

PREPARED BY:

Name: John McLinden  
Garfield-Halsted, L.L.C.

Address: 225 W. Hubbard Street, 4<sup>th</sup> Floor  
Chicago, Illinois 60610



RETURN TO:

Name: John McLinden  
Garfield-Halsted, L.L.C.

Address: 225 West Hubbard Street, 4<sup>th</sup> Floor  
Chicago, Illinois 60610

**THE ABOVE SPACE FOR RECORDER'S OFFICE**

**THIS ENVIRONMENTAL NO FURTHER REMEDIATION LETTER MUST BE SUBMITTED BY THE OWNER/OPERATOR WITHIN 45 DAYS OF ITS RECEIPT, TO THE RECORDER OF DEEDS OF LAKE COUNTY, IN WHICH THE SITE (AS DESCRIBED BELOW) IS LOCATED.**

Illinois State EPA Number: 0316615371

Garfield-Halsted, L.L.C. (John McLinden, Manager) the Remediation Applicant, whose address is 225 West Hubbard Street, Chicago, Illinois 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:  
LOTS 6 THROUGH 16 IN BLOCK 7 OF H.B. BRYANT'S ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
2. Common Address: 730-758 West Garfield, Chicago, Illinois 60609
3. Real Estate Tax Index/Parcel Index Numbers: 20-09-328-022-0000  
20-09-328-023-0000  
20-09-328-024-0000  
20-09-328-025-0000  
20-09-328-036-0000  
20-09-328-037-0000
4. Remediation Site Owner: Garfield-Halsted, L.L.C. (John McLinden, Manager)
5. Land Use Limitation: Industrial/Commercial
6. Site Investigation: Focused

See NFR letter for other terms.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

THOMAS V. SKINNER, DIRECTOR

217/782-6 61

April 17, 2000

Certified # 276 286 431

Garfield-Halsted, L.L.C.  
Attn: John McLinden, Manager  
225 West Hubbard, 4th Floor  
Chicago, Illinois 60610

Re: 0316615331—Cook County  
Chicago/Garfield-Halsted, L.L.C.  
Site Remediation/Technical Reports

Dear Mr. McLinden:

The October 18, 1999 *Environmental Investigation/Remediation Objectives Report* (Log #99-2146) as prepared by Challenge Contractors, Inc. for the Garfield-Halsted, L.L.C. property has been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA"). The approved remediation objectives at the site are equal to or above the existing levels of regulated substances and the above-referenced report shall serve as the approved Remedial Action Completion Report.

The remediation site, consisting of 1.0 acre(s), is located at 730-758 West Garfield, Chicago, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act ("Act") (415 ILCS 5/1 (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-1 Form (received October 20, 1999), is Garfield-Halsted, L.L.C. (John McLinden Manager).

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

**CONDITIONS AND TERMS OF APPROVAL**

**LEVEL OF REMEDIATION AND LAND USE LIMITATIONS**

1. The recognized environmental conditions, as characterized by the focused site investigation, consist of the following:
  - a) Regulated substances of concern that have been successfully addressed are detailed in the attached Table A.
  - b) Removal of six (6) underground storage tanks (four 4,000 gallon, one 1,000 gallon, and one 550 gallon UST) by McDonald's Corp. in 1977.
2. The remediation site is restricted to industrial/commercial uses.
3. 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 new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

**PREVENTIVE ENGINEERING AND INSTITUTIONAL CONTROLS**

4. The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this site.

**Institutional Controls:**

No person shall construct, install, maintain, or operate a water system or well at the remediation site. All water supplies and water services for the remediation site must be obtained from a public water supply system. The provisions of this institutional control shall be applicable to all water usage including, but not limited to, domestic, commercial, and industrial uses and water for outdoor purposes.

**OTHER TERMS**

5. Where an institutional control is used to assure long-term protection of human health (as identified under 4 of this Letter), the Remediation Applicant must record a copy of this legal mechanism (e.g., restrictive covenant; deed restriction; negative easement;

Page 5

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.

10. This Letter, including all attachments, must be recorded as a single instrument within 45 days of receipt with the Recorder of Deeds of Cook County. 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 Recorder of Deeds of Cook County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Garfield-Halsted, L.L.C. property.

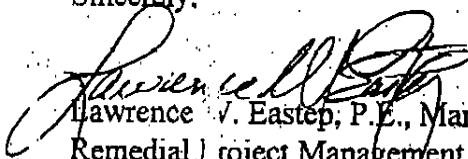
Within 30 days of this Letter being recorded by the Recorder of Deeds of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA, to:

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

11. 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, Scott Hacke at 217/524-3267.

Sincerely,

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

Site base map  
Property owner certification of No Further Remediation Letter under the Site Remediation Program form

cc: Richard C. Thomas ✓  
Challenge Contractors, Inc.  
2612 Flossmoor Road  
Flossmoor, Illinois 60422

bcc: Division File  
Bob C. Hara  
Jan Z. Ntello

ANGAR-EMAIL2.WPD

Property of Cook County Clerk's Office

**TABLE A: REGULATED SUBSTANCES OF CONCERN  
0316615331 – COOK COUNTY  
CHICAGO/GARFIELD-HALSTED, L.L.C.  
SITE REMEDIATION PROGRAM**

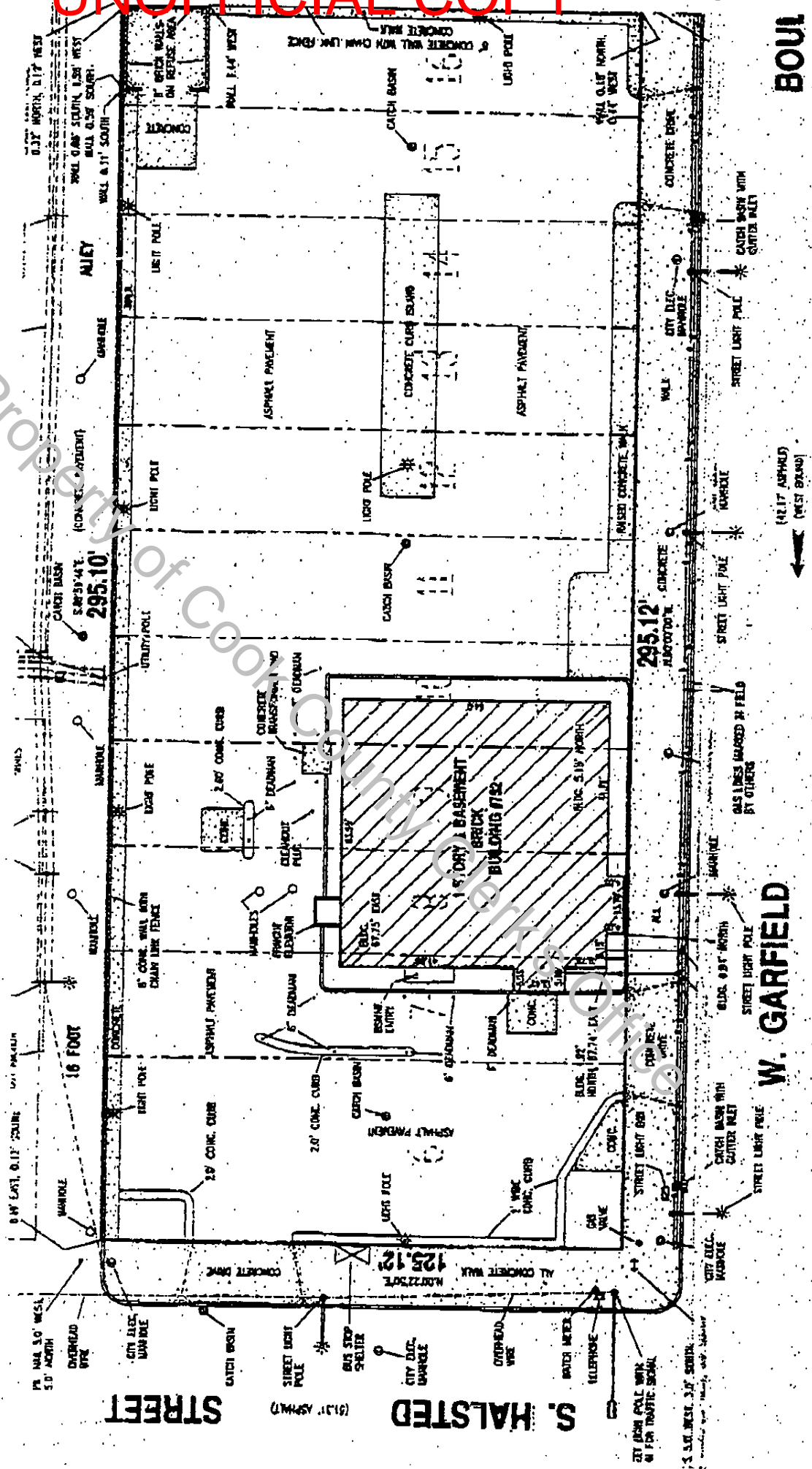
**BTEX Indicator Contaminants**

<u>Compound Name</u>	<u>CAS No.</u>
Benzene	71-43-2
Ethylbenzene	100-41-4
Toluene	108-88-3
Xylene (totals)	1330-20-7
Lead	7439-92-1

Property of Cook County Clerk's Office

**SITE BASE MAP  
0316615331--COOK COUNTY  
CHICAGO/GARFIELD-HALSTED, L.L.C.  
SITE REMEDIATION PROGRAM**

Property of Cook County Clerk's Office



BOUL

W. GARFIELD

S. HALSTED STREET

S. HALSTED

Property of Cook County



**PROPERTY OWNER CERTIFICATION OF THE NFR LETTER  
UNDER THE SITE REMEDIATION PROGRAM**

If the Remediation Applicant is not the sole owner of the remediation site, include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois inventory identification number and real estate tax index/parcel index number. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached NFR letter.

Property Owner Information	
Owner's Name:	<u>GARFIELD-HALSTED, L.L.C.</u>
Title:	<u>JOHN McLINDEN, A MANAGER</u>
Company:	<u>60 CENTRUM PROPERTIES, INC.</u>
Street Address:	<u>225 WEST HUBBARD</u>
City:	<u>CHICAGO</u> State: <u>IL</u> Zip Code: <u>60610</u> Phone: <u>312/832-2500</u>
Site Information	
Site Name:	<u>730-758 WEST GARFIELD</u>
Site Address:	<u>730-758 WEST GARFIELD</u>
City:	<u>CHICAGO</u> State: <u>IL</u> Zip Code: <u>60609</u> County: <u>COOK</u>
Illinois inventory identification number:	<u>0316615331</u>
Real Estate Tax Index/Parcel Index No.:	<u>20-09-328-022, 023, 024, 025, 036 E 031</u>
I hereby certify that I have reviewed the attached No Further Remediation Letter, and that I accept the terms and conditions and any land use limitations set forth in the letter.	
Owner's Signature:	<u>[Signature]</u> Date: <u>JULY 31, 2000</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>31<sup>st</sup></u> day of <u>JULY</u> , 2000	<div style="border: 2px dashed black; padding: 5px;"> <p style="text-align: center;">"OFFICIAL SEAL"</p> <p style="text-align: center;"><b>STEPHANIE T. BENGTSOON</b> Notary Public, State of Illinois My Commission Expires 10/6/01</p> </div>
<u>[Signature]</u> Notary Public	

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.