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PREPARED BY:

Name: 3350 N. Kedzie, L.L.C.
Mr. Alfred G. McConnell
Address: 3350 North Kedzie Avenue
Chicago, IL ~~60647~~ 60618

RETURN TO:

Name: 3350 N. Kedzie, L.L.C.
Mr. Alfred G. McConnell
Address: 2677 Orrington Avenue
Evanston, IL 60201

 *1704834085*
Doc# 1704834085 Fee \$54.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 02/17/2017 03:56 PM PG: 1 OF 9

(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 No.: 0316225079

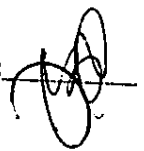
Leaking UST Incident No.: 20151034

3350 N. Kedzie, L.L.C., the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 2677 Orrington Avenue, Evanston, IL 60201, has performed investigative and/or remedial activities for the site identified as follows and depicted on the attached Site Base Map:

1. Legal Description or Reference to a Plat Showing the Boundaries: see attachment
2. Common Address: 3350 North Kedzie Avenue, Chicago, Illinois
3. Real Estate Tax Index/Parcel Index Number: 13-23-411-004-0000 and 13-23-411-025-0000
4. Site Owner: 3350 N. Kedzie, LLC
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

dm

CCRD REVIEWER





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

CERTIFIED MAIL

7014 2120 0002 3290 6643

FEB 02 2017

3350 N. Kedzie, L.L.C.
Mr. Alfred G. McConnell
2677 Orrington Avenue
Evanston, IL 60201

Re: LPC #0316225079 -- Cook County
Chicago/ 3350 N. Kedzie, LLC
3350 N. Kedzie Avenue
Leaking UST Incident No. 20151034 -- NFR Letter
Leaking UST Technical File

Dear Mr. McConnell:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information was dated November 15, 2016 and was received by the Illinois EPA on December 5, 2016. Supplemental information was received by electronic mail on January 30, 2017. Citations in this letter are from the Environmental Protection Act (415 ILCS 5) (Act) and Title 35 of the Illinois Administrative Code (35 Ill. Adm. Code).

The Corrective Action Completion Report and the Professional Engineer Certification submitted pursuant to Section 57.7(b)(1) of the Act indicate the remediation objectives have been met.

Based upon the certification by Harold A. Smith, 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 environment. Pursuant to Section 57.10(d) of the Act, this Letter shall apply in favor of the following parties:

4302 N. Main St., Rockford, IL 61103 (815) 987-7760
595 S. State, Elgin, IL 60123 (847) 608-3131
2125 S. First St., Champaign, IL 61820 (217) 278-5800
2009 Mall St., Collinsville, IL 62234 (618) 346-5120

9511 Harrison St., Des Plaines, IL 60016 (847) 294-4000
412 SW Washington St., Suite D, Peoria, IL 61602 (309) 671-3022
2309 W. Main St., Suite 116, Marion, IL 62959 (618) 993-7200
100 W. Randolph, Suite 10-300, Chicago, IL 60601

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1. 3350 N. Kedzie, L.L.C., 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.

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.

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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: There are no land use limitations.
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: Prior to commencement of any future excavation and/or construction in or near the contaminated zone of the remediation site, a safety plan for this remediation site is required that is consistent with the National Institute for Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities; Occupational Safety and Health Administration regulations, particularly in 29 CFR 1910 and 1926; state and local regulations; and other United States EPA guidance as provided. At a minimum, the plan should address possible worker exposure if any future excavation and construction activities occur within the contaminated soil.

Engineering: A building/paved 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/paved barrier is to be properly maintained as an engineered barrier to inhibit inhalation and ingestion of the contaminated media.

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.

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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 734.120, should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice 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;
 - 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:

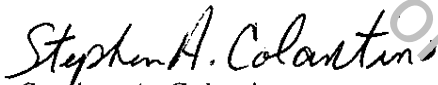
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Illinois Environmental Protection Agency
Bureau of Land - #24
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

If you have any questions or need further assistance, please contact the Illinois EPA project manager, Dave Myers, at 217/785-7491.

Sincerely,



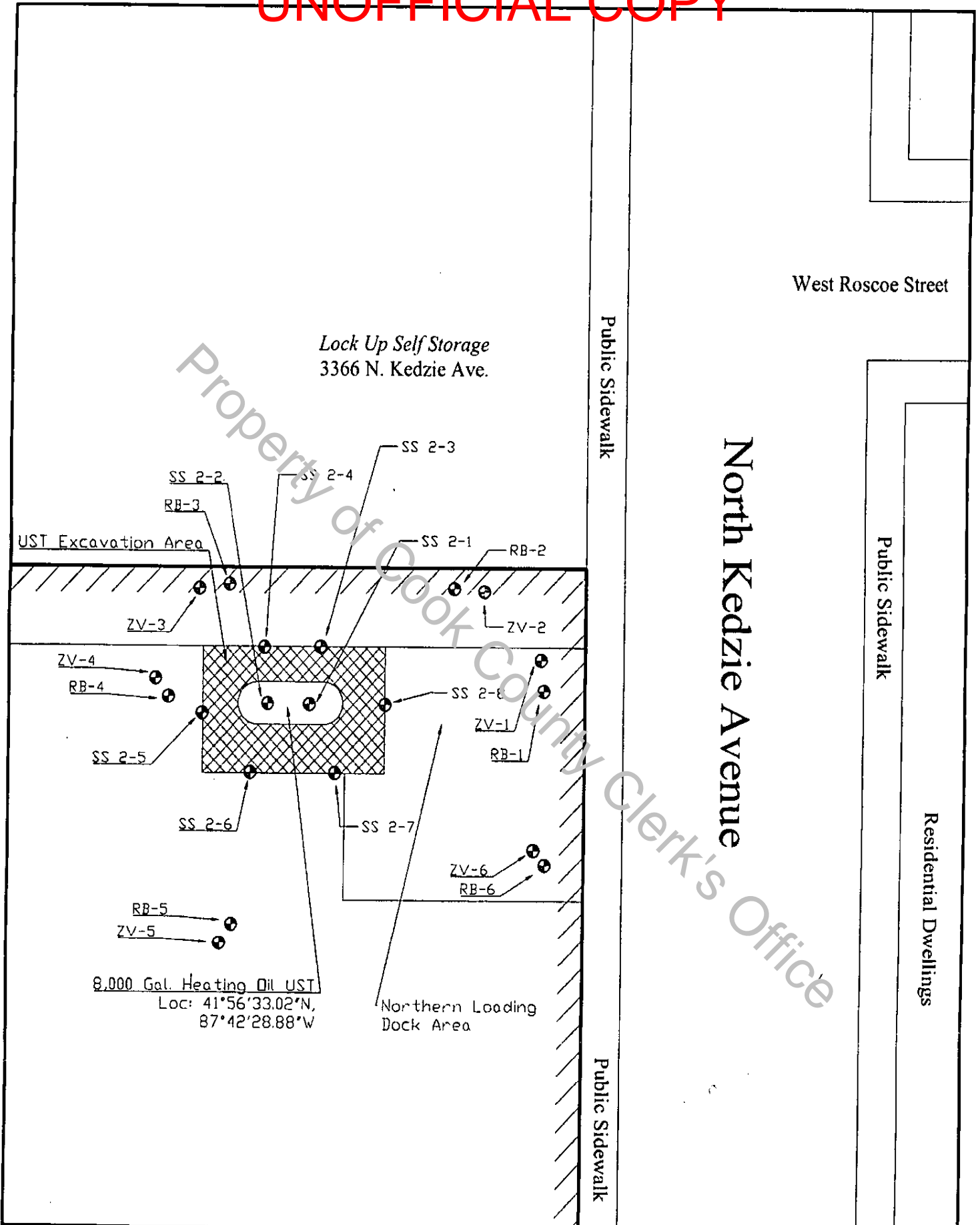
Stephen A. Colantino
Acting Unit Manager
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

SAC: dm: \nfr.dot

Attachments: Leaking Underground Storage Tank Environmental Notice
Site Base Map
Barrier Map
Legal Description

c: Bill Lennon, EGSL (electronic copy), bill@egsl.com
BOL File

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Project Name:
3350 North Kedzie Ave.
Chicago, Illinois 60618

EGSL Project Number
1602177

Drawing Name:
UST Excavation Area

Soil Collection Dates:
October 7, 2015
February 2, 2016
June 23, 2016

Drawing Legend:

- UST Excavation Area (approximate)
- Soil Sampling
- Subject Building (approximate)
- Subject Property

GRAPHIC SCALE
1 inch = 25 feet

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Lock Up Self Storage
3366 N. Kedzie Ave.

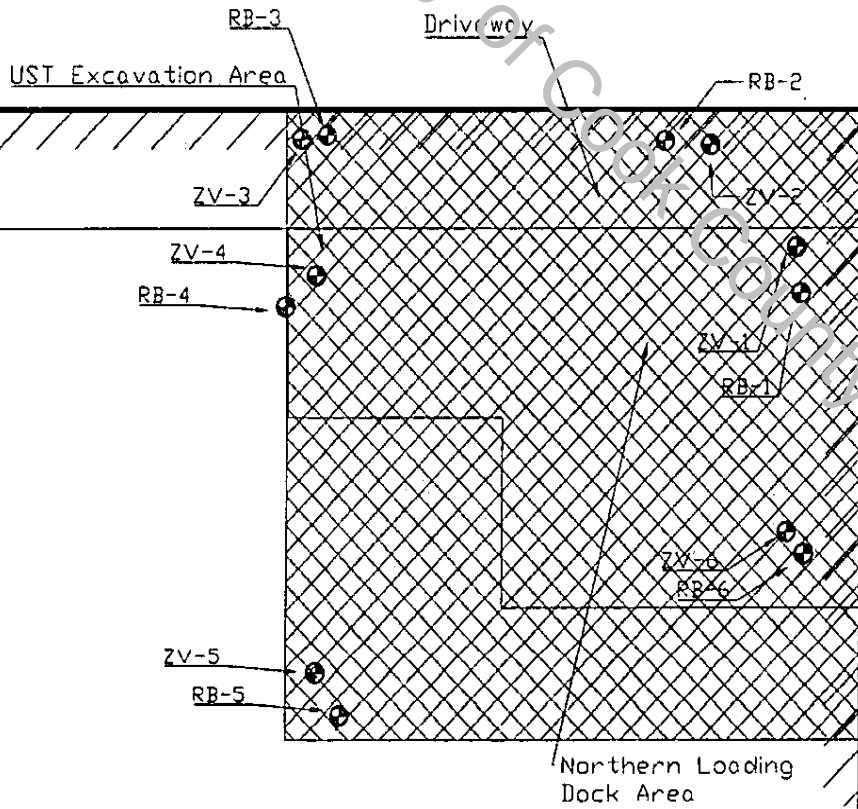
West Roscoe Street

Public Sidewalk

Public Sidewalk

Residential Dwellings

North Kedzie Avenue



Public Sidewalk



Project Name:
3350 North Kedzie Ave.
Chicago, Illinois 60618

EGSL Project Number
1602177

Drawing Name:
Worker Caution /
Engineered Barrier Area

Soil Collection Dates:
October 7, 2015
February 2, 2016

Drawing Legend:

- Worker Health and Safety Plan Area and Engineered Barrier Requirement Area
- Soil Boring
- Subject Building (approximate)
- Subject Property

GRAPHIC SCALE
1 inch = 25 feet



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PLAT OF SURVEY

JAMES, SCHAEFFER & SCHIMMING, INC.

Land Surveyors

2300 N. BARRINGTON ROAD - SUITE 140 - HOFFMAN ESTATES, ILLINOIS 60195-2033 - PHONE (847) 885-3322

of

PARCEL 1

That part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, bounded and described as follows, to wit: beginning at a point in the West line of Kedzie Avenue which point is 150 feet South measured along said West line of North Kedzie Avenue from the point of its intersection with the North line of said Southeast Quarter of the Southeast Quarter of Section 23; Thence South along said West line of North Kedzie Avenue, a distance of 320.40 feet; Thence West parallel with the North line of said Southeast Quarter of Section 23, a distance of 246.01 feet; Thence Northwesterly along a line forming an angle of 38° 13' to the right with an extension of the last described course, a distance of 196.42 feet to a point which is a distance of 400 feet West, measured along a line parallel with the North line of said Southeast Quarter of the Southeast Quarter of Section 23, from said West line of North Kedzie Avenue; Thence North parallel with the West line of North Kedzie Avenue 198.90 feet to a point which is 150 feet South, measured on a line parallel with said West line of North Kedzie Avenue from said North line of the Southeast Quarter of the Southeast Quarter of Section 23; Thence East parallel with said North line of the Southeast Quarter of Section 23, a distance of 400 feet to the place of beginning, in Cook County, Illinois.

PARCEL 2

That part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, bounded and described as follows: Commencing at the point of intersection of the North line of the Southeast Quarter of the Southeast Quarter of said Section 23, with the West line of North Kedzie Avenue; Thence South 0° East on the West line of said North Kedzie Avenue, a distance of 150 feet; Thence North 89° 51' 00" West parallel with the North line of the Southeast Quarter of the Southeast Quarter of said Section 23, a distance of 400.0 feet to the place of beginning; Thence South 0° East, parallel with the West line of said North Kedzie Avenue, a distance of 198.95 feet to the Northerly line of the property as conveyed by deeds from the grantor, Chicago and Northwestern Transportation Company, a Delaware Corporation and the grantee, Prairie Material Sales Incorporated recorded November 17, 1977 as Document 24199385 and 24199384; Thence Northwesterly on said Northerly line as conveyed the following five courses:

North 62° 46' 47" West, a distance of 11.07 feet to a point on a curve having a radius of 908.52 feet;

Thence Northwesterly on said curve, convex Northeasterly and having a chord bearing of North 56° 02' 16" West, a distance of 140.02 feet to a point on a curve having a radius of 513.35 feet;

Thence Northwesterly on said curve having a radius of 513.35 feet and a chord bearing of North 57° 40' 56" West, convex Southwesterly, a distance of 28.61 feet to a point;

Thence North 0° East, a distance of 94.79 feet to a point;

Thence North 76° 38' 46" East, a distance of 25.69 feet;

Thence North 89° 51' 00" East, a distance of 125.00 feet of the point of beginning, all in Cook County, Illinois.