

PREPARED BY:

UNOFFICIAL COPY 0021132141

Name: Mr. Jae Sang Yoo  
1 Hour Cleaners

2372/0089 26 001 Page 1 of 9  
2002-10-16 11:58:14  
Cook County Recorder 40.50

Address: 1054 E. Schaumburg Road  
Streamwood, IL 60107



RETURN TO:

Name: Mr. Jae Sang Yoo  
1 Hour Cleaners

Address: 1054 E. Schaumburg Road  
Streamwood, IL 60107



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: 0313060003

1 Hour Cleaners / Mr. Jae Sang Yoo, the Remediation Applicant whose address is 1054 East Schaumburg Road, Streamwood, Illinois 60107 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:

The Remediation Site consists of a 3020 square foot portion of the Olde Church Centre (OCC) parcel in Streamwood, Cook County, Illinois. The Remediation Site is irregular in shape and begins at a point 230 feet South of the North Wall of the associated strip-mall building, along the Eastern Boundary of the OCC Parcel. From the point of beginning, the Remediation Site runs West (at a right angle to the Eastern Boundary of the OCC parcel) for 121 feet, then running South at a right angle for 20 feet, then running East at a right angle for 91 feet, then running south at a right angle for 20 feet, then running East at a right angle for 30 feet, then running North at a right angle, along the Eastern Boundary of the OCC parcel, back to the point of beginning.

2. Common Address: 1054 East Schaumburg Road, Streamwood, IL

3. Real Estate Tax Index/Parcel Index Number: 06-24-111-001

4. Remediation Site Owner: Mr. Jae Sang Yoo / 1 Hour cleaners

5. Land Use: Residential

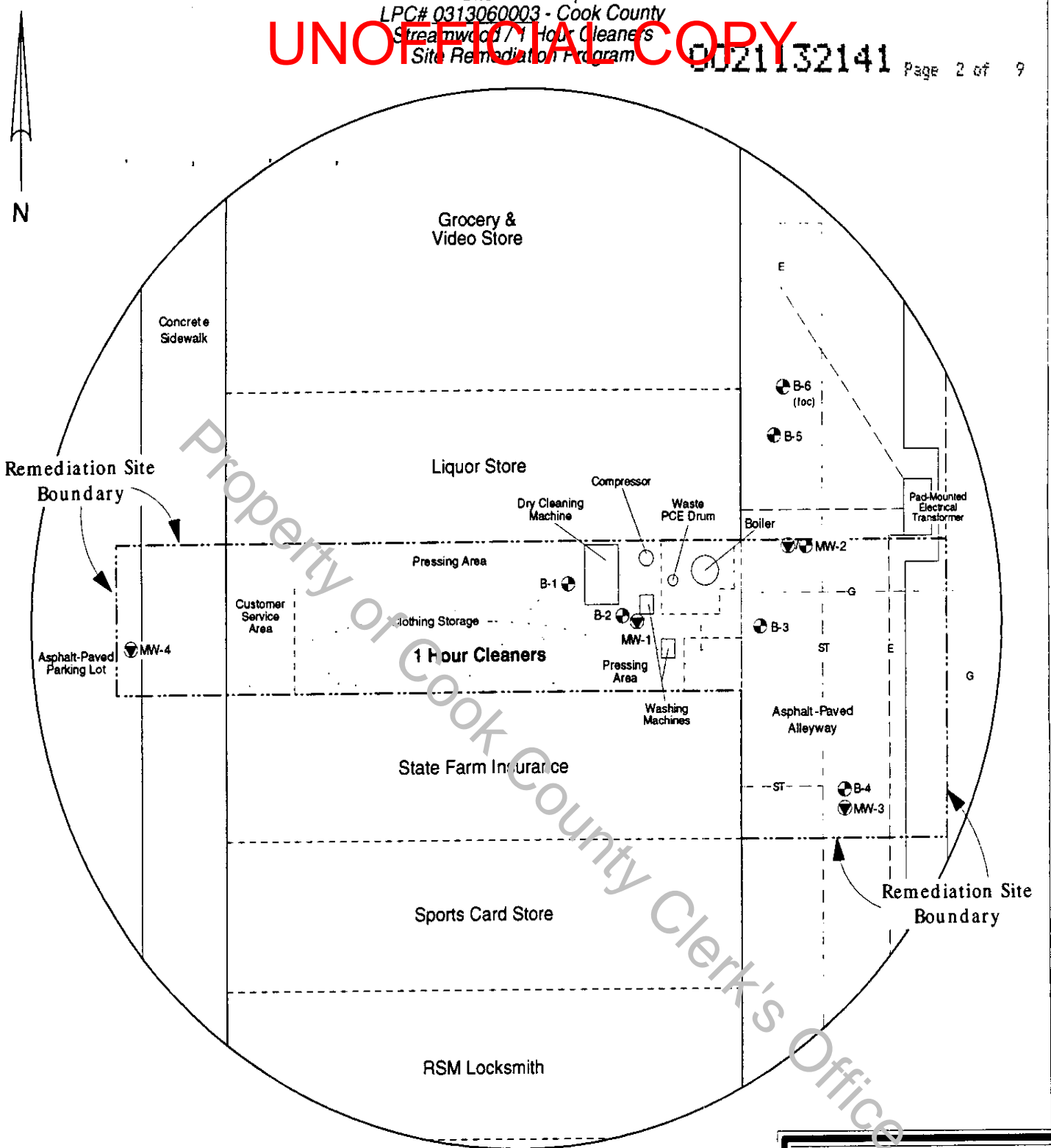
6. Site Investigation: Focused

See NFR letter for other terms.

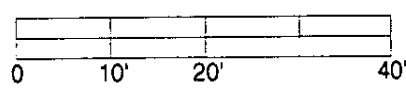
(Illinois EPA Site Remediation Program Environmental Notice)

54  
P 9  
5-  
MY  
Baw

\$40.50



SCALE:  
1" = 20'



**Utility Key:**

-- ST --	Buried Storm Sewer
-- E --	Buried Electric
G	Buried Natural Gas

**Legend:**

⊕	Soil Boring Location
▽	Monitoring Well Location
⊙	Sample < Tier 1 SROs/GROs
⊙	Sample > Tier 1 SROs/GROs
---	Boundary of Remediation Site
---	Boundary of Olde Church Centre parcel



**Figure 4 - Site Base Map  
Tier 2 Evaluation**

1 Hour Cleaners  
 1054 East Schaumburg Road  
 Streamwood, Illinois

Drawn by:  
M. Wells-Paske

Checked by:  
W. Smith

Date:  
1/10/02

Job No.:  
01884B

## 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 Remediation Site is restricted to Residential land usage.
- 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.

## Other Terms

- 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  
Post Office 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 the 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) 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 forty-five (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 forty-five (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) 1 Hour Cleaners / Mr. Jae Sang Yoo;
  - 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;

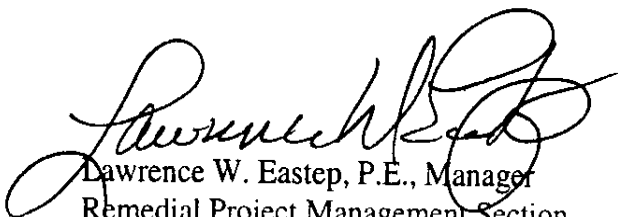
- j) Any financial institution as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the Remediation Site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial 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 forty-five (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 1 Hour Cleaners property.
- 9) Within thirty (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:

Robert E. O'Hara  
Illinois Environmental Protection Agency  
Bureau of Land/E PMS  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276

- 10) 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 billing statement.

If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, James L. Baldwin at 217-524-7207

Sincerely,

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

**UNOFFICIAL COPY**

Attachments(3): Illinois EPA Site Remediation Program Environmental Notice  
Site Base Map  
Property Owner Certification of No Further Remediation Letter under the  
Site Remediation Program Form

cc: Mr. Bob Whisler  
Brian Properties, Inc.  
2045 S. Arlington Heights Road, Suite 100  
Arlington Heights, IL 60005

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Magan Wells-Paske  
Pioneer Engineering & Environmental Services, Inc.  
700 North Sacramento Blvd., Suite 100  
Chicago, IL 60612

Property of Cook County Clerk's Office

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0021132141

bcc: Records Unit  
Bob O'Hara  
Ginger Miller

Property of Cook County Clerk's Office

**Volatile Organic Compounds**

CAS No.	Compound Name
71-55-6	1,1,1-Trichloroethane
79-34-5	1,1,2,2-Tetrachloroethane
79-00-5	1,1,2-Trichloroethane
75-34-3	1,1-Dichloroethane
75-35-4	1,1-Dichloroethene
96-12-8	1,2-Dibromo-3-chloropropane
106-93-4	1,2-Dibromoethane
107-06-2	1,2-Dichloroethane
78-93-3	1,2-Dichloropropane
78-93-3	2-Butanone
591-73-0	2-Hexanone
108-10-1	4-Methyl-2-Pentanone
67-64-1	Acetone
71-43-2	Benzene
75-27-4	Bromodichloromethane
75-25-2	Bromoform
74-83-9	Bromomethane
75-15-0	Carbon Disulfide
56-23-5	Carbon Tetrachloride
108-90-7	Chlorobenzene
75-00-3	Chloroethane
67-66-3	Chloroform
74-87-3	Chloromethane
159-59-2	cis-1,2-dichloroethene
10061-01-5	cis-1,3-Dichloropropene
124-48-1	Dibromochloromethane
100-41-4	Ethylbenzene
75-09-2	Methylene Chloride
71-36-3	n-Butyl Alcohol
100-42-5	Styrene
127-18-4	Tetrachloroethene
108-88-3	Toluene
156-60-5	trans-1,2-Dichloroethene
10061-02-6	trans-1,3-Dichloropropene
79-01-6	Trichloroethene
108-05-4	Vinyl Acetate
75-01-4	Vinyl Chloride
1330-20-7	Xylenes (total)



## 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:	Brian Properties, Inc. As Agent for owners
Title:	Robert L. Whistler, Vice President
Company:	Brian Properties, Inc.
Street Address:	2045 S. Mt. HB. Rd.
City:	Mt. HB.
State:	IL
Zip Code:	60005
Phone:	847-640-1500

Site Information	
Site Name:	Older Church Centre
Site Address:	1054 E. Schaumburg Rd.
City:	St. Charles
State:	IL
Zip Code:	60107
County:	Cook
Illinois inventory identification number:	
Real Estate Tax Index/Parcel Index No.:	

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: [Signature] Date: 8/31/02

SUBSCRIBED AND SWORN TO BEFORE ME  
this 3rd day of Sept, 2002

[Signature]  
Notary Public

**"OFFICIAL SEAL"**  
KAREN SUMMERS  
Notary Public, State of Illinois  
My Commission Expires Oct. 20, 2002

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.