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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. Box 19276, SPRINGFIELD, ILLINOIS 62794-9276 - (217) 782-2829
JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, ILLINOIS 60601 - (312) 814-6026

PAT QUINN, GOVERNOR

LISA BONNETT, INTERIM DIRECTOR

217/782-6762

CERTIFIED MAIL

7009 3410 0002 3748 0891

SEP 06 2011

ExxonMobil Oil Corporation
Attention: Michael Meola
5224 West State Road 46 (#339)
Sanford, Florida 32771



Doc#: 1125654000 Fee: \$56.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/13/2011 08:52 AM Pg: 1 of 11

Re: LPC # 0314030014 -- Cook County
Arlington Heights/Mobil Oil Station #05-D8G
1745 West Central Road
Leaking UST Incident No. 20070615 -- NFR Letter
Leaking UST Technical File

Dear Mr. Meola:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information was dated May 18, 2011 and was received by the Illinois EPA on May 20, 2011. Citations in this letter are from the Environmental Protection Act (Act), as amended by Public Act 92-0554 on June 24, 2002, and Public Act 96-0908 on June 8, 2010, and 35 Illinois Administrative Code (35 Ill. Adm. Code).

The Corrective Action Completion Report and associated Licensed Professional Engineer Certification submitted pursuant to Section 57.7(b)(5) of the Act and 35 Ill. Adm. Code 734.135(d) indicate corrective action for the above-referenced site was conducted in accordance with the Corrective Action Plan approved by the Illinois EPA. The Corrective Action Completion Report demonstrates that the requirements of Section 57.7(b) of the Act have been satisfied.

Based upon the certification by David Tully, a Licensed Professional Engineer, and pursuant to Section 57.10 of the Act (415 ILCS 5/57.10), your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter (Letter), based on the certification of the Licensed Professional Engineer, signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with; (2) all corrective action concerning the remediation of the occurrence has been completed; and (3) no further corrective action concerning the occurrence is necessary for the protection of human health, safety, and the

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environment. Pursuant to Section 57.10(d) of the Act, this Letter shall apply in favor of the following parties:

1. ExxonMobil Oil Corporation, the owner or operator of the underground storage tank system(s).
2. Any parent corporation or subsidiary of such owner or operator.
3. Any co-owner or co-operator, either by joint tenancy, right-of-survivorship, or any other party sharing a legal relationship with the owner or operator to whom the Letter is issued.
4. Any holder of a beneficial interest of a land trust or inter vivos trust whether revocable or irrevocable.
5. Any mortgagee or trustee of a deed of trust of such owner or operator.
6. Any successor-in-interest of such owner or operator.
7. Any transferee of such owner or operator whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest.
8. Any heir or devisee of such owner or operator.
9. An owner of a parcel of real property to the extent that this Letter applies to the occurrence on that parcel.

This Letter and all attachments, including but not limited to the Leaking Underground Storage Tank Environmental Notice, must be filed within 45 days of receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the county in which the above-referenced site is located. This Letter shall not be effective until officially recorded by the Office of the Recorder or Registrar of Titles of the applicable county in accordance with Illinois law so it forms a permanent part of the chain of title for the above-referenced property. Within 30 days of this Letter being recorded, an accurate and official copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA. For recording purposes, it is recommended that the Leaking Underground Storage Tank Environmental Notice of this Letter be the first page of the instrument filed.

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CONDITIONS AND TERMS OF APPROVAL

LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives for the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, were established in accordance with the requirements of the Tiered Approach to Corrective Action Objectives (35 Ill. Adm. Code 742) rules.
2. As a result of the release from the underground storage tank system(s) associated with the above-referenced incident, the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter, shall not be used in a manner inconsistent with the following land use limitation: The groundwater under the site shall not be used as a potable water supply. It has been demonstrated that the groundwater under the site meets Class II (General Resource) groundwater criteria rather than Class I (Potable Resource) groundwater. Groundwater classifications are defined at 35 Ill. Adm. Code 620.Subpart B.
3. The land use limitation 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 No Further Remediation Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

PREVENTIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

4. Preventive: The groundwater under the site described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter shall not be used as a potable supply of water. No person shall construct, install, maintain, or utilize a potable water supply well. In accordance with Section 3.65 of the Act, "potable" means generally fit for human consumption in accordance with accepted water supply principles and practices.
- Engineering: A building and concrete/asphalt barrier that is sufficient in thickness to inhibit the inhalation and ingestion of the contaminated media must remain over the contaminated soil as outlined in the attached Site Base Map. This building and concrete/asphalt barrier is to be properly maintained as an engineered barrier to inhibit inhalation and ingestion of the contaminated media.

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Institutional: This Letter shall be recorded as a permanent part of the chain of title for the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter.

5. Failure to establish, operate, and maintain controls in full compliance with the Act, applicable regulations, and the approved corrective action plan, if applicable, may result in voidance of this Letter.

OTHER TERMS

6. Any contaminated soil or groundwater removed or excavated from, or disturbed at, the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, must be handled in accordance with all applicable laws and regulations under 35 Ill. Adm. Code Subtitle G.
7. Further information regarding the above-referenced site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
Attention: 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 35 Ill. Adm. Code 734.720, should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide Notice of Voidance to the owner or operator of the leaking underground storage tank system(s) associated with the above-referenced incident and the current title holder of the real estate on which the tanks were located, at their last known addresses. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of the voidance. Specific acts or omissions that may result in the voidance of this Letter include, but shall not be limited to:
 - a. Any violation of institutional controls or industrial/commercial 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 Corrective Action Plan or Completion Report.

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- d. The failure to comply with the recording requirements for the Letter;
- e. Obtaining the Letter by fraud or misrepresentation; or
- 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.

Submit an accurate and official copy of this Letter, as recorded, to:

Illinois Environmental Protection Agency
Bureau of Land - #24
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

If you have any questions or need further assistance, please contact the Illinois EPA project manager, Mindy Weller, at 217/782-6762.

Sincerely,



Harry A. Chappel, P.E.
Unit Manager
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

HAC:MW\20070615.dot

Attachments: Leaking Underground Storage Tank Environmental Notice
Site Maps
Legal Description

cc: Timothy Marks, GES, Inc.
BOL File

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PREPARED BY:

Name: ExxonMobil Oil Corporation

Address: 1745 West Central Road
Arlington Heights, Illinois 60005

RETURN TO:

Name: ExxonMobil Oil Corporation

Address: 5224 West State Road 46 (#339)
Sanford, Florida 32771**(THE ABOVE SPACE FOR RECORDER'S OFFICE)****LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE**

THE OWNER AND/OR OPERATOR OF THE LEAKING UNDERGROUND STORAGE TANK SYSTEM(S) ASSOCIATED WITH THE RELEASE REFERENCED BELOW, WITHIN 45 DAYS OF RECEIVING THE NO FURTHER REMEDIATION LETTER CONTAINING THIS NOTICE, MUST SUBMIT THIS NOTICE AND THE REMAINDER OF THE NO FURTHER REMEDIATION LETTER TO THE OFFICE OF THE RECORDER OR REGISTRAR OF TITLES OF COOK COUNTY IN WHICH THE SITE DESCRIBED BELOW IS LOCATED.

Illinois EPA Number: 0314030014

Leaking UST Incident No.: 20070615

ExxonMobil Oil Corporation, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 5224 West State Road 46 (#339), Sanford, Florida 32771, has performed investigative and/or remedial activities for the site identified as follows and depicted on the attached Site Maps:

1. Legal Description or Reference to a Plat Showing the Boundaries: See Attachment
2. Common Address: 1745 West Central Road, Arlington Heights, Illinois Cook County
3. Real Estate Tax Index/Parcel Index Number: 08-05-201-004-0000
4. Site Owner: Mukesh Bhatia, 1745 West Central Road, Arlington Heights, Illinois
5. Land Use Limitation: The groundwater under the site shall not be used as a potable water supply.
6. See the attached No Further Remediation Letter for other terms.

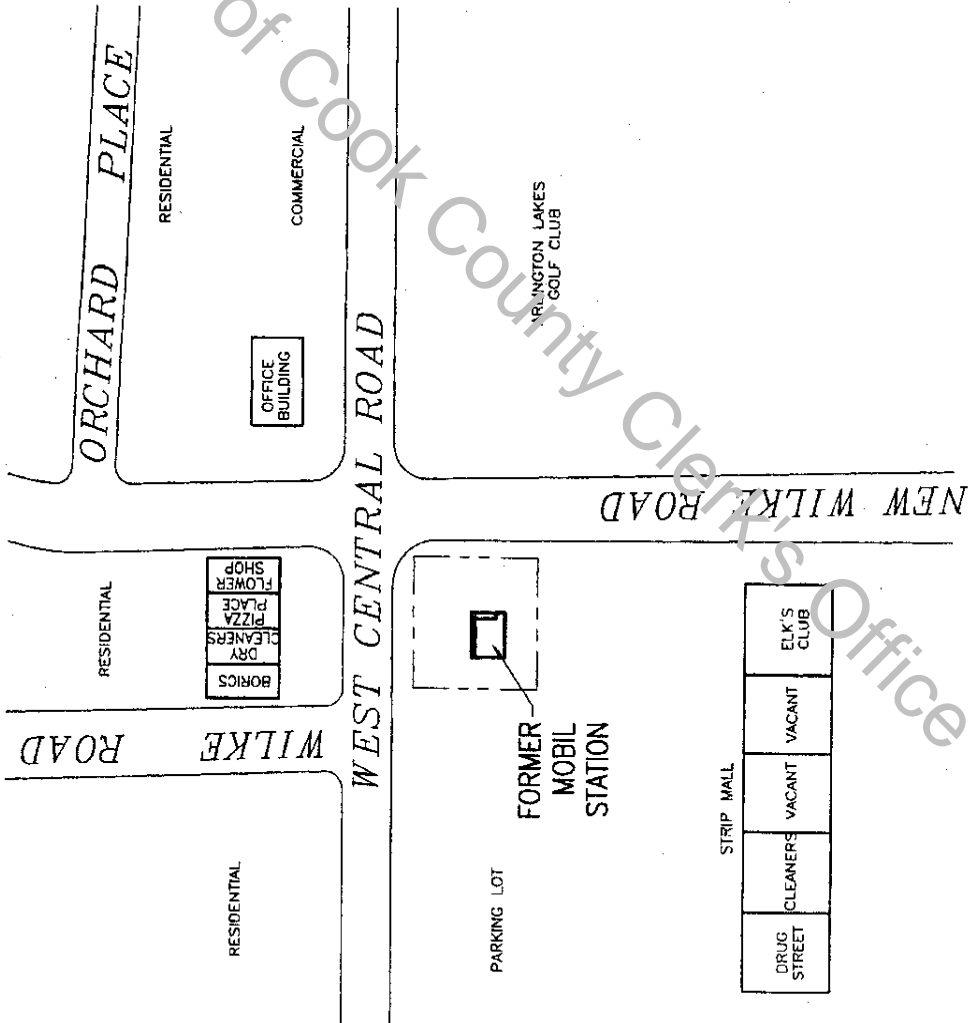
HAC:MW/20070615.dot

Attachment: Site Maps; Legal Description

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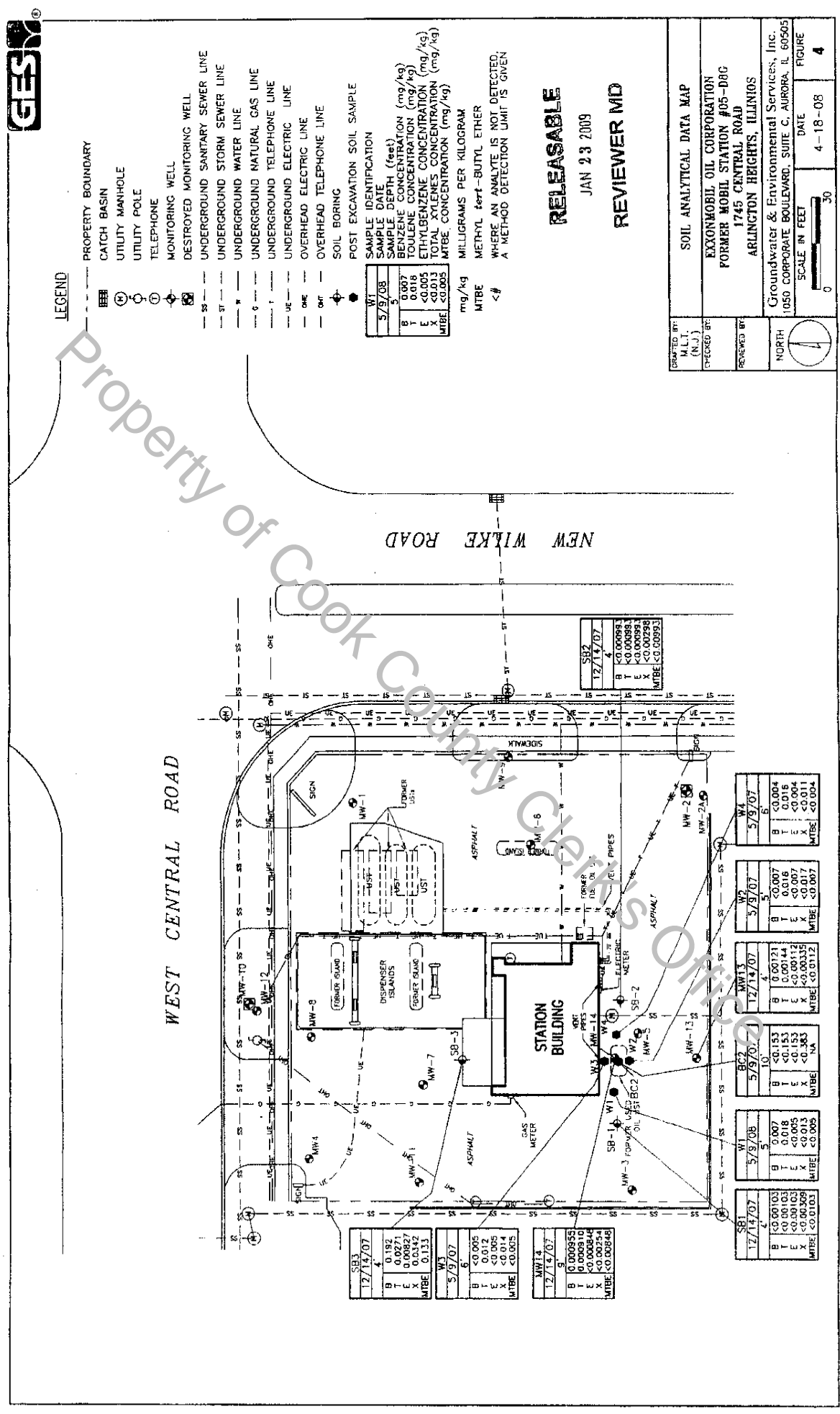
REVIEWER MID

JAN 23 2009

RELEASABLE

DRAFTED BY: E.V. (N.J.)	LOCAL AREA MAP
CHECKED BY:	EXXONMOBIL OIL CORPORATION FORMER MOBIL STATION #05-DBG 1745 CENTRAL ROAD ARLINGTON HEIGHTS, ILLINOIS
REVIEWED BY:	Groundwater & Environmental Services, Inc. 1050 CORPORATE BOULEVARD, SUITE C, AURORA, IL 60505
NORTH	NOT TO SCALE
	DATE 6-11-07
	FIGURE 2

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LEGEND

- PROPERTY BOUNDARY
- ▭ CATCH BASIN
- ⊕ UTILITY MANHOLE
- ⊕ UTILITY POLE
- ⊕ TELEPHONE
- ⊕ MONITORING WELL
- ⊗ DESTROYED MONITORING WELL
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND NATURAL GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- ⊕ SOIL BORING
- ⊕ POST EXCAVATION SOIL SAMPLE

SAMPLE IDENTIFICATION	
WT	5/9/08
SAMPLE DEPTH (feet)	5
BENZENE CONCENTRATION (mg/kg)	0.007
TOLUENE CONCENTRATION (mg/kg)	0.016
ETHYLBENZENE CONCENTRATION (mg/kg)	<0.005
XYLENES CONCENTRATION (mg/kg)	<0.005
MTBE CONCENTRATION (mg/kg)	<0.005

mg/kg MILLIGRAMS PER KILOGRAM
 MTBE METHYL tert-BUTYL ETHER
 <# WHERE AN ANALYTE IS NOT DETECTED,
 A METHOD DETECTION LIMIT IS GIVEN

RELEASABLE
 JAN 23 2009
REVIEWER MD

DRAWN BY: M.L.T. (N.L.)	SOIL ANALYTICAL DATA MAP			
CHECKED BY:	EXXONMOBIL OIL CORPORATION FORMER MOBIL STATION #05-D8C 1745 CENTRAL ROAD ARLINGTON HEIGHTS, ILLINOIS			
REVISIONS BY:				
NORTH		SCALE IN FEET		DATE
				4-18-08
				FIGURE 4

Property of Cook County, Illinois

NEW WILKE ROAD

WEST CENTRAL ROAD

STATION BUILDING

SB-3	
DATE	12/14/07
B	0.182
T	0.0271
E	0.00827
X	0.0342
MTBE	0.133

MW-3	
DATE	5/9/07
B	<0.005
T	0.012
E	<0.005
X	<0.005
MTBE	<0.005

MW-4	
DATE	12/14/07
B	0.00955
T	0.00317
E	0.000844
X	<0.00254
MTBE	<0.00848

SB-1	
DATE	12/14/07
B	<0.00103
T	<0.00103
E	<0.00103
X	<0.00309
MTBE	<0.0103

WB-1	
DATE	5/9/08
B	0.007
T	0.018
E	<0.005
X	<0.013
MTBE	<0.005

BC2	
DATE	5/9/07
B	<0.153
T	<0.153
E	<0.153
X	<0.383
MTBE	NA

MW-13	
DATE	12/14/07
B	0.00121
T	0.00144
E	<0.00112
X	<0.00335
MTBE	<0.0112

WB-2	
DATE	5/9/07
B	<0.007
T	0.016
E	<0.007
X	<0.017
MTBE	<0.007

WA	
DATE	5/9/07
B	<0.004
T	0.016
E	<0.004
X	<0.011
MTBE	<0.004

SB-2	
DATE	12/14/07
B	<0.00883
T	<0.00883
E	<0.00883
X	<0.00798
MTBE	<0.00883

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LEGEND

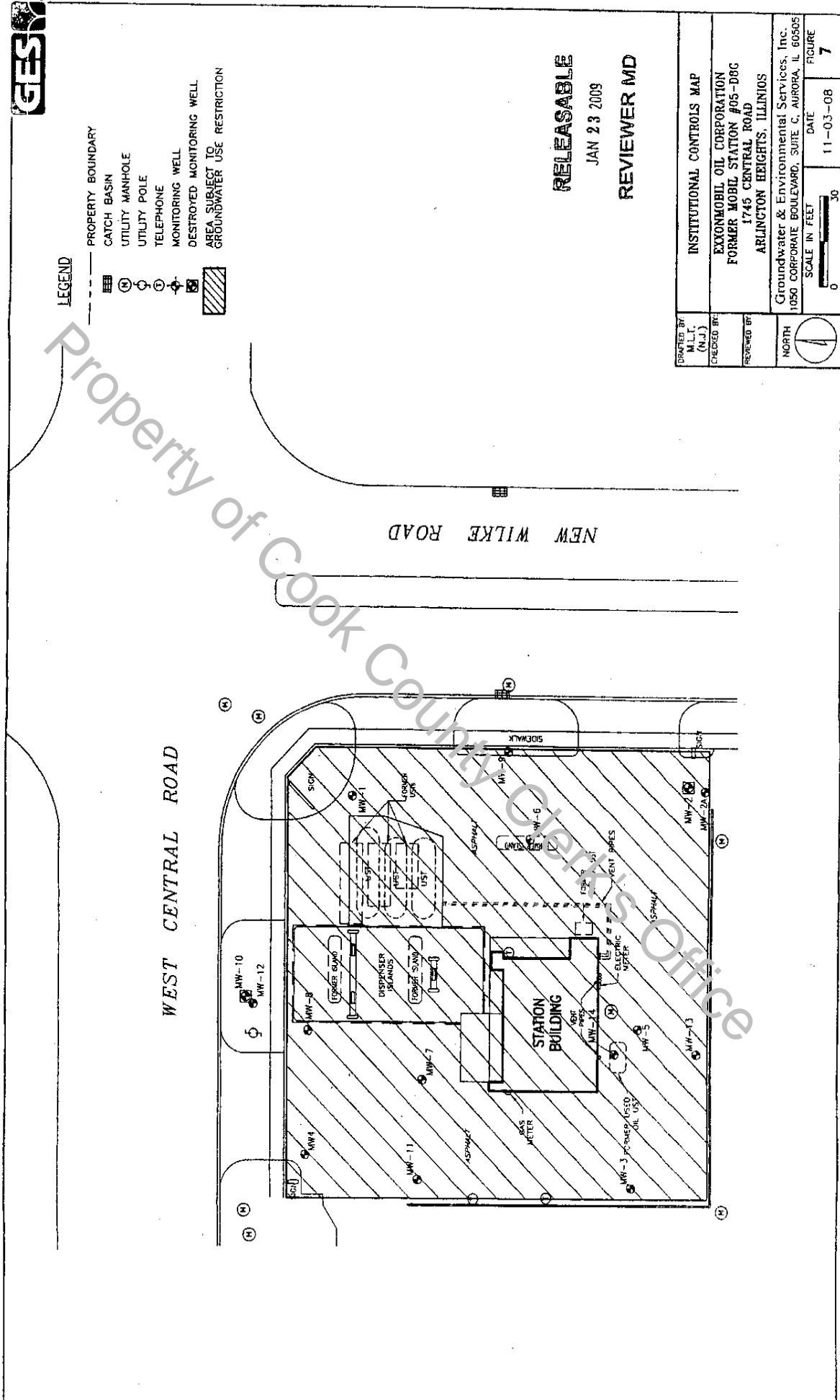
- PROPERTY BOUNDARY
- ▨ CATCH BASIN
- ⊕ UTILITY MANHOLE
- ⊙ UTILITY POLE
- ⊕ TELEPHONE
- ⊕ MONITORING WELL
- ⊕ DESTROYED MONITORING WELL
- ▨ AREA SUBJECT TO GROUNDWATER USE RESTRICTION

RELEASABLE

JAN 23 2009

REVIEWER MD

DESIGNED BY M.L.T. (N.J.)	INSTITUTIONAL CONTROLS MAP
CHECKED BY	EXXONMOBIL OIL CORPORATION FORMER MOBIL STATION #05-D06 1745 CENTRAL ROAD ARLINGTON HEIGHTS, ILLINOIS
REVIEWED BY	Groundwater & Environmental Services, Inc. 1050 CORPORATE BOULEVARD, SUITE C, AURORA, IL 60505
NORTH	SCALE IN FEET 0 30
	DATE 11-03-08
	FIGURE 7



Property of Cook County Health's Office

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David D. Orr

Clerk of Cook County

COUNTY OF COOK MAP DEPARTMENT

Date: 07-01-2005

THIS CERTIFIES THAT THE PERMANENT REAL ESTATE INDEX NUMBER KNOWN AS:
08 - 05 - 201 - 004 - 0000 BEARS THE FOLLOWING LEGAL DESCRIPTION:

LOT 1 EXCEPT THE EAST 1208.73 FEET THEREOF AND EXCEPT THE PART RESUBDIVIDED BY
WILKE-CENTRAL SUBDIVISION, IN DIVISION OF THE EAST HALF OF FRACTION SECTION 5 TOWNSHIP
41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Fee: \$5.00

David D. Orr

Supervisor of Maps and Plats

Property of Cook County Clerk's Office



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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794-9276 • (217) 782-2829
James R. Thompson Center, 100 West Randolph, Suite 11-300, Chicago, IL 60601 • (312) 814-6026

PAT QUINN, GOVERNOR

RECORDING REQUIREMENTS FOR NO FURTHER REMEDIATION LETTERS

Introduction

The Illinois Environmental Protection Agency's (Illinois EPA) Bureau of Land/Leaking Underground Storage Tank Section issues a No Further Remediation (NFR) Letter after a demonstration of compliance with Title XVI of the Environmental Protection Act and applicable regulations is made. The NFR Letter signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with, (2) all corrective action concerning the remediation of the occurrence has been completed, and (3) no further corrective action concerning the occurrence is necessary so long as the site is used in accordance with the terms and conditions of the NFR Letter.

Significance

When properly recorded, the NFR Letter holds legal significance for all applicable parties outlined at Section 57.10(d) of the Environmental Protection Act. (See 415 ILCS 5/57.10(d).) If not properly recorded, the Illinois EPA will take steps to void the NFR Letter in accordance with the regulations.

Duty to Record

The duty to record the NFR Letter is mandatory. You must submit the NFR Letter, with a copy of any applicable institutional controls proposed as part of a corrective action completion report, to the Office of the Recorder or the Registrar of Titles of the county in which the site is located within 45 days after receipt of the NFR Letter. You must record the NFR Letter and any attachments. The NFR Letter shall be filed in accordance with Illinois law so that it forms a permanent part of the chain of title to ensure current and future users of the property will be informed of the conditions and terms of approval including level of remediation; land use limitations; and preventive, engineering and institutional controls. A certified or otherwise accurate and official copy of the NFR Letter and any attachments, as recorded, must be submitted to the Illinois EPA. Failure to record the NFR Letter in accordance with the regulations will make the NFR Letter voidable.

For More Information

Please refer to Tiered Approach to Corrective Action Objectives (TACO) Fact Sheet 3 available from the Illinois EPA by calling 1-888-299-9533 or by accessing it on the Illinois EPA Web site at <http://www.epa.state.il.us/land/taco/3-no-further-remediation-letters.html>.