

**LEGAL and "DUE DILIGENT" PER IL EPA ACT 415 ILCS 5/22/2(j)(6)(E)
PHASE I ENVIRONMENTAL ASSESSMENT Performed on:
00 E. Nippersink Road, Round Lake, Illinois
Benchmark Project # 03530**

V. Summary and Recommendations

Benchmark Environmental Services, Inc. (Benchmark), was retained by Mr. Joseph Piagentini, to perform a Legal and "Due Diligent" Per IL EPA ACT 415 ILCS 5/22/2(j)(6)(E), Phase I Environmental Assessment on 00 E. Nippersink Road, Round Lake, Illinois for Mr. Tom Hannigan – attorney for seller, Mundelein, Illinois.

Adam K. Zakroczymski Jr., Phase I General Manager and Adam K. Zakroczymski III, Senior Environmental Technician, of Benchmark, conducted the on-site reconnaissance on August 26, 2003. If this survey is required as part of the financial documentation for this property, this report should satisfy the requirement presented by the lending institution.

This report was performed in accordance with, and may exceed, ASTM Standard E 1527 and IL EPA ACT 415 ILCS 5/22/2(j)(6)(E). During the course of our survey, performed under Benchmark Project # 03530, we have attempted to determine if any potential chemical and / or physical hazards are present on the site. We have also generally addressed the following issues.

Conclusions:

The following environmental concerns were found during the performance of the Benchmark investigation:

Business Environmental Risks:

An extremely small area of wetland vegetation was observed on the northwest corner of the subject site property around a dead tree and utility pole. The soils on the western edge of the subject site appeared to be extremely moist and contained very green grasses. The Lake County Wetland Inventory Map illustrates wetland areas being present on the western portion of the subject site property.

No other Business Environmental Risks, such as asbestos materials were noted at the subject site.

Historical Recognized Environmental Conditions:

No Historical Recognized Environmental Conditions such as UST removals were noted.

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Material Threats:

No possible material threats were noted at the subject site.

Recommendations:

After a review of available data, and a visual reconnaissance on and around the subject site, Benchmark did not reveal any items that have been identified as "Recognized Environmental Conditions"* regarding the subject site as per ASTM Standards for Environmental Site Assessments. However, Benchmark has the following recommendations:

- An extremely small area of wetland vegetation was observed on the northwest corner of the subject site property around a dead tree and utility pole. The soils on the western edge of the subject site appeared to be extremely moist and contained very green grasses. In addition the Lake County Wetland Inventory Map illustrates wetland vegetation being present on the western edge of the subject site property. A wetland delineation is required prior to any development. Benchmark will provide a scope of work proposal for the above recommendations upon request of the client.

Recognized Environmental Conditions"*, hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property, or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions that generally do not present a material risk of harm to the public health, or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies".