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PREPARED BY:

Name: Mr. Siarhei Ausiankin
Real Group LLC

Address: 2100 W. 21st Street
Broadview, IL 60155

Doc#: 1622849002 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2016 10:57 AM Pg: 1 of 16

RETURN TO:

Name: Mr. Siarhei Ausiankin
Real Group LLC

Address: 2100 W. 21st Street
Broadview, IL 60155

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: 0310305105

Real Group LLC, the Remediation Applicant, whose address is 2100 W. 21st Street, Broadview, IL 60155 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:

BLOCK 5 (EXCEPT THAT PART OF THE BLOCK 5 LYING NORTHEASTERLY AND EASTERLY OF THE NORTHEASTERLY LINE OF THE LAND CONDEMNED FOR WIDENING ADDISON CREEK) AND EXCEPT THAT PART THEREOF TAKEN FOR THE WIDENING OF 22ND STREET AND EXCEPT THAT PART OF BLOCK 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF STANLEY AVENUE AND A LINE PARALLEL WITH AND 40 FEET NORTHEAST OF THE FOLLOWING DESCRIBED LINE, NAMELY, A STRAIGHT LINE CONNECTING A POINT 247.87 FEET SOUTH OF THE NORTH LINE OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 73 FEET WEST OF THE EAST LINE OF MADISON AVENUE WITH A POINT ON THE NORTH LINE OF 21ST STREET EQUI-DISTANT FROM THE WEST LINE OF STANLEY AVENUE AND THE EAST LINE OF WEST END AVENUE: THENCE NORTHWESTERLY ALONG SAID PARALEL LINE TO A POINT OF TANGENCY WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 1,392.69 FEET CONVEX

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SOUTHWESTERLY AND TANGENT TO A LINE PARALLEL WITH AND 40 FEET NORTHEASTERLY OF THE FOLLOWING DIAGONAL LINE (DIAGONAL LINE CONNECTING A POINT 247.87 FEET SOUTH OF THE CENTER LINE OF 22ND STREET, AND ON A LINE PARALLEL WITH AND 73 FEET WEST OF THE EAST LINE OF MADISON AVENUE AND A POINT MIDWAY BETWEEN THE WEST LINE OF STANLEY AVENUE AND THE EAST LINE OF WEST END AVENUE ON THE NORTH LINE OF 21ST STREET), THENCE NORTHWESTERLY ALONG ABOVE DESCRIBED ARC OF CIRCLE TO THE SOUTH LINE OF 21ST STREET, THENCE WEST ALONG THE SOUTH LINE OF 21ST STREET TO AN INTERSECTION WITH THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 1,472.69 FEET CONCENTRIC WITH THE ABOVE DESCRIBED CIRCLE, THENCE SOUTHWESTERLY ALONG THE LAST ABOVE DESCRIBED ARC OF A CIRCLE TO ITS TANGENCY WITH A LINE PARALLEL WITH AND 40 FEET SOUTHWESTERLY OF ABOVE DESCRIBED DIAGONAL LINE, THENCE SOUTHEASTERLY ALONG THE LAST ABOVE DESCRIBED PARALLEL LINE TO THE WEST LINE OF STANLEY AVENUE, THENCE NORTH ALONG THE WEST LINE OF STANLEY AVENUE TO THE POINT OF BEGINNING, IN MAPES, OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 1/2 OF VACATED 20TH AVENUE LYING EAST OF AND ACCRUING TO PARCEL 1, AFORESAID, IN COOK COUNTY, ILLINOIS.

2. Common Address: 2001 West Cermak Road, Broadview, IL 60155
3. Real Estate Tax Index/Parcel Index Number: 15-22-311-003-0000
4. Remediation Site Owner: Real Group LLC
5. Land Use: Industrial/Commercial
6. Site Investigation: Focused

See NFR letter for other terms.

(Illinois EPA Site Remediation Program Environmental Notice)



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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

BRUCE RAUNER, GOVERNOR

ALEC MESSINA, ACTING DIRECTOR

(217) 524-3300

July 20, 2016

CERTIFIED MAIL

7014 2120 0002 3288 6938

Mr. Siarhei Ausiankin
Real Group LLC
2100 W. 21st Street
Broadview, IL 60155

Re: 0310305105--Cook County
Broadview/United Armored Services
Site Remediation Program Technical Reports
No Further Remediation Letter

Dear Mr. Ausiankin:

The *Focused Site Investigation Report/Remediation Objectives Report/Remedial Action Plan/Remedial Action Completion Report* (received November 16, 2015/Log No. 15-60884) and *Remedial Action Completion Report Addendum* (received March 16, 2016/Log No. 16-61726), as prepared by Anderson Environmental Consulting, Inc. for the above-referenced Remediation Site, have been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). The remediation objectives approved for the site, in accordance with 35 Illinois Administrative Code Part 742 including the indoor inhalation pathway, are above the existing concentrations of regulated substances and the above reports shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of 3.34 acres, is located at 2001 West Cermak Road, Broadview, 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 February 16, 2016/Log No.16-61501), is Real Group LLC.

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 characterized by the focused site investigation and successfully addressed, consist of the contaminants of concern identified 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

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:

- 4) The asphalt barrier, as shown on the attached Site Base Map, must remain over the contaminated soils. This asphalt barrier must be properly maintained as an engineered barrier to inhibit ingestion of the contaminated media.
- 5) The concrete cap barrier, as shown on 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 ingestion of the contaminated media.

Institutional Controls:

- 6) Any existing buildings or any future buildings constructed on the site must contain a full concrete slab-on-grade floor or full concrete basement floor and walls with no sump(s).
- 7) Ordinance 2000-10 adopted by the Village of Broadview on August 7, 2000, effectively prohibits the installation and use of potable water supply wells in the Village of Broadview. This ordinance provides an acceptable institutional control under the following conditions:
 - a) The current owner or successor in interest of this Remediation Site who relies on this ordinance as an institutional control shall:

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iv) Violation of the terms and conditions of this No Further Remediation letter.

Other Terms

- 8) The Remediation Applicant has remediated the release associated with Leaking UST Incident Numbers 20071363, 20100483 and 20100548.
- 9) Where a groundwater ordinance is used to assure long-term protection of human health (as identified under Paragraph 7 of this Letter), the Remediation Applicant must record a copy of the groundwater ordinance adopted and administered by a unit of local government along with this Letter.
- 10) 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.
- 11) 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
Division of Records Management #16
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276
- 12) 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;

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- 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.
- 13) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Real Group 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

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- 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.
- b) The Remediation Applicant shall provide written notification to the Village of Broadview 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:
- i) The name and address of the local unit of government;
 - ii) The citation of Ordinance 2000-10;
 - 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.
- c) 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:
- Ms. P.J. Gebhardt
Illinois Environmental Protection Agency
Bureau of Land/RPMS #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276
- d) 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 Village of Broadview and affected property owner(s) of the intent to use Ordinance 2000-10 as an institutional control at the Remediation Site; and

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- 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.
- 14) 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 United Armored Services property.
- 15) 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:
- Ms. P.J. Gebhardt
Illinois Environmental Protection Agency
Bureau of Land/RPMS #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276
- 16) 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 United Armored Services property, you may contact the Illinois EPA project manager, Barbara Landers at 217-557-6939 or barb.landlers@illinois.gov.

Sincerely,


Gregory W. Dunn, Acting Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land


Attachments: Illinois EPA Site Remediation Program Environmental Notice
Site Base Map
Table A: Regulated Substances of Concern
Village of Broadview Groundwater Ordinance
Property Owner Certification of No Further Remediation Letter under the Site
Remediation Program Form
Instructions for Filing the NFR Letter

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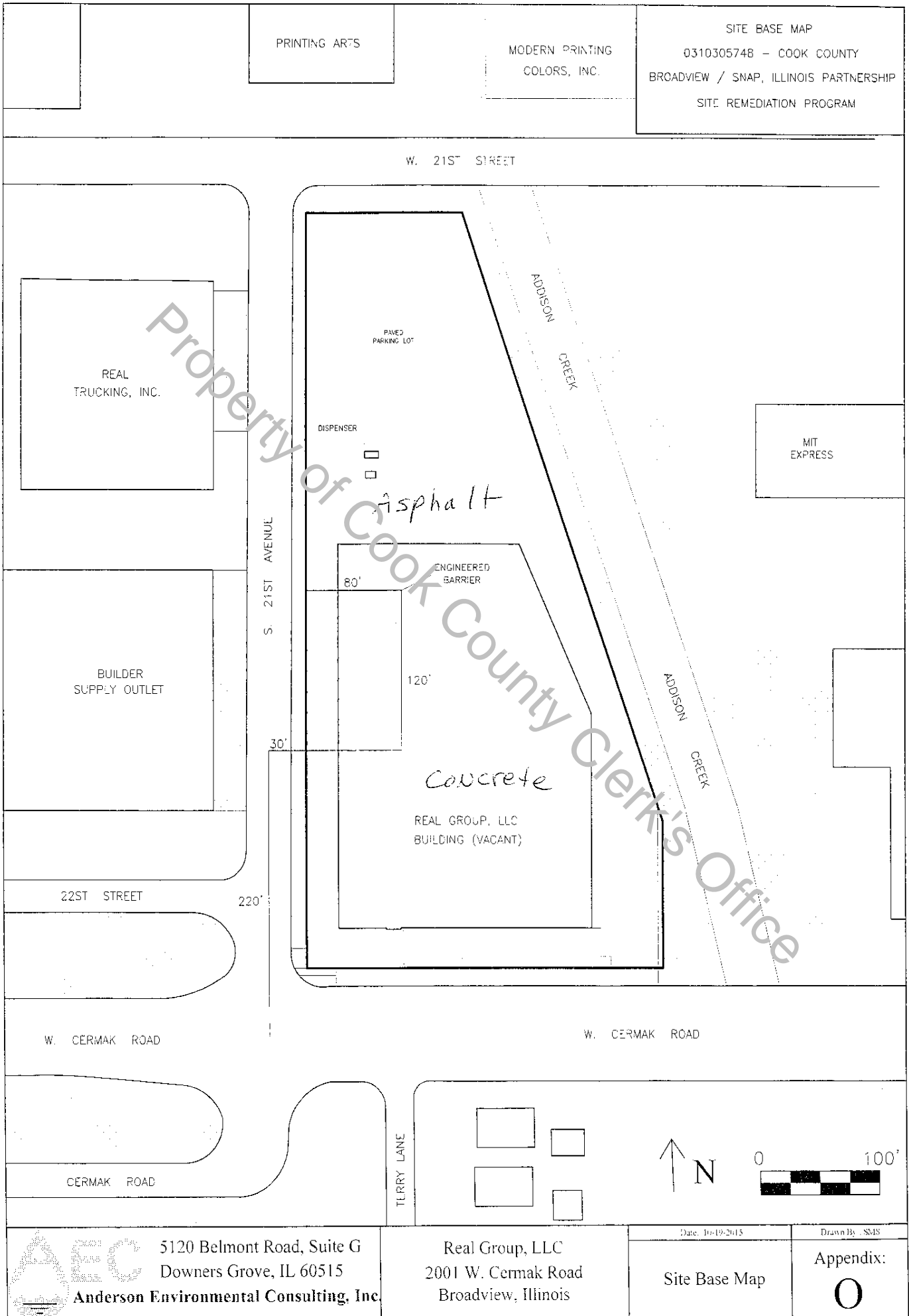
cc: Steve Anderson
Anderson Environmental Consulting, Inc.
5120 Belmont Rd, Suite G
Downers Grove, IL 60515

Bureau of Land File
Ms. P.J. Gebhardt

Property of Cook County Clerk's Office

A large, stylized handwritten signature in black ink is written over the diagonal watermark. The signature is highly cursive and appears to be the name 'P.J. Gebhardt'.

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TABLE A: Regulated Substances of Concern

0310305105--Cook County
Broadview/United Armored Services
Site Remediation/Technical Reports

| BTEX | |
|----------------|----------------------|
| CAS No. | Compound Name |
| 71-43-2 | Benzene |
| 100-41-4 | Ethylbenzene |
| 108-88-3 | Toluene |
| 1330-20-7 | Xylene (totals) |

| Polynuclear Aromatic Compounds (PNAs) | |
|--|------------------------|
| CAS No. | Compound Name |
| 208-96-8 | Acenaphthalene |
| 83-32-9 | Acenaphthene |
| 120-12-7 | Anthracene |
| 56-55-3 | Benzo(a)anthracene |
| 205-99-2 | Benzo(b)fluoranthene |
| 207-08-9 | Benzo(k)fluoranthene |
| 191-24-2 | Benzo(g,h,i)perylene |
| 50-32-8 | Benzo(a)pyrene |
| 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 |
| 91-20-3 | Naphthalene |
| 85-01-8 | Phenanthrene |
| 129-00-0 | Pyrene |

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TRUSTEES
 TARA BREWER
 JUDY BROWN MARINO
 JOHN EALEY
 DAVNE LITTLE
 KEVIN MCGRIER
 GRENEVERE TURNER

Village of Broadview

Municipal Building

2350 South 25th Avenue • Broadview, Illinois 60155-3800

1-708-681-3600 • FAX 1-708-681-2018

SHERMAN C. JONES, President (Mayor)

VILLAGE CLERK
GARNET WALTERS

COLLECTOR
LEONOR SANCHEZ

TREASURER
THOMAS HOOD

VILLAGE ATTORNEYS
PHILIP M. FORNARO
& ASSOCIATES, LTD.

May 25, 2016

To Whom It May Concern:

This letter verifies that the attached Village of Broadview Groundwater Ordinance (Ordinance # 2000-10), that was approved by the Village on August 7, 2000, is still current and enforced.

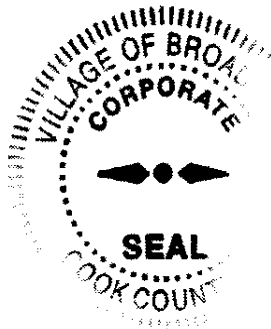
Sincerely,

Mr. Garnet J. Walters
Village Clerk



ATTACHMENTS

Village of Broadview Groundwater Ordinance #2000-10



Property of Cook County Clerk's Office

UNOFFICIAL COPY**RECEIVED****Village of Broadview***Municipal Building*

2350 South 25th Avenue, Broadview, Illinois 60155-3800

1-708-681-3600 • FAX 1-708-681-2018

HENRY VICENIK, Acting President (Mayor)

TRUSTEES:
 SAM J. D'ANZA
 ROBERT L. PAYNE
 RUSSELL T. MILLER
 PAULINE A. GAINES
 JAMES JOHNSON, JR.

VILLAGE CLERK
 MICHAEL C. KAMINSKI

COLLECTOR
 RUTH MITCHELL

TREASURER
 JOHN H. EVENHOUSE

VILLAGE ATTORNEYS
 STAEHLIN, JANTORNI & SULLIVAN

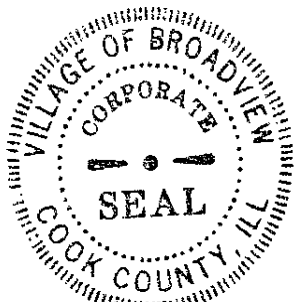
CERTIFICATION

I, *Michael C. Kaminski*, do hereby certify that I am the duly elected/~~appointed~~ Village Clerk of the Village of Broadview, Illinois; that as such, I am the keeper of the Ordinances, Resolutions, Minutes, and other Public Documents in the records of the aforesaid Village; and ~~not the foregoing is a true and correct copy of:~~

Ordinance No. 2000-10

As ~~(approved), (passed), (adopted)~~ by the Board of Trustees at an officially scheduled, and publicized meeting held on *Monday, August 7, 2000*, and as that Ordinance, ~~Resolution, Minutes, Public Document~~ appears in the records of the Village of Broadview, Illinois as kept by me.

Dated this *16th* day of *August*, *2000*.



(OFFICIAL SEAL)

Michael C. Kaminski

Michael C. Kaminski
 Village Clerk

RELEASABLE

DEC 11 2003

REVIEWER MM

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THE VILLAGE OF BROADVIEW
COOK COUNTY, ILLINOIS

ORDINANCE

NUMBER 2000-10

AN ORDINANCE AMENDING SECTION 8-4-9B OF THE
VILLAGE OF BROADVIEW MUNICIPAL CODE

HENRY VICENIK, Village President
MICHAEL C. KAMINSKI, Village Clerk

SAM J. D'ANZA
PAULINE A. GAINES
JAMES JOHNSON, JR.
RUSSELL T. MILLER
ROBERT L. PAYNE
MICHAEL TYL
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Broadview on August __, 2000
Odelson & Sterk, Ltd. - Village Attorney - 3318 West 95th Street - Evergreen Park, Illinois 60805

RELEASED
Date 04/12/2001

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ORDINANCE NO. 2000-10

AN ORDINANCE AMENDING SECTION 8-4-9B OF THE
VILLAGE OF BROADVIEW MUNICIPAL CODE

WHEREAS, there is in full force and effect, in the Village of Broadview, County of Cook, and State of Illinois, an ordinance prohibiting digging of wells for water; and

WHEREAS, the Illinois Environmental Protection Agency requires certain provisions to be incorporated in a village ordinance concerning water supply wells; and

WHEREAS, the Village of Broadview wishes to amend this ordinance in order to comply with the requirements of the Illinois Environmental Protection Agency.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BROADVIEW, Cook County, Illinois, as follows:

Section 1. VILLAGE CODE AMENDED. Section 8-4-9B of the Village of Broadview ordinance is hereby amended as follows:

Use of Groundwater as a Potable Water Supply; Prohibition:

1. Except for such uses or methods as are in existence on or before August 7, 2000, the use of, or attempted use of, groundwater from within the corporate limits of the Village, as a Potable Water supply, by the installation or drilling of wells or by any other method, is hereby prohibited, including at points of withdrawal by the Village.
2. For purposes of this Section, potable water is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, washing dishes, preparing foods, watering lawns, or watering gardens in which produce intended for human consumption is grown.
3. Any person violating the provisions of this Section shall be subject to a fine of not to exceed \$750.00 for each violation.

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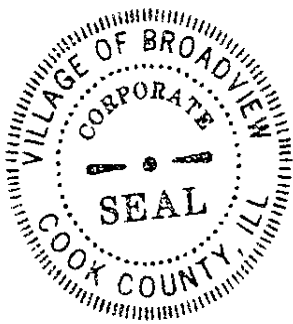
Section 2. SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not effect any of the other provisions of this Ordinance.


Section 3. EFFECTIVE DATE. This ordinance shall be in full force and effect immediately after its passage and publication as required by law.

ADOPTED by the President and Board of Trustees of the Village of Broadview, Cook County, Illinois on August 7, 2000 by the following roll call vote:

| | YES | NO | ABSENT | PRESENT |
|---------------------|-----|----|--------|---------|
| D'Anza | X | | | |
| Gaines | X | | | |
| Johnson | X | | | |
| Miller | | X | | |
| Payne | X | | | |
| Tyl | X | | | |
| (President Vicenik) | | | | |
| TOTAL | | | | |


APPROVED by the Village President on August 7th, 2000:

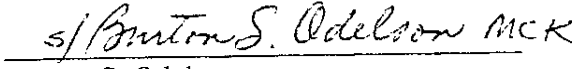



 Henry Vicenik
 VILLAGE PRESIDENT

ATTEST:

APPROVED AS TO FORM:


 Michael C. Kaminski
 VILLAGE CLERK


 Burton S. Odelson
 VILLAGE ATTORNEY