

December 15, 2006

**PROPOSED MIDDLE SCHOOL SITE  
+/- 18.86 ACRES  
HERRICK AND GALUSHA ROADS  
WARRENVILLE, IL**

**INTRODUCTION**

Herrick, LLC is the owner of approximately 18.86 acres in Warrenville, Illinois that is being considered by Community Unit School District 200 as a possible Middle School Site. Herrick, LLC has enrolled the subject property in the Illinois Environmental Protection Agency Site Remediation Program as of December 4, 2006, and has requested a Comprehensive No Further Remediation Letter from the Illinois EPA.

**SITE DESCRIPTION**

The subject property consists of three individual parcels totaling approximately 18.86 acres located near the S.W. corner of Herrick Road and Galusha Road, within the city limits of Warrenville, IL. Parcel 1 consists of a portion of lots 18 & 19 in the Galusha Farms subdivision and is identified as PIN # 04-36-401-021. Parcels 2 and 3 consist of lot 11 in the Galusha Farms subdivision and are identified as PIN # 04-36-401-028 and 04-36-401-029.

Refer to the attached Exhibit "2A" location map for the exact location of the subject property.

Refer to the attached Exhibit "2B" legal descriptions for all three parcels.

Survey of the subject property is attached as Exhibit "2C".

Parcel 1 is characterized by a large open area near the center and southwest corner of the property that has been used for hay production for several years. The east and north areas of Parcel 1 is characterized by trees and understory vegetation. The property is vacant and there is no history of any structures occupying the property.

Parcels 2 and 3 have existed as residential property for many years and are occupied by a horse stable located near the N.W. corner of the property. A single-family residence previously occupied the property and was demolished by the current owner in 2004. Trees and understory vegetation characterize the south end of the property.

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The surrounding properties are predominantly residential with single-family residences existing to the north and west, and to the south of Parcels 2 & 3. The Herrick Lake Forest Preserve lies to the east of subject property, vacant land owned by BP America, Inc. lies to the south of Parcel 1 and an existing commercial office development is located near the S.W. corner of Parcel 1.

In proximity of the subject property, but not immediately adjacent to the subject property, is, to the north, land owned by the Forest Preserve District of Dupage County and, to the south, a research and educational campus owned by BP America, Inc. and operated by BP America, Inc. and DePaul University.

### **CONTAMINANTS OF CONCERN**

A Phase I Environmental Assessment, commissioned by Herrick, LLC, was completed by Environment, Inc. on 6/24/04. This Phase I Environmental Assessment revealed “no evidence of recognized environmental conditions in connection with the property”.

A Phase I Environmental Assessment is designed to determine the history of a specific property and potential environmental concerns. A Phase I Environmental Assessment typically consists of the following:

- Review of historical records on the subject property
- Interviews with persons who may have knowledge of the subject property and its past use.
- Site reconnaissance to inspect the condition of the property

A Phase II Environmental Assessment, commissioned by Herrick, LLC, was completed by Environment, Inc. on 7/26/06. This Phase II Environmental Assessment revealed “no evidence of any conditions of environmental concern on the property”.

A Phase II Environmental Assessment, commissioned by Community School District 200, was completed by Mostardi Platt Environmental on 9/15/06, the conclusions of which are summarized as follows:

- The results of the soil and water investigations and laboratory analysis have indicated that the Property has not been affected by chemical constituents from any on-site or off-site activities.
- The review of the geology, hydrogeology, topography, and physical setting of the Property and surrounding area has not indicated any conditions of potential environmental concern for the Property.
- Based upon the results of this environmental investigation of the Property, there is no evidence for any conditions of environmental concern on the Property.

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A Phase II Environmental Assessment is designed to determine if an actual environmental concern or condition exists and typically consists of the following:

- Collection and lab analysis of soil, water and air samples
- Collection and testing of suspect materials, if any.

Based on the findings summarized above, no known environmental conditions or concerns presently exist and therefore, we believe, no remediation work is currently necessary. The Request for Comprehensive NFR Letter submitted to the Illinois EPA is meant to address and alleviate any concerns over any human health issues associated with soil contamination.

### **COMMUNITY ISSUES**

Concerns have been raised regarding the suitability of the subject property for a proposed new Middle School. Community Unit School District 200 is in the process of completing the necessary due diligence. CUSD 200 has made no final decision at this time pending the completion of further analysis of existing conditions, risk assessment and review of the Request For Comprehensive NFR Letter by the Illinois EPA.

### **COMMUNITY RELATIONS**

Herrick, LLC is the owner and Remedial Applicant “**RA**” of the subject property and all questions and inquiries regarding this matter should be directed to **Steven R. Gregory, Herrick, LLC, 123 E. Ogden Avenue, Hinsdale, IL 60521, (630) 655-0559.**

All documents relating to this matter are available for public viewing at the Warrenville Public Library, 28 W 751 Stafford Place, Warrenville, IL, (630) 393-1171 during normal business hours. In addition, copies of the related documents will also be available for public review at the Wheaton Public Library, 225 N. Cross Street, Wheaton, IL, (630) 668-1374 once it re-opens in late January.