

February 13, 2025

PN CE24-11094

Kinzie Building Company LLC  
Attn: Thomas P. Owens  
1277 Geneva National Avenue West  
Lake Geneva, Illinois 53147

Re: Phase I Environmental Site Assessment Report  
Four Buildings and a Parking Lot  
415 North Aberdeen Street, 410 North Carpenter Street, 1044-1048 West Kinzie  
Street, and 412-418 North Carpenter Street  
Chicago, Illinois 60642

In accordance with our agreement, Carlson Environmental, a Nova Group, GBC Company (Carlson) has performed a Phase I Environmental Site Assessment (ESA) of the above referenced subject property in conformance with ASTM E1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," and Kinzie Building Company LLC's scope of work. Please find a copy of the ESA report enclosed.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 C.F.R § 312 and, we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

We certify that we have no undisclosed interest in the subject property, and that our employment and compensation are not contingent upon our findings and opinions. The scope of this assessment, methodology, limiting conditions, and reliance language are outlined within this report.

Respectfully submitted,  
**Carlson Environmental, a Nova Group, GBC Company**  
Reviewed by:

Colleen Rathz  
Project Manager

Christine Kozuch  
Director-Site Acquisition Services

Marie Mueller  
Principal Carlson-Environmental Due Diligence Services

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**Subject Property:**

**Four Buildings and a Parking Lot**

415 North Aberdeen Street, 410 North Carpenter Street,  
1044-1048 West Kinzie Street, and 412-418 North Carpenter Street  
Chicago, Illinois 60642

**Prepared For:**

**Kinzie Building Company LLC**

1277 Geneva National Avenue West  
Lake Geneva, Illinois 53147

**Prepared By:**

**Carlson Environmental,  
A Nova Group, GBC Company**

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## EXECUTIVE SUMMARY

Carlson Environmental, a Nova Group, GBC Company (Carlson) was authorized by Kinzie Building Company LLC to conduct a Phase I Environmental Assessment (ESA) of the property located at 415 North Aberdeen Street, 410 North Carpenter Street, 1044-1048 West Kinzie Street, and 412-418 North Carpenter Street, Chicago, Illinois (subject property). Carlson has conducted this ESA in conformance with the scope and limitations of ASTM International Designation ASTM E1527-21, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. Findings identified during the course of this ESA resulting in Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), Business Environmental Risks (BERs), or *de minimis* conditions are presented in the following summary.

The subject property is six non-contiguous tracts of land that are rectangular-shaped. The subject property is approximately 0.92 acres in size. Currently, the subject property consists of four structures (identified as Buildings 1, 2, 3, and 4 for purposes of the current assessment). Buildings 1, 2, and 3 were constructed prior to 1916, and Building 4 was constructed in 1957. Building 1 is developed as an office and consists of a few office tenants. Building 2 is developed as a warehouse/manufacturing facility and is vacant. Building 3 is developed as an office with one office tenant and vacant office space. Building 4 is developed as a warehouse/manufacturing facility, and is occupied by a personal training gym (west portion). The east portion of Building 4 is vacant.

Access to the subject property parking lots is provided from West Kinzie Street to the south, North Carpenter Street to the east, and North Aberdeen Street to the west. A parking lot is located in the northeast portion of the subject property. No other structures or significant surface features were noted on the subject property at the time of the site visit.

Buildings 1 and 2 were constructed prior to 1916. As of 1916, Buildings 1, 2, and 3 were occupied by John Eiszner Company, a barrel & keg manufacturer. Dwellings, flats, and small one-story structures were located in the northeast and southeast portions of the subject property at that time. John Eiszner Company occupied the subject property until at least 1928. From 1928 to 1955, various manufacturing-type occupants are noted including Block Manufacturing Company, K E Henbd Manufacturing Company, Mac Abern Corporation, and Sherman Reynolds Incorporated. Sherman Reynolds Incorporated is noted as the sole tenant between 1965 and 2000, and was a sheet metal fabricator. Building 4 was constructed in 1957. The northeast portion of the subject property was developed as a parking lot between 1965 and 1971. Various office and commercial-type tenants are noted in all four subject property buildings between 2008 to 2023.

This assessment has revealed the following:

RECs:

- **Historical Operations** – The subject property was utilized for manufacturing/factory purposes between at least 1916 and 1988, including Block Manufacturing, K E Henbd Manufacturing Company, Sherman Reynolds, Kinzie Building Company, and Mac Abern Corporation. Sherman Reynolds is identified as the sole occupant between 1965 and 2000. According to information obtained from the Illinois Environmental Protection Agency (IEPA), Sherman Reynolds was a custom metal fabricator that also conducted painting. Sherman Reynolds is identified as a former large quantity generator of spent halogenated solvents, including perchloroethylene. According to Mr. Owens, parts cleaning was conducted in an off-site paint shop (located off-site to the north of Buildings 1 and 2). Aluminum was cleaned throughout the subject property with naphtha. During the subject property visit, Carlson observed evidence of staining in Building 2. Due to the long-term historical manufacturing operations, chlorinated solvent use, and evidence of staining in Building 2 which suggests potential materials releases, the historical manufacturing operations are considered an REC.
- **Known Contamination/Historical USTs** – Two 2,000-3,000-gallon heating oil USTs were installed in Building 4 in 1957 and abandoned/sand-filled in 1988. Carlson observed two suspect fill pipes on the northwest exterior of Building 4 during the subject property visit, potentially in association with these abandoned USTs. One 500-gallon naphtha UST was installed in Building 4 in 1957 and was removed in 1991. A LUST incident (913609) was reported in association with this UST removal. According to the 1992 Corrective Action Report for the LUST incident, all three USTs were located in the north/northwest portion of Building 4. According to the report, ten cubic yards of contaminated soil were removed with the naphtha UST during the initial excavation. Subsequent to the soil excavation, five soil borings were advanced around the naphtha UST in 1992 and soil samples were collected. Naphthalene, benzene, and benzo(a)anthracene were reported in soil samples at concentrations that exceed current IEPA Tier 1 Soil Remediation Objectives (SROs) for residential properties. No groundwater samples were collected to address the groundwater ingestion or indoor air exposure pathways. The IEPA issued a closure letter on July 7, 1993, which specifically states that further remediation was not necessary regarding the LUST incident, but that the letter indicated that it “does not constitute Agency approval of any costs incurred, or corrective action activities performed during the remediation” of the LUST. Although the LUST incident is closed, naphthalene, benzo(a)anthracene, and benzene soil contamination was left in place in excess of IEPA Tier 1 SROs for residential properties and the property was not restricted to industrial/commercial use. Given the nature of the contaminants, the potential that the contamination originated from either naphtha, the heating oil USTs, or both, cannot be ruled out at this time. Furthermore, neither the heating oil USTs nor the naphtha UST were investigated to current regulation standards. The known contamination related to the

historic USTs, as well as the lack of sufficient investigation of all three USTs, are considered an REC.

CRECs:

- None identified

HRECs:

- None identified

*De minimis* conditions:

- None identified

Significant Data Gaps:

- None identified

BERs:

- **Active RCRA Listing** – The subject property (Sherwin Williams #703940) is identified on the RCRA VSQG database as a very small quantity generator of ignitable waste, methyl ethyl ketone, and wastewaters, process residuals, preservative drippage, and spent formulations from wood preserving processes (waste code F035). Sherwin Williams has since vacated the subject property. Given that Sherwin Williams is no longer an active tenant, the active RCRA listing is considered a BER.

See Section 14.0 for Carlson's recommendations.

## 1.0 INTRODUCTION

Carlson Environmental, a Nova Group, GBC Company (Carlson) was authorized by Kinzie Building Company LLC to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 415 North Aberdeen Street, 410 North Carpenter Street, 1044-1048 West Kinzie Street, and 412-418 North Carpenter Street, Chicago, Illinois (subject property). Carlson has conducted this ESA in conformance with the scope and limitations of ASTM International Designation ASTM E1527-21, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. There are no exceptions to, or deletions from these practices, unless otherwise stated herein.

Colleen Rathz, representing Carlson conducted a subject property reconnaissance on January 13, 2025 to assess the possible presence of Recognized Environmental Conditions (RECs) and any non-ASTM environmental issues, prescribed by the scope of work at the subject property. Mr. Jorge Islas (Building Engineer) and Mr. Frank Giamarusti (Property Manager) with Frontline Real Estate Partners (subject property management representatives) accompanied Carlson on the assessment. Carlson’s assessment included a review of ASTM-defined courses of historical information, evaluation of data gaps, reconnaissance of adjoining properties, background research, and review of available local, state, and federal regulatory records.

Carlson contracted Environmental Risk Information Services (ERIS), to perform a computer database search for local, state, and federal regulatory records pertaining to environmental concerns for the subject property and facilities in the vicinity.

### 1.1 Purpose

The purpose of this ESA was to identify, to the extent feasible pursuant to the processes prescribed ASTM E1527-21, RECs in connection with the subject property.

In conformance with ASTM E1527-21, the term REC means (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term “Controlled Recognized Environmental Condition” (CREC) means a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The term “Historical Recognized Environmental Condition” (HREC) indicates a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable



regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls. The term REC is not intended to include *de minimis* 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. The term Business Environmental Risk (BER) is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. In this report, an “environmental concern” is characterized as a condition at the subject property that is considered a REC, CREC, HREC, or BER under ASTM E1527-21.

Carlson understands this ESA is also being completed to assist in qualifying for Landowner Liability Protections (LLPs) under the Comprehensive Environmental Response, Compensation & Liability Act (CERCLA) unless otherwise so stated in this report.

## 1.2 Scope of Services

Carlson’s scope of services for this ESA conforms with the due diligence standards detailed in ASTM E1527-21. Services provided for this project included:

- A records review of standard federal, state, tribal, and local record sources, as well as physical setting sources;
- A review of standard historical resources regarding historical land use activities at the subject property;
- Interviews with people that have knowledge regarding the past or present uses of the subject property, including present and past owners, operators, and occupants of the subject property, as well with local government officials, where feasible;
- A reconnaissance of the subject property to visually and physically observe the subject property for evidence of RECs;
- Evaluation of Significant Data Gaps; and,
- Review of previous environmental reports, if available.

The Appendix contains a copy of resumes of the Carlson staff, including those involved in the preparation of this report. This assessment did not include sampling or testing of materials (i.e., building, radon, soil, water, or air). This assessment included a desktop evaluation for a potential vapor intrusion or encroachment condition (VEC) to exist at the subject property.

The Client requested that no additional non-scope considerations be conducted.

The Client informed Carlson that the reason for performing this assessment is to satisfy the due diligence requirements for the potential sale of the subject property.

### 1.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment, or which were not reasonably identifiable from the available information. Carlson believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Carlson cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

### 1.4 Limitations and Exceptions

The findings and conclusions contain all the limitations inherent in these methodologies that are referred to in ASTM E1527-21. Carlson was not requested to limit or deviate from ASTM E1527-21 during the conduct of this assessment. The following limiting condition(s), deletion(s), and/or data failure(s)/data gap(s) as listed, if any, are not critical and do not alter the conclusions or recommendations of this assessment unless otherwise stated.

#### *Limiting Conditions:*

Limiting conditions include physical obstructions such as adjoining buildings, bodies of water, asphalt/concrete, or other paved surface areas, as well as other physical constraints including rain or snow, observed at the time of the assessment.

- No significant inaccessible areas, limitations or physical obstructions/constraints were encountered during the subject property reconnaissance except for general limitations imposed by the presence of vehicles covering portions of the parking areas and stockpiled materials due to tenant operations. Carlson was also not able to view the ground surface due to the presence of snow.

### 1.5 Data Gaps

A data gap, as defined by ASTM E1527-21, is “a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).”

A significant data gap, as defined by ASTM E1527-21, is “a data gap that affects the ability of the environmental professional to identify a recognized environmental condition.”

#### *Immaterial Data Gaps:*

- The absence of earlier published historical information prior to 1916 constitutes a historical data failure as defined by ASTM E1527-21 given that the subject property was still

developed as industrial/commercial and residential structures at that time. Use of the subject property could not be determined in the topographic maps reviewed prior to this time. Review of additional historical sources outlined in ASTM E1527-21 would not likely provide additional useful information regarding the past use of the subject property based on the established pattern of agricultural land use. As such, this data failure is not considered to be a significant data gap and is not expected to alter the conclusions or recommendations of this assessment.

- The Chicago Department of Buildings was unresponsive to information requests. Based on our review of the available municipal, regulatory, and historical information, the absence of information obtained from interviews with referenced agencies is not considered significant to the findings, conclusions, or recommendations of this assessment. Should information be received at no cost from referenced agencies within 20 calendar days of the FOIA submittal and changes Carlson's conclusions and recommendations, Carlson will issue an Addendum to this report.
- The Client did not request an environmental lien/activity and use limitations (AUL) report, and no information pertaining to environmental liens/AULs was provided by the Client/User. The lack of environmental liens/AUL information represents a data gap. This data failure is not critical and does not appear to alter the conclusions or recommendations of this assessment.

***Significant Data Gaps:***

- No significant data gaps were identified during the course of this assessment.

**1.6 Special Terms and Conditions**

Authorization to perform this work was given by a directive from Kinzie Building Company LLC.

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

The content and conclusions provided by Carlson in this report are based solely on the information collected during our investigation and activities at the subject property, our present understanding of the subject property conditions, and our professional judgement in light of such information at the time this report was prepared. Part of the findings in this investigation is based on data provided by others. This report presents Carlson's professional opinion, and no warranty, expressed or implied, is made.

### **1.7 User Reliance**

Kinzie Building Company LLC and its affiliates (collectively, "Client") may use and rely upon this ESA in connection with a planned financial transaction involving the subject property. This report has no other purpose and may not be relied upon any other person or entity without the written consent of Carlson. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Carlson granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Carlson, its officers, employees, vendors, successors, or assigns. Reliance is provided in accordance with Carlson's proposal and general conditions executed by Kinzie Building Company LLC for this ESA.

## 2.0 SUBJECT PROPERTY DESCRIPTION

### 2.1 User Provided Information

Pursuant to ASTM E1527-21, Carlson requested the following subject property information from the User of this report and from the Key Site Manager (KSM). Information provided by the User (if any) or the KSM is included in various sections of this report.

User Provided Information	
User Questionnaire	Provided by User
Title Records	Not provided by User
Environmental Cleanup Liens or AULs (40 CFR 312.25 and 40 CFR 312.26(a)(1)(v) and vi))	Not provided by User
Specialized Knowledge (40 CFR 312.28)	Provided by User
Valuation Reduction for Environmental Issues (40 CFR 312.29)	Provided by User
Identification of KSM	Provided by User
Reason for Performing Phase I ESA	Provided by User
Prior Environmental Reports	Public documents provided by User
Other: ALTA/NSPS Title Survey	Provided by User

### 2.2 Location and Legal Description

A summary of subject property details is provided in the following table.

Location	
<b>Subject Property Address</b>	<p>413-419 North Aberdeen Street (odd addresses only); 1040-1048 West Kinzie Street (even addresses only); and 410-418 North Carpenter Street (even addresses only) in Chicago, Cook County, Illinois.</p> <p>According to historical Chicago Department of Buildings permits, 401-415 Aberdeen Street is identified as a single address range. This range was formerly identified as 134-140 Aberdeen Street prior to 1908. 401-411 Aberdeen Street is associated with a south/west off-site property (immediately south of Buildings 1 and 2/west of Building 3). According to a review of historical Fire Insurance Maps and aerial photographs, 401-411</p>

<b>Location</b>	
	Aberdeen may have once been connected to Buildings 1, 2, and 3. As such, these addresses were included in FOIA requests (Section 4.5) but are not considered current subject property addresses.
<b>Location Description</b>	Northwest corner of West Kinzie Street and North Carpenter Street/northeast corner of West Kinzie Street and North Aberdeen Street in a commercial/residential area.
<b>Number of Parcels</b>	Six non-contiguous tracts
<b>Assessor Parcel Number (APN)</b>	17-08-256-004, 17-08-256-005, 17-08-256-006, 17-08-256-007, 17-08-256-009, and 17-08-256-011
<b>Acreage</b>	Approximately 0.92
<b>Abbreviated Legal Description</b>	A detailed legal description is provided on the survey/plat map as discussed below and included in the Appendix.
<b>Survey Map / Alta Survey</b>	A survey of the subject property was provided to Carlson and is included in the Appendix.

### 2.3 Configuration/Operation

The following tables include information obtained, observed, or detected in the observable areas during the site visit.

<b>Subject Property Configuration</b>	
<b>Number of Structures</b>	Four commercial buildings (Buildings 1, 2, 3, and 4). Buildings 1 and 2 are located in the northwest portion of the subject property, Building 3 is located in the southwest portion of the subject property, and Building 4 is located in the southeast portion of the subject property.
<b>Features/Other</b>	Additional features of the subject property include asphalt-pavement and landscaping. A paved parking lot is located in the northeast portion of the subject property.
<b>Potential Environmental Concerns</b>	None Identified

<b>Current Operations</b>
The subject property consists of four commercial buildings (Building 1, 2, 3, and 4). Primary current tenant addresses are noted below (these do not encompass all site addresses that exist for the subject property):

<b>Current Operations</b>	
<u><b>Building 1 – 415 North Aberdeen Street</b></u>	
<ul style="list-style-type: none"> <li>The west portion (415 North Aberdeen Street) is occupied by Lofty Real Estate Co (first floor) and Frontline Real Estate (third floor) for office uses. The second floor is vacant.</li> </ul>	
<u><b>Building 2 – 414 North Carpenter Street</b></u>	
<ul style="list-style-type: none"> <li>Vacant</li> </ul>	
<u><b>Building 3 – 1046 West Kinzie Street</b></u>	
<ul style="list-style-type: none"> <li>Prosper Financial occupies the third floor for office uses. The first and second floors are vacant. Frontline Real Estate utilizes a small portion of the first floor for general storage.</li> </ul>	
<u><b>Building 4</b></u>	
<ul style="list-style-type: none"> <li>The west portion (1044 West Kinzie Street) is occupied by Wattage, a personal training gym.</li> <li>The east portion (410 North Carpenter Street) is vacant.</li> </ul>	
No environmental concerns were identified in connection with any of the on-site tenants.	
<b>Potential Environmental Concerns</b>	None Identified

<b>Building 1</b>	
<b>Type</b>	Office/warehouse/manufacturing facility
<b>Square Footage</b>	Approximately 3,800
<b>Number of Floors/Stories and Sub-Levels</b>	Two stories with a sub-grade finished office area (considered the first floor)
<b>Construction Date</b>	Prior to 1916
<b>Construction Materials</b>	Masonry brick exterior walls, interior wood and steel columns, a poured concrete floor, and a flat roof.
<b>Operational Areas</b>	Office space
<b>Miscellaneous</b>	N/A
<b>Potential Environmental Concerns</b>	None Identified



<b>Building 2</b>	
<b>Type</b>	Warehouse/manufacturing facility
<b>Square Footage</b>	Approximately 4,800
<b>Number of Floors/Stories and Sub-Levels</b>	Single story situated over a slab-on-grade foundation
<b>Construction Date</b>	Prior to 1916
<b>Construction Materials</b>	Masonry brick exterior walls, interior wood and steel columns, a poured concrete floor, and a flat roof.
<b>Operational Areas</b>	Vacant warehouse/manufacturing space
<b>Miscellaneous</b>	<p>Drive-in doors are located on the east portion of the subject property building.</p> <p>A vent hood is located in the vacant warehouse/manufacturing facility.</p>
<b>Potential Environmental Concerns</b>	None Identified

<b>Building 3</b>	
<b>Type</b>	Office facility
<b>Square Footage</b>	Approximately 8,000
<b>Number of Floors/Stories and Sub-Levels</b>	Three-story structure, situated on top of a slab-on-grade foundation
<b>Construction Date</b>	Prior to 1916
<b>Construction Materials</b>	Masonry brick exterior walls, interior wood columns, a poured concrete floor and a flat roof.
<b>Operational Areas</b>	Office space
<b>Miscellaneous</b>	<p>A rollup door is located on the south portion of the subject property building.</p> <p>One electric passenger elevator is situated in the central portion of the subject property building.</p>



<b>Building 3</b>	
<b>Potential Environmental Concerns</b>	None Identified

<b>Building 4</b>	
<b>Type</b>	Warehouse/manufacturing facility
<b>Square Footage</b>	Approximately 11,300
<b>Number of Floors/Stories and Sub-Levels</b>	One-story structure, situated on top of a slab-on-grade foundation. A partial mezzanine is located in the east portion of the building (1044 West Kinzie Street).
<b>Construction Date</b>	Between 1952 and 1962
<b>Construction Materials</b>	Masonry brick exterior walls, concrete block interior walls, interior steel/wood columns, a poured concrete floor, and a flat roof.
<b>Operational Areas</b>	Personal training/gym and vacant warehouse/manufacturing space
<b>Miscellaneous</b>	Drive-in doors are located on the east and south portions of the subject property building.
<b>Potential Environmental Concerns</b>	None Identified

<b>Miscellaneous</b>	
<b>Corrosion</b>	Not identified
<b>Odors</b>	Not identified
<b>Drains/Sumps</b>	Floor drains were observed in restroom and utility closet areas. A floor drain was also observed in the vacant warehouse/manufacturing area of Building 4. A sewer drain was observed in the vacant warehouse/manufacturing area of Building 2. Storm drains were observed in exterior areas. Reportedly, all drains discharge to the municipal system. No sumps were observed.
<b>Pits/Ponds/Lagoons</b>	Not identified
<b>Pools of Liquid</b>	Not identified
<b>Stained Soil or Pavement</b>	Evidence of staining was observed in the vacant warehouse/manufacturing area of Building 2. See Section 4.7 for additional information.

<b>Miscellaneous</b>	
<b>Stressed Vegetation</b>	Not identified
<b>Disposal Piles/ Filled Areas</b>	Not identified
<b>Potential Environmental Concerns</b>	<ul style="list-style-type: none"> <li>Historical Operations – See Section 12.0 for additional information.</li> </ul>

## 2.4 Utilities

The following municipal services and utilities are provided or supplied to the subject property and/or surrounding area.

<b>Utilities</b>	
<b>Electricity</b>	ComEd
<b>Natural Gas</b>	Peoples Gas
<b>Potable Water Supply</b>	City of Chicago
<b>Sewage Disposal System</b>	The City of Chicago also supplies sewer services to the subject property. Wastewater and stormwater then flow to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) for treatment.
<b>Heating, Ventilation and Air Conditioning (HVAC) Systems</b>	The subject property buildings are heated and cooled via combination natural gas-fired and electric rooftop units. Some buildings are heated via natural gas furnaces, and some areas are heated via ceiling-suspended natural gas heaters.
<b>Potential Environmental Concerns</b>	None Identified

## 2.5 Topography

Topographic information is based solely on the regional topography obtained from a United States Geological Survey (USGS) topographic map and/or reviewed on Google Earth and may not reflect actual subject property conditions. Based on the scope of this assessment, site-specific information regarding groundwater flow direction was not obtained. Actual groundwater flow may be locally influenced by one or more of the following: seasonal rainfall, proximity to surface bodies of water (lakes, rivers, canals), surface topography, underground structures, soil and bedrock geology, production wells, and other factors beyond the scope of this study. Additionally, presumed

groundwater flow in those areas with high urbanization is barely distinguishable and likely disturbed or altered due to buildings with basements or foundations.

<b>Topography</b>	
<b>Area</b>	Generally flat, with a slight downward slope to the east
<b>Subject Property</b>	Generally flat with little or no topographic relief
<b>Natural Drainage</b>	Stormwater appears to flow towards the stormwater collection drains located on-site and in the surrounding streets or infiltrate into the on-site soils.
<b>Surface Elevation of the Subject Property</b>	Approximately 594 feet above mean sea level
<b>Estimated Groundwater Flow</b>	According to “Amended Comprehensive Site Investigation Report, Remediation Objectives Report, Remedial Action Completion Report” prepared by BBJ Group, LLC and dated December 6, 2023 (2023 CSI-ROR-RACR), groundwater at 403 North Carpenter Street (off-site to the east) was calculated to flow to the east/southeast.

## 2.6 Soils / Geology

Soil and geologic information were obtained based on review of published information as detailed in the Reference section of this report.

<b>Soils / Geology</b>	
<b>Soil Name</b>	Urban land
<b>Soil Description</b>	Urban Land soils are soils that have been altered or covered by structures. Classifying these soils is not practical and includes remnants of other soils that have been altered by cutting, filling or grading in urban development.
<b>Geologic Formation Name</b>	Niagaran Series
<b>Geologic Description</b>	Dolomite, cherty limestone, and some shale
<b>Site Area Specific</b>	According to the 2023 CSI-ROR-RACR, soil at 403 North Carpenter Street (off-site to the east) consists of fill material until approximately three to five feet below ground surface (bgs) followed by clay up to 16.5 feet bgs.

### 3.0 CURRENT ADJOINING LAND USE

During the site reconnaissance, Carlson observed the following land use on properties in the immediate vicinity of the subject property. An internet search was used as an aid to determine the operations conducted, as applicable.

Current Adjoining Land Use	
<b>North</b>	An unnamed building (421 North Aberdeen Street), followed by overhead railroad tracks and West Hubbard Street. These are followed by (from west to east) residences, The Aberdeen Tap (440 North Aberdeen Street), a bar; North Aberdeen Street, additional residences and an alley, North Carpenter Street, Eastern Seafood (1020 West Hubbard Street), a seafood market; a parking lot; and North Morgan Street.
<b>South</b>	West Kinzie Street, followed by (from west to east) an unnamed garage, North Aberdeen Street, Sterling Bay Residential Leasing Center (370 North Morgan Street), an office; North Carpenter Street, and a construction site. These are followed to the south by railroad tracks.
<b>East</b>	North Carpenter Street, followed by Cross County Mortgage (413 North Carpenter Street), a mortgage office; Bluedog Design/Fifty Gazelles (403 North Morgan Street), a marketing consultant; unnamed buildings, and North Morgan Street.
<b>West</b>	An unnamed building (401-411 North Aberdeen Street). This building is located adjoining to the south of Buildings 1 and 2 and west of Building 3. For report purposes, this building is discussed as a west off-site building. This is followed to the west by North Aberdeen Street and a multi-tenant office complex (400 North Aberdeen Street).
<b>Potential Environmental Concerns</b>	None Identified

### 4.0 HISTORY OF THE SUBJECT PROPERTY AND SURROUNDING AREA

Pursuant to ASTM E1527-21, the historical uses of the subject property should be researched back to the subject property's obvious first developed use or back to 1940, whichever is earlier. Carlson has developed a history of the subject property area based upon information, which was reasonably ascertainable, publicly available, and obtainable within reasonable time and cost constraints. This information is summarized below.

#### 4.1 Previous Environmental Assessment(s)

Previous Environmental Assessment(s)
<p>The Client provided Carlson with public records pertaining to this LUST incident. These records were also received from the IEPA. According to “45-Day Report” prepared by Site Environmental Services, Inc. (Site) and dated February 10, 1992, the naphtha UST and two abandoned fuel oil USTs were located in the northwest portion of Building 4. The original incident report paperwork indicated the incident address as 1044 Carpenter Street; however, subsequent paperwork identified the facility at 415 N. Aberdeen Street (the main address for the Sherwin-Reynolds facility). 1044 W. Kinsie Street is the address of Building 4 where the USTs were located. The naphtha UST was removed on December 14, 1991. Due to the presence of naphtha-like odor and holes in the UST, LUST incident 913609 was assigned. During the UST removal, ten cubic yards of soil were removed and stockpiled for future off-site removal. Subsequent to the soil removal activities, Site advanced five soil borings around the former naphtha UST excavation in 1992. Soil samples were collected from all five soil borings and were analyzed for naphtha; benzene, toluene, ethylbenzene, and xylenes (BTEX); polynuclear aromatic hydrocarbons (PNAs), and/or priority pollutants. A few constituents exceeded their generic IEPA cleanup levels utilized at the time of the investigation. Carlson notes that naphthalene, benzene, and benzo(a)anthracene were reported in soil samples at concentrations that exceed current IEPA Tier 1 soil remediation objectives (SROs) for residential properties. No groundwater samples were collected to address the groundwater ingestion or indoor air exposure pathways.</p> <p>According to “Corrective Action Report” prepared by Site and dated August 20, 1992, closure for the incident was requested via the use of site-specific objectives for naphtha, as well as due to the proximity of the naphtha UST excavation to the building footings. The IEPA issued a closure letter on July 7, 1993, which specifically states that further remediation was not necessary regarding the LUST incident, but that the letter included the language “does not constitute Agency approval of any costs incurred, or corrective action activities performed during the remediation” of the LUST.</p> <p>Although the LUST incident is closed, naphthalene, benzo(a)anthracene, and benzene soil contamination was left in place in excess of IEPA Tier 1 SROs for residential properties. Given the nature of the contaminants, the potential that the contamination originated from either naphtha the heating oil USTs, or both, cannot be ruled out at this time. Furthermore, neither the heating oil USTs nor the naphtha UST were fully investigated in accordance with current standards. Furthermore, neither the heating oil USTs nor the naphtha UST were investigated to current regulation standards. The known contamination related to the historic USTs, as well as the lack of sufficient investigation of all three USTs, are considered an REC.</p>

## 4.2 Topographic Maps

Topographic maps for the years 1889, 1891, 1900, 1901, 1929, 1953, 1963, 1972, 1978, 1993, 1997, 2015, and 2021 were obtained and reviewed for the subject property area. Carlson notes, no structures are depicted in the 1889 through 1901 Topographic Maps. Only surrounding streets are shown. Due to the early historical development, it is likely the area was developed but is not indicated on the provided maps.

<b>Topographic Maps 1929 through 2021</b>	
<b>Subject Property</b>	The subject property appears to consist of structures by 1929. By 1953, the subject property is shaded, signifying built-up areas.
<b>North</b>	Railroad tracks are present to the north, followed by various structures. By 1953, the area to the north is shaded, signifying built-up areas.
<b>South</b>	West Kinzie Street is present to the south, followed by railroad tracks. By 1953, the area to the south is shaded, signifying built-up areas. By 1993, some of the railroad tracks appear to have been removed.
<b>East</b>	North Carpenter Street is present to the east, followed by various structures. By 1953, the area to the east is shaded, signifying built-up areas.
<b>West</b>	North Aberdeen Street is present to the west, followed by various structures. By 1953, the area to the west is shaded, signifying built-up areas.

<b>Topographic Map Potential Environmental Concerns Summary</b>	
<b>Subject Property</b>	None Identified
<b>Off Site</b>	None Identified

## 4.3 Fire Insurance Maps

Fire Insurance Maps for the years 1916, 1950, 1975, and 1988 were obtained and reviewed for the subject property area. The copy quality of the 1988 Fire Insurance Map is poor.

<b>Fire Insurance Map 1916</b>	
<b>Subject Property</b>	Buildings 1 and 2 are present in the northwest portion of the subject property and appear to be connected to each other. Building 2 is also connected to the north off-site building. Building 1 consists of a heading warehouse, and Building 2 consists of a stave shed for John Eiszner Co. – Barrels & Kegs. Dwellings, a flat, a saloon, and a stable are located in the northeast portion of the subject property. Building 3 consists of a storage and shipping building. Buildings 1 and 3 are connected to the west off-site structure (401-411 North Aberdeen Street) via walkways or other connectors. Two single-story structures and a dwelling are located in the southeast portion of the subject property.



<b>Fire Insurance Map 1916</b>	
<b>North</b>	A stable and a continuation of the on-site stove shed are located to the north, followed by elevated railroad tracks. Further to the north is West Austin Avenue (currently West Hubbard Street), followed by flats, dwellings, saloons, stables, and Acme Cracker Co. Curtis Street (currently North Aberdeen Street) and North Carpenter Street are also located to the north.
<b>South</b>	West Kinzie Street is present to the south of the subject property, followed by railroad tracks.
<b>East</b>	North Carpenter Street is present to the east of the subject property, followed by a structure occupied by a Machine & Die Works on the first floor and a Shoe Factory on the second floor. Also to the east is a structure for Sundberg Co. – Forgings, which includes a machine shop, forge shop, and a blacksmith shop. Further to the east is a manufacturer of plating and supplies, a manufacturer of mincemeat, and dwellings.
<b>West</b>	A structure used for manufacturing and associated with John Eiszner Co. – Barrels & Kegs is present to the west. Curtis Street is also present to the west, followed by vacant lots and a structure for Diamond Whip Co., which includes tanning, storage & drying, stock, and manufacturing operations. Further to the west is a private stable.

<b>Fire Insurance Map 1950</b>	
<b>Subject Property</b>	Buildings 1 and 2 consist of a factory. The factory extends off-site to the north. Building 3 consists of a loft. A paint spraying operation is located in the southeast portion of the subject property, as well as a vacant lot. Dwellings, a flat, and a metal warehouse are located in the northeast portion of the subject property.
<b>North</b>	The remainder of the factory on the subject property is present to the north. A warehouse is also present. To the north across West Hubbard Street is a motor freight station, a Monaco steel factory, a foundry, a storage structure, flats, dwellings, a saloon, a loft, a yard, private garages, and office structures.
<b>South</b>	No significant changes were observed from the previous Fire Insurance Map.
<b>East</b>	To the east across North Carpenter Street is a machine shop and metal chair and table factory. Also to the east is a structure for junk, followed by a junk yard.
<b>West</b>	A loft is located to the west. Across North Aberdeen Street are vacant lots and structures for Wilhite Woodworking Co.

<b>Fire Insurance Maps 1975 and 1988</b>	
<b>Subject Property</b>	Buildings 1 and 2 consist of a metal fabricator. A parking lot is located in the northeast portion of the subject property. Building 3 consists of a loft. Building 4 is now visible and consists of steel storage.

<b>Fire Insurance Maps 1975 and 1988</b>	
<b>North</b>	The remainder of the metal fabrication operations on the subject property is present to the north. To the north across West Hubbard Street is a motor freight station, Monaco steel foundry, residential structures, a storefront, a structure for plastic fabric manufacturing, vacant lots, a sausage factory, and a building for meat storage.
<b>South</b>	With the exception of a structure for glass decorating and a warehouse, no significant changes were observed from the previous Fire Insurance Map.
<b>East</b>	An electric lighting equipment factory and a structure for wiping cloths are located to the east of North Aberdeen Street. Further to the east are vacant lots and a structure for paper and rags.
<b>West</b>	Vacant lots and structures for Lamkin Leather Co., storage, and factories are located to the west. Further to the west is a factory and warehouse.

#### On-Site

The subject property was utilized for manufacturing/factory purposes between at least 1916 and 1988. See Section 4.7 for additional information.

#### Off-Site

Given either the distance from the subject property, the location with respect to presumed direction of groundwater flow (to the east/southeast), and/or information reviewed as part of off-site file reviews (Section 9.0), the off-site properties identified above do not appear to represent a significant environmental concern to the subject property at this time.

<b><i>Fire Insurance Map Potential Environmental Concerns Summary</i></b>	
<b>Subject Property</b>	Historical Operations – See Section 12.0 for additional information.
<b>Off Site</b>	None Identified

#### **4.4 Aerial Photographs**

Aerial photographs for the years 1938, 1952, 1962, 1968, 1973, 1983, 1990, 1999, 2004, 2005, 2007, 2009, 2010, 2011, 2012, 2014, 2015, 2017, 2019, 2021, 2022, and 2023 were obtained and reviewed for the subject property area.

Based on Carlson's experience, many times the image quality of historical aerial photographs from areas with early historical development (including Chicago), are poor. As such, due to the poor image quality, specific details regarding the subject property area may be difficult to determine.



<b>Aerial Photographs 1938 through 2023</b>	
<b>Subject Property</b>	<p>Buildings 1, 2, and 3 are visible. A small commercial-type structure is visible in the vicinity of Building 4 (southeast portion of subject property). The remaining area to the east of this structure appears as a vacant lot. Building 1 appears to be connected to a south off-site building (401-411 Aberdeen) via a walkway or other type of connector. Additional commercial or residential-type structures are visible to the east of Building 2/north of Buildings 3 and 4.</p> <p>By the 1952 aerial photograph, at least one additional commercial-type structure is visible in the southeast portion of the subject property. The connector between Building 1 and the south off-site structure is not obvious at this time.</p> <p>By the 1962 aerial photograph, Building 4 is visible. By the 1973 aerial photograph, the structures in the northeast portion of the subject property are no longer visible, and this area consists of a parking lot.</p>
<b>North</b>	<p>Commercial/residential type structures, followed by elevated railroad tracks. These are followed by a road (West Hubbard Street) followed by commercial/residential-type structures and additional roads (North Aberdeen Street and North Carpenter Street) and an alley.</p> <p>By the 1973 aerial photograph, a vacant lot is located to the north of the elevated railroad tracks. A commercial/residential-type structure is visible in this area by the 1999 aerial photograph.</p> <p>By the 2017 aerial photograph, a vacant lot is visible to the northeast of the elevated railroad tracks.</p>
<b>South</b>	<p>A road (West Kinzie Street), followed by railroad tracks and additional roads (continuation of North Aberdeen Street and North Carpenter Street).</p> <p>By the 1962 aerial photograph, a commercial-type structure is visible to the southeast, across West Kinzie Street.</p> <p>By the 1990 aerial photograph, the former railroad tracks are no longer apparent and the areas appear as vacant land.</p> <p>By the 1999 aerial photograph, commercial-type structures are visible to the south and southwest.</p>
<b>East</b>	<p>A road (North Carpenter Street), followed by commercial/residential-type structures. By the 1990 aerial photograph, an additional structure is visible in this area.</p>

<b>Aerial Photographs 1938 through 2023</b>	
<b>West</b>	<p>The subject property is bordered to the west by a road (North Aberdeen Street), followed by commercial/residential-type structures and vacant lots.</p> <p>By the 1952 aerial photograph, an addition is visible to the south of one of the buildings to the east of North Aberdeen Street. Additional structures are visible in this area by the 1962 and 1968 aerial photographs.</p> <p>By the 2021 aerial photograph, a new commercial structure is visible to the west of North Aberdeen Street.</p>

<b><i>Aerial Photograph Potential Environmental Concerns Summary</i></b>	
<b>Subject Property</b>	None Identified
<b>Off Site</b>	None Identified

#### **4.5 Freedom of Information Act (FOIA) Requests**

The following agencies were contacted to obtain additional information on the subject property. Copies of requests and any responses are provided in the Appendix. Any pending information is noted below. Any pending FOIA information may potentially change Carlson's conclusions. If this information becomes available at no cost within 20 calendar days of the FOIA submittal and changes Carlson's conclusions and recommendations, Carlson will issue an Addendum to this report. It should be noted that if this information is not received within 20 calendar days of the FOIA submittal, the requested information is considered not reasonably ascertainable.

<b>FOIA</b>	
<b>Chicago Department of Buildings</b>	<p>Carlson reviewed general building permits, issued by the City of Chicago Building Department, that are available online from the University of Illinois at Chicago Library (pre-1954 permits). According to the information reviewed, permits were obtained as far back as 1889; however, due to poor copy quality, some permits were not legible or provided partial information. Information discernable included general permits, and a permit for a gravity tank at 407 Aberdeen Street (which is considered off-site).</p> <p>Carlson reviewed general building permit/building attribute information on the City of Chicago Department of Buildings website. These records included a 2005 permit indicating that 411-421 North Aberdeen Street was a paint storage facility with a wholesale paint store. An official response from the Department of Buildings is pending.</p>

FOIA	
<b>Chicago Fire Department</b>	Carlson received UST-related records, discussed in Section 7.0. Carlson also received general inspection records.
<b>Illinois Environmental Protection Agency (IEPA)</b>	<p>Carlson conducted a search of the IEPA's online Document Explorer tool and did not identify any records relative to the subject property.</p> <p>The IEPA provided Department of Air Pollution Control (DAPC) Annual Emissions Reports (air-related) Sherman-Reynolds, Inc. These reports indicate that Sherman Reynolds maintained air permits for metal processing/fabricating operations in 1993, 1994, 1995. Specific operations included disc grinding, dynaflex, belt sanding, polishing, die grinding, sanding, vapor degreasing (using perchloroethylene), a hand spray booth, a baghouse, and welding.</p> <p>Carlson also received hazardous waste-related records, discussed in Section 6.1.</p> <p>Carlson also received UST/LUST records, as discussed in Section 4.1.</p>
<b>Office of the State Fire Marshal (OSFM)</b>	Carlson received UST-related records, discussed in Section 7.0.
<b>Chicago Department of Public Health (CDPH)</b>	<p>Carlson searched for available records on the City of Chicago's Open Data Portal within the Environmental Records Lookup Table online search database. UST-related records were identified and are discussed in Section 7.0.</p> <p>An additional record indicates that in 2001, two to three ounces of liquid mercury spilled in a gravel backyard at 413 North Aberdeen Street. Given the small quantity of material spilled, the potential for this release to represent a significant environmental concern to the subject property is considered low at this time.</p> <p>Air pollution control-related records and administrative hearing records were also identified.</p> <p>Additional asbestos-related records were also identified. Given that no non-scope items (i.e., asbestos) were requested by the Client, these are not discussed.</p>

FOIA	
<b>Potential Environmental Concerns</b>	<ul style="list-style-type: none"> <li>Known Contamination/Historical USTs – See Section 12.0 for additional information.</li> </ul>

#### 4.6 Interviews

Pertinent information obtained through interviews is discussed below. Please note, interviews are limited to the information and contact information provided by the Client. Copies of any questionnaire(s) can be found in the Appendix.

Interviews	
<b>Current Owner, Occupants, and Key Site Manager</b>	<p>The owner of the subject property is Kinzie Building Company. The owner is also the User. Mr. Thomas Owens answered questions via email on January 22, 2025. Mr. Owens has been associated with the subject property for many years, including while Sherman Reynolds was operating onsite. Mr. Owens indicated that Sherman Reynolds was a sheet metal fabricator. Operations included sheet metal storage and warehousing, fabrication, cutting, grinding, and welding. All subject property buildings were used in the fabrication process. Mr. Owens also provided hazardous waste (Section 6.1) and UST-related information (Section 7.0). Mr. Owens also completed the User Questionnaire as discussed below.</p> <p>Mr. Jorge Islas (Building Engineer) and Mr. Frank Giamarusti (Property Manager) with Frontline Real Estate Partners (subject property management representatives) accompanied Carlson on the assessment and were primarily interviewed on behalf of site tenants.</p>
<b>Past Owners, Operators, and Occupants</b>	Interviews with past owners, operators, and occupants that are likely to have material information regarding the potential for contamination at the subject property were not considered reasonably ascertainable during this assessment.
<b>Local Government Officials</b>	In lieu of conducting interviews with local government officials, Carlson submitted FOIA requests to the appropriate governmental agencies. See Section 4.5 for additional information.
<b>User</b>	On February 6, 2025, Mr. Thomas Owens of Kinzie Building Company provided Carlson with the completed User Questionnaire. According to the responses provided, Mr. Owens is aware of prior industrial uses associated with the subject

<b>Interviews</b>	
	property, hazardous waste generation, former use of heating oil, and a former naphtha UST and associated LUST incident. These items are discussed in other areas of the report.
<b>Potential Environmental Concerns</b>	None Identified

#### 4.7 City Directories

The city directory report includes a review of various business and city directories in approximately five-year intervals for years spanning 1928/1929 to 2023. It is noted, the subject property and adjacent properties were not listed prior to the first year provided below. A notation, “XXXX”, typically indicates no phone, person, or non-published phone available.

Below provides a general description of operations listed in the provided city directory search. Those that are considered environmentally noteworthy are described in further detail below. Please see the Appendix for specific names of all occupants.

#### *Subject Property:*

<b>Year</b>	<b>Subject Property – 413-419 North Aberdeen Street (odd addresses only), Chicago, Illinois (includes Building 1)</b>
1928-29	Block Mfg Co whol hdw (407-415)
1952	K E Henbd Mfg Co / Sherman Reynolds / Kinzie Bldg Co / Mac Abern Corp (415)
1955	Hembd K E Mfg / Mac Faben Corp / Sherman-Reynolds Incorporated / Kinzie Bldg Co (415)
1960	Directory page missing
1965	Sherman-Reynolds Incorporated (415)
1971	Sherman Reynolds (415)
1973	Sherman Reynolds (415)
1978	Sherman Reynolds (415)
1981	Sherman Reynolds (415)
1986	Sherman Reynolds (415)
1991	Sherman Reynolds (415)
1996	Sherman Reynolds (415)
2000	Sherman-Reynolds Inc (415)
2003	Addresses not listed
2008	Yes Print Management / Yes Promotions (415)
2012	Creative Hospitality Assoc / Parameter Design Inc / Yes Print Management / Yes Promotions (415)

<b>Year</b>	<b>Subject Property – 413-419 North Aberdeen Street (odd addresses only), Chicago, Illinois (includes Building 1)</b>
2016	Creative Hospitality Assoc / Homemade Pizza Co / Market Square Mgmt / Parameter Design Inc / Review Trackers / Second City Style / Yes Print Management / Yes Promotions (415)
2020	Bottle Rocket Media / Creative Hospitality Assoc / Creative Hospitality Assoc LLC / Market Square Mgmt / Parameter Design Inc / Parameter Design LLC / Review Trackers / Second City Style / Yes / Yes Print Management / Yes Promotions (415)
2023	Bottle Rocket Media / Creative Hospitality Assoc / Creative Hospitality LLC / Market Square Mgmt / Parameter Design Inc / Parameter Design LLC / Review Trackers / Second City Style / Yes / Yes Print Management / Yes Promotions (415)

<b>Year</b>	<b>Subject Property – 410-418 North Carpenter Street (even addresses only), Chicago, Illinois (includes Buildings 2 and 4)</b>
1928-29	Gazzola Harry soft drinks (412); various residential listings (414 and 418)
1952	Residential listings (416)
1955	Residential listings (418)
1960	Residential listing (418)
1965	Residential listings (418)
1971	Addresses not listed
1973	Addresses not listed
1978	Addresses not listed
1981	Addresses not listed
1986	Addresses not listed
1991	Addresses not listed
1996	Addresses not listed
2000	Addresses not listed
2003	Addresses not listed
2008	Addresses not listed
2012	ProSource of Chicago (410); Sherwin-Williams (414)
2016	Pro Source of Chicago (410); Pixuru (412); Sherwin-Williams (414)
2020	Pro Source of Chicago / Prosource of Chicago West Loop (410); Healthtred (412); Sherwin-Williams / Sherwin-Williams Coml Paint (414)
2023	Pro Source of Chicago / Prosource of Chicago West Loop (410); Healthtread (412); Sherwin Williams / Sherwin Williams Coml Paint (414)

<b>Year</b>	<b>Subject Property – 1040-1048 West Kinzie Street, Chicago, Illinois (includes Buildings 3 and 4)</b>
1928-29	Elszner John & Co barrel mfrs (1040-56); Elszner John & Co coopers (1050)
1952	TH Reynolds (1044)
1955	Addresses not listed
1960	Addresses not listed
1965	Addresses not listed
1971	Addresses not listed
1973	Addresses not listed
1978	Addresses not listed
1981	Addresses not listed
1986	Addresses not listed
1991	Addresses not listed
1996	Addresses not listed
2000	Addresses not listed
2003	Addresses not listed
2008	Building Stage (1044)
2012	Kinzie Building Co LLC (1046)
2016	Wattage (1044); Chad Munger / Devlam Webb / Enerspace LLC / HLB LLC / Hickman Design Assoc / Homemade Pizza Co / Informa Investment Solutions / Kinzie Building Co LLC / Kristin Taghon Interior Dsgns / Lofty / Mavrek Development Inc / PCC Wireless / PRE Brands LLC / R Five Research / Redi-Box / Tracy Hickman (1046)
2020	Wattage (1044); Brainforest Inc / Chad Munger / Colane Logistics Inc / Devlam Webb / Enerspace LLC / Grace Trucking Inc / Hickman Design Assoc / Keller Williams Realty / Kinzie Building Co LLC / Kristin Taghon Interior Dsgns / Lakefront Scholars / Lofty / Mavrek Development Inc / Oak House LLC / OPYD, Michael / Plouff Law Offices PC / R Five Research / Re-Max Next / Redi-Box / Richardson, Elijah / Tracky Hickman (1046)
2023	Wattage (1044); Brainforest Inc / Colane Logistics Inc / Devlam Webb / Enerspace LLC / Grace Trucking Inc / Keller Williams Realty / Kinzie Building Co LLC / Kristin Taghon Interior Dsgns / Lakefront Scholars / Lofty / Lofty Real Estate / Oak House LLC / OPYD, Michael / Plouff Law Offices PC / R Five Research / Re-Max Next / Redi Box / Richardson, Elijah / Tracy Hickman (1046)



***Off-Site:***

**North**

<b>Year</b>	<b>North – 440-446 North Carpenter Street, Chicago, Illinois</b>
1928-29	No notable listings
1952	Addresses not listed
1955	Addresses not listed
1960	Addresses not listed
1965	Addresses not listed
1971	Addresses not listed
1973	Addresses not listed
1978	Addresses not listed
1981	Addresses not listed
1986	Addresses not listed
1991	Addresses not listed
1996	Addresses not listed
2000	Addresses not listed
2003	Addresses not listed
2008	Addresses not listed
2012	Addresses not listed
2016	Addresses not listed
2020	Addresses not listed
2023	Addresses not listed

<b>Year</b>	<b>North – 421-447 North Aberdeen Street, Chicago, Illinois</b>
1928-29	No notable listings
1952	L&M Machine Co (423)
1955	Bemont Electrnc (446)
1960	Directory page missing
1965	No notable listings
1971	No notable listings
1973	No notable listings
1978	No notable listings
1981	No notable listings
1986	No notable listings
1991	No notable listings
1996	No notable listings



<b>Year</b>	<b>North – 421-447 North Aberdeen Street, Chicago, Illinois</b>
2000	No notable listings
2003	No notable listings
2008	No notable listings
2012	No notable listings
2016	No notable listings
2020	No notable listings
2023	No notable listings

<b>Year</b>	<b>North – 1000-1124 West Hubbard Avenue (even addresses only), Chicago, Illinois</b>
1928-29	Acme Biscuit & Cracker Co (1046-56)
1952	UC Lite Mfg Co (1050); Monaco Metl Fndry (1114)
1955	U-C Lite Mfg (1050); Monaco Foundry (1114)
1960	U-C Lite Mfg (1050); Monaco Foundry (1114)
1965	Mid-West Marks Incorporated (1050); Monaco Metal Foundry Company (1114)
1971	Steinhauser Wm & Co (1020); Avon Plastics (1050); Monaco Metl Fndry (1114)
1973	Steinhauser Wm & Co (1020); Avon Plastics (1050); Monaco Metl Fndry (1114)
1978	Steinhauser Wm & Co (1020); Avon Plastics (1050); Monaco Metl Fndry (1114)
1981	Steinhauser Wm & Co (1020); Avon Plastics (1050); Monaco Metl Fndry (1114)
1986	Steinhauser Wm & Co (1020); Avon Plastics (1050); Monaco Metl Fndry (1114)
1991	Avon Plastics Mdwst (1050); Monaco Metl Fndry (1114)
1996	Avon Plastics Mdwst (1050); Monaco Metl Fndry (1114)
2000	No notable listings
2003	No notable listings
2008	No notable listings
2012	No notable listings
2016	No notable listings
2020	No notable listings
2023	No notable listings

### **South**

<b>Year</b>	<b>South – 370 North Morgan Street, Chicago, Illinois</b>
1928-29	Address not listed
1952	Address not listed
1955	Address not listed
1960	Glass Crafters

<b>Year</b>	<b>South – 370 North Morgan Street, Chicago, Illinois</b>
1965	Glass Crafters
1973	Glass Crafters
1978	Glass Crafters
1981	Rita Chemcl Corp
1986	Rita Corp
1991	Rita Corp
1996	Rita Corporation
2000	Rita Corp
2003	Rita Corp
2008	Rita Corporation
2012	Rita Corp
2016	Craelius Poultry Co / Fox Deluxe Inc
2020	Fox Deluxe Inc / L Craelius Co Inc / Stap Inc
2023	Address not listed

#### **East**

<b>Year</b>	<b>East – 1000-1024 West Kinzie Street (even addresses only), Chicago, Illinois</b>
1928-29	Addresses not listed
1952	Glassman Stock Co (1024)
1955	Hork Sanitary Rag Company (1024)
1960	Hork Sanitary Rag Company (1024)
1965	Hork Sanitary Rag Company (1024)
1971	Hork Sanitary Rag Company / Klinger Jack & Co / Superior Wipers Co (1024)
1973	Addresses not listed
1978	Addresses not listed
1981	Addresses not listed
1986	Addresses not listed
1991	S&S Bags & Burlap Co / Shel Nor Mills / textile Bag & Pckg (1024)
1996	Europet Inc (1024)
2000	Windy City Maintenance (1024)
2003	Windy City Maintenance (1024)
2008	No notable listings
2012	No notable listings
2016	Addresses not listed
2020	Addresses not listed
2023	Addresses not listed

<b>Year</b>	<b>East – 401-419 North Carpenter Street (odd addresses only), Chicago, Illinois</b>
1928-29	Chicago Die & Machine Wks / Acme Industrial Co / Corduan Mfg Co diemkrs / Westerman Makers Machinery Co (413)
1952	Chgo Die & Mach Wks / Corduan Mfg Co Inc (415)
1955	Corduan Mfg Co (415)
1960	Corduan Mfg Co (415)
1965	Delta Screw Co / Corduan Finishing Company (413)
1971	Addresses not listed
1973	Addresses not listed
1978	Addresses not listed
1981	Addresses not listed
1986	No notable listings
1991	No notable listings
1996	No notable listings
2000	No notable listings
2003	No notable listings
2008	No notable listings
2012	No notable listings
2016	No notable listings
2020	No notable listings
2023	No notable listings

<b>Year</b>	<b>East – 400-418 North Morgan Street (even addresses only), Chicago, Illinois</b>
1928-29	No notable listings
1952	Addresses not listed
1955	Near Loop Metal & Paper Company (400)
1960	Morgan Mtl & Ppr Co (400)
1965	Morgan Mtl & Ppr Co (400)
1971	Addresses not listed
1973	Morgan Metal & Paper (400)
1978	No notable listings
1981	Morgan Metal & Paper (400)
1986	Morgan Metal & Paper (400)
1991	No notable listings
1996	No notable listings
2000	No notable listings

<b>Year</b>	<b>East – 400-418 North Morgan Street (even addresses only), Chicago, Illinois</b>
2003	No notable listings
2008	No notable listings
2012	No notable listings
2016	No notable listings
2020	No notable listings
2023	No notable listings

#### **West**

<b>Year</b>	<b>West – 1050-1100 West Kinzie Street (even addresses only), Chicago, Illinois</b>
1928-29	Address not listed
1952	Address not listed
1955	Address not listed
1960	Gelbart Fur Dressers Incorporated (1050)
1965	No notable listings
1971	No notable listings
1973	No notable listings
1978	No notable listings
1981	No notable listings
1986	No notable listings
1991	No notable listings
1996	No notable listings
2000	No notable listings
2003	No notable listings
2008	No notable listings
2012	No notable listings
2016	Addresses not listed
2020	Addresses not listed
2023	Addresses not listed

<b>Year</b>	<b>West – 400-411 North Aberdeen Street, Chicago, Illinois</b>
1928-29	Block Mfg Co whol hdw (407-415)
1952	Lankin Leather Co (406)
1955	Lamkin Leather (406)
1960	Directory page missing
1965	Lamkin Lthr Co Inc (406)
1971	Lamkin Leather Co (406)

<b>Year</b>	<b>West – 400-411 North Aberdeen Street, Chicago, Illinois</b>
1973	Lamkin Leather Co (406)
1978	Lamkin Leather Co (406)
1981	Lamkin Leather (406)
1986	Lamkin Leather & Rubr (406)
1991	No notable listings
1996	No notable listings
2000	Addresses not listed
2003	Addresses not listed
2008	No notable listings
2012	No notable listings
2016	No notable listings
2023	No notable listings

<b>Year</b>	<b>West – 401-427 North May Street (odd addresses only), Chicago, Illinois</b>
1928-29	Addresses not listed
1952	Addresses not listed
1955	Salon Trckg Co / Hedrick Motor Transfer Line (415)
1960	Dahlman Truck Lines / Service Transfer & Storage Incorporated (415)
1965	Dahlman Truck Lines (415)
1971	Dahlman Truck Lines (415)
1973	No notable listings
1978	No notable listings
1981	No notable listings
1986	No notable listings
1991	No notable listings
1996	No notable listings
2000	Addresses not listed
2003	Addresses not listed
2008	Addresses not listed
2012	Addresses not listed
2016	Cooper Technica Inc (401)
2020	Cooper Technica Inc (401)
2023	Cooper Technica Inc (401)

### On-Site

The subject property was utilized for manufacturing/factory purposes between at least 1916 and 1988. Block Manufacturing occupied the subject property as early as 1928. By 1952, K E Henbd Manufacturing Company, Sherman Reynolds, Kinzie Building Company, and Mac Abern Corporation are noted as the occupants. Sherman Reynolds is identified as the sole occupant between 1965 and 2000. Due to the long-term historical manufacturing operations, chlorinated solvent use, and evidence of staining in Building 2 which suggests potential materials releases, the historical manufacturing operations are considered an REC.

Various office-and commercial-type tenants are noted in Building 1, 2, and 3 between 2008 and 2023. Notably, Sherwin Williams was noted in the east portion of Building 1 between 2012 and 2023. According to Mr. Islas, Sherwin Williams utilized the subject property building for the warehousing and distribution of paint. Pro Source is noted in Building 3 between 2012 and 2023. According to Google Street View imagery, this was a building materials/flooring company that appeared to use most of the tenant space as a showroom and retail store.

### Off-Site

Given either the distance from the subject property, the location with respect to presumed direction of groundwater flow (to the east/southeast), and/or information reviewed as part of off-site file reviews (Section 9.0), the off-site properties identified above do not appear to represent a significant environmental concern to the subject property at this time.

<i>City Directories Potential Environmental Concerns Summary</i>	
<b>Subject Property</b>	<ul style="list-style-type: none"> <li>Historical Operations – See Section 12.0 for additional information.</li> </ul>
<b>Off Site</b>	None Identified

## **4.8 Environmental Lien Report**

The Client did not request an environmental lien/activity and use limitations (AUL) report, and no information pertaining to environmental liens/AULs was provided by the Client/User. The lack of environmental liens/AUL information represents a data gap. Data gaps represent a lack of or inability to obtain information required by the ASTM practice despite good faith efforts by the Environmental Professional to gather such information.

## **4.9 Historical Subject Property Summary**

The following provides a summary of the historical use of the subject property.

<b>Subject Property History</b>
Buildings 1, 2, and 3 were constructed prior to 1916. As of 1916, Buildings 1, 2, and 3 were occupied by John Eiszner Company, a barrel & keg manufacturer. Dwellings, flats, and small

<b>Subject Property History</b>	
<p>one-story structures were located in the northeast and southeast portions of the subject property at that time. John Eiszner Company occupied the subject property until at least 1928. From 1928 to 1955, various manufacturing-type occupants are noted including Block Manufacturing Company, K E Henbd Manufacturing Company, Mac Abern Corporation, and Sherman Reynolds Incorporated. Sherman Reynolds Incorporated is noted as the sole tenant between 1965 and 2000. Building 4 was constructed between 1952 and 1962. The northeast portion of the parking lot was developed as a parking lot between 1965 and 1971. Various office and commercial-type tenants are noted in all three subject property buildings between 2008 to 2023.</p>	
<b>Potential Environmental Concerns</b>	<ul style="list-style-type: none"> <li>Historical Operations – See Section 12.0 for additional information.</li> </ul>

## 5.0 MATERIALS AND CHEMICAL STORAGE

Carlson observed the following materials and chemicals being used and stored at the subject property during the subject property visit.

<b>Materials</b>	<b>Approximate Quantity/ Containers</b>	<b>Location</b>	<b>Storage Conditions</b>
<b>Paint</b>	A few 1-gallon and 5-gallon containers	Buildings 1 and 2	No issues
<b>Detergent</b>	One 5-gallon container	Building 2	No issues
<b>Grout</b>	A few 25-pound bags	Building 2	No issues
<b>Arcton 22</b>	One canister	Building 2	No issues
<b>General Cleaning Products</b>	Various retail-sized containers	Buildings 1 and 2	No issues
<b>Potential Environmental Concerns</b>	No Issues		

The observed containers appeared in good condition and no obvious significant staining was noted. Carlson did not observe any unidentified substance containers.



## 6.0 WASTE GENERATION

The following describes wastes observed at the time of the assessment, to the extent visually and/or physically observed or identified from interviews or records review.

### 6.1 Hazardous Wastes

No hazardous wastes were observed on the subject property during the subject property assessment. The subject property (Sherwin Williams #703940) is identified on the RCRA VSQG database as a very small quantity generator of ignitable waste (D001), and previously also generated methyl ethyl ketone (D035), and wastewaters, process residuals, preservative drippage, and spent formulations from wood preserving processes (F035). No RCRA violations are reported. Carlson received hazardous waste records from the IEPA pertaining to Sherwin Williams. According to the paperwork, Sherwin Williams filed as a small quantity generator of D001, D035, and F035 in 2009. In 2013, they filed as a large quantity generator of D001, and in 2021 they filled as a very small quantity generator of D001. The specific nature of the hazardous waste generation was not noted. Given the nature of the waste generated and the apparent operations conducted by Sherwin Williams (commercial paint store), the potential for their hazardous waste listing to negatively impact the subject property is considered low at this time. However, given that Sherwin Williams is no longer an active tenant, the active RCRA listing is considered a BER at this time. See Section 12.0 for additional information.

Sherman Reynolds is identified on the RCRA NON GEN database as a former large quantity generator of spent halogenated solvents. No violations are noted. Carlson received hazardous-waste records from the IEPA. These included a 1988 Generator Annual Hazardous Waste Report for Sherman Reynolds which indicated that some parts require painting. Paints, reducers, and thinners (approximately 700 gallons per year) and perchloroethylene (approximately eight 55-gallon drums per year) were used. A 1988 Notification of Hazardous Waste Activity form indicates that Sherman Reynolds was a generator of spent halogenated solvents (F001). According to Mr. Owens, parts cleaning was conducted in an off-site paint shop (located off-site to the north of Buildings 1 and 2). Aluminum was cleaned throughout the subject property with naphtha. During the subject property visit, Carlson observed surficial staining in Building 2. Due to the long-term historical manufacturing operations, chlorinated solvent use, and evidence of staining in Building 2 which suggests potential materials releases, the historical manufacturing operations are considered an REC.

### 6.2 Non-Hazardous Waste

The following non-hazardous wastes were observed on the subject property during the subject property assessment. It should be noted that Carlson did not observe any wastewater discharges at the subject property.



Waste	Containers	Location	Storage Conditions	Disposal Company(s)
<b>Solid Waste</b>	Dumpsters	Parking Lot	No issues	Republic Waste
<b>Potential Environmental Concerns</b>	None Identified			

As observed during the recent subject property visit, wastes generated on the subject property appeared in good condition with no signs of significant staining. As such, these wastes are not considered a significant concern to the subject property at this time.

## 7.0 STORAGE TANKS

Evidence of underground storage tanks and aboveground storage tanks, such as vent pipes, fill pipes, pump islands, and fuel gauges was assessed and is described below. Additionally, Carlson reviewed the regulatory database report. It is Carlson's experience that historical, pre-registration tanks, including those associated with historical heating systems, are typically not registered with the state or local agencies. Therefore, information such as registration and notification documentation may not be contained in their files. Please note that no evaluation, no matter how thorough, can absolutely rule out the existence of an underground tank at a given site.

### 7.1 Underground Storage Tanks (USTs)

The following table summarizes UST(s) associated with the subject property.

USTs				
Capacity (gallons)	Content	Source(s)	Status	Location
550	Diesel	Database Report; CDPH	Likely does not exist, paperwork error	N/A
500	Solvent/Naphtha	Chicago Fire Department; CDPH; Database Report	Removed November 7, 1991	Building 4

USTs				
Capacity (gallons)	Content	Source(s)	Status	Location
2,000/3,000	Fuel Oil	OSFM; Database Report; CDPH; Chicago Fire Department	Abandoned January 20, 1988 or March 16, 1988	Building 4
2,000/3,000	Fuel Oil	OSFM; Database Report; CDPH; Chicago Fire Department	Abandoned January 20, 1988 or March 16, 1988	Building 4
<b>Potential Environmental Concerns</b>		<ul style="list-style-type: none"> <li>Known Contamination/Historical USTs – See Section 12.0 for additional information</li> </ul>		

#### **One 550-Gallon Diesel UST**

According to a CDPH record and the database report, one 550-gallon diesel UST is noted at 415 North Aberdeen Street. According to a 2002 letter provided by the Client, there was a typographical error on a naphtha permit UST removal application, and no diesel fuel UST was removed. Mr. Owens was unaware of any diesel fuel USTs on-site. As such, it would appear that the reference to a diesel fuel UST is erroneous. However, if any additional USTs – including any diesel fuel USTs – are encountered during site redevelopment activities, Carlson recommends that they be appropriately handled via all appropriate local, state, and federal guidelines.

#### **Two 2,000/3,000-Gallon Fuel Oil USTs and One 500-Gallon Solvent/Naphtha UST**

According to a Chicago Fire Department record and a CDPH record, a permit to install two 3,000-gallon fuel oil USTs was issued on June 4, 1957. According to an OSFM record, a Notification for USTs was issued on June 29, 1992 for two 3,000-gallon heating oil USTs. The USTs were installed on August 15, 1957. According to a CDPH record, two fuel oil USTs were sand-filled on March 16, 1988. Carlson observed two suspect fill pipes on the northwest exterior of Building 4 during the subject property visit, potentially in association with these abandoned USTs.

According to a Chicago Fire Department record, a permit to install one 500-gallon naphtha UST was issued on June 18, 1957. A CDPH record indicates that this UST was inspected on May 5, 1958. According to an additional CDPH record, this UST was removed on November 7, 1991.

As mentioned, LUST incident 913609 is associated with the naphtha UST. See Section 4.1 for further information regarding this LUST incident.

## 7.2 Aboveground Storage Tanks (ASTs)

No ASTs were identified in the observed areas of the subject property.

## 8.0 POLYCHLORINATED BIPHENYL (PCB) – CONTAINING FLUIDS

Transformers and other electrical/hydraulic equipment (i.e., oil-filled switches, electrical ballasts, balers, hoists, vehicle lifts, dock levelers, hydraulic elevators, etc.) manufactured prior to 1979 could contain PCBs at a level that subjects them to regulation by the USEPA. Any of these features could be at a given site, depending on age and development. In 1979, the USEPA issued a final rule, banning the manufacturing, processing, distribution of PCBs in commerce and use (44 Federal Register 31514). PCBs in electrical equipment are controlled by USEPA regulations 40 CFR, Part 761. The following table summarizes the noteworthy potential PCB-containing equipment identified in the observable areas of the subject property during the recent subject property visit.

Equipment	Location	Condition
Six pole-mounted transformers	The transformers were located on the east exterior of Building 1 and the north exterior of Building 3.	No leaks or stains were identified in the vicinity of the transformers.
<b>Potential Environmental Concerns</b>	None Identified	

In general, the above-mentioned equipment appeared to be in relatively good condition with no significant staining or evidence of spillage observed. Some of the observed transformers had “non-PCB” stickers on them. There is the potential for some of the pole-mounted transformers to contain PCBs, as it is unknown when the equipment was installed. However, given the current condition it does not appear to represent a significant environmental concern at this time.

## 9.0 REGULATORY DATABASE REPORT

Information from standard federal, state, and tribal environmental record sources was provided through ERIS. Data from governmental agency lists are updated and integrated into one database, which is updated as data is released. This integrated database also contains postal service data in

order to enhance address matching. Records from one governmental source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/- 300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unplottables section within the database report. Any unplottables identified in the regulatory database are discussed in the below appropriate sections.

***Subject Property Database Listings:***

The subject property was listed on the following federal, state, and/or tribal databases.

- Sherwin Williams #703940 / Tom Owens / Sherman Reynolds Inc / Ma Bruder / Richard A Owens / Sherman Reynolds/Thomas Owens  
414 N Carpenter Street / 1046 West Kinzie Street / 415 North Aberdeen Street / 410 North Carpenter Street  
Chicago, Illinois  
Databases listed on: FINDS/FRS, IEPA DOCS, LUST DOCUMENT (Section 4.1), PERMITS CHICAGO, RCRA VSQG (Section 6.1), ICIS, AIR PERMITS, TRIS, AFS, TANKS CHICAGO (Section 7.1), UST (Section 7.1)  
Location: Subject property

**FINDS/FRS**

The subject property (Sherwin Williams and Sherman Reynolds) is listed on the FINDS/FRS database. These database listings appear to be associated with RCRA, agency compliance and enforcement systems (ACES), TRIS, air facility systems, ICIS-AIR, and Biennial Reporters. Based on the information provided, the potential for the FINDS/FRS database listings to represent an environmental concern to the subject property is considered low at this time.

**PERMITS CHICAGO**

The subject property is listed on the PERMITS CHICAGO database. These database listings appear to be associated with the Chicago Department of Public Health air pollution control permits. Based on the information provided, the potential for the PERMITS CHICAGO database listings to represent an environmental concern to the subject property is considered low at this time.

### ICIS

The subject property (Sherman Reynolds Inc) is listed on the ICIS database related to air. Based on the information provided, the potential for the ICIS database listing to represent an environmental concern to the subject property is considered low at this time.

### AIR PERMITS

The subject property (Sherman Reynolds Inc) is listed on the AIR PERMITS database. This database listing shows an air permit with a revision date time on 06/28/2003. Based on the information provided, the potential for the AIR PERMITS database listing to represent an environmental concern to the subject property is considered low at this time.

### TRIS

The subject property (Sherman Reynolds Inc) is listed on the TRIS database. The database listing shows the industry sector as fabricated materials containing nickel, chromium, manganese, and copper. Based on the information provided, the potential for the TRIS database listing to represent an environmental concern to the subject property is considered low at this time.

### AFS

The subject property (Sherman Reynolds Inc) is listed on the AFS database. The database listing shows the AFS ID (1703102059) and the primary SIC code (3469). The EPA classification description is unknown, and the operating status is permanently closed. Based on the information provided, the potential for the AFS database listing to represent an environmental concern to the subject property is considered low at this time.

### ***Off-Site Database Listings:***

The following summarizes notable off-site facilities listed on the database report. The remaining sites not discussed are not considered significant environmental concerns based on one or more of the following: current status, groundwater flow direction, visual observations, general location, or the presence of building foundations, streets and/or underground utilities located between these sites and the subject property. In addition, based on these factors, unless stated below, it is Carlson's professional opinion that a file review of the off-site-mentioned properties or remaining properties on the database report was not warranted at this time.

- Brite House Co/ Michael Scoby (currently unnamed)  
1050 West Kinzie Street  
Chicago, Illinois  
Databases listed on: FINDS/FRS, ICIS, and PERMITS CHICAGO  
Location: Adjoining to the south of Building 1/west of Building 3

### FINDS/FRS

The off-site property is listed on the FINDS/FRS database. This database listing appears to be associated with the national compliance database and integrated compliance information system. Based on the information provided, the potential for the FINDS/FRS database listing to represent an environmental concern to the subject property is considered low at this time.

### ICIS

The off-site property is listed on the ICIS database. This database listing shows an environmental interest of formal enforcement action. Based on the information provided, the potential for the ICIS database listing to represent an environmental concern to the subject property is considered low at this time.

### PERMITS CHICAGO

The off-site property is listed on the PERMITS CHICAGO database. This database listing appears to be associated with the Chicago Department of Public Health for an air pollution control permit. Based on the information provided, the potential for the PERMITS CHICAGO database listing to represent an environmental concern to the subject property is considered low at this time.

- Zoe Life 400 2N Dual (currently multi-tenant office)  
428-400 North Aberdeen Street (currently 406 North Aberdeen Street)  
Chicago, Illinois  
Databases listed on: ALT FUELS  
Location: Adjacent to the west, across North Aberdeen Street

### ALT FUELS

The off-site property is listed on the ALT FUELS database. This database listing shows a fuel type code as electric. Based on the information provided, the potential for the ICIS database listing to represent an environmental concern to the subject property is considered low at this time.

- Walter Sommers / Ruprecht Company / 370 Carpenter LLC / Ruprecht (currently Sterling Bay Residential Leasing Center)  
370 North Carpenter Street  
Chicago, Illinois  
Databases listed on: PERMITS CHICAGO  
Location: Adjacent to the south, across West Kinzie Street

### PERMITS CHICAGO

The off-site property is listed on the PERMITS CHICAGO database. This database listing appears to be associated with the Chicago Department of Public Health and the Historic Department of Environment for five air pollution control permits. Based on the information provided, the potential for the PERMITS CHICAGO database listing to represent an environmental concern to the subject property is considered low at this time.

- Aberdeen Associates / 406 N. Aberdeen LLC / Lampkin Leather / 400 N. Aberdeen Street / Portal Innovations LLC / Chan Zuckerberg Biohub Chicago / Aberdene Associates (currently multi-tenant office)  
406 North Aberdeen/400 North Aberdeen  
Chicago, Illinois  
Databases listed on: FINDS/FRS, PERMITS CHICAGO, RCRA NON GEN, RCRA SQG, UST, TANKS CHICAGO, SPILLS, LUST, LUST DOCUMENT, SRP, and IEPA DOCS  
Location: Adjacent to the west, across North Aberdeen Street

### FINDS/FRS

The off-site property is listed on the FINDS/FRS database. This database listing appears to be associated with ACES and RCRA. Based on the information provided, the potential for the FINDS/FRS database listing to represent an environmental concern to the subject property is considered low at this time.

### PERMITS CHICAGO

The off-site property is identified on the PERMITS CHICAGO database relative to an air pollution control permit, a UST, and an AST. See below for additional information regarding the USTs. Based on the information provided, the potential for the PERMITS CHICAGO database listings to represent an environmental concern to the subject property is considered low at this time.

### RCRA NON GEN

Aberdeen Associates is listed as a historical large quantity generator of ignitable waste, 2-butanone or methyl ethyl ketone, and benzene. No RCRA violations were documented for this off-site property. In general, RCRA facilities do not normally pose potential liabilities because the wastes are stored on-site for a relatively short period of time, not treated on-site, and disposed of at off-site locations. In addition, hazardous waste is no longer being generated based on the RCRA NON GEN listing. No staining, stressed vegetation, or signs of improper outside storage were observed at this off-site property during the current site visit. As such, the potential for the off-site database listing to represent an environmental concern to the subject property is considered low at this time.



### RCRA SQG

Portal Innovations LLC is a small quantity generator of corrosive waste, ignitable waste, reactive waste, spent halogenated solvents, and spent nonhalogenated solvents. Chan Zuckerberg Biohub is a small quantity generator of ignitable waste, corrosive waste, reactive waste, spent halogenated solvents, and spent nonhalogenated solvents. No RCRA violations were documented for this off-site property. In general, RCRA generator facilities do not normally pose potential liabilities due to the fact that the wastes are stored on site for a relatively short period of time, not treated on site and disposed of at off-site locations. No staining, stressed vegetation, or signs of improper outside storage were observed at this off-site property during the current site visit. See below for additional information.

### UST, TANKS CHICAGO, SPILLS, LUST, SRP, LUST DOCUMENT, and IEPA DOCS

Carlson identified LUST and SRP records available on Document Explorer. See below.

Several USTs are noted at this off-site property. Two 3,000-gallon chemical USTs (toluene and alcohol) and one 500-gallon chemical UST were removed on January 20, 1998. One 5,000-gallon fuel oil UST was installed on December 14, 1950.

A SPILLS/LUST incident was reported on January 20, 1998 involving the toluene UST. A No Further Remediation (NFR) Letter was issued on April 15, 2004. According to “45-Day Report” for 406 North Aberdeen Street, prepared by K-Plus Environmental and dated July 23, 1998, one 3,000-gallon alcohol UST, one 3,000-gallon toluene UST, and one 500-gallon mineral spirits UST were located in the south-central portion of this off-site property. All three USTs were removed in 1998. Given the presence of a toluene odor during removal, LUST incident 980148 was assigned. Test pits and soil sampling were conducted.

The off-site property was enrolled in the SRP on July 1, 2024. According to “Focused Site Investigation Report, Remediation Objectives Report, Remedial Action Plan, and Remedial Action Completion Report” prepared by GEI Consultants, Inc. and dated June 7, 2004, soil samples from soil borings SP-11, SP-12, and SP-13 were collected along the east portion of this off-site property. Polynuclear aromatic hydrocarbons (PNAs) and metals exceedances over Tier 1 Soil Remediation Objectives (SROs) were identified in those samples. Groundwater samples MW-5 and MW-6 were also collected from the east portion of this off-site property. No VOCs or PNAs exceedances were noted over Tier 1 groundwater remediation objectives (GROs), however lead exceedances were identified. Groundwater at this off-site property was calculated to flow to the southwest. However, Carlson notes that the gradient map included in the report indicates a steep elevation drop between groundwater in the northeast portion of this off-site property and in the southwest portion of the subject property. Given Carlson’s knowledge of the area and that groundwater was calculated to flow to the east/southeast at 403 North Carpenter Street (see

below), it is Carlson’s opinion that a groundwater flow direction of east/southeast is more appropriate. The SRP listing is open at this time. Given the nature of the contaminants of concern (metals and PNAs), the potential for this off-site property to negatively impact the subject property beyond the RECs already identified is considered low at this time.

- Kinzie Dog, LLC / Ms. Patricia Green  
403 North Carpenter Street / 1024 West Kinzie Street / 1018-1024 West Kinzie Street  
Chicago, Illinois  
Databases listed on: SRP, INST, ENG, REM ASSESS, PERMITS CHICAGO  
Location: Adjacent to the east, across North Carpenter Street

SRP, INST, ENG, and REM ASSESS

Carlson identified SRP records on Document Explorer. According to “Amended Comprehensive Site Investigation Report, Remediation Objectives Report, Remedial Action Completion Report” prepared by BBJ Group, LLC and dated December 6, 2023, this off-site property was enrolled in the SRP between 2010 and 2011, and a comprehensive NFR Letter was issued in 2011 with engineering and institutional controls. The off-site property was re-enrolled in the SRP on July 13, 2023, and received a comprehensive NFR Letter on November 4, 2024. The letter includes a reliance on the City of Chicago’s groundwater ordinance and worker caution as institutional controls (INST listing) and engineered barriers as engineering controls (ENG listing). Groundwater at this off-site property flows to the south/southeast. Given the direction of groundwater flow, the potential for these off-site database listings to negatively impact the subject property is considered low at this time.

PERMITS CHICAGO

The off-site property is identified on the PERMITS CHICAGO database relative to an air pollution control permit. Based on the information provided, the potential for the PERMITS CHICAGO database listing to represent an environmental concern to the subject property is considered low at this time.

- Esty Mfg Co / Mr. James Fleming / Carpenter Morgan Venture LLC / 413 N Carpenter (currently Cross Country Mortgage)  
413 North Carpenter Street  
Chicago, Illinois  
Databases listed on: FINDS/FRS, PERMITS CHICAGO, and RCRA NON GEN  
Location: Adjacent to the east, across North Carpenter Street

#### FINDS/FRS

The off-site property (Brite House Co) is listed on the FINDS/FRS database. This database appears to be associated with RCRA. Based on the information provided, the potential for the FINDS/FRS database listing to represent an environmental concern to the subject property is considered low at this time.

#### PERMITS CHICAGO

The off-site property is identified on the PERMITS CHICAGO database relative to air pollution control permits. Based on the information provided, the potential for the PERMITS CHICAGO database listings to represent an environmental concern to the subject property is considered low at this time.

#### RCRA NON GEN

Esty Mfg Co is listed as a historical small quantity generator of ignitable waste and an unspecified waste. No RCRA violations were documented for this off-site property. In general, RCRA facilities do not normally pose potential liabilities because the wastes are stored on-site for a relatively short period of time, not treated on-site, and disposed of at off-site locations. In addition, hazardous waste is no longer being generated based on the RCRA NON GEN listing. No staining, stressed vegetation, or signs of improper outside storage were observed at this off-site property during the current site visit. As such, the potential for the off-site database listing to represent an environmental concern to the subject property is considered low at this time.

- Parkway Bank & Trust Co.  
394 North Morgan Street  
Chicago, Illinois  
Databases listed on: PERMITS CHICAGO  
Location: Adjacent to the southwest, across West Kinzie Street and North Aberdeen Street

#### PERMITS CHICAGO

The off-site property is identified on the PERMITS CHICAGO database relative to an air pollution control permit. Based on the information provided, the potential for the PERMITS CHICAGO database listing to represent an environmental concern to the subject property is considered low at this time.

- Unknown  
434 North Aberdine [Aberdeen]  
Chicago, Illinois  
Databases listed on: SPILLS  
Location: Nearby to the northwest, across North Aberdeen Street

#### SPILLS

A SPILLS incident was reported at this off-site property on March 24, 1987 involving two 55-gallon drums of possible fuel oil. The drums were secured overnight. Given that no release appears to have occurred, the potential for this incident to represent an environmental concern to the subject property is considered low at this time.

- Commercial Building / U.C. Lite Mfg / Andrew Ruttenberg / 1050 W Hubbard St. LLC / First Properties / Hubbard Street Lofts, LLC / 1050 W. Hubbard (currently residential)  
1050 West Hubbard Street  
Chicago, Illinois  
Databases listed on: PERMITS CHICAGO, UST, and TANKS CHICAGO  
Location: Nearby to the north, across elevated railroad tracks and West Hubbard Street

#### PERMITS CHICAGO

The off-site property is identified on the PERMITS CHICAGO database several times related to air pollution control permits and a UST. See below for additional information regarding the UST. Based on the information provided, the potential for the PERMITS CHICAGO database listings to represent an environmental concern to the subject property is considered low at this time.

#### UST / TANKS CHICAGO

One 5,000-gallon heating oil UST was installed on March 28, 1955 and was removed on December 7, 2005. Considering this off-site property is not on the LUST database and distance away, the potential for the off-site UST/TANKS CHICAGO database listings to represent an environmental concern to the subject property is considered low at this time.

- Mario Falco (currently Eastern Seafood)  
1020 West Hubbard Street  
Chicago, Illinois  
Databases listed on: PERMITS CHICAGO  
Location: Nearby to the northeast, across elevated railroad tracks and West Hubbard Street

#### PERMITS CHICAGO

The off-site property is identified on the PERMITS CHICAGO database related to an air pollution control permit. Based on the information provided, the potential for the PERMITS CHICAGO database listing to represent an environmental concern to the subject property is considered low at this time.

- Douglas Danson Gallery (currently unnamed)  
400 North Morgan Street  
Chicago, Illinois  
Databases listed on: PERMITS CHICAGO  
Location: Nearby to the east, across North Carpenter Street

#### PERMITS CHICAGO

The off-site property is identified on the PERMITS CHICAGO database related to an air pollution control permit. Based on the information provided, the potential for the PERMITS CHICAGO database listing to represent an environmental concern to the subject property is considered low at this time.

- Rita Corporation / Fox Deluxe Foods / Rita Corp (currently unnamed)  
370 North Morgan Street  
Chicago, Illinois  
Databases listed on: PERMITS CHICAGO, AIR PERMITS, and RCRA NON GEN  
Location: Nearby to the southeast, across North Carpenter Street and West Kinzie Street

#### PERMITS CHICAGO

The off-site property is identified on the PERMITS CHICAGO database related to an air pollution control permit. Based on the information provided, the potential for the PERMITS CHICAGO database listings to represent an environmental concern to the subject property is considered low at this time.

#### AIR PERMITS

The off-site property is identified on the AIR PERMITS database, which typically indicates that records are available for review on Document Explorer. Carlson searched Document Explorer for this address, and no records were identified. As such, the potential for the AIR PERMITS database listing to represent an environmental concern to the subject property is considered low at this time.

#### RCRA NON GEN

Rita Corp is listed as a historical small quantity generator of ignitable waste, corrosive waste, and spent nonhalogenated solvents. No RCRA violations were documented for this off-site property. In general, RCRA facilities do not normally pose potential liabilities because the wastes are stored on-site for a relatively short period of time, not treated on-site, and disposed of at off-site locations. In addition, hazardous waste is no longer being generated based on the RCRA NON GEN listing. No staining, stressed vegetation, or signs of improper outside storage were observed at this off-site property during the current site visit. As such, the potential for the off-site database listing to represent an environmental concern to the subject property is considered low at this time.

- Monaco Metal Foundry / Monaco Metal Fdry Inc (currently residential)  
1114 West Hubbard Street  
Chicago, Illinois  
Databases listed on: LUST, UST, TANKS CHICAGO, LUST DOCUMENT, and PERMITS CHICAGO  
Location: Nearby to the northwest, across West Hubbard Street

#### LUST, UST, TANKS CHICAGO, PERMITS CHICAGO, and LUST DOCUMENT

One 1,000-gallon diesel fuel or fuel oil UST was removed on September 9, 1997. A LUST incident was reported on August 27, 1997 involving fuel oil. A heating oil letter was issued on July 24, 1998. This off-site property is also identified on the LUST DOCUMENT database, which typically indicates that records are available for review on Document Explorer. Carlson searched Document Explorer for the off-site address, and no records were identified. Based on the distance of this off-site property from the subject property, the potential for these off-site database listings to represent an environmental concern to the subject property is considered low at this time.

- Ascott Place of Hubbard Crossing / Jeff Phillips (currently residential)  
1116 West Hubbard Street / 1122 West Hubbard Street  
Chicago, Illinois  
Databases listed on: PERMITS CHICAGO  
Location: Nearby to the northwest

#### PERMITS CHICAGO

The off-site property is identified on the PERMITS CHICAGO database related to air pollution control permits. Based on the information provided, the potential for the PERMITS CHICAGO database listings to represent an environmental concern to the subject property is considered low at this time.

<b><i>Regulatory Database Potential Environmental Concern Summary</i></b>	
<b>Subject Property</b>	None Identified
<b>Off Site</b>	None Identified

## **10.0 NON- SCOPE CONSIDERATIONS**

Non-scope considerations were not requested by the Client, and therefore were not performed as a part of this report.

## **11.0 VAPOR MIGRATION**

During the performance of this ESA, the potential for a vapor migration condition/vapor encroachment condition (VEC) to exist in the subsurface at the subject property was evaluated via a desktop review. The following RECs were identified:

- Historical Operations
- Known Contamination/Historical USTs

Based on the contaminants of concern (i.e., VOCs and naphthalene), these RECs are also considered a vapor migration concern.

## **12.0 FINDINGS**

The following potential environmental concerns have been identified in connection with the subject property and/or off-site properties, if any.

### ***On-Site Potential Environmental Concerns:***

- Historical Operations
- Active RCRA Listing – Sherwin Williams
- Known Contamination/Historical USTs

### ***Off-Site Potential Environmental Concerns:***

- No RECs in connection with off-site properties were identified.



### 13.0 OPINIONS

The following summarizes the potential environmental concerns identified in connection with the subject property.

***On-Site Potential Environmental Concerns:***

Historical Operations
Summary
<ul style="list-style-type: none"> <li>• The subject property was utilized for manufacturing/factory purposes between at least 1916 and 1988, including Block Manufacturing, K E Henbd Manufacturing Company, Sherman Reynolds, Kinzie Building Company, and Mac Abern Corporation.</li> <li>• Sherman Reynolds is identified as the sole occupant between 1965 and 2000.</li> <li>• According to information obtained from the IEPA, Sherman Reynolds was a custom metal fabricator that also conducted painting.</li> <li>• Sherman Reynolds is identified as a former large quantity generator of spent halogenated solvents including perchloroethylene.</li> <li>• According to Mr. Owens, parts cleaning was conducted in an off-site paint shop (located off-site to the north of Buildings 1 and 2).</li> <li>• Aluminum was cleaned throughout the subject property with naphtha.</li> <li>• During the subject property visit, Carlson observed staining in Building 2.</li> </ul> <p><i>Due to the long-term historical manufacturing operations, chlorinated solvent use, and evidence of staining in Building 2 which suggests potential materials releases, the historical manufacturing operations are considered an REC. See Section 14.1 for additional information.</i></p>
Active RCRA Listing – Sherwin Williams
Summary
<ul style="list-style-type: none"> <li>• The subject property (Sherwin Williams #703940) is identified on the RCRA VSQG database as a very small quantity generator of ignitable waste, and previously also generated methyl ethyl ketone, and wastewaters, process residuals, preservative drippage, and spent formulations from wood preserving processes (waste code F035).</li> <li>• Sherwin Williams has since vacated the subject property.</li> </ul> <p><i>Given that Sherwin Williams is no longer an active tenant, the active RCRA listing is considered a BER at this time. See Section 14.6 for additional information.</i></p>

Historical USTs
Summary
<ul style="list-style-type: none"> <li>• Two 2,000-3,000-gallon heating oil USTs were installed in Building 4 in 1957 and abandoned/sand-filled in 1988.</li> <li>• Carlson observed two suspect fill pipes on the northwest exterior of Building 4 during the subject property visit, potentially in association with these abandoned USTs.</li> <li>• One 500-gallon naphtha UST was installed in Building 4 in 1957 and was removed in 1991.</li> <li>• A LUST incident (913609) was reported in association with this naphtha UST removal.</li> <li>• According to the 1992 Corrective Action Report for the LUST incident, all three USTs were formerly located in the north/northwest portion of Building 4.</li> <li>• According to the report, ten cubic yards of contaminated soil were removed with the naphtha UST during the initial excavation.</li> <li>• Subsequent to the soil excavation, five soil borings were advanced around the naphtha UST in 1992 and soil samples were collected.</li> <li>• Naphthalene, benzene, and benzo(a)anthracene were reported in soil samples at concentrations that exceed current IEPA Tier 1 Soil Remediation Objectives (SROs) for residential properties. No groundwater samples were collected to address the groundwater ingestion or indoor air exposure pathways.</li> <li>• The IEPA issued a closure letter on July 7, 1993, which specifically states that further remediation was not necessary regarding the LUST incident, but that the letter “does not constitute Agency approval of any costs incurred, or corrective action activities performed during the remediation” of the LUST.</li> <li>• Although the LUST incident is closed, naphthalene, benzo(a)anthracene, and benzene soil contamination was left in place in excess of IEPA Tier 1 SROs for residential properties.</li> <li>• Given the nature of the contaminants, the potential that the contamination originated from either naphtha the heating oil USTs, or both, cannot be ruled out at this time.</li> <li>• Furthermore, neither the heating oil USTs nor the naphtha UST were investigated to current regulation standards.</li> </ul>
<p><i>The known contamination related to the historic USTs, as well as the lack of sufficient investigation of all three USTs, are considered an REC at this time. See Section 14.1 for additional information.</i></p>

***Off-Site Potential Environmental Concerns:***

No off-site potential environmental concerns were identified in connection with the subject property.

## 14.0 CONCLUSIONS AND RECOMMENDATIONS

Carlson has performed this ESA of the subject property in conformance with the scope and limitations of ASTM E1527-21. Any exceptions to, or deletions from this practice are described in Sections 1.4 and 1.5 of this report.

### 14.1 RECs

This assessment has revealed no evidence of RECs in the observable areas of the subject property, except for the following:

Historical Operations / Known Contamination/Historical USTs
Recommendation
<i>Carlson recommends conducting a limited subsurface investigation at the subject property to determine if the historical operations and historical USTs have negatively impacted the subject property.</i>

### 14.2 CRECs

This assessment has revealed no evidence of CRECs in the observable areas of the subject property.

### 14.3 HRECs

This assessment has revealed no evidence of HRECs in the observable areas of the subject property.

### 14.4 *De Minimis* Conditions

This assessment has revealed no evidence of *de minimis* conditions in the observable areas of the subject property.

### 14.5 Significant Data Gaps

This assessment has revealed no evidence of significant data gaps in the observable areas of the subject property.

### 14.6 BERs

This assessment has revealed no evidence of BERs in the observable areas of the subject property, except for the following. See Section 10.0 for non-scope consideration requested by the Client, if any.

Active RCRA Listing	
	Recommendation
	<i>Carlson recommends that a notification be sent to the relevant state environmental regulatory agency so that the RCRA status for Sherwin Williams can be removed from the active RCRA database.</i>

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## 15.0 REFERENCES

Type	Source
<b>Aerial Photographs</b>	ERIS; Google Earth
<b>City Directories</b>	ERIS
<b>Fire Insurance Maps</b>	ERIS
<b>Geology</b>	United States Geological Survey (USGS). MapView, (online resource), <a href="https://ngmdb.usgs.gov/mapview/?center=-97,39.6&amp;zoom=4">https://ngmdb.usgs.gov/mapview/?center=-97,39.6&amp;zoom=4</a>
<b>Estimated Groundwater Flow/Topography</b>	“Amended Comprehensive Site Investigation Report, Remediation Objectives Report, Remedial Action Completion Report” prepared by BBJ Group, LLC and dated December 6, 2023 (2023 CSI-ROR-RACR)
<b>Regulatory Database Report</b>	ERIS
<b>Soils</b>	United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Web Soil Survey (online resource), <a href="http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a> ; and, 2023 CSI-ROR-RACR
<b>Topographic Maps</b>	ERIS
<b>Off-Site LUST and SRP Reports</b>	“45-Day Report” for 406 North Aberdeen Street, prepared by K-Plus Environmental and dated July 23, 1998  “Focused Site Investigation Report, Remediation Objectives Report, Remedial Action Plan, and Remedial Action Completion Report” prepared by GEI Consultants, Inc. and dated June 7, 2004  2023 CSI-ROR-RACR