

PHASE I ENVIRONMENTAL SITE ASSESSMENT
KEWANEE CORPORATION
1642 BURLINGTON AVENUE
KEWANEE, HENRY COUNTY, ILLINOIS

Project No. 07067715

May 11, 2006

EXECUTIVE SUMMARY

This Phase I ESA of the above-referenced site was performed in accordance with our proposal dated March 23, 2006, and in general accordance with the consensus document known as ASTM E 1527-00, a guide for conducting ESAs. The site reconnaissance was performed on April 26, 2006, by Scott A. Kerr.

The site was located at 1642 Burlington Avenue in Kewanee, Henry County, Illinois. The site consisted of an approximate 129,000 square foot single-story building and parking lots accompanied by approximately one acre of land.

A cursory summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- The site was occupied by the Kewanee Corporation (including gravel parking lot east of Burlington Avenue), makers of steel doors and frames. The site was bounded by the Boss Distribution Center to the northeast, a leather goods manufacturer to the southwest, a railroad to the west, and Burlington Avenue to the east.
- In general, raw materials arrived at the site by truck in the form of steel sheets and coils. This material was sheared, sent through a punch press, formed, and welded. Scrap metal was placed in a dumpster located near the loading dock and sold. Insulation was placed inside the door cavities with an application of adhesive. The products underwent a cleaning process; wastewater from the cleaning process was sent to the sanitary sewer. Products were hung on a rack and then spray coated with a primer, underwent a heated drying process, and finish coated followed by another drying process.
- The site contained a number of presses, bending machines, and other equipment used in the making of steel doors and frames. Hydraulic fluid and/or other petroleum product was observed around several of the machines. According to Mr. Pipin, President of the Kewanee Corporation, the normal operation of the equipment results in a small and unavoidable release of fluid. Stained areas were cleaned with oil dry or other absorbent material and stored in barrels that were kept in a shed on the southern portion of the site. Barrels were picked up on a regular schedule. The floor around the machines appeared to be intact concrete and Terracon did not observe drains within the manufacturing building. According to Mr. Pipin, floor drains were not present in the operation areas. Based on the lack of floor drains and the minimal amount of product

observed on the concrete floor, the equipment use and resulting petroleum release did not constitute a REC for the site.

- A review of historical topographic maps, aerial photographs, Sanborn maps, city directories, and interviews indicated that the site was first developed as the Kewanee Manufacturing facility circa 1930. Sanborn maps indicated the presence of "chemicals" in 1950 and 1966. Due to the lack of information regarding specific material handling and storage practices from approximately 1930 to 1982, Terracon considered the chemical storage and handling to be a REC for the site for this period. Conditions and activities observed during the site reconnaissance indicated generally good housekeeping practices that do not currently constitute a REC for the site.
- The regulatory review identified two RCRA-SQG, three UST, three LUST, and an SRP facility within the given search radii. Based upon regulatory status, distance, and/or topographic gradient, the identified facilities did not appear to constitute RECs for the site at this time.

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1.0 INTRODUCTION

1.1 Site Description

Site Name	Kewanee Corporation
Site Location/Address	1642 Burlington Avenue, Kewanee, Illinois
Land Area	Approximate 129,000 square foot single-story building accompanied by approximately one acre of land
Site Improvements	Two parking lots (gravel and asphalt), truck bay, loading docks, barrel storage shed, utilities

The site location is depicted on Figure 1 of Appendix A, which was reproduced from a portion of the USGS Kewanee South, Illinois 7.5-minute series topographic map. A Site Diagram of the site and adjoining properties is included as Figure 2 of Appendix A. Acronyms and terms used in this report are described in Appendix E.

1.2 Scope of Work

This ESA was performed in accordance with our proposal dated March 23, 2006, and in general accordance with the consensus document known as ASTM E 1527-00, a guide for conducting ESAs. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual, noninvasive reconnaissance of the site and adjoining properties. Limitations and ASTM deviations are evident from reviewing the applicable scope of services and the report text.

1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated - but not eliminated - through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Scope Limitations and ASTM Exceptions

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, business environmental risk evaluations, or other services not particularly identified and discussed herein. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Consideration of such information is beyond the scope of this assessment. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- *Credentials of the environmental assessors (resumes) and of the company (Statement of Qualifications) have not been included in this report but are available upon request.*

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Kewanee Corporation, Community State Bank, and USDA Rural Development. Use or reliance by any other party is prohibited without the written authorization of Kewanee Corporation and Terracon. Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon's liability to the client and all relying parties.

2.0 PHYSICAL SETTING

PHYSICAL SETTING INFORMATION FOR SITE AND SURROUNDING AREA		SOURCE
Topography (Refer to Appendix A for an excerpt of the Topographic Map)		
<i>Site Elevation</i>	Approximately 855 feet above mean sea level	USGS Topographic Map, Kewanee South, Illinois Quadrangle, Provisional Edition 1983.
<i>Surface Runoff/ Topographic Gradient</i>	Regionally to the northwest	
<i>Closest Surface Water</i>	A tributary to Walker Creek located approximately 500 feet to the northwest	
FEMA Map		
<i>Zone</i>	Zone C	FEMA Agency Flood Insurance Rate map, Community Panel Number 170286 0005 B dated March 4, 1986.
<i>Description:</i>	Areas of minimal flooding	
Soil Characteristics		
<i>Soil Type and Description:</i>	<p>Ipava Silt Loam: Consists of somewhat poorly drained, moderately slowly permeable soils on uplands. Typical soil is black and dark grayish brown silty clay loam with a slow surface runoff and high shrink/swell potential.</p> <p>Greenbush Silt Loam: Consists of well drained, moderately permeable soils on uplands. Typical soil is very dark grey silty loam with a slow surface runoff and a moderate shrink/swell potential.</p>	Henry County, Illinois USDA, Natural Resources Conservation Service Soil Survey issued October 1984.

PHYSICAL SETTING INFORMATION FOR SITE AND SURROUNDING AREA		SOURCE
Geology/Hydrogeology		
<i>Formation:</i>	Modesto Formation	Geologic Map of Illinois, Illinois State Geologic Survey, 1967
<i>Description:</i>	Composed of shale, siltstone, and limestone with intermixed thin discontinuous beds of coal, clay, and limestone.	
<i>Primary Aquifer</i>	Pennsylvanian/Glacial Deposits	Principal Aquifers, U.S. Geological Survey, revised 2003
<i>*Hydrogeologic Gradient:</i>	Not known - may be inferred to be parallel to topographic gradient (primarily to the east.) (See discussion below.)	
Site Water Source	Municipal	

*The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be ascertained.

3.0 HISTORICAL USE INFORMATION

3.1 Historical Topographic Maps

Terracon reviewed the Kewanee South, Illinois Quadrangle published by the USGS, which includes the site. The color-coding used on the maps indicates areas that are historically developed, recently developed, or undeveloped at the time of the publication of the map. Selected historical topographic maps are summarized as follows.

USGS Map/Date	Direction	Description
USGS Topographic Map, Kewanee South, Illinois Quadrangle, 1944	Site	A large rectangular structure was depicted on the site.
	North, South, East, and West	The C B & Q railroad bounded the site to the west trending northeast and southwest, paralleling the site's western property line. A rectangular structure was located to the northwest and undefined urban development was present to the east and southeast. The topographic map depicted vacant land to the southwest.
USGS Topographic Map, Kewanee South, Illinois Quadrangle, Provisional Edition 1983	Site	A large rectangular structure, similar in size, shape, and orientation to the manufacturing building observed during the reconnaissance, was depicted on the site.
	North, South, East, and West	The C B & Q railroad bounded the site to the west trending northeast and southwest, paralleling the site's western property line. Rectangular structures similar in size, shape, and orientation to the leather goods manufacturer and the Boss Distribution Center sites observed during the reconnaissance, were depicted southwest and northeast of the site. A rectangular structure and two tanks were depicted west of the railroad. Land east of Burlington Avenue was shaded typical of undefined urban development.

The tanks depicted on the 1983 map were not considered RECs due to their topographically downgradient position.

3.2 Historical Aerial Photographs

Selected historical aerial photographs from the NRCS were reviewed, if readily available, to obtain information concerning the history of development on and near the site. Evaluation of these aerials may be limited by a photo's quality and scale. Selected photographs are summarized as follows.

Direction	Description
1989 Site	The 1989 aerial photograph depicted the site as developed with an apparent rectangular industrial/commercial structure oriented to the northeast and southwest with two parking lots and a vacant field to the southwest.
Northeast	The aerial photograph depicted a parking lot followed by an apparent rectangular industrial/commercial structure oriented to the northeast and southwest
Southwest	The aerial photograph depicted an apparent rectangular industrial/commercial structure oriented northeast and southwest.
East	The aerial depicted apparent residential development.
West	The aerial depicted a railroad followed by a road, vacant land, and a possible silo/tank with several oval shaped objects.
1993 Site	The site appeared to be unchanged from the 1989 photograph.
Northeast	The adjoining property appeared to be unchanged from the 1993 photograph.
Southwest	The adjoining property appeared to be unchanged from the 1993 photograph.
East	The adjoining property appeared to be unchanged from the 1993 photograph.
West	The adjoining property appeared to be unchanged from the 1993 photograph.

The possible silo/tank depicted on the photographs was not considered a REC due to its topographically downgradient position.

3.3 Historical City Directories

The Polk directories used in this study were made available through the Kewanee Public Library (selected years reviewed: 1928 to 2006) and were reviewed at approximate five year intervals. Since these references are copyright protected, reproductions are not provided in this report. Street listings for the site were not available prior to 1930. The street address for the site was identified as 1642 Burlington Avenue. The following table summarizes the city directory information.

Property	Listings from Historical City Directories
1303 Burlington Avenue	Smith Concrete Products Co—(1940)
1503 Burlington Avenue	Carlson Art Trucking—(1956); Kewanee Machinery & Conveyor Co Repairs and Service—(1965-1975); Kewanee Farm Equipment—(1985)
1515 Burlington Avenue	City Service Oil Co (Bulk Oil)—(1956-1965); Smith Oil Corporation (fuel)—(1975); Martin Oil Co—(1985); Kewanee Farm Equipment Parking lot—(1995); Gold Star FS Inc-Bulk Plant—(2005)
1516 Burlington Avenue	Kewanee Implement Co/Kewanee Safe Co—(1928-1930); Kewanee Machinery & Conveyor Co—(1937-1975); Kewanee Farm Equipment—(1985); White New Idea Farm Equipment Distribution Center—(1995); Whatever the Task Contractors Inc.—(2005)
1518 Burlington Avenue	Kewanee Farm Equipment Division of Allied Prod Corp—(1995)
1523 Burlington Avenue	Eagle Petroleum Co—(1965)
1615 Burlington Avenue	Hove Truck Line (Garage)—(1975); White New Idea Div of Allied Corp—(1995)
Site	Kewanee Manufacturing Company—(1930-2005)
1650 Burlington Avenue	Adams Machine & Tool Co—(1985-1995); Atek Corp (metal forming)—(2005)
1700 Burlington Avenue	Empire Clothing Manufacturing—(1975-1995); Excelled Leather Coat Factory Outlet—(2005)

The site was located in an area historically developed for manufacturing and industrial operations along Burlington Avenue. Due to the orientation of Burlington Avenue; however, these properties were located topographically crossgradient to the site and were not considered RECs.

3.4 Historical Fire Insurance Maps

Historical fire insurance maps produced by the Sanborn Map Company were requested from EDR to evaluate past uses and relevant characteristics of the site and adjoining properties.

In the late nineteenth century, the Sanborn Company began preparing maps of central business districts for use by fire insurance companies. These maps were updated and expanded geographically periodically through the twentieth century. The Sanborn maps often indicate construction materials of specific building structures and the location of gasoline storage tanks.

The following table summarizes the review of the maps provided.

Date, Source and Map ID#	Property	Address/Listings from Historical Fire Insurance Maps
1950 EDR	Site	The 1950 Sanborn map depicted the site building bounded by a rail spur to the west and Burlington Avenue to the east. The structure was labeled "Kewanee Mfg. Plant; Coal Chutes & Steel Windows." The site was further described as having "Heat-Steam, Power, Lights-Elec, and Chemicals." An area in the northwest corner of the building was labeled "Heating Plant."
	Adjoining North	Not Depicted
	Adjoining East	Not Depicted
	Adjoining South	Not Depicted
	Adjoining West	Not Depicted
1966 EDR	Site	The 1960 Sanborn map depicted the site building with expansion to the south. The inscribed description of the building remained unchanged from the 1950 Sanborn map.
	Adjoining North	Not Depicted
	Adjoining East	Not Depicted
	Adjoining South	Not Depicted
	Adjoining West	Not Depicted

A review of the 1950 and 1966 Sanborn map indicated historic storage and use of "chemicals" on the site. Information regarding the type of chemical, location of storage, use, and/or method of disposal was not depicted. Due to the lack of information regarding specific material handling and storage practices from approximately 1930 to 1982, Terracon considered the chemical storage and handling to be a REC for the site for this period.

3.5 Ownership Information

At the direction of the client, land title records were not included as part of the scope of services.

3.6 Historical Interviews

Mr. Fred Pipin, President of the Kewanee Corporation, was interviewed during the site reconnaissance. Mr. Pipin indicated that he had purchase the site in 1982. To Mr. Pipin's knowledge, the site had been utilized for steel manufacturing since it was first developed circa 1930. Mr. Pipin was aware of two minor spills in the loading dock. The first occurred as a fuel leak from delivery truck. The fuel reportedly leaked onto the concrete loading dock area and was immediately cleaned up. Terracon confirmed this information with the Kewanee Fire Chief (see Section 4.2.2). The fuel incident did not constitute a REC for the site.

The second incident involved a delivery of cleaning material that was found leaking in a delivery truck. According to Mr. Pipin, the delivery was refused and a minor amount of fluid that spilled on the concrete loading dock was immediately cleaned up. The incident was reported to the Department of Transportation. Because it was immediately cleaned up, the minor spill did not constitute a REC for the site. Mr. Pipin indicated he was not aware of other environmental conditions regarding the site.

3.7 Prior Report Review

Previous ESA or geotechnical reports for the site were not provided by the client to Terracon for review.

4.0 RECORDS REVIEW

The United States EPA and State of Illinois database information was provided by EDR, a contract information services company, for indications of environmental concern on and in the vicinity of the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated, and the scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words upgradient, crossgradient, and downgradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be ascertained.

4.1 Federal and State Databases

The following table lists the names and number of facilities identified on federal and state databases within the indicated search areas. Database definition, descriptions, and the database search report are included in Appendix C.

<u>Database</u>	<u>Description</u>	<u>Radius</u>	<u>Facilities</u>
Federal			
NPL	The National Priorities List (NPL) is the US EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
CERCLIS/ NFRAP	The CERCLIS database is a compilation of facilities which the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980. NFRAP (No Further Remedial Action Planned) refers to facilities that have been removed and archived from its inventory of CERCLA sites.	0.5	0
RCRA CORRACTS/ TSD	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	0
RCRA Non- CORRACTS/ TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The Resource Conservation and Recovery Act (RCRA) Generators database, maintained by the USEPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large, small, or conditionally exempt. Large quantity generators (LQG) produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. Small quantity generators (SQG) produce 100-1000 kg/month of non-acutely hazardous waste. Conditionally exempt small quantity generators (CESQG) are those that generate less than 100 kg/month of non-acutely hazardous waste.	0.25	2
ERNS	The Emergency Response Notification System (ERNS) is a listing compiled by the USEPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Site	0
State			
SHWS	The Illinois Department of Environmental Protection (IDEP) maintains a database of state equivalent CERCLIS facilities in the state of Illinois.	0.5	0

<u>Database</u>	<u>Description</u>	<u>Radius</u>	<u>Facilities</u>
SWF/LF	The IDEP maintains listing includes solid waste landfills, solid waste transfer stations, landscape waste compost facilities; and special waste which includes hazardous waste, potentially infectious medical waste, industrial process waste and pollution control waste for the State of Illinois.	0.5	0
LUST	The IDEP maintains a database of the Leaking Underground Storage Tanks in the State of Illinois.	0.5	4
UST	The Illinois State Fire Marshal's Office maintains a database of registered Underground Storage Tanks in the State of Illinois which may include the owner and location of the USTs.	0.1	1
SRP	The IDEP maintains a list of sites involved in the voluntary Site Remediation Program (SRP).	0.5	1

Kewanee Corporation-RCRA-SQG

The EDR reported the site as a RCRA-SQG with five "General-All Requirements" violations dating February 20, 1985, May 29, 1985, and three dating March 9, 1987. The violations were issued dates of compliance on May 29, 1985, July 23, 1985, and July 8, 1988, respectively. Given the compliance status of the violations, the RCRA-SQG activities did not appear to constitute an REC for the site.

The EDR also reported the site as having reported a hazardous materials incident to the Department of Transportation. According to Mr. Pipin, the delivery was refused and a minor amount of fluid that spilled on the concrete loading dock was immediately cleaned up. Because it was immediately cleaned up, the minor spill did not constitute a REC for the site.

Byners Auto Body-RCRA-SQG

The EDR reported the facility as a RCRA-SQG without violations. Based upon the regulatory status, the facility did not constitute a REC for the site.

Petro Bulk Plant-UST

The EDR reported two 2,000-gallon gasoline tanks on the Petro Bulk Plan facility reportedly last used on November 1, 1989, and subsequently removed. The EDR reported a third 2,000-gallon, gasoline tank on the site last used on August 1, 1972. The EDR report did not indicate the tank had been removed. The EDR reported the facility was located on Dodge Street; however, an exact street listing was not reported. Dodge Street was located approximately 700 feet from the site at its closest point. Based upon a distance of at least 700 feet and a crossgradient to downgradient position relative to the site, the UST facility did not constitute a REC for the site.

Marco Petroleum-LUST, UST

The EDR indicated a LUST incident (No. 982331) associated with the Marco Petroleum facility located at 1500 Division Street. The LUST incident was reportedly associated with a release of diesel fuel. In addition, a 3,000-gallon diesel fuel UST was reported for the facility.

The LUST incident was reported to the IEMA on September 18, 1998. Further information regarding the LUST was not reported. The UST was last used on July 10, 1998, and subsequently removed. Based upon a distance of 800 feet and a downgradient position relative to the site, the Marco Petroleum facility did not constitute a REC for the site.

The remaining listed facilities do not appear to represent RECs at this time based upon regulatory status, apparent topographic gradient, and relative distance from the site.

Unmapped facilities from the database search are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed 19 facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment. However, none of these facilities were identified as the site. These facilities are listed in the database report in Appendix C.

4.2 Local Agency Inquiries

4.2.1 Health Department

The Henry County Health Department was contacted by phone on May 3, 2006, regarding possible environmental conditions for the site. Mr. Kirk Kuhle, Environmental Health Department, indicated he was aware of a minor diesel spill in the loading dock area. Mr. Kuhle indicated he was not aware of other environmental conditions regarding the site. Mr. Kuhle had been with the Henry County Health Department since 1983.

4.2.2 Fire Department

The Kewanee Fire Department was contacted on May 3, 2006, regarding possible environmental conditions regarding the site. Mr. Tom Weston, Fire Chief, indicated a suspected arson fire occurred at the site in 1996. Mr. Weston indicated the fire did not involve chemical substances. Mr. Weston also indicated a fuel spill was cleaned up in the loading dock area. Mr. Weston indicated he was not aware of other environmental conditions regarding the site. Mr. Weston had been with the Kewanee Fire Department since 1990.

5.0 SITE RECONNAISSANCE

5.1 General Site Information Table

Information contained in this section is based on a visual reconnaissance performed as set forth below, interviews, and other references presented in the following subsections. Figure

2 in Appendix A is a Site Diagram of the site. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix D.

Site Reconnaissance	
Field Personnel	Scott A. Kerr
Reconnaissance Date	April 26, 2006
Weather	Partly Sunny
Site Contact/Title	Mr. Fred Pipin, President
Site Description	
Site Name	Kewanee Corporation
Site Location/Address	1642 Burlington Avenue, Kewanee Illinois
Adjoining Streets	Burlington Avenue
Land Area	Approximately 129,000 square foot single-story building accompanied by an approximate acre of land
Other Site Improvements	two parking lots, truck bay, loading docks, barrel storage shed, utilities
Site Topographic Relief	Regionally to the northwest
Site Utilities	
Electricity	Ameren UE
Drinking Water	City
Wastewater	City
Natural Gas	Unknown

5.2 Summary of Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail in the subsections following the table.

Category	Item or Feature	Observed
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry Cleaning	
	Photo Processing	
	Other Processes or Equipment	X
Aboveground Chemical or Waste Storage	Indications of aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	X
	Cleaning and/or similar supplies	
	MSDS sheets	X

Category	Item or Feature	Observed
<i>Underground Chemical or Waste Storage, Drainage or Collection Systems</i>	Indications of USTs or ancillary UST equipment	
	Sumps, cisterns, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators	
	Pipeline markers	
	Interior floor drains	
<i>Electrical Transformers/ PCBs</i>	Pad or pole mounted transformers and/or capacitors	X
	Other equipment	
<i>Indications of Releases or Potential Releases</i>	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	X
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
	Laboratory hoods and/or Incinerators	
Waste treatment systems and/or water treatment systems		
Compressor blowdown		
<i>Other Notable Site Features</i>	Surface water bodies	
	Quarries or pits	
	Wells	

5.2.1 Observations

Site Operations, Processes and Equipment

Equipment

The site contained a number of presses, bending machines, and other equipment used in the making of steel doors and frames. Hydraulic fluid and/or other petroleum product was observed around several of the machines. According to Mr. Pipin, President of the Kewanee Corporation, the normal operation of the equipment results in a small and unavoidable release of fluid. Stained areas were cleaned with oil dry or other absorbent material and stored in barrels that were kept in a shed on the southern portion of the site. Barrels were picked up on a regular schedule. The floor around the machines appeared to be intact concrete and Terracon did not observe drains within the manufacturing building. According to Mr. Pipin, floor drains were not present in the operation areas. Based on the lack of floor drains and the minimal amount of product observed on the concrete floor, the equipment use and resulting petroleum release did not constitute a REC for the site.

Aboveground Chemical or Waste Storage

Drums, Barrels and/or Containers \geq 5 gallons

Several 55-gallon drums were observed in a fenced area along the north exterior wall of the site. According to Mr. Pipin, the drums were empty and sit on a concrete floor. A shed on the south portion of the site contained numerous barrels of waste products including the petroleum absorbent material and waste oil. According to Mr. Pipin, barrels were shipped out on a regular schedule or as needed. The visible portion of the floor of the shed appeared to be intact concrete with little staining. Numerous barrels and other containers holding paint, cleaning fluid, adhesive, and absorbent material were located in the manufacturing area of the site. Indications of releases were not observed, so these did not constitute RECs for the site.

MSDS

Terracon requested MSDS sheets and received documentation for a flow coat primer (containing Diethylene Glycol Butyl Ether and Ethylene Glycol Butyl Ether), a spray primer (containing Diethylene Glycol Butyl Ether and Crystalline Silica), a spray top coat paint, (containing 2-Butoxyethoxy, Dibutyl Phthalate, 1-Methyl-2-Pyrrolidone and Titanium Dioxide) and two cleaning solutions (containing Hydrofluozirconic acid, Surfactants, Phosphoric acid, hydroxylamine sulfate, and hydrofluoric acid).

Electrical Transformers/PCBs

Pad or Pole Mounted Transformers

Three pole-mounted transformers, owned and serviced Ameren UE, were observed on-site; however, obvious information with regard to PCB content of the transformer fluids was not present on the equipment. Transformers contain mineral oil that may contain minor amounts of PCBs and could be considered "PCB contaminated" (PCB content of 50-500 ppm).

The utility company maintains responsibility for the transformers, and if the transformers were "PCB contaminated," the utility company is not required to replace the transformer fluids until a release is identified. However, indications of current or prior releases were not observed in the vicinity of the electrical equipment during the site reconnaissance. Based on this information, the on-site electrical equipment did not constitute a REC for the site.

Indications of Releases or Potential Releases

Construction/Demolition Debris and/or Dumped Fill Dirt

Fill dirt mixed with rubble was observed on the northern portion of the site between the parking lot and the railroad easement. According to Mr. Pipin, the material originated from a grassy area on-site and was placed in the area to fill a low area that collected water during rain events. The material did not appear to constitute a REC for the site.

5.2.2 Interviews

Mr. Fred Pipin, President of the Kewanee Corporation, was interviewed during the site reconnaissance. Section 3.6 describes the interview information.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized in the following table.

Direction	Description
Northeast	Parking lot followed by the Boss Facility (distribution center for commercial goods)
Southwest	A large commercial structure (leather goods storage)
East	Railroad followed by vacant land and a anhydrous ammonia fertilizer center with silos
West	A large metal shed structure with a variety of construction equipment, an AST, and piles of building materials followed by residential areas

A cursory review of the adjacent property did not indicate RECs for the site.

7.0 ADDITIONAL SERVICES

Per the agreed scope of services specified in the proposal, additional services (e.g. limited asbestos sampling, limited lead based paint sampling, limited wetlands review, limited lead in drinking water sampling, limited radon testing, etc.) were not conducted.

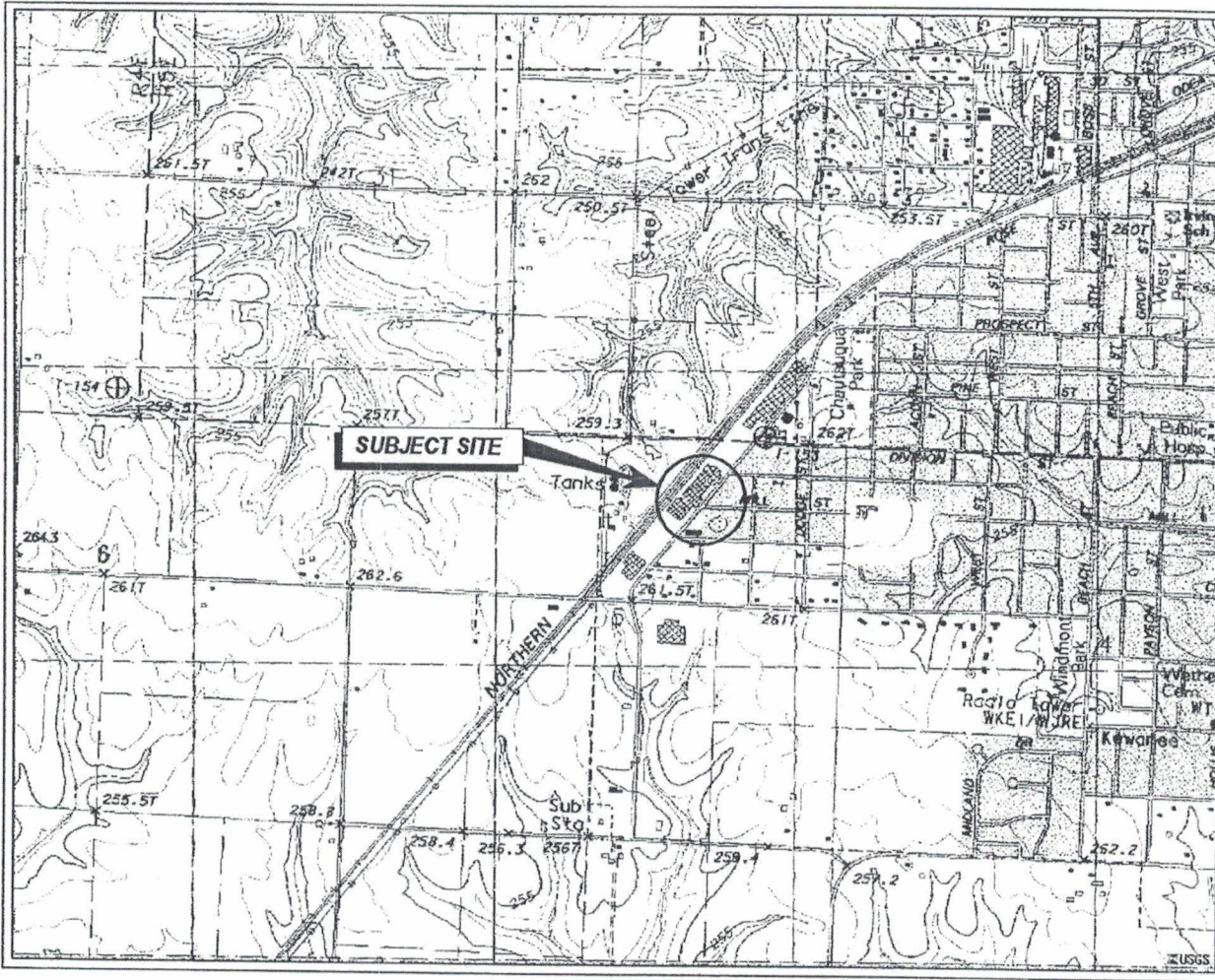
8.0 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

This Phase I ESA of the above-referenced site was performed in accordance with our proposal dated March 23, 2006, and in general accordance with the consensus document known as ASTM E 1527-00, a guide for conducting ESAs. The site reconnaissance was performed on April 26, 2006, by Scott A. Kerr.

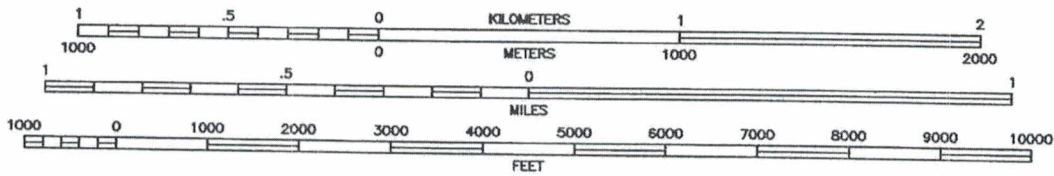
The site was located at 1642 Burlington Avenue in Kewanee, Henry County, Illinois. The site consisted of an approximate 129,000 square foot single-story building and parking lots accompanied by approximately one acre of land.

A cursory summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- The site was occupied by the Kewanee Corporation (including gravel parking lot east of Burlington Avenue), makers of steel doors and frames. The site was bounded by the Boss Distribution Center to the northeast, a leather goods manufacturer to the southwest, a railroad to the west, and Burlington Avenue to the east.
- In general, raw materials arrived at the site by truck in the form of steel sheets and coils. This material was sheared, sent through a punch press, formed and welded. Scrap metal was placed in a dumpster located near the loading dock and sold. Insulation was placed inside the door cavities with an application of adhesive. The products underwent a cleaning process; wastewater from the cleaning process was sent to the sanitary sewer. Products were hung on a rack and then spray coated with a primer, underwent a heated drying process, and finish coated followed by another drying process.
- The site contained a number of presses, bending machines, and other equipment used in the making of steel doors and frames. Hydraulic fluid and/or other petroleum product was observed around several of the machines. According to Mr. Pipin, President of the Kewanee Corporation, the normal operation of the equipment results in a small and unavoidable release of fluid. Stained areas were cleaned with oil dry or other absorbent material and stored in barrels that were kept in a shed on the southern portion of the site. Barrels were picked up on a regular schedule. The floor around the machines appeared to be intact concrete and Terracon did not observe drains within the manufacturing building. According to Mr. Pipin, floor drains were not present in the operation areas. Based on the lack of floor drains and the minimal amount of product observed on the concrete floor, the equipment use and resulting petroleum release did not constitute a REC for the site.
- A review of historical topographic maps, aerial photographs, Sanborn maps, city directories, and interviews indicated that the site was first developed as the Kewanee Manufacturing facility circa 1930. Sanborn maps indicated the presence of "chemicals" in 1950 and 1966. Due to the lack of information regarding specific material handling and storage practices from approximately 1930 to 1982, Terracon considered the chemical storage and handling to be a REC for the site for this period. Conditions and activities observed during the site reconnaissance indicated generally good housekeeping practices that do not currently constitute a REC for the site.
- The regulatory review identified two RCRA-SQG, three UST, three LUST, and an SRP facility within the given search radii. Based upon regulatory status, distance, and/or topographic gradient, the identified facilities did not appear to constitute RECs for the site at this time.



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 DOTTED LINES REPRESENT 5-FOOT CONTOURS

KEWANEE, ILLINOIS
 QUADRANGLE
 7.5 MINUTE SERIES (TOPOGRAPHIC)

TOPOGRAPHIC VICINITY MAP
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 KEWANEE CORPORATION
 BURLINGTON AVENUE
 KEWANEE, ILLINOIS

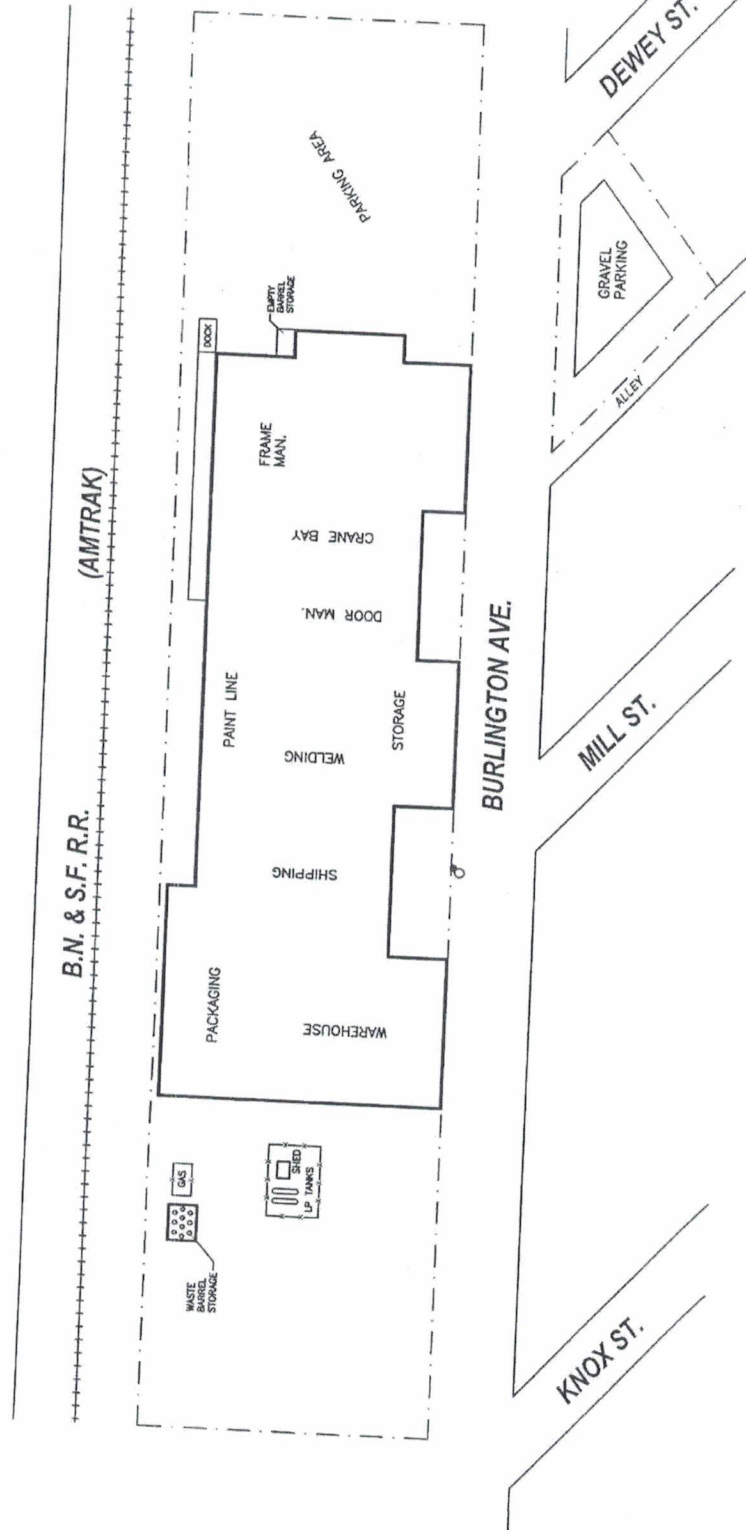
Project Mgr:	SAK	Terracon 870 40th Avenue Bettendorf, Iowa 52722	Project No.	07067715
Designed By:	SAK		Scale:	AS SHOWN
Drawn By:	CKM		File No.	6B715D01
Checked By:	SAK		Date:	MAY 2006
Approved By:	SAK		Figure No.	1

Appendix E

Appendix B

Appendix C

Appendix D



LEGEND

- TRANSFORMER
- APPROXIMATE PROPERTY BOUNDARY
- FENCE
- RAILROAD



NOT TO SCALE

S DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

SITE DIAGRAM PHASE I ENVIRONMENTAL SITE ASSESSMENT KEWANEE CORPORATION BURLINGTON AVENUE KEWANEE, ILLINOIS		Project No. 07067715 Scale: AS SHOWN File No. 6B715D02 Date: MAY 2006	
Project Mgr:	SAK		
Designed By:	SAK		
Drawn By:	CKM		
Checked By:	SAK		
Approved By:	SAK	870 40th Avenue Bettendorf, Iowa 52722	
		Figure No.	2