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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY



1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276, 217-782-3397
JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601, 312-814-6026

ROD R. BLAGOJEVICH, GOVERNOR

RENEE CIPRIANO, DIRECTOR

(217) 782-6761

June 12, 2003

CERTIFIED MAIL

7002 3150 0000 1223 2767

Ms. Deborah T. Haddad
Claremont Ridge L.L.C.
1540 East Dundee Road
Palatine, Illinois 60074



Eugene "Gene" Moore Fee: \$46.00
Cook County Recorder of Deeds
Date: 07/15/2003 01:02 PM Pg: 1 of 12

Re: LPC # 0312345228/Cool
Palatine/EPTNL Palatine, L.L.C.
Site Remediation Program/Technical Reports

Dear Ms. Haddad:

The *Addendum to the Remedial Action Completion Report* (April 28, 2003/IEPA Log No. 03-1766), as prepared by Raisanen & Associates, Inc. for the Claremont Ridge 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 are above the existing levels of regulated substances and the *Addendum to the Remedial Action Completion Report* shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of approximately 12.9 acres, is located at 1260 North Rand Road, Palatine, 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 Site Remediation Program DRM-1 Form (October 22, 2002/02-4202), is Claremont Ridge L.L.C.

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 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 for the specified recognized environmental conditions so long as the Site is utilized in accordance with the terms of this Letter.

ROCKFORD - 4302 North Main Street, Rockford, IL 61103 - (815) 987-7760 • DES PLAINES - 9511 W. Harrison St., Des Plaines, IL 60016 - (847) 294-4000
ELGIN - 595 South State, Elgin, IL 60123 - (847) 608-3131 • PEORIA - 5415 N. University St., Peoria, IL 61614 - (309) 693-5463
BUREAU OF LAND - PEORIA - 7620 N. University St., Peoria, IL 61614 - (309) 693-5462 • CHAMPAIGN - 2125 South First Street, Champaign, IL 61820 - (217) 278-5800
SPRINGFIELD - 4500 S. Sixth Street Rd., Springfield, IL 62706 - (217) 786-6892 • COLLINSVILLE - 2009 Mall Street, Collinsville, IL 62234 - (618) 346-5120
MARION - 2309 W. Main St., Suite 116, Marion, IL 62959 - (618) 993-7200

N-0483-14/NHK

UNOFFICIAL COPY**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) The operation of an Auto Wrecker/Salvage Operation with auto crushers and on-site disposal of associated materials.
- 2) The contaminants of concern that remain at the areas described in the attached Site Remediation Program Environmental Notice and as shown on the attached Site Base Map of this Letter are:

<u>Location</u>	<u>CAS Number</u>	<u>Chemical Name</u>
The northeast portion of the Remediation Site in the area of borings B-12 and GPB-15	50-32-8	Benzo(a)pyrene
Area of former excavation E-212	50-32-8 53-70-3	Benzo(a)pyrene Dibenzo(a,h)anthracene
Area of former excavation E-301	50-32-8	Benzo(a)pyrene

- 3) The Remediation Site is approved for Residential or Industrial/Commercial land use.

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 Remediation Site.

Preventive Controls: None

Engineering Controls:

- 5) The clean soil barrier, which is comprised of a minimum of 3 feet of clean soil covering the area shown in the attached Site Base Map, must remain over the contaminated soils. This clean soil barrier must be properly maintained as an engineered barrier to inhibit ingestion of the contaminated media.

Institutional Controls: None

N-6483-14 / NHH

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Other Terms

6) 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.

7) 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

8) 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 titleholder 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;

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- 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.
- 9) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Claremont Ridge L.L.C.;
 - 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.
- 10) 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 Claremont Ridge L.L.C. property.

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- 11) 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:

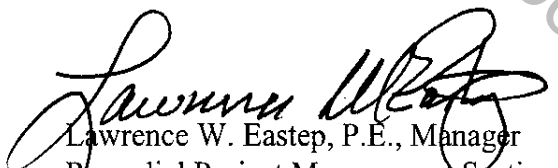
*Prepared by:
MARK TO:*

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

- 12) 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, Ed Salch at (217) 557-8084.

Sincerely,


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

Attachments (5): Illinois EPA Site Remediation Program Environmental Notice
Site Base Map
Engineered Barrier Diagram
Table A Contaminants of Concern
Property Owner Certification of No Further Remediation Letter under the
Site Remediation Program Form

cc: Craig A. McCammack
Raisanen & Associates, Inc.
Arlington Corporate Center
3250 North Arlington Heights Road, Ste.106
Arlington Heights, Illinois 60004

bcc: Records Unit
Bob O'Hara
Ginger Miller

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PREPARED BY:

Name: Claremont Ridge L.L.C.
Deborah T. Haddad

Address: 1540 East Dundee Road
Palatine, Illinois 60074

RETURN TO:

Name: Claremont Ridge L.L.C.
Deborah T. Haddad

Address: 1540 East Dundee Road
Palatine, Illinois 60074

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: 0312345228

Claremont Ridge L.L.C., the Remediation Applicant, whose address is 1540 East Dundee Road, Palatine, Illinois 60074, 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:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE, AS MONUMENTED, OF RAND ROAD (U. S. ROUTE NO. 12) PER RIGHT OF WAY SURVEY RECORDED AS DOCUMENT NO. 12591714 WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12; THENCE NORTH 43 DEGREES 51 MINUTES 30 SECONDS WEST ALONG THE CENTER LINE, AS MONUMENTED, OF RAND ROAD (U. S. ROUTE NO. 12) A DISTANCE OF 639.06 FEET (638.71 FEET-DEED); THENCE SOUTH 45 DEGREES 55 MINUTES 53 SECONDS WEST ALONG A LINE THAT TERMINATES AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 312.84 FEET TO THE SOUTHWESTERLY LINE OF FRONTAGE ROAD, AS MONUMENTED, PER PLAT OF HIGHWAYS RECORDED AS DOCUMENT NO. 86158826 AND RE-RECORDED AS DOCUMENT NO. 87271972 FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES 55 MINUTES 53 SECONDS WEST, 918.90 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 00 DEGREES 02 MINUTES 56 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, A DISTANCE OF 176.54 FEET TO A POINT ON SAID WEST LINE THAT IS 1147.72 FEET (1147.88 FEET-DEED) SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12; THENCE NORTH 46 DEGREES 03 MINUTES 00 SECONDS EAST ALONG A LINE THAT

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INTERSECTS THE AFORESAID CENTER LINE, AS MONUMENTED, OF RAND ROAD (U.S. ROUTE NO. 12) AT A POINT 763.71 FEET NORTHWESTERLY OF, MEASURED ALONG SAID CENTER LINE, THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 12, A DISTANCE OF 45.80 FEET TO A LINE THAT IS 33.00 FEET EAST OF, MEASURED AT RIGHT ANGLES THERETO, AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12; THENCE NORTH 00 DEGREES 02 MINUTES 56 SECONDS WEST ALONG SAID PARALLEL LINE, 451.31 FEET TO A LINE DRAWN FROM A POINT ON THE CENTER LINE, AS MONUMENTED, OF RAND ROAD (U.S. ROUTE NO. 12) THAT IS 1088.71 FEET NORTHWESTERLY OF, MEASURED ALONG SAID CENTER LINE, THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 12 TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 THAT IS 696.39 FEET SOUTH OF, MEASURED ALONG SAID WEST LINE, THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12; THENCE SOUTH 46 DEGREES 03 MINUTES 52 SECONDS WEST ALONG SAID LINE, 45.79 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12; THENCE NORTH 00 DEGREES 02 MINUTES 56 SECONDS WEST, ALONG SAID WEST LINE, 696.39 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12; THENCE NORTH 00 DEGREES 13 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 167.69 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RAND ROAD (U.S. ROUTE NO. 12) PER RIGHT OF WAY SURVEY RECORDED AS DOCUMENT NO. 12591714; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1860.08 FEET AN ARC DISTANCE OF 599.33 FEET TO THE NORTHWESTERLY LINE, AS MONUMENTED, OF FRONTAGE ROAD PER THE AFORESAID PLAT OF HIGHWAYS RECORDED AS DOCUMENT NO. 86158826 AND RE-RECORDED AS DOCUMENT NO. 87271972, THE CHORD OF SAID ARC HAVING A LENGTH OF 596.74 FEET AND A BEARING OF SOUTH 57 DEGREES 39 MINUTES 08 SECONDS EAST; THENCE SOUTH 43 DEGREES 13 MINUTES 26 SECONDS WEST ALONG THE NORTHWESTERLY LINE, AS MONUMENTED, OF SAID FRONTAGE ROAD, 136.30 FEET TO THE MOST WESTERLY CORNER OF SAID FRONTAGE ROAD RIGHT OF WAY; THENCE SOUTH 29 DEGREES 54 MINUTES 30 SECONDS EAST ALONG THE AFORESAID SOUTHWESTERLY LINE OF FRONTAGE ROAD, 501.17 FEET TO THE POINT OF BEGINNING. **EXCEPTING THEREFROM** A PARCEL OF LAND LOCATED IN THE AFORESAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE AFORESAID CENTER LINE, AS MONUMENTED, OF RAND ROAD (U.S. ROUTE NO. 12) THAT IS 1088.71 FEET NORTHWESTERLY OF, MEASURED ALONG SAID CENTER LINE, THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER OF SECTION 12; THENCE SOUTH 46 DEGREES 03 MINUTES 52 SECONDS WEST ALONG A LINE THAT INTERSECTS THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 AT A POINT 696.39 FEET SOUTH OF, MEASURED ALONG SAID WEST LINE, THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, A DISTANCE OF 270.93 FEET (269.25 FEET-DEED) FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 46 DEGREES 03 MINUTES 52 SECONDS WEST ALONG THE LAST DESCRIBED LINE, 50.00 FEET; THENCE NORTH 43 DEGREES 56 MINUTES 08 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, 50.00 FEET; THENCE NORTH 46 DEGREES 03 MINUTES 52 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 50.00 FEET; THENCE SOUTH 43 DEGREES 56 MINUTES 08 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 50.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

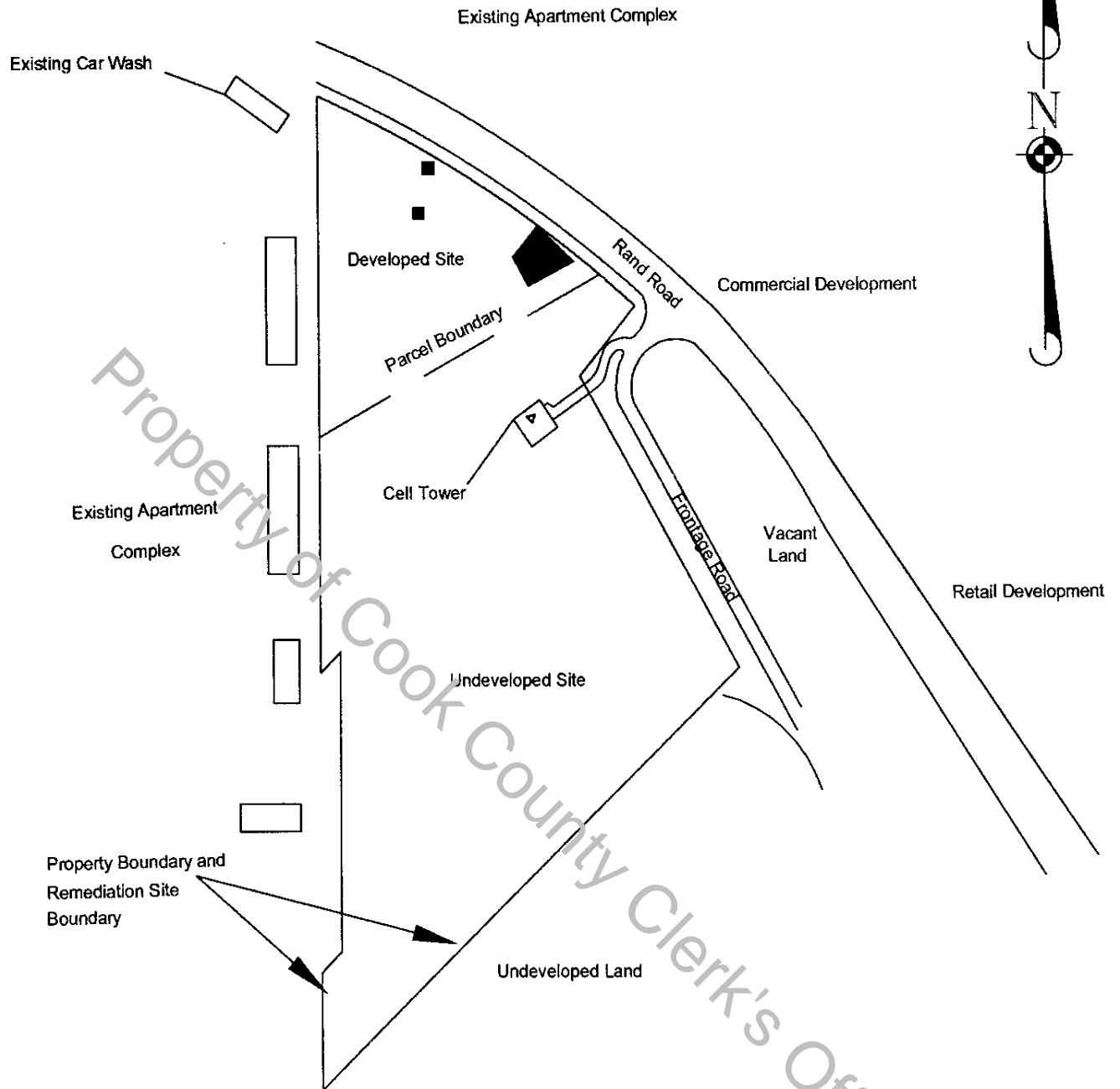
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2. Common Address: 1260 North Rand Road, Palatine, Illinois
3. Real Estate Tax Index/Parcel Index Number: 02-12-211-005, 02-12-401-001, 02-12-401-012, 02-12-401-013, 02-12-401-014, and 02-12-401-015.
4. Remediation Site Owner: Claremont Ridge L.L.C.
5. Land Use: Residential and/or Industrial/Commercial
6. Site Investigation: Focused

See NFR letter for other terms.

Property of Cook County Clerk's Office

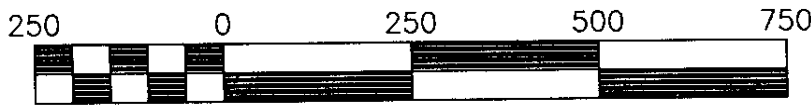
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Property of Cook County Clerk's Office

LEGEND


 Required Engineered Barrier

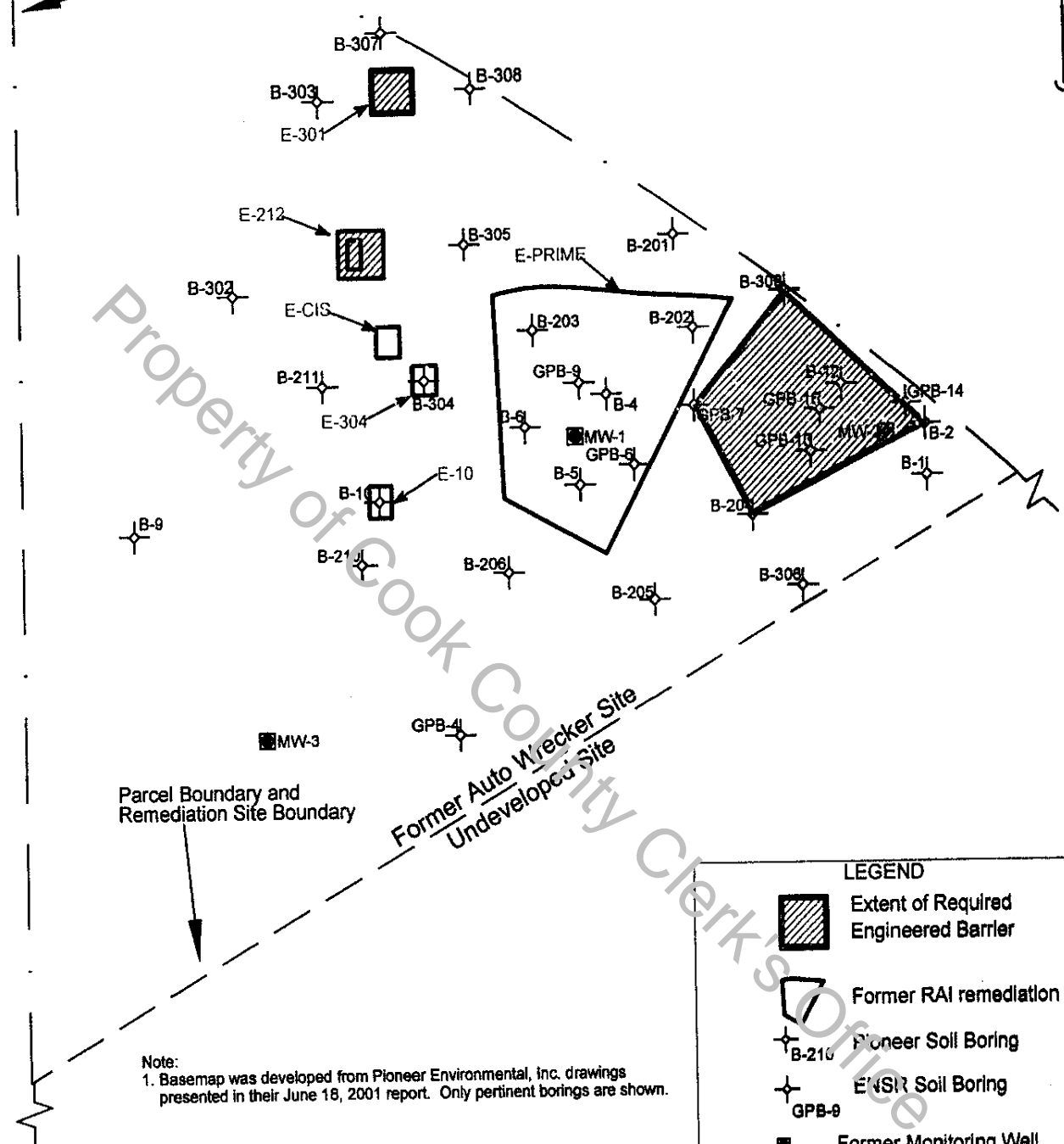


Scale 1" = 250'

FILE NAME	1767	Raisanen & Associates, Inc. Environmental Consultants
DRAWN	JLC	
CHECK	MMW	Site Location Map Claremont Ridge, LLC. SWC of Rand Road & IL Route 53 Palatine, Illinois
APPR.	CAM	
ISSUED	05/28/03	
SCALE	1" = 250'	
FIGURE	2	

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Property Boundary and Remediation Site Boundary



Property of Cook County Clerk's Office

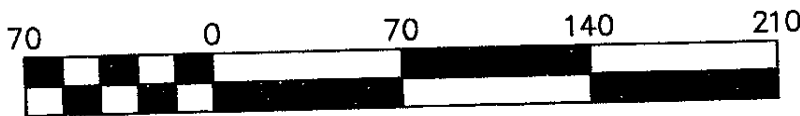
Parcel Boundary and Remediation Site Boundary

Former Auto Wrecker Site
Undeveloped Site

Note:
1. Basemap was developed from Pioneer Environmental, Inc. drawings presented in their June 16, 2001 report. Only pertinent borings are shown.

LEGEND

- Extent of Required Engineered Barrier
- Former RAI remediation area
- Pioneer Soil Boring
B-210
- ENSR Soil Boring
GPB-9
- Former Monitoring Well
MW-1



Scale: 1" = 70'

FILE NAME	1787	Ralsanen & Associates, Inc. Environmental Consultants
DRAWN	JLC	Location of Engineered Barriers Claremont Ridge L.L.C. SWC of Rand Road & IL Route 53 Palatine, Illinois
CHECK	MMW	
APPR.	CAM	
ISSUED	04/18/04	
SCALE	1" = 70'	
FIGURE	3	

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SITE REMEDIATION PROGRAM
TABLE A: REGULATED SUBSTANCES OF CONCERN
LPC # 0312345228 – EPTNL PALATINE L.L.C.

Volatile Organic Compounds

CAS No.	Compound Name
67-64-1	Acetone
71-43-2	Benzene
75-27-4	Bromodichloromethane
75-25-2	Bromoform
74-83-9	Bromomethane
78-93-3	2-Butanone (MEK)
75-15-0	Carbon Disulfide
56-23-5	Carbon Tetrachloride
108-90-7	Chlorobenzene
124-48-1	Chlorodibromomethane (Dibromochloromethane)
75-00-3	Chloroethane
67-66-3	Chloroform
74-87-3	Chloromethane
96-12-8	1,2-Dibromo-3-Chloropropane
106-93-4	1,2-Dibromomethane
75-34-3	1,1-Dichloroethane
107-06-2	1,2-Dichloroethane
75-35-4	1,1-Dichloroethane
156-60-5	<i>trans</i> -1,2-Dichloroethene
156-59-2	<i>cis</i> -1,2-Dichloroethene
78-87-5	1,2-Dichloropropane
10061-02-6	<i>trans</i> -1,3-Dichloropropene
10061-01-5	<i>cis</i> -1,3-Dichloropropene
100-41-4	Ethylbenzene
591-78-6	2-Hexanone
75-09-2	Methylene Chloride
108-10-1	4-Methyl-2-Pentanone (MIBK)
91-20-3	Naphthalene
100-42-5	Styrene
127-18-4	Tetrachloroethene
79-34-5	1,1,2,2-Tetrachloroethane
79-01-6	Trichloroethene
71-55-6	1,1,1-Trichloroethane
79-00-5	1,1,2-Trichloroethane
108-88-3	Toluene
108-05-4	Vinyl Acetate
75-01-4	Vinyl Chloride
1330-20-7	Xylenes (total)

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Semivolatile Organic Compounds

CAS No.	Compound Name
83-32-9	Acenaphthene
208-96-8	Acenaphthylene
120-12-7	Anthracene
56-55-3	Benzo(a)anthracene
50-32-8	Benzo(a)pyrene
205-99-2	Benzo(b)fluoranthene
191-24-2	Benzo(g,h,i)perylene
207-08-9	Benzo(k)fluoranthene
218-01-9	Chrysene
53-70-3	Dibenzo(a,h)anthracene
206-44-0	Fluoranthene
86-73-7	Fluorene
193-39-5	Indeno(1,2,3-cd)pyrene
85-01-8	Phenanthrene
129-00-0	Pyrene

Fungicides, Insecticides, Herbicides, Pesticides and Aroclors

CAS No.	Compound Name
12674-11-2	Aroclor - 1016
11104-28-2	Aroclor - 1221
11141-16-5	Aroclor - 1232
53469-21-9	Aroclor - 1242
12672-29-6	Aroclor - 1248
11097-69-1	Aroclor - 1254
11096-82-5	Aroclor - 1260

Metals

CAS No.	Compound Name
7440-38-2	Arsenic
7440-39-3	Barium
7440-43-9	Cadmium
7440-47-3	Chromium (Total)
7439-92-1	Lead
7439-97-6	Mercury
7782-49-2	Selenium
7440-22-4	Silver