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7/27/00 09 001 Page 1 of 11
2000-03-01 13:42:40
Cook County Recorder 41.50

PREPARED BY:

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Name: Daniel Burke, Vice President
Community Housing Partners V L.P.,
Chicago Community Development
Corporation, General Partner



00148953

Address: 36 South Wabash, Suite 1310
Chicago, IL 60603

RETURN TO:

Name: Daniel Burke, Vice President
Community Housing Partners V L.P.,
Chicago Community Development
Corporation, General Partner

Address: 36 South Wabash, Suite 1310
Chicago, IL 60603

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: 0316335142

The Community Housing Partners V L.P., Chicago Community Development Corporation, General Partner, the Remediation Applicant, whose address is 36 South Wabash, Suite 1310, Chicago, IL 60603 has performed investigative and remedial activities for the remediation Site located on the Archer Courts Apartments depicted on the attached Site Base Map. The Site can be located and the Site boundaries identified by the following descriptions:

1. The location of the Northeast corner of the Site, Point B, within the property boundaries and with respect to Point A, is as follows: Commencing a Point A, a point on the west of South Princeton Avenue, being its intersection with the south line of west Cermak Road as widened; thence North $39^{\circ}57'00''$ West along said South line of West Cermak Road, 33.25 feet to the south line of South Archer Avenue; thence South $58^{\circ}07'27''$ West, along said South line, 346.23 feet; thence South $32^{\circ}52'33''$ East 49.41 feet to the Northeast of the Site, Point B.

The boundaries of the Site with respect to point B, is as follows: Commencing at Point B, the northeast corner of the Site; thence South $32^{\circ}52'33''$ East 67 feet; thence West $32^{\circ}52'33''$ South, 16 feet; thence North $32^{\circ}52'33''$ West 67 feet; thence East $32^{\circ}52'33''$ North to Point B.

2. The legal description of the Archer Courts Apartments property is: Tract of land located in the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 39, Range 14, East of the Third Principal Meridian, described as follows:

(Illinois EPA Site Remediation Program Environmental Notice)

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Commencing at a point on the West line of South Princeton Avenue, being its intersection with the South line of West Cermak road as widened; thence South 00°16'19" West along said West line of South Princeton Avenue, 432.65 feet to a point 156 feet North of the intersection of the West line of South Princeton Avenue and the North line of West 23rd Street; thence North 89°45'00" West, 97.20 feet; thence South 58°10'39" West, 296.82 feet to a point on the North line of said West 23rd Street, 348.66 feet West of the intersection of the West line of South Princeton and the North line of West 23rd Street; thence South 89°59'09" West, along said North line 37.67 feet; thence North 00°01'43" West, 97.98 feet; thence North 58°04'19" East, 81.33 feet; thence North 00°01'17" East, 269.69 feet to the South line of South Archer Avenue; thence North 58°07'27" East, along said South line, 337.73 feet to the South line of West Cermak Road as widened; thence South 89°57'00" East, along said South line, 33.25 feet to the Point of Beginning. Containing 3.109 acres and subject to all road rights of way, easements and restrictions of record, or implied if any.

Basis of bearing the West line of South Princeton Avenue assumed bearing of South 00°16'19" West.

3. Common Address: 2220 S. Princeton Avenue, Chicago, IL
4. Parcel Index Numbers: 17-28-201-012-0000, 17-28-201-013-0000, 17-28-201-014-0000, 17-28-208-021-0000, 17-28-210-027-8001, and 17-28-210-028-8001.
5. Remediation Site Owner: Community Housing Partners V L.P., Chicago Community Development Corporation, General Partner.
6. Land Use Restriction: Residential.
7. Site Investigation: Focused.

See NFR letter for other terms.

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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

217/782-6761

CERTIFIED
Z 416 147 148

February 14, 2000

Daniel Burke, Vice President
Community Housing Partners V L.P.,
Chicago Community Development Corporation, General Partner
36 South Wabash, Suite 1310
Chicago, Illinois 60603

Re: 0316335142 -- Cook County
Chicago/Archer Courts Apartments
Site Remediation/Technical Reports

Dear Mr. Burke:

The *Focused Site Investigation, Remedial Objectives & Remedial Action Completion Report* (December 22, 1999/Log No. 99-2857) as prepared by Boelter & Yates for the Former UST Site (Site) located at the Archer Courts Apartments and additional information (January 18, 2000/Log No. 00-296) have been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA") and demonstrate that the identified environmental conditions related to the Site were investigated and appropriate remedial action was performed, prior to entering the Illinois EPA's Site Remediation Program (SRP).

The remediation Site, consisting of 0.025 acres, is located at 2220 S. Princeton Avenue, Chicago, 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-1 Form (December 28, 1999), is Community Housing Partners V L.P., Chicago Community Development Corporation, General Partner.

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.
2. The land use of the remediation site is residential.
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.
4. Where the Remediation Applicant is not the sole owner of the remediation site, the Remediation Applicant shall complete the attached property owner certification of the No Further Remediation Letter under the Site Remediation Program form. This certification by original signature of each property owner, or the authorized agent of the owner(s), of the remediation site or any portion thereof who is not a Remediation Applicant shall be recorded along with this Letter.
5. 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
6. 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;
 - 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.
7. Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Community Housing Partners V L.P., Chicago Community Development Corporation, General Partner.
 - 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;

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- 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 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.
8. 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 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 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 Former UST Location at the Archer Courts Apartments 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


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9. 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, Marc Cummings at (217) 782-9079.

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
Property owner certification of No Further Remediation Letter under the Site
Remediation Program form
Table A

cc: Michael W. Reese, P.G.
Project Manager
Boelter & Yates, Inc.
1300 Higgins Road, Suite 301
Park Ridge, Illinois 60068

C:\ACAPFNFR.WPD

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SITE BASE MAP

0316335142 -- COOK COUNTY

CHICAGO/FORMER UST LOCATION -- ARCHER COURTS APARTMENTS
SITE REMEDIATION PROGRAM

C01/8953

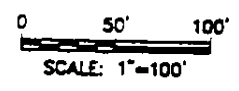
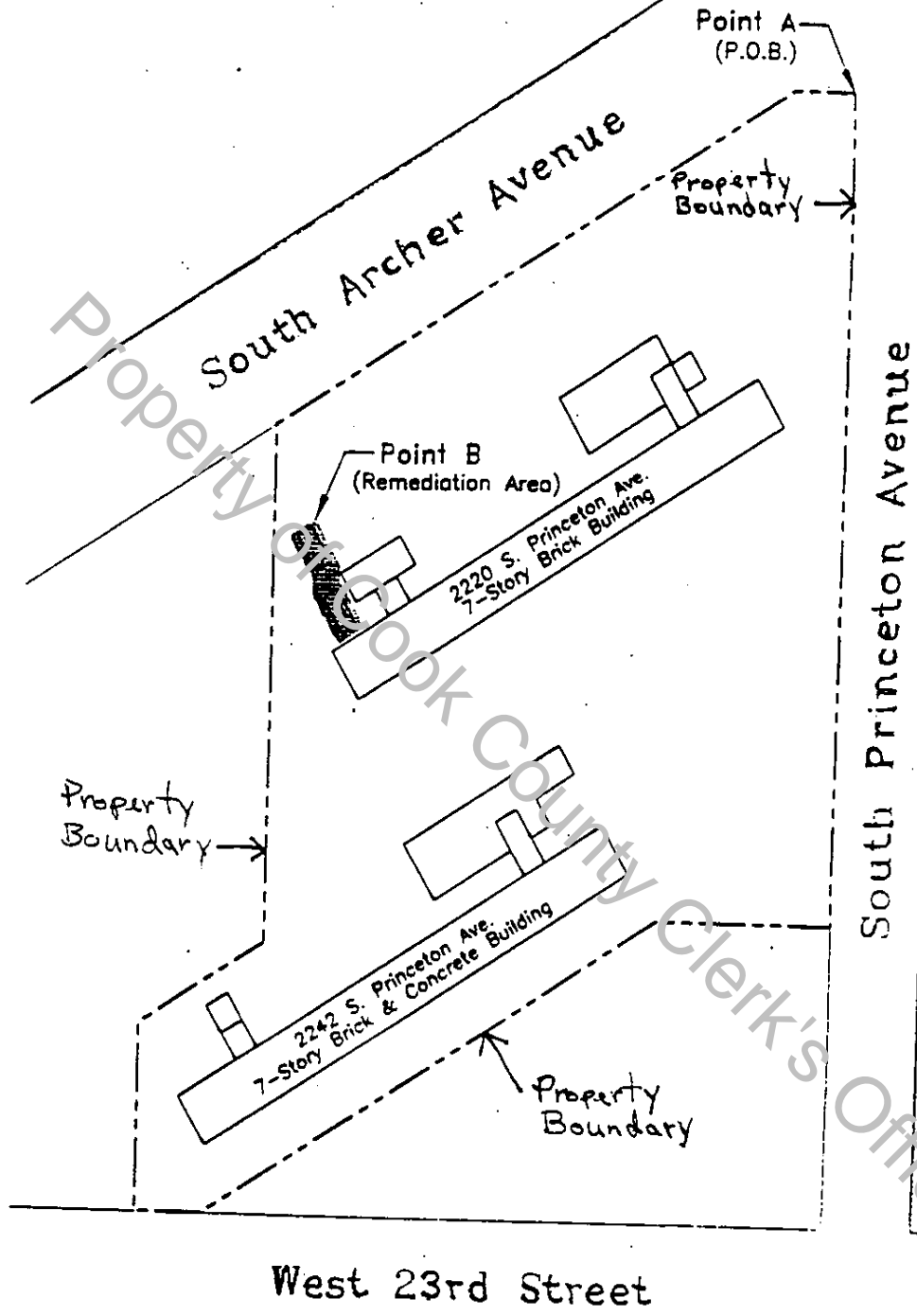


FIG 2

REMEDATION SITE LOCATION WITHIN PROPERTY BOUNDARY
for CHICAGO COMMUNITY DEVELOPEMENT CORPORATION
2242 SOUTH PRINCETON -- CHICAGO, ILLINOIS

BASE SOURCE: ALTA/ACSM Land Title Survey, Zorio Sotomayor & Assoc., Inc., Proj. 108967 (4/2/1999)

12/15/1999

| | | | | |
|--------------------------------|--------------------------|----------------------------|---------------------------|-----------------|
| Project Manager: M.W. Reese | Drawn By: B.E. Meehan | Checked By: D.H. Cooley | Issue Date: 12/10/1999 | 1942a-5910-F020 |
|--------------------------------|--------------------------|----------------------------|---------------------------|-----------------|

PHASE I/II/III/IV/ V
ENVIRONMENTAL
ASSESSMENT
AND
REMEDIATION
CONSULTING
INCORPORATED
1000 N. LAKE ST.
CHICAGO, IL 60610
TEL: (312) 632-3277
FAX: (312) 632-3278
www.boelter-yates.com



Boelter & Yates
environmental engineers & scientists

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

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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: | Community Housing Partners V L.P. By: Daniel J. Burke |
| Title: | Vice President |
| Company: | Chicago Community Development Corporation, General Partner |
| Street Address: | 36 South Wabash Avenue, Suite 1310 |
| City: | Chicago State: IL Zip Code: 60603 Phone: 312/422-7700 |
| Site Information | |
| Site Name: | Archer Courts Apartments |
| Site Address: | 2220-24 and 2240-44 South Princeton |
| City: | Chicago State: IL Zip Code: 60616 County: Cook |
| Illinois inventory identification number: | 031635142 |
| Real Estate Tax Index/Parcel Index No. | (see attached list) |
| <p>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.</p> | |
| Owner's Signature: | <i>Daniel J. Burke</i> Date: February 28, 2000 |
| <p>Daniel J. Burke, Vice President of Chicago Community Development, General Partner of Community Housing Partners V L.P.</p> | |
| <p>SUBSCRIBED AND SWORN TO BEFORE ME this 28th day of Feb., 2000</p> | |
| <p><i>Jamiah Vargas</i> Notary Public JAMIAH VARGAS PUBLIC, STATE OF ILLINOIS</p> | |

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.

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*Archer Courts Apartments
Chicago, Illinois*

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PERMANENT REAL ESTATE INDEX NUMBERS

17-28-201-012-0000

17-28-201-013-0000

17-28-201-014-0000

17-28-208-021-0000

17-28-210-027-8001

17-28-210-028-8001

Property of Cook County Clerk's Office

0316335142 -- COOK COUNTY

CHICAGO/FORMER UST LOCATION -- ARCHER COURTS APARTMENTS
SITE REMEDIATION PROGRAM

Semivolatile Organic Compounds

| <u>CAS No.</u> | <u>Compound Name</u> |
|----------------|------------------------|
| 91-20-3 | Naphthalene |
| 208-96-8 | Acenaphthalene |
| 83-32-9 | Acenaphthene |
| 36-73-7 | Fluorene |
| 85-01-8 | Phenanthrene |
| 120-12-7 | Anthracene |
| 206-44-0 | Fluoranthene |
| 129-00-0 | Pyrene |
| 56-55-3 | Benzo(a)anthracene |
| 218-01-9 | Chrysene |
| 205-99-2 | Benzo(b)fluoranthene |
| 207-08-9 | Benzo(k)fluoranthene |
| 50-32-8 | Benzo(a)pyrene |
| 193-39-5 | Indeno(1,2,3-cd)pyrene |
| 53-70-3 | Dibenzo(a,h)anthracene |
| 191-24-2 | Benzo(g,h,i)perylene |

BTEX Indicator Contaminants

| <u>CAS No.</u> | <u>Compound Name</u> |
|----------------|----------------------|
| 71-43-2 | Benzene |
| 100-4104 | Ethylbenzene |
| 108-88-3 | Toluene |
| 1330-20-7 | Xylene (totals) |