IL 60194  
Vista Order#: 9595031

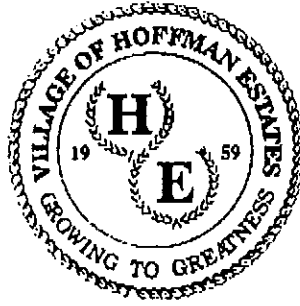
SANBORN certifies that a search was made of their holdings and no SANBORN MAPS are available. VISTA has this letter of certification on file. Your use of VISTA for this service is greatly appreciated.

Document Retrieval Service  
VISTA ENVIRONMENTAL INFORMATION, INC.

Mayor  
MICHAEL J. O'MALLEY

Village Clerk  
VIRGINIA MARY HAYTER

Village Manager  
PETER T. BURCHARD



Board of Trustees  
WILLIAM D. McLEOD  
SUSAN H. KENLEY  
RICHARD A. COCHRAN  
GAIL GIACALONE  
EDWIN L. FRANK  
KAREN MILLS

November 24, 1995

Mr. Tom Swigonski  
9921 St. Charles Rock Road  
St. Ann, MO 63074

Dear Mr. Swigonski,

The Hoffman Estates Fire Department has received your November 16, 1995, Freedom of Information Request and at this time cannot comply with your request. Your request is not specific, i.e., location or dates, for which you are requesting the information. And there was no answer at your Elmhurst office today to inquire a location or dates.

I am enclosing another Freedom of Information Request form if you care to resubmit with a location and a time frame.

Sincerely,

Ronald S. Antor  
Assistant Fire Chief

RSA/sk

Enclosure

**FAXED**  
11-24-95



**VILLAGE OF HOFFMAN ESTATES  
FIRE DEPARTMENT**

**1900 Hassell Road  
Hoffman Estates, IL 60195**

**PHONE: 708/882-2138  
FAX: 708/882-2139**

**PLEASE DELIVER THE FOLLOWING PAGES TO:**

**DATE:** 11/24/95

**NAME:** Mr. Tom Swigonski

**COMPANY NAME:** \_\_\_\_\_

**FAX NUMBER:** 314/428-8719

**REFERENCE SUBJECT:** Spills/storage of hazardous materials/flamable substances at ?

**NUMBER OF PAGES:** 2 (Include cover letter)

**FROM:** Hoffman Estates Fire Dept.

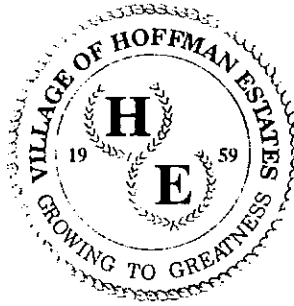
**COMMENTS:** No address/dates

*Please call Susan at 708/882-2138 if there is a problem concerning this FAX transmission.*

Mayor  
MICHAEL J. O'MALLEY

Village Clerk  
VIRGINIA MARY HAYTER

Village Manager  
PETER T. BURCHARD



Board of Trustees  
WILLIAM D. McLEOD  
SUSAN H. KENLEY  
RICHARD A. COCHRAN  
GAIL GIACALONE  
EDWIN L. FRANK  
KAREN MILLS

November 24, 1995

RECEIVED

Mr. Tom Swigonski  
9921 St. Charles Rock Road  
St. Ann, MO 63074

Dear Mr. Swigonski,

The Hoffman Estates Fire Department has received your November 16, 1995, Freedom of Information Request and at this time cannot comply with your request. Your request is not specific, i.e., location or dates, for which you are requesting the information. And there was no answer at your Elmhurst office today to inquire a location or dates.

I am enclosing another Freedom of Information Request form if you care to resubmit with a location and a time frame.

Sincerely,

Ronald S. Antor  
Assistant Fire Chief

RSA/sk

Enclosure

FAXED  
11-24-95









**FUGRO MIDWEST, INC.**

December 6, 1995  
Project No. 0895-9069

9921 St. Charles Rock Road  
St. Ann (St. Louis), Missouri 63074  
Tel: (314) 428-8880  
Fax: (314) 428-8719

Mr. David Rubner  
Environmental Services Department  
ComEd  
One First National Plaza  
10 South Dearborn, 35 FNW  
Chicago, Illinois 60603

Dear Mr. Rubner:

Two ComEd owned pad-mounted transformers are located at Poplar Creek Office Plaza at 1721 Moon Lake Boulevard in Hoffman Estates, Illinois. Please comment on whether any of the transformers utilize PCB-containing oils and the amount of oils present. Numbers listed on the transformers were 434072 L2 96847 and 434072 L3 96848.

Thank you for your time and effort in this matter. Please respond with the above requested information at your earliest convenience. If you have any questions, please do not hesitate to contact me at 314/428-8880.

Sincerely,

**FUGRO MIDWEST, INC.**

J. Thomas Swigonski  
Environmental Scientist

JTS:dr

FUGRO MIDWEST, INC.



FAXED  
12/7/95

9921 St. Charles Rock Rd.  
St. Ann (St. Louis), Missouri 63074  
Tel: (314) 428-8880  
Fax: (314) 428-8719

Date 12/7/95

Page 1 of 2

To VILLAGE OF HOFFMAN ESTATES FIRE DEPT. Fax No. 708/882-2621

Attn ASST. CHIEF RONALD ANTOR

cc: \_\_\_\_\_ Fax No. \_\_\_\_\_

Attn \_\_\_\_\_

From TOM SWIGONSKI File No. \_\_\_\_\_

Subject FOIA REQUEST FOR

① KMART (FORMER) 2300 W. HIGGINS RD.

② HOFFMAN ESTATES PARK DISTRICT 1400 ERIC DR.

③ SHELL OIL 2599 W. HIGGINS RD.

VILLAGE OF HOFFMAN ESTATES

FREEDOM OF INFORMATION REQUEST

Requester's

Name TOM SWIGONSKI Date Request Received 12 17 195

Address 9921 ST. CHARLES ROCK RD Request No. \_\_\_\_\_

ST. ANN, MISSOURI 3074 Agency \_\_\_\_\_

Telephone No. 314/428-8880 \_\_\_\_\_

Name and title of person receiving request:

Name TOM SWIGONSKI Title ENV. SCIENTIST

Records sought (be as specific as possible):

BACK TO 1970

ANY INFORMATION REGARDING UNDERGROUND STORAGE TANKS

(I.E. TANK SIZE, AGE, CONTENTS, NUMBER, SPILLS, RELEASES, RELEASE

DETECTION METHODS, REMOVALS, CLEAN UPS, MATERIAL OF CONSTRUCTION

AND PIPING). THE SITES INCLUDE: ① FORMER KMART AT 2300 WEST HIGGINS ROAD, ② HOFFMAN ESTATES PARK DISTRICT AT 1400 ERIC DRIVE,

③ SHELL OIL AT 2599 WEST HIGGINS ROAD

Thomas Swigon  
Signature of Requester

The agency will respond to or deny a request for public records within seven working days after its receipt.

(For Office use only)

How complied with:

Copies made \_\_\_\_\_ How many? \_\_\_\_\_ Cost \_\_\_\_\_

Time taken to fill request, hours: \_\_\_\_\_

Estimated cost to department: \_\_\_\_\_

Denied and why? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Authorized Signature

FUGRO MIDWEST, INC.



9921 St. Charles Rock Rd.  
St. Ann (St. Louis), Missouri 63074  
Tel: (314) 428-8880  
Fax: (314) 428-8719

FAXED  
12/7/95

Date 12/7/95

Page 1 of 2

To VILLAGE OF HOFFMAN ESTATES

Fax No. 708/482-2621

Attn ASST. CHIEF RONALD ANTOR

cc: \_\_\_\_\_ Fax No. \_\_\_\_\_

Attn \_\_\_\_\_

From TOM SWIGONSKI File No. \_\_\_\_\_

Subject FOIA REQUEST

YOUR HELP IS GREATLY APPRECIATED

THANK YOU

TOM SWIGONSKI

VILLAGE OF HOFFMAN ESTATES

FREEDOM OF INFORMATION REQUEST

Requester's

Name TOM SWIGONSKI Date Request Received 12/7/95

Address 9921 ST. CHARLES ROCK RD. Request No. \_\_\_\_\_

ST. ANN MISSOURI 63024 Agency \_\_\_\_\_

Telephone No. 314/428-8880 \_\_\_\_\_

Name and title of person receiving request:

Name TOM SWIGONSKI Title ENV. SCIENTIST

Records sought (be as specific as possible):

ANY INFORMATION REGARDING UNDERGROUND STORAGE TANKS BACK TO 1970.  
INFORMATION INCLUDES TANK SIZE, AGE, CONTENTS, NUMBER, RELEASE DETECTION  
REMOVALS, MATERIAL OF CONSTRUCTION, PIPING, SPILLS, RELEASES, CLEAN  
UPS. THE SITE INCLUDE: ① HCA WOODLAND HOSPITAL, 1650 MOON LAKE  
BOULEVARD AND ② VILLAGE OF HOFFMAN ESTATES 1700 MOON LAKE  
BOULEVARD.

Tom Swigonski  
Signature of Requester

The agency will respond to or deny a request for public records within seven working days after its receipt.

(For Office use only)

How complied with:

Copies made \_\_\_\_\_ How many? \_\_\_\_\_ Cost \_\_\_\_\_

Time taken to fill request, hours: \_\_\_\_\_

Estimated cost to department: \_\_\_\_\_

Denied and why? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Authorized Signature

TELEPHONE CONVERSATION RECORD



File : 1721 MOON LAKE BOULEVARD  
POPLAR CREEK OFFICE PLAZA Date : \_\_\_\_\_  
 Person (called, calling) : \_\_\_\_\_ Time : \_\_\_\_\_  
 Representing : \_\_\_\_\_ City : \_\_\_\_\_  
 Subject : ESA Tel. No. : 708/882-~~1200~~ 7100

Items Discussed :

HEALTH DEPT. WATER DEPT. FIRE DEPT.  
3:45 12/5  
CHUCK JONES → LARRY MILLER SUPERINTEN ~~ENT~~ CALL BACK TH. ORT.  
CODE ENFORCEMENT → WILL CALL BACK TOMORROW INFO. NOT YET RECEIVED  
NO PROBLEMS NOTED 12/6 3:00 NO RELEASES  
SANITARY → BY VILLAGE  
WATER  
JOINT WATER AGENCY (JWA)  
AREA LAKE MICHIGAN  
NEGATIVE LAB RESULTS  
SANITARY  
METROPOLITAN  
WATER RECLAMATION  
OF GREATER CHICAGO

Signature : \_\_\_\_\_

Circulate : \_\_\_\_\_

xc to : \_\_\_\_\_

Contact Name Steve Nalefski Customer I.D.# \_\_\_\_\_

**5 SUBJECT PROPERTY INFORMATION (Must be completed)**

Map Included?  Yes Latitude \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Longitude \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Property Name Poplar Creek Office Plaza P.O.# \_\_\_\_\_

Street Address 1721 Moon Lake Boulevard  
Please include street name, number, direction (i.e. N, S, E, W), and street suffix (i.e. Street, Drive, Avenue)

City Hoffman Estates County Cook State IL Zip 60172

Cross Street Higgins Rd Distance/Direction from site Northwest

**SITE ASSESSMENT REPORTS**

**RADIUS REPORTS**

- Site Assessment (ASTM)
- Site Assessment Plus (CORRECTS, TRIS, RCRA VIOLATORS)
- Transaction Screen (ASTM)
  - Level III  Level IV  Level V  Plus
  - Transaction Screen Map
- GE Capital Format
- NationsBank Format
- Other \_\_\_\_\_
- Standard
- Enhanced
- Extended Radius
  - Extend all databases by 1/4 mile
  - Extend all databases by 1/2 mile
  - Extend all databases by 1 mile
- Search all databases to 1 mile (ERNS subject property only)
- Other \_\_\_\_\_

**ZIP CODE REPORTS**

- Federal (includes NPL/CERCLIS/FINDS/RCRA/ERNS)
- Federal & State (Fed data plus SPL/LUST/UST/Spills/Solid Waste)
- Addendum \_\_\_\_\_
- Contiguous Zips (up to 4) \_\_\_\_\_

**CUSTOM BOUNDARY SEARCH - (Linear / Corridor / Irregular / Polygon)**

Describe size and shape (map must accompany order)  
 ASTM tiers or  All databases to \_\_\_\_\_ mile(s).  
Call for delivery date. Expected delivery \_\_\_\_\_

**COMPLIANCE PRODUCTS**

*When purchased in combination with a Site Assessment Report, a reduced "add-on" price applies.*

- Business Environmental Risk Profile
- Facility Risk Profile
- Facility Risk Profile (Library Search)
- RCRA Facility Profile
- TSD Audit Report
- TSD Audit Report (Library Search)
- TSD Monitoring Service
- TSD Facility Search
- Add-on
- Corporate Environmental Profile
- PRP Search
  - Company Name  Superfund Location
- Other \_\_\_\_\_

**SITE SPECIFIC DETAIL REPORTS**

*When purchased in combination with a Site Assessment Report, a reduced "add-on" price applies.*

- AIRS
- CERCLIS
- ERNS
- FATES
- LUST
- NPL (inc SCAP11)
- OSHA
- RODS
- Spills
- Add-on
- SPL
- TRIS
- UST
- Other \_\_\_\_\_

**ANCILLARY PRODUCTS**

<p><b>HISTORICAL MAPS</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Historical Topos* - \$95</li> <li><input type="checkbox"/> County Planning Maps* - \$25 *Combined - \$115</li> <li><input type="checkbox"/> Sanborns - \$70</li> <li><input type="checkbox"/> 1940!™ - \$169 1940! includes Sanborn maps if available, historical topos &amp; planning maps</li> </ul>	<p><b>PHYSICAL SETTING MAPS</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Wetlands - \$25</li> <li><input type="checkbox"/> Geological Quad - \$25</li> <li><input type="checkbox"/> Flood Prone - \$25</li> <li><input type="checkbox"/> Current 7.5' Topo - \$20</li> </ul> <p><i>Note: All prices are for the search and maps where found.</i></p>	<p><b>OTHER</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Aerials (varies by state)</li> <li><input type="checkbox"/> Chain of Title (varies by state)</li> <li><input type="checkbox"/> Municipal Information Report (M.I.R.) (CA, TX, FL, NY, NJ, PA, CT)</li> <li><input type="checkbox"/> Standard - \$250 ~ \$350</li> <li><input type="checkbox"/> Detail - \$300 ~ \$400</li> <li><input type="checkbox"/> Raid Report - \$50</li> </ul>
--	---	---

**FAX COMPLETED ORDER FORM TO 1-619-450-6195**

For questions, please call VISTA Customer Service at 1-800-767-0403. Thank you for choosing VISTA!





VISTA Information Solutions, Inc.  
 Customer Service Dept.  
 5060 Shoreham Pl., Ste 300  
 San Diego CA 92122

**FAX TRANSMITTAL**

*\*708-530-7771*

TO: <i>STEVE NALEFSKI</i>		FROM: Barbara Greenwood
COMPANY: <i>BIG MOUNTAIN</i>		VISTA Environmental Customer Service
FAX NUMBER: <i>708-530-7771</i>		FAX NUMBER: 619-450-6195
PHONE NUMBER: <i>708-530-7272</i>		PHONE NUMBER: 800-733-7606 ext. 114
DATE: <i>11-14</i>	TIME: <i>7:00A</i>	Pages To Follow: <i>1</i>

Urgent: Our ability to meet your turnaround time is impacted by your response. Minimum turnaround time from confirmation of site location is 1 working day (24hrs)

RE: VISTA Report #: *9595-003*  
 Your Ref#/Name: *POPLAR GROVE OFFICE PLAC*  
 Site Address: *721 MOON LAKE RD. 9 MICHIGAN*  
*HOFFMAN ST, IL 60194*

We need your assistance in accurately locating your subject property due to:

- The map you provided with your order indicates the site location different from where we find the address to be in our mapping software. Please confirm the location.
- Our mapping software does not have address ranging available for this street segment. Please assist in providing the site location on the subject street.
- We are unable to locate this street in our mapping software using the city, county and zip code you provided. Could this be a newly developed area. Can you provide a map of the site location?
- The Latitude/Longitude Co-ordinate you provided as the site location is not in agreement with the rest of the property description or differs from where we find the address to be.
- The subject property street is appearing in our mapping software as a "centroid" (dot) and is not yet drawn to its full length. Can you provide the site location?
- Other: \_\_\_\_\_

**\*\*Please put an "X" on the following map indicating the location of the center of the site we are to conduct a radius search of. PLEASE REFERENCE OUR REPORT NUMBER ON ANY CORRESPONDENCE. Thank you for your assistance!**

*Burton*

TELEPHONE CONVERSATION RECORD



File : \_\_\_\_\_ Date : 12/6  
 Person (called, calling) : \_\_\_\_\_ Time : 12:50, 1:20  
 Representing : \_\_\_\_\_ City : \_\_\_\_\_  
 Subject : POPLAR CREEK ESA Tel. No. : \_\_\_\_\_

Items Discussed :

<u>EMA</u>	<u>CSFM</u>	<u>USEPA</u>
<u>ORAN ROBINSON</u>	<u>DIANA GOBELMAN</u>	<u>VALERIE SMITH</u>
<u>217/782-4694</u>	<u>217/782-6760</u>	<u>312/353-2000</u>
<u>KMART</u>	<u>12/6 <del>12:52</del> 12:52</u>	<u>12/6 12:55</u>
<u>H-E PARK DIST.</u>	<u>LEFT MESSAGE</u>	<u>LEFT MESSAGE</u>
<u>12/6 12:50</u>	<u>NEED FOIA</u>	<u>NEED FOIA</u>
<u>NO ANSWER</u>		
<u>NEED FOIA</u>		

Signature : \_\_\_\_\_

Circulate : \_\_\_\_\_

xc to : \_\_\_\_\_

TELEPHONE CONVERSATION RECORD



File : \_\_\_\_\_ Date : ~~12/5~~ 12/6

Person (called, calling) : CARL COWGILL Time : 2:15

Representing : \_\_\_\_\_ City : \_\_\_\_\_

Subject : POPLAR CROOK ESA Tel. No. : 708/490-5449

Items Discussed :

TRANSFORMERS - TWO 3-4 2 5

FLOOR DRAINS ) SAMP

U-G PARKING GARAGE

WATER DISCHARGE RETENTION POND

SANITARY PICK-UP WHO ARK SERVICES LOCAL  
HOW OFTEN WEEKLY  
EVERY OTHER DAY

MOUND OF SOIL SOUTH OF BLDG. -> FROM EXCAVATION OF PARKING GARAGE  
ELEVATORS TWO PASSENGER AND FREIGHT

INSTALLING 1200 V FEEDER  
DISPOSAL BICHAZARD  
ARC SERVICES 741-9406 RECYCLE - WEEKLY  
708/555-1212 NANCY KEELAN REGULAR - EVERY DAY

MT. PROSPECT 981-0091 LINDA PALMER  
ELGW ILLINOIS 60120

Signature : \_\_\_\_\_

Circulate : \_\_\_\_\_

xc to : \_\_\_\_\_

TELEPHONE CONVERSATION RECORD



File : \_\_\_\_\_ Date : 12/7/95

Person (called, calling) : PAT HAYE OFFICE ADM. Time : 2:55

Representing : \_\_\_\_\_ City : \_\_\_\_\_

Subject : \_\_\_\_\_ Tel. No. : 708/490-5489  
708/490-4500

Items Discussed : 11824 S. EWING AVE. CHICAGO  
DISPOSAL CO MED. DISP. SERVICES INC. ILLINOIS 60617

FREQUENCY OF DISPOSAL EVERY TWO WEEKS

STORED IN OFFICE NO PROBLEMS

FORMER -> STERI-CYCLE 1419 LAKE COOK RD

RETURNED CALL 12/7 3:25 DEERFIELD IL

12/7 3:35

MEDICAL DISPOSAL SERVICES INC. SUNNY DOLLASKE

312/978-6337 NO PROBLEMS EVERY OTHER WK DISP.

STERI-CYCLE LINDA LEE NOT IN LEFT MESSAGE

708/945-6550

Signature : \_\_\_\_\_

Circulate : \_\_\_\_\_

xc to : \_\_\_\_\_

TELEPHONE CONVERSATION RECORD



File : 9069 Date : 12/7/95  
 Person (called, calling) : RONALD ANTOR Time : 11:35  
 Representing : \_\_\_\_\_ City : \_\_\_\_\_  
 Subject : \_\_\_\_\_ Tel. No. : 708/882-9100

Items Discussed :

ANY SPILLS OR RELEASES NO RECORDS OF ANY  
FIRE CODE USED BOCA 90 -> 93  
LAST INSPECTION -> ANNUALLY  
ANY VIOLATIONS ->

12/7 11:50  
THEY HAVE INFORMATION ON LUST SITES OR SITES  
W/ USIS NEED FOIA REQUEST

Signature : \_\_\_\_\_

Circulate : \_\_\_\_\_

xc to : \_\_\_\_\_

TELEPHONE CONVERSATION RECORD



File : \_\_\_\_\_ Date : 12/7/98

Person (called, calling) : PETERS CLEANERS Time : \_\_\_\_\_

Representing : \_\_\_\_\_ City : \_\_\_\_\_

Subject : \_\_\_\_\_ Tel. No. : \_\_\_\_\_

Items Discussed :

1708 BARRINGTON SQ

HIGGINS

708 / 484-1122 PETERS CLEANERS

IN THE BARRINGTON SQ. MALL.

DRY CLEANING ON SITE VERIFIED LOCATION

NO FURTHER INFO.

Signature : \_\_\_\_\_

Circulate : \_\_\_\_\_

xc to : \_\_\_\_\_









**VILLAGE OF HOFFMAN ESTATES  
FIRE DEPARTMENT**

**1900 Hassell Road  
Hoffman Estates, IL 60195**

**PHONE: 708/882-2138  
FAX: 708/882-2139**

**PLEASE DELIVER THE FOLLOWING PAGES TO:**

**DATE:** 12-8-95

**NAME:** Tom Swigonski

**COMPANY NAME:** Jugs Midwest Inc

**FAX NUMBER:** 314-428 8719

**REFERENCE SUBJECT:** 1771 Moon Lake

**NUMBER OF PAGES:** 3 (Include cover letter)

**FROM:** A/c R. Astor

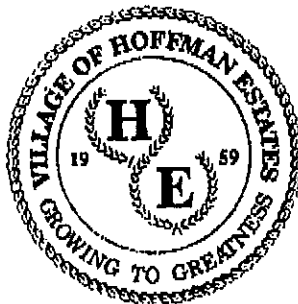
**COMMENTS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Please call Terrie at 708/882-2138 if there is a problem concerning this FAX transmission.

Mayor  
MICHAEL J. O'MALLEY

Village Clerk  
VIRGINIA MARY HAYTER

Village Manager  
PETER T. BURCHARD



Board of Trustees  
WILLIAM D. McLEOD  
SUSAN H. KENLEY  
RICHARD A. COCHRAN  
GAIL GIACALONE  
EDWIN L. FRANK  
KAREN MILLS

December 8, 1995

Mr. Tom Swigonski  
Fugro Midwest, Inc.  
9921 St. Charles Rock Road  
St. Ann, Missouri 63074

Re: Poplar Creek Office Plaza, 1721 Moon Lake Blvd.  
Freedom of Information Request

Dear Mr. Swigonski:

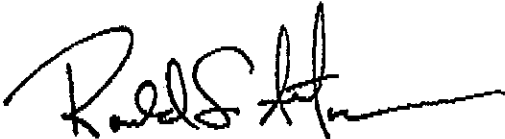
The Hoffman Estates Fire Prevention Bureau has received your Freedom of Information Request from December 1, 1995. In response to your request, we are providing the following information:

- ▶ The Village of Hoffman Estates is currently using the 1990 edition of the BOCA National Fire Prevention with amendments. We are currently in the process of adopting the 1993 edition and it is anticipated this will take place during the next two months.
- ▶ The subject property was last inspected between April, 1995 and May, 1995. The occupancy is scheduled for its next annual inspection in April, 1996.
- ▶ There are currently no outstanding violations for the subject property.
- ▶ The Department has no SARA Title III, Tier Two records on file for the subject property.

Mr. Tom Swigonski  
December 8, 1995  
Page 2

- ▶ The Department has no record of a spill or release on the property to which we would have responded between 1987 and the present.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald S. Antor", with a long horizontal flourish extending to the right.

Ronald S. Antor  
Assistant Fire Chief

RSA/tb

c Alpha  
Chron

1721ml.rs

**APPENDIX B**  
**REGULATORY DATA**

# SITE ASSESSMENT REPORT

## DETAILS

### PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

<b>VISTA Address*:</b>	<b>WOODLAND HOSPITAL 1650 MOON LAKE BLVD SCHAUMBURG, IL 60194</b>	<b>VISTA ID#:</b>	3316275
		<b>Distance/Direction:</b>	0.00 MI / ADJACENT
		<b>Plotted as:</b>	Point
<b>STATE UST - State Underground Storage Tank / SRC# 2586</b>		<b>Agency ID:</b>	2-028389
<b>Agency Address:</b>	WOODLAND HOSPITAL 1650 MOON LAKE BLVD HOFFMAN ESTATES, IL		
<b>Underground Tanks:</b>	1		
<b>Aboveground Tanks:</b>	NOT REPORTED		
<b>Tanks Removed:</b>	NOT REPORTED		
<b>Tank ID:</b>	NOT REPORTED	<b>Tank Status:</b>	ACTIVE/IN SERVICE
<b>Tank Contents:</b>	NOT REPORTED	<b>Leak Monitoring:</b>	NOT AVAILABLE
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	NOT AVAILABLE
<b>Tank Size (Units):</b>	NOT REPORTED (GALLONS)	<b>Tank Material:</b>	NOT AVAILABLE

Map ID

1

<b>VISTA Address*:</b>	<b>HOFFMAN ESTATES VILLAGE OF 1700 MOON LAKE BLVD SCHAUMBURG, IL 60194</b>	<b>VISTA ID#:</b>	3316276
		<b>Distance/Direction:</b>	0.00 MI / ADJACENT
		<b>Plotted as:</b>	Point
<b>STATE UST - State Underground Storage Tank / SRC# 2586</b>		<b>Agency ID:</b>	2-013646
<b>Agency Address:</b>	HOFFMAN ESTATES VILLAGE OF 1700 MOON LAKE BLVD HOFFMAN ESTATES, IL		
<b>Underground Tanks:</b>	NOT REPORTED		
<b>Aboveground Tanks:</b>	NOT REPORTED		
<b>Tanks Removed:</b>	NOT REPORTED		
<b>Tank ID:</b>	NOT REPORTED	<b>Tank Status:</b>	EXEMPT
<b>Tank Contents:</b>	NOT REPORTED	<b>Leak Monitoring:</b>	NOT AVAILABLE
<b>Tank Age:</b>	NOT REPORTED	<b>Tank Piping:</b>	NOT AVAILABLE
<b>Tank Size (Units):</b>	NOT REPORTED (GALLONS)	<b>Tank Material:</b>	NOT AVAILABLE

Map ID

1

<b>VISTA Address*:</b>	<b>PETERS CLEANERS 2302 W HIGGINS RD SCHAUMBURG, IL 60195</b>	<b>VISTA ID#:</b>	326943
		<b>Distance/Direction:</b>	0.04 MI / N
		<b>Plotted as:</b>	Point
<b>RCRA-SmGen - RCRA-Small Generator / SRC# 2465</b>		<b>EPA ID:</b>	ILD981197536
<b>Agency Address:</b>	PETERS CLEANERS 2302 W HIGGINS RD HOFFMAN ESTATES, IL 60195		
<b>Generator Class:</b>	GENERATORS WHO GENERATE 100 KG./MONTH BUT LESS THAN 1000 KG./MONTH OF NON-ACUTELY HAZARDOUS WASTE		

Map ID

2



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 089595-003

Date of Report: November 15, 1995

Version 2.4.1

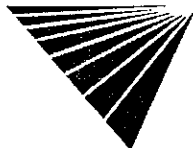
Page #7

**PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.**

VISTA Address*:	<b>KMART</b> <b>2300 W HIGGINS RD</b> <b>SCHAUMBURG, IL 60195</b>	VISTA ID#:	913027	Map ID <b>2</b>
		Distance/Direction:	0.05 MI / N	
		Plotted as:	Point	
<b>RCRA-SmGen - RCRA-Small Generator / SRC# 2465</b>		EPA ID:	ILD984908541	
Agency Address:	<i>KMART 2300 W HIGGINS RD HOFFMAN ESTATES, IL 60195</i>			
Generator Class:	<i>GENERATORS WHO GENERATE 100 KG./MONTH BUT LESS THAN 1000 KG./MONTH OF NON-ACUTELY HAZARDOUS WASTE</i>			
<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 2591</b>		Agency ID:	900779	
Agency Address:	<i>KMART CORP. 2300 WEST HIGGINS RD. HOFFMAN ESTATES, IL</i>			
Tank Status:	<i>NOT AVAILABLE</i>			
Media Affected:	<i>NOT AVAILABLE</i>			
Leak Cause:	<i>UNAVAILABLE</i>			
Remedial Action:	<i>NOT AVAILABLE</i>			
Remedial Status 1:	<i>NOT AVAILABLE</i>			
Remedial Status 2:	<i>NOT AVAILABLE</i>			
Fields Not Reported:	<i>Discovery Date, Substance, Quantity (Units), Leak Source</i>			
<b>STATE UST - State Underground Storage Tank / SRC# 2586</b>		Agency ID:	2-019330	
Agency Address:	<i>KMART CORP 2300 W HIGGINS RD HOFFMAN ESTATES, IL</i>			
Underground Tanks:	<i>1</i>			
Aboveground Tanks:	<i>NOT REPORTED</i>			
Tanks Removed:	<i>NOT REPORTED</i>			
Tank ID:	<i>NOT REPORTED</i>	Tank Status:	<i>ACTIVE/IN SERVICE</i>	
Tank Contents:	<i>NOT REPORTED</i>	Leak Monitoring:	<i>NOT AVAILABLE</i>	
Tank Age:	<i>NOT REPORTED</i>	Tank Piping:	<i>NOT AVAILABLE</i>	
Tank Size (Units):	<i>NOT REPORTED (GALLONS)</i>	Tank Material:	<i>NOT AVAILABLE</i>	

**SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)**

No Records Found



\* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 089595-003

Date of Report: November 15, 1995

Version 2.4.1

Page #8



**TABLES**

**TABLE 1 - REGULATORY SITES**



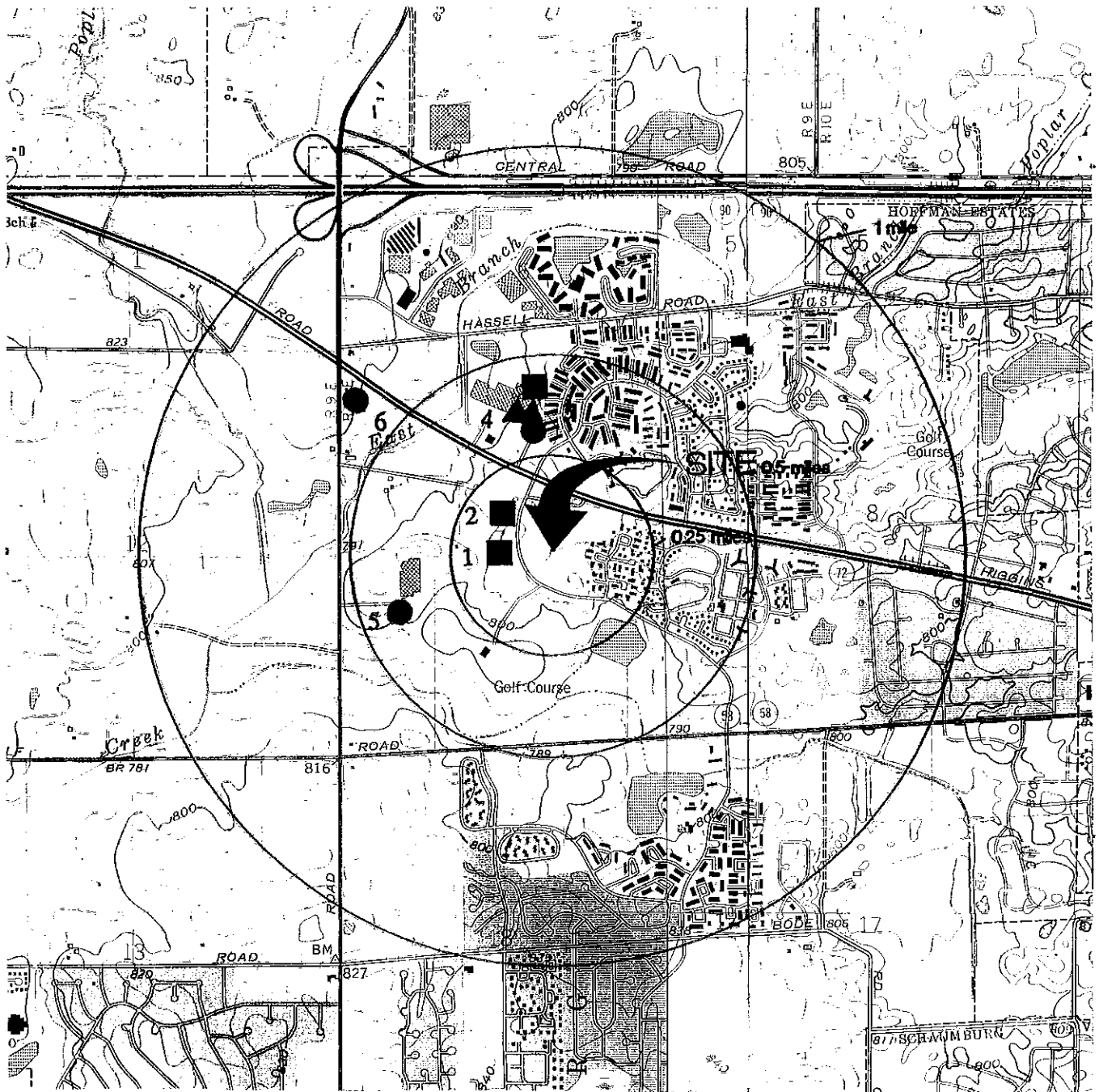
**TABLE 1**

**Regulatory Sites  
Poplar Creek Office Plaza  
Hoffman Estates, Illinois**

Site Number	Facility Name/Address	Distance from Site	Gradient (Up or Down)	Regulatory List	No. of Tanks/Size	Age and Product
Site 1	Woodland Hospital 1650 Moon Lake Boulevard Schaumburg, Illinois	adjacent west	downgradient	UST	1 / N/A	unknown
Site 2	Village of Hoffman Estates 1700 Moon Lake Boulevard Schaumburg, Illinois	adjacent northwest	downgradient	UST	unknown	unknown
Site 3	K-Mart 2300 West Higgins Road Schaumburg, Illinois	0.10 mile north	downgradient	UST, LUST small quantity generator	unknown	unknown
Site 4	Peter's Cleaners 2302 West Higgins Road Schaumburg, Illinois	0.10 mile north	downgradient	small quantity generator	N/A	N/A
Site 5	Hoffman Estates Park District 1400 Eric Drive Schaumburg, Illinois	0.34 mile west	downgradient	LUST	unknown	unknown
Site 6	Shell Oil Company 2599 West Higgins Road Schaumburg, Illinois	0.49 mile northwest	downgradient	LUST	unknown	unknown

***PLATES***

***REGULATORY SITE MAP  
SITE PLAN  
PHOTOGRAPHS***



### REGULATORY SITE MAP

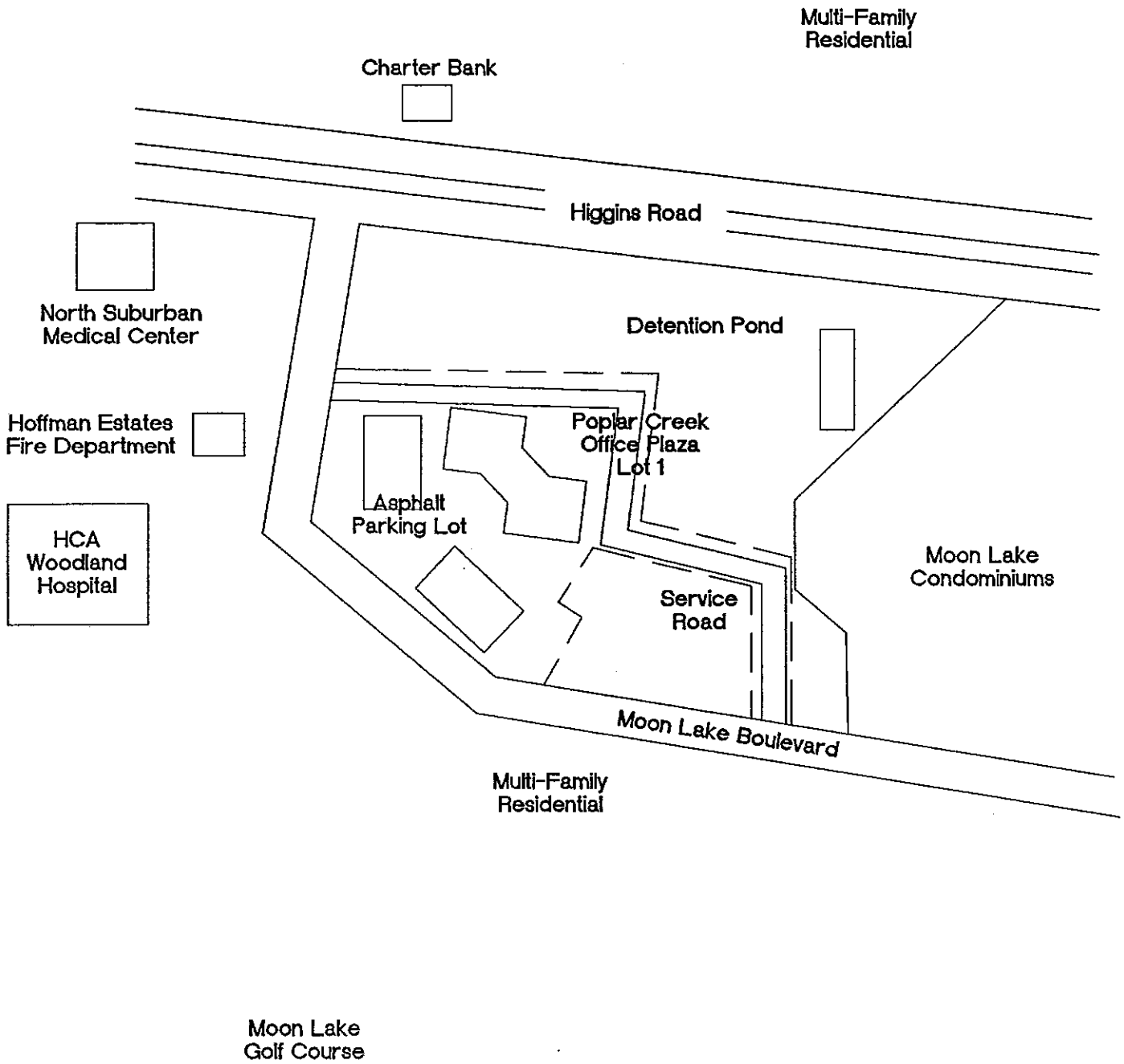
POPLAR CREEK OFFICE PLAZA  
1721 Moon Lake Boulevard  
Hoffman Estates, Illinois

### LEGEND

- UST Site
- LUST Site
- ▲ Small Quantity Generator



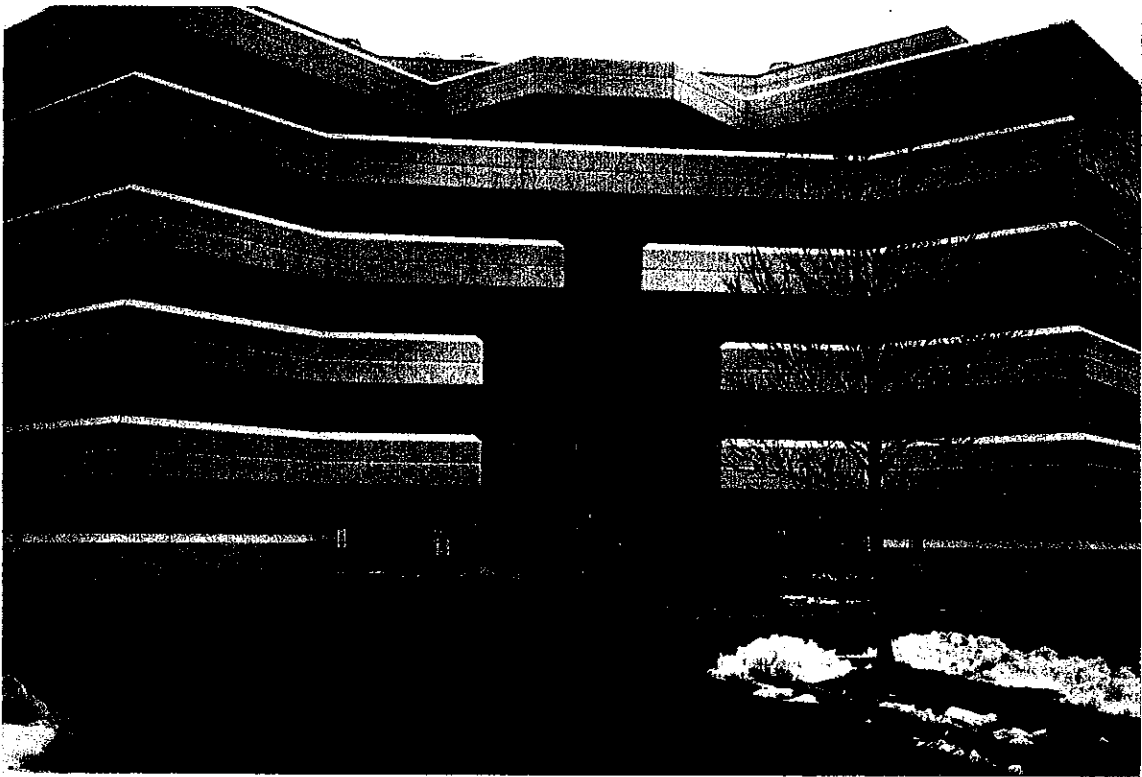
Scale in feet



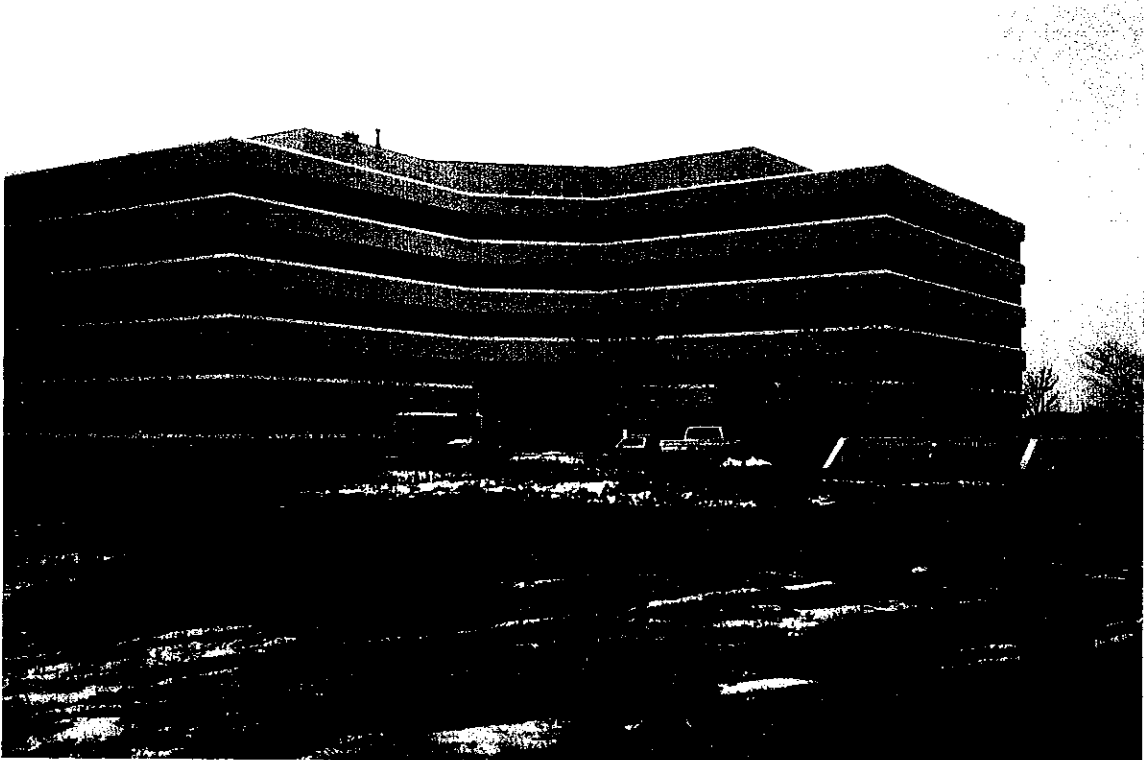
Not to scale

### LAND USAGE MAP

POPLAR CREEK OFFICE PLAZA  
1721 Moon Lake Boulevard  
Hoffman Estates, Illinois



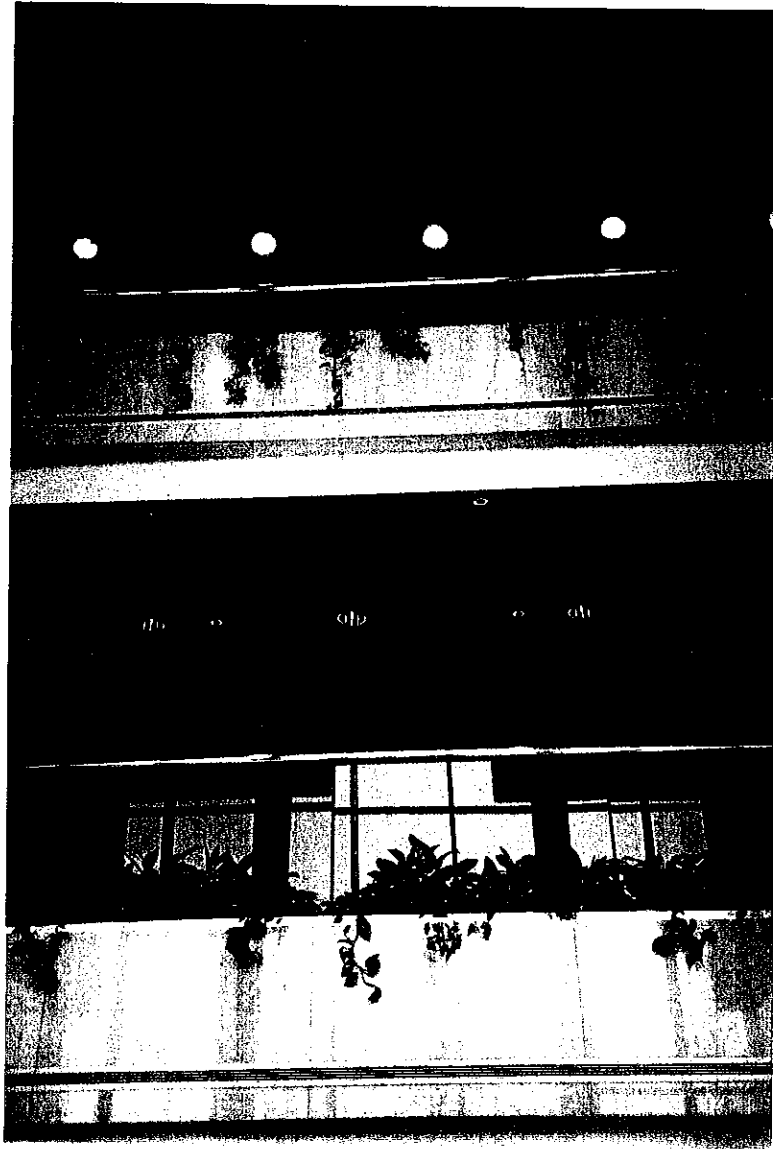
1. The front center portion of the office building as seen from the front entrance drive.



2. View of the back of the building from the northeast.



3. Front entrance of lobby area.



4. The 2nd and 3rd floors of the front lobby area.



5. The southwest parking lot of the Subject Property. Multi-Family residential is seen in the background.



6. Detention pond area with drains shown.