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PREPARED BY:

Name: Prospect Avenue Cleaners
Attn: Mr. Byung S. Kim

Address: 15 West Prospect Avenue
Mount Prospect, Illinois 60056



RETURN TO:

Name: Prospect Avenue Cleaners
Attn: Mr. Byung S. Kim

Address: 15 West Prospect Avenue
Mount Prospect, Illinois 60056

Doc#: 0821831042 Fee: \$58.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/05/2008 11:52 AM Pg: 1 of 12

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: 0311985081

Prospect Avenue Cleaners, the Remediation Applicant, whose address is 15 West Prospect Avenue, Mount Prospect, Illinois 60056, 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: Legal description- LOTS 8, 9, 10, AND 11 IN BUSSE'S RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE OF THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 4 ALSO OF LOTS 2 AND 3 IN BLOCK 5, ALL OF BLOCK 6, LOTS 13 TO 24 INCLUSIVE IN BLOCK 7 AND LOTS 17 TO 20 IN BLOCK 8, ALL IN MEIR'S ADDITION TO MOUNT PROSPECT, A SUBDIVISION IN NORTHWEST ¼ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO LOT 1 (EXCEPT THE NORTHEASTERLY 16 FEET THEREOF) IN BLOCK 5 DEDICATED TO FORM PART OF PROSPECT AVENUE BY PLAT REGISTERED AS DOCUMENT NUMBER 301948 IN MEIR'S ADDITION TO MOUNT PROSPECT, IN NORTHWEST ¼ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
REMEDIATION SITE BOUNDARY AND ENGINEERED BARRIER DESCRIPTION:
COMMENCING ON THE INTERSECTION OF THE CENTERLINES OF WILLE STREET AND PROSPECT AVENUE, PROCEED 155' EAST AS MEASURED PARALLEL WITH PROSPECT AVENUE AND 45' SOUTH AS MEASURED PERPENDICULAR TO PROSPECT AVENUE TO A POINT OF BEGINNING; THENCE 40' EAST AS MEASURED PARALLEL WITH PROSPECT AVENUE; THENCE 125' SOUTH AS MEASURED PERPENDICULAR TO PROSPECT AVENUE;

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THENCE 40' WEST AS MEASURED PARALLEL WITH PROSPECT AVENUE; AND THENCE 125' NORTH AS MEASURED PERPENDICULAR TO PROSPECT AVENUE, TO THE POINT OF BEGINNING.

2. Common Address: 15 West Prospect Avenue, Mount Prospect, Illinois 60056
3. Real Estate Tax Index/Parcel Index Numbers: 08-12-114-001-0000, 08-12-114-002-0000, 08-12-114-003-0000, 08-12-114-004-0000, and 08-12-114-005-0000
4. Remediation Site Owner: Prospect Place LLC, LDP Management, Inc.
Attn: Ms. Lauren Kaplan
1033 West Loyola Avenue
Chicago, Illinois 60626
5. Land Use: Industrial/Commercial
6. 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 – (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

June 11, 2008

CERTIFIED MAIL

7007 2560 0003 2091 9191

Prospect Avenue Cleaners
 Attn: Mr. Byung S. Kim
 15 West Prospect Avenue
 Mount Prospect, Illinois 60056

Re: 0311985081-Cook County
 Mount Prospect/Prospect Avenue Cleaners
 15 West Prospect Avenue
 Site Remediation Program/Technical Reports
 No Further Remediation Letter

Dear Mr. Kim:

The combined *Focused Subsurface Site Investigation & Remediation Objectives Report* (received June 4, 2007/Log No. 07-33947), as prepared by Hydrodynamics Consultants, Inc. for the above referenced Remediation Site, 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 combined *Focused Subsurface Site Investigation & Remediation Objectives Report* shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of 0.115 acres, is located at 15 West Prospect Avenue, Mount Prospect, 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 (April 24, 2007/Log No. 07-33648), is Prospect Avenue Cleaners.

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.

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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 regulated substances of concern that have been successfully addressed and are detailed in the attached Table A.
- 2) The Remediation Site is restricted to Industrial/Commercial land use.
- 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.

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.

Engineering Controls:

- 5) The building concrete floor, as shown in the attached Site Base Map, must remain over the contaminated soils. This building concrete floor must be properly maintained as an engineered barrier to inhibit inhalation and ingestion of the contaminated media.

Institutional Controls:

- 6) 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

- 7) Areas outside the Remediation Site boundaries or specific engineered barrier locations, as shown in the Site Base Map, are not subject to any other institutional or engineered barrier controls.
- 8) 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.

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- 9) 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

- 10) 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.
- 11) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Prospect Avenue Cleaners;
 - b) The owner and operator of the Remediation Site;

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- 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.
- 12) 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 Prospect Avenue Cleaners property.
- 13) 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

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14) 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 Prospect Avenue Cleaners property, you may contact the Illinois EPA project manager, Russell H. Irwin at (217) 524-2084.

Sincerely,



Joyce L. Munie, 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
Table A: Regulated Substances of Concern
Property Owner Certification of No Further Remediation Letter under the
Site Remediation Program Form
Instructions for Filing the NFR Letter

cc: Ms. Lauren Kaplan; Prospect Place LLC, LDP Management, Inc.
Mr. Minghua Wan; Hydrodynamics Consultants, Inc.

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SITE REMEDIATION PROGRAM
TABLE A: REGULATED SUBSTANCES OF CONCERN
0311985081 – PROSPECT AVENUE CLEANERS

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 |
| 110-75-8 | 2-Chloroethylvinyl ether |
| 75-34-3 | 1,1-Dichloroethane |
| 107-06-2 | 1,2-Dichloroethane |
| 75-35-4 | 1,1-Dichloroethene |
| 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

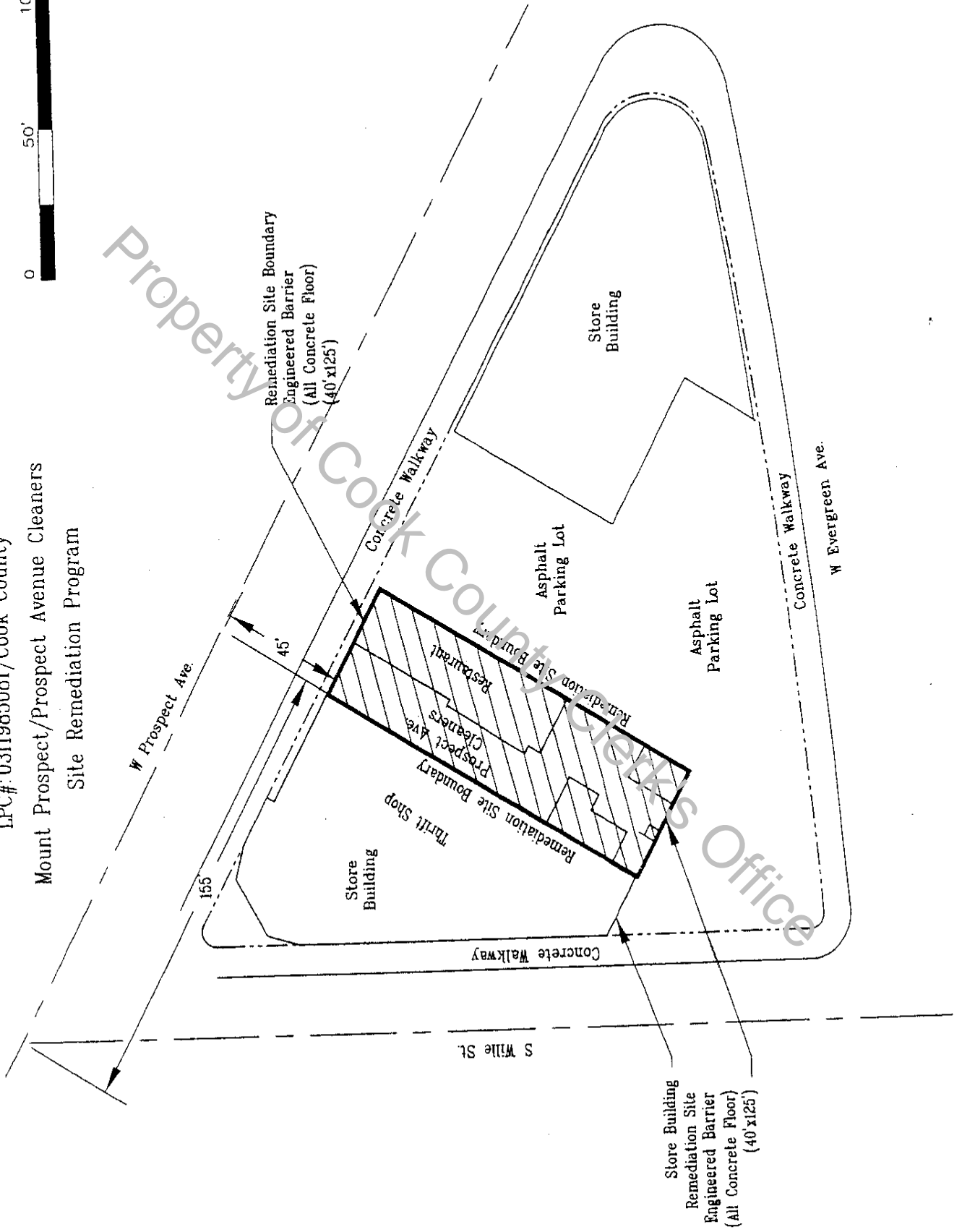
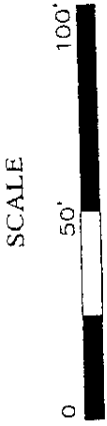
| CAS No. | Compound Name |
|------------|------------------------------|
| 83-32-9 | Acenaphthene |
| 208-96-8 | Acenaphthylene |
| 120-12-7 | Anthracene |
| 56-55-3 | Benzo(a)anthracene |
| 50-32-8 | Benzo(a)pyrene |
| 205-99-2 | Benzo(b)fluoranthene |
| 191-24-2 | Benzo(g,h,i)perylene |
| 207-08-9 | Benzo(k)fluoranthene |
| 100-51-6 | Benzyl Alcohol |
| 39638-32-9 | Bis(2-Chloroisopropyl) ether |
| 111-44-4 | bis(2-Chloroethyl)ether |
| 111-91-1 | bis(2-Chloroethoxy)methane |
| 117-81-7 | bis(2-Ethylhexyl)phthalate |
| 101-55-3 | 4-Bromophenyl-phenyl ether |
| 85-68-7 | Butyl benzyl phthalate |
| 106-47-8 | 4-Chloroaniline |
| 59-50-7 | 4-Chloro-3-methylphenol |
| 91-58-7 | 2-Chlororaph halene |
| 95-57-8 | 2-Chlorophenol |
| 7005-72-3 | 4-Chlorophenyl-phenyl ether |
| 218-01-9 | Chrysene |
| 53-70-3 | Dibenzo(a,h)anthracene |
| 132-64-9 | Dibenzofuran |
| 95-50-1 | 1,2-Dichlorobenzene |
| 541-73-1 | 1,3-Dichlorobenzene |
| 106-46-7 | 1,4-Dichlorobenzene |
| 91-94-1 | 3,3'-Dichlorobenzidine |
| 120-83-2 | 2,4-Dichlorophenol |
| 84-66-2 | Diethylphthalate |
| 105-67-9 | 2,4-Dimethylphenol |
| 131-11-3 | Dimethylphthalate |
| 122-39-4 | Diphenylamine |
| 84-74-2 | Di-n-butylphthalate |
| 534-52-1 | 4,6-Dinitro-2-methylphenol |
| 51-28-5 | 2,4-Dinitrophenol |
| 121-14-2 | 2,4-Dinitrotoluene |
| 606-20-2 | 2,6-Dinitrotoluene |
| 117-84-0 | Di-n-octyl phthalate |
| 206-44-0 | Fluoranthene |
| 86-73-7 | Fluorene |
| 118-74-1 | Hexachlorobenzene |
| 87-68-3 | Hexachlorobutadiene |
| 77-47-4 | Hexachlorocyclopentadiene |

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| | |
|----------|------------------------------------|
| 67-72-1 | Hexachloroethane |
| 193-39-5 | Indeno(1,2,3-cd)pyrene |
| 78-59-1 | Isophorone |
| 91-57-6 | 2-Methylnaphthalene |
| 95-48-7 | 2-Methylphenol (<i>o</i> -Cresol) |
| 106-44-5 | 4-Methylphenol (<i>p</i> -Cresol) |
| 88-74-4 | 2-Nitroaniline |
| 99-09-2 | 3-Nitroaniline |
| 100-01-6 | 4-Nitroaniline |
| 98-95-3 | Nitrobenzene |
| 88-75-5 | 2-Nitrophenol |
| 100-02-7 | 4-Nitrophenol |
| 86-30-6 | N-Nitrosodiphenylamine |
| 621-64-7 | N-Nitroso-di-n-propylamine |
| 87-86-5 | Pentachlorophenol |
| 85-01-8 | Phenanthrene |
| 108-95-2 | Phenol |
| 129-00-0 | Pyrene |
| 120-82-1 | 1,2,4-Trichlorobenzene |
| 95-95-4 | 2,4,5-Trichlorophenol |
| 88-06-2 | 2,4,6-Trichlorophenol |

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Site Base Map
 LPC#: 0311985081/Cook County
 Mount Prospect/Prospect Avenue Cleaners
 Site Remediation Program



Property of Cook County Clerk's Office

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

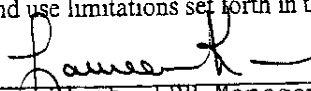

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

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.

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: <u>Prospect Place LLC</u> | |
| Title: <u>LDP Family Limited Partnership, Member, by LDP Management, General Partner</u> | |
| Company: <u>LDP Management, Inc., General Partner</u> | |
| Street Address: <u>1033 West Loyola Avenue</u> | |
| City: <u>Chicago</u> | State: <u>IL</u> Zip Code: <u>60626</u> Phone: <u>(773) 764-9510</u> |
| Site Information | |
| Site Name: <u>Mt. Prospect/Prospect Avenue Cleaners</u> | |
| Site Address: <u>15 West Prospect Avenue</u> | |
| City: <u>Mt. Prospect</u> | State: <u>IL</u> Zip Code: <u>60056</u> County: <u>Cook</u> |
| Illinois inventory identification number: <u>0311985081</u> | |
| Real Estate Tax Index/Parcel Index No. <u>08-12-114-001-0000, 08-12-114-002-0000,</u> <u>08-12-114-003-0000, 08-12-114-004-0000, 08-12-114-005-0000</u> | |
| 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: <u></u> | Date: <u>7/30/08</u> |
| President, LDP Management, Inc. | |
| SUBSCRIBED AND SWORN TO BEFORE ME this <u>30th</u> day of <u>July</u> , 200 <u>8</u> | |
| <u></u> Notary Public | <div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="text-align: center;">"OFFICIAL SEAL" BRUCE C. SPITZER Notary Public, State of Illinois My Commission Expires <u>11/17, 2009</u></p> </div> |

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.