



The Green Environmental Group
Environmental Assessments & Consulting

May 6, 1996

Mr. Mitch Weisz
Weisz & Michling
2030 N. Seminary Avenue
Woodstock, Illinois 60098

Dear Mr. Weisz:

Pursuant to your request, we have performed a subsurface investigation at the property known as The Munao Farm, located on the east and west sides of Route 20, just north of the area known as Harmony in southwestern McHenry County. This investigation was performed as a result of concerns relative to a former gravel extraction area on a portion of the subject site.

A Phase I Environmental Assessment for the farm was prepared by Green Environmental and issued on January 25, 1996. This assessment revealed the presence of a former gravel extraction area (identified on historical topographic maps) on that portion of the subject site west of Route 20, across from the farm buildings. Specifically the Phase I Assessment identified the following:

Topographic maps for the site indicate that at one time there was a gravel pit located on that portion of the subject site located west of Route 20. This would be consistent with a disturbed area which is present in aerial photography from 1939, 1954 and 1967. Based on a mid-1960's aerial photo from the McHenry County Planning Department, this area of gravel extraction was located approximately 600 feet west of Route 20 and 150 feet north of the south line of Section 28. The area was approximately two acres in size and would have probably been considered a "borrow pit", an area to obtain gravel for use on the farm. There is no indication that the pit was a fully operational gravel pit by today's size and volume. The vertical depth of the pit is unknown. When this pit was closed and how it was closed is unknown, however, there was only a limited amount of activity in the 1967 aerial photo. At the time of the operation and closure (assumed to be mid-1960's) it was not uncommon to use old gravel pits or borrow pits as a place to dump household waste and other debris, particularly on a farm or agricultural property. It is unknown if there was any filling of the pit or if the site was graded out level.

There is no direct evidence of there being any dumping in this pit; no dumping was observed in the aerial photography. There are no materials protruding from the surface in the suspected area of the gravel pit and the area has been consistently farmed. The only definitive means of determining whether there has been any filling or dumping in the former gravel pit would be to perform an exploratory excavation of the area. This activity may not be conclusive given the exact location of the former gravel pit is not certain. The risk associated with any dumping or filling in of the gravel pit is considered moderate at this time. Development of the site may reveal an area of fill which may need to be cleaned up.

At your request, Green Environmental coordinated with Gavers Excavating of Woodstock, Illinois to perform an exploratory excavation of the presumed gravel extraction area. Based on the aerial photography and the topography of the site, we chose an area to perform nine

exploratory holes to determine if there had been any materials buried in the former extraction area. The area to be excavated was also identified based on bricks and small pieces of concrete which had risen to the surface of the agricultural field following the freezing and thawing of the ground over the winter. The excavation holes which were performed were located west of a drainage way and east of a stand of trees on that portion of the site west of Route 20.

There were 3-4 holes dug nearer to the stand of trees which did not reveal the presence of any buried materials on the site. These holes were dug to a depth of approximately 7-8 feet beneath the surface and no debris of any sort was uncovered. The soil consisted of a loamy clay from 1-4 feet, a sandy loam from 4-6 feet and a fine sand at a depth of approximately 6 feet to the base of the excavation. No water was encountered in any of the excavation. The remaining holes were dug in an area where bricks and small pieces of concrete were protruding from the surface. These holes were dug along the western edge of the drainage way and were dug approximately 8-9 feet beneath the surface. One hole dug in this area revealed approximately 4-5 feet of soil fill, intermixed with bricks and pieces of concrete. There were also pieces of wood uncovered in this area. It appeared that there may have been building materials buried in this area. The fill material extended to a depth of approximately 6 feet in this area and was followed by sand at a depth of 6 feet to the base of the excavation. There was nothing discovered in the exploratory excavation holes which would indicate that there was an extensive amount of fill material present and nothing hazardous was noted in the fill material; most of the fill material contained bricks.

Based on the excavation which has been conducted, there does not appear to be any extensive amounts of fill material present in the former gravel extraction area. Based on the current topography, Don Gavers who operates a gravel pit in the county, felt that possibly there was a "nob" or a topographic high point of gravel on the site at one time. He felt that the gravel pit which was identified on the topographic maps may have been this "nob" which may have been "shaved off" at one time. It is possible that there may not have been a pit of any great depth. It should also be noted that there were no quantities of gravel found in the excavations, but rather, sandy subsurface soils were discovered. It does not appear that there would have been a sufficient amount of gravel present for any type of an extensive extraction operation.

Based on the exploratory excavation, there does not appear to be a significant environmental hazard associated with the former gravel pit. There was a limited amount of wood, bricks and concrete discovered beneath the surface. No hazardous materials or general refuse was discovered in those areas which were excavated.

If you have any questions please do not hesitate to contact me. Thank You.

Sincerely,



Clancy P. Green

The Green Environmental Group, Ltd.



The Green Environmental Group
Environmental Assessments & Consulting

January 25, 1996

Mr. Mitch Weisz
Weisz and Michling
2030 N. Seminary Ave.
Woodstock, IL 60098

Dear Mr. Weisz:

Attached is a copy of the Phase I Environmental Assessment for the property known as the Munao Farm, located south of the intersection of Route 20 and Church Road, in Coral Township, McHenry County, Illinois. We have personally inspected the property, reviewed records and interviewed knowledgeable people concerning this site. Several recommendations are made regarding on-site dumping areas and hazardous materials usage.

There is a floor drain located in the barn in a room which is used by the tenant in conjunction with skinning of animals such as beaver - a taxidermy operation. Drainage was noted from the taxidermy operation through the drain; it is unknown where this drain leads to. There was evidence of animal waste and possibly some chemical waste entering this drain. It is recommended that the materials and waste entering this drain and the outlet of the drain be verified. The floor drain in the barn should be sealed in order to prevent the migration of any contaminants entering the drain.

There are several potential wetlands areas identified on McHenry County Soil & Water Conservation District maps. A field verification of the wetlands is recommended to confirm the wetlands and delineate the extent.

There was formerly a 1,000 gallon underground gasoline tank located along the east side of the barn. This tank was removed in December of 1995; the tank was removed in accordance with the current Office of the Illinois State Fire Marshall regulations. There is no indication of any additional below ground storage tanks on the subject site. Confirmatory soil sampling from the bottom of the tank cavity did not reveal any residual soil contamination, no further investigation is recommended at this time.

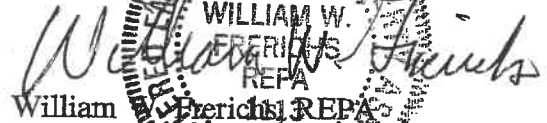
There were three areas of dumping noted on the subject site, none of which appear to be extensive. Two areas consisted mostly of a limited amount of surface dumping. The third area was more extensive and may contain some buried materials. Dumping along the west and south property lines consisted of tires, old fencing, empty cans and buckets, an out of use piece of implement equipment and 10-12 discarded tires. It is recommended that these

materials be cleaned up and disposed of properly. There has been ~~more~~ extensive dumping located within a wooded area at the far north end of that portion of the subject site located east of Route 20. Tires, washing machines, bottles, pesticide cans, and other large ferrous pieces of metal were present within the woods. There were no full containers of hazardous materials, however there were many empty containers of hazardous materials. Most of the debris appeared to be restricted to surface dumping; there was no direct evidence of any materials buried beneath the surface. It is possible that there may be some buried materials in this area. It is recommended that the debris be cleaned up and disposed of properly. At the time of the cleanup several exploratory excavations should be conducted to determine if there are any buried materials present.

True copies of this report are signed and sealed on this page and on page 19 of the report.



Clancy P. Green, Environmental Investigator



William

THE GREEN ENVIRONMENTAL GROUP, LTD.

