

PREPARED BY:

Name: Frank Lappin
Ortek, Inc.

Address: 7601 West 47th Street
P.O. Box 1508
McCook, Illinois 60525-1508



RETURN TO:

Name: Frank Lappin
Ortek, Inc.

Address: 7601 West 47th Street
P.O. Box 1508
McCook, Illinois 60525-1508



THE ABOVE SPACE FOR RECORDER'S OFFICE

This Environmental No Further Remediation letter must be submitted by the remediation applicant within 45 days of its receipt, to the Office of the Recorder of Cook County.

Illinois State EPA Number: 0311740002

Ortek, Inc., the Remediation Applicant, whose address is 7601 West 47th Street, McCook, Illinois, 60525 has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and identified by the following:

1. Legal description or Reference to a Plat Showing the Boundaries: A 2.01 ACRE PARCEL OF LAND EXISTING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN. MORE SPECIFICALLY DESCRIBED AS 2.01 ACRES CONTAINED WITHIN THE FOLLOWING SURVEY; BEGINNING AT THE NORTHWEST CORNER OF THE ORTEK INCORPORATED PROPERTY (SURVEY LOCATION A), PROCEEDING EAST 456.12 FEET RUNNING PARALLEL TO 47TH STREET TO A POINT THAT REPRESENTS THE NORTHEAST CORNER OF SAID PROPERTY (SURVEY LOCATION B), THEN SOUTH AT AN ANGLE OF 91 DEGREES 50 MINUTES AND 46 SECONDS FROM 47TH STREET MEASURING 245.0 FEET SOUTH ALONG SAID PROPERTY'S EASTERN BOUNDARY TO A POINT (SURVEY POINT C), THEN WEST 67.5 FEET TO A POINT (SURVEY LOCATION D), NORTH 85.0 FEET TO A POINT (SURVEY LOCATION E), WEST 184.12 FEET TO A POINT (SURVEY LOCATION F), SOUTH 85.0 FEET TO A POINT (SURVEY LOCATION G), WEST 105.5 FEET TO A POINT (SURVEY LOCATION H), NORTH 85.0 FEET TO A POINT (SURVEY LOCATION I), WEST 100.0 FEET TO A POINT (SURVEY LOCATION J), NORTH 160.0 FEET ALONG THE WESTERN PROPERTY BOUNDARY TO THE POINT OF ORIGIN (SURVEY LOCATION A) WITH AN ANGLE OF 88 DEGREES 09 MINUTES AND 14 SECONDS EXISTING BETWEEN THE NORTHERN BOUNDARY LINE AND THE WESTERN PROPERTY LINE. THE TOTAL LAND SURFACE DESCRIBED REPRESENTS 87,684.2 SQUARE FEET, OR 2.01 ACRES MORES OR LESS.

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2. Common Address: 7601 West 47th Street, McCook, Illinois 60525
3. Real Estate Tax Index/Parcel Index Number: 18-12-101-011-0000 and 18-12-101-021-0000
4. Remediation Site Owner: Ortek, Inc.
5. Land Use Limitation: Industrial/Commercial 00548537
6. Site Investigation: Comprehensive

See NFR letter for other terms.

Property of Cook County Clerk's Office

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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

00548537

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276

THOMAS V. SKINNER, DIRECTOR

217/782-6761

May 26, 2000

Certified # 7099 3400 0006 5937 5221

Rec'd 6-1-2000 (Thurs)
LDA

Ortek, Inc.
c/o Mr. Frank Lappin
7601 West 47th Street
P.O. Box 1508
McCook, Illinois 60525-1508

Re: 0311740002--Cook County
McCook/Ortek
Site Remediation/Technical Reports

Dear Mr. Lappin:

The *Remediation of Waste Water Treatment Plant Area Summary Report* (February 3, 1999/Log No. 99-181), prepared by Mr. Lowell Aughenbaugh of Ortek, Incorporated for the Ortek property, has been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA") and demonstrates that the remedial action was completed in accordance with the *Remedial Action Plan* (November 25, 1998/Log No. 98-1674).

The remediation site, consisting of 2.01 acres, is located at 7601 West 47th Street, McCook, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act ("Act") (415 ILCS 5/1 et. seq.), your request for a no further remediation determination is granted under the conditions and terms specified in this letter. The Remediation Applicant, as identified on the Illinois EPA's DRM-2 Form (dated April 16, 1998), is Ortek, Inc.

This comprehensive No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act for the performance of the approved remedial action and shall be considered prima facie evidence that the remediation site described in the attached Illinois EPA Site Remediation Program environmental notice and shown in the attached site base map does not constitute a threat to human health and the environment and does not require further remediation under the Act if utilized in accordance with the terms of this Letter.

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CONDITIONS AND TERMS OF APPROVAL

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LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation site is restricted to industrial/commercial land use.
2. The land use specified in this Letter may be revised if:
 - a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
 - b) A review Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

OTHER TERMS

3. Further information regarding this remediation site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
Attn: Freedom of Information Act Officer
Bureau of Land #24
1021 North Grand Avenue East
P.O. Box 19276
Springfield, IL 62794-9276
4. Pursuant to Section 58.10(f) of the Act (415 ILCS 5/58.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the Remediation Applicant at the last known address. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the voidance of this Letter under Sections 58.10(e)(1)-(7) of the Act (415 ILCS 5/58.10(e)(1)-(7)) include, but shall not be limited to:
 - a) Any violation of institutional controls or the designated land use restrictions;
 - b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
 - c) If applicable, the disturbance or removal of contamination that has been left in-place in accordance with the Remedial Action Plan. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the Remedial Action Plan;
 - d) The failure to comply with the recording requirements for this Letter;

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- e) Obtaining the Letter by fraud or misrepresentation;
 - f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment;
 - g) The failure to pay the No Further Remediation Assessment Fee within 45 days after receiving a request for payment from the Illinois EPA;
 - h) The failure to pay in full the applicable fees under the Review and Evaluation Services Agreement within 45 days after receiving a request for payment from the Illinois EPA.
5. Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Ortek, Inc.;
 - b) The owner and operator of the remediation site;
 - c) Any parent corporation or subsidiary of the owner of the remediation site;
 - d) Any co-owner, either by joint-tenancy, right of survivorship, or any other party sharing a relationship with the owner of the remediation site;
 - e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the remediation site;
 - f) Any mortgagee or trustee of a deed of trust of the owner of the remediation site or any assignee, transferee, or any successor-in-interest thereto;
 - g) Any successor-in-interest of the owner of the remediation site;
 - h) Any transferee of the owner of the remediation site whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest;
 - i) Any heir or devisee of the owner of the remediation site;
 - j) Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the remediation site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial

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institution, or any successor in interest thereto; or

- k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.
6. This Letter, including all attachments, must be recorded as a single instrument within 45 days of receipt with the Office of the Recorder of Cook. For recording purposes, the Illinois EPA Site Remediation Program environmental notice attached to this Letter should be the first page of the instrument filed. This Letter shall not be effective until officially recorded by the Office of the Recorder of Cook County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Ortek, Inc., property.

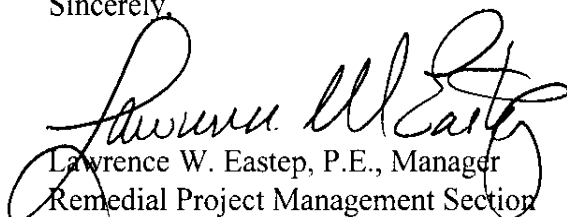
Within 30 days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Mr. Robert E. O'Hara
Illinois Environmental Protection Agency
Bureau of Land/RPMS Section
1021 North Grand Avenue, East
P.O. Box 19276
Springfield, IL 62794-9276

7. In accordance with Section 58.10(g) of the Act, a No Further Remediation Assessment Fee based on the costs incurred for the remediation site by the Illinois EPA for review and evaluation services will be applied in addition to the fees applicable under the Review and Evaluation Services Agreement. Request for payment of the No Further Remediation Assessment Fee will be included with the final billing statement.

If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, Greg Dunn at 217/785-2359.

Sincerely,


Lawrence W. Eastep, P.E., Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

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Attachments: Illinois EPA Site Remediation Program environmental notice
Site base map

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Property of Cook County Clerk's Office

47th Street

SITE BASE MAP
031174002—COOK COUNTY
MCCOOK/ORTEK, INC.
SITE REMEDIATION PROGRAM

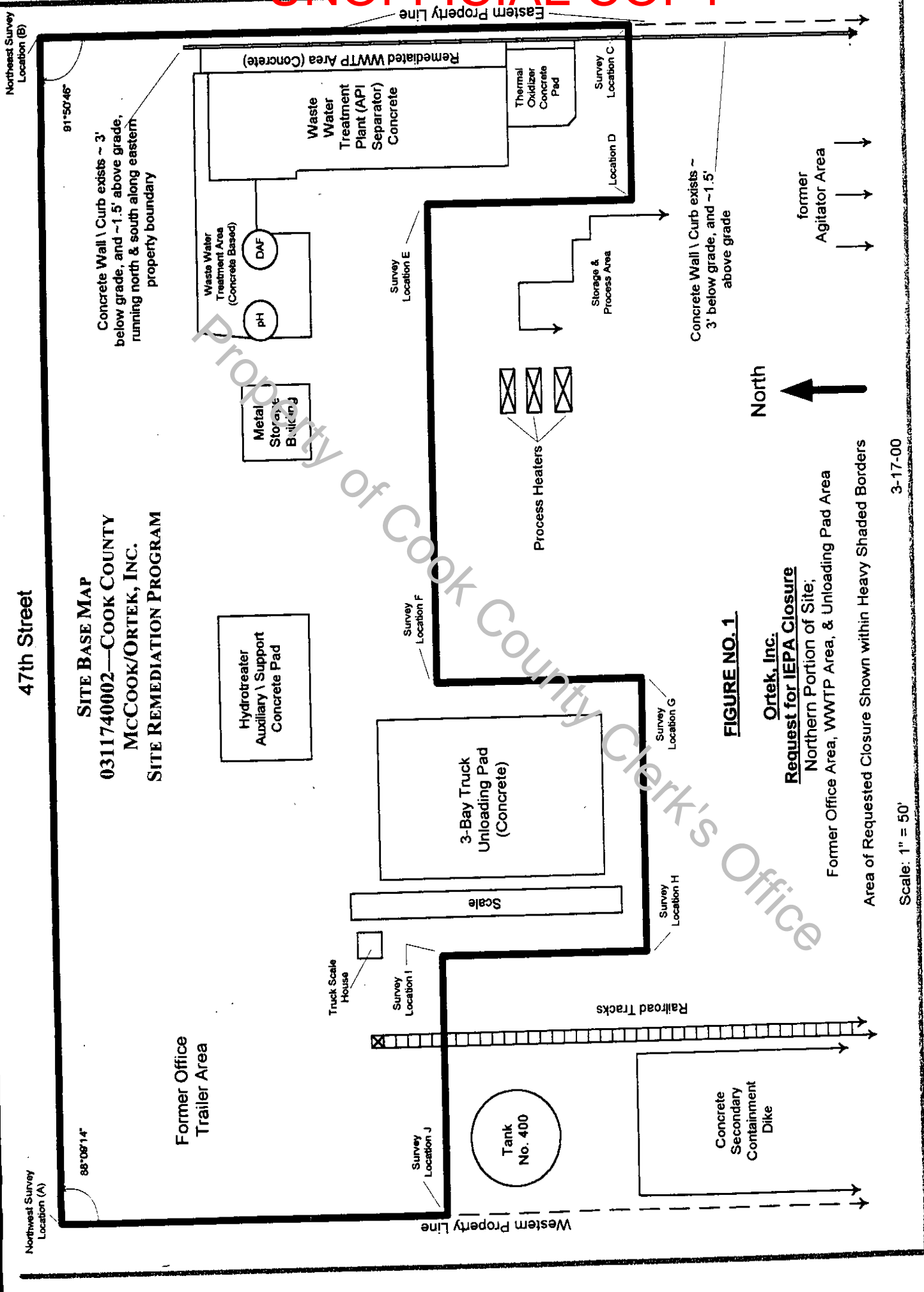


FIGURE NO. 1

Ortek, Inc.
Request for IEPA Closure
Northern Portion of Site;
Former Office Area, WWTP Area, & Unloading Pad Area

Area of Requested Closure Shown within Heavy Shaded Borders

Scale: 1" = 50'

3-17-00

Northwest Survey Location (A)

Northwest Survey Location (B)

88°08'14"

91°50'46"

Eastern Property Line

Western Property Line

Concrete Wall \ Curb exists ~ 3' below grade, and ~1.5' above grade, running north & south along eastern property boundary

Concrete Wall \ Curb exists ~ 3' below grade, and ~1.5' above grade

former Agitator Area

Former Office Trailer Area

Tank No. 400

Concrete Secondary Containment Dike

Railroad Tracks

Truck Scale House

Scale

3-Bay Truck Unloading Pad (Concrete)

Hydrotreater Auxiliary Support Concrete Pad

Metal Storage Building

Waste Water Treatment Area (Concrete Based)

Waste Water Treatment Plant (API Separator) Concrete

Remediated WWTP Area (Concrete)

Process Heaters

Storage & Process Area

Thermal Oxidizer Concrete Pad

Survey Location J

Survey Location I

Survey Location F

Survey Location E

Survey Location G

Survey Location H

Survey Location J

Survey Location I

Survey Location F

Survey Location E

Survey Location C

Survey Location D

3-17-00