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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY



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

THOMAS V. SKINNER, DIRECTOR

217/782-6762

AUG 11 2000

RECEIVED  
AUG 17 2000

CERTIFIED MAIL  
0001 1274 3888

Exxon Mobil Corporation - Joliet Refinery  
I-55 and Arsenal Road  
Channahon, Illinois 60410

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4227/0041 91 005 Page 1 of 6  
2000-09-14 15:03:26  
Cook County Recorder 31.00

Re: LPC #0311295043 -- Cook County  
Hoffman Estates/Mobil Service Station  
615 West Higgins and Golf Road  
LUST Incident No. 891346  
LUST Technical File

H41

Dear Sir/Madam:

The Illinois Environmental Protection Agency ("Illinois EPA") has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information is dated July 10, 2000; was received by the Illinois EPA July 24, 2000; and was prepared by Handex Environmental. Citations in this letter are from the Environmental Protection Act ("Act") and 35 Illinois Administrative Code ("35 IAC").

The Corrective Action Completion Report and the Professional Engineer Certification submitted pursuant to 35 IAC Part 731 indicate remediation has been successfully completed.

Based upon the certification by Shawn Rodeck, a Registered Professional Engineer of Illinois, and based upon other information in the Illinois EPA's possession, your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter ("Letter"), based on the certification of the Registered Professional Engineer, signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with; (2) all corrective action concerning the occurrence has been completed; and (3) no further remediation concerning the occurrence is necessary for the protection of human health, safety and the environment. This Letter shall apply in favor of the following persons:

1. Exxon Mobil Corporation;
2. The owner and operator of the UST(s);

GEORGE H. RYAN, GOVERNOR

2/23/00

3. Any parent corporation or subsidiary of the owner or operator of the UST(s);
4. Any co-owner or co-operator, either by joint-tenancy, right of survivorship, or any other party sharing a legal relationship with the owner or operator to whom the letter is issued;
5. Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable;
6. Any mortgagee or trustee of a deed of trust of the owner of the site or any assignee, transferee, or any successor-in-interest of the owner of the site;
7. Any successor-in-interest of such owner or operator;
8. Any transferee of such owner or operator whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest; or
9. Any heir or devisee of such owner or operator.

This Letter, and all attachments, including but not limited to the Leaking Underground Storage Tank Environmental Notice, must be filed within 45 days of its receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the County where the above-referenced site is located.

### CONDITIONS AND TERMS OF APPROVAL

#### LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives for the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, were established in accordance with the requirements of the Tiered Approach to Corrective Action Objectives (35 IAC Part 742) rules.
2. As a result of the release from the underground storage tank(s) associated with the above-referenced incident, the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter, shall not be used in a manner inconsistent with the following land use limitation: There are no land use limitations.
3. The land use limitation 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. Preventive: None.

Engineering: None.

Institutional: This Letter shall be recorded as a permanent part of the chain of title for the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this letter.

- 5. Failure to establish, operate, and maintain controls in full compliance with the Act, applicable regulations, and the approved corrective action plan may result in voidance of this Letter.

OTHER TERMS

- 6. Any contaminated soil or groundwater removed, or excavated from, or disturbed at the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, must be handled in accordance with all applicable laws and regulations.
- 7. Further information regarding the above-referenced site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency  
 Attention: Freedom of Information Act Officer  
 Bureau of Land - #24  
 1021 North Grand Avenue East  
 Post Office Box 19276  
 Springfield, Illinois 62794-9276

- 8. Should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the owner or operator of the leaking underground storage tank(s) associated with the above referenced incident and the current title holder of the real estate on which the tanks were located, at their last known addresses. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of the voidance. Specific acts or omissions that may result in the voidance of this Letter include, but shall not be limited to:

- a) Any violation of institutional controls or industrial/commercial land use restrictions;

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- b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
- c) The disturbance or removal of contamination that has been left in place in accordance with the Corrective Action Plan or Completion Report;
- d) The failure to comply with the recording requirements for the Letter;
- e) Obtaining the Letter by fraud or misrepresentation; or
- 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.

Submit the certified copy of this letter, as recorded, to:

Illinois Environmental Protection Agency  
Bureau of Land - #24  
LUST Section  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, Illinois 62794-9276

If you have any questions or need further assistance, please contact the Illinois EPA project manager, Scot McGill, at 217/524-5137.

Sincerely,



Clifford L. Wheeler  
Unit Manager  
Leaking Underground Storage Tank Section  
Division of Remediation Management  
Bureau of Land

CLW:SM:jab\001435.DOC

Attachments: Leaking Underground Storage Tank Environmental Notice

cc: Handex Environmental  
Division File

PREPARED BY:

Name: Exxon Mobil Corporation

Address: 615 West Higgins and Golf Road  
Hoffman Estates, Illinois 60195

RETURN TO:

Name: Exxon Mobil Corporation

Address: I-55 and Arsenal Road  
Channahon, Illinois 60410

THE ABOVE SPACE FOR RECORDER'S OFFICE

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE

THE OWNER AND/OR OPERATOR OF THE LEAKING UNDERGROUND STORAGE TANK(S) ASSOCIATED WITH THE RELEASE REFERENCED BELOW, WITHIN 45 DAYS OF RECEIVING THE NO FURTHER REMEDIATION LETTER CONTAINING THIS NOTICE, MUST SUBMIT THIS NOTICE AND THE REMAINDER OF THE NO FURTHER REMEDIATION LETTER TO THE OFFICE OF THE RECORDER OR REGISTRAR OF TITLES OF COOK COUNTY IN WHICH THE SITE DESCRIBED BELOW IS LOCATED.

Illinois EPA Number: 0311295043

LUST Incident No.: 891346

Exxon Mobil Corporation, the owner and operator of the leaking underground storage tank(s) associated with the above-referenced incident, whose address is I-55 and Arsenal Road, Channahon, Illinois, has performed investigative and/or remedial activities for the site identified as follows:

1. Legal description or Reference to a Plat Showing the Boundaries: Lots 2 and 3 in Mobil's subdivision of part of the Northeast 1/4 of Section 16. Township 41 North, Range 10 East of the third principal meridian, in the Village of Hoffman Estates, Cook County, Illinois.

Together with and subject to an easement for ingress and degree for the mutual benefit of owners, occupants, lessees, tenants and other lawful users from time to time of Lots 1, 2, 3 and 4 of said Mobil's subdivision and their respective agents, employees, customers, contractors, visitors, and invitees over the following described real estate, to-wit; commencing at the Northwest corner of Lot 2 in said subdivision; thence west along the North line of Lot 1 in said subdivision, a distance of 30 feet; thence South along a line parallel with the West line of said Lot 2 to its intersection with a line 8 feet Southwest of

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and parallel with the Southwest line of said Lot 2; thence Southeast along said line 8 feet Southwest of said parallel with the Southwest line of said Lot 2, to its intersection with a line 30 feet Southeasterly of the Southeasterly line of said Lot 2; thence Northeasterly along said line 30 feet Southeasterly of and parallel with the southeasterly line of said Lot 2, to the Northeasterly line of Lot 3; thence Northwesterly along said Northeasterly line of said Lot 3, to the most Easterly corner of said Lot 2; thence Southwesterly along the Southeasterly line of said Lot 2, to a point 10 feet Northeasterly of the most Southerly corner of said Lot 2; thence Northwest and parallel with the Southwest line of said Lot 2; to the west line of said Lot 2; thence North along the West line of said Lot 2, to the point of beginning, all in Cook County, Illinois.

Together with easement for ingress and egress described as follows:

Lots 5 and 6 inclusive in Mobil's subdivision of part of the Northeast  $\frac{1}{4}$  of Section 16, Township 41 North Range 12, East of the third principal meridian, all in Cook County, Illinois.

2. Common Address: 615 West Higgins and Golf Road, Hoffman Estates, Illinois
3. Real Estate Tax Index/Parcel Index Number: 07-16-200-031
4. Site Owner: Exxon Mobil Corporation
5. Land Use Limitation: There are not land use limitations.
6. See the attached No Further Remediation Letter for other terms.

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