

ENVIRONMENTAL ASSESSMENT

CITIGROUP GLOBAL MARKETS REALTY CORP.
388 Greenwich Street, 11th Floor
New York, New York 10013

BARCLAYS CAPITAL REAL ESTATE INC.
200 Park Avenue, 4th Floor
New York, New York 10166

SPIRIT FINANCE CORPORATION
14631 North Scottsdale Road, Suite 200
Scottsdale, Arizona 85254



PHASE I ENVIRONMENTAL SITE ASSESSMENT of PAMIDA-3226

1225 South Hamilton Street
Sullivan, Illinois 61951

PREPARED BY:

EMG

11011 McCormick Road
Hunt Valley, Maryland 21031
800.733.0660
410.785.6220 (fax)
www.emgcorp.com

EMG CONTACT:

LaNeicia A. Stone
Senior Technical Relationship Manager
800.733.0660, Ext. 6534
lastone@emgcorp.com

EMG Project #: 76377.06R-119.111
Date of Conversion: April 19, 2006
Original Project #: 70599.05R-124.050
Date of Report: June 27, 2005
On site Date: May 23, 2005

PROJECT SUMMARY

Pamida
1225 South Hamilton Street
Sullivan, Illinois 61951

Assessment Component	Acceptable	Routine Solution	Phase II	Estimated Cost	Reference Section	Page
Historical Review	✓				4.	5
Operational Activities	✓				5.	6
Hazardous Materials	✓				5.	6
Waste Generation	✓				5.	6
PCBs	✓				5.	6
Asbestos	✓				5.	6
Radon	✓				5.	6
Lead-Based Paint	✓				5.	6
Lead in Drinking Water	✓				5.	6
Tanks/Pipelines	✓				5.	6
Surface Areas	✓				5.	6
Mold	✓				5.	6
Adjacent Properties	✓				6.	9
Regulatory Database Review	✓				7.	10

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand alone document.

TABLE OF CONTENTS

1. Certification	1
2. Executive Summary	2
2.1. Recommendations	2
3. Scope of Work	3
4. Historical Review	5
5. Project Reconnaissance	6
6. Adjacent Properties	9
7. Regulatory Database Review	10
8. Appendices	11

1. CERTIFICATION

EMG has completed a Phase I Environmental Site Assessment of the Pamida (the "Project"), located at 1225 South Hamilton Street in Sullivan, Illinois 61951. The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

This report is addressed to Citigroup Global Markets Realty Corp., Barclays Capital Real Estate Inc. Corporation ("BCRE") and its affiliates, and Spirit Finance Corporation. Citigroup Global Markets Realty Corp., BCRE and its affiliates, Spirit Finance Corporation, their respective successors and assigns (including, without limitation, investors who purchase the mortgage loan or a participation interest in the mortgage loan and the trustee in a securitization that includes the mortgage loan), each servicer of the mortgage loan, and all rating agencies involved in any sale, securitization or syndication involving the mortgage loan may use and rely upon this Report, including, without limitation, utilizing selected information from the Report in the offering materials (either in electronic or hard copy format) relating to any sale, securitization or syndication involving the mortgage loan. The Assessor agrees to cooperate in answering questions by any of the above parties in connection with the sale, securitization or syndication, as communicated by BCRE personnel. In addition, this Report or a reference to this Report may be included or quoted in any offering circular, registration statement, prospectus or sales brochure (either in electronic or hard copy format) in connection with a sale, securitization or syndication, or transaction involving such debt and or debt securities.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity except Citigroup Global Markets Realty Corp, BCRE and its affiliates, Spirit Finance Corporation, their respective successors and assigns, for any purpose without the advance written consent of EMG. In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative have been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on site visit.

If you have any questions regarding this report, please contact the Technical Relationship Manager listed below at 800.733.0660, Ext. 6534.

Researched by: Carroll C. Sparwasser, Project Manager

Surveyed by: Carroll C. Sparwasser, Project Manager

Written by: Carroll C. Sparwasser, Project Manager

Reviewed by:



Phillip A. Hoeksema, for
LaNeicia A. Stone, Senior Technical Relationship Manager
lastone@emgcorp.com

2. EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment, that included on site observations of the accessible areas of the Pamida (the “Project”), on June 1, 2005. The Project is located at 1225 South Hamilton Street in Sullivan, Illinois 61951, and consists of approximately 3.75 acres.

The Project, originally constructed in 1999, is currently a retail store. Current facility operations include retail sales of household goods. Prior to construction of the current improvements, the Project was undeveloped land. Properties in the general vicinity of the Project include undeveloped land, light industrial, and commercial land uses.

The following summarizes the independent conclusions representing EMG’s best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative have been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 and the Bank of America Scope of Work.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 1225 South Hamilton Street, the Project. Any exceptions, to or deletions from, this practice are described in the Scope of Work Section. Based on the results of the assessment, no recognized environmental conditions (RECs) or historical RECs were identified in connection with the Project.

2.1. RECOMMENDATIONS

No further action or investigation is recommended.

3. SCOPE OF WORK

EMG conducted a Phase I Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives.

A Pre-Survey Questionnaire was completed as a part of this assessment which is included in the Appendices. The Questionnaire was completed with Jason Busby, Manager. Information obtained from the Questionnaire has been used in the preparation of this report.

Visual observation above the drop ceiling tiles was not performed as a part of this assessment.

No evidence of pipe chases was identified during this assessment.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project which could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 and the Bank of America Scope of Work. The scope of work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project as identified through review of reasonably ascertainable standard historical sources.
- Physical characteristics of the Project as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and groundwater data.
- Current Project conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
 - Facility storage tanks, drums, containers (above or below ground), etc.
 - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
 - The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes
- A screening approach for the potential existence of:
 - Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior) and the collection and analysis of three bulk samples from homogeneous areas of friable and damaged non-friable suspect ACM. Any materials not sampled are considered suspect until tested and proven otherwise. Friable materials are those which can be easily crumbled or pulverized by hand pressure.

This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for “suspect” determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication Managing Asbestos in Place (the “Green Book”). Only materials listed in the Green Book which were installed prior to 1985 are considered suspect.

- Radon gas propensity, through the review of the USEPA's Map of Radon Zones and radon gas concentrations through the exposure and analysis of canisters, using the charcoal liquid scintillation method for all residential properties.
- Lead-based paint for properties constructed prior to 1978. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. Therefore, all paint applied prior to 1978 is considered suspect.
- Lead in water, based on information provided by the municipal water provider.
- Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as a part of this assessment. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify any sites that would have the potential to impact the environmental integrity of the Project.

The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search which focuses on both the Project and neighboring sites that may impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard E 1527-00. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

4. HISTORICAL REVIEW

Based upon historical review, the Project was undeveloped land farmland prior to the development of the current Project improvements in 1999. The following historical resources were researched as part of the historical review:

Resource:	Available from:	Results:
Tax Map	Moultrie County Assessor's Office	The Project is listed as parcel 08-08-11-205-12-0060.
Interviews	Mr. Justin Busby, Manager	No environmentally significant information was identified through discussions with Mr. Justin Busby, Manager.
Local agency records	Sullivan Fire Office Department	No environmentally significant information was identified on file for the Project.
	Sullivan Building Department	The Project was undeveloped prior to construction of the current building in 1999. No environmentally significant information was identified on file for the Project.
Historical Maps (Sanborn, Baist, etc.)	EDR	There was no historic map coverage for the Project in the EDR Historic Map Collection, for the period covering the years 1867 to present. No historical maps identified for the area of the Project.
City Directories	EDR	No historical city directories identified for the area of the Project.
Aerial Photograph dated: 1936	National Archives and Records and Administration	The Project is shown as unimproved farmland. Adjacent properties shown as farmland. No environmental concerns with the Project or adjacent property uses.
Aerial Photographs dated: 1988, & 1995	Moultrie County USDA Service Center	The Project is shown as unimproved. Adjacent properties shown as a mixture of farmland, undeveloped land, residential, and commercial, property types. No environmental concerns with the Project or adjacent property uses.
Aerial Photograph dated: 1998	TerraServer	The Project is shown as unimproved. Adjacent properties shown as a mixture of farmland, undeveloped land, residential, and commercial, property types. No environmental concerns with the Project or adjacent property uses. In an attempt to identify the Project history back to 1940, EMG is researching additional aerial photograph coverage of the Project area at the National Archives and Records Administration in College Park, Maryland. At the time this report was issued, the information was pending. This information will be included in the Final Report; however, based upon the results of the assessment to date, it is not anticipated that the conclusions drawn will change when this information is received.
Previous Investigations and Assessments	N/A	None provided.
Plans and Specifications	N/A	None available at the Project or local agency offices visited for this assessment.

5. PROJECT RECONNAISSANCE

Property Summary	
Address:	1225 South Hamilton Street in Sullivan, Moultrie County, Illinois 61951
On site Point of Contact (POC)	Mr. Joe Lockman, Manager
Areas accessed:	Included retail areas; Warehouse; all common areas; all exterior areas; roof; and the Project boundaries.
Inaccessible areas:	None.
Weather conditions:	Clear, with temperatures in the mid 80s (°F) and light winds.
Current Project use:	The Project is currently a free standing retail store.
Land area:	Approximately 3.75 acres.
Construction/renovation date(s):	1999
Improvements:	Project improvements consist of one structure, landscaping, and surface-level asphalt paved parking/drive areas.
Water/sewer service:	The Project is serviced by public water and sanitary sewer systems.
Mechanical/HVAC systems:	An electrically powered water heater. Heat and air-conditioning are supplied to the Project from combination electrically operated and natural gas-fired units.
Topography	Source: Sullivan, Illinois Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1983: - Slope of the Project is to the east. - Slope in the general area of the Project is to the east. - The nearest surface water feature is Asa Creek, which is located approximately 3,700 feet east of the Project.
Wetlands	A National Wetlands Inventory (NWI) Map for the area of the Project, published by the United States Fish and Wildlife Service, was not identified at the local agencies visited as a part of this assessment; however, review of the USGS Topographic Map and observations during the on site assessment identified the following: - No surface water features or vegetation indicative of wetland areas (i.e., cattails and sedges) were identified at the Project or adjacent properties.
Floodplain	Review of the Flood Insurance Rate Map (Panel # 170524B), published by the Federal Emergency Management Agency (FEMA) and dated September 18, 1985, indicated the following: - The Project is located in Zone C, areas outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

Property Summary	
Soils/Geology	<p>Review of the Soil Survey of Piatt County, Illinois published by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS) and dated 1974, indicated the following:</p> <ul style="list-style-type: none"> - The Project is located in an area comprised of one soil type known as Flanagan silt loam with estimated slopes between zero and three percent. - The Flanagan soil series is considered to be a moderately well drained and well drained, silt loam textured soil with a depth of at least 60 inches. General characteristics of the Flanagan soil include moderate permeability and a Strongly acidic to neutral soil reaction. Depth to the seasonal high water table is 1.0 to 3.0 feet. <p>Review of the Geologic Map of Illinois, published by the Illinois Geological Survey and dated 1985, indicated the following:</p> <ul style="list-style-type: none"> - The Project is located within the Central Lowland physiographic province of Illinois, which consists of limestone and dolomite materials. The Project is further located over an Ordovician-aged formation.
Groundwater Hydrology	<p>Review of the Water Resources Data Report for Illinois, published by the USGS and dated 1994, indicated the following:</p> <ul style="list-style-type: none"> - The Project is located within the Ordovician sandstone and limestone aquifer formations with estimated groundwater levels between 50 and 60 feet below ground surface (bgs). <p>Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow at the Project is anticipated to be toward the east.</p> <p>Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.</p>

Assessment component	Result:
Operational Activities/Noteworthy Tenants	<p>The Project is occupied by a Pamida retail store and no environmentally significant operations are conducted at the Project.</p> <p>No environmental concerns noted with the operational activities at the Project.</p> <p>Considering the operations assessed at the Project, no environmental permits, registrations, or notifications appear to be required.</p>
Hazardous Materials and Petroleum Products Storage/Handling	<p>The Project is involved in the use of hazardous materials and petroleum products in the form of routine janitorial/maintenance supplies, propane gas bottles, household cleaners, automotive supplies and lawn and garden supplies (pesticides/herbicides/fertilizers) for retail sale. No environmental concerns noted.</p>
Waste Generation, Treatment, Storage, and Disposal	<p>The Project generates non-hazardous solid and liquid wastes. No environmental concerns noted.</p>
Polychlorinated Biphenyls (PCBs)	<p>The Project is supplied with secondary electrical service from a utility owned pad-mounted transformer. No environmental concerns noted.</p> <p>A box baler and a loading dock lift are located at the Project. PCB-containing hydraulic fluid has not been manufactured since 1979. Therefore, based on the date of installations, PCB-containing hydraulic fluid is not likely to be found in the box baler or loading dock lift operating systems. No visual indication of leakage was observed in the areas of the equipment.</p>
Asbestos-Containing Materials (ACM)	<p>Based on the date of construction and the Scope of Work, no suspect ACM were identified at the Project.</p>

Assessment component	Result:
Radon Gas	<p>Review of the USEPA's Radon Map for Moultrie County, Illinois indicated that the Project is located in Zone 1, areas with a predicted average indoor radon screening level greater than 4 pCi/L (picoCuries per liter of air).</p> <p>In addition, based on the type of construction, the presence of commercial HVAC systems, and the commercial use of the building, there is reduced potential for the build-up of radon gas in the building at the Project.</p> <p>Consequently, based on the commercial use of the Project, radon sampling was not performed as a part of this assessment.</p>
Lead-Based Paint (LBP)	<p>The building at the Project was originally constructed in 1999. The painted surfaces were observed to be in good condition, with no chipping, peeling, or cracking paint observed.</p> <p>Generally, due to the date of construction (post-1977), the potential use of LBP was minimized due to regulatory requirements and sound business practice.</p>
Lead-in-Drinking Water	<p>According to a representative of the local water utility, the water supplied to the Project is within federal, state, and local drinking water quality standards. In addition, the building was constructed after the 1986 ban on lead drinking water piping and lead solder and flux on copper drinking water piping.</p>
Facility Storage Tanks and Pipelines (above or belowground)	<p>No evidence of underground storage tanks (USTs), aboveground storage tanks (ASTs), or pipelines (above or belowground) was identified. No environmental concerns noted.</p>
Surface Areas	<p>No evidence of spills or staining was observed in the areas of hazardous material/petroleum product or waste generation/pre-disposal storage. No environmental concerns noted with surface areas.</p>
Mold	<p>EMG observed and noted the presence of water damage in the area identified below:</p> <ul style="list-style-type: none"> - Approximately 8 SF moisture stains on reflected ceiling tile off southwest corner of Jewelry counter. Source of moisture likely due to HVAC equipment condensation or mechanical or plumbing lines above ceiling. Approximately 30 SF moisture stains in each of several areas which appear to be directly below roof-top HVAC units. Source of moisture likely due to HVAC equipment condensation. Refer to EMG's Property Condition Assessment Report (EMG Project # 70599.05R-124.042) for additional information.

6. ADJACENT PROPERTIES

The following properties were observed:

Direction	Use(s)
North	The Project is bordered to the north by a commercial office building and a mini-storage facility.
East	The Project is bordered to the east by a vacant lot and South Hamilton Street. Further east are residential single-family houses.
South	The Project is bordered to the south by Ultimate Carwash and a retail store.
West	The Project is bordered to the west by a corn field.

Based on observations and available regulatory information, the adjacent property uses are not anticipated to adversely impact the environmental integrity of the Project.

7. REGULATORY DATABASE REVIEW

EMG obtained a regulatory database report from Environmental Data Resources, Inc. (EDR) in an effort to determine if the Project is a listed regulatory site and whether there are any mappable regulatory database sites; the regulatory database search was run in accordance with the scope of work for this assessment. In addition, EMG reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. A copy of the Regulatory Database Report is included in the Appendices, Section 8.

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is not a listed site.

The area search of the Project for sites listed in these databases identified various sites within the specified search radii.

Based on various factors such as distance, topographic relations, estimated groundwater flow, and/or regulatory status, the off site listed properties are not anticipated to have adversely impacted the environmental integrity of the Project

8. APPENDICES

APPENDIX A: Photographic Documentation

APPENDIX B: Field Sketch

APPENDIX C: Maps and Aerial Photographs

APPENDIX D: Records of Communication

APPENDIX E: Regulatory Database Report

APPENDIX F: Supporting Documentation

APPENDIX G: Resumes

**APPENDIX A:
PHOTOGRAPHIC DOCUMENTATION**



Photo #1: Front elevation of building



Photo #2: Rear elevation of building



Photo #3: Left side of building and loading dock



Photo #4: Right side of building



Photo #5: Front entrance to building



Photo #6: Transformer installation



Photo #7: Natural gas meter



Photo #8: Lawn and garden area



Photo #9: Liquid propane gas bottles for retail sale



Photo #10: Electric water heater



Photo #11: Box baler



Photo #12: Dock lift



Photo #13: Retail area and pharmacy



Photo #14: Warehouse area



Photo #15: Adjacent property north — mini-storage facility



Photo #16: Adjacent property northeast — office/ warehouse



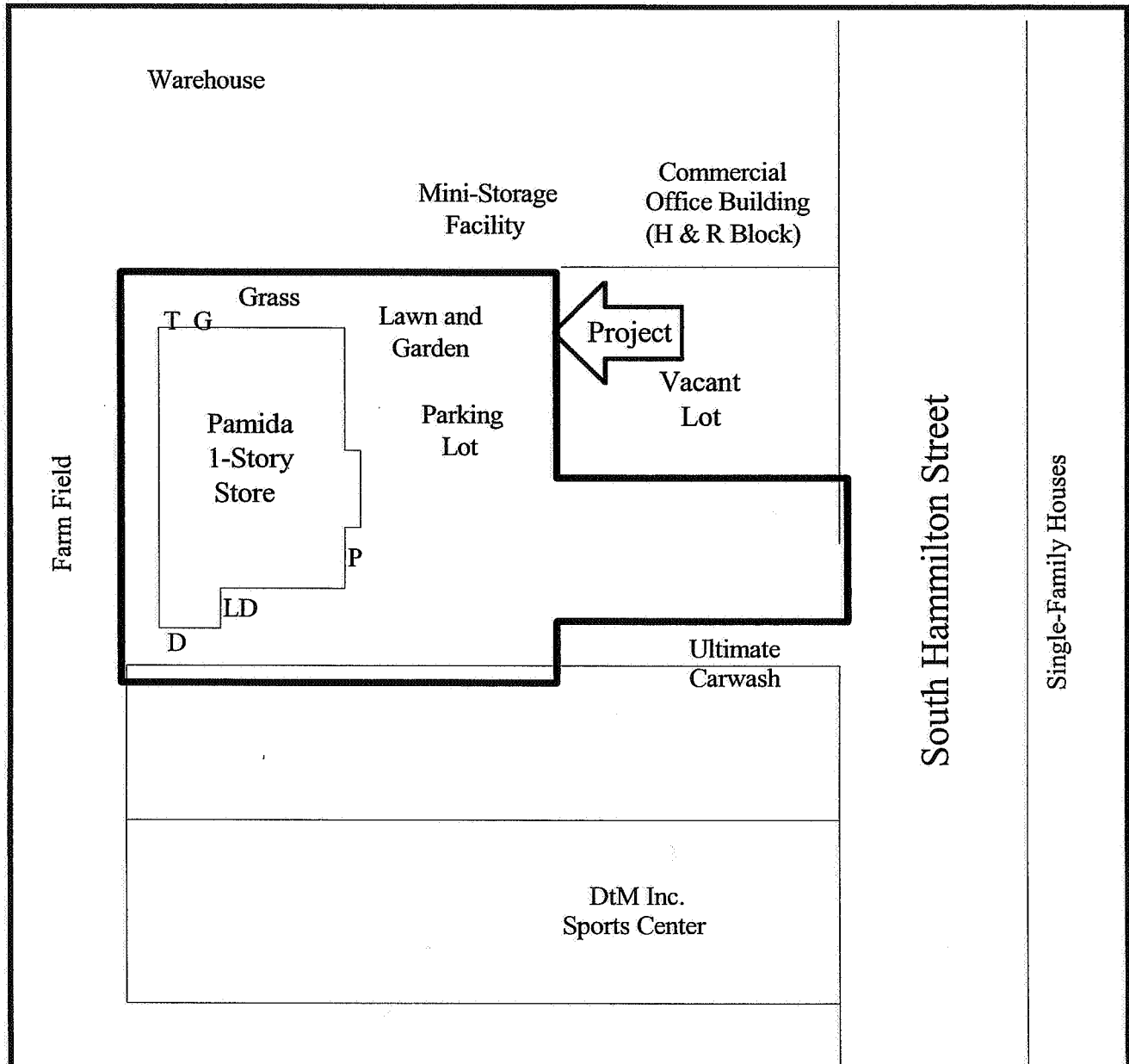
Photo #17: Adjacent property south — carwash




Photo #18: Adjacent property west — corn field

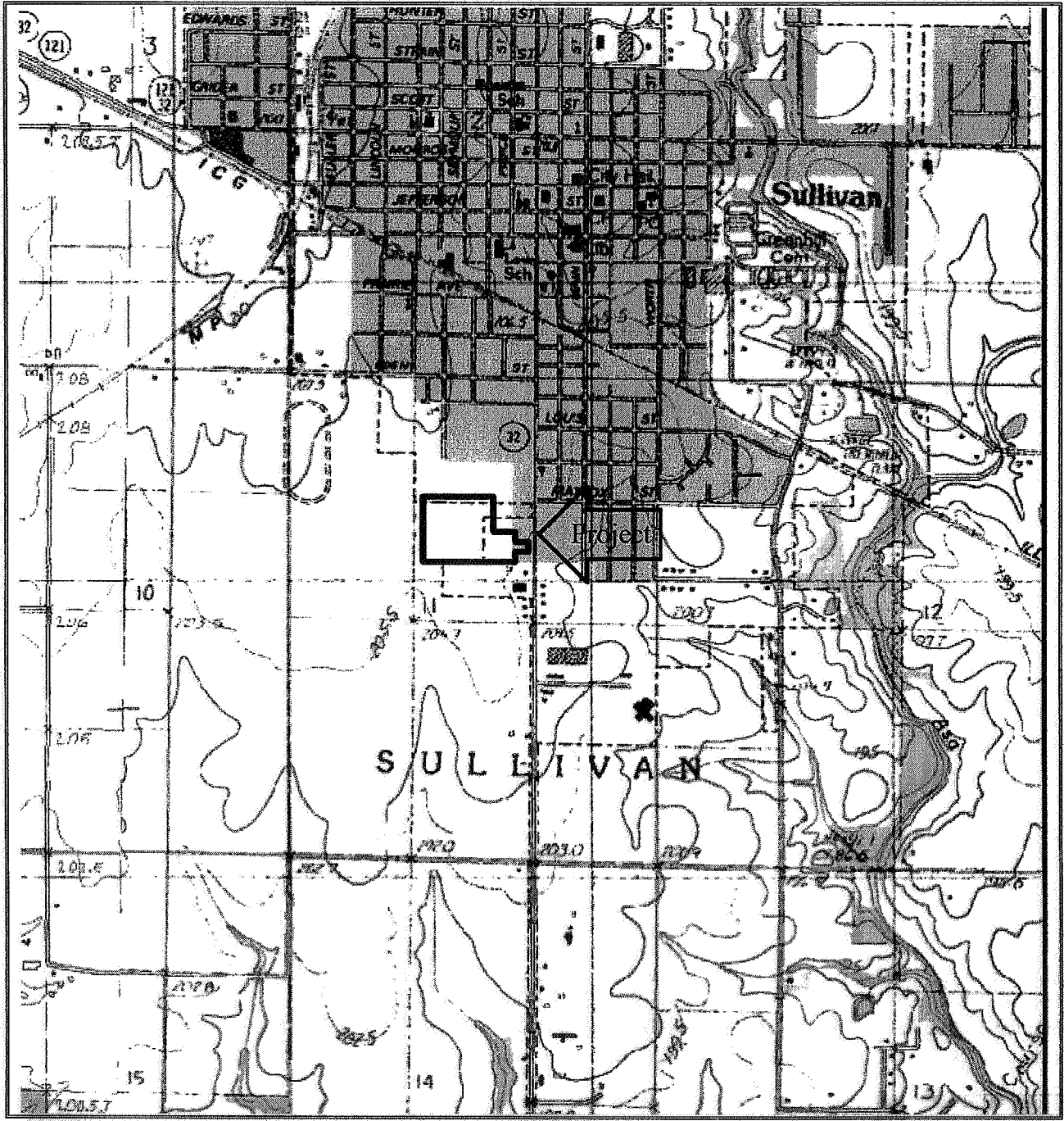
**APPENDIX B:
FIELD SKETCH**

Field Sketch



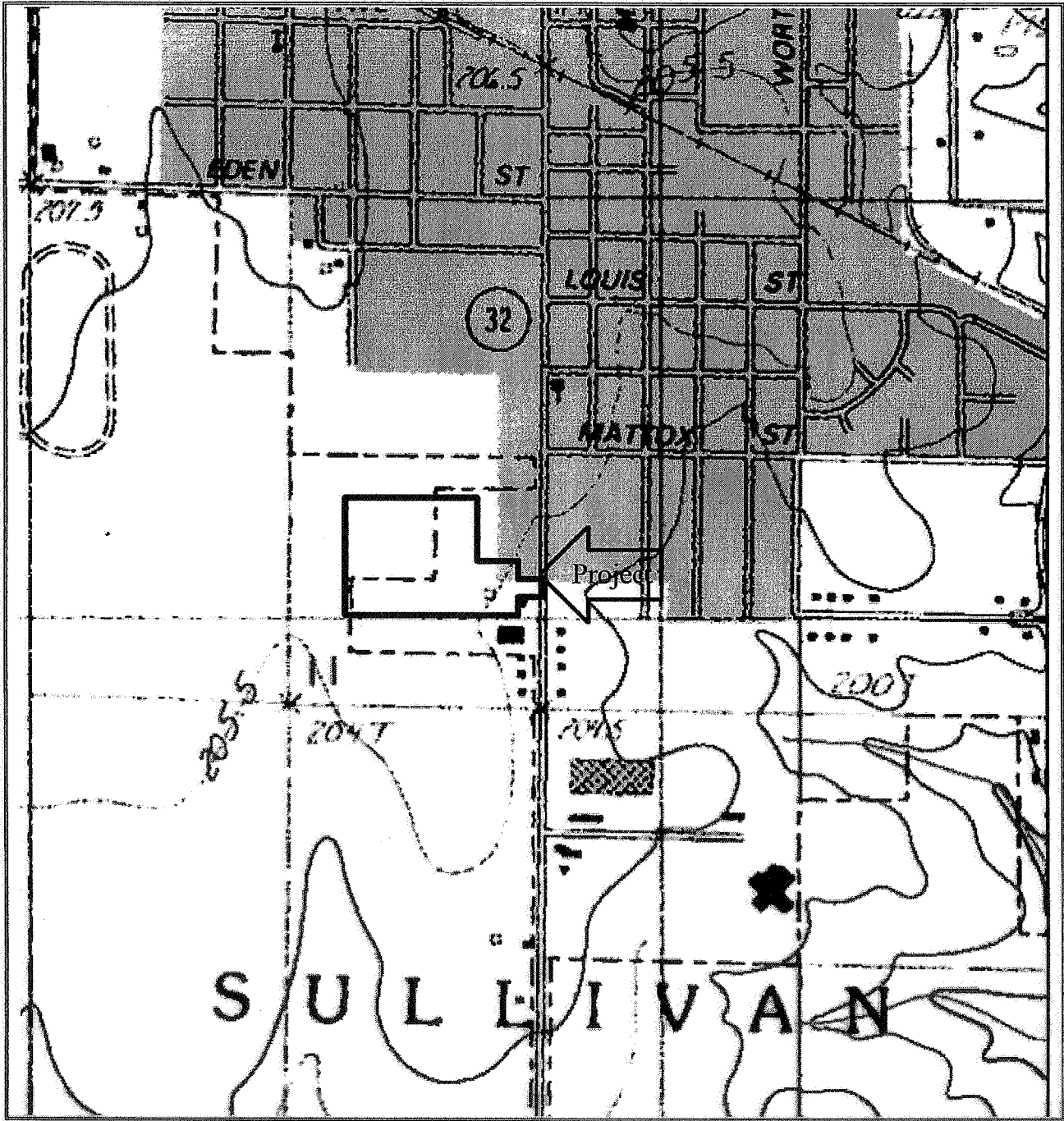
	Key: T – Transformer Installation G – Natural Gas Meter LD – Loading Dock D – Dumpster	Project Number: 70599.05R-124.050
	P – Propane Bottles	Project Name: Pamida
	Not drawn to scale. The north arrow indicator is an approximation of 0° North. ↑	On-Site Date: May 23, 2005

**APPENDIX C:
MAPS AND AERIAL PHOTOGRAPHS**



North ↑

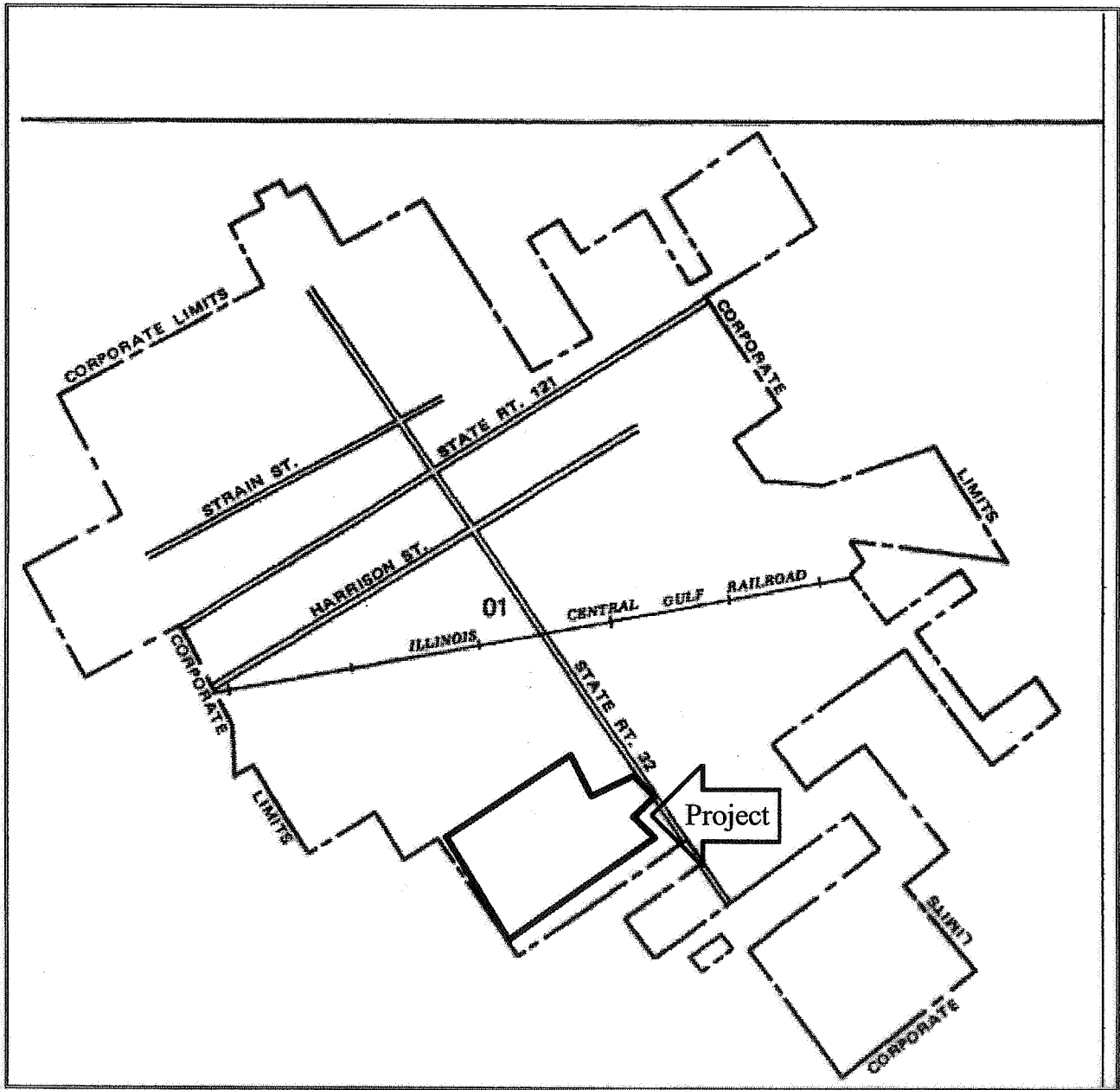
	<p>Project Number: 70599.05R-124.050 Project Name: Pamida Description: 1983 USGS Topographic Map Sullivan, Illinois Quadrangle The north arrow indicator is an approximation of 0°North</p>
--	---



North↑

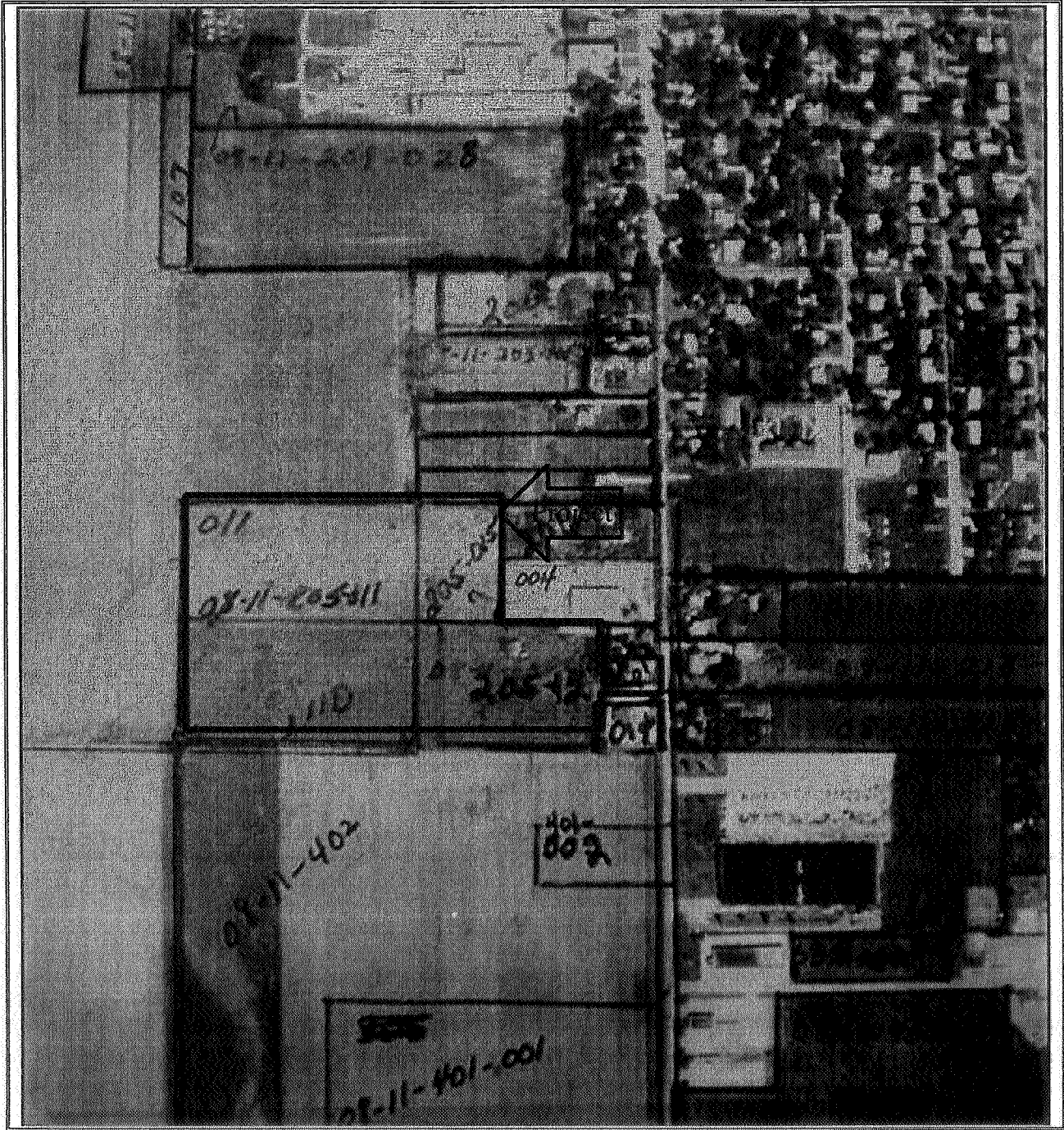


Project Number: 70599.05R-124.050
Project Name: Pamida
Description: 1983 USGS Topographic Map
Sullivan, Illinois Quadrangle
The north arrow indicator is an approximation of 0°North



North↑

	<p>Project Number: 70599.05R-124.050 Project Name: Pamida Description: 1985 FEMA Flood Plain Map The north arrow indicator is an approximation of 0°North</p>
--	---



North ↑

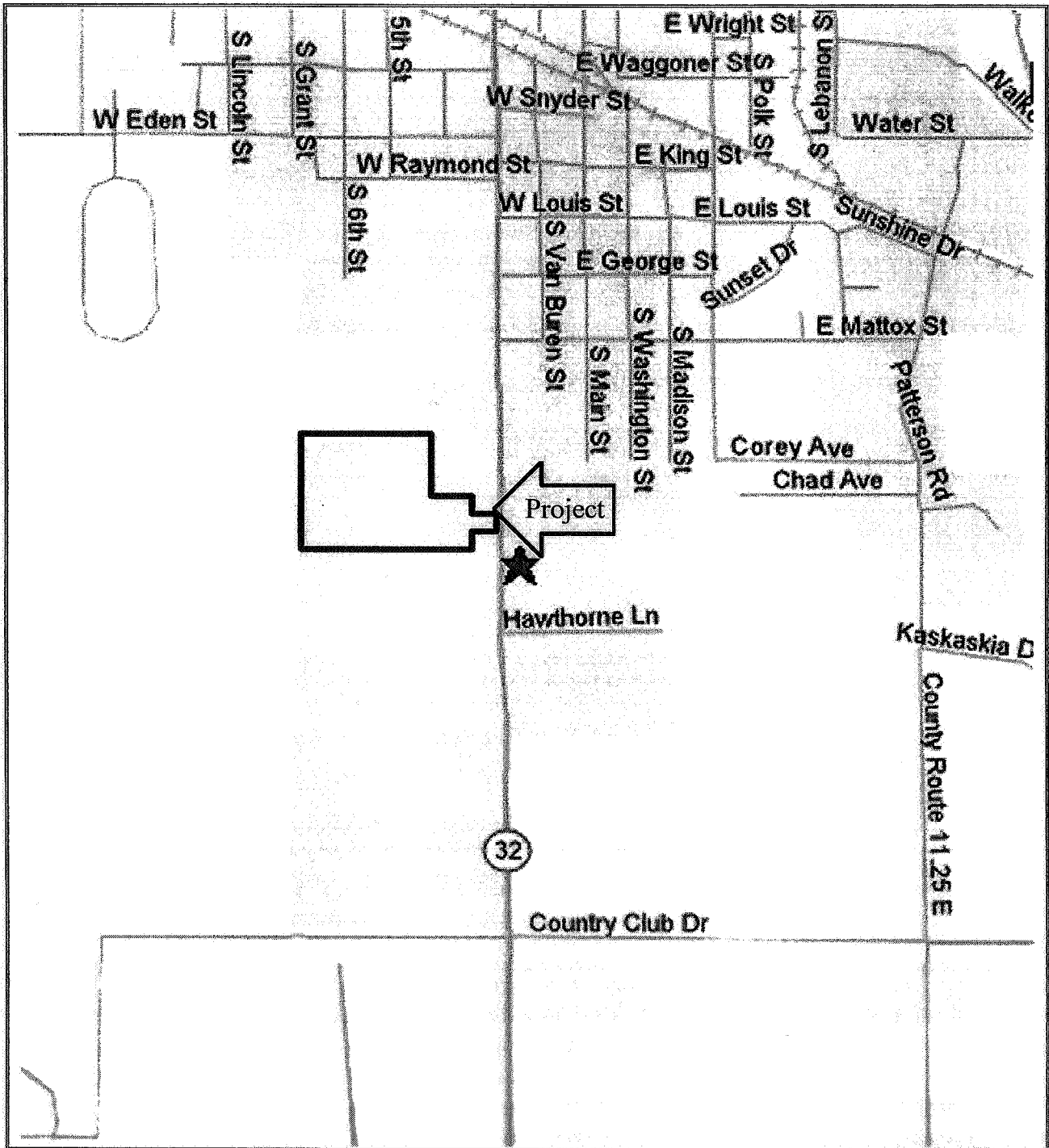


Project Number: 70599.05R-124.050

Project Name: Pamida

Description: Tax Map

The north arrow indicator is an approximation of 0°North



North↑



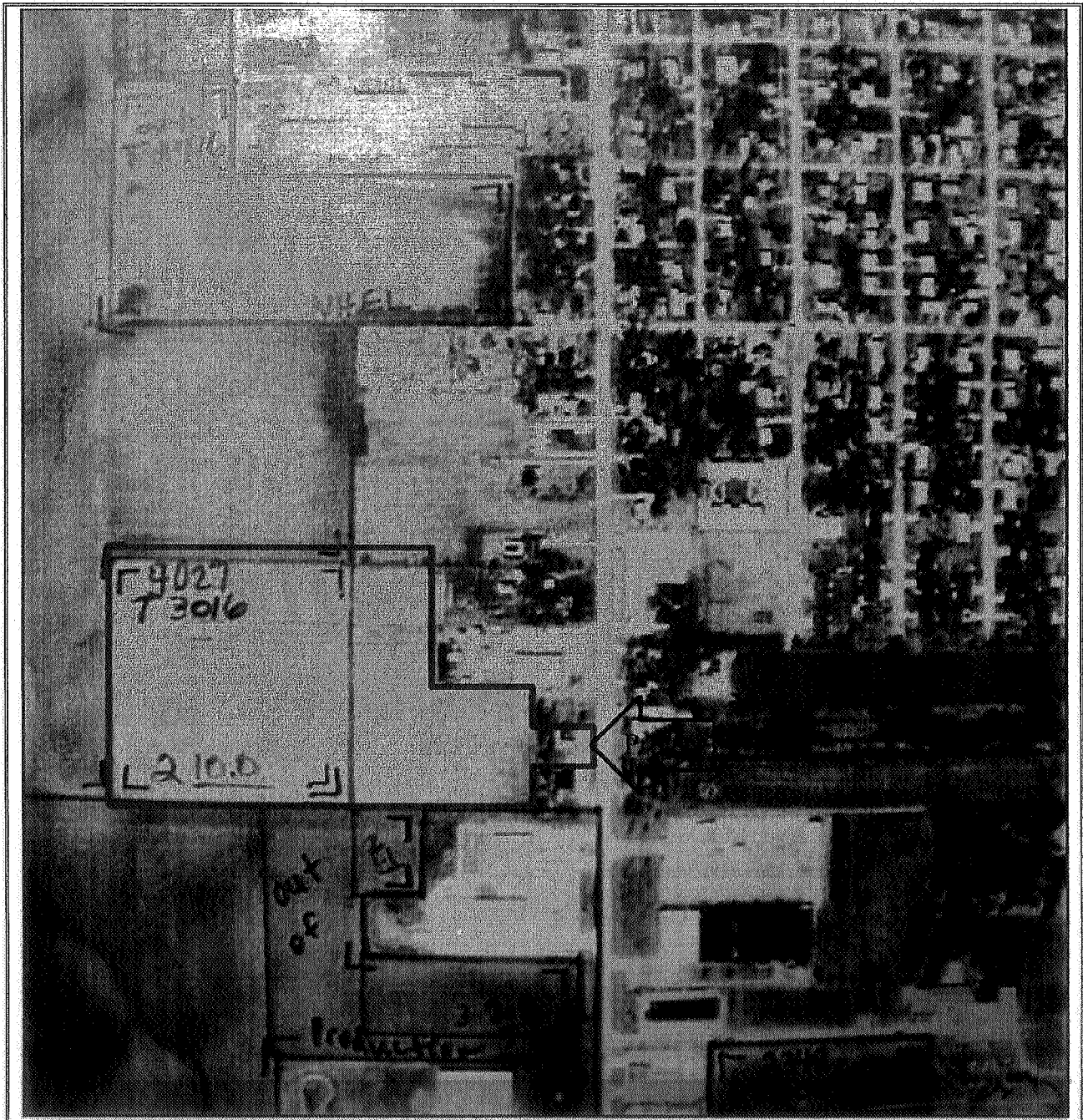
Project Number: 70599.05R-124.050
Project Name: Pamida
Description: Site Location Map
The north arrow indicator is an approximation of 0°North



North↑



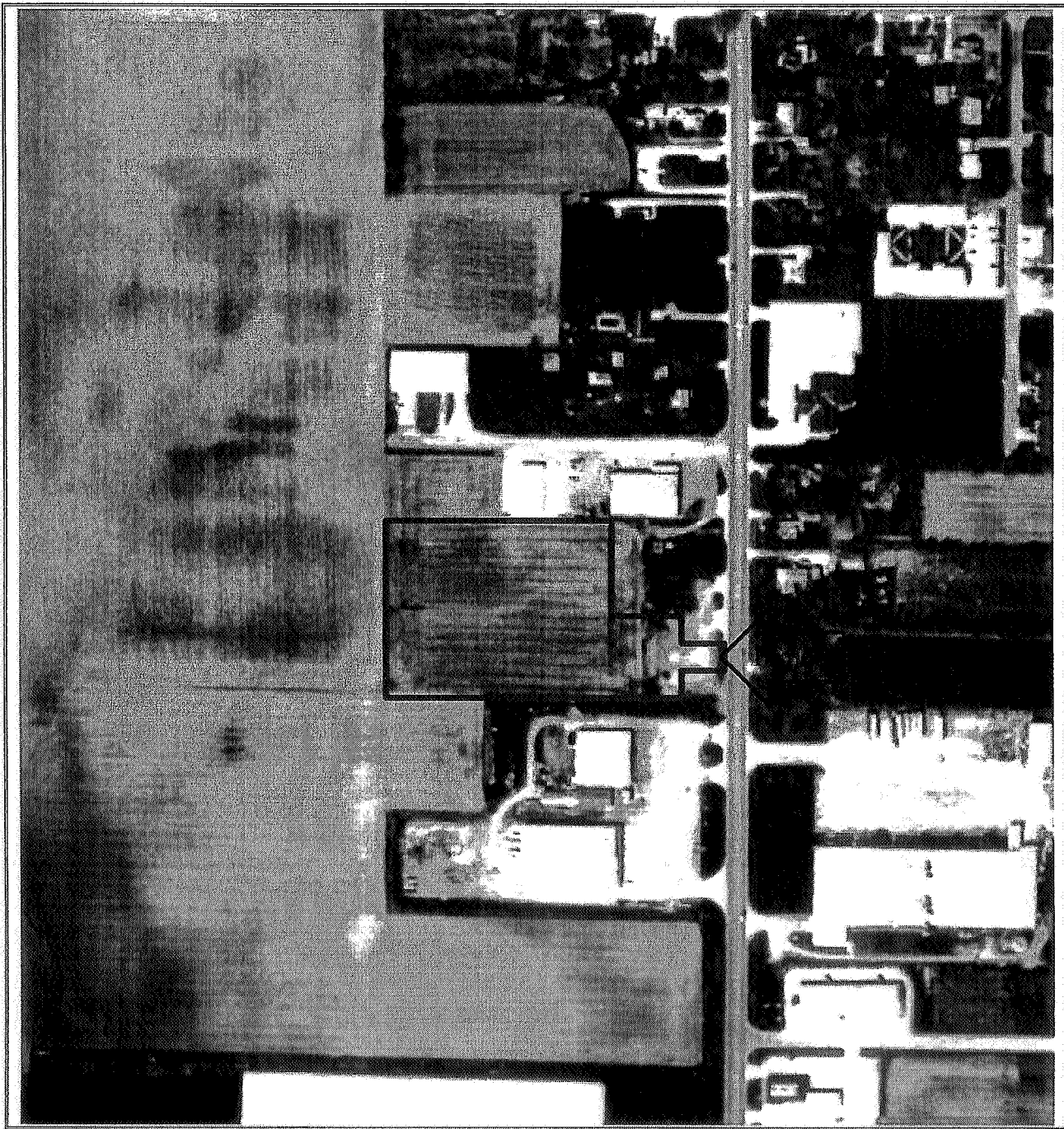
Project Number: 70599.05R-124.050
Project Name: Pamida
Description: 1988 Aerial Photograph
The north arrow indicator is an approximation of 0°North



North↑



Project Number: 70599.05R-124.050
Project Name: Pamida
Description: 1995 Aerial Photograph
The north arrow indicator is an approximation of 0°North



North↑



Project Number: 70599.05R-124.050
Project Name: Pamida
Description: 1998 Aerial Photograph
The north arrow indicator is an approximation of 0°North

**APPENDIX D:
RECORDS OF COMMUNICATION**



RECORD OF COMMUNICATION

Date: May 23, 2005 Time: 2:30 PM
Project Number: 76377.06R-119.111 Recorded by: Carroll Sparwasser
Project Name: Pamida

Communication with: Justin Busby
of: Manager
Phone: 217-728-2805

Communication via:
Telephone Conversation
 Discussions During Site Assessment
Office Visitation/Meeting at:
Other:

Re:
Site History & Use

Summary of Communication:
The Project was farmland prior to construction of the Pamida store in 1999.



RECORD OF COMMUNICATION

Date: May 23, 2005 Time: 2:00 PM
Project Number: 76377.06R-119.111 Recorded by: Carroll Sparwasser
Project Name: Pamida

Communication with: Jeff Waite, Fire Chief
of: Sullivan Fire Protection District
Phone: 217-728-8714

Communication via:
Telephone Conversation
Discussions During Site Assessment
Office Visitation/Meeting at:
Other:

Re:
Fire Code Violations, USTs, Hazardous Spills

Summary of Communication:
No major fire code violations, USTs or hazardous spills were identified for the Property address.



RECORD OF COMMUNICATION

Date: May 23, 2005 Time: 2:15 PM
Project Number: 76377.06R-119.111 Recorded by: Carroll Sparwasser
Project Name: Pamida

Communication with: Mark Allsop
of: City of Sullivan Water Department
Phone: 217-728-7124

Communication via:
Telephone Conversation
Discussions During Site Assessment
 Office Visitation/Meeting at: City Hall
Other:

Re:
Water Quality

Summary of Communication:
The water provided by the City of Sullivan is within the standards established by the USPA, State and Local agencies.



PRE-SURVEY QUESTIONNAIRE

Person completing form: Jaxon Busby **Date:** 5/23/05
Association with Project: Manager **Phone Number:** Jason Busby
Project Name: Pamida **Project Number:** 76377.06R-119.111

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Note: U-NR indicated "Unknown" or "No Response".

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
1A.	Is the Project used for an industrial use?		X		
1B.	Are any Adjoining Properties used for an industrial use?		X		
2A.	To the best of your knowledge, has the Project been used for an industrial use in the past?		X		
2B.	To the best of your knowledge, has any Adjoining Properties been used for an industrial use in the past?		X		
3A.	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
3B.	Is any Adjoining Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4A.	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4B.	To the best of your knowledge, has any Adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		



QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		
6A.	Are there currently any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?		X		
6B.	To the best of your knowledge, have there been previously any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?		X		
7A.	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		
8A.	Has Fill Dirt been brought onto the Project which originated from a contaminated site?		X		
8B.	Has Fill Dirt been brought onto the Project which is of an unknown origin?		X		
9A.	Are there currently any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		X		
9B.	To the best of your knowledge, have there been previously any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		X		
10A.	Is there currently, any stained soil on the Project?		X		
10B.	To the best of your knowledge, has there been previously any stained soil on the Project?		X		
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?		X		
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?		X		
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
13A.	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
14A.	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?				N/A
14B.	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?				N/A
15.	Are there any Environmental Liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?		X		
16A.	Has the owner or occupant of the Project been informed of the past existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?		X		
16B.	Has the owner or occupant of the Project been informed of the current existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?		X		
16C.	Has the owner or occupant of the Project been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?		X		
17.	Have there been any Environmental Site Assessments of the Project that indicated the presence of Hazardous Substances or Petroleum Products on, or contamination of, the Project or recommended further assessment of the Project?		X		
18.	Are there any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous Substance or Petroleum Products involving the Project?		X		

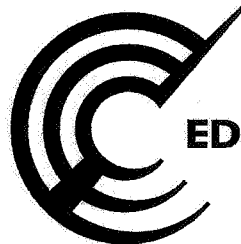
QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
19A.	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?		X		
19B.	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?		X		
20.	Have any Hazardous Substances or Petroleum Products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?		X		
21.	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?		X		
22.	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?		X		
23.	Has there ever been any ACM testing conducted on the Project?		X		
24.	Is there an Asbestos Operations and Maintenance (O&M) Program in place at the Project?		X		
25.	Is there now or has there ever been any lead-based paint (LBP) applications on the Project?		X		
26.	Has there ever been LBP testing conducted on the Project?		X		
27.	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project?		X		
28.	Has the water at the Project ever been tested for lead?		X		
29.	Has Radon testing ever been conducted at the Project?		X		
30.	Are there any other Operations and Maintenance (O&M) Programs in place that we should be made aware of?		X		
31.	Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?		X		
32.	Do you know or suspect that mold was or is present in the building(s) or HVAC system? - If "Yes", proceed to question #33. - If "No", skip question #33 and proceed to question #34.		X		



QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
33.	Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?				
34.	Is there a Mold Operations and Maintenance (O&M) Program in place at the Project?		X		
35.	Is the HVAC system inspected at least annually?	X			
36.	Have identified HVAC problems been corrected in a timely manner?	X			
37.	Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?		X		
38.	Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?	X			Minor roof leaks; repaired when identified
39.	Has there ever been any sort of Indoor Air Quality or Mold Testing conducted in the building(s)?		X		
40.	Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)				Built in 1999; farmland prior



**APPENDIX E:
REGULATORY DATABASE REPORT**



EDR® Environmental
Data Resources Inc

The EDR Radius Map

Prepared for EMG

Project #: 119.111

**Pamida
1225 South Hamilton Street
Sullivan, IL 61951**

Inquiry Number: 1592683.1s

January 13, 2006

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Summary	4
Map Findings	6
Orphan Summary	8
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
GeoCheck - Not Requested	
Orphan Details	OD-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2006 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1225 SOUTH HAMILTON STREET
SULLIVAN, IL 61951

COORDINATES

Latitude (North): 39.588500 - 39° 35' 18.6"
Longitude (West): 88.609400 - 88° 36' 33.8"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 361794.0
UTM Y (Meters): 4383114.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 39088-E5 SULLIVAN, IL
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
Delisted NPL..... National Priority List Deletions
NPL Liens..... Federal Superfund Liens
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRA-TSDF..... Resource Conservation and Recovery Act Information
RCRA-LQG..... Resource Conservation and Recovery Act Information
ERNS..... Emergency Response Notification System

EXECUTIVE SUMMARY

HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfields Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS	Section 7 Tracking Systems
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

SHWS	State Oversight List
CAT	Category List
SWF/IF	Available Disposal for Solid Waste in Illinois - Solid Waste Landfills Subject to State Surcharge
IL NIPC	Solid Waste Landfill Inventory
LUST	Leaking Underground Storage Tank Sites
UST	Underground Storage Tank Facility List
ENG CONTROLS	Sites with Engineering Controls
Inst Control	Institutional Controls
DRYCLEANERS	Illinois Licensed Drycleaners
IMPDMNT	Surface Impoundment Inventory
BROWNFIELDS	Municipal Brownfields Redevelopment Grant Program Project Descriptions

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
---------------	---------------------

EDR PROPRIETARY RECORDS

Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants
-------------------------	---

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

FEDERAL RECORDS

RCRAInfo:RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store , treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 10/14/2005 has revealed that there are 2 RCRA-SQG sites within approximately 0.125 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
STCHISON ELECTRIC	1315 S HAMILTON	0 - 1/8 S	1	6
HYDRO GEAR	1411 SO. HAMILTON ST.	0 - 1/8 S	2	6

STATE AND LOCAL RECORDS

SRP:Illinois Environmental Protection Agency, Site Remediation Program Database

A review of the SRP list, as provided by EDR, and dated 11/14/2005 has revealed that there is 1 SRP site within approximately 1 mile of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HAWTHORNE FIRST ADDITION	45 HAWTHORNE LANE	1/4 - 1/2 SSE	3	6

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

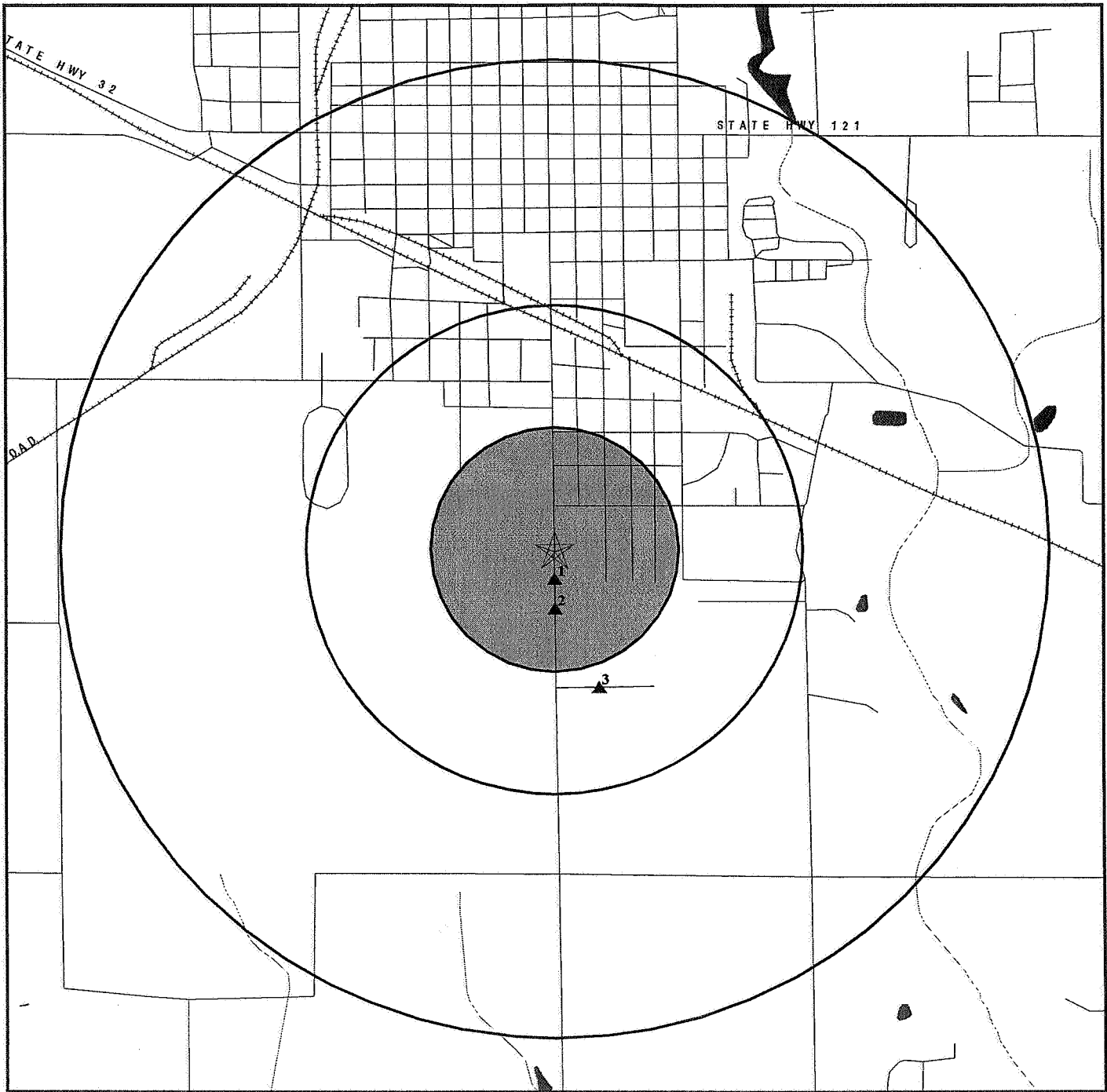
Site Name

SULLIVAN TRANSFER STATION
FOX HARBOR MARINA
CORLEY ROBERT P
IL MASONIC HOME
FUEL 24
HOWY'S LAKESIDE
ILDOT SULLIVAN MAINT STOR
NEAL TIRE STORE
D AND B REFUSE
FAYETTE TUBULAR

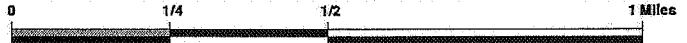
Database(s)

SWF/LF
LUST
UST
UST
UST
UST
RCRA-SQG, FINDS
RCRA-SQG, FINDS
RCRA-SQG, FINDS
CAT, SRP

OVERVIEW MAP - 1592683.1s



- ★ Target Property
- ▲ Toxic Sites
- ▲ Manufactured Gas Plants
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites



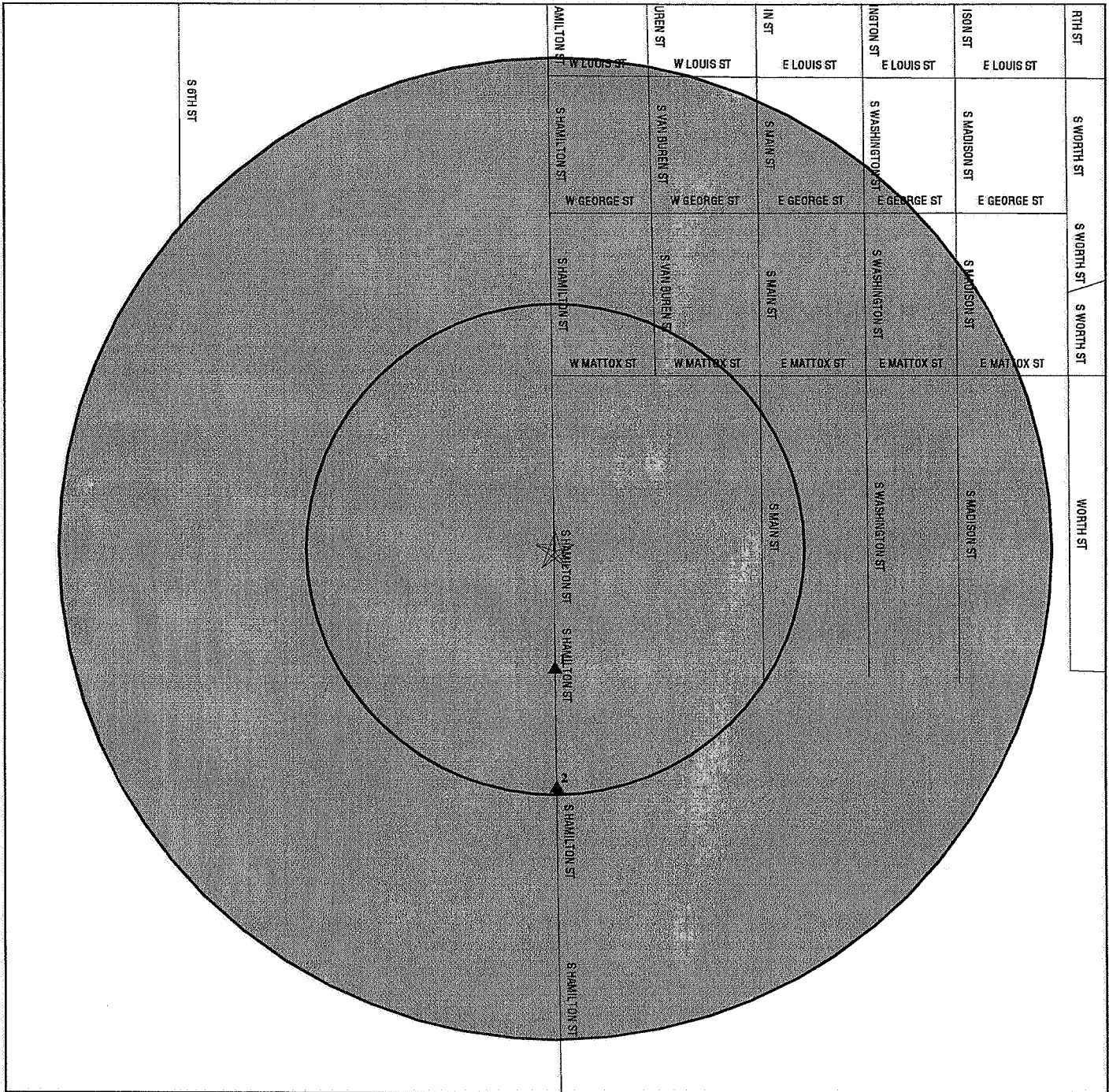
- ▨ Indian Reservations BIA
- ▨ Oil & Gas pipelines
- ▨ Federal Wetlands



SITE NAME: Pamida
 ADDRESS: 1225 South Hamilton Street
 Sullivan IL 61951
 LAT/LONG: 39.5885 / 88.6094

CLIENT: EMG
 CONTACT: Robyn Kennedy
 INQUIRY #: 1592683.1s
 DATE: January 13, 2006

DETAIL MAP - 1592683.1s



- ★ Target Property
- ▲ Toxic Sites
- ▲ Manufactured Gas Plants
- ▲ Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- ▲ Oil & Gas pipelines



<p>SITE NAME: Pamida ADDRESS: 1225 South Hamilton Street Sullivan IL 61951 LAT/LONG: 39.5885 / 88.6094</p>	<p>CLIENT: EMG CONTACT: Robyn Kennedy INQUIRY #: 1592683.1s DATE: January 13, 2006</p>
---	---

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>FEDERAL RECORDS</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL Liens	TP		NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.125	0	NR	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.125	2	NR	NR	NR	NR	2
ERNS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD	TP		NR	NR	NR	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS	TP		NR	NR	NR	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES		0.125	0	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
State Haz. Waste		1.000	0	0	0	0	NR	0
CAT		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
IL NIPC		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.125	0	NR	NR	NR	NR	0
ENG CONTROLS		0.500	0	0	0	NR	NR	0
Inst Control	TP		NR	NR	NR	NR	NR	0
SRP		1.000	0	0	1	0	NR	1
DRYCLEANERS		0.125	0	NR	NR	NR	NR	0
IMPDMENT	TP		NR	NR	NR	NR	NR	0
BROWNFIELDS	TP		NR	NR	NR	NR	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

**APPENDIX F:
SUPPORTING DOCUMENTATION**



ENVIRONMENTAL
ASSESSMENT

76377.06R-119.111

There were no on site ASTs or USTs identified. In addition, there were no ASTs or USTs identified on the abutting/adjacent off site properties. Also, there were no ASTs or USTs identified within the remaining 0.25-mile radius of the Project.

DUE DILIGENCE FOR THE LIFE CYCLE OF REAL ESTATE.
800.733.0660 • www.emgcorp.com

EMG



EDR™ Environmental
Data Resources Inc

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Robyn Kennedy

EMG

11011 McCormick Road

Hunt Valley, MD 21031

Order Date: 5/4/2005 **Completion Date:** 5/5/2005

Inquiry #: 1413801.3s

P.O. #: 70599.124.050

Site Name: Pamida -124

Address: 1225 South Hamilton Street

City/State: Sullivan, IL 61951

Customer Project: 70599.124.050

1011857SIL

410-785-6200

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

**APPENDIX G:
RESUMES**

LANEICIA A. STONE

Senior Technical Relationship Manager

Education

- Bachelor of Science, Civil Engineering, University of Texas at Arlington, 1993

Project Experience

Landfill, Carrollton, TX Ms. Stone served as Project Scientist and was responsible for monthly field collection and client reporting of monitoring well and piezometer readings, as well as the surveying of water levels of streams and lakes near the existing two phases of the landfill. Ms. Stone also helped in the permitting of Phase III of this landfill, which included the installation of a High Density Poly-Urethane liner.

Rapid Transit Authority, Dallas, TX Ms. Stone served as a Project Scientist for the remediation efforts, which were encountered during the excavation of contaminated soils for the underground DART system. This project included the field collection of samples and reporting directly to the DART authorities on remediation efforts of contaminated soils. These soils were removed and taken to an off-site location to be remediated and then were incinerated.

Airports, Houston, TX Ms. Stone served as Project Manager over air monitoring and indoor air quality. Her responsibilities included the air monitoring and PCM sample analysis as well as project management and oversight of asbestos removal at the three city of Houston airports. This job included unlimited security clearance and access to all three airports (Ellington, Intercontinental and Hobby).

Walgreen Facilities (Nationwide) Ms. Stone served as the environmental technical lead for a portfolio of 96 Walgreen facilities. Over half of these facilities had historical gas stations located on the asset lands which required further investigations (i.e. Phase II Subsurface Investigations and review of State files).

Industry Tenure

- Environmental: 1990
- EMG: September, 1995

Industry Experience

- Office
- Industrial
- Retail

Active Licenses/Registration

- Certified EPA/AHERA Building Inspector/205349, 1992
- EPA Model Curriculum for Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), 1992
- OSHA/40 Hour Health and Safety Training/29 CFR 1910.120, 1991
- State of Texas Licensed Asbestos Management Planner (1995)
- Texas Certified Lead-based Paint Inspector/Risk Assessor/Management Planner, 1999
- CEI – Certified Environmental Risk Assessor, Environmental Assessment Association, 1991
- NIOSH 7400, Microscopic Identification of Asbestos, 1993

Professional Affiliations

- Society of Women Engineers (Young Woman of the Year, 1991)

Regional Location

- Houston, TX

PHILLIP A. HOEKSEMA*Technical Report Reviewer***Education**

- Bachelor of Science, Geology, Illinois State University, 1995

Project Experience

- **Commercial/Retail Building, Chicago, Illinois** - Mr. Hoeksema performed a Phase I Environmental Assessment for an existing retail building. He identified an underground storage tank in the crawl space that was previously unknown. At his recommendation, a Phase II Subsurface Investigation was conducted to determine if the tank had leaked. Since no contamination was detected and removal of the tank would have disturbed the structure of the building, recommendation was made to abandon the tank in-place.
- **Retail Strip Center, Chicago, Illinois** - Mr. Hoeksema performed a Phase I Environmental Assessment for an existing strip center which included a dry cleaner. Poor housekeeping practices and stained areas were identified in the back area of the facility. At his recommendation, a Phase II Subsurface Investigation was conducted. Elevated concentrations of solvent were detected and an extent of contamination was ordered. Based on the results, a plume was defined, the contaminated soil was excavated from the rear of the building and backfilled.
- **Commercial Office Building, Chicago, Illinois** - Mr. Hoeksema performed a Phase I Environmental Assessment of an existing commercial building. The building was built in 1885. Samples for asbestos included wall board, floor tile, TSI and ceiling tile. For asbestos that was damaged, removal was recommended. An O&M plan was recommended for asbestos in good condition. In addition, a historic heating oil tank was identified at the rear of the building. Removal of the tank was recommended.
- **Chemical Manufacturing Facility, Hammond, Indiana** - The site was vacant after historically being used as a chemical manufacturing facility by Ashland Chemical Co. Mr. Hoeksema managed the Project from conducting the Phase I Environmental Assessment and Phase II investigations through to entering the site into the Voluntary Cleanup Program and obtaining the No Further Remediation (NFR) letter. This site was subsequently developed into a shopping center.

Industry Tenure

- Environmental: 1995
- EMG: 2002

Related Experience

- Assisted Living Portfolios
- Hospitality Portfolios
- Retail Portfolios

Industry Experience

- Retail
- Housing
- Gasoline Service Stations
- Small Industrial Warehouses
- Dry Cleaners
- Farms and Nurseries
- Assisted Living Facilities
- Industrial/Office

Active Licenses/Registration

- Licensed Asbestos Building Inspector, IL, 2002

Regional Location

- Chicago, IL

CARROLL G. SPARWASSER, REA

Project Manager

Education

- Bachelor of Science in Biology from Principia College
- Master of Science Program in Biology from Towson University

Project Experience

- **Retail Strip Center, Silver Spring, MD** – Mr. Sparwasser performed a Phase I Environmental Assessment for an existing 1950's vintage strip center, which included two dry cleaners. Both dry cleaning operations operated on-site from the 1950s. Mr. Sparwasser also conducted a Phase II Subsurface Investigation including coring through the concrete basement floor as well as soil borings behind the building. Soil and ground water samples were collected and analyzed for Volatile Organic Compounds in a licensed laboratory. No soil or groundwater contamination was identified in the samples analyzed, and no further action was recommended.
- **Apartment Complex, Laurel, MD** – Mr. Sparwasser performed a Phase I Environmental Assessment and comprehensive asbestos survey for Asbestos Containing Materials (ACM) at a 70-building 1000-unit apartment project. The existing apartment complex was built in four phases beginning in 1972 and ending in 1968. ACM in the form of floor tile, wallboard/joint compound, and floor tile under layers were identified at the Project, and suspect ACM in the form of roofing materials, and duck vibration joints located on the Project were presumed to contain asbestos. These materials were observed to be non-friable and in good condition. An Asbestos Operations and Maintenance Program was recommended.
- **Hotel Building, New York, NY** – Mr. Sparwasser performed a Phase I Environmental Assessment for an existing 15-story hotel building built in 1926 and recently renovated. All floors, representative guestrooms, penthouse, restaurant and meeting rooms were checked as well as the HVAC system. The overall building was in good condition. Suspect asbestos containing materials in the form of pipe elbows and boiler flue was observed in the boiler room in good condition. An asbestos Operations and Maintenance Program was recommended. A 5,000-gallon vaulted heating oil tank located on-site was found to be properly registered and licensed with the New York City Fire Department, the annual fees paid and inspections passed.

Industry Tenure

- EMG: July, 1993
- Environmental: 1983

Industry Experience

- Office
- Industrial
- Hospitality
- Retail
- Multifamily

Active Licenses/Registration

- Registered Environmental Assessor, number REA I 03578, since 1992
- Certified Environmental Specialist, Number 10929, since 1993
- Certified AHERA/EPA Building Inspector, certificate number 050455, since 1989
- Virginia Asbestos License - Inspector License certificate number 3303 000777, since 1989
- EPA Lead Inspector/Risk Assessor, certificate number 98-v17802, since 1995 Special Skills & Training

Regional Location

- Baltimore, MD