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PREPARED BY:

Name: Mr. Victor Seyedin
Lake City Cleaners Evanston, LLC



Doc#: 1329850015 Fee: \$58.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/25/2013 11:49 AM Pg: 1 of 11

Address: 831 Emerson Street
Evanston, IL 60201

RETURN TO:

Name: Mr. Victor Seyedin
Lake City Cleaners Evanston, LLC

Address: 831 Emerson Street
Evanston, IL 60201

THE ABOVE SPACE FOR RECORDER'S OFFICE

The remediation applicant must submit this Environmental No Further Remediation Letter within 45 days of its receipt, to the Office of the Recorder of Cook County.

Illinois State EPA Number: 0310815220

Mr. Victor Seyedin, the Remediation Applicant, whose address is 831 Emerson Street, Evanston, IL 60201- 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:

PARCEL 1: ... Lot 11 (except the East 50.0 feet thereof) in PAUL PRATT'S ADDITION TO EVANSTON, said Addition being a subdivision of the Southwest 8 and ½ acres of the South half of the Northeast quarter of the Northwest quarter of Section 18 , Township 41 North, Range 14 East of the Third Principle Meridian. 11- 18-109-018 & 019

PARCEL 2: ... Lot 10 (except the West 40.0 feet thereof) in PAUL PRATT'S ADDITION TO EVANSTON, being a subdivision of the Southwest 8 and ½ acres of the South half of the Northeast quarter of the Northwest quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian. 11-18-109-043

PARCEL 3: ... The South 25.30 feet of Lot 14 in HUSE AND POWER'S ADDITION TO EVANSTON in Section 18, Township 41 North, and Range 14 East of the Third Principal Meridian. 11-18-109-053

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PARCEL 4-A ... That part of the North 24.70 feet of Lot 14 in HUSE AND POWER'S ADDITION TO EVANSTON in Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of the North 24.70 feet of Lot 14 of Huse and Power's Addition; thence West parallel with the North line of said Lot 14, 30.09 feet to the East Line of Lot 12 in Paul Pratt's Addition; thence West on the South Line of Lots 13 and 19.05 feet North of the South Line of said Lot 13; thence Easterly in a straight line to a point on the East line of Lot 14 in Huse and Power's Addition, which point is 19.04 feet North of the South line of the North 24.70 feet of Lot 14 of said Huse and Power's Addition; thence South on the East line of said Lot 14 of Huse and Power's Addition, 19.04 feet to the place of beginning.

PARCEL 4-B ... That part of Lots 12 and 13 in PAUL PRATT'S ADDITION TO EVANSTON, a subdivision of the Southwest 8 and ½ acres of the South half of the Northeast quarter of the Northwest Quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian described as follows: Commencing at the Southeast corner of the North 24.70 feet of Lot 14 of Huse and Power's Addition; thence West parallel with the North line of said Lot 14, 30.09 feet to the East line of Lot 12 in Paul Pratt's Addition; thence South 0.77 feet to the Southeast corner of said Lot 12 in Paul Pratt's Addition; thence west on the South line of Lot 12 and 13 of Paul Pratt's Addition to a point 15.0 feet East of the Southwest corner of Lot 13; thence Northwesterly 19.12 feet to a point 13.34 feet East of the West line of said Lot 13 and 19.05 feet North of the South Line of said Lot 13; thence Easterly in a straight line to a point on the East line of Lot 14 of Huse and Power's Addition, which point is 19.04 feet North of the South line of the North 24.70 feet of Lot 14 of said Huse and Power's Addition; thence South on the East line of said Lot 14 of Huse and Power's Addition, 19.04 feet to the place of beginning.

PARCEL 5: ... The East 50.0 feet of Lot 11 in Paul Pratt's Addition to Evanston, said Addition being a subdivision of the Southwest 8 and ½ acres of the South half of the Northeast quarter of the Northwest Quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian. 11-18-109-020

PARCEL 6: ... Lot 13 in HUSE AND POWER'S ADDITION TO EVANSTON, a subdivision of Lot 7 of Assessor's Division of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, all in COOK COUNTY, ILLINOIS. 11-18-109-052

2. Common Address: 831 Emerson Street, Evanston, IL
3. Real Estate Tax Index/Parcel Index Number: Parcel 1: 11-18-109-018-0000 and 11-18-109-019-0000, Parcel 2: 11-18-109-043-0000, Parcel 3: 11-18-109-053-0000, Parcel 4A: 11-18-109-064-0000
4. Remediation Site Owner: John Ipjian
5. Land Use: Industrial/Commercial
6. Site Investigation: Focused

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SITE REMEDIATION PROGRAM
TABLE A: REGULATED SUBSTANCES OF CONCERN
0310815220/Lake City 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
78-92-3	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
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)
1634-04-4	Methyl Tertiary Butyl Ether (MTBE)
100-42-5	Styrene
127-18-4	Tetrachloroethene
630-20-6	1,1,1,2-Tetrachloroethane
79-34-5	1,1,2,2-Tetrachloroethane
109-99-9	Tetrahydrofuran
79-01-6	Trichloroethene
71-55-6	1,1,1-Trichloroethane
79-00-5	1,1,2-Trichloroethane
95-63-6	1,2,4-Trimethylbenzene
99-35-4	1,3,5-Trimethylbenzene
108-88-3	Toluene
108-05-4	Vinyl Acetate
75-01-4	Vinyl Chloride

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1330-20-7	Xylenes (total)
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Semivolatile Organic Compounds

CAS No.	
83-32-9	Acenaphthene
208-96-8	Acenaphthylene
62-53-3	Aniline
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
65-85-0	Benzoic acid
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
86-74-8	Carbazole
106-47-8	4-Chloroaniline
59-50-7	4-Chloro-3-methylphenol
91-58-7	2-Chloronaphthalene
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
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



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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

DOUGLAS P. SCOTT, DIRECTOR

(217) 782-6761

Date: September 8, 2009

CERTIFIED MAIL

7007 0220 0000 0041 4665

Mr. Victor Seyedin
Lake City Cleaners Evanston, LLC
831 Emerson Street
Evanston, IL 60201

Re: 0310815220 /Cook
Evanston /Lake City Cleaners
Site Remediation Program Technical Reports
No Further Remediation Letter

Dear Mr. Seyedin:

The *Focused Site Investigation and Remediation Objectives Report* (Date September 24, 2008/Log Number 09/40250), as prepared by SYMBIONT 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 Focused Site Investigation and Remediation Objectives Report shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of 0.96 acres, is located at 831 Emerson Street, Evanston, 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 received January 21, 2009 is Mr. Victor Seyedin.

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 and conditions of this Letter.

Rockford • 4302 N. Main St., Rockford, IL 61103 • (815) 987-7760

Elgin • 595 S. State, Elgin, IL 60123 • (847) 608-3131

Bureau of Land — Peoria • 7620 N. University St., Peoria, IL 61614 • (309) 693-5462

Collinsville • 2009 Mall Street, Collinsville, IL 62234 • (618) 346-5120

Des Plaines • 9511 W. Harrison St., Des Plaines, IL 60016 • (847) 294-4000

Peoria • 5415 N. University St., Peoria, IL 61614 • (309) 693-5463

Champaign • 2125 S. First St., Champaign, IL 61820 • (217) 278-5800

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 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.
 - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted there under.
- 2) The Remediation Site is restricted to Industrial/Commercial land use.
- 3) 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.

Engineering Controls:

- 4) The concrete cap barrier, as shown in the attached Site Base Map, must remain over the contaminated soils. This concrete cap barrier must be properly maintained as an engineered barrier to inhibit inhalation or ingestion exposure to the contaminated media.

Institutional Controls:

- 5) Ordinance No. 32-O-98 adopted March 23, 19989 by the City of Evanston effectively prohibits the installation and use of potable water supply wells in the City of Evanston. This ordinance provides an acceptable institutional control under the following conditions:
 - a) Where a groundwater ordinance is used to assure long-term protection of human health the Remediation Applicant must record a copy of the groundwater ordinance adopted and administered by a unit of local government along with this Letter.
 - b) The current owner or successor in interest of this Remediation Site who relies on this ordinance as an institutional control shall:
 - i) Monitor activities of the unit of local government relative to variance requests or changes in the ordinance relative to the use of potable groundwater at this Remediation Site; and
 - ii) Notify the Illinois EPA of any approved variance requests or ordinance changes within thirty (30) days after the date such action has been approved.
 - c) The Remediation Applicant shall provide written notification to the City of Evanston and to owner(s) of all properties under which groundwater contamination attributable to the Remediation Site exceeds the objectives approved by the Illinois EPA. The notification shall include:

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- i) The name and address of the local unit of government;
 - ii) The citation of the ordinance used as an institutional control in this Letter;
 - iii) A description of the property for which the owner is being sent notice by adequate legal description or by reference to a plat showing the boundaries;
 - iv) A statement that the ordinance restricting the groundwater use has been used by the Illinois EPA in reviewing a request for groundwater remediation objectives;
 - v) A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and
 - vi) A statement as to where more information may be obtained regarding the ordinance.
- d) Written proof of this notification shall be submitted to the Illinois EPA within forty-five (45) days from the date this Letter is recorded 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

- e) The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:
 - i) Modification of the referenced ordinance to allow potable uses of groundwater;
 - ii) Approval of a site-specific request, such as a variance to allow use of groundwater at the Remediation Site or at the affected properties;
 - iii) Failure to provide written proof to the Illinois EPA within forty-five (45) days from the date this Letter is recorded of written notification to the City of Evanston and affected property owner(s) of the intent to use Ordinance No. 32-O-98 as an institutional control at the Remediation Site; and
 - iv) Violation of the terms and conditions of this No Further Remediation letter

Other Terms

- 6) 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. 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 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.

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- 7) 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.
- 8) 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

- 9) 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;
 - 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.

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- 10) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Mr. Victor Seyedin;
 - 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.
- 11) 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 Remediation Site.
- 12) 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:

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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

13) 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, Mr. Max Twum at (217) 558-0932.

Sincerely,



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

Attachments (2): Property Owner Certification of No Further Remediation Letter under the Site Remediation Program Form
 Notice to Remediation Applicant

cc:

Perfecto Corners, LLC
 Mr. John Ipjian
 821 Emerson Street
 Evanston, IL 60201
 Mr. Dennis Marino
 Assistant Director of Planning
 2100 Ridge Avenue
 Evanston, Illinois 60201

Richard J. Binder
 SYMBIONT
 6737 West Washington Street
 Suite 3440
 West Allis, WI 53214

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

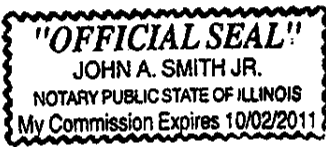
Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner or the duly authorized agent of the owner 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>PERFECT CORNERS LLC</u>
Title:	<u>JOHN IPJIAN</u> <i>Manager - owner</i>
Company:	<u>PERFECT CORNERS LLC</u>
Street Address:	<u>821 EMERSON ST</u>
City:	<u>EVANSTON</u> State: <u>ILL</u> Zip Code: <u>60201</u> Phone: <u>847 475 4698</u>
Site Information	
Site Name:	<u>0310815220 Lake City Lake Cleaners LLC</u>
Site Address:	<u>831 Emerson St</u>
City:	<u>EVANSTON</u> State: <u>ILL</u> Zip Code: <u>60201</u> County: <u>COOK</u>
Illinois inventory identification number:	<u>0310815220 / COOK</u>
Real Estate Tax Index/Parcel Index No.:	<u>11-18-109-018-000 - 11-18-109-014-000 - 11-18-109-053-000 - 11-18-109-064-0000 - 11-18-109-062-000</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>John Ipjian</u> Date: <u>9-15-09</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>15</u> day of <u>Sep</u> , 20 <u>09</u>	
	
<u>John A. Smith Jr.</u> Notary Public	

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 there under. 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.

8

11-18-109-052-000
 11-18-109-020-000
 11-18-109-043-0000
 11-18-109-018-11