Riverfront REIMAGINED

Lawrence Brothers and National Campuses

Master Development Plan

January 6, 2023

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Executive Summary

The Lawrence and National buildings have been the center of significant redevelopment review and consideration by the City of Sterling and its residents. This interest in advancing redevelopment options continued after the City let a Request for Qualifications – Master Developer (RFP #21-582 July 20, 2021) and awarded of a contract to Gorman & Company. On March 30, 2022, The City of Sterling and Gorman & Company mutually executed the Master Development (MDA) Contract.

Under the contract, Gorman & Company has completed all tasks and submitted all deliverables on time, including this report and its recommendations. Additionally, Gorman & Company has served as a member of the Riverfront Commission to assist in and guide potential riverfront investments from city allocated funds.

Also, as part of the contract, Gorman & Company engaged Studio GWA, and Planning and Architecture firm, to lead the community engagement efforts, planning discussions, and the scanning of the Lawrence and National Buildings. Fehr-Graham and Associates to perform Environmental studies in preparation for The United States Environmental Protection Agency, and other grant applications for remediation. Both parties fully performed the extent of contracted services and their work contributed to this plan. Collectively, Gorman & Company, Studio GWA, and Fehr-Graham are the Project Team.

It should be noted that this plan builds off, not replaces, the work done in years prior including the June 17th, 2021, Master Plan authored by Studio GWA. Work done during the due diligence and preparation for this plan affirmed many of that plan's recommendations and adds further direction and recommendations for the City of Sterling to deliberate on. It is our hope The City will approve the recommendations made herein so that the redevelopment of the Lawrence Brothers' property can commence with National to follow.

Gorman & Company recommends the City of Sterling approve this Master Plan, including the following summary of projects and priorities:

Projects

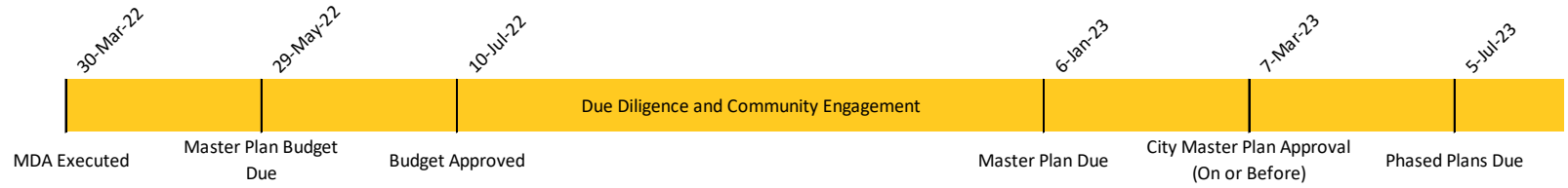
1) Lawrence Brothers – Workforce apartments, hotel and events center, bar/restaurant
2) National – Market rate apartments, fitness center, and yet to be determined other potential uses

Priorities

1) The promotion of the Lawrence and National projects as business development sites, in partnership with the Sauk Valley Chamber of Commerce, Sterling Main Street, The Greater Sterling Development Corporation (GSDC), and others as may be appropriate
2) The continued focus on environmental remediation for the Lawrence and National sites
3) Partial listing of the sites on the National Register of Historic Places

More details are provided in the body of this plan Further, these priorities represent present opportunities and are subject to change in order as they are dependent on the availability of resources and economic conditions. Any changes to order must follow the MDA guidance for phasing.

Timeline



The Master Development Agreement (MDA) lays out the due dates Gorman & Company, as well as the Sterling City Council, are to provide deliverables and approvals, respectively. This Master Plan, dated January 6, 2023, was submitted in accordance with the terms of the MDA. Gorman & Company respectfully offers a reminder that City Council has until March 7, 2023, to approve or deny the recommendations of this plan.

Actions Taken and Due Diligence

Community Engagement:

Community engagement is integral to the success of redevelopment projects, especially those with a size, scale, and history like the buildings found on Sterling's riverfront. Most importantly, the support and enthusiasm of community stakeholders are essential for changing the perspectives within the broader community.

Building tour participants offer possible uses

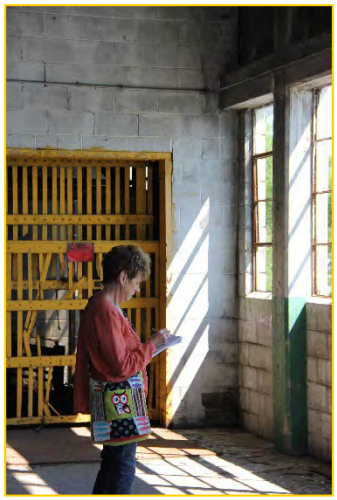
Pop-up market engagement

Community input can also yield valuable, context-specific information that can aid the project team in a variety of tasks, from understanding a building's history to identifying future tenants and uses. Gorman & Company, under the direction and leadership of Studio GWA, engaged the Sterling Community in several events during the due diligence period. All events were noted as building off prior engagements, events, and efforts by the City of Sterling and its partners, and to test current market interest for local business expansion and or start-up opportunities. The community engagement activities during this period consisted of virtual presence and in-person events including the Sterling Main Street Pop-Up Market and tours of the National Building. Each activity is summarized on the following page.

Website at https://www.riverfrontreimagined.com/

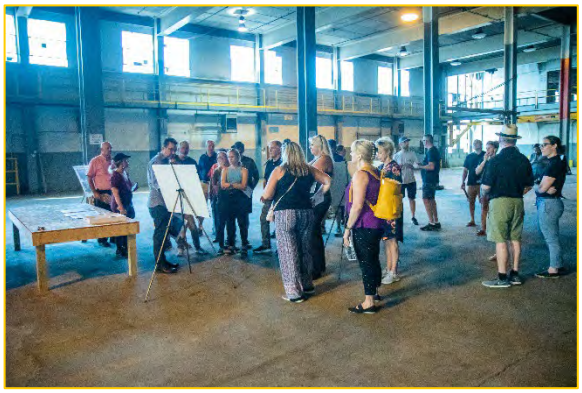
Website and social media: The project team launched the Riverfront Reimagined website, that includes the project timeline, events, and library of documents. As the project continues with the listing on the Historic Register, history of the Lawrence and National sites will be added. And, with the approval of this Master Plan, or a variation thereof, the Future pages will be built out. Social media presence and promotion was gratefully provided by the Sauk Valley Chamber of Commerce, Sterling Main Street, The Greater Sterling Development Corporation (GSDC), They City of Sterling, and others.

Pop-Up Markets: The project team had a booth at the August 11th and August 25th Pop-Up Markets hosted by Sterling Main Street. Team members Ron Clewer and Colin Malin (Gorman & Co.) along with Ashley Sarver and Michael Smith (Studio GWA) were on hand to provide guests with an overview of the redevelopment plan. Marketing materials including a project overview handout and project boards with renderings, concept plans, and a timeline of upcoming tasks were produced for the event.



Photos from pop-up events

An estimated 50-60 guests visited the booth on August 11th and an estimated 25-30 guests visited the booth on August 25th. For many guests, the market booth was the first introduction they had to the project, and the general sentiment expressed was optimism and excitement. The higher number of guests on the 11th is likely due to folks wanting to register for the National building tour that was held on August 25th. Likewise, the lower attendance on the 25th was likely due to the tour being held on the same day.



Photos from walking tours

Walking Tours. National Building. The project team led a Riverfront Commission walking tour and two public walking tours of the National Building. The public tours were hosted Thursday, August 25th and Wednesday, October 5th. The tours were rooted in the idea that walking collectively through a building is a more dynamic, effective means to reimagine innovative ideas for old buildings than, say, individually viewing static content such as boards, images, or presentations.

Tour attendance exceeded expectations, with eighty-two participants for the August 25th tour and fifty-three guests for the October 5 tour. Eventbrite data indicated a sizable number of click-throughs, with nearly 1,100 visits to the Eventbrite page between the two tours. Media from Shaw Local and WQAD were present as well. The August 25th tour participants consisted of community members who were curious to see the building and understand potential uses for its future, while most of the October 5th participants represented a particular entity (e.g., Sauk Valley Bank, Keystone Group). The former may be attributed the tour event dovetailing with the pop-up market, while the latter may be attributed to the Sauk Valley Area Chamber of Commerce targeting specific entities.

The project team distributed handouts which asked participants to share their memories of the building, observations of the building in its current state, and ideas for reuse and reactivation in the future. Many of the responses fall under the following themes:

- **Memories:** Many participants shared stories related to their employment or a family member's employment at the building. Others recalled events associated with the operations of the building (e.g., the whistle blowing, shift changes, the Christmas Tree on the rooftop during the holidays). There were also significant negative memories of the Stanley shut down of the former National business. For this reason, we recommend that the site be referred to only as the National site. We have followed that recommendation herein.

- **Observations:** Many participants were surprised to find the National building to be in decent shape. Elements such as lofty ceilings, the timber structure, the boiler room, and views of the river were noted.
- **Ideas:** This field resulted in a variety of responses. While each response merits attention and further review, guests seem to coalesce around the idea of a mixed-use building, with housing and multiple commercial tenants desired. Commercial uses included a conference center, restaurant, brewery/distillery, and an art gallery, among others. Guests also mentioned the idea of the building including space for a museum as well.

A complete set of responses from tours is provided in **Appendix A**.

It should be noted that a tour of the Lawrence Brothers building was given exclusively for the Riverfront Commission on Thursday, July 18th. The building's proximity to and views of the Rock River were a major highlight of this tour, not least from the roof, where many members said the rooftop views make for a one-of-a-kind experience in the region. A concept of this view is shown in a rendering which is the cover of this plan.

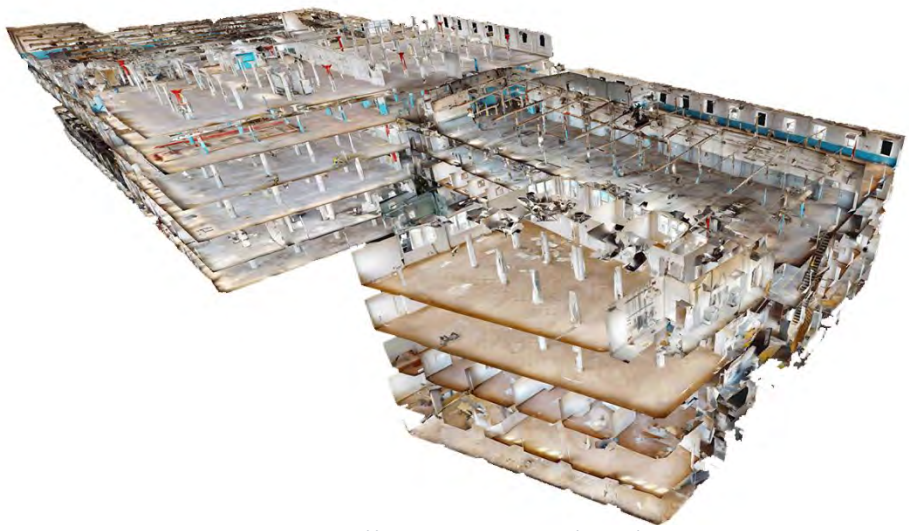
Digital Scanning of The Buildings

Studio GWA utilized a 3D photo scanner to scan the entirety of the Lawrence and National Buildings. The scan combines 3D imaging with spatial data and measurement data to create a digital 'twin' of the physical space. The result is called a 'point cloud,' a collection of data points plotted in 3D space, which can be referenced into architectural drawing software.

The scan also allows for multiple audiences to explore the details of a building and imagine its possibilities without having to make multiple visits to the buildings or navigate sometimes hazardous or inaccessible site conditions. With the scan, future tenants can view their potential spaces and see how the buildings connect and function together, even from afar. Engineers and consultants can reference critical building details.

With so much history within the walls of these buildings, this raw state of the building will be captured in perpetuity to share the story of the powerhouse businesses that occupied and contributed to Sterling's development. For the many people in the region who have a direct tie to these buildings from their

Lawrence Building Scan: https://my.matterport.com/show/?m=V2a6uAomocS

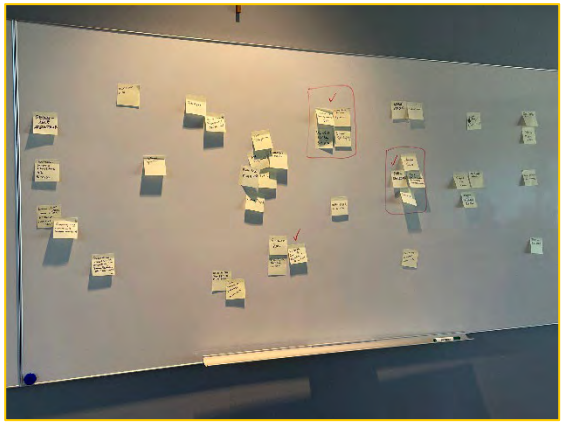


National Building Scan: https://my.matterport.com/show/?m=tV54DcWL7Rv

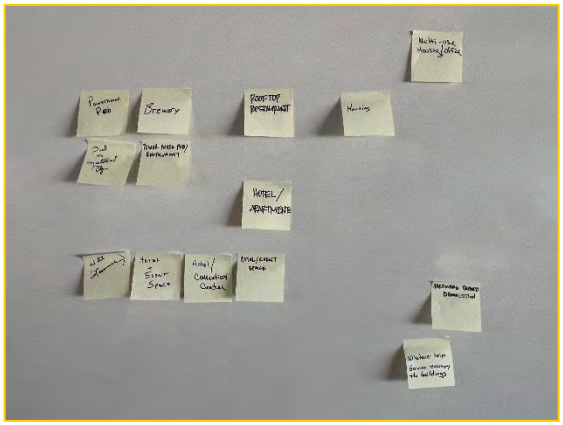
experience working for one of the companies, the scan is an opportunity to take a walk down memory lane and revisit the places and features that defined their workdays.

Riverfront Commission

The project team was represented in each of the Riverfront Commission meetings since the meeting series kick off in July 2022, until it presented its recommendations to City Council on December 5, 2022. Over these months, the Commission reviewed the project priorities list (**Appendix B**) and from it, prioritized Riverfront Park investments and preparatory project work for the Lawrence Brothers and National sites.



Riverfront Commission meeting prioritization exercise



Riverfront Commission review of uses for Lawrence and National sites

In its first meeting, the Commission committed to the following guiding principles to guide Commission decisions:

- Set Gorman up for next steps with the Lawrence and [Stanley] National buildings
- Create experiences that locals and visitors come back to repeatedly
- Show the community that Sterling is being Reimagined, and
- Generate excitement from the community to get involved.

As time went on, the Commission committed to the following goals:

1. An aligned and agreed-upon multi-phase proposal of projects
2. Work as a team to provide consensus and direction to the City of Sterling

3. Complete all work by December 1 ahead of Gorman's schedule to provide deliverables to the City of Sterling by year end
4. On an ongoing basis, help generate interest in the work being done and create opportunities for community support, engagement, and sponsorship

The full scope of work can be found in the Council recommendations **Appendix C**. As approved by City Council on December 5, 2022, summary recommendations specific to Gorman & Company's continued work on the Lawrence and National sites include execution of the following items:

"BUCKETS" TOTAL	**$3,575,000**
1. Gorman Sheet	$1,400,000
2. Utilities from Wallace	$100,000
3. Electric & Technology River Path	$750,000 *(reduced $200,000, assume fiber in Wallace)*
4. Pavilion Building	$1,325,000
PLAZA / AMENITIES TOTAL	**$2,090,672**
5. Plaza* *(7,000 SF at Skating Ribbon in future phase)*	$1,000,000
5. Splash Pad	$270,103
6. Playground	$820,569
"6 BUCKETS" NET TOTAL	**$5,665,672**
Design Engineering Fee *(Goal is to include all phases)*	~$275,000 *(includes ~$20k to date design/program)*
Construction Management	~$50,000
Splash Pad Operations	~$45,000 *(annual)*
General Maintenance *(bathrooms, playgrounds)*	~$20,000 *(annual)*
DESIGN & MAINTENCE TOTAL	**$390,000**
PHASE 1 GRAND TOTAL	**$6,055,672**

The work included in what is noted as the *Gorman Sheet*, includes the items in the following two charts.

Approved by City Council, July 2022:

Work	Lead Party/Cost	Status
Lead Based Paint/Asbestos testing	Gorman via Fehr Graham $50,200	Complete
Building Scanning	Gorman via Studio GWA $56,000	Complete
Community Engagement	Gorman via Studio GWA $54,125	Complete
Historic Consulting	Gorman via Heritage $98,000	Held for Master Plan approval
Appraisal	Gorman $18,000	Held for Master Plan approval
PCNA (Physical Needs Assmt)	Gorman $13,000	Held for Master Plan approval
Renderings/Printing	Gorman $8,500	Held for Master Plan approval
Engineering (Ground radar)	Gorman via Fehr Graham $50,200	Complete

Approved by City Council, December 2022:

Work	Lead Party/Cost	Status
Environmental Survey/Grant Applications	City via Fehr Graham $90,000	Grant for Lawrence submitted, additional work TBD
Railroad Quiet Zone Study	City via RFP process $55,000	RFP let and submissions scored, Contract to be let in Jan. 2023
Engineering Underpass for Pedestrian/Vehicular access	City via RFP process $250,000	RFP to be let
Indirect/Security Lighting	City/Gorman share coordination, subject to City procurement policy $705,405	Work held as portions or preparatory work included in the Durbin earmark and in EPA grant (Lawrence). Answers anticipated in first ¼ 2023. Will proceed with select items on award, or with City funds if not awarded by earmark or grant
Securing Lawrence Property		
Lawrence Window Removal/Fill		
Banners/Window Wrap		
Roof Repairs Stanley site		
Interim Site Programming		

Gorman & Company, as reported in its May submission, submitted an earmark request to Senator Durbin's office for some of the work listed on the *Gorman Sheet*. Should that earmark request be approved, it is our intention to request the funds approved by the City to perform those earmark items be reclassified for other to be agreed upon work on the Lawrence and/or National sites.

The project team will continue to participate in Commission meetings to lend its expertise to the process of implementing the action items.

Environmental Testing and Review

Fehr Graham completed assessments for both lead based paint (LBP) and Asbestos Containing Materials (ACM) **Appendix D**. While both LBP and ACM exist at the sites, there are fewer hazards than anticipated. The completion of these reports with the additional grant preparatory work approved by the Riverfront Committee positioned the Lawrence property for the EPA grant Fehr Graham submitted on behalf of the City of Sterling.

The project team reviewed the reports to determine what hazards could be cleared as part of the scope of renovation vs. seeking grant (and earmark) money for the remediation. Additionally, the team identified possible design and construction techniques that can encapsulate a limited portion of the hazards. Encapsulation is an allowable treatment and if done as part of the design and construction process can save valuable resources that can be redirected to other needs. The project team will continue to design the project to maximize encapsulation options should the recommendations contained herein be approved by Council.

It should be noted that during the preparatory grant work, it was discovered that the acquisition process of National currently exempts the site from EPA grant funding. Contained in the recommendations and priorities at the end of this report, we prioritize investigations on finding other solutions that position the National site for remediation grants/funding.

Quiet Zone Study

As this report was assembled, the Quiet Zone Study RFP was scored and awaiting a final award decision. The project is to be complete in May to align with the next steps in the planning process – the Phased Development Plans, due 120 days after the approval of this Master Plan. Findings and recommendations from the study have the potential to drastically alter the individual phases, including the start of project applications and closings.

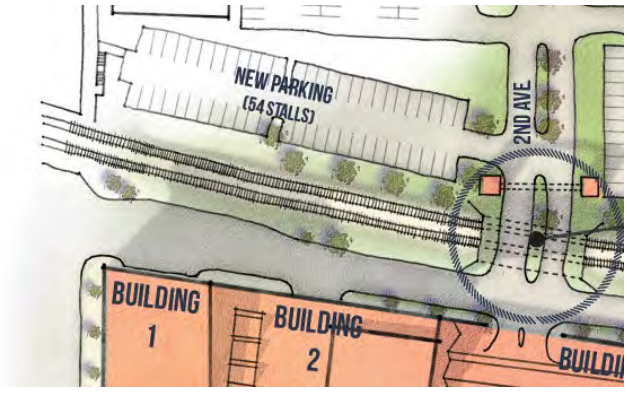
Financing on Historic projects is often hindered by nearby uses that generate environmental challenges, including excessive noise. It will be imperative that we are able to mitigate as much of the adjacent railroad sound impact as possible. For next steps in advancing projects we will need to have a mitigation plan and timeline. The timing of the Quiet Zone study is aligned perfectly to create that plan and timeline and ensure a quiet zone is possible. Should a quiet zone no be possible, it may be detrimental to redevelopment efforts.

While the MDA between the City of Sterling and Gorman & Company allows for changes to the Phased Development Plans, the content of this study is needed for Gorman to complete those plans.

Engineering – Underpass Access

Gorman & Company anticipates the release of the underpass access study and engineering request for proposals. It is our preference that this work commence as quickly as possible so that design and cost scenarios can be assessed as part of the Phased Development Plan process.

Secondary ingress and egress to the Lawrence site is generally required. The requirement for this access will have to be addressed at the City and County level to ensure that life safety conditions are met. Initial communication suggests that projects may move forward with planning while potential and/or likelihood of access at 2nd Avenue is assessed.



QUIET ZONES

Under the Train Horn Rule (49 CFR Part 222), train engineers must begin to sound train horns at least 15 seconds, and no more than 20 seconds, in advance of all public grade crossings.

If a train is traveling faster than 60 mph, engineers will not sound the horn until it is within ¼ mile of the crossing, even if the advance warning is less than 15 seconds.

The final rule also provides an opportunity for localities nationwide to mitigate the effects of train horn noise by establishing "new quiet zones." "No horn" restriction which may have existed prior to the establishment of the rule may be qualified to be "pre-rule quiet zones."

In a quiet zone, railroads have been directed to cease the routine sounding their horns when approaching public highway-rail grade crossings. Train horns may still be used in emergency situations or to comply with other Federal regulations or railroad operating rules. Localities desiring to establish a quiet zone are first required to mitigate the increased risk caused by the absence of a horn.

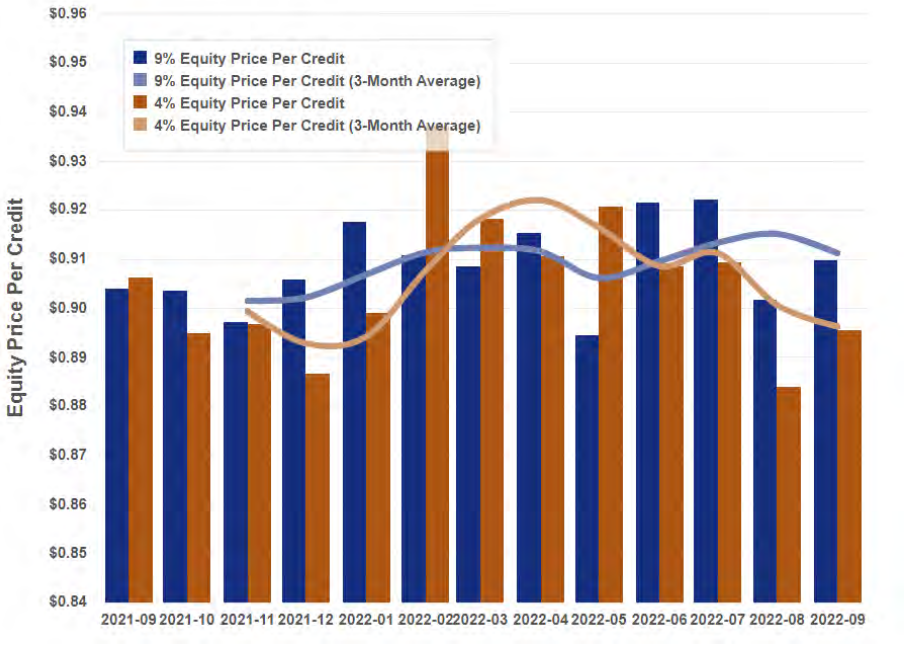
Risks

The global and national economic environment has changed significantly since the letting of the Master Developer RFQ in 2021. The pandemic, supply chain issues, construction pricing, interest rates, inflation, and a looming recession are obstacles needing to be overcome to execute on the projects within the Lawrence and National sites. While these conditions are also incredibly concerning, now is not the time to stall these projects. This time can used for planning the execution strategies and the sustainability of the two site's projects; even if that means the planning process is extended. It is better to be ready and wait the market out, than hibernate and later react out of excitement and not have solid and sustainable plans. The largest influencer of execution timing will be the extent of any looming economic recession.

While the challenges above are problematic, they can be addressed via timing. There are other looming changes that can also affect the timing and or likelihood of projects on both campuses and we would be remiss if we didn't outline them.

State of Illinois Historic Tax Credit. The state historic tax credit (SHTC), which brings twenty-five percent of a project's equity to the capital stack, sunsets at the end of 2023. The SHTC is a leading funding mechanism for every project on the Lawrence and National sites. Gorman & Company, along with a large coalition of developers and economic development experts are advocating for the reauthorization of the SHTC. All believe reauthorization is likely, but the full extent of what that reauthorized legislation will include is unknown at this point as there is not yet a publicized bill that provides direction. We will call on elected officials and business groups in Sterling to help advocate for this legislation when the time comes.

Tax Extenders and other Tax Credit Measures. During the recently concluded 2022 winter lame duck session of Congress, there were significant tax measures discussed but left on the cutting room floor. While most efforts were intended to improve the use and function of the Low-Income Housing Tax Credit, another development tax credit tools, the likelihood was that if passed, credit pricing would drop in the short-term. This drop would be tied to the immediate increase in the

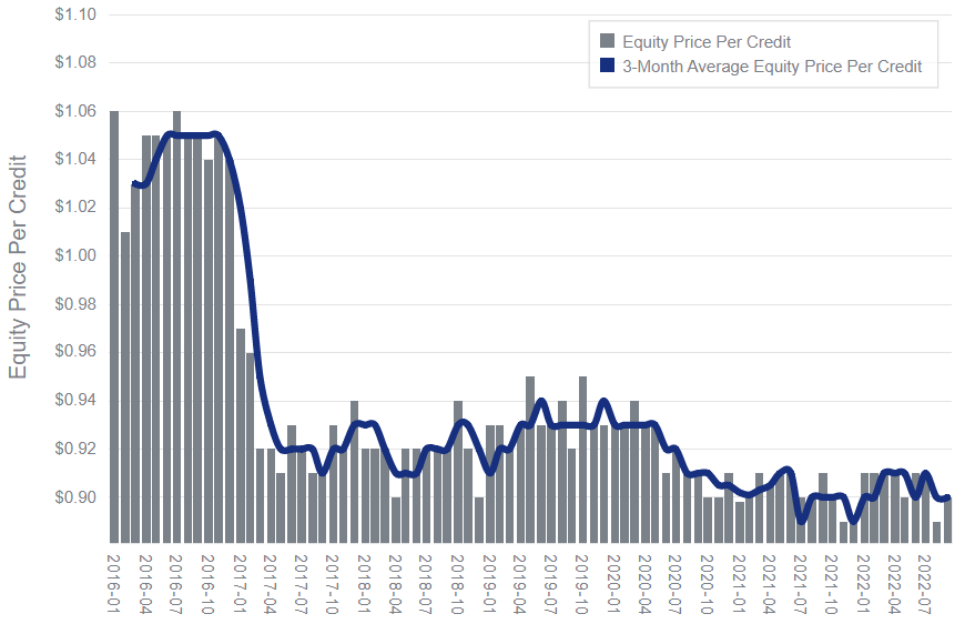


Source: Novogradic, 4% an d9% LIHTC Credit pricing averages

volume of credits available to advance projects.

It is anticipated that that new iterations of tax reform legislation will be introduced in the upcoming 2023 session(s) of congress. Passage is unknown, however, looking at the log-term implications, even though short-term impacts can cause reductions in equity, Gorman & Company will likely advocate to advance select bills related to tax reform. We would ask local elected officials and business groups to join us in this effort, as there are opportunities in this reform for Lawrence and National projects over the long-term.

As is evidenced in the Novogradic 4% and 9% tax credit average chart (prior page) and the long-term equity price per credit chart below, trending on credit pricing has been on a downward trajectory for some time; however, has been relatively predictable in the recent past; albeit it predictable at lower values. The last year volatility was often triggered by the congressional debate of tax reform language and its gaining momentum. With tax reform failing to pass out of the lame duck session, we should see sustainability at the high $0.80 per credit value for the near term; however, the length of that relative stability is unknown, given the likelihood of reform legislation.



Source: Novogradic, Equity price per credit average since 2016

As mentioned above, these issues may seem like incredible obstacles; however, now is the time to plan and be flexible with potential projects. Planning will allow us to be prepared for when conditions begin to trend favorably, and flexibility will allow us to position ourselves for the best possible projects at the best possible timing so that we deliver sustainable new businesses and employment opportunities to the City of Sterling.

Recommendations

As mentioned in the Risks section, flexibility will be key. It is also important that we stay focused on the large picture, the renovation of Lawrence Brothers and National as a community and economic development project. To that extent, we have established the following project execution priorities and see Council's support of these projects and activities:

Project Guiding Priorities

1) The promotion of the Lawrence and National projects as business development sites, in partnership with the Sauk Valley Chamber of Commerce, Sterling Main Street, The Greater Sterling Development Corporation (GSDC), and others as may be appropriate.

   As you will find in the Project Priorities Section below, uses for all buildings and spaces in the National site are not yet defined. The long-standing focus and previous planning on Lawrence Brothers produced quality projects supported prior to the pandemic. Our work under the current MDA supported these project uses at Lawrence and are reflected in the Project Priorities Section. Our work also developed some leads for uses on the National site, but not all. Further, during the due diligence we discovered the acquisition process for obtaining National has exempted it from EPA grants. We believe it is in all our best interests that we spend additional time in the promotion of uses and possible users of the National site, and possible users/owners of the identified projects in Lawrence. Gorman & Company will work with the organizations mentioned above, and others, to promote these projects and sites, after the approval of this Master Plan.

2) The continued focus on environmental remediation for the Lawrence and National sites.

   With outstanding answers on remediation grants and earmarks for the Lawrence Brothers site, we don't believe it is the best use of City of Sterling funds for approved remediation efforts. We recommend that we wait on spending Sterling funds, approved by the Riverfront Commission and Council, until such time as answers come forward. In the event approval of the EPA grant and/or the Earmark from Senator Durbin, we will meet with the Riverfront Commission to reprioritize City funding allocated to those areas. A recommendation from the Riverfront Committee will be sought as will eventual approval from Council to redirect funds to better environmental and infrastructure uses that continue to advance the projects and position them for development.

3) Partial listing of the sites on the National Register of Historic Places

   Given the current unknowns of uses for and environmental remediation options for the National site, we recommend advancing the listing of the Lawrence site on the National Register of Historic Places once this Master Plan is approved.

   It may still be possible that demolition needs to occur at the National site and listing it now can hinder future development. We recommend holding listing the National site until plans and projects for the site further evolve.

4) Continue to develop the resources necessary to complete the projects

While each project and its phase advances, we are better positioned for additional resources. After the approval of this Master Plan, it is recommended that Gorman & Company, the Riverfront Commission, and the City continue our work to identifying and supporting requests for new resources for the Lawrence Brothers and National projects.

Project Priorities

This Master Plan uses the same building layout numbering protocol that the Studio GWA Master Plan (June 2020) established.

Building Labels for The Lawrence Brothers' Site

Building Labels for the National Site

The following Program of Uses was presented in the June 2020, Studio GWA Master Plan. Gorman & Company has used the building scans to verify square footages and notes there are changes in the

allocations of program uses where noted on the following specific project highlights. One such change is the expansion of indoor parking on all lower lever/first floor spaces at Lawrence.

Program of Uses			
	Location	Square Footage	Units/Keys/Stalls
Lawrence Hardware Buildings 1 & 2			
Restaurant/Kitchen	Lower Level	8,900	-
Riverfront	Lower Level/First Floor/Second Floor	8,300	-
Hotel	Lower Level through Fourth Floor	59,000	73
Future Build-Out	First Floor	22,400	-
Event/Conference Space	Second Floor	16,000	-
Lawrence Hardware Buildings 2 & 3			
Interior Parking	Lower Level	57,450	109
Addt'l Surface Parking	North of Rail Line	46,700	120
Lawrence Hardware Building 4			
Interior Parking	Lower Level	12,500	23
Residential Apartments	Lower Level through Second Floor	51,100	35
Stanley-National Buildings 2 & 5			
Residential Apartments	Lower Level through Fourth, Fifth Floors	51,000	51

The National site space allocations for programmed spaces is still relatively ambiguous as we don't have full designed uses for this site. Community engagement shows that there is desire to preserve the wood framed buildings numbers 1 and 2 as possible living spaces; however, there was also some discussion that pointed to too much space on the National site. Gorman & Company agrees with these participant observations.

In the last meetings with community members, the discussion of selective National site demolition occurred, and we will need to collectively decide what areas may need to be demolished to advance the National site redevelopment, once the approach for environmental remediation is solved. At present, we are leaning to the buildings that prepare the site for great aesthetic, open the site to river views, and is most cost efficient is the demolition of buildings 1 and 2. This is consistent with the riverfront plan from the Sterling 2013 Adaptive Reuse Study – see site concept plan below.

Specific Projects by Building Site/Number for Approval:

Consistent with the MDA, the project priority sheets that follow provide a high-level visual and narrative 1 page summary of each proposed project based on Community Engagement and anticipated market demand. After the approval of this Master Plan, Gorman & Company and the project team will continue to advance each project and provide more detailed Phase Development Plans that include refined drawings and project pricing, capital stacks and project phasing.

Lawrence Brothers' Site

Buildings 1-3

PHASE 2: 75 room hotel, event center, bar/restaurant, and parking ***Project TDC $46.3M***

These projects are currently planned as a single phase. The project has an estimated total construction cost budget of $46.3 million. For this phase to move forward, environmental remediation is anticipated to come from the EPA grant filed in November 2022. The budget does not assume the Senator Durbin earmark request of $900,000. Should the earmark be awarded, the project costs would be reduced proportionately. We anticipate while the city reviews this plan, answers on both the EPA grant and the Durbin earmark will come forward helping to define the project phase and timeline. It is premature to include them in the phase plan as both requests are highly competitive.

At present, given the state of the debt/mortgage market, particularly post Covid for hospitality projects, debt and equity, with reasonable terms, is difficult to come by, making the project near impossible to execute now as the first phase. This will not however stop Gorman & Company from soliciting the three projects as a single, or multiple phase project, to other developers and operators, as in some cases, there is desire for smaller unique projects. As the Master Developer, it is not our role to develop every single project, rather cause them to be developed. And, we will begin such solicitation upon approval fo the plan.

Building 4

PHASE 1: 33 units Workforce Housing and parking ***Project TDC $22.3M***

This workforce housing project currently sits as the first project to move to execution. Building 4 provides a unique opportunity to incorporate the east-end boiler house into the proposed multi-family project. With modern amenities (see project sheet) including a roof top grilling patio for residents, the 33 1 and 2-bedroom units will serve the Sterling workforce up to the 80% Area Median Income level (AMI) or up to $42,650 for a single person household. Drawings for this project are included with the building 4 project profile sheets that follow.

National Site

During the due diligence period, it was discovered that the acquisition of the National site is exempting it from EPA grants at this time. We need additional time to explore these implications and work them into phasing plans as we discover what, if any options for remediation funds exist. This work will happen concurrent to the Lawrence Brother's site Phase 1 Workforce project.

PHASE 1 (concurrent to Workforce housing) Buildings 1-2 Promote buildings 1 and 2 in the market for alternate uses. These buildings received significant interest during community engagement efforts; however, the interest was conflicting. Some shared visions of apartment units while others recognized

the demolition of these two buildings opened up the corner at Wallace Street and 1st Avenue allowing for green space while freeing the intersection, meaning removing the towering presence of these altered building facades. These conversations around removal were supported by others who felt the National site has too much square footage to program and find users for. At present, Gorman & Company is leaning toward the select demolition of these two buildings with the wood (including timbers) being repurposed for other uses on the site. The Project Priorities sheet shows the concept drawings from 2013 that support this approach; however, we recommend further promotion and exploration of possible uses while a remediation approach for National site environmental issues is determined.

PHASE 2 Building 5 – Original National Manufacturing Offices During the community engagement process, we identified a possible user for a fitness center that would like this location and expressed initial interest in 8,000 to 10,000 square feet. The reason this location was request was the river views. If used for a fitness center, it would only occupy about forty percent of the space, making utilization of the rest of the space difficult. We believe the fitness center can be moved to buildings 3-6 and achieve even greater river views given the more industrial sized windows. We believe this building is better use for residential purposes and recommend market rate rental units. The building better lends itself to residential given the window lay out and size of the building. We ask the city to approve this recommendation so we can devote more time to perfecting the residential concept that would maximize the river views, and in the event buildings 1 and 2 are removed, the adjacent park/greenspace.

PHASE 4 Buildings 3, 4, 6, & 7 These buildings provide the most promise for mixed use development including the activation of the river side lowest level into shops, bars, and restaurants. For this area to be successful, we need to market the space and build momentum for local business uses/users that would contribute to frequent gathering along the river. We intend to produce promotional materials showing the potential for these spaces and seek interested users while Phase 1 Lawrence and other work commences.

Above the first-floor space, we would like to explore the potential of the fitness center mentioned in building 5, additional residential and other uses to help build out the final phasing plan for these buildings.

Building 8 Building 8 has been under renovation led by the City of Sterling and therefore is not included in the Gorman phasing plans for the site.

Buildings 9. 10, and 11 These buildings currently have an interested local user who is refining a plan to convert the buildings into residential uses with indoor parking and potential storage. We believe these buildings can be renovated faster than the adjacent National and Lawrence buildings and believe Gorman and the City should continue to support this local developer's interest until the project is determined to be viable or not. If it is viable the buildings could be sold to the user and bring quick wins. If not deemed viable, we can create a phase plan for the buildings and determine how best they could fit into the phasing of the projects.

Project Visualization Summaries follow.

Riverfront

REIMAGINED

Lawrence Brothers' Site - Building #1

Hotel Lawrence

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Hotel Lawrence (75 rooms) is anticipated to be a Phase 2 project on the Lawrence site. The status of phasing is dependent on changes in lending market as presently, post Covid, hospitality financing with reasonable terms is near nonexistent. It will take some time for the market to correct so that the project can be financed and provide a reasonable return for an owner or investor.

Building 1 also needs to be coupled with the renovation and reuse of buildings 2 (Events Center and Storage) and 3 Parking - *Please see expanded narratives on each project in the sheets that follow.* It is imperative to be able to spread the parking costs over several projects as a capital stack for a parking only project is impossible to construct without it being a public cost. By including it into the hotel and events center, the project becomes justifiable.

Pricing shown includes Hotel and Events Center and parking (Buildings 1, 2, and 3).

Current Total Construction estimate :

$46.3 Million

Site Map & Building Key, Lawrence — Google Maps

Riverfront

REIMAGINED

Lawrence Brothers' Site - Building #2

Event Space/Roof top Bar/Restaurant

Project Phase includes Hotel and Events Center and parking (Buildings 1, 2, and 3) - *See Hotel for costs.*

GORMAN & COMPANY

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Building two, adjacent to Hotel Lawrence (75 rooms) is anticipated to be part of the Phase 2 project on the Lawrence site. As with the hotel, post Covid, hospitality financing with reasonable terms is near nonexistent. It will take some time for the market to correct so that the project can be financed and provide a reasonable return for an owner or investor. This time can be used for further preparation and site positioning.

Building 2 is anticipated to be coupled with the renovation and reuse of buildings 1 (Hotel) and 3 Parking.

The event center will include a rooftop bar/restaurant and modern meeting and celebration spaces with amazing river views.

Programming Sq Footages:

Event Space - 24,000 sq. feet

Bar/Restaurant - 12,000 sq. feet

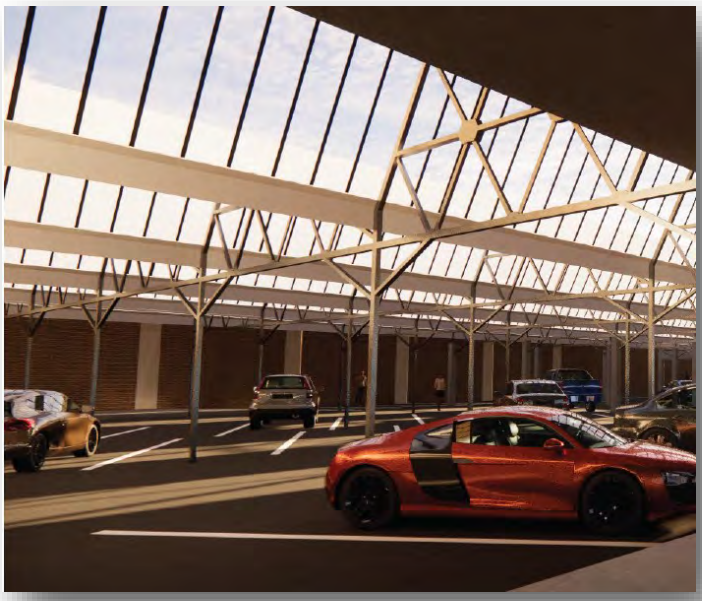
NOTE: There remaining additional space in building two that is anticipated to be used for additional indoor parking—see Parking layout on following page.

Site Map & Building Key, Lawrence Google Maps

Riverfront

REIMAGINED

Lawrence Brothers' Site - Building #3



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Parking

Building 2 and 3 contains the parking for the Hotel, Event Space, and Bar and Restaurant. Building 4 contains parking for the multi-family workforce project recommended in this submission. Parking in #2 & #3 will be completed with those projects in Phase 2, and parking in Bldg. #4 will be constructed with the apartment project.

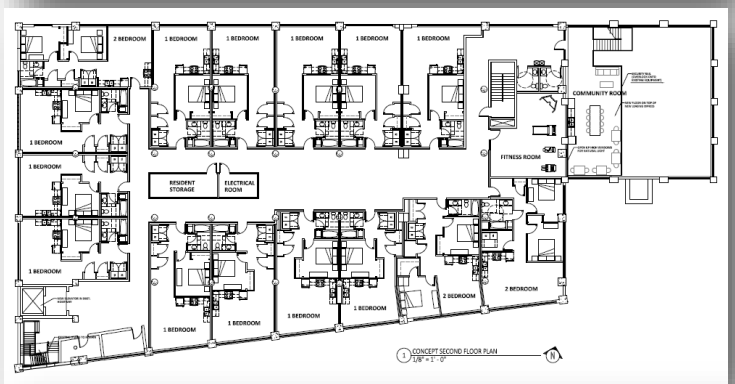
Site Parking Plan

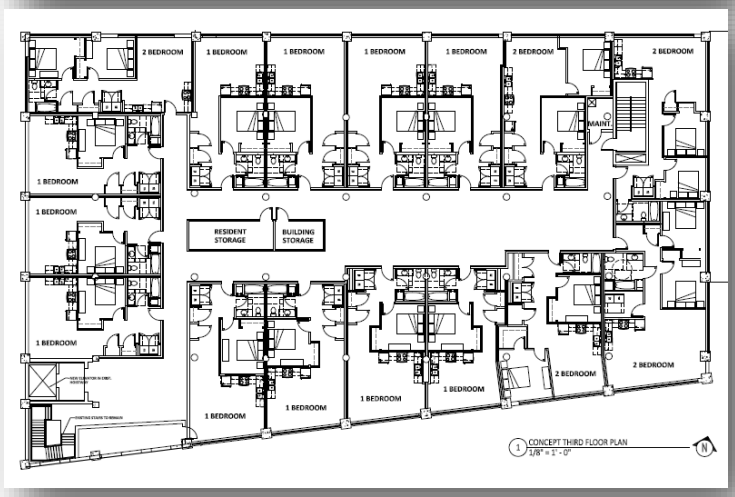
Site Map & Building Key, Lawrence

Riverfront REIMAGINED

Lawrence Brothers' Site - Building #4

Workforce Housing





Current Total Construction estimate :

$22.3 Million

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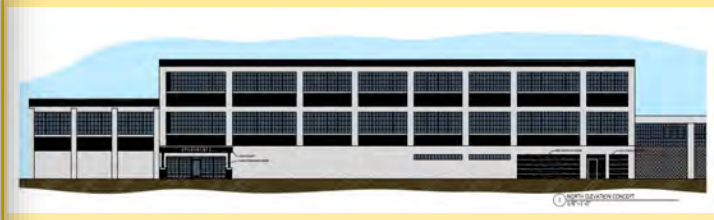
Building #4 is proposed as the first phase of the project and recommends workforce housing to meet local employer needs. The project would house 33 1-bedroom and 2-bedroom apartment units, self-contained lower level indoor parking, community room with a balcony view of the adjacent boiler room. Additional amenities include a computer lab, exercise room, bike storage, and in unit washers and dryers. There is also a roof top patio and grilling space for residents of the property.

Concept drawings are included in the following pages.

This project, subject to environmental remediation, quiet zones, and a secondary ingress/egress answer is positioned to move forward as it has the most aligned capital sources and can be the catalyst for the additional investments.



Site Map & Building Key, Lawrence Google Maps

Building 4 - Lawrence Workforce Housing - PHASE 1

1 CONCEPT SITE PLAN
1" = 30' - 0"

N

BUILDING MATRIX

Unit Matrix
2 bedroom units - 8
1 bedroom units - 25
Total Units - 33

Unit Type
Type B Adaptable - 30 units
Type A Accessible - 3 units
Total Units - 33 units

Building Size
First Floor Area = 18,970 sf
Second Floor Area = 17,400 sf
Third Floor Area = 16,730 sf
Total Floor Area = 53,100 sf

Parking Area
First Floor Parking Area = 11,830 sf

Property Unit Density
Zoning - Riverfront Mixed Use
36 Units/Acre Allowed
23.61 Units/Acre Provided

PARKING COUNT

Parking Required
Multifamily - 2 stalls per unit, .5 visitor
Unit Count:
33 x 2 = 66 stalls
33 x .5 = 17 stalls
Total stalls required
66 + 17 = 83 stalls

Parking Provided
Standard Stalls - 22 stalls
Accessible Stalls -3 stalls
Total Parking - 25 stalls
Total Loading - 4 stalls
Note: Shared parking with the neighboring buildings is proposed

2 SITE MATRIX
NTS

GORMAN ARCHITECTURAL, LLC.

CORPORATE OFFICE
200 N. MAIN STREET
OREGON, WI 53575

Seal

Consultant

Riverfront Reimagined Development
Proposal - Lawrence Multifamily
WALLACE STREET AND 3RD AVENUE
STERLING, IL

CONCEPT SITE PLAN

Issue Dates:

DATE	DESCRIPTION
12.20.2022	RIVERFRONT REIMAGINED

Project No. 22-LAWR-00-01
Plot Date: 12.20.2022
Drawn by: PDO
Checked by: PDO
Approved by: PDO

Sheet Title

AS100

Building 4 - Lawrence Workforce Housing - PHASE 1

1 CONCEPT FIRST FLOOR PLAN
1/8" = 1' - 0"

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OREGON, WI 53575

Seal

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WALLACE STREET AND 3RD AVENUE
STERLING, IL

FIRST FLOOR CONCEPT PLAN

Issue Dates:

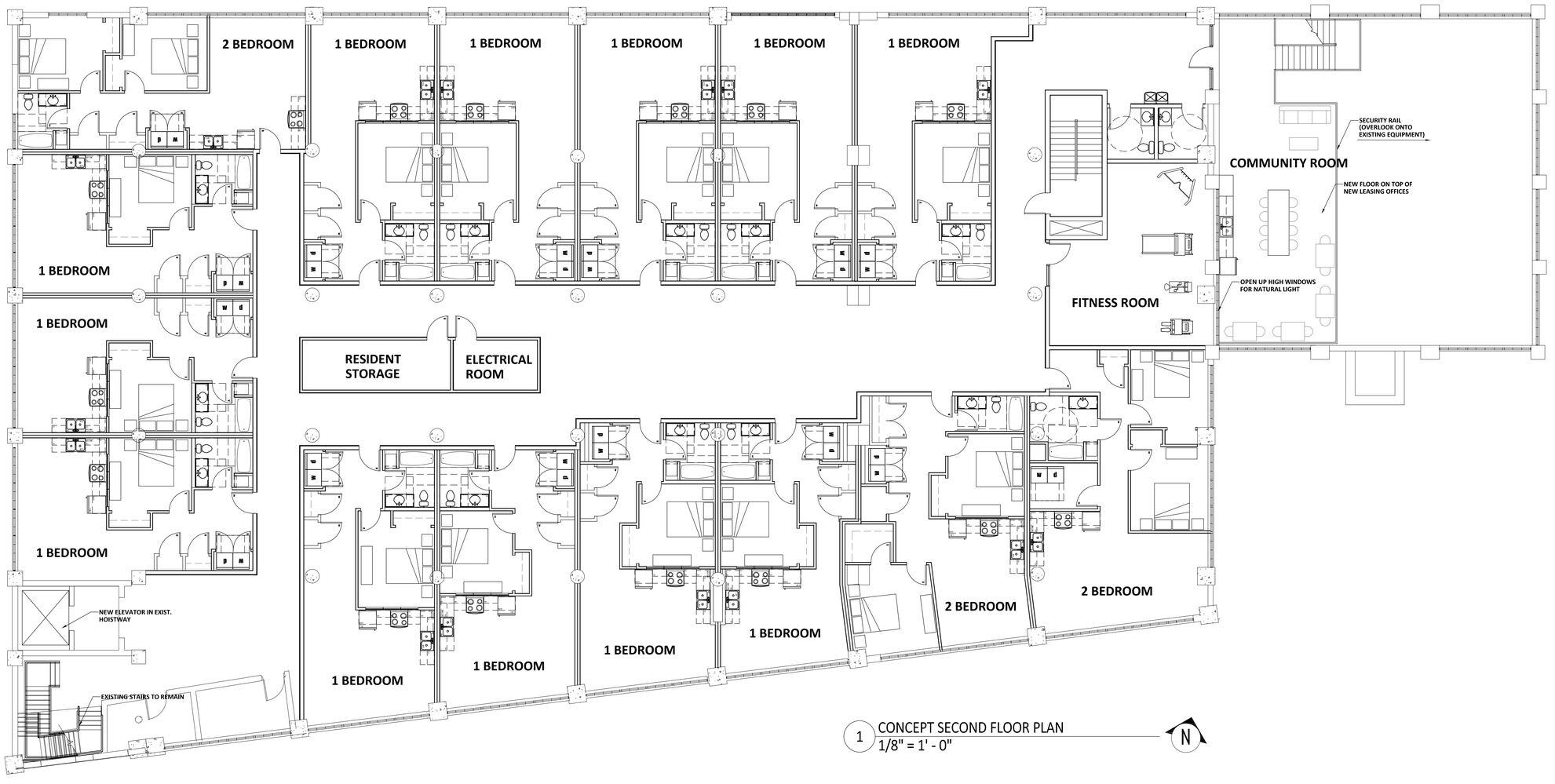
DATE	DESCRIPTION
12.20.2022	RIVERFRONT REIMAGINED

Project No. 22-LAWR-00-01
Plot Date: 12.20.2022
Drawn by: PDO
Checked by: PDO
Approved by: PDO

Sheet Title

A100

Building 4 - Lawrence Workforce Housing - PHASE 1



1 CONCEPT SECOND FLOOR PLAN
1/8" = 1' - 0"

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WALLACE STREET AND 3RD AVENUE
STERLING, IL

SECOND FLOOR CONCEPT PLAN

Issue Dates:

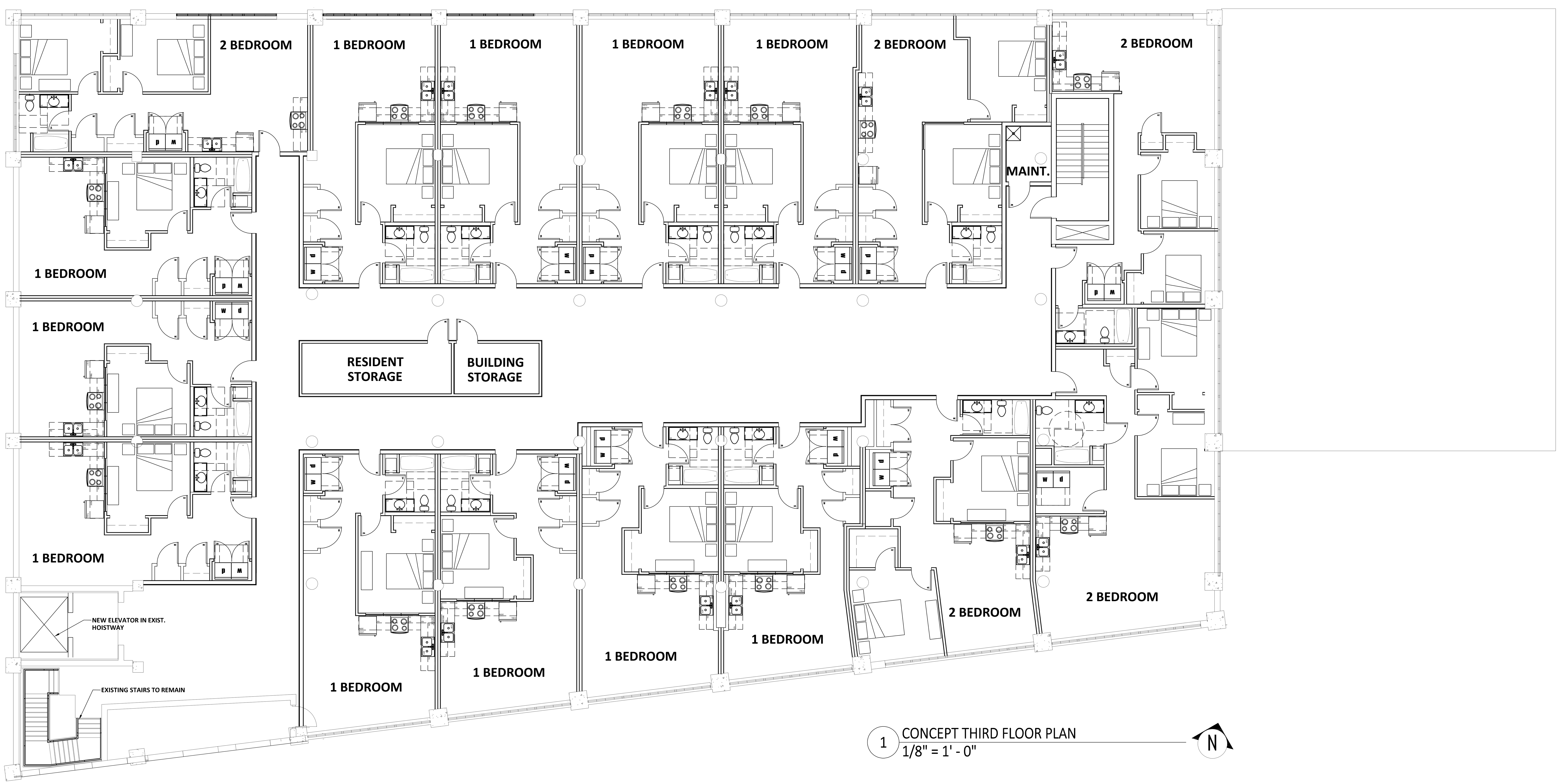
DATE	DESCRIPTION
12.20.2022	RIVERFRONT REIMAGINED

Project No. 22-LAWR-00-01
Plot Date: 12.20.2022
Drawn by: PDO
Checked by: PDO
Approved by: PDO

Sheet Title

A101

Building 4 - Lawrence Workforce Housing - PHASE 1



1 CONCEPT THIRD FLOOR PLAN
1/8" = 1' - 0"

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CORPORATE OFFICE
200 N. MAIN STREET
OREGON, WI 53575

Riverfront Reimagined Development Proposal - Lawrence Multifamily

WALLACE STREET AND 3RD AVENUE
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THIRD FLOOR CONCEPT PLAN

Issue Dates:

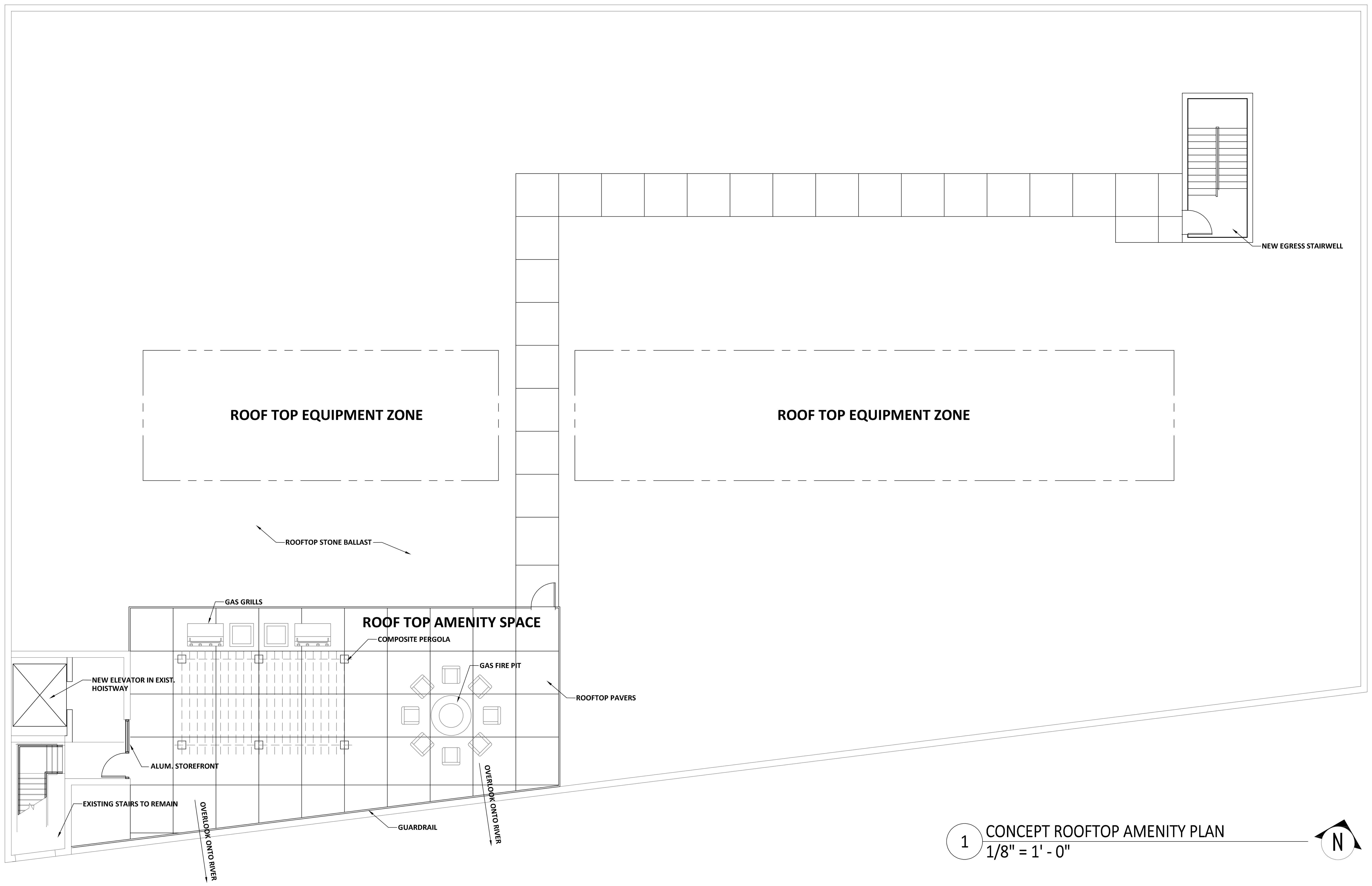
DATE	DESCRIPTION
12.20.2022	RIVERFRONT REIMAGINED

Project No. 22-LAWR-00-01
Plot Date: 12.20.2022
Drawn by: PDO
Checked by: PDO
Approved by: PDO

Sheet Title

A102

Building 4 - Lawrence Workforce Housing - PHASE 1



1 CONCEPT ROOFTOP AMENITY PLAN
1/8" = 1' - 0"

N

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OREGON, WI 53575

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Consultant

Riverfront Reimagined Development Proposal - Lawrence Multifamily

WALLACE STREET AND 3RD AVENUE
STERLING, IL

ROOFTOP AMENITY CONCEPT PLAN

Issue Dates:

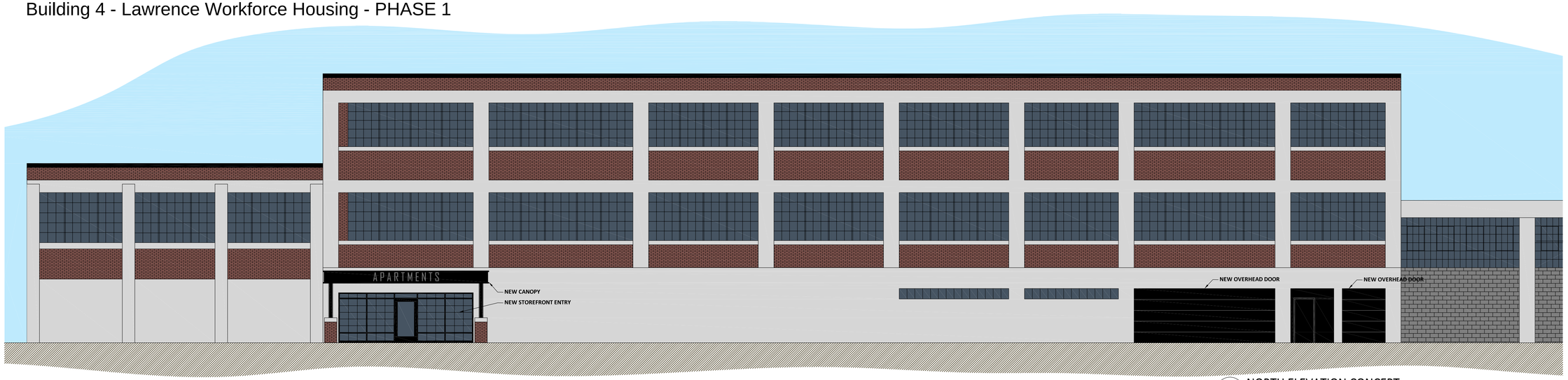
DATE	DESCRIPTION
12.20.2022	RIVERFRONT REIMAGINED

Project No. 22-LAWR-00-01
Plot Date: 12.20.2022
Drawn by: PDO
Checked by: PDO
Approved by: PDO

Sheet Title

A103

Building 4 - Lawrence Workforce Housing - PHASE 1



1 NORTH ELEVATION CONCEPT
1/8"=1'-0"

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OREGON, WI 53575

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Proposal - Lawrence Multifamily
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STERLING, IL

ELEVATION CONCEPTS

Issue Dates:

DATE	DESCRIPTION
12.20.2022	RIVERFRONT REIMAGINED

Project No. 22-LAWR-00-01
Plot Date: 12.20.2022
Drawn by: PDO
Checked by: PDO
Approved by: PDO

Sheet Title

A400

Riverfront REIMAGINED

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The March 18, 2013 Adaptive Reuse Plan recommended the demolition of these two buildings. The June 2020 Master Plan shows the #2 building cut back into a saw tooth patter to create open greenspace on the corner at Wallace Street and 1st Av.

During the community engagement process, this open space at the corner was viewed as a positive attribute to the plan. During engagement the sheer volume of space and selective demolition on the National site was a frequent discussion topic.; however, many stakeholders saw these two buildings as possible multi-family loft options.

From a development perspective, these two buildings would be significantly more reasonable to demolition over the other buildings on the National site.

We recommended added discussion and continued marketing of these building before a demolition recommendation can be made. We ask for continued flexibility in this space.

Site Map & Building Key, Stanley-National Google Maps

National Site - Buildings #1/2

While Lawrence sites advance, Buildings 1 and 2 need to be further assessed for demolition vs. adaptive reuse.

Riverfront REIMAGINED

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National Site - Buildings #3/4 and 6/7

- **Multi-family**
- **Commercial/Hospitality**
- **Indoor parking**

Site Map & Building Key, Stanley-National Google Maps

These buildings allow for a mixed use phase while creating active riverfront commercial and gathering space that is tied to the Riverfront Park to the west. Through community engagement discussions, this space showed the most promise to "activate" the riverfront and combine the indoor and outdoor spaces. While several ideas where shared, we need to secure commitment to activating the commercial spaces.

Next Steps

We thank the City of Sterling, Council and Staff, the Riverfront Commission, representatives from Sauk Valley Chamber of Commerce, Sterling Main Street, The Greater Sterling Development Corporation, other stakeholders, and residents of Sterling for this opportunity to serve as the Master Developer for the City of Sterling Riverfront. This is not a project or process we take lightly. We believe the work done to date continues to move the projects at the Lawrence Brothers and National sites forward. We appreciate the understanding of all mentioned that this work is methodical, and each effort builds the case for next steps. We also appreciate the recognition that flexibility and adaptability are key attributes that will move these projects from concept to completion over time.

We ask the City of Sterling staff and council to spend considerable time reading this plan and getting acquainted with its content and recommendations. We believe it wise that Gorman & Company present to staff and council key components of this report, answer staff and council questions, and do so at a public meeting of the Sterling City Council. Transparency and the establishment of expectations and timelines are crucial factors when coming to decisions about large scale community and economic development projects such as these.

The MDA between the City and Gorman & Company allows for sixty-days (60) from submission until approval. Should this take longer than sixty-days or should there be disagreement between the City and Gorman's recommendations, the parties have another sixty-days. If at one hundred and twenty days the parties have not agreed to the contents and recommendations herein, the MDA between Sterling and Gorman terminates – See Section 11 of the MDA, **Appendix E**.

Upon approval of this Master Plan, Gorman & Company and the City have one hundred and twenty days to come to agreement on the Final Phase Development Plan(s) by project. The frame of these phase development plans is included in this Master Plan to provide a summary for Council consideration. Those phase development plans are located just prior to this plan section. Approval of this plan, assumes approval of each plan in its summary, knowing added detail is required after approval of this Master Plan and still subject to Council approval before each project can be executed.

Respectfully submitted,

Ron Clewer
Illinois Market President
Gorman & Company, LLC

Attachments: Appendices follow

	August 25, 2022 Tour				
	MEMORIES	OBSERVATIONS	IDEAS FOR THE FUTURE	NAME	EMAIL
	All the people coming in and out of work		Roof top bar/dining, greenspace	Cilvia Rivera	crivera@ywsauk.org
			Working men's staues eating lunch with legs hanging on ledge-like they used to-Lawrence Building		charliemylin@gmail.com
	I have never been in National manufacturing but my family history revovled around manufaturing in this area, so it means so much to me that these are going to be same preservation of this amazing history.	Amazing views, nice high ceilings-lots of character. Really, anything you plan to develop here would be wonderful! Cigar bar, vertical green house, parking on the bottom floor.	We definetly need parking. Large main floor (1st) with the highest ceilings, indoor concert venue, similar to the rust belt in the Quad Cities.	Stacey Harrington	sharrington@sps5.org
	Interested in what type of artist you are looking for. I am local and retired give me a call, 779-245-1763. I do murals among other things, very creative.		Love idea of housing in the area, brewery sounds fun in Lawrence, will draw attention to the area.	Michelle Hubbell	michellekent25@yahoo.com
		Local photographer, www.photographybyemily.us 815-213-4516 Resident for 20 years	Studio spaces for expanding creatives in all areas of the arts. Gallery shows or blending galleries with living and business quarters. Multiple event spaces. Concerts/music spaces.	emily Roth	roth.emilys@outlook.com
			Art gallery, black box theater, shared work space, event venue, convention center type space, artist residing subsidized by retail rental in building	Nico Rodriguez	nico.a.rodriguez@gmail.com
		Boutique store, pop-ups	Last area- public space, events-seasonal, b ball-sports, hotel, roof restuarant		

			Bike path to Sinnissippi, senior housing, add sports events in town to bring people- olympic size pool		
		So much potential! Columns will limit development of some areas	Narrow hallway-use for timeline of museum as people walk from one area to another. Find chain restaurant willing to rent space along river	Daniel Swihart	danielswihart@gmail.com (?)
	35 years here, ENG's great view. Steps, knowing which buildign to go to. So many ghosts. The walkway above loading docks. West elevator.	Lots of environmental issues. Middle building bulding is best built.	Tear down east wooden building, too many EPA issues. Lofts, I'll buy one!		
	This was amazing! I remembered the whislte blowing every morning. I didn't have an alarm and that is how I woke up for school.	The history and structure is such a draw.	Kid Discovery center that models the boiler room. I would come here often if there was anything here. This wa a fun evening just learning about the plans & history.	Diana Merdian	dianamerdian30@gmail.com
	Holding onto and honoring the memories of the MANY generations who were impacted by these buildings.	I began teaching in 2005. The socioeconomic status of my students was only 30% in poverty. This year, it's nearly 65% in poverty, a direct impact of the generational impact of the closing of this bulding.	SPS-P.O. Sterling Public Schools District Offices meeting /conference spaces. Park District/YMCA childcare/activies. Food Courts	Heather Johnson	thhajohnson4@gmail.com

	My dad worked at National for 35 years. I remember how us kids loved picking him up after work because we could get out of the car and watch the river while waiting for the whistle to blow, then get back in the car before dad came out.		Safety Color Code Chart- Make drinks with those names ie: Green- Potentially Toxic, something with Blue Curaco and pineapple	Gale Rodekamp	justgir53@gmail.com
	National always has a X-mas tree on the roof of the building lit up at X-mas every year.	Looks like a lot of work but could be worth it.	Loft, condos, apartments	Scott Heern	heernscott@gmail.com
	A guy told me a story once about somebody in the plating department used to get mad when metals wouldn't plate correctly, so he would throw them out the window into the river, lol. Tim the Tool Man ONLY uses National Nails!	Everything by the riverside has been cleaned up and repaved/ level. Best river view. Looks like everyone dropped their things and left. Massive ceilings.	Ideas: The Rust Belt, Places the Millwork District, Rooftop bar. Community Gardens. Condos/First floor retail. Low-income/Afforadable housing. Brewery! Bridge to Lawrence music venue!	Marshall Doane	doanemarshall@gmail.com
		tool rooms,lots of possibilites	Tool rooms for shops, small pop up kiosk/cart shops, high end living, sports center, restaurants with indoor/outdoor seating, Sterling historic museum-current one is too small. Sky bridge, hotel rooms		
			For Lawrence building-Temp idea to cover windows with billboards local businesses could rent. Raise money and help secure windows.		
			Brewery		
	Lots of memories having worked here for 15 years	It was great to be back and see and hear ideas for the future		Andy Pitsch	andy@pitschfamily.com

	My mom was a secretary back in the early 30's. Lots of family and friends worked here. Glad to see something might develop.	Better shape than I thought.	Retail, lofts, restaurants, event space. Would like to see old train station rebuilt instead of the building there now.		
			Professional space focusing on governmental and municipality. Specifically the DNR and Sterling schools.	Toby Johnson	
		I'm excited about the possibilities. Condos, restaurants, historical society, concert venue.	This would be a great space for the Historical Society. It would be good to display artifacts of NH & Stanley. It would also be nice for the Historical Society to be managed by the city.		
		Great views for condos on uppper floors. Mid level motel. Lower level split between recreational area open to the public and one open to tennants. Also the lower level arartments possibly split level. Lower level activities			
			Space could mimic Atlanta's Ponce City Market	Jennifer Brannon	jenn_tx@hotmail.com
		Potential, potential, potential	Indoor pop up mall and vendors. Food court, etc. Top floor, "money view" as a wedding venue.	Marcia Widolff	jandmwidolff@gmail.com

	My aunt retired from National in the 1970's. I've always wondered what the inside looked like and its views lookout. Where my grandfather worked.	The buidling has good bones. Covered parking in last building.	I could totally see a brewery/distillery in the tunnel.	Rob Boze	bozepiana@gmail.com
	I always remember the lighted Christmas tree on the roof.		Lots of potential for condos, restaurants, brewery, etc.		
		Nautical theme. Family friendly. Riverfront eatery.			
			Use the large grey intrament panel for the boiler in a public place (?)		
			City museum like in St. Louis		
		Beautiful	Skybridge connecting the two buildings. Concrete skate park for youth. Industrial style apartment lofts. Parking garage inside. More riverwalk opportunities. Historiclal museum. Solar grid on roof. Rooftop bar and lounge like Santo Cielo in Naperville. Small boutique shops.	Paul Bonnell	paulbonnellgraphics@gmail.com
		Park project. Ice rink for skating.	1st floor glass garage doors. boiler room, kitchen brewery. Condo 200K max price. Parking for retail. Storage. Hotel combo retail		

	National brought us from Indiana to Sterling in 1989, we came with 4 children ages 10, 8, 5, and 6 weeks and have stayed and made Sterling home since then. My husband worked here the last 15 years of National right up to before Stanley took over.	I feel generational history here. It represents "Livelihood" for both past employees and their families and this community thata created ripple effects beyond Sterling. See all the faces of people from the past they were "family" to each other here.	In downtown development. In neighborhoods and parks. In schools, arts and sports.	Nancy Pitsch	nancy@pitschfamily.com
		Love the riverview. Better ceiling height in the floor up the stairs. Love the pilars and joints. Historic rugs by stairs to 2nd floor. Could office be apartments. Could be a restaurant with views. Plants around electrical by river. Keep the walkway yellow grey. Fire door and scale are awesome! Keep tool rooms? Is there a way to incorporate old signs?	For the Lawerence- love the ideas of art over windows. Woodlawn Arts Academy. Having a standard size of the art needed to coveer & welcoming people to decorate them/paint. No politics though. I think we have enough artists. Could have people submit drawings before releasing the boards to be painted.	Bree Truax	pastorimmanuelrf@gmail.com

	October 5, 2022 Tour				
	MEMORIES	OBSERVATIONS	IDEAS FOR THE FUTURE	NAME	EMAIL
	None- I moved here a year ago	Basement-Ceiling feels low for an eating area? Might just be me.	Conference center for large state-wide events, apartments with retail or gym, gallery space or other art offerings, maybe a rentable community space with provided supplies for art or cooking or 3D printing. Use native plantings as much as possible.	Abby Ebelherr	abigail.elelherr@blackhawkhills.com
	I worked here for 36 years. Good memories. Ran packing machines on 3rd floor.	Good structure of the building.	Museum, restaurants, apartment, offices.		
		Building is in better shape than expected. Excellent views.	Roof top bar/restaurant, hotel, brewery	Janet Matheney	janet_matheney@yahoo.com
	Driving past with grandparents as a child seeing it all lit up.	Rockfalls Riverfront looks great from this space. Need a draw to attract people, water park, etc. to support business inside.	Make a light house with smoke stack. Museum-boiler room and other important spaces, perhaps training oportunities for guests to particpate. Service area upstairs. Take advantage of the pleasant sounds of water w/spaces near waterfall, broadcast it through other spaces.	Todd Ratliff	Ratliff.todd@gmail.com
	I remember my last tour, seems only weeks ago.	Outdoor structural concrete chipping to rebar.	Dining restaurant with docks on riverfront. Bug netting on rooftop bar. Community gardens inside with raised gardening beds set up similar to assembly tables that elderly could assist in care and weeding- like 6 nursing homes nearby-could be renters. Haunted house.	Marshall Doane	doanemarshall@gmail.com
	Used to work here part time in college '79-82	Great structural condition	Loft apartments, restaurants, brewery, retail shops.	Jon Byar	JWB6989@gmail.com

			Artists studios, gallery, indoor sports and athletic training, music venue.	Alex T. Paschal	apaschal@shawmedia.com
	Never been here before. Interesting piece of history.	So much potential! Riverview is much nicer that I imagined.	Condos/apartments, restaurant with outdoor patio seating, retail shops. All 3 of the above!		
	Visiting the office to see grandma with my first son.		Boiler room-brewery, leave blue wall. Hotel with brewery. Kid space with climbing wall and rope maze above ground (like Wilderness hotel).	Jen Alvarez	alvarezjn3184@gmail.com
			Indoor go cart track.		
		National Registry of Historic Places. Tall ceilings, pillars, arches, brick, open spaces.	River walk space, brewery, apartment with river view, beer arcade, go cart racing, mini golf, indoor drive in theater	Kaitlyn Ekquist	kaitlyn.noionline@gmail.com
			Indoor/outdoor market featuring restaurants and entertainment with a nice riverwalk area and possible small wedding venue. A nice retaurant in the room with the big windows. Botanical center with a section of turf and a screen for movie nights.		
			Indoor driving range		
	They always hired college kids in the summer- 2 daughters worked for the summers. Grandfather was a legal secretary and retired 1940's- not sure the retirement date (rough dates).	Great shape building	Hotel- Convention Center	Barb Kobbeman	kobbeman@yahoo.com
		May need more parking	Concert arena, flea market space, BBQ's/Events	Rich Kobbeman	
		Theater perhaps, stage / plays, multi purpose areas (study-coffee vendors)	We have Festival of Trees- Fiesta vendors.		

		Upper floor views are great. Increase window size to make view even better/more dramatic	Utilize lower floor for parking, sometimes there is not enough parking downtown. Live music venue. Local theater for plays. Have bus tours and host live concert groups. Co-working space, cafe, lofts/condos, brewery, escape rooms, partnering with local to offer additional space. Top Golf, ice skating rink, indoor basketball court, indoor food truck space for winter, indoor drive in, water park, child care center, batting cages, go kart space, event venue, boutique hotel space.	Ashley Richter	arichter@srfymca.org
		Blank canvas	What ever you do scale it to community and don't just fill with low income rentals.		
	Tree on roof.				
	The noise from all the presses running at once. Sitting on the river edge on wall.	A lot of columns. Nice view building 5. So much bigger without the equipment.	Parking lot but large trucks wouldn't fit. Boiler room museum.		
		Kind of hard to open areas due to columns. Might make things more difficult.	Last room we were in would make one best event center since it is the largest room or room with rock wall and mezz. Restaurant over looking rock walls.	Taylor Battles	tayrae2009@live.com
		Lots of potential	Condos, micro brewery, wedding venue, restaurant		
	Continuously busy heartbeat of the community and so visible.	So much potential with opportunity. Very cleaned up. Great views and suprisingly quiet.	Convention/banquet/wedding venue on floor 2. Condos/lofts, hotel, restaurants/entertainment space, sports/rec area.		
			Coffee roaster, small business meeting center, venue room, skate rink	Tricia Broshous	tbroshous@saukvalleybank.com
			Roller skating/ice		

PRIORITY NUMBER	ORDER OF OPERATION	PROJECT ID	PROJECT	COST ESTIMATE	FUNDING SOURCE	PRO	CON	NOTES	OPERATIONS AND MAINTENENACE
		1	**Lawrence Brothers Building Complex**	**$ 40,985,760.00**					
		Hunden 2020	Hotel & Event Space (Lawrence Bldgs 1&2)	$ 31,020,715.00	Private with Public incentives	Property taxes, hotel taxes, entrance to City, eliminate blight & vandalism	Should spend $$$ on RR quiet zone for Ave B crossing	Hunden Study Estimate - TIF, Ezone, State & Fed Historic Tax Credits	Private
		Hunden 2020	Indoor Parking/Riverwalk (Lawrence Bldgs 2&3)	$ 3,071,000.00	Private with Public incentives	Ped Connection, Need parking to develop rest of Lawrence	Limited ped connection due to rail	Hunden Study Estimate - TIF, Ezone, State & Fed Historic Tax Credits	Private
		Hunden 2020	35 Mixed Income Housing Units (Lawrence Bldg 4)	$ 5,869,045.00	Private with Public incentives	Property Tax, new housing, residents in downtown area	A RR quiet zone $$$ should be put in place for Ave B crossing	Hunden Study Estimate - TIF, Ezone, State & Fed Historic Tax Credits, LIHTC	Private
			Environmental studies and NFR process	$ 125,000.00	USEPA or City	Needs to happen for outside investment	Not visible	Supplemental investigation and SRP reports. Also $15K in IEPA Fees. Full asbestos and lead based paint surveys.	NA
			Enviromental remediation - buildings	$ 750,000.00	USEPA or City	Needs to happen before outside investment	Not visible	Site preparation, asbestos and lead based abatement. Highly variable estimate until study/eval done	NA
			Enviromental remediation - site	$ 150,000.00	USEPA or City	Needs to happen before outside investment	Not visible	Estimates from Fehr-Graham	NA
		2	**Stanley/National Manufacturing Complex**	**$ 41,525,000.00**				numbers from 2013 adaptive reuse study - total of 1-3 is $67.3M	
		GWA 2013/19	Urban Farming & Entertainment + Parking Area (west bldg)	$ 15,000,000.00	Private with Public incentives	Productive reuse, tax generation, employment		The parking area in the plan (#3) is accounted for in the riverfront park design (Parking east)	Private
		GWA 2013/19	Parking Area/Demo of oldest 2 bldgs (Alternative to Hunden Reuse)	$ 2,800,000.00	Private with Public incentives	Visible, Open up riverfront sightlines	Still require enviro assessment of bldg before demo	Demo of 2 oldest bldgs along Wallace & creating a parking lot is alternative to 2020 Hunden recommendation for creation of up to 51 apartments between Bldgs 2&5)	Private? If Public, lot maintenance
		GWA 2013/19	Interactive Museum	$ 8,500,000.00	Private with Public incentives?	Unique opportunity to preserve past and create a children-friendly learning and play attraction. Local and tourist interest	Still require enviro assessment of bldg before demo	Comps: St. Louis City Museum Mulva Cultural Center (De Pere, WI - $50M) Children's Museum & Theatre of Maine (Thompsons Point, ME - $14M) Flint Hills Discovery Center, Manhattan KS - $108 Million in 2012 Kidzone Museum, Truckee, CA - $10M This could be higher or lower depending on a number of variables Maybe a great project for a foundation - big donor "Dillon City Museum" or "Wahl Family Childrens Museum"	Non-profit? Public subsidy?
		GWA 2013/19	Powerhouse Pub/Restaurant (Former boilerhouse bldg)	$ 800,000.00	Private with Public incentives?	Added dining option on riverfront	Still require enviro assessment of bldg before demo	TIF, Ezone, State & Fed Historic Tax Credits	Private
		GWA 2013/ Hunden 2020	Innovation/Startup Center and/or Apartments (Bldgs 2&5)	$ 14,000,000.00	Private with Public incentives?	Property Tax, new housing (up to 51 units), residents in downtown area	Should spend $$$ on RR quiet zone for Ave B crossing		Private
			Environmental studies and NFR process	$ 125,000.00	Local	Required for demo or reuse	Not visible		NA
			Enviromental remediation - buildings	$ 300,000.00	Local	Required for demo or reuse	Not visible		NA
			Enviromental remediation - site	$ -			Not visible	Site remediation underway by Stanley Black & Decker	NA
			Hardware Products Demolition	$ 300,000.00	City Capital Fund?	Visible Change	Loss of opportunity to use historic tax credits for redevelopment, loss of historic character (under the more recent façade)	Demo of concrete building more. Incl allowance to repair adjoining bldgs after demo (assumes concrete building stays for reuse as it has had interest in it).	NA
		GWA 2013/19	Hardware Products Loft Apartments	$ 300,000.00	Private with City incentives?	Visible Change	Loss of opportunity to use historic tax credits for redevelopment, loss of historic character (under the more	Demo of concrete building more. Incl allowance to repair adjoining bldgs after demo (assumes concrete building stays for reuse as it has had interest in it).	NA
		3	**East 2nd Street Improvements – Locust to Broadway**	**$ 2,455,000.00**					
		a	Multi-use Path from Route 40 to Dillon Home	$ 255,000.00	Local Option Sales Tax	Connect riverfront via path/sidewalks to dam walkway, and trail system. Leverage State funds		ITEP Grant through IDOT applied for on 11/2/2020 (covers 80% of path). $1,266,760.00 total cost of path and bridge. $255k local share	Plowing, Pavement upkeep, Vandalism
		b	Bridge structure		incl	Safe way to get across Route 40			Vandalism, Paint
		c	W. 2nd Street Reconstruction	$ 2,200,000.00	Local Option Sales Tax	Highly traveled road in need of reconstruction	Not connected to riverfront	2nd Street needs to be redone in order to construct the multi-use path along 2nd Street that will connect the National Mfg property north of the railroad tracks to the trail system at Martin's Landing/Dillon Home	
		4	**Riverfront Park Amenities**	**$ 8,233,250**					
			EAST	**$ 1,754,282.00**					
		a	Public Parking	$ 241,656.00	City Capital Fund?				Lot Maintenance

	b	ADA/Nature Playground/Regional Sized	$	850,000.00	Local/Donations	Youth activity, local regional draw, can be combined with themed splash pad		Regional Sized Nature Playground, themed, with ADA compliant area https://littlelakecounty.com/bisons-bluff-nature-playground-schaumburg/ https://www.genevaparks.org/facilities/peck-farm-park/hawks-hollow/ https://www.townoflyons.com/349/LaVern-M-Johnson-Park https://www.polkcountyiowa.gov/media/zwxjses2/natural-playscape.pdf Lake Olathe Park, Summit Park (Blue Ash OH) etc.	Landscape maintenance, broken/vandlaized eqpt replacement
	c	Tot Lot	$	65,000.00	City Capital Fund?				Landscape maintenance, broken/vandlaized eqpt replacement
	d	Parking Sidewalk Connection	$	12,626.00	Public Works			Paved sidewalk	
	e	Gazebo	$	40,000.00	City Capital Fund?				Paint/Stain, broken/vandlaized eqpt replacement
	f	Center Bridge Connection	$	30,000.00	City Capital Fund?				
	g	Central Shared Use Path	$	30,000.00	City Capital Fund?			Limestone path	Grading, re-rocking
	h	Sculpture Area 3	$	20,000.00	Local/Donations	Attraction/Homage to riverfront's past		Sculptures or materials could be donated, or a set amount would be allocated, but there would be a need to be a foundation. Keith Dirks provided City with conceptual renderings	
	i	Sculpture Area 4	$	20,000.00	Local/Donations	Attraction/Homage to riverfront's past		Sculptures or materials could be donated, or a set amount would be allocated, but there would be a need to be a foundation. Keith Dirks provided City with conceptual renderings	
	j	Sculpture Area 5	$	20,000.00	Local/Donations	Attraction/Homage to riverfront's past		Sculptures or materials could be donated, or a set amount would be allocated, but there would be a need to be a foundation. Keith Dirks provided City with conceptual renderings	
	k	~~Swing Bench Areas~~	$	-				Completed	
	l	Shared Path Lighiting, Electric, & Technology	$	425,000.00	Local	Increase safety/perceptions and reduce vandalism in the park		Pedestrian lighting along pathway & security cameras around the site	Power, security cam software licensing
		WEST	$	6,478,967.78					
	a	Roadway Access Loop	$	400,000.00	Private with Public incentives			Can wait for future private development	
	b	Shared Parking	$	200,000.00	Private with Public incentives			Can wait for future private development	Plow, Sealcoat, stripe maint
	c	Drop-Off Zone	$	40,000.00	Private with Public incentives			Can wait for future private development	Plow, Sealcoat, stripe maint
	d	Public Parking (West)	$	200,000.00	City Capital Fund?			It should be assumed that some of this would be done with private development.	Plow, Sealcoat, stripe maint
	e	Veteran's Memorial	$	40,000.00	Local/Donations	Local interest			
	f	Plaza	$	-	Local			To be finished as part of Wallace Street rebuild	
	g	Plaza Connection	$	-	Local			To be finished as part of Wallace Street rebuild	
	h	Splash Pad	$	500,000.00	Local	High local interest	City doesn't own water source/can't subsidize water costs. Ongoing O&M	Lake Olathe, Bisons Bluff, Hawks Hollow, Klehm Arboretum, War Memorial Park (Little Rock) Summit Park (Blue Ash OH), etc. https://www.themunicipal.com/2021/05/city-uses-splash-pads-to-introduce-children-to-nature/	Water, Sewer, Power, Blackflow testing (City does not own water!) Staffing if any?
	i	Skating Rink & Ribbon (w/o refridgeration)	$	500,000.00	Local / Donation / Sponsorship	unique winter gathering space	Weather/temperature dependent. Ongoing O&M (ice maint, skate rental, lighting etc)		water, ice maint, skate rental, lighting, pavement. Staffing if any?
		Skating Rink & Ribbon (w/refridgeration)	$	2,000,000.00	Local / Donation / Sponsorship	unique winter gathering space all winter long	Ongoing O&M (ice cooling costs, ice maint, skate rental, lighting, etc)	NIBCO Water and Ice Park (Elkhart IN) https://www.facebook.com/NIBCOWaterAndIcePark/	water, ice cooling costs, ice maint, skate rental, lighting, pavement. Staffing if any?
	j	Fire Pit	$	15,000.00	Local	unique year-round evening gathering space to draw people down to gather		See Branch Twist Fire Scuplture at the Warf (Wash D.C. - Artist Elena Colombo) http://www.firebydesign.com/design-ideas-kelly-bowl-fire-on-water.htm	Natural Gas. Power for a timer
	k	Bench Areas	$	3,141.28	Local	Donations			
	l	Sculpture Area 1	$	18,103.50	Local/Donations	Attraction/Homage to past			
	m	Sculpture Area 2	$	16,419.25	Local/Donations	Attraction/Homage to past			
	n	Overlook 1	$	21,708.00	Local	Attraction/Homage to past			
	o	Overlook 2	$	9,465.50	Local				
	p	Outer Ellipse (around a new band shell/amphitheater)	$	118,108.50	Local			Not necessary without new ampitheater/pavilion	
	q	Inner Ellipse (at a new band shell/amphitheater)	$	38,111.75	Local			can't do manicured turf/lawn grass until 2026 because of EPA enviro cleanup grant. Not necessary without new ampitheater/pavilion	Mowing
	r	Amphitheater/Pavilion	$	553,700.00	Local	Added amenity, gathering spot	Compete against Grandon, Duplicate RF efforts	This should include the stage and ring walkway	Paint/Stain, broken/vandlaized eqpt replacement, roof
	s	Restrooms and Concessions	$	425,000.00	Local		No utilities nearby (duplication of warming house depending on order built?)	Not necessary without new ampitheater/pavilion and if a warming house w/bathroom built	Utilities, Paint/Stain, broken/vandlaized eqpt replacement, roof

		t	Center Bridge Connection West	$ 5,000.00	Local					
		u	Shared Use Path West Extention	$ 75,000.00	Local			this is not complete. Must finish along Wallace Street		
		v	West Entry Plaza	$ 125,210.00	Local					
		w	Warming House	$ 670,000.00	Local/Donations	Place for bathroom & concessions (food, skate rental, game rental)	No utilities nearby		Utilities, Paint/Stain, broken/vandlaized eqpt replacement, roof	
		x	Shared Path Lighting, Electric, & Technology (West)	$ 425,000.00	Local			this is half the total for both east and west combined.	Power, security cam software licensing	
		y	2 Bridge(s) and abutments	$ 50,000.00	Local	Required to complete walking path		1 bridge complete, 1 to complete by PW in 2022		
		z	Kayak/Canoe Launch/Take out?	$ 30,000.00	Local/DNR?	Added amenity	Launch exists at Lawrence Park. Site grade was raised as part of environmental remediation.	Part of original Riverfront Plan	??? Pulling out any structures annually? Replacing any broken pieces?	
		5	**Decoupling the One-way pairs**	**$ 6,400,000.00**						
		a	3rd and 4th Street, 1st Ave and Locust St.	$ 3,100,000.00	State/Local			2017 study estimate was $2,637,700	Added traffic signal maintenance costs	
		b	Alt B - Downtown Conversion	$ 1,300,000.00	State/Local	Traffic calming for downtown area (ped/bike friendly). Main St trend to revitalize downtown business development/navigation	Expense. Requires IDOT cooperation from Locust to the east. Slows E-W traffic (increase travel time). Business delivery conflicts			
		c	Alt C - West Conversion	$ 2,000,000.00	State/Local					
		f	Detailed Study (traffic counts)	$ 80,000.00	Local					
		e	Design Engineering & Environmental	$ 550,000.00	Local					
		6	**(Residential) development on the Riverfront**	**$ 45,000.00**						
		a	environmental study, boring, reporting, etc.	$ 35,000.00	Local		Competes against reuse of existing structures until full	what environmental constraints are there - what are subsurface conditions, what are cap restrictions? Anything? Everything above grade		
		b	market site	$ 5,000.00						
		c	grant application(s) for subsidy?	$ 5,000.00	Local					
		7	**At grade vehicular crossing of UPRR tracks (Avenue E or C?)**	**$ 1,645,000.00**						
		a	Engineering & Environmental	$ 120,000.00	Local	Adds additional access to riverfront				
		b	UP RR paperwork, logistics	$ 25,000.00	Local					
		c	Construction	$ 1,500,000.00	Local			The crossing cost is a wild card. Could be half a million, but likely more due to the amt of traffic on this rail line. City has to pay RR to temporarily close. City also has to pay the RR for the work and its not competitively bid.		
		8	**Bike/pedestrian underpass of UPRR tracks (2nd Ave or 3rd Ave)**	**$ 1,540,000.00**						
		a	Engineering & Environmental	$ 250,000.00	Local	Attempt to make Lawrence Bros site more accessible besides Rt 40 entry	Not enough room for vehicular traffic. Railroad regs will make the cost high for an underpass (2nd Ave more difficult due to elevations)	engineering between 18-20% since RR is more complex		
		b	UP RR paperwork, logistics, (insurance?)	$ 40,000.00	Local					
		c	Construction	$ 1,250,000.00	Local			Estimated at roughly 100' tunnel. Would likely need outages because of constructability. Class 1 RR, 60 trains a day. The contractor will have to come up with some innovative solutions and get railroad insurance which can be pricey Difficult.	Plowing, stormwater drainage maint	
		9	**Railroad Quiet Zone Downtown**	**$ 655,000.00**				Muscatine, IA - high 6 figures to undertake at 2 crossings		
		a	Study and engineering recommendations	$ 55,000.00	Local			$20 - 35K for Study and $15 - 20K for engineering of recommendations.		
		b	Construction	$ 600,000.00	Local			$200K + depending on recommendations. Muscatine, IA - high 6 figures to undertake at 2 crossings Assume 2 crossings here (Avenue B and K) and that any additional crossings would be sepatate projects and include Quiet Zone infrastructure. Or, from Commerce Drive - 16th Ave)		
		10	**Public Art/beautification**	**$ 250,000.00**						
		a	1st Avenue underpass painting	$ 150,000.00	Local/Donation			Philadelphia RFQ range: (https://www.muralarts.org/wp-content/uploads/2019/04/19-04-22-Viaduct-Artist-RFQ.pdf) Weslaco, TX LED lighting: https://foxnewssouthtexas.com/2020/01/16/controversial-project-in-weslaco-causes-residents-to-question-costs/ Redlands, CA: https://www.redlandsdailyfacts.com/2014/09/18/work-to-begin-on-redlands-underpass-beautification-project/		
		b	acoustic sound dampening panels	$ 100,000.00	Local					
		11	**Wayfinding and Streetscaping**	**$ 60,000.00**						
		a	Design, Study	$ 25,000.00	Local					
		b	construction	$ 35,000.00	Local					
		c								

		12	Finish Wallace Street to the East	$3,500,000	Local			Priority #1. Project bonded for.	
				$3,500,000					
			ALL IN GRAND TOTAL	$ 107,294,009.78					

Sterling Riverfront Reimagined Commission

City of Sterling Council Meeting

December 5, 2022

Over the past several months the Commission has worked to prioritize the input gathered through community surveys and focus groups which sought to understand desired amenities in Sterling. Focused on the Riverfront "green space," the Commission did also consider the needs of master developer Gorman USA to begin work on the Lawrence and Stanley-National properties.

Commission Goals:

1) An aligned and agreed-upon multi-phase proposal of projects related to public space improvement on the Sterling Riverfront
2) Work as a team to provide consensus and direction to the City of Sterling
3) Complete all work by December 1 ahead of Gorman's schedule to provide deliverables to the City by year end
4) On an ongoing basis, help generate interest in the work being done and create opportunities for community support, engagement, and sponsorship

We'd like to publicly thank the Commission members for their input into the process and we are happy to share this evening the recommendation and proposal for developing the "park" space of the Sterling Riverfront. Additionally, we would like to thank the City Manager's office and Mark Sauer of Mead & Hunt for their input and contributions to this proposal.

Proposal

Based on all desired amenities gathered through community engagement the total projected investment in this initiative is $9.3 million. We propose a multi-phased development of the riverfront space West of the Stanley-National property considering the current available funding of approximately $6 million as well as limitations imposed by an existing IEPA grant. Future phases beyond the first would seek community and corporate sponsorships and donations, along with ongoing City funding.

The timely and forward-thinking considerations of the Commission also bring with it savings as utilities can be run to the Riverfront area while Wallace Street is still being redeveloped.

The consensus of the Commission is that community enthusiasm and potential additional funding channels for the second and third phases outlined here are contingent upon approval and construction of Phase I in 2023.

Budget

Early on the Commission agreed to earmark $1.4 million of the designated $6 million for Gorman, Master Developer of the entire riverfront project, inclusive of the Lawrence and National properties. This earmarked 1.4 million sets Gorman up to advance their work on the properties by adding security and other infrastructure needs.

Phase 1 amenities and projected cost: (2023-24)

"BUCKETS" TOTAL	**$3,575,000**
1. Gorman Sheet	$1,400,000
2. Utilities from Wallace	$100,000
3. Electric & Technology River Path	$750,000 *(reduced $200,000, assume fiber in Wallace)*
4. Pavilion Building	$1,325,000
PLAZA / AMENITIES TOTAL	**$2,090,672**
5. Plaza* *(7,000 SF at Skating Ribbon in future phase)*	$1,000,000
5. Splash Pad	$270,103
6. Playground	$820,569
"6 BUCKETS" NET TOTAL	**$5,665,672**
Design Engineering Fee *(Goal is to include all phases)*	~$275,000 *(includes ~$20k to date design/program)*
Construction Management	~$50,000
Splash Pad Operations	~$45,000 *(annual)*
General Maintenance *(bathrooms, playgrounds)*	~$20,000 *(annual)*
DESIGN & MAINTENCE TOTAL	**$390,000**
PHASE 1 GRAND TOTAL	**$6,055,672**

Phase 2 amenities and projected cost: (2025)

AMENITIES TOTAL	$1,853,926
West Parking Lot	$432,346
Ice Skating Ribbon – Infrastructure	$540,880
Ice Skating Ribbon – Refrigeration	$655,000
West Plaza *(between parking lot and skating ribbon)*	$180,700
River Access / Kayak Launch	$45,000
DESIGN & O&M	**$235,000**
Design Engineering Fee	~$50,000
Construction Management	~$30,000
Ice Skating Ribbon Operations & Maintenance	~$150,000 *(annual)* **+ 1 staff?**
General Maintenance	~$5,000 *(annual)*
PHASE 2 GRAND TOTAL	**$2,088,926**

Phase 3 amenities and projected cost: (2026)

AMENITIES TOTAL	$1,081,134
East Parking Lot	$432,346
Amphitheater Lawn & Path	$267,810
Open Air Shelter (2)	$90,000
Sculptures (3)	$120,000
Veterans Memorial	$100,000
DESIGN & CONSTRUCTION	**$110,000**
Design Engineering Fee	~$50,000
Construction Management	~$50,000
General Maintenance	~$10,000 *(annual)*
PHASE 3 GRAND TOTAL	**$1,191,134**

Schedule

✓ Public Engagement – 2019 Comprehensive Plan Update	2019
✓ Scoping	2019 - 2022
✓ Programming	08/2022 - present
✓ Conceptual Design	08/2022 - present
✓ Vendor / Amenity Selection	10/2022 - present
• Engineering & Architectural Design	January – March 2023
• Public Engagement / Marketing / Fundraising	January – March 2023
• 100% Plans, Specifications, & Estimate	April – May 2023
• Bid & Bid Opening	May – June 2023
• Award & Contract	June – July 2023
• *Wallace Street Construction Completion*	*July/August 2023*
• Construction Begin	July 2023
• Grand Opening!	Spring 2024

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

Pre-Renovation Lead Inspection Report

Former Lawrence Brothers Hardware Facility
9909 1st Avenue
Sterling, Illinois 61081

Project No.: 22-857 PH01

October 2022

200 Prairie Street
Suite 208
Rockford, Illinois 61107

Gorman and Company
200 North Main Street
Oregon, Wisconsin 53575

Table of Contents

1.0 OBJECTIVE

Fehr Graham was retained by Gorman and Company to conduct a pre-renovation asbestos and lead inspection at the buildings located at 9909 1st Avenue, Sterling, Illinois 61081 (herein referred to as the Site).

The lead-based paint (LBP) inspection was conducted on August 9, 2022, by Hannah Insko and Madelyn Seuser of Fehr Graham.

The purpose of this inspection was to identify the presence, extent, and condition of lead-based paint (LBP) that may be impacted during planned renovation. The inspection was limited to sampling of suspect building materials scheduled to be impacted during the upcoming renovation. It is Fehr Graham's understanding that the renovation activities will include all Site buildings.

2.0 METHODS AND LIMITATIONS

2.1 Lead Inspection Methods

Building materials such as brick, building stone, and concrete can be reused as clean or exempt fill or recycled following a demolition or renovation. Building materials painted with LBP cannot be reused as clean construction demolition debris (CCDD). The debris with lead based paint would need to be disposed of in a permitted landfill.

The Site was inspected for painted brick, wood, building stone, metal, and concrete building materials. Each observed suspect painted building material was assigned a homogeneous area number and described. For this location the building numbers were assigned as the homogeneous area number. Each observed suspect painted building material was tested using non-destructive X-Ray Fluorescence (XRF) to screen for areas with quantifiable lead above regulatory limits on painted substrates. The reportable limit of detection is 1.0 milligrams of lead per square centimeter of surface measured by XRF analysis and therefore paint chip analysis would be recommended for a more accurate determination of lead in paint below this level or for results that rule out lead in any quantifiable amount. The testing equipment is calibrated against a known standard before and after the actual substrate testing. A total of 265 painted surfaces were analyzed with the XRF.

The United States Department of Housing and Urban Development (HUD) in the *Guidelines for the Evaluation and Control of Lead-Based Paint in Housing* (HUD Guidelines) defines lead-based paint as having a surface concentration of lead that is at or greater than 1 milligram of lead per square centimeter of surface of at or greater than 0.5% of lead per weight of a paint chip sample. While the site is not regulated or funded by HUD at this point, this standard was utilized as a guideline. This inspection followed the protocol of the HUD Guidelines, Chapter 7 (2012 rev.) and DHS 163.

2.2 Lead Testing Analysis Methods

Non-destructive testing by XRF has been performed in an attempt to screen for areas with quantifiable lead above regulatory limits on painted substrates. Results were reported as mg/cm^2 by XRF analysis. Samples found to contain at or greater than 1.0 mg/cm^2 by XRF analysis were considered positive and listed as LBP.

2.3 Limitations

This lead inspection report has been prepared by Fehr Graham in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty expressed or implied is made. The intent of this lead inspection report is to assist the Owner and/or Client in locating lead-based painted building materials.

The asbestos and lead inspection was conducted to identify suspect LBP in accessible areas of the building. If other areas at this location are to be impacted during planned or future renovations, a separate lead inspection of these areas will be required. Some LBP may not have been discovered due to inaccessibility or missing/incomplete plans. Suspect materials discovered subsequent to the issue of this inspection report should be sampled and analyzed to determine asbestos or lead content and to initiate appropriate responses.

Fehr Graham's interpretations and recommendations are based upon the results of sample collection and laboratory analysis in compliance with environmental regulations, quality control and assurance standards, and the Scope of Work as indicated in Fehr Graham's proposal, dated April 12, 2022. The results, conclusions, and recommendations contained in this report pertain to conditions observed at the time of the inspection. Other conditions elsewhere at the Site may differ from those in the inspected locations. Such conditions are unknown, may change over time and have not been considered.

3.0 RESULTS OF INSPECTION

3.1 Locations and Laboratory Analysis Results

Results of the XRF analysis of all samples tested during the inspections are included in Table 1. Photographs of LBP are included in Attachment A. This is not a comprehensive photo log and does not include pictures of every location where LBP was found. The photo log is to be used as a representative guide of similar building components, substrates, and colors where LBP was found throughout the Site.

3.2 Lead-Based Paint (LBP) Painted Materials

Sixty-three of the 265 painted surfaces analyzed using the XRF are considered LBP and are described in Table 1. All similar materials with the same paint history are categorized in the same manner.

4.0 RECOMMENDATIONS

4.1 Recommendations for Lead-Based Paint

Building materials such as wood, metal, brick, building stone, and concrete can be reused as clean or exempt fill or recycled following a demolition or renovation. Renovations or demolition activity beyond the anticipated work scope specified at the time of our site visit may require additional testing prior to disturbance. **Based on the XRF analyzed results, 63 of the tested paint surfaces contained LBP (Table 1). The testing does not specifically identify which layer or color of paint contains lead. A positive testing location entails that some layer of paint on that particular surface contains lead in paint in excess or equal to 1.0 mg/cm^2.**

Any of the materials with tested painted surfaces determined to contain LBP, or any materials with untested painted surfaces assumed to contain lead-painted that are removed from the Site building as part of the renovation will need to be properly discarded at a landfill during the renovation, but no special handling or disposal requirements apply.

4.2 Worker Protection (OSHA)

According to the United States Occupation Safety and Health Administration (OSHA) Lead in Construction Standard (29 CFR 1926.62), lead in paint at any detectable level of concentration is considered a concern during renovation and demolition activities. The purpose of the OSHA Lead in Construction Standard is to protect construction workers from exposure to lead dust and fumes. OSHA is primarily concerned with activities that disturb paints with “detectable” amounts of lead. Several painted surfaces at the Subject Property were determined to contain lead above the OSHA level of concern.

The most effective way to determine if lead dust will be a health concern during renovation is to conduct a Negative Initial Determination (NID) to determine if the amount of generated lead dust would exceed the Permissible Exposure Limit (PEL) for lead dust or fumes. Generally, NID is a measurement of a known, airborne contaminant (e.g., lead) over a period of eight (8) hours. If the amount of airborne lead in the area is less than the PEL (as calculated by a qualified laboratory) then workers would be allowed to perform the work without Respirators and Personal Protective Equipment (PPE) if:

1. The contractor agrees to the NID information provided,
2. The contractor adheres to the process that was measured during the NID, and
3. The NID was performed in the previous 12 months

4.3 Other Recommendations

- Suspect materials discovered after this inspection should be sampled and analyzed to determine lead content and to initiate appropriate responses.
- The demolition or renovation contractor should be provided the Pre-renovation Lead Inspection Report and should be mindful of unidentified LBP. Unidentified suspect LBP should be sampled and analyzed prior to the start of renovation activities.

Figure 1
Site Layout Map

LEGEND

1. BUILDING 1: 5 STORIES; HISTORICAL PLATING, WASTEWATER TREATMENT, DRUM STORAGE
2. BUILDING 2: 3 STORIES; HISTORICAL MACHINING
3. BUILDING 3: 1 STORY; SAWTOOTH ROOF; HISTORICAL MACHINING, PLATING, JAPANNING
4. BUILDING 4: 3 STORIES; HISTORICAL MACHINING, PLATING
5. BUILDING 5: HISTORICAL POWER PLANT

—— PARCEL BOUNDARIES

N
W E
S

80 0 80 FEET
GRAPHIC SCALE IN FEET

FIGURE 1

SITE LAYOUT MAP
LAWRENCE BROTHERS
9909 1st AVE.
STERLING, IL 61081
PIN: 11-28-227-001

9/12/22

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525
ILLINOIS
IOWA
WISCONSIN

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G:\C3D\22\22-857\Exhibits\22-857_Base Map.dwg, Site Layout
PLOT DATE: 9/12/22

Table 1
Sample Results

Building	Level	Description	Substrate (Wood, Brick, Metal, Concrete)	Color	Pb L(mg/cm2)	Result (P,N)
2 to 6	Basement	Wall along route 40 (trap door)	Brick	White	0.063	N
2 to 6	Basement	Wall	Cinder block	White	0.097	N
2 to 6	Basement	Floor	Concrete	Yellow	0.226	N
2 to 6	Basement	Safety rail around electrical	Metal	Yellow	5.000	P
2 to 6	Basement	Door down hallway	Metal	Grey	3.860	P
2 to 6	Basement	Ceiling of tunnel	Concrete	White	0.082	N
2 to 6	Basement	Floor	Concrete	Red	0.038	N
2 to 6	Basement	Support column	Wood	White	ND	N
2 to 6	Basement	Support column	Wood	Red	0.032	N
2 to 6	Basement	Floor	Concrete	Yellow	0.012	N
2 to 6	Basement	Door	Wood	White	ND	N
2 to 6	Basement	Beams	Metal	Whire	0.088	N
2 to 6	Basement	Machine base	Metal	Red	0.054	N
2 to 6	Basement	Floor	Concrete	Red	0.053	N
2 to 6	Basement	Wall	Cinder block	Green	0.422	N
2 to 6	Basement	Fire door	Metal	Grey	0.288	N
2 to 6	Basement	Door frame	Metal	Grey	0.122	N
2 to 6	Basement	Fire door	Metal	Grey	5.000	P
2 to 6	Basement	Wall	Concrete	Green	0.787	N
2 to 6	Basement	Wall	Concrete	Light greey	0.072	N
2 to 6	Basement	Door	Wood	Green	0.866	N
2 to 6	Basement	Ladder	Metal	Yellow	ND	N
2 to 6	Basement	Door	Metal	Grey	0.001	N
2 to 6	Basement	Support column	Concrete	Grey	0.337	N
2 to 6	Basement	Support column	Concrete	White	0.153	N
2 to 6	Basement	Welder hardware sign	Concrete	Orange	0.145	N
2 to 6	Basement	Welder taper sign	Concrete	Blue	0.106	N
2 to 6	Basement	Load lifters sign	Concrete	Green	0.161	N
2 to 6	Basement	Skid carts sign	Concrete	Blue	0.169	N
2 to 6	Basement	Elevator	Metal	Grey	0.205	N
2 to 6	Basement	Floor	Concrete	Yellow	1.338	P
2 to 6	Basement	Guard rail	Metal	Yellow	0.098	N
Building 6 Exterior	1	Stair railing	Metal	Yellow	0.002	N
Building 6 Entry Way	1	Building 6 door	Metal	Grey	ND	N
Building 6 Entry Way	1	Wall	Concrete	White	ND	N
Building 6	1	Ballard	Metal encased in concrete	Yellow	0.009	N
Building 6	1	Wall	Brick	Grey	ND	N
Building 6	1	Wall	Brick	White	ND	N
Building 6	1	Wall	Cinder block	Gray	ND	N
Building 6	1	Wall	Cinder block	White	ND	N
Building 6	1	Garage door	Wood	Grey	ND	N
Building 6	1	Support column	Metal	Grey	0.105	N
Building 6	1	Barrier around support columns	Metal	Yellow	ND	N
Building 6	1	Support column	Metal	xposed blu	0.064	N
Building 6	1	Crane shutoff wall wall	Cement	Blue	0.088	N
Building 6	1	Sliding door	Metal	Grey	5.000	P
Building 6	1	Pully cover	Metal	Grey	ND	N
Building 6	1	Wall	Concrete	Grey	0.060	N
Building 6	Mezzanine	Floor	Concrete	Yellow	1.306	P
Building 6	Mezzanine	Wall	Concrete	Orange	0.126	N
Building 6	Mezzanine	Wall	Cinder block	Grey	0.132	N
Building 6	Mezzanine	Wall	Cinder block	White	0.124	N
Building 6	Mezzanine	Wall	Cinder block	Red	0.169	N
Building 6	Mezzanine	Support column	Metal	Grey	0.032	N
Building 6	Mezzanine	Support column	Metal	White	0.052	N

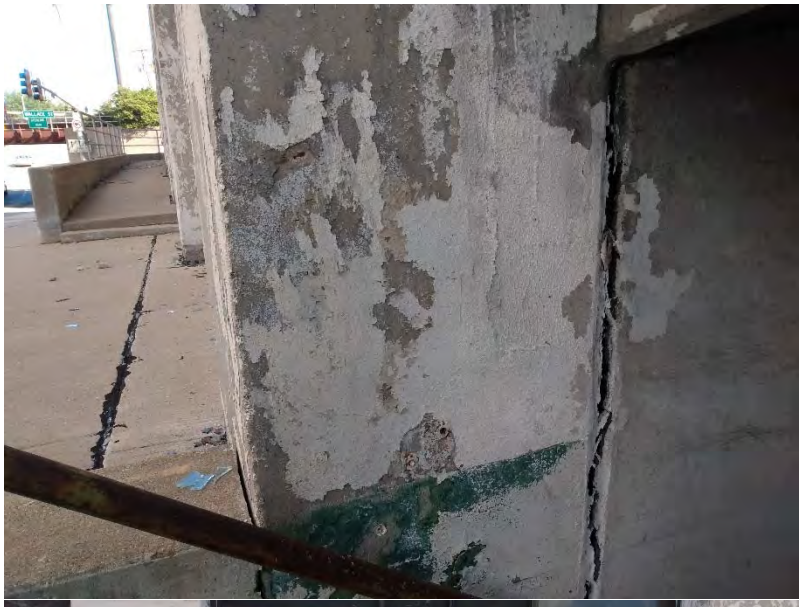
Building 6	3	Support beam	Metal	Grey	0.010	N
Building 6	3	Support beam	Metal	White	0.109	N
Building 6	3	Support beam	Metal	Red	0.082	N
Building 6	3	Guard rails	Metal	Yellow	ND	N
Building 6	3	Fire door	Metal	Grey	5.000	P
Building 6	3	Wall	Brick	Grey	0.137	N
Building 6	3	Wall	Cinder block	Grey	0.139	N
Building 6	3	Wall	Concrete	Grey	0.021	N
Building 6	3	Wall	Brick	White	0.073	N
Building 6	3	Door	Wood	Grey	ND	N
Building 6	3	Wall	Metal	Grey	0.034	N
Building 6	4	Support beam	Metal	Blue	0.118	N
Building 6	4	Support beam	Metal	White	0.065	N
Building 6	4	Floor	Concrete	Red	ND	N
Building 6	4	Support beam	Metal	Grey	0.064	N
Building 6	4	Support beam	Metal	Red	0.084	N
Building 6	4	Wall	Cinder block	Blue	ND	N
Building 6	4	wall	Cinder block	White	ND	N
Building 6	4	Stairs	Metal	Orange	0.056	N
Building 6	4	Stairs	Metal	Yellow	0.361	N
Building 6	4	Floor	Metal	Blue	0.012	N
Building 6	4	Storage container	Metal	Blue	ND	N
Building 6	4	Fire door	Metal	Blue	5.000	P
Building 6	4	Ladder	Metal	Blue	ND	N
Building 1	1	Door	Wood	Grey	0.446	N
Building 1	1	Hindge	Metal	Grey	0.463	N
Building 1	1	Wall	Metal	Red	0.079	N
Building 1	1	Wall	Concrete	Blue	1.402	P
Building 1	1	Wall	Brick	Blue	0.022	N
Building 1	1	Fire door	Metal	Blue	5.000	P
Building 1	1	Firedoor	Metal	White	5.000	P
Building 1	1	Wall	Concrete	White	0.402	N
Building 1	1	Wall	Brick	White	0.067	N
Building 1	1	Support column in bathroom	Concrete	White	3.050	P
Building 1	1	Pipe in bathroom	Metal	Cream	0.017	N
Building 1	1	Support columns	Concrete	White	0.013	N
Building 1	1	Railing by bathrooms	Metal	Yellow	1.047	P
Building 1	1	Support column	Concrete	Blue	2.349	P
Building 1	1	Guard rail	Metal	Yellow	0.099	N
Building 1	1	Support columns	Concrete	Red	0.022	N
Building 1	1	Elevator door	Metal	Grey	0.120	N
Building 1	1	Elevator door frame	Metal	Grey	1.698	P
Building 1	1	Safety bar around elevator buttons	Metal	Red	0.010	N
Building 1	1	Floor	Concrete	Yellow	3.306	P
Building 1	1	Wall	Cinder block	Green	0.163	N
Building 1	1	Wall	Brick	Green	0.072	N
Building 1	1	Pipe	Metal	Grey	0.042	N
Building 1	1	Window frame	Wood	Gray	ND	N
Building 1	1	Wall	Metal	Grey	ND	N
Building 1	1	Support column in office area	Concrete	Cream	ND	N
Building 1	1	Wall	Brick	Grey	0.599	N
Building 1	1	Wall	Brick	White	ND	N
Building 1	2	Support column	Concrete	Grey	0.048	N
Building 1	2	Support column	Concrete	White	ND	N
Building 1	2	Wall	Concrete	Red	0.033	N
Building 1	2	Elevator door	Metal	Grey	0.114	N
Building 1	2	Window frame	Wood	Blue	ND	N
Building 1	2	Railing	Metal	Yellow	0.037	N
Building 1	2	Fire door	Metal	Grey	5.000	P

Building 1	3	Fire door	Metal	Grey	5.000	P
Building 1	3	Support column	Concrete	Grey	0.471	N
Building 1	3	Support column, upper	Concrete	Red	0.067	N
Building 1	3	Support column	Concrete	White	0.025	N
Building 1	3	Fire door	Metal	Grey	0.010	N
Building 1	3	Wall	Brick	Grey	0.052	N
Building 1 (exterior)	3	Railing fire escape	Metal	White	0.163	N
Building 1	3	Floor	Concrete	Yellow	0.799	N
Building 1	3	Elevator door	Metal	Grey	0.126	N
Building 1	3	Fire door	Metal	Grey	5.000	N
Building 1	3	Door frame	Metal	Grey	0.041	N
Building 1	4	Door frame	Metal	Blue	4.900	P
Building 1	4	Support column	Concrete	Blue	5.000	P
Building 1	4	Support beam	Concrete	White	0.060	N
Building 1	4	Support columns	Metal	Blue	ND	N
Building 1	4	Wall	Cinder block	e, white, &	ND	N
Building 1	4	Wall	Brick	Blue	0.813	N
Building 1a	4	Floor	Concrete	Red	ND	N
Building 1a	4	Floor	Concrete	Yellow	ND	N
Building 1a	4	Elevator door	Metal	Blue	0.154	N
Building 1a	4	Elevator door frame	Metal	Blue	1.990	P
Building 1a	4	Wall	Concrete	Blue	0.180	N
Building 1a	4	Support column	Concrete	Blue	0.208	N
Building 1	5	Support column	Concrete	White	0.480	N
Building 1	5	Support column	Concrete	Red	0.030	N
Building 1	5	Wall	Brick	White	0.865	N
Building 1	5	Door/door frame	Metal	Blue	ND	N
Building 1	5	Guard rails	Metal	Yellow	0.009	N
Building 1	5	Machine	Metal	Grey	0.012	N
Building 1	5	Wall	Brick	Grey	0.435	N
Building 1	Rooftop	Door	Metal	Grey	0.628	N
Building 1	Rooftop	Window frame	Metal	White	0.079	N
Building 1	Rooftop	Stairs	Metal	Silver	0.158	N
Building 1	Rooftop	Door	Metal	White	0.040	N
Building 1	Rooftop	Door frame	Metal	White	0.701	N
Building 1	Rooftop	Door frame	Metal	White	5.000	P
Building 2	1	Door	Metal	Grey	5.000	P
Building 2	1	Door frame	Netal	Grey	3.400	P
Building 2	1	Floor	Metal	Yellow	0.003	N
Building 2	1	Fire door	Metal	Grey	5.000	P
Building 2	1	Fire door brace	Metal	Grey	0.406	N
Building 2	1	Fire door hindge	Metal	Grey	1.070	P
Building 2	1	Support column	Wood	Red	4.750	P
Building 2	1	Support column	Wood	Grey	2.200	P
Building 2	1	Wall	Brick	Grey	0.128	N
Building 2	1	Wall	Brick	Grey	0.021	N
Building 2	1	Pipe	Metal	Red	0.076	N
Building 2	1	Floor	Concrete	Yellow	ND	N
Building 2	1	Door	Metal	Red	0.100	N
Building 2	1	Door	Metal	White	0.155	N
Building 2	1	Bathroom wall	Wood	Grey	ND	N
Building 2	1	Bathroom wall	Wood	White	ND	N
Building 2	1	Ladies bathroom door	Wood	Grey	ND	N
Building 2	1	Railing by trap door	Metal	Yellow	1.328	P
Building 2	1	Floor	Wood	Grey	ND	N
Building 2	1	Trap door	Metal	Grey	2.365	P
Building 2	2	Divider wall between 1 and 2. 2 side	Brick	White	1.179/	P
Building 2	2	Divider wall between 1 and 2. 2 side	Brick	Grey	1.750	P

Building 2	2	Beam to stairwell	Metal	Grey	0.062	N
Building 2	2	Stairwell	Metal	Yellow	0.077	N
Building 2	2	Trap door	Metal	Grey	1.069	P
Building 2	2	Support column	Wood	ey and whi	5.000	P
Building 2	3	Fire door between buildings 1&2	Metal	Grey	5.000	P
Building 2	3	Support columns	Wood	Grey	5.000	P
Building 2	3	Support columns	Metal	Grey	0.103	N
Building 2	3	Support beams	Wood	White	5.000	P
Building 2	3	Wall	Brick	White	0.037	N
Building 2	4	Support columns	Wood	Blue	5.000	P
Building 2	4	Support columns	Wood	Red	0.346	N
Building 2	4	Support columns	Wood	White	0.241	N
Building 2	4	Support columns	Wood	Blue	0.352	N
Building 2	4	Walls	Wood	Blue	0.067	N
Building 2	4	Walls	Wood	White	0.034	N
Building 3	4	Fire door	Metal	Blue	0.001	N
Building 3	4	Doubles fire doors	Metal	Blue	0.475	N
Building 3	4	Closet door	Wood	Grey	0.038	N
Building 3	Exterior	Chimney door	Metal	Red	0.838	N
Building 5	Basement	Support column	Concrete	Red	0.085	N
Building 5	Basement	Floor	Concrete	Yellow	0.019	N
Building 5	Basement	Closet door and frame	Wood	Grey	5.000	P
Building 5	Basement	Tunnel door	Metal	Grey	3.570	P
Building 5	Basement	Safe door	Metal	Black	5.000	P
Building 5	Basement	Safe framework	Metal	Green	4.299	P
Building 5	1	Stairwell	Metal	Beige	0.348	N
Building 5	1	Ladies restroom door	Wood	White	5.000	P
Building 5	1	Ladies room wall	Brick	White	5.000	P
Building 5	1	Ladies door frame	Wood	White	0.582	N
Building 5	2	Stairs	Metal	Uellow	ND	N
Building 5	2	Window	Wood	White	ND	N
Building 5	4	Wall	Cinder block	White	ND	N
Building 5	4	Wall	Brick	Grey	0.124	N
Building 5	4	Wall	Brick	White	0.095	N
Building 5	4	Floor	Brick	Grey	0.317	N
Building 7	Exterior	Wall	Cinder block	Cream	0.051	N
Building 7	Exterior	Window frame	Wood	Brown	ND	N
Building 7	Exterior	Garage door	Wood	Brown	ND	N
Building 7	Interiro	Wall	Cinder block	Grey	0.017	N
Building 7	Interior	Wall	Cinder block	White	ND	N
Building 7	Interior	Pipe	Metal	Red	0.033	N
Building 7	Interior	Stove	Metal	Yellow	0.052	N
Building 7	Interior	Stove	Metal	Grey	0.003	N
Exterior	GL	Pipes	Metal	Red	0.439	N
Exterior	GL	Gas line	Metal	Yellow	ND	N
Exterior	GL	Curb	Concrete	Yellow	ND	N
Exterior	GL	Ground	Concrete	Yellow	2.091	P
Exterior	GL	Wall	Metal	Yellow	3.340	P
EXTERIOR	GL	Garage Door	Metal	Grey	0.072	N

Total Positive:	45

Attachment A
Photo Log



1. White and gray, concrete, exterior, support column. Part of short stairwell to entrance off of Route 40.

2. White, concrete, exterior wall, along Route 40.

3. Yellow metal stairs.

4. Yellow, concrete, curbing on the first floor of Building 1.

5. Yellow, metal elevator walls.

6. Green, metal, vertical beam to machine tracking.

7. Yellow, metal poles.

8. Yellow, metal guarding on step between Buildings 2 and 3.

9. Yellow safety zone on concrete floor.

10. Green and blue on brick, concrete and metal, and yellow concrete on the side of the ramp.

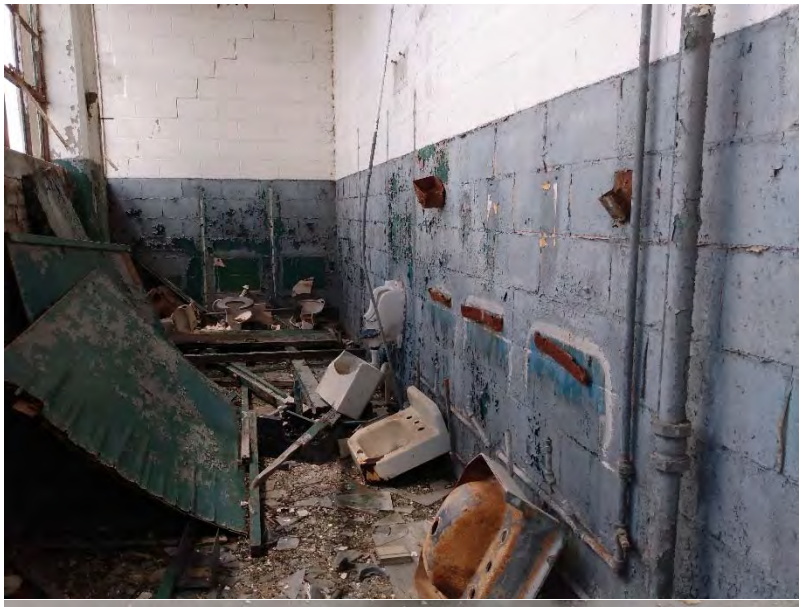
11. Yellow metal on stair nosing.

12. Gray on concrete and brick walls.

13. Green and gray on a concrete column.

14. Wooden, yellow elevator gate.

15. Metal, yellow elevator frame and orange metal lower half of elevator cart.



16. Green and gray on the cinderblock walls of the bathroom in Building 4 on level 3.

17. Yellow safety zone on concrete floor.

18. Cream metal wall.

19. Gray metal doorframe of the safe.

20. Blue and gray concrete wall inside the safe.

21. Yellow metal elevator doors.

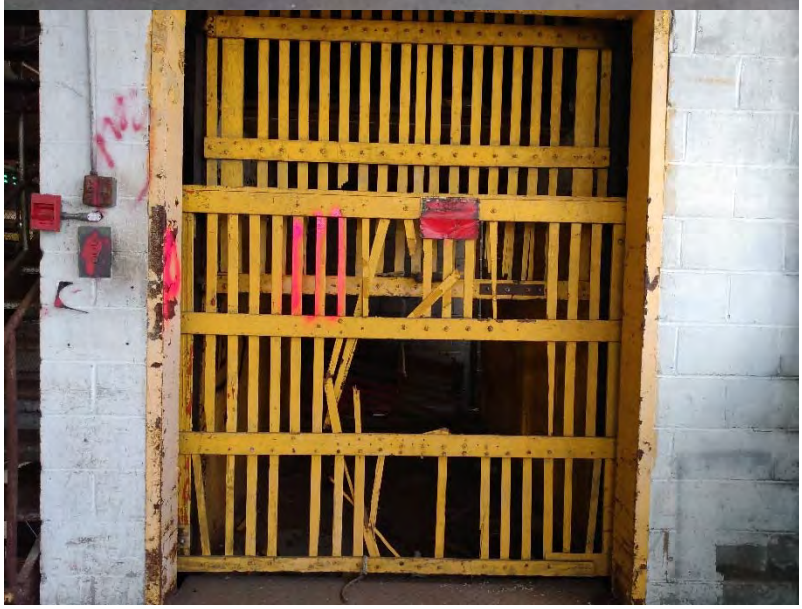
22. Yellow metal wall guards.

23. Green wooden door and door frame.

24. Cream, metal fire door.

25. White, metal window frame.

26. Yellow concrete floor bumpers.



27. Yellow metal elevator doors.

28. Green wooden door frame to rooftop.

29. Yellow concrete stairwells.

30. White window frames on sky windows.

31. Gray metal on machine on rooftop.

32. Gray metal on vent on rooftop.

33. Gray and red on metal and fiberglass material.

34. Yellow concrete stairwells.

35. Green wooden doorframe to rooftop.

36. White, metal beam on rooftop.

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Pre-Renovation Lead Inspection Report

Former Stanley National Hardware Facility
1741 Industrial Drive
Sterling, Illinois 61081

Project No.: 22-857 PH01

October 2022

200 Prairie Street
Suite 208
Rockford, Illinois 61107

Gorman and Company
200 North Main Street
Oregon, Wisconsin 53575

Table of Contents

FIGURES

TABLES

ATTACHMENTS

1.0 OBJECTIVE

Fehr Graham was retained by Gorman and Company to conduct a pre-renovation asbestos and lead inspection at the buildings located at 1741 Industrial Drive, Sterling, Illinois 61081 (herein referred to as the Site). Fehr Graham and a qualified subcontractor provided an asbestos NESHAP inspection to determine the presence/absence of asbestos-containing building materials (ACBM) using a licensed/certified asbestos inspector. Results from that inspection are provided under separate cover.

The lead-based paint (LBP) inspection was conducted on August 11, 2022, by Hannah Insko and Madelyn Seuser of Fehr Graham.

The purpose of this inspection was to identify the presence, extent, and condition of lead-based paint (LBP) that may be impacted during planned renovation. The inspection was limited to sampling of suspect building materials scheduled to be impacted during the upcoming renovation. It is Fehr Graham's understanding that the renovation activities will include all Site buildings.

2.0 METHODS AND LIMITATIONS

2.1 Lead Inspection Methods

Building materials such as brick, building stone, and concrete can be reused as clean or exempt fill or recycled following a demolition or renovation. Building materials painted with LBP cannot be reused as clean construction demolition debris (CCDD). The debris with lead based paint would need to be disposed of in a permitted landfill.

The Site was inspected for painted brick, wood, building stone, and concrete building materials. Each observed suspect painted building material was assigned a homogeneous area number and described. For this location the building numbers were assigned as the homogeneous area number. Each observed suspect painted building material was tested using non-destructive X-Ray Fluorescence (XRF) to screen for areas with quantifiable lead above regulatory limits on painted substrates. The reportable limit of detection is 1.0 milligrams of lead per square centimeter of surface measured by XRF analysis and therefore paint chip analysis would be recommended for a more accurate determination of lead in paint below this level or for results that rule out lead in any quantifiable amount. The testing equipment is calibrated against a known standard before and after the actual substrate testing. A total of 221 painted surfaces were analyzed with the XRF.

The United States Department of Housing and Urban Development (HUD) in the *Guidelines for the Evaluation and Control of Lead-Based Paint in Housing* (HUD Guidelines) defines lead-based paint as having a surface concentration of lead that is at or greater than 1 milligram of lead per square centimeter of surface of at or greater than 0.5% of lead per weight of a paint chip sample. While the site is not regulated or funded by HUD at this point, this standard was utilized as a guideline. This inspection followed the protocol of the HUD Guidelines, Chapter 7 (2012 rev.) and DHS 163.

2.2 Lead Testing Analysis Methods

Non-destructive testing by XRF has been performed in an attempt to screen for areas with quantifiable lead above regulatory limits on painted substrates. Results were reported as mg/cm^2 by XRF analysis. Samples found to contain at or greater than 1.0 mg/cm^2 by XRF analysis were considered positive and listed as LBP.

2.3 Limitations

This lead inspection report has been prepared by Fehr Graham in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar

conditions. No other warranty expressed or implied is made. The intent of this lead inspection report is to assist the Owner and/or Client in locating lead-based painted building materials.

The asbestos and lead inspection was conducted to identify suspect LBP in accessible areas of the building. If other areas at this location are to be impacted during planned or future renovations, a separate lead inspection of these areas will be required. Some LBP may not have been discovered due to inaccessibility or missing/incomplete plans. Suspect materials discovered subsequent to the issue of this inspection report should be sampled and analyzed to determine asbestos or lead content and to initiate appropriate responses.

Fehr Graham's interpretations and recommendations are based upon the results of sample collection and laboratory analysis in compliance with environmental regulations, quality control and assurance standards, and the Scope of Work as indicated in Fehr Graham's proposal, dated April 12, 2022. The results, conclusions, and recommendations contained in this report pertain to conditions observed at the time of the inspection. Other conditions elsewhere at the Site may differ from those in the inspected locations. Such conditions are unknown, may change over time and have not been considered.

3.0 RESULTS OF INSPECTION

3.1 Locations and Laboratory Analysis Results

Results of the XRF analysis of all samples tested during the inspections are included in Table 1. Photographs of LBP are included in Attachment A. This is not a comprehensive photo log and does not include pictures of every location where LBP was found. The photo log is to be used as a representative guide of similar building components, substrates, and colors where LBP was found throughout the Site.

3.2 Lead-Based Paint (LBP) Painted Materials

Forty-five of the 221 painted surfaces analyzed using the XRF are considered LBP and are described in Table 1. All similar materials with the same paint history are categorized in the same manner.

4.0 RECOMMENDATIONS

4.1 Recommendations for Lead-Based Paint

Building materials such as wood, metal, brick, building stone, and concrete can be reused as clean or exempt fill or recycled following a demolition or renovation. Renovations or demolition activity beyond the anticipated work scope specified at the time of our site visit may require additional testing prior to disturbance. **Based on the XRF analyzed results, 45 of the tested paint surfaces contained LBP (Table 1). The testing does not specifically identify which layer or color of paint contains lead. A positive testing location entails that some layer of paint on that particular surface contains lead in paint in excess or equal to 1.0 mg/cm^2.**

Any of the materials with tested painted surfaces determined to contain LBP, or any materials with untested painted surfaces assumed to contain lead-painted that are removed from the Site building as part of the renovation will need to be properly discarded at a landfill during the renovation, but no special handling or disposal requirements apply.

4.2 Worker Protection (OSHA)

According to the United States Occupation Safety and Health Administration (OSHA) Lead in Construction Standard (29 CFR 1926.62), lead in paint at any detectable level of concentration is considered a concern during renovation and demolition activities. The purpose of the OSHA Lead in Construction Standard is to protect construction workers from exposure to lead dust and fumes. OSHA is primarily concerned with activities that disturb paints with “detectable” amounts of lead. Several painted surfaces at the Subject Property were determined to contain lead above the OSHA level of concern.

The most effective way to determine if lead dust will be a health concern during renovation is to conduct a Negative Initial Determination (NID) to determine if the amount of generated lead dust would exceed the Permissible Exposure Limit (PEL) for lead dust or fumes. Generally, NID is a measurement of a known, airborne contaminant (e.g., lead) over a period of eight (8) hours. If the amount of airborne lead in the area is less than the PEL (as calculated by a qualified laboratory) then workers would be allowed to perform the work without Respirators and Personal Protective Equipment (PPE) if:

1. The contractor agrees to the NID information provided,
2. The contractor adheres to the process that was measured during the NID, and
3. The NID was performed in the previous 12 months

4.3 Other Recommendations

- Suspect materials discovered after this inspection should be sampled and analyzed to determine lead content and to initiate appropriate responses.
- The demolition or renovation contractor should be provided the Pre-renovation Lead Inspection Report and should be mindful of unidentified LBP. Unidentified suspect LBP should be sampled and analyzed prior to the start of renovation activities.

Figure 1
Site Layout Map

LEGEND

1. BUILDING 1
2. BUILDING 2
3. BUILDING 3
5. BUILDING 5
6. BUILDING 6
7. BUILDING 7 (DEMOLISHED)

PARCEL BOUNDARIES

N
W E
S

80 0 80 FEET
GRAPHIC SCALE IN FEET

FIGURE 1
SITE LAYOUT MAP
STANLEY NATIONAL
1741 INDUSTRIAL DR.
STERLING, IL 61081

9/13/22

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 194-003525

ILLINOIS
IOWA
WISCONSIN

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G:\C3D\22\22-857\Exhibits\22-857_Base Map.dwg, Site Layout-Stanley
PLOT DATE: 9/13/22

Table 1
Sample Results

Building	Level	Description	Substrate (Wood, Brick, Metal, Concrete)	Color	Pb L(mg/cm2)	Result (P,N)
2 to 6	Basement	Wall along route 40 (trap door)	Brick	White	0.063	N
2 to 6	Basement	Wall	Cinder block	White	0.097	N
2 to 6	Basement	Floor	Concrete	Yellow	0.226	N
2 to 6	Basement	Safety rail around electrical	Metal	Yellow	5.000	P
2 to 6	Basement	Door down hallway	Metal	Gray	3.860	P
2 to 6	Basement	Ceiling of tunnel	Concrete	White	0.082	N
2 to 6	Basement	Floor	Concrete	Red	0.038	N
2 to 6	Basement	Support column	Wood	White	ND	N
2 to 6	Basement	Support column	Wood	Red	0.032	N
2 to 6	Basement	Floor	Concrete	Yellow	0.012	N
2 to 6	Basement	Door	Wood	White	ND	N
2 to 6	Basement	Beams	Metal	White	0.088	N
2 to 6	Basement	Machine base	Metal	Red	0.054	N
2 to 6	Basement	Floor	Concrete	Red	0.053	N
2 to 6	Basement	Wall	Cinder block	Green	0.422	N
2 to 6	Basement	Fire door	Metal	Gray	0.288	N
2 to 6	Basement	Door frame	Metal	Gray	0.122	N
2 to 6	Basement	Fire door	Metal	Gray	5.000	P
2 to 6	Basement	Wall	Concrete	Green	0.787	N
2 to 6	Basement	Wall	Concrete	Green	0.072	N
2 to 6	Basement	Door	Wood	Green	0.866	N
2 to 6	Basement	Ladder	Metal	Yellow	ND	N
2 to 6	Basement	Door	Metal	Gray	0.001	N
2 to 6	Basement	Support column	Concrete	Gray	0.337	N
2 to 6	Basement	Support column	Concrete	White	0.153	N
2 to 6	Basement	Welder hardware sign	Concrete	Orange	0.145	N
2 to 6	Basement	Welder taper sign	Concrete	Blue	0.106	N
2 to 6	Basement	Load lifters sign	Concrete	Green	0.161	N
2 to 6	Basement	Skid carts sign	Concrete	Blue	0.169	N
2 to 6	Basement	Elevator	Metal	Gray	0.205	N
2 to 6	Basement	Floor	Concrete	Yellow	1.338	P
2 to 6	Basement	Guard rail	Metal	Yellow	0.098	N
Building 6 Exterior	1	Stair railing	Metal	Yellow	0.002	N
Building 6 Entry Way	1	Building 6 door	Metal	Gray	ND	N
Building 6 Entry Way	1	Wall	Concrete	White	ND	N
Building 6	1	Ballard	Concrete encased in Metal	Yellow	0.009	N
Building 6	1	Wall	Brick	Gray	ND	N
Building 6	1	Wall	Brick	White	ND	N
Building 6	1	Wall	Cinder block	Gray	ND	N
Building 6	1	Wall	Cinder block	White	ND	N
Building 6	1	Garage door	Wood	Gray	ND	N
Building 6	1	Support column	Metal	Gray	0.105	N
Building 6	1	Barrier around support columns	Metal	Yellow	ND	N
Building 6	1	Support column	Metal	Blue	0.064	N
Building 6	1	Crane shutoff wall	Concrete	Blue	0.088	N
Building 6	1	Sliding door	Metal	Gray	5.000	P
Building 6	1	Pully cover	Metal	Gray	ND	N
Building 6	1	Wall	Concrete	Gray	0.060	N
Building 6	Mezzanine	Floor	Concrete	Yellow	1.306	P
Building 6	Mezzanine	Wall	Concrete	Orange	0.126	N
Building 6	Mezzanine	Wall	Cinder block	Gray	0.132	N
Building 6	Mezzanine	Wall	Cinder block	White	0.124	N
Building 6	Mezzanine	Wall	Cinder block	Red	0.169	N
Building 6	Mezzanine	Support column	Metal	Gray	0.032	N
Building 6	Mezzanine	Support column	Metal	White	0.052	N

Building 6	3	Support beam	Metal	Gray	0.010	N
Building 6	3	Support beam	Metal	White	0.109	N
Building 6	3	Support beam	Metal	Red	0.082	N
Building 6	3	Guard rails	Metal	Yellow	ND	N
Building 6	3	Fire door	Metal	Gray	5.000	P
Building 6	3	Wall	Brick	Gray	0.137	N
Building 6	3	Wall	Cinder block	Gray	0.139	N
Building 6	3	Wall	Concrete	Gray	0.021	N
Building 6	3	Wall	Brick	White	0.073	N
Building 6	3	Door	Wood	Gray	ND	N
Building 6	3	Wall	Metal	Gray	0.034	N
Building 6	4	Support beam	Metal	Blue	0.118	N
Building 6	4	Support beam	Metal	White	0.065	N
Building 6	4	Floor	Concrete	Red	ND	N
Building 6	4	Support beam	Metal	Gray	0.064	N
Building 6	4	Support beam	Metal	Red	0.084	N
Building 6	4	Wall	Cinder block	Blue	ND	N
Building 6	4	Wall	Cinder block	White	ND	N
Building 6	4	Stairs	Metal	Orange	0.056	N
Building 6	4	Stairs	Metal	Yellow	0.361	N
Building 6	4	Floor	Metal	Blue	0.012	N
Building 6	4	Storage container	Metal	Blue	ND	N
Building 6	4	Fire door	Metal	Blue	5.000	P
Building 6	4	Ladder	Metal	Blue	ND	N
Building 1	1	Door	Wood	Gray	0.446	N
Building 1	1	Hindge	Metal	Gray	0.463	N
Building 1	1	Wall	Metal	Red	0.079	N
Building 1	1	Wall	Concrete	Blue	1.402	P
Building 1	1	Wall	Brick	Blue	0.022	N
Building 1	1	Fire door	Metal	Blue	5.000	P
Building 1	1	Firedoor	Metal	White	5.000	P
Building 1	1	Wall	Concrete	White	0.402	N
Building 1	1	Wall	Brick	White	0.067	N
Building 1	1	Support column in bathroom	Concrete	White	3.050	P
Building 1	1	Pipe in bathroom	Metal	Cream	0.017	N
Building 1	1	Support columns	Concrete	White	0.013	N
Building 1	1	Railing by bathrooms	Metal	Yellow	1.047	P
Building 1	1	Support column	Concrete	Blue	2.349	P
Building 1	1	Guard rail	Metal	Yellow	0.099	N
Building 1	1	Support columns	Concrete	Red	0.022	N
Building 1	1	Elevator door	Metal	Gray	0.120	N
Building 1	1	Elevator door frame	Metal	Gray	1.698	P
Building 1	1	Safety bar around elevator buttons	Metal	Red	0.010	N
Building 1	1	Floor	Concrete	Yellow	3.306	P
Building 1	1	Wall	Cinder block	Green	0.163	N
Building 1	1	Wall	Brick	Green	0.072	N
Building 1	1	Pipe	Metal	Gray	0.042	N
Building 1	1	Window frame	Wood	Gray	ND	N
Building 1	1	Wall	Metal	Gray	ND	N
Building 1	1	Support column in office area	Concrete	Cream	ND	N
Building 1	1	Wall	Brick	Gray	0.599	N
Building 1	1	Wall	Brick	White	ND	N
Building 1	2	Support column	Concrete	Gray	0.048	N
Building 1	2	Support column	Concrete	White	ND	N
Building 1	2	Wall	Concrete	Red	0.033	N
Building 1	2	Elevator door	Metal	Gray	0.114	N
Building 1	2	Window frame	Wood	Blue	ND	N
Building 1	2	Railing	Metal	Yellow	0.037	N
Building 1	2	Fire door	Metal	Gray	5.000	P

Building 1	3	Fire door	Metal	Gray	5.000	P
Building 1	3	Support column	Concrete	Gray	0.471	N
Building 1	3	Support column, upper	Concrete	Red	0.067	N
Building 1	3	Support column	Concrete	White	0.025	N
Building 1	3	Fire door	Metal	Gray	0.010	N
Building 1	3	Wall	Brick	Gray	0.052	N
Building 1 (exterior)	3	Railing fire escape	Metal	White	0.163	N
Building 1	3	Floor	Concrete	Yellow	0.799	N
Building 1	3	Elevator door	Metal	Gray	0.126	N
Building 1	3	Fire door	Metal	Gray	5.000	N
Building 1	3	Door frame	Metal	Gray	0.041	N
Building 1	4	Door frame	Metal	Blue	4.900	P
Building 1	4	Support column	Concrete	Blue	5.000	P
Building 1	4	Support beam	Concrete	White	0.060	N
Building 1	4	Support columns	Metal	Blue	ND	N
Building 1	4	Wall	Cinder block	Blue	ND	N
Building 1	4	Wall	Brick	Blue	0.813	N
Building 1a	4	Floor	Concrete	Red	ND	N
Building 1a	4	Floor	Concrete	Yellow	ND	N
Building 1a	4	Elevator door	Metal	Blue	0.154	N
Building 1a	4	Elevator door frame	Metal	Blue	1.990	P
Building 1a	4	Wall	Concrete	Blue	0.180	N
Building 1a	4	Support column	Concrete	Blue	0.208	N
Building 1	5	Support column	Concrete	White	0.480	N
Building 1	5	Support column	Concrete	Red	0.030	N
Building 1	5	Wall	Brick	White	0.865	N
Building 1	5	Door/door frame	Metal	Blue	ND	N
Building 1	5	Guard rails	Metal	Yellow	0.009	N
Building 1	5	Machine	Metal	Gray	0.012	N
Building 1	5	Wall	Brick	Gray	0.435	N
Building 1	Rooftop	Door	Metal	Gray	0.628	N
Building 1	Rooftop	Window frame	Metal	White	0.079	N
Building 1	Rooftop	Stairs	Metal	Silver	0.158	N
Building 1	Rooftop	Door	Metal	White	0.040	N
Building 1	Rooftop	Door frame	Metal	White	0.701	N
Building 1	Rooftop	Door frame	Metal	White	5.000	P
Building 2	1	Door	Metal	Gray	5.000	P
Building 2	1	Door frame	Netal	Gray	3.400	P
Building 2	1	Floor	Metal	Yellow	0.003	N
Building 2	1	Fire door	Metal	Gray	5.000	P
Building 2	1	Fire door brace	Metal	Gray	0.406	N
Building 2	1	Fire door hindge	Metal	Gray	1.070	P
Building 2	1	Support column	Wood	Red	4.750	P
Building 2	1	Support column	Wood	Gray	2.200	P
Building 2	1	Wall	Brick	Gray	0.128	N
Building 2	1	Wall	Brick	Gray	0.021	N
Building 2	1	Pipe	Metal	Red	0.076	N
Building 2	1	Floor	Concrete	Yellow	ND	N
Building 2	1	Door	Metal	Red	0.100	N
Building 2	1	Door	Metal	White	0.155	N
Building 2	1	Bathroom wall	Wood	Gray	ND	N
Building 2	1	Bathroom wall	Wood	White	ND	N
Building 2	1	Ladies bathroom door	Wood	Gray	ND	N
Building 2	1	Railing by trap door	Metal	Yellow	1.328	P
Building 2	1	Floor	Wood	Gray	ND	N
Building 2	1	Trap door	Metal	Gray	2.365	P
Building 2	2	Divider wall between 1 and 2. 2 side	Brick	White	1.179/	P
Building 2	2	Divider wall between 1 and 2. 2 side	Brick	Gray	1.750	P

Building 2	2	Beam to stairwell	Metal	Gray	0.062	N
Building 2	2	Stairwell	Metal	Yellow	0.077	N
Building 2	2	Trap door	Metal	Gray	1.069	P
Building 2	2	Support column	Wood	Gray	5.000	P
Building 2	3	Fire door between buildings 1&2	Metal	Gray	5.000	P
Building 2	3	Support columns	Wood	Gray	5.000	P
Building 2	3	Support columns	Metal	Gray	0.103	N
Building 2	3	Support beams	Wood	White	5.000	P
Building 2	3	Wall	Brick	White	0.037	N
Building 2	4	Support columns	Wood	Blue	5.000	P
Building 2	4	Support columns	Wood	Red	0.346	N
Building 2	4	Support columns	Wood	White	0.241	N
Building 2	4	Support columns	Wood	Blue	0.352	N
Building 2	4	Walls	Wood	Blue	0.067	N
Building 2	4	Walls	Wood	White	0.034	N
Building 3	4	Fire door	Metal	Blue	0.001	N
Building 3	4	Doubles fire doors	Metal	Blue	0.475	N
Building 3	4	Closet door	Wood	Gray	0.038	N
Building 3	Exterior	Chimney door	Metal	Red	0.838	N
Building 5	Basement	Support column	Concrete	Red	0.085	N
Building 5	Basement	Floor	Concrete	Yellow	0.019	N
Building 5	Basement	Closet door and frame	Wood	Gray	5.000	P
Building 5	Basement	Tunnel door	Metal	Gray	3.570	P
Building 5	Basement	Safe door	Metal	Black	5.000	P
Building 5	Basement	Safe framework	Metal	Green	4.299	P
Building 5	1	Stairwell	Metal	Beige	0.348	N
Building 5	1	Ladies restroom door	Wood	White	5.000	P
Building 5	1	Ladies room wall	Brick	White	5.000	P
Building 5	1	Ladies door frame	Wood	White	0.582	N
Building 5	2	Stairs	Metal	Yellow	ND	N
Building 5	2	Window	Wood	White	ND	N
Building 5	4	Wall	Cinder block	White	ND	N
Building 5	4	Wall	Brick	Gray	0.124	N
Building 5	4	Wall	Brick	White	0.095	N
Building 5	4	Floor	Brick	Gray	0.317	N
Building 7	Exterior	Wall	Cinder block	Cream	0.051	N
Building 7	Exterior	Window frame	Wood	Brown	ND	N
Building 7	Exterior	Garage door	Wood	Brown	ND	N
Building 7	Interiro	Wall	Cinder block	Gray	0.017	N
Building 7	Interior	Wall	Cinder block	White	ND	N
Building 7	Interior	Pipe	Metal	Red	0.033	N
Building 7	Interior	Stove	Metal	Yellow	0.052	N
Building 7	Interior	Stove	Metal	Gray	0.003	N
Exterior	GL	Pipes	Metal	Red	0.439	N
Exterior	GL	Gas line	Metal	Yellow	ND	N
Exterior	GL	Curb	Concrete	Yellow	ND	N
Exterior	GL	Ground	Concrete	Yellow	2.091	P
Exterior	GL	Wall	Metal	Yellow	3.340	P
EXTERIOR	GL	Garage Door	Metal	Gray	0.072	N

Total Positive:	45

Attachment A
Photo Log

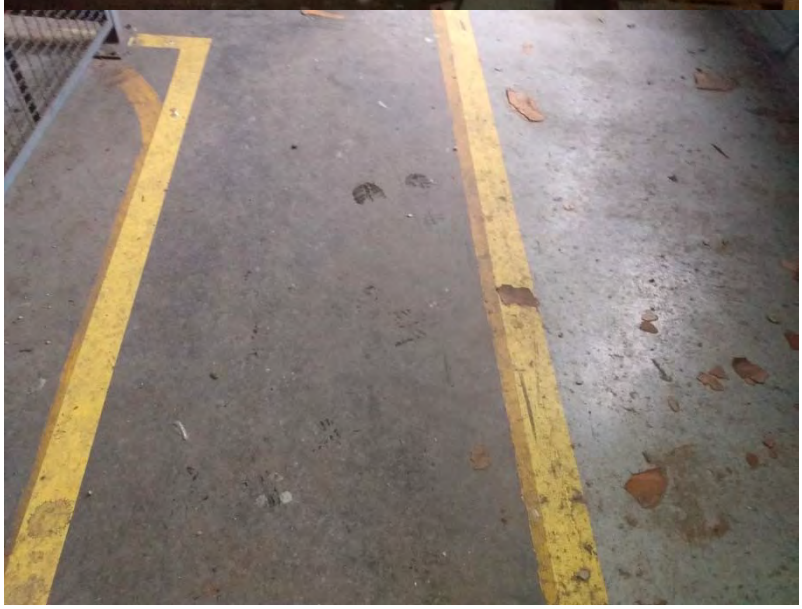
1. Gray metal fire door.

2. Blue and white on metal fire door, as well aas concrete column and brick.

3. Gray lower half of concrete column.

4. Yellow on concrete floors.

5. Gray metal fire door.



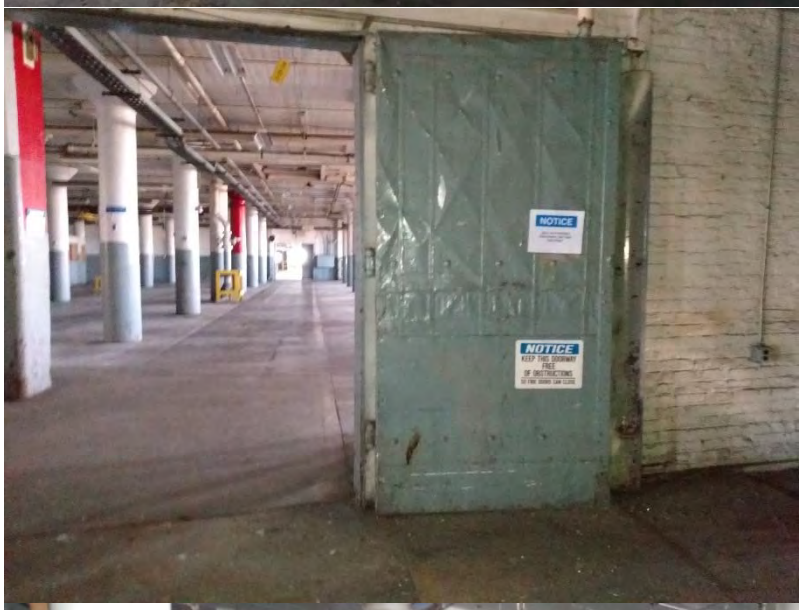
6. Yellow on concrete floor.
*The older darker shade of yellow was positive, while the brighter, newer was not. Where the two overlapped still tested positive for lead, due to the underlying layer.

7. Gray metal fire door. Red number two (2), and yellow metal handle.

8. Blue metal fire door.

9. Blue lower half of metal support beams.

10. Blue on concrete and brick walls.

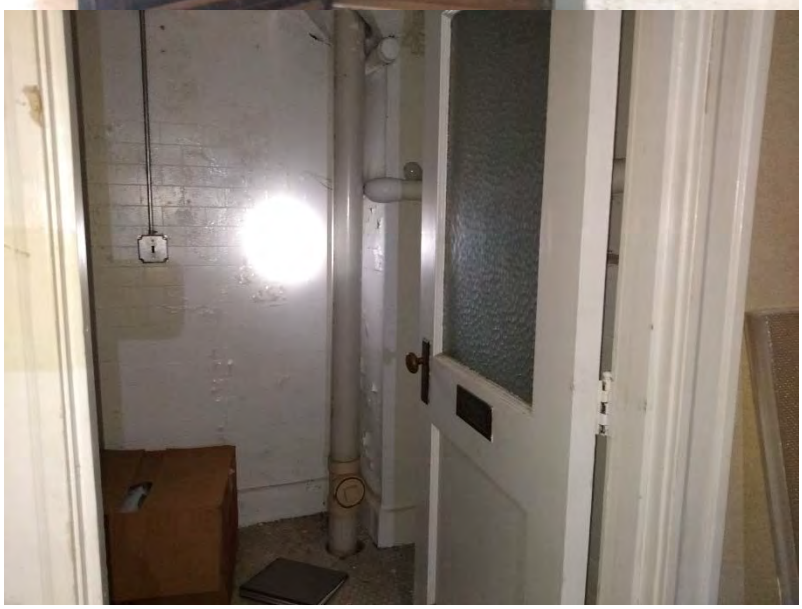


11. Gray metal fire door.

12. Blue lower half of concrete columns.

13. Gray metal closet door.

14. Safe door, frame and green on the interior walls.



15. White wooden door and frame.

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

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CAMPLIN
Environmental Services, Inc.

ASBESTOS STUDY

AT

Former Lawrence Brothers Hardware Facility
2 First Avenue, Sterling, Illinois 61081

FOR

Fehr Graham Associates, LLC

CONDUCTED BY:

CAMPLIN ENVIRONMENTAL SERVICES, INC.
9575 WEST HIGGINS ROAD, SUITE 450
ROSEMONT, ILLINOIS 60018

September 26, 2022

TABLE OF CONTENTS

Section 1

Inspector’s License

IDPH

ASBESTOS PROFESSIONAL LICENSE

ID NUMBER	ISSUED .	EXPIRES
100 - 19511	**4/14/2022**	05/15/2023

CHARLES J CAMPLIN
1681 VERDE LANE
MUNDELEIN, IL 60060
Environmental Health

ENDORSEMENTS	TC EXPIRES
INSPECTOR	1/5/2023
PROJECT MANAGER AIR SAMPLING PROFESSIONAL	1/8/2023

Alteration of this license shall result in legal action
This license issued under authority of the State of Illinois
Department of Public Health
This license is valid only when accompanied by a valid
training course certificate.

INTRODUCTION

On November 12, 2019, and August 9, 2022, Charles Camplin (IDPH #100-19511) of Camplin Environmental Services, Inc. (CESI) performed an asbestos survey of five buildings on the former Lawrence Brothers Hardware site located at 2 First Avenue in Sterling, IL. A visual walk-through was conducted of the site to identify suspected asbestos-containing building materials (ACBM). Suspected ACBMs were then sampled to confirm the presence of asbestos.

SURVEY FINDINGS

A total of 83 bulk samples were taken from 50 suspected ACBM. The material that tested positive for asbestos included:

- Building 1 and 2
  - 6,000 square feet of 9" floor tile/mastic
  - 175 linear feet of pipe insulation
  - Caulk around west basement door frame
  - 200 square feet of floor compound
  - Window caulk/glazing in building #2
  - 600 square feet of transite asbestos cement panels
- Building 3 and 4
  - 500 linear feet of pipe insulation
  - Window caulk/glazing in building #4
  - Elevator control panel board
  - Roof flashing in building #4
- Building 5
  - 25 linear feet of exterior pipe insulation from the boiler room to building #4.
  - There was no access to the interior of the boilers or the boiler exhaust stack.
- There was no access to the roof level on building 3 and 5.

BULK SAMPLING PROTOCOL

Specific ACBM bulk sampling strategy was as follows:

1. Facility Walk-Through for ACBM identification:

   A) The inspector performed a preliminary walk-through of the facility defining selected homogeneous ACBM.

   B) Homogeneous ACBM was defined as follows:

      1) Thermal systems insulating materials including, but not limited to, pipes, boilers, breechings, tanks, ducts, or other interior structural

components to prevent heat loss or gain, or water condensation, or for other purposes.

2) Surfacing materials including, but not limited to, sprayed-on, troweled-on, or otherwise applied to surfaces such as acoustical plaster on ceilings, fireproofing materials on structural membranes or other surfacing materials used for acoustical, fireproofing, or other purposes.

3) Miscellaneous materials including, but not limited to, interior building material or structural components such as floor and ceiling tiles, cement pipe, and fire doors.

C) The sampling strategy was designed to identify only those ACBM materials that are defined under the NESHAPS and the IDPH legislation. Other materials which could be ACM but were not identified during the survey include, but are not limited to, stored ACM, chalkboards, Bunsen burner pads, masonry products, mortars, lab desks, fireproof curtains, brake linings, dry-wall seams, concrete, kilns, bulletin boards and fire blankets.

D) The walk-through included visually inspecting areas which were accessible at the time of the survey. There was limited accessibility in the lower-level areas due to poor lighting and flooding. The deteriorated condition in some areas of the building limited the visual inspection due to a significant amount of debris on floors. Quantities of materials were rough estimates.

2. Sampling Friable and Non-Friable Materials:

A) Random sampling was used for each homogeneous ACBM where applicable. Destructive sampling was not required in most situations; therefore, bulk samples of homogeneous ACBM were taken from currently damaged sites when feasible.

B) The appropriate number of samples taken for each homogeneous ACBM were based upon criteria listed in C through G of this section.

C) For damaged pipe and boiler insulation, at least one sample was collected for each homogeneous material found.

D) For friable sprayed or troweled-on surfacing materials, a minimum of one sample for each homogeneous sampling area was collected.

E) For each homogeneous area of patched thermal system insulation less than 6 linear or square feet that was not assumed to be ACM, at least one sample was collected.

F) For wall and ceiling tiles, at least one sample of each distinct homogeneous material was collected.

G) For miscellaneous materials, samples were collected in a manner sufficient to determine whether the material is ACM or not.

3. Sampling Precautions Followed by Accredited Inspectors:

A) Sample friable materials only with necessary personnel present. Do not disturb the materials any more than necessary.

B) Wear a NIOSH approved respirator equipped with high-efficiency filters when sampling friable materials or when moving ceiling tiles to access friable materials.

C) Seal sampled materials with an encapsulant.

D) Clean up any visible materials by wet mopping or by wiping with a damp cloth.

E) When carpet is present, place a plastic drop cloth under the sample point to facilitate easy cleanup.

F) Dispose of contaminated materials (e.g., wiping cloths, mop heads in sealed, labeled 6 ml plastic bags).

4. Sampling Procedures Followed by Accredited Inspectors:

A) Spray the materials with a light mist of water to reduce fiber release during sampling.

B) Gently cut and remove a small core of the material penetrating all layers including any paint or protective coating. Wet wipe any reusable instrument before reuse.

C) Place the sample in a Whirl-pak plastic bag. Seal the bag and wipe the exterior with a damp cloth to remove any materials.

D) Label each bag with a sample identification number.

E) Seal the samples in a second bag.

F) Record each sample collected including the date, sampling location and identification number. Complete the site sheet and submit samples to a US-EPA approved laboratory until the National Bureau of Standards (NBS) develops an accreditation program. Thereafter, all bulk samples shall be analyzed by a NBS accredited laboratory.

ANALYTICAL PROTOCOL

1. Bulk samples taken during the facility survey were analyzed by EMSL, a US EPA accredited laboratory.

   A) Bulk samples were analyzed using a polarized light microscope with central stop dispersion staining.

   B) Microscopists who analyzed the samples successfully completed the McCrone Institute's five-day "Bulk Identification of Asbestos" curriculum or equivalent.

   C) Bulk samples were analyzed for asbestos content using the "Interim Method for Determination of Asbestos in Bulk Insulation Samples" found in Appendix A to subpart F in 40 CFR Part 763 of the AHERA.

2. Bulk analysis results are found in Section 2.

Section 2

Summary of Suspected ACBMs

CLIENT: Fehr Graham DATE: September 26, 2022

BUILDING: Former Lawrence Brothers – Building #1 INSPECTOR: Charles Camplin100-19511

MATERIAL DESCRIPTION	FLOOR	LOCATION(S)	SAMPLE #S	ACM
Floor Leveler	B	By west door	1-1	NO
Floor Tile and Mastic	B	SW Office	1-2	NO
Ceiling Tile	B	SW Office	1-3	NO
Door Frame Caulk	B	West door	1-4	YES
Pipe Fitting Insulation	B	North Wall	1-5	YES
Pipe Insulation	B	Center Corridor	1-6	NO
Drywall	B	SW Office Space	1-7	NO
9” Floor Tile and Mastic	B	North East Office Space	1-8	YES
12” Floor Tile w/9” Tile Beneath	1	SW Front Offices	1-9	NO
12” Floor Tile w/9” Tile Beneath	1	SW Front Offices	1-10	YES
Drywall	1	West Front Offices	1-11	NO
Red 9” Floor Tile and Mastic	1	South Center Office Area	1-12	YES
Green 9” Floor Tile and Mastic	1	South Center Office Area	1-13	NO
Sheet Flooring	1	Near Safe Room	1-14	NO
Plaster	1	Safe Room	1-15	NO
Tan 9” Floor Tile and Mastic	1	Southeast Office Area	1-16	YES
12” Ceiling Tile with Glue	1	Southeast Office Area	1-17	NO
Vibration Gasket on Ductwork	1	Southeast Office Area	1-18	YES
Gypsum Board	1	Southeast Office Area	1-19	NO
Built-up Roofing	R	Roof	1-20	NO
Flashing	R	Roof	1-21	NO

BUILDING: Former Lawrence Brothers – Building #2

MATERIAL DESCRIPTION	FLOOR	LOCATION(S)	SAMPLE #S	ACM
Window Caulk	3	West Wall	2-1	NO
Window Caulk	3	South Wall	2-2	YES
Wall Coating under Windows	3	South Wall	2-3	NO
Glass Block Mortar	3	South Wall	2-4	NO
Floor Coating	3	South Wall - Center Room	2-5	YES
Floor Coating	3	SW Corner	2-6	NO
Roofing	R	Roof	2-7	NO
Oven/Dryer Insulation	3	Northeast area	2-8	NO
Bag Filter	3	Northwest area	2-9	NO
Roof Skylight	R	Roof	2-10	NO
Paint on Exhaust Fan Unit	R	Roof	2-11	NO
Roof Sealant on Exhaust Duct	R	Roof	2-12	YES
Plaster over Cinder Block	2	Throughout	2-13	NO
Mag Block Steam Line Insulation	2	North Center Area	2-14	YES
Transite Cement Panels	2	Northwest Area	2-15	YES
Large Mag Block Steam Line Insulation	2	Northwest Area	2-16	YES
Large Mag Block Steam Line Insulation	1	North Side Area	2-17	YES
Equipment Cement Pad Coating	1	Center Area	2-18	NO

CLIENT: Fehr Graham DATE: September 26, 2022

BUILDING: Former Lawrence Brothers – Building #3

MATERIAL DESCRIPTION	FLOOR	LOCATION(S)	SAMPLE #S	ACM
Spray-on Ceiling Material	1	Throughout	3-1	NO
Steam Line Insulation	1	North Side of Area	3-2	YES
Window Caulk	1	South Side of Building	3-3	NO
Window Caulk	1	North Side of Building	3-4	NO
Aircell Pipe Insulation	1	North Side of Area	3-5	YES

BUILDING: Former Lawrence Brothers – Building #4

MATERIAL DESCRIPTION	FLOOR	LOCATION(S)	SAMPLE #S	ACM
Brown Paper Pipe Wrap	1	1st Floor at ceiling	S-1	NO
Window Glazing	1/2/3	North side windows	S-2	YES
Window Glazing	1/2/3	West, east, and south windows	S-3	YES
Aircell Pipe Insulation	1/2	1st floor at southwest stairway and debris pile on west side of 2nd floor	S-4	YES
Steamline Insulation	2	2nd floor along north wall	S-5	YES
Black Pad on machinery	2	Equipment at SW corner of 2nd floor	S-6	NO
Floor crack filler	1/2/3	Identified on 3rd floor SE corner	S-7	NO
Floor coating	3	NE Corner of 3rd floor	S-8	NO
Fabricating Machine Interior Insulation	3	Machinery at SE side of 3rd floor	S-9	NO
Exterior Insulation	3	Insulation pad on top of machinery at SE side	S-10	NO
Elevator control panel board	Roof	Black panel for elevator controls at roof level	S-11	YES
Roof Flashing	Roof	Perimeter of roof	S-12	YES

BUILDING: Former Lawrence Brothers – Building #5

MATERIAL DESCRIPTION	FLOOR	LOCATION(S)	SAMPLE #S	ACM
Exterior Wall Isulation	1	South Metal Storage Room	5-1	NO
Exterior Pipe Insulation	1	Southwest Corner Near Building 4	5-2	YES
Boiler Insulation	1	Boiler Room	5-3	NO
Boiler West Door Insulation	1	Boiler Room	5-4	NO
Boiler East Door Insulation	1	Boiler Room	5-5	NO
Window Glazing	1	East Wall in Boiler Room	5-6	NO

Laboratory Results

EMSL Analytical, Inc.

4140 Litt Drive Hillside, IL 60162

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EMSL Order:	262206262
Customer ID:	CAMP51
Customer PO:	
Project ID:	

Attention:	Jeffery C. Camplin	**Phone:**	(708) 284-4563
	Camplin Environmental Services, Inc.	**Fax:**	(847) 823-1029
	9575 West Higgins Road	**Received Date:**	08/10/2022 8:00 AM
	Suite 600	**Analysis Date:**	08/12/2022
	Rosemont, IL 60018	**Collected Date:**	08/09/2022
Project:	Lawrence Brothers Building #1		

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1-1 *262206262-0001*	1st Level by West Door - Floor Leveler	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-2-Floor Tile *262206262-0002*	1st Level in SE Office - Floor Tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-2-Mastic *262206262-0002A*	1st Level in SE Office - Floor Tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-3 *262206262-0003*	1st Level in SE Office - Ceiling Tile	Tan/White Fibrous Homogeneous	30% Cellulose 30% Min. Wool	30% Perlite 10% Non-fibrous (Other)	None Detected
1-4 *262206262-0004*	1st Level West Door - Door Frame Caulk	Brown Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
1-5 *262206262-0005*	1st Level North Wall - Pipe Fitting	Brown/Black Fibrous Homogeneous	85% Cellulose	5% Non-fibrous (Other)	10% Chrysotile
1-6 *262206262-0006*	1st Level Center Corridor - Pipe Insulation	Brown/White/Black Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
1-7 *262206262-0007*	1st Level in Far Back SE Office - Drywall	Brown/White Non-Fibrous Homogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
1-8-Floor Tile *262206262-0008*	1st Level in North East Offices - 9" Tile	Red/Black Non-Fibrous Homogeneous		93% Non-fibrous (Other)	7% Chrysotile
1-8-Mastic *262206262-0008A*	1st Level in North East Offices - 9" Tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-9-Floor Tile 1 *262206262-0009*	2nd Level SW Front Offices - 12" Floor Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-9-Mastic 1 *262206262-0009A*	2nd Level SW Front Offices - 12" Floor Tile	Yellow/Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-9-Floor Tile 2 *262206262-0009B*	2nd Level SW Front Offices - 12" Floor Tile	Orange Non-Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
1-10-Floor Tile *262206262-0010*	2nd Level - 9" Floor Tile beneath 12"	Red Non-Fibrous Homogeneous		92% Non-fibrous (Other)	8% Chrysotile
1-10-Mastic *262206262-0010A*	2nd Level - 9" Floor Tile beneath 12"	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-11-Drywall *262206262-0011*	2nd Level West Mechanical Room - Drywall				Layer Not Present

Initial report from: 08/12/2022 13:14:32

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EMSL Order: 262206262
Customer ID: CAMP51
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1-11-Joint Compound *262206262-0011A*	2nd Level West Mechanical Room - Drywall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-11-Tape *262206262-0011B*	2nd Level West Mechanical Room - Drywall	White Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
1-12-Floor Tile *262206262-0012*	2nd Level South Center Area - 9" Red Floor Tile	Red Non-Fibrous Homogeneous		92% Non-fibrous (Other)	8% Chrysotile
1-12-Mastic *262206262-0012A*	2nd Level South Center Area - 9" Red Floor Tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-13-Floor Tile *262206262-0013*	2nd Level South Center Area - 9" Green Floor Tile	Green Non-Fibrous Homogeneous		92% Non-fibrous (Other)	8% Chrysotile
1-13-Mastic *262206262-0013A*	2nd Level South Center Area - 9" Green Floor Tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-14-Sheet Flooring *262206262-0014*	2nd Level by West Safe - Sheet Flooring	Brown Non-Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
1-14-Mastic *262206262-0014A*	2nd Level by West Safe - Sheet Flooring	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-15-Skim Coat *262206262-0015*	Interior of 2nd Level West Safe - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
Bag labeled "1-18", sample matched sample description on COC so it was used to represent sample "1-15".					
1-15-Base Coat *262206262-0015A*	Interior of 2nd Level West Safe - Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-16-Floor Tile *262206262-0016*	2nd Level South East Area - 9" Tan Floor Tile	Tan Non-Fibrous Homogeneous		93% Non-fibrous (Other)	7% Chrysotile
1-16-Mastic *262206262-0016A*	2nd Level South East Area - 9" Tan Floor Tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-16-Leveler *262206262-0016B*	2nd Level South East Area - 9" Tan Floor Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-17-Ceiling Tile *262206262-0017*	2nd Level South East Area - 12" Ceiling Tile/Glue	Brown Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
Bag labeled "1-18" but sample matched sample description on COC for "1-17".					
1-17-Glue *262206262-0017A*	2nd Level South East Area - 12" Ceiling Tile/Glue	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1-18 *262206262-0018*	SE Area 2nd Level - Vibration Gasket on Duct	White Fibrous Homogeneous	15% Synthetic 15% Glass	10% Non-fibrous (Other)	60% Chrysotile
Bag labeled "1-17" but sample matched sample description on COC for "1-18".					
1-19 *262206262-0019*	2nd Floor - Gypsum Board Over Cinder Block	Brown/White Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1-20-Tar *262206262-0020*	Roof - Built Up Roof	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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Customer ID:	CAMP51
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1-20-Tar Paper *262206262-0020A*	Roof - Built Up Roof	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
1-21 *262206262-0021*	Roof - Roof Flashing	Brown/Black Non-Fibrous Homogeneous	10% Cellulose 15% Glass	75% Non-fibrous (Other)	None Detected

Analyst(s)

Mazen Elkhatib (5)
Selina Zeiss (30)

James Hahn, Laboratory Manager
or Other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Hillside, IL NVLAP Lab Code 200399-0

Initial report from: 08/12/2022 13:14:32

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EMSL Order:	262206271
Customer ID:	CAMP51
Customer PO:	
Project ID:	

Attention:	Jeffery C. Camplin	**Phone:**	(708) 284-4563
	Camplin Environmental Services, Inc.	**Fax:**	(847) 823-1029
	9575 West Higgins Road	**Received Date:**	08/10/2022 8:00 AM
	Suite 600	**Analysis Date:**	08/12/2022
	Rosemont, IL 60018	**Collected Date:**	08/09/2022
Project:	Lawrence Brothers Building 2		

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
2-1 *262206271-0001*	3rd Level West Wall - window caulk	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2-2 *262206271-0002*	3rd Level South Wall - window caulk	Gray/White Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
2-3 *262206271-0003*	Under South Windows 3rd Level - wall coating	White/Black Non-Fibrous Homogeneous	3% Glass	97% Non-fibrous (Other)	None Detected
2-4 *262206271-0004*	3rd Level South Wall - glass block mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2-5-Coating *262206271-0005*	South wall Center 3rd Level - Floor coating	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2-5-Cementitious Layer *262206271-0005A*	South wall Center 3rd Level - Floor coating	Gray Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
2-6 *262206271-0006*	SW Corner 3rd Level - floor coating	Brown/Black Non-Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
2-7-Rubber Membrane *262206271-0007*	Roof	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2-7-Insulation *262206271-0007A*	Roof	Brown/Black Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
2-8-Oven Interior *262206271-0008*	3rd Level North - oven interior	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2-8-Insulation *262206271-0008A*	3rd Level North - oven interior	Tan Fibrous Homogeneous	90% Min. Wool	10% Non-fibrous (Other)	None Detected
2-9 *262206271-0009*	NW Side of 3rd Level - bag filter	Gray Fibrous Homogeneous	98% Synthetic	2% Non-fibrous (Other)	None Detected
2-10 *262206271-0010*	Roof Skylight - window caulk	Gray/White Non-Fibrous Homogeneous	3% Glass	97% Non-fibrous (Other)	None Detected
2-11 *262206271-0011*	Rooftop Exhaust Unit - paint	Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2-12 *262206271-0012*	On Rooftop Exhaust Unit Duct - Roof sealant	Gray/Black Non-Fibrous Homogeneous		92% Non-fibrous (Other)	8% Chrysotile
2-13 *262206271-0013*	Over Cinderblock - Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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Customer ID:	CAMP51
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
2-14 *262206271-0014*	2nd Level North - Mag Block insulation (small line)	Gray/White Fibrous Homogeneous	10% Cellulose	40% Non-fibrous (Other)	50% Chrysotile
2-15 *262206271-0015*	NW Corner of 2nd Level - Transite panels	Gray Non-Fibrous Homogeneous		80% Non-fibrous (Other)	20% Chrysotile
2-16 *262206271-0016*	2nd Level North - Mag Block Insulation (large Line)	Gray Fibrous Homogeneous	10% Min. Wool	30% Non-fibrous (Other)	60% Chrysotile
2-17 *262206271-0017*	1st Level North - Mag Block Insulation (large Line)	Gray/White Fibrous Homogeneous		30% Non-fibrous (Other)	70% Chrysotile
2-18 *262206271-0018*	On Concrete Equipment pad - Floor coating	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
Lauren Swain (21)

James Hahn, Laboratory Manager
or Other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Hillside, IL NVLAP Lab Code 200399-0

Initial report from: 08/12/2022 14:04:35

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EMSL Order:	262206265
Customer ID:	CAMP51
Customer PO:	
Project ID:	

Attention:	Jeffery C. Camplin	**Phone:**	(708) 284-4563
	Camplin Environmental Services, Inc.	**Fax:**	(847) 823-1029
	9575 West Higgins Road	**Received Date:**	08/10/2022 8:00 AM
	Suite 600	**Analysis Date:**	08/12/2022
	Rosemont, IL 60018	**Collected Date:**	08/09/2022
Project:	Lawrence Brothers Buildings 3 & 5		

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
3-1 *262206265-0001*	Ceiling Spray-On	Tan Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
3-2 *262206265-0002*	Mag Block Pipe Insulation	Gray/White Fibrous Homogeneous	10% Cellulose	15% Non-fibrous (Other)	75% Chrysotile
3-3 *262206265-0003*	Window Caulk South	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3-4 *262206265-0004*	Window Caulk North	Brown/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3-5 *262206265-0005*	Aircell Pipe Insulation	Brown/White Fibrous Homogeneous	30% Cellulose	10% Non-fibrous (Other)	60% Chrysotile
5-1 *262206265-0006*	Exterior Wall Insulation - South Metal Building	Black Fibrous Homogeneous	95% Min. Wool	5% Non-fibrous (Other)	None Detected
5-2 *262206265-0007*	Exterior Pipe at SW Corner	White Fibrous Homogeneous		30% Non-fibrous (Other)	70% Chrysotile
5-3 *262206265-0008*	Interior Boiler Insulation	Tan Fibrous Homogeneous	10% Cellulose 50% Min. Wool	30% Perlite 10% Non-fibrous (Other)	None Detected
5-4 *262206265-0009*	Small Boiler Door Interior Coating - West	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5-5 *262206265-0010*	Large Boiler Door Interior Coating - East	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5-6 *262206265-0011*	Window Caulk	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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Customer ID:	CAMP51
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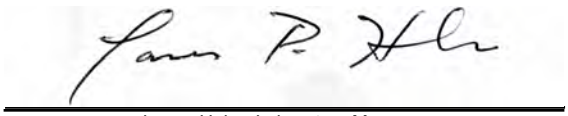
Project ID:	

Analyst(s)

Cristian Nunez (11)



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EMSL Order:	261911604
Customer ID:	CAMP51
Customer PO:	
Project ID:	

Attention:	Jeffery C. Camplin	**Phone:**	(708) 284-4563
	Camplin Environmental Services, Inc.	**Fax:**	(847) 823-1029
	9575 West Higgins Road	**Received Date:**	11/13/2019 8:18 AM
	Suite 600	**Analysis Date:**	11/14/2019
	Rosemont, IL 60018	**Collected Date:**	
Project:	STERLING		

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
S-1 *261911604-0001*	PAPER PIPE WRAP	Gray/Tan/Various Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
S-2 *261911604-0002*	WINDOW GLAZING-SAMLL WINDOWS 1ST FLOOR NORTH	Gray/Various Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
S-3 *261911604-0003*	WINDOW GLAZING LARGE WINDOWS 1/2/3 FLOORS	Gray/White/Various Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
S-4 *261911604-0004*	AIRCELL PIPE INSULATION 1ST NW/2ND WEST DEBRIS	Gray/White/Various Fibrous Homogeneous		40% Non-fibrous (Other)	60% Chrysotile
S-5 *261911604-0005*	STEAMLINE INSULATION-2ND FLOOR NORTH @ CEILING	Gray/White/Various Fibrous Homogeneous		40% Non-fibrous (Other)	60% Chrysotile
S-6 *261911604-0006*	BLACK PAD ON INTERIOR MACHINERY 2 SW CORNER	Various/Black/Gree n Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
S-7 *261911604-0007*	FLOOR CRACK FILLER 3 SE	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
S-8 *261911604-0008*	POURED FLOORING-3RD FLOOR	Gray/Various Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
S-9 *261911604-0009*	FABRICATING MACHINE INTERIOR INSULATION	Tan/Various Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
S-10 *261911604-0010*	FABRICATING MACHINE EXTERIOR TOP INSULATION	Various/Green Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
S-11 *261911604-0011*	ELEVATOR PANEL BOARD ROOF LEVEL ELEVATOR ROOM	Brown Non-Fibrous Homogeneous		90% Non-fibrous (Other)	10% Chrysotile
S-12 *261911604-0012*	ROOF FLASHING CEMENT	Gray/Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
S-13-Rubber Membrane *261911604-0013*	BUILT UP ROOFING	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
S-13-Foam *261911604-0013A*	BUILT UP ROOFING	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 11/14/2019 12:20:44

EMSL Analytical, Inc.
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EMSL Order:	261911604
Customer ID:	CAMP51
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
S-13-Cement *261911604-0013B*	BUILT UP ROOFING	Tan/Various Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
William Kipp (15)

James Hahn, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Hillside, IL NVLAP Lab Code 200399-0

Initial report from: 11/14/2019 12:20:44

CAMPLIN
Environmental Services, Inc.

ASBESTOS STUDY

AT

Former Stanley Manufacturing Complex (South)
1 First Avenue
Sterling, IL

FOR

Fehr Graham Associates, LLC

CONDUCTED BY:

CAMPLIN ENVIRONMENTAL SERVICES, INC.
9575 WEST HIGGINS ROAD, SUITE 450
ROSEMONT, ILLINOIS 60018

September 13, 2022

TABLE OF CONTENTS

Section 1

Inspector’s License

IDPH
ILLINOIS DEPARTMENT OF PUBLIC HEALTH

525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

MORGAN CAMPLIN
20061 MONTEREY AVENUE
LYNWOOD, IL 60411

4/14/2022

ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 06610

Enclosed is your Asbestos Professional License. Please note the expiration date on the card and in the image depicted below.

COPY OF THE ASBESTOS PROFESSIONAL LICENSE

Front of License

IDPH
ILLINOIS DEPARTMENT OF PUBLIC HEALTH

ASBESTOS PROFESSIONAL LICENSE

ID NUMBER	ISSUED	EXPIRES
100 - 06610	4/14/2022	05/15/2023

MORGAN CAMPLIN
20061 MONTEREY AVENUE
LYNWOOD, IL 60411
Environmental Health

Back of License

ENDORSEMENTS	TC EXPIRES
INSPECTOR	10/5/2022
PROJECT MANAGER	10/4/2022
AIR SAMPLING PROFESSIONAL	

Alteration of this license shall result in legal action
This license issued under authority of the State of Illinois Department of Public Health
This license is valid only when accompanied by a valid training course certificate.

If you have any questions or need further assistance, contact the Asbestos Program at (217)782-3517 or fax (217)785-5897.

Our WEB address is: dph.illinois.gov/topics-services/environmental-health-protection/asbestos
EMAIL Address: dph.asbestos@illinois.gov

INTRODUCTION

On August 16th, 2022, Morgan Camplin (IDPH #100-06610) of Camplin Environmental Services, Inc. (CESI) lead an inspection team that was performing an asbestos survey of potential remaining asbestos materials located in five (5) remaining buildings/structures on the south end of the former Stanley National Manufacturing complex in Sterling, IL. The buildings included the

A visual walk-through was conducted of the site to identify suspected asbestos-containing building materials (ACBM) in the building. Suspected ACBMs were then sampled to confirm the presence of asbestos. A visual inspection was performed in a majority of the structures. There was some limited accessibility due to poor lighting.

SURVEY FINDINGS

A total of 169 sample layers were analyzed from 100 samples taken from suspected ACBM. The material that tested positive for asbestos included:

- Office Building – 1,500 square feet of floor tile/mastic under raised computer floor on 3rd floor.
- Main Manufacturing Buildings has:
    - window caulk on ~100 windows on the west side of the building
    - drywall, ceramic floor tile in east side 1st floor washroom
    - flue insulation and piping in main boiler room
    - 2,300 linear feet of pipe insulation throughout the building
- Water treatment plant was not accessible at the time of the survey and will be inspected on a follow-up visit.
- E.D. Center west of the Main Manufacturing building did not have suspected asbestos materials identified. Roofing materials were inaccessible and will be tested on a follow-up visit.
- Small garage west of the Main Manufacturing building did not have suspected asbestos materials identified. Roofing materials will be tested on a follow-up visit.

BULK SAMPLING PROTOCOL

Specific ACBM bulk sampling strategy was as follows:

1. Facility Walk-Through for ACBM identification of primarily non-friable asbestos-containing building materials. The building had been previously inspected and most of the friable asbestos had been removed. This inspection was performed of confirming any remaining asbestos materials for the purpose of demolition/renovation activities.

    A) The inspector performed a preliminary walk-through of the facility defining selected homogeneous ACBM.

    B) Homogeneous ACBM was defined as follows:

        1) Thermal systems insulating materials including, but not limited to, pipes, boilers, breechings, tanks, ducts, or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.

        2) Surfacing materials including, but not limited to, sprayed-on, troweled-on, or otherwise applied to surfaces such as acoustical plaster on ceilings, fireproofing materials on structural membranes or other surfacing materials used for acoustical, fireproofing, or other purposes.

        3) Miscellaneous materials including, but not limited to, interior building material or structural components such as floor and ceiling tiles, cement pipe, and fire doors.

    C) The sampling strategy was designed to identify only those ACBM materials that are defined under the USEPA NESHAPS regulations for asbestos demolition and renovation activities.

    D) The walk-through included visually inspecting areas which were accessible at the time of the survey. There was limited accessibility in lower-level areas due to poor lighting. Quantities of materials were rough estimates.

2. Sampling Friable and Non-Friable Materials:

    A) Random sampling was used for each homogeneous ACBM where applicable. Destructive sampling was not required in most situations; therefore, bulk samples of homogeneous ACBM were taken from currently damaged sites when feasible.

B) The appropriate number of samples taken for each homogeneous ACBM were based upon criteria listed in C through G of this section.

C) For damaged pipe and boiler insulation, at least one sample was collected for each homogeneous material found.

D) For friable sprayed or troweled-on surfacing materials, a minimum of one sample for each homogeneous sampling area was collected.

E) For each homogeneous area of patched thermal system insulation less than 6 linear or square feet that was not assumed to be ACM, at least one sample was collected.

F) For wall and ceiling tiles, at least one sample of each distinct homogeneous material was collected.

G) For miscellaneous materials, samples were collected in a manner sufficient to determine whether the material is ACM or not.

3. Sampling Precautions Followed by Accredited Inspectors:

A) Sample friable materials only with necessary personnel present. Do not disturb the materials any more than necessary.

B) Wear a NIOSH approved respirator equipped with high-efficiency filters when sampling friable materials or when moving ceiling tiles to access friable materials.

C) Seal sampled materials with tape.

D) Clean up any visible materials by wet mopping or by wiping with a damp cloth.

E) Dispose of contaminated materials (e.g., wiping cloths, mop heads in sealed, labeled 6 ml plastic bags).

4. Sampling Procedures Followed by Accredited/Licensed Inspectors:

A) Spray the materials with a light mist of water to reduce fiber release during sampling.

B) Gently cut and remove a small core of the material penetrating all layers including any paint or protective coating. Wet wipe any reusable instrument before reuse.

C) Place the sample in a Whirl-pak plastic bag. Seal the bag and wipe the exterior with a damp cloth to remove any materials.

D) Label each bag with a sample identification number.

E) Seal the samples in a second bag.

F) Record each sample collected including the date, sampling location and identification number. Complete the site sheet and submit samples to a US-EPA approved laboratory until the National Bureau of Standards (NBS) develops an accreditation program. Thereafter, all bulk samples shall be analyzed by a NBS accredited laboratory.

ANALYTICAL PROTOCOL

1. Bulk samples taken during the facility survey were analyzed by EMSL Analysis Inc, a US EPA accredited laboratory.

   A) Bulk samples were analyzed using a polarized light microscope with central stop dispersion staining.

   B) Microscopists who analyzed the samples successfully completed the McCrone Institute's five-day "Bulk Identification of Asbestos" curriculum or equivalent.

   C) Bulk samples were analyzed for asbestos content using the "Interim Method for Determination of Asbestos in Bulk Insulation Samples" found in Appendix A to subpart F in 40 CFR Part 763 of the AHERA.

2. Bulk analysis results are found in Section 2.

Summary of Suspected ACBMs

CLIENT: Fehr Graham DATE: September 26, 2022

BUILDING: Stanley National Manufacturing – South Complex INSPECTOR: Morgan Camplin100-06610

MATERIAL DESCRIPTION	FLOOR	LOCATION(S)	SAMPLE #S	ACM
2x4 Ceiling tile	1st	West Office Area	SNM-1	NO
12” Tan Floor Tile and Mastic	1st	West Office Area	SNM-2	NO
Window Caulk	1st	West Wall of West Area	SNM-3	NO
Pipe Wrap	1st	SW Corner of West Area	SNM-4	NO
Pipe Fitting Insulation	1st	SW Corner of West Area	SNM-5	NO
Wall Insulation	1st	West Office Area	SNM-6	NO
Steamline Insulation	1st	SE side of West Area	SNM-7	YES
Steamline Insulation	1st	SE side of West Area	SNM-8	YES
Window Caulk	1st	South Wall of West Area	SNM-9	YES
12” Floor Tile and Mastic	1st	Office in Southwest Area	SNM-10	NO
Steamline Insulation	1st	SE side of West Area	SNM-11	YES
Steamline Fitting Insulation	1st	SE side of West Area	SNM-12	YES
Drywall	1st	Office in Southwest Area	SNM-13	NO
2x4 Ceiling Tile	1st	Office in Southwest Area	SNM-14	NO
Steamline Insulation	1st	NE Area of Building	SNM-15	YES
Ceramic Wall Tile	1st	East Side Washroom	SNM-16	NO
Ceramic Floor Tile	1st	East Side Washroom	SNM-17	YES
Small Diameter Pipe Insulation	1st	East Side Area	SNM-18	YES
Small Diameter Pipe Fitting Insulation	1st	East Side Area	SNM-19	YES
Drywall Around North Windows	1st	NE Area	SNM-20	NO
Floor Leveler	1st	Near Ladies Washroom	SNM-21	NO
Pipe Insulation	1st	Far SE Corner of East Area	SNM-22	NO
Pipe Fitting Insulation	1st	Far SE Corner of East Area	SNM-23	YES
Drywall Compound	1st	Far SE Washroom of East Area	SNM-24	YES
Ceramic Flooring	1st	Far SE Washroom of East Area	SNM-25	NO
Ceramic Wall	1st	Far SE Washroom of East Area	SNM-26	YES
9” Flooring	B	On table in Boiler Room	SNM-27	YES
Exhaust Flue Insulation	B	North Boiler	SNM-28	YES
Boiler Insulation	B	North Boiler	SNM-29	NO
Condensation Pipe Insulation	B	Boiler Room	SNM-30	YES
Boiler Insulation	B	South Boiler	SNM-31	NO
Main Flue Insulation	B	Above South Boiler	SNM-32	YES
Window Caulk	B	East Wall of Boiler Room	SNM-33	NO
Office Floor Tile	B	Boiler Room	SNM-34	NO
Office Ceiling Tiles	B	Boiler Room	SNM-35	NO
Small Tank	B	Above/Between Boilers 1 & 2	SNM-36	NO
Fresh Well Water Pipe Insulation	B	SE Corner of Center Area	SNM-37	YES
East Window Caulk	B	SE side of Center Area (W of Boiler area)	SNM-38	YES
Pyro Bar Ceiling	B	Room West of Boiler Room	SNM-39	NO
Pipe Insulation	B	West Side of Center Area	SNM-40	YES

CLIENT: Fehr Graham DATE: September 26, 2022

BUILDING: Stanley National Manufacturing – South Complex INSPECTOR: Morgan Camplin100-06610

MATERIAL DESCRIPTION	FLOOR	LOCATION(S)	SAMPLE #S	ACM
Pipe Fitting Insulation	B	West Side of Center Area	SNM-41	YES
Ceiling Tile Glue Above 12” Ceilings	B	SW Side of North Side of Center Area	SNM-42	NO
Ceiling Panel	B	SW Corner of West Area	SNM-43	NO
9” Floor Tile and Mastic	B	SW Corner of West Area	SNM-44	NO
Window Caulk	B	SW Corner of West Area	SNM-45	NO
12” Floor Tile and Mastic	B	NE Room of West Area	SNM-46	NO
Ceiling Tile	B	NE Room of West Area	SNM-47	NO
Small Pipe Fitting Insulation	B	NW Corner of West Area	SNM-48	YES
Ceiling Tile	B	NE Room of West Area	SNM-49	NO
Drywall	B	NE Room of West Area	SNM-50	NO
12” Ceiling Tile	B	Center South of West Area	SNM-51	NO
Well Water Valve Insulation	B	NE Corner of West Are	SNM-52	YES
2x4 Ceiling Panel	2	Throughout 2nd Floor	SNM-53	NO
12” Floor Tile and Mastic	2	Throughout 2nd Floor	SNM-54	NO
Drywall	2	Throughout 2nd Floor	SNM-55	NO
2x2 Ceiling Tile	2	Center Room in Center Area	SNM-56	NO
12” Floor Tile and Mastic	2	Center Room in Center Area	SNM-57	NO
Ceramic Floor Tile	2	SW Washroom	SNM-58	NO
12” Floor Tile Under Carpeting	2	Center Area West – By Stairs	SNM-59	NO
12” Floor Tile and Mastic	2	West Area Offices	SNM-60	NO
12” Floor Tile /Mastic (2 layers)	2	Throughout West Area	SNM-61	NO
2x4 Ceiling Tile	2	Throughout West Area	SNM-62	NO
Ceramic Tile	3	Locker Room Area	SMN-63	NO
Pipe Riser Insulation	3	NE corner of Center Area W of Boiler Room	SNM-64	YES
12” Floor Tile and Mastic	3	NE Cafeteria	SNM-65	NO
12” Floor Tile and Mastic	3	NW Cafeteria	SNM-66	NO
12” Ceiling Tile	3	NW Cafeteria	SNM-67	NO
Drywall	3	Cafeteria Walls	SNM-68	NO
Plaster Ceiling	4	Throughout Center Area	SNM-69	NO
12” Floor Tile and Mastic	4	North Office of Center Area	SNM-70	NO
12” Floor Tile and Mastic	4	Bathroom West Side of Center Area	SNM-71	NO
Drywall	4	North Offices	SNM-72	NO
Floor Compound	4	SW Room in Center Area	SNM-73	NO
12” Floor Tile and Mastic	4	Far East Room	SNM-74	NO
Black Tar on Ceramic Tile	4	Equipment Platforms on West End of Floor	SNM-75	NO
12” Floor Tile and Mastic	4	SE Office on West End of the Building	SNM-76	NO
9” Floor Tile and Mastic	4	NE Womens Locker Room	SNM-77	NO
Ceiling Deck	4	Throughout the West Area	SNM-78	NO
Flooring under Metal Floor Panels	4	Throughout South Side of Building	SNM-84	NO

CLIENT: Fehr Graham DATE: September 26, 2022

BUILDING: Stanley National Manufacturing – South Complex INSPECTOR: Morgan Camplin100-06610

MATERIAL DESCRIPTION	FLOOR	LOCATION(S)	SAMPLE #S	ACM
Top Layer of Roofing	R	West Side of Building	SNM-79	NO
2nd Layer of Roofing	R	West Side of Building	SNM-80	NO
3rd Layer of Roofing	R	West Side of Building	SNM-81	NO
4th Layer of Roofing	R	West Side of Building	SNM-82	NO
Penthouse Roof	R	West Side of Building	SNM-83	NO
Ceramic Floor Tile	4	Office Building	SNM-85	NO
Drywall	4	Throughout	SNM-86	NO
2x4 Ceiling Tile	4	Throughout	SNM-87	NO
Ceramic Tile	4	Washroom	SNM-88	NO
Textured Ceiling	4	Stairwell	SNM-89	NO
12” Floor Tile and Mastic	4	NW Corner Corridor	SNM-90	NO
12” Floor Tile and Mastic (Black)	4	Under Computer Floor	SNM-91	YES
12” Floor Tile and Mastic	4	Under Computer Floor	SNM-92	NO
2x2 Ceiling Tile	4	Computer Room	SNM-93	NO
Roofing	R	Roof	SNM-94	NO
Roof Flashing	R	Roof	SNM-95	NO
Mastic under Carpeting	3	Throughout	SNM-96	NO
Flooring under Carpeting	2	Throughout	SNM-97	NO
Drywall Compound	2	Office Walls	SNM-98	NO
Ceramic Floor Mortar	1	North and South Entrances	SNM-99	NO
12” Ceiling Tile and Glue	1	Above Dropped Ceiling	SNM-100	NO

Laboratory Result

EMSL Analytical, Inc.

4140 Litt Drive Hillside, IL 60162

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http://www.EMSL.com / chicagolab@emsl.com

EMSL Order:	262206458
Customer ID:	CAMP51
Customer PO:	
Project ID:	

Attention:	Jeffery C. Camplin	**Phone:**	(708) 284-4563
	Camplin Environmental Services, Inc.	**Fax:**	(847) 823-1029
	9575 West Higgins Road	**Received Date:**	08/17/2022 8:00 AM
	Suite 600	**Analysis Date:**	08/24/2022
	Rosemont, IL 60018	**Collected Date:**	08/16/2022
Project:	Stanley National Manufacturing		

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
SNM-1 *262206458-0001*	2x4 Ceiling panel	Tan/White Fibrous Homogeneous	40% Cellulose 20% Min. Wool	30% Perlite 10% Non-fibrous (Other)	None Detected
SNM-2-Floor Tile *262206458-0002*	12" tan floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-2-Mastic *262206458-0002A*	12" tan floor tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-3 *262206458-0003*	Window caulk	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-4 *262206458-0004*	Pipe Wrap	Orange Fibrous Homogeneous	98% Min. Wool	2% Non-fibrous (Other)	None Detected
SNM-5-Insulation *262206458-0005*	Pipe Fitting insulation	Yellow Fibrous Homogeneous	98% Min. Wool	2% Non-fibrous (Other)	None Detected
SNM-5-Wrap *262206458-0005A*	Pipe Fitting insulation	Gray/Silver Non-Fibrous Homogeneous	5% Cellulose 20% Glass	75% Non-fibrous (Other)	None Detected
SNM-6 *262206458-0006*	Wall Insulation	Tan/Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
SNM-7 *262206458-0007*	Steamline insulation	Gray/White Non-Fibrous Homogeneous	15% Cellulose	70% Non-fibrous (Other)	10% Amosite 5% Chrysotile
SNM-8 *262206458-0008*	Steamline insulation	Gray/White Non-Fibrous Homogeneous	10% Cellulose 10% Min. Wool	65% Non-fibrous (Other)	10% Amosite 5% Chrysotile
SNM-9 *262206458-0009*	window caulk	Gray/White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
SNM-10-Floor Tile *262206458-0010*	12" floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-10-Mastic *262206458-0010A*	12" floor tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-11 *262206458-0011*	Steamline insulation	White Non-Fibrous Homogeneous	10% Cellulose	75% Non-fibrous (Other)	12% Amosite 3% Chrysotile
SNM-12 *262206458-0012*	Steamline Fitting	Gray/Tan Non-Fibrous Homogeneous	15% Min. Wool	60% Non-fibrous (Other)	10% Amosite 15% Chrysotile
SNM-13 *262206458-0013*	Drywall	Brown/White Non-Fibrous Homogeneous	10% Cellulose 3% Glass	87% Non-fibrous (Other)	None Detected

Initial report from: 08/24/2022 13:31:02

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EMSL Order: 262206458
Customer ID: CAMP51
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
SNM-14 *262206458-0014*	2x4 Ceiling tile	Tan/White Fibrous Homogeneous	30% Cellulose 30% Min. Wool	30% Perlite 10% Non-fibrous (Other)	None Detected
SNM-15 *262206458-0015*	Steamline Insulation	Tan/White Non-Fibrous Homogeneous	10% Cellulose	70% Non-fibrous (Other)	15% Amosite 5% Chrysotile
SNM-16-Ceramic Tile *262206458-0016*	Ceramic Wall Tile	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-16-Grout *262206458-0016A*	Ceramic Wall Tile	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-16-Glue *262206458-0016B*	Ceramic Wall Tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-17-Ceramic Tile *262206458-0017*	Ceramic Floor tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-17-Grout *262206458-0017A*	Ceramic Floor tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-17-Glue *262206458-0017B*	Ceramic Floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-17-Mortar *262206458-0017C*	Ceramic Floor tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
SNM-18 *262206458-0018*	Small Pipe Insulation	Tan/White Non-Fibrous Homogeneous	15% Cellulose	72% Non-fibrous (Other)	10% Amosite 3% Chrysotile
SNM-19 *262206458-0019*	Small Pipe Fitting Insulation	Tan Non-Fibrous Homogeneous	10% Cellulose 10% Min. Wool	65% Non-fibrous (Other)	5% Amosite 10% Chrysotile
SNM-20-Drywall *262206458-0020*	Drywall	Brown/White Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
SNM-20-Joint Compound *262206458-0020A*	Drywall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-21 *262206458-0021*	Floor Leveler	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-22-Insulation *262206458-0022*	Pipe insulation	Yellow Fibrous Homogeneous	98% Min. Wool	2% Non-fibrous (Other)	None Detected
SNM-22-Wrap 1 *262206458-0022A*	Pipe insulation	Tan/Black/Silver Fibrous Homogeneous	50% Cellulose	50% Non-fibrous (Other)	None Detected
SNM-22-Wrap 2 *262206458-0022B*	Pipe insulation	Tan/White Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
SNM-23 *262206458-0023*	Pipe Fitting insulation	Gray/Tan/White Non-Fibrous Homogeneous	15% Cellulose	60% Non-fibrous (Other)	10% Amosite 15% Chrysotile

Initial report from: 08/24/2022 13:31:02

EMSL Analytical, Inc.
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EMSL Order: 262206458
Customer ID: CAMP51
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Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
SNM-24-Drywall *262206458-0024*	Drywall	Brown/White Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
SNM-24-Joint Compound *262206458-0024A*	Drywall	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
SNM-25-Ceramic Tile *262206458-0025* *Composite result of tan and white tiles*	Ceramic Floor tile	Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-25-Grout *262206458-0025A*	Ceramic Floor tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
SNM-25-Glue *262206458-0025B*	Ceramic Floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-25-Mortar *262206458-0025C*	Ceramic Floor tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
SNM-26-Ceramic Tile *262206458-0026*	Ceramic Wall Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-26-Grout *262206458-0026A*	Ceramic Wall Tile	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-26-Glue *262206458-0026B*	Ceramic Wall Tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-27-Floor Tile *262206458-0027*	9" Floor tile	Green Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
SNM-27-Mastic *262206458-0027A*	9" Floor tile	Brown Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
SNM-28 *262206458-0028*	Exhaust Flue Insulation from N. Boiler	Tan/White/Yellow Fibrous Homogeneous	10% Cellulose 50% Min. Wool	22% Non-fibrous (Other)	3% Amosite 15% Chrysotile
SNM-29-Insulation *262206458-0029*	North Boiler Insulation	Gray/White Non-Fibrous Homogeneous	5% Synthetic 20% Min. Wool	3% Mica 72% Non-fibrous (Other)	None Detected
SNM-29-Wrap *262206458-0029A*	North Boiler Insulation	White/Green Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
SNM-30 *262206458-0030*	Condensation Pipe Insulation	Gray/White/Green Non-Fibrous Homogeneous	10% Cellulose 10% Min. Wool	55% Non-fibrous (Other)	15% Amosite 10% Chrysotile
SNM-31-Insulation *262206458-0031*	South Boiler Insulation	Gray Non-Fibrous Homogeneous	10% Min. Wool	5% Mica 85% Non-fibrous (Other)	None Detected
SNM-31-Wrap *262206458-0031A*	South Boiler Insulation	White/Green Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
SNM-32 *262206458-0032*	Main Flue Insulation	Brown/Green Non-Fibrous Homogeneous	20% Cellulose	10% Mica 60% Non-fibrous (Other)	10% Chrysotile

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
SNM-33 *262206458-0033*	Window Caulk	White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
SNM-34-Floor Tile *262206458-0034*	Office Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-34-Mastic *262206458-0034A*	Office Floor Tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-35 *262206458-0035*	Office Ceiling Tile	Brown/Tan Fibrous Homogeneous	40% Cellulose 20% Min. Wool	30% Perlite 10% Non-fibrous (Other)	None Detected
SNM-36-Insulation 1 *262206458-0036*	Small Boiler Insulation	Tan Non-Fibrous Homogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
SNM-36-Insulation 2 *262206458-0036A*	Small Boiler Insulation	Yellow Fibrous Homogeneous	98% Min. Wool	2% Non-fibrous (Other)	None Detected
SNM-37-Insulation *262206458-0037*	Well Water Pipe Insulation	White Fibrous Homogeneous	10% Cellulose 5% Glass	45% Non-fibrous (Other)	20% Amosite 20% Chrysotile
SNM-37-Wrap *262206458-0037A*	Well Water Pipe Insulation	Tan Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
SNM-38 *262206458-0038*	East Window caulk	Gray Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
SNM-39 *262206458-0039*	Pyrobar Ceiling	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-40 *262206458-0040*	Pipe Insulation	White Fibrous Homogeneous	15% Cellulose	30% Non-fibrous (Other)	25% Amosite 30% Chrysotile
SNM-41 *262206458-0041*	Pipe Fitting Insulation	Tan/White Fibrous Homogeneous	40% Cellulose	15% Non-fibrous (Other)	20% Amosite 25% Chrysotile
SNM-42-Ceiling Tile *262206458-0042*	12" Glue on Ceiling Tile	Tan/White Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
SNM-42-Glue *262206458-0042A*	12" Glue on Ceiling Tile	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-43-Ceiling Panel *262206458-0043*	Ceiling Panel	White/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-43-Glue *262206458-0043A*	Ceiling Panel	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-44-Floor Tile *262206458-0044*	9" Floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-44-Mastic *262206458-0044A*	9" Floor tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-45 *262206458-0045*	Window Caulk	Tan/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
SNM-46-Floor Tile *262206458-0046*	12" Floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-46-Mastic *262206458-0046A*	12" Floor tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-47 *262206458-0047*	No sample Submitted				Not Submitted
SNM-48-Insulation *262206458-0048*	Small Pipe Fitting Insulation	Yellow Fibrous Homogeneous	98% Min. Wool	2% Non-fibrous (Other)	None Detected
SNM-48-Wrap *262206458-0048A*	Small Pipe Fitting Insulation	Tan/Black Fibrous Homogeneous	35% Cellulose 15% Glass	45% Non-fibrous (Other)	5% Chrysotile
SNM-49 *262206458-0049*	Ceiling Tile	Gray/White Fibrous Homogeneous	30% Cellulose 30% Min. Wool	30% Perlite 10% Non-fibrous (Other)	None Detected
SNM-50-Drywall *262206458-0050*	Drywall	Brown/White Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
SNM-50-Joint Compound *262206458-0050A*	Drywall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-51 *262206458-0051*	12" Ceiliing Tile	Tan/White Fibrous Homogeneous	60% Cellulose 20% Min. Wool	20% Non-fibrous (Other)	None Detected
SNM-52-Insulation *262206458-0052*	Valve Insulation	White Fibrous Homogeneous	10% Cellulose	45% Non-fibrous (Other)	5% Amosite 40% Chrysotile
SNM-52-Wrap *262206458-0052A*	Valve Insulation	Tan Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
SNM-53 *262206458-0053*	2x4 Ceiling Panel	Tan/White Fibrous Homogeneous	30% Cellulose 30% Min. Wool	30% Perlite 10% Non-fibrous (Other)	None Detected
SNM-54-Floor Tile *262206458-0054*	12" Floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-54-Mastic *262206458-0054A*	12" Floor tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-55 *262206458-0055*	Not Submitted				Not Submitted
SNM-56 *262206458-0056*	Not Submitted				Not Submitted
SNM-57-Floor Tile *262206458-0057*	12" Floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-57-Mastic *262206458-0057A*	12" Floor tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-58-Ceramic Tile *262206458-0058*	Ceramic Floor tile	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
SNM-58-Grout *262206458-0058A*	Ceramic Floor tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-59-Floor Tile *262206458-0059*	12" Floor tile under carpeting	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-59-Mastic 1 *262206458-0059A*	12" Floor tile under carpeting	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-59-Mastic 2 *262206458-0059B*	12" Floor tile under carpeting	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-60-Floor Tile *262206458-0060*	12" Floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-60-Mastic *262206458-0060A*	12" Floor tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-61-Floor Tile 1 *262206458-0061*	12" Floor tile over 9" Floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-61-Mastic 1 *262206458-0061A*	12" Floor tile over 9" Floor tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-61-Floor Tile 2 *262206458-0061B*	12" Floor tile over 9" Floor tile	White/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-61-Mastic 2 *262206458-0061C*	12" Floor tile over 9" Floor tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-62 *262206458-0062*	2x4 Ceiling Panel	Gray/White Fibrous Homogeneous	50% Cellulose 15% Min. Wool	25% Perlite 10% Non-fibrous (Other)	None Detected
SNM-63-Ceramic Tile *262206458-0063*	Ceramic Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-63-Grout *262206458-0063A*	Ceramic Floor Tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-63-Mortar *262206458-0063B*	Ceramic Floor Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-64 *262206458-0064*	Pipe Riser Insulation	White Fibrous Homogeneous	10% Cellulose	30% Non-fibrous (Other)	25% Amosite 35% Chrysotile
SNM-65-Floor Tile *262206458-0065*	12" Floor tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-65-Mastic *262206458-0065A*	12" Floor tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-66-Floor Tile *262206458-0066*	12" Floor tile	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-66-Mastic *262206458-0066A*	12" Floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
SNM-67-Floor Tile *262206458-0067*	12" Floor tile	Brown/White Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
SNM-67-Mastic *262206458-0067A*	12" Floor tile	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-68 *262206458-0068*	Drywall	Brown/White Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
SNM-69 *262206458-0069*	Plaster Ceiling	Gray Non-Fibrous Homogeneous	3% Hair	97% Non-fibrous (Other)	None Detected
SNM-70-Floor Tile *262206458-0070*	12" Floor tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-70-Mastic *262206458-0070A*	12" Floor tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-71-Floor Tile *262206458-0071*	12" Floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-71-Mastic *262206458-0071A*	12" Floor tile	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-72 *262206458-0072*	Drywall	Brown/White Non-Fibrous Homogeneous	10% Cellulose 3% Glass	87% Non-fibrous (Other)	None Detected
SNM-73 *262206458-0073*	Floor compound	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-74-Floor Tile *262206458-0074*	12" Floor tile	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-74-Mastic *262206458-0074A*	12" Floor tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-75-Ceramic Tile *262206458-0075*	Black Tar on Ceramic Tiles	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-75-Tar *262206458-0075A*	Black Tar on Ceramic Tiles	Black Non-Fibrous Homogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
SNM-76-Floor Tile *262206458-0076*	12" Floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-76-Mastic *262206458-0076A*	12" Floor tile	Brown/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-77-Floor Tile *262206458-0077*	9" Floor tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-77-Mastic *262206458-0077A*	9" Floor tile	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-78 *262206458-0078*	Ceiling Deck	Brown/White Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
SNM-79 *262206458-0079*	Top Layer of Gravel	Tan/Black/Silver Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-80 *262206458-0080*	2nd Layer	Brown/Black Non-Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
SNM-81 *262206458-0081*	3rd layer	Brown Fibrous Homogeneous	60% Cellulose	30% Perlite 10% Non-fibrous (Other)	None Detected
SNM-82 *262206458-0082*	4th Layer	White/Black Non-Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
SNM-83 *262206458-0083*	5th Layer	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-84-Felt Paper *262206458-0084*	Flooring under Metal Floor	Brown Fibrous Homogeneous	96% Cellulose	4% Non-fibrous (Other)	None Detected
SNM-84-Tar Paper *262206458-0084A*	Flooring under Metal Floor	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
SNM-84-Mastic *262206458-0084B*	Flooring under Metal Floor	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-85-Ceramic Tile *262206458-0085*	Ceramic Tile	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-85-Grout *262206458-0085A*	Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-86-Wall Covering *262206458-0086*	Drywall	Brown/White Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
SNM-86-Joint Compound *262206458-0086A*	Drywall	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-86-Drywall *262206458-0086B*	Drywall	Brown/White Non-Fibrous Homogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
SNM-87 *262206458-0087*	2x4 Ceiling Panel	Gray/White Fibrous Homogeneous	40% Cellulose 10% Min. Wool	40% Perlite 10% Non-fibrous (Other)	None Detected
SNM-88-Ceramic Tile *262206458-0088*	Ceramic Tile	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-88-Grout *262206458-0088A*	Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-88-Mortar *262206458-0088B*	Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-89 *262206458-0089*	Textured Ceiling	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
SNM-90-Floor Tile *262206458-0090*	12" Floor Tile	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-90-Mastic *262206458-0090A*	12" Floor Tile	Black/Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-91-Floor Tile *262206458-0091*	12" Floor tile (black)	Black Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
SNM-91-Mastic *262206458-0091A*	12" Floor tile (black)	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-92-Floor Tile *262206458-0092*	12" Floor tile (beige)	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-92-Mastic *262206458-0092A*	12" Floor tile (beige)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-93 *262206458-0093*	2x2 Ceiling panel	Gray/White Fibrous Homogeneous	30% Cellulose 60% Min. Wool	10% Non-fibrous (Other)	None Detected
SNM-94-Roofing *262206458-0094*	Roof	Black Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
SNM-94-Rubber Membrane *262206458-0094A*	Roof	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-94-Foam *262206458-0094B*	Roof	Tan/Yellow Non-Fibrous Homogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
SNM-95-Flashing *262206458-0095*	Flashing	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-95-Tar *262206458-0095A*	Flashing	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-95-Tar Paper *262206458-0095B*	Flashing	Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
SNM-96 *262206458-0096*	Mastic under Carpeting	Black Non-Fibrous Homogeneous	6% Cellulose	94% Non-fibrous (Other)	None Detected
SNM-97 *262206458-0097*	Flooring under Carpeting	Tan/Green Non-Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
SNM-98-Drywall *262206458-0098*	Drywall/Compound	Brown/White Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
SNM-98-Tape *262206458-0098A*	Drywall/Compound	White Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
SNM-98-Joint Compound *262206458-0098B*	Drywall/Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
SNM-99-Grout *262206458-0099*	Ceramic Flooring Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-99-Mortar *262206458-0099A*	Ceramic Flooring Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-100-Ceiling Tile *262206458-0100*	12" Ceiling Tile/Glue	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-100-Glue 1 *262206458-0100A*	12" Ceiling Tile/Glue	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
SNM-100-Glue 2 *262206458-0100B*	12" Ceiling Tile/Glue	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

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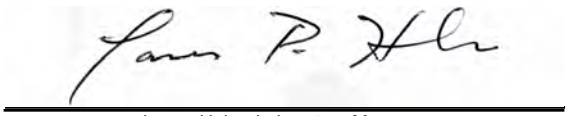
Lauren Swain (53)
Selina Zeiss (58)



James Hahn, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations . The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 “Interim Method”) but augmented with procedures outlined in the 1993 (”final”) version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis . Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Hillside, IL NVLAP Lab Code 200399-0

Initial report from: 08/24/2022 13:31:02

MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT is dated as of March 30, 2022 between GORMAN & COMPANY, LLC ("Gorman") and THE CITY OF STERLING (the "City").

RECITALS

The parties hereto acknowledge the following:

A. The City owns three properties in Sterling, Illinois known as the "Lawrence Brothers Hardware Complex," the "Stanley-National Complex" and a portion of the "Former Northwestern Steel Parcel" (collectively, the "Property"). A portion of the Property is located along the Rock River.

B. On July 20, 2021, the City issued a Request for Qualifications (the "RFQ") for a master developer to redevelop the Property. The redevelopment of the Property is defined herein as the "Project."

C. Gorman submitted a response to the RFQ on August 25, 2021 (the "Gorman Response").

D. The City approved the Gorman Response and selected Gorman as the master developer for the Project.

E. The parties desire to set forth in writing their agreements regarding the Project.

AGREEMENTS

In consideration of the Recitals and mutual agreements which follow, the parties agree as follows:

1. The City hereby engages Gorman as the master developer for the Project pursuant to the terms and conditions of this Agreement. Gorman shall have the exclusive right to act as the master developer for the Project during the term of this Agreement. The City shall not, during the term of this Agreement, engage any other party to act as a developer for the Project or any portion thereof. In addition, the City shall not, during the term of this Agreement, undertake any portion of the Project itself unless agreed to in writing by Gorman. The City shall not, during the term of this Agreement, sell, lease for a term greater than one year, or otherwise transfer any portion of the Property unless agreed to in writing by Gorman. The City may, using short-term leases (not greater than one year), lease space in the buildings in its sole discretion. Any renewals or extensions of such short-term leases must be mutually agreed to in writing between the City and Gorman. The City may also, if desired, move forward with demolition of those buildings slated to have such work completed, as noted on Exhibit A. The City shall not, during the term of this Agreement, demolish any other buildings without Gorman's written approval. The City shall not, during the term of this Agreement, rezone any portion of the Property without Gorman's written approval. The term of this Agreement shall commence on the date hereof and terminate on December 31, 2031.

2. The City envisions that the Project may include a variety of uses including, without limitation, apartment complexes, residential condominiums, hotels, event centers, offices, retail establishments, restaurants, bars, museums, parks, farmers markets, light manufacturing and aquaculture businesses. The City previously engaged Gary W. Anderson Architects ("Anderson Architects") to prepare an adaptive reuse study of the Property. Anderson Architects delivered a final study to the City dated March 18, 2013 (the "Adaptive Reuse Study"). Gorman shall take into account the recommendations of the Adaptive Reuse Study in connection with its development of the Project; however, the Adaptive Reuse Study is not binding upon Gorman and Gorman's development plans may differ from those plans proposed in the Adaptive Reuse Study.

3. The City acknowledges that the development of the Project will occur in multiple phases (individually, a "Phase" and collectively, the "Phases") over a number of years. The City further acknowledges that a Phase could be developed solely by Gorman, by a joint venture between Gorman and the City, by a joint venture between Gorman and another third-party developer, or solely by another third-party developer selected by Gorman and approved by the City to develop the Phase. The City agrees to cooperate in good faith with Gorman with respect to approving a third-party developer proposed by Gorman. The exact developer structure for a Phase shall be determined by Gorman prior to the commencement of the Phase. The City shall have no obligation to joint venture with Gorman for the development of any Phase unless agreed to by the City.

4. The City acknowledges that while most of the development of the Project will be undertaken by Gorman, or third-party developers selected by Gorman, at the expense of Gorman or such third-party developers, it may be necessary for the City to participate financially in portions of the development of the Project. For example, the City may be asked to improve public roadways, utilities, sidewalks and other infrastructure within the Project, and there may be a desire to locate a new train station or crossing within the Project. Portions of the Project also have environmental contamination, and the City may be asked to remediate environmental conditions prior to the commencement of a Phase. The City agrees to cooperate in good faith with Gorman with respect to consideration of any financial participation requested by Gorman but any such financial obligations (e.g. public improvements, environmental remediation) shall be subject to availability of funds and receiving formal approval of the City Council.

5. The City acknowledges that Gorman may desire to utilize a variety of financial tools to develop the Project. For example, portions of the Project may be developed utilizing federal and/or state historic rehabilitation tax credits. Gorman may also wish the City to establish a tax increment financing district for the Project, to establish an enterprise zone for the Project (which would allow for sales tax waivers), and to provide grants and/or loans for portions of the Project utilizing such programs as HOME, CDBG and the like. Gorman and the City shall cooperate in good faith to establish economic incentives that will foster the successful development of the Project.

6. The City acknowledges that it will be required to sell or lease portions of the Property to owners or lessees of the Phases. If the City sells a portion of the Property on which a Phase is being developed to an owner, the purchase price to be paid by the owner shall be the fair market value as agreed upon between the City and the owner or as set forth in an appraisal. If

the City leases a portion of the Property on which a Phase is being developed to a lessee, the rent to be paid by the lessee shall be the fair market rent as agreed to between the City and the lessee or as set forth in an appraisal. The City acknowledges that Gorman may have, but is not obligated to have, direct or indirect ownership interests in owners or lessees of Phases.

7. The services Gorman shall provide in connection with the development of the Project shall include development, planning and design services. Gorman may also provide additional services in connection with a Phase or Phases including, without limitation, architecture, construction and property management services. The services provided by Gorman may be provided by Gorman directly or by affiliates of Gorman.

8. Except as expressly provided herein, the City shall not be obligated to pay Gorman any fees under this Agreement. Gorman's compensation for developing the Project will include development fees paid by the owners or lessees of Phases, co-development fees paid by third-party developers if Gorman selects third-party developers to develop Phases, and architect, construction and property management fees in the event Gorman acts as an architect, contractor or property manager for the owner or lessee of any Phase.

9. Gorman shall prepare a master development plan (the "Master Plan") for the Project. Gorman shall, within sixty (60) days after the date on which this Agreement has been executed by Gorman and the City, deliver to the City a proposed budget (the "Budget") for all costs and expenses to be incurred by Gorman in connection with the preparation of the Master Plan. Gorman shall not be entitled to any fees or compensation for the services it provides in preparing the Master Plan. Gorman shall, however, where previously consented to by the City in the mutually agreed budget plan be reimbursed for all third-party costs and expenses reasonably incurred in connection with the Master Plan. Gorman shall inform the City of the incurring of such expenses prior to committing to the same. The City shall, within thirty (30) days after its receipt of the Budget, notify Gorman whether it approves the Budget. If the City does not approve the Budget, then Gorman and the City shall work cooperatively in good faith to agree on modifications to the Budget. In the event the parties cannot agree on a final Budget within ninety (90) days after Gorman delivers the initial Budget to the City, this Agreement shall terminate, in which event neither party shall have any further obligations hereunder.

10. The City shall reimburse Gorman for all third-party costs Gorman incurs pursuant to the terms of the Budget. Gorman shall deliver to the City, on a monthly basis, an invoice setting forth the third-party costs incurred by Gorman together with reasonable evidence of said costs. The City shall, within twenty (20) days after its receipt of each such invoice, reimburse Gorman for the amounts due and owing.

11. Gorman shall deliver to the City a proposed Master Plan within one hundred eighty (180) days after the date on which Gorman and the City have agreed on the Budget for the Master Plan. The Master Plan shall set forth the proposed development of the Project including the proposed Phases. The City, shall within sixty (60) days after its receipt of the Master Plan, notify Gorman whether it approves the Master Plan. If the City does not approve the Master Plan, then Gorman and the City shall work cooperatively in good faith to agree on modifications to the Master Plan. In the event the parties cannot agree on a final Master Plan within one hundred twenty (120) days after Gorman delivers the initial Master Plan to the City, this

Agreement shall terminate, in which event neither party shall have any further obligations hereunder (other than the City's obligation to reimburse Gorman as set forth in paragraph 10 above). If Gorman and the City agree on the Master Plan, then Gorman shall develop the Project in accordance with the terms of the Master Plan.

12. The City and Gorman acknowledge that the Master Plan will be a general description of the development of the Project in its various Phases and that it may be necessary to amend the Master Plan from time to time based on the actual development of the Project. In addition, the parties intend that there will be a separate development plan for each Phase (a "Phase Development Plan"). The Phase Development Plan will set forth in detail all of the terms and conditions of the development of that particular Phase. Gorman and the City shall cooperate in good faith to agree on the terms of a Phase Development Plan for each Phase.

13. Gorman shall submit a proposed Phase Development Plan for each Phase to the City, and Gorman and the City shall work in good faith to agree on a final Phase Development Plan within one hundred twenty (120) days after Gorman submits the initial Phase Development Plan. In the event Gorman and the City cannot agree on a Phase Development Plan within such 120-day period, Gorman shall have the right, but not the obligation, to terminate this Agreement with respect to such Phase. Such termination shall not affect this Agreement with respect to any other Phases. In the event Gorman elects to terminate this Agreement with respect to any Phase as a result of Gorman and the City being unable to agree on a Phase Development Plan for such Phase, it must give City written notice advising as to the intent to terminate this Agreement. Upon City's receipt of such notice the Parties shall meet within 60 days thereafter to reasonably attempt to resolve their differences of opinions relating to the proposed Phase Development Plan. The principal leadership team of each Party must attend this meeting. If after this meeting the parties are unable to resolve their differences, the City shall, within thirty days, reimburse Gorman the applicable out of pocket expenses. Following reimbursement of these expenses, upon election by Gorman, the parties shall proceed to select a neutral decision maker through the American Arbitration Association. Costs of such process shall be split equally between the Parties. The sole task of the neutral decision maker is to determine whether reasonable cause exists on the part of the City to have declined to accept the Phase Development Plan proposed by Gorman. If reasonable cause exists on the part of the City, no further compensation shall be owed to Gorman. If the City lacked reasonable cause the City shall pay to Gorman, within thirty (30) days of the date of decision by the neutral decision maker, a termination fee of $100,000 (which shall compensate Gorman in full for all services it provided in connection with such Phase). In the event Gorman terminates this Agreement with respect to any Phase, the City shall thereafter be free to engage another developer to develop such Phase or to develop such Phase by itself. However, in the event another developer or the City develops such Phase, Gorman, the City and/or the other developer shall cooperate in good faith to coordinate their development activities so that they do not interfere with the other party's activities.

14. The City may terminate this Agreement for default by Gorman. In such event the City shall give Gorman five (5) days written notice identifying the default by Gorman. Gorman shall then have thirty (30) days to cure such default, or submit a plan to cure the default, in a manner acceptable to the City. If the default is not cured within the time period provided the City may terminate this Agreement. Upon such termination the City shall have no further obligation to Gorman for any cost or expense.

15. During the period of time this Agreement is in effect Gorman shall maintain comprehensive general liability insurance in the amount of $2 million for each occurrence, $4 million in the aggregate, with limits for damage to rented premises in the amount of $500,000, personal and advertising injury in the amount of $2 million, and product liability (if applicable) in the amount of $4 million. Gorman shall also maintain workers compensation insurance in amounts required by law. Gorman shall also take appropriate steps to make sure any contractor, or vendor, working at the Project, has valid insurance coverage in limits not less than those maintained by Gorman. The City shall be named as an additional insured on all commercial general liability policies.

16. This Agreement shall be governed pursuant to the laws of the State of Illinois.

17. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall be deemed one and the same instrument. Signatures sent via facsimile or e-mail transmission shall be deemed original signatures for purposes of creating a binding Agreement.

18. This Agreement may be amended only by a writing signed by all of the parties hereto and shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns.

[Signatures on next page]

GORMAN & COMPANY, LLC

BY _____
Brian Swanton, President

CITY OF STERLING

BY _____
Its: _____

Exhibit A

Demolition Plan

[To be attached]