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PREPARED BY:

Name: Mr. Kyle Schuhmacher, Vice President
Ridge Bedford Park I, LLC

Address: 8430 West Bryn Mawr Road, Suite 400
Chicago, Illinois 60631



Doc#: 0705839004 Fee: \$36.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/27/2007 08:43 AM Pg: 1 of 7

RETURN TO:

Name: Mr. Kyle Schuhmacher, Vice President
Ridge Bedford Park I, LLC

Address: 8430 West Bryn Mawr Road, Suite 400
Chicago, Illinois 60631

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: 0310125006.

Ridge Bedford Park I, LLC, the Remediation Applicant, whose address is 8430 West Bryn Mawr Road, Suite 400, Chicago, Illinois 60631 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: LOTS 1 AND 2 IN BEDFORD PARK COMMERCE CENTER I & II, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 2005 AS DOCUMENT NUMBER 0526439064, IN COOK COUNTY, ILLINOIS.
2. Common Address: 5151 West 73rd Street, Bedford Park, IL.
3. Parcel Index Numbers: 19-28-102-005-0000 and 19-28-200-022-0000.
4. Remediation Site Owner: Ridge Bedford Park I, LLC.
5. Land Use: Industrial/Commercial.
6. Site Investigation: Comprehensive.

See NFR letter for other terms.

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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

5151
NFR - Environmental



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 DOUGLAS P. SCOTT, DIRECTOR

(217) 782-6761

December 27, 2006

CERTIFIED MAIL

7004 2510 0001 8586 5662

Mr. Kyle Schuhmacher, Vice President
Ridge Bedford Park I, LLC
8430 West Bryn Mawr Road, Suite 400
Chicago, Illinois 60631

Re: 0310125006/Cook County
Bedford Park/Reckitt & Colman Household Products
Site Remediation Program/Technical Reports
No Further Remediation Letter

Dear Mr. Schuhmacher:

The *Comprehensive Site Investigation Report*, (June 2, 2006/Log No. 06-29797) *Remediation Objectives Report and Remedial Action Plan* (June 5, 2006/Log No. 06-29812), and *Response to Comments* (September 26, 2006/Log No. 06-31122), as prepared by Professional Service Industries, Inc., for the Reckitt & Colman Household Products property, have been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA") and demonstrate that the remedial action was completed in accordance with 35 Illinois Administrative Code Parts 740 and 742.

The Remediation Site, consisting of 25 acres, is located at 5151 West 73rd Street, Bedford Park, 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 (December 15, 2005/Log No. 04-22974), is Ridge Bedford Park I, LLC.

This comprehensive 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 and does not require further remediation under the Act if 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

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Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

- 1) The Remediation Site is restricted to Industrial/Commercial land use.
- 2) 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

- 3) 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:

- 4) At a minimum, a safety plan should be developed to address possible worker exposure in the event that any future excavation and construction activities may occur within the contaminated soil beneath the asphalt parking lot between the warehouses. Any excavation within the contaminated soil will require implementation of a safety plan consistent with NIOSH Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities, OSHA regulations (particularly in 29 CFR 1910 and 1926), state and local regulations, and other USEPA guidance. Soil excavated below 8.0 feet must be returned to the same depth from which it was excavated or properly managed or disposed in accordance with applicable state and federal regulations.

Engineering Controls:

- 5) The asphalt barrier, as shown in the attached Site Base Map, must remain over the contaminated soils. This asphalt barrier must be properly maintained as an engineered barrier to inhibit inhalation and ingestion of the contaminated media.
- 6) The clean soil barrier, which is comprised of a minimum of 3.0 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.
- 7) The concrete building floor, as shown in the attached Site Base Map, must remain over the contaminated soils. This building must be properly maintained as an engineered barrier to inhibit inhalation and ingestion of the contaminated media.

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Institutional Controls:

- 8) No person shall construct, install, maintain, or operate a 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 (e.g., domestic, industrial/commercial uses and outdoor watering).

Other Terms

- 9) 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.

- 10) 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

- 11) 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;

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- 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.

12) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:

- a) Ridge Bedford Park I, LLC;
- 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.

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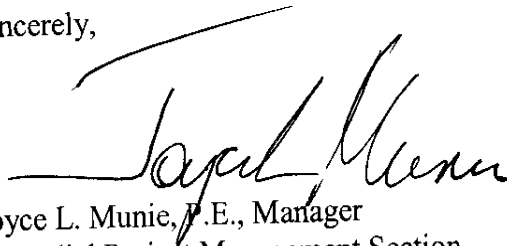
- 13) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Office of the Recorder of Cook County. For recording purposes, the Illinois EPA Site Remediation Program Environmental Notice attached to this Letter should be the first 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 Reckitt & Colman Household Products property.
- 14) 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/RPMS
 1021 North Grand Avenue East
 Post Office Box 19276
 Springfield, IL 62794-9276

- 15) 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 the Reckitt & Colman Household Products property, you may contact the Illinois EPA project manager, Marc Cummings at (217) 782-9079.

Sincerely,



Joyce L. Munie, P.E., Manager
 Remedial Project Management Section
 Division of Remediation Management
 Bureau of Land

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

cc: David H. Russian, P. E.
 Professional Service Industries, Inc.
 4421 Harrison Street
 Hillside, Illinois 60162

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Site Base Map
 0310125006 -- Cook County
 Bedford Park / Reckitt & Coleman
 Site Remediation Program



REMEDIATION SITE BOUNDARY

WEST 73 RD STREET

PARKING LOT
ASPHALT COVER

PARKING LOT
ASPHALT COVER

LEGEND:

- LANDSCAPED AREA
ENGINEERED BARRIER
- 3' OF CLEAN SOIL
- CONCRETE SLAB
ENGINEERED BARRIER
- ASPHALT COVER
ENGINEERED BARRIER
(UNHATCHED AREAS)

BUILDING 2
272,385 S.F.
5151 West 73rd Street

BUILDING 1
270,789 S.F.
5139 West 73rd Street

PARKING LOT
ASPHALT COVER

PARKING LOT
ASPHALT COVER

0 75' 150'
SCALE: 1" = 150'

ALL LOCATIONS ARE APPROXIMATE

DRY DETENTION BASIN

REMEDIATION SITE BOUNDARY

PSI Information
To Build On
Consulting • Engineering • Testing

Environmental Services
4421 Harrison Street
Hillside, IL 60162
(708) 236-0720

Site Base Map
0310125006 -- Cook County
Bedford Park /
Reckitt & Coleman
Household Products
Site Remediation Program

CHECKED: O. Naria	SCALE: SEE DWG	DATE: 9-18-06	FIGURE: Fig. 1a
DRAWN: C. Moran 865-04g018-2		PROJECT NO. 865-4G018	