

# UNOFFICIAL COPY

PREPARED BY:

Brian Quigley  
Conor Globe Prospect Heights I LLC  
9500 West Bryn Mawr, Suite 200  
Rosemont, IL 60018

Doc#. 2029917338 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/27/2020 03:29 PM Pg: 1 of 8

RETURN TO:

Brian Quigley  
Conor Globe Prospect Heights I LLC  
9500 West Bryn Mawr, Suite 200  
Rosemont, IL 60018

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: 0312535036

Conor Globe Prospect Heights I LLC, the Remediation Applicant, whose address is 9500 West Bryn Mawr, Suite 200, Rosemont, IL 60018 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:**

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 44 MINUTES 37 SECONDS EAST, BEING AN ASSUMED BEARING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 349.27 FEET TO THE WEST LINE OF THE EAST 989.57 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID WEST LINE BEING THE WEST LINE OF LOT 2 IN BRIARLAKE RESUBDIVISION RECORDED OCTOBER 20, 1989 AS DOCUMENT 89499649; THENCE NORTH 00 DEGREES 45 MINUTES 34 SECONDS WEST ON THE WEST LINE OF SAID LOT 2 A DISTANCE OF 432.88 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF PIPER LANE AS DEDICATED FOR PUBLIC STREET ACCORDING TO DEED RECORDED OCTOBER 8, 1987 AS DOCUMENT 87547388; THENCE NORTHWESTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE OF PIPER LANE AN ARC DISTANCE OF 82.83 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 71.50 FEET WITH A CHORD BEARING OF NORTH

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33 DEGREES 55 MINUTES 29 SECONDS WEST AND A CHORD DISTANCE OF 77.78 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 29 SECONDS WEST ON THE WEST RIGHT OF WAY LINE OF PIPER LANE AS MONUMENTED, 95.42 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 19.02 FEET ON THE ARC OF A CURVE TO THE SOUTHWEST HAVING A RADIUS OF 13.0 FEET WITH A CHORD BEARING OF NORTH 42 DEGREES 28 MINUTES 14 SECONDS WEST AND A CHORD DISTANCE OF 17.37 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF PIPER LANE AS MONUMENTED AND DEDICATED ACCORDING TO SAID DOCUMENT 87547388; THENCE NORTH 85 DEGREES 00 MINUTES 51 SECONDS WEST, ON SAID SOUTHERLY RIGHT OF WAY LINE OF PIPER LANE, 293.88 FEET TO THE NORTHEAST CORNER OF LOT 1 IN PIPER LANE MINIWAREHOUSE SUBDIVISION RECORDED MARCH 22, 1988 AS DOCUMENT 88117034, THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER 631.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

LOT 1 IN PI A RE-SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF PIPER LANE AND THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 89 DEGREES 46 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID PIPER LANE, 342.30 FEET TO THE POINT OF BEGINNING OF THE AFORESAID EXCEPTION LINE, SAID POINT OF BEGINNING BEING ALSO A CORNER OF SAID LOT 1; THENCE SOUTH 28 DEGREES 4 MINUTES 3 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 1 73.32 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHERLY ALONG A WESTERLY LINE OF SAID LOT 1 BEING THE ARC OF A CIRCLE, A DISTANCE OF 214.49 FEET; CONVEX TO THE WEST HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING OF SOUTH 3 DEGREES 29 MINUTES 20 SECONDS WEST AND A CHORD DISTANCE OF 207.97 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH 21 DEGREES 5 MINUTES 24 SECONDS EAST 55.61 FEET ALONG A WESTERLY LINE OF SAID LOT 1 TO A POINT OF CURVE; THENCE CONTINUING SOUTHERLY ALONG A WESTERLY LINE OF LOT 1 BEING THE ARC OF A CIRCLE A DISTANCE OF 179.68 FEET, HAVING A RADIUS OF 483.00 FEET, CONVEX TO THE EAST, A CHORD BEARING OF SOUTH 10 DEGREES 25 MINUTES 58 SECONDS EAST AND A CHORD DISTANCE OF 178.65 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 13 MINUTES 28 SECONDS WEST, 132.15 FEET ALONG A WESTERLY LINE OF SAID LOT 1 AND ITS SOUTHERLY EXTENSION TO A POINT ON THE SOUTH LINE OF SAID LOT 1 AND THE POINT OF ENDING FOR SAID EXCEPTION LINE, IN COOK COUNTY, ILLINOIS.

2. Common Address: 25-35 Piper Lane, Prospect Heights, IL 60070

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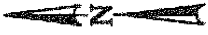
3. Real Estate Tax Index/Parcel Index Number: 03-24-100-045-0000; and 03-24-101-009-0000
4. Remediation Site Owner: Conor Globe Prospect Heights I LLC
5. Land Use: Industrial/Commercial
6. Site Investigation: Comprehensive

See NFR letter for other terms.

**(Illinois EPA Site Remediation Program Environmental Notice)**

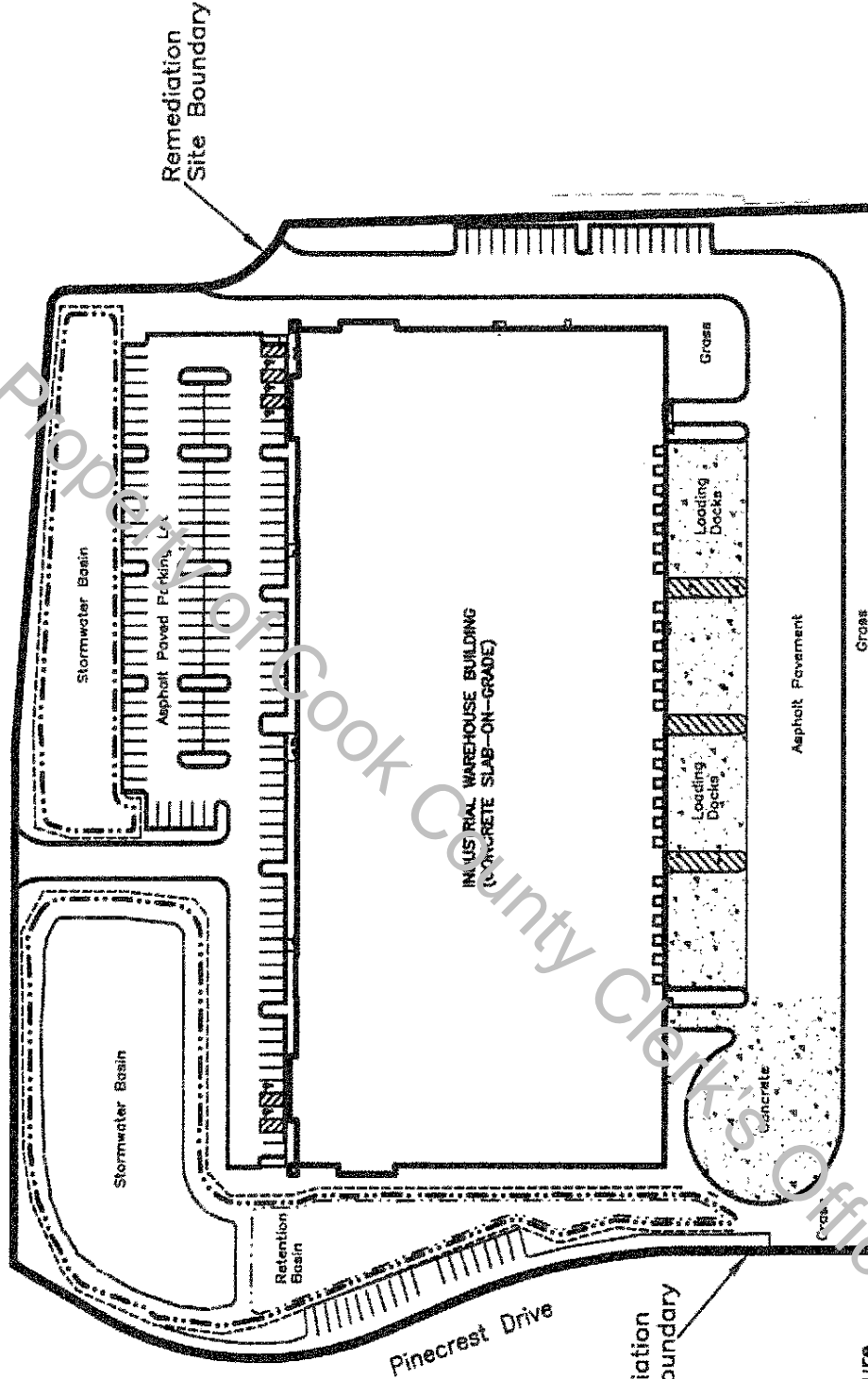
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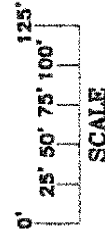
Site Base Map  
 LPC #: 0312535036--Cook County  
 Prospect Heights/Storage USA  
 Site Remediation Program/Technical Reports

Piper Lane



Pinecrest Drive

Remediation Site Boundary



Notes:  
 -Existing buildings and all future buildings must meet requirements of 35 IAC 742, Appendix B, Table H  
 -Construction worker caution is required throughout the entirety of the site

ENVIRONMENTAL PROTECTION INDUSTRIES 16650 SOUTH CANAL, SOUTH HOLLAND, IL 60473		JOB LOC. 25--35 Piper Lane, Prospect Heights, IL TITLE: Site Base Map	
DATE	DESIGNED	CHECKED	APP'D
3/2/20	T.H.	T.H.	A.L.
DWG NO. 181159		JOB NO. 181159	
SCALE: 1"=100'		FIG. 12	

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## Conditions and Terms of Approval

### Level of Remediation and Land Use Limitations

- 1) The Remediation Site is restricted to industrial/commercial land use.
- 2) 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.

#### Preventive Controls:

- 3) 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. Any 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.

#### Engineering Controls:

There are no engineering controls required.

#### Institutional Controls:

- 4) 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 unsealed sumps.

### Other Terms

- 5) 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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- 6) 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, Illinois 62794-9276

- 7) 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.
- 8) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Conor Globe Prospect Heights I LLC;
  - b) The owner and operator of the Remediation Site;
  - c) Any parent corporation or subsidiary of the owner of the Remediation Site;

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- 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.
- 9) 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 Storage USA property.
- 10) 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:

Mr. Jim Scott  
 Illinois Environmental Protection Agency  
 Bureau of Land/RPMS #24  
 1021 North Grand Avenue East  
 Post Office Box 19276  
 Springfield, Illinois 62794-9276

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11) 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 Storage USA property, you may contact the Illinois EPA project manager, Joseph P. Dombrowski, at 217/524-3300.

Sincerely,



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

NVL

Attachments: Illinois EPA Site Remediation Program Environmental Notice  
Site Base Map  
Property Owner Certification of No Further Remediation Letter under the Site  
Remediation Program Form  
Instructions for Filing the NFR Letter

cc: Austin List, EPI alist@environmental-epi.com (electronic copy only)

Bureau of Land File  
Mr. Jim Scott

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