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PREPARED BY:

Mr. Matt Rogatz  
Richmond Street, LLC  
2743 West 36<sup>th</sup> Place, Suite 2A  
Chicago, Illinois 60632

Doc# 2323734001 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2023 09:27 AM PG: 1 OF 11

RETURN TO:

Mr. Matt Rogatz  
Richmond Street, LLC  
2743 West 36<sup>th</sup> Place, Suite 2A  
Chicago, Illinois 60632

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: 0316005339

Richmond Street, LLC, the Remediation Applicant, whose address is 2743 West 36<sup>th</sup> Place, Suite 2A, Chicago, Illinois 60632 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:

THE SOUTH 10 FEET OF THE NORTH 626 FEET OF THE WEST 218 FEET OF THE EAST 1217 FEET OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE SOUTH 100 FEET OF THE NORTH 725 FEET OF SAID NORTHWEST 1/4 OF SECTION 12, LYING WEST OF A LINE 999 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTH WEST 1/4 OF SECTION 12 AND EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 26, 1919 IN BOOK 15720, ON PAGE 79 AS DOCUMENT 6681798 AND DESCRIBED IN PART IN SAID DEED AS FOLLOWS: FROM A POINT 844 FEET SOUTH OF THE NORTH LINE AND 1320.50 FEET WEST OF THE EAST LINE OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHWESTERLY ON A CURVED LINE CONVEX TO THE NORTH WEST WITH A RADIUS OF 279 FEET TO A POINT 652 FEET SOUTH OF THE NORTH LINE AND 1242.50 FEET WEST OF THE EAST LINE OF SAID NORTH WEST 1/4, THENCE CONTINUING NORTHEASTERLY ON A STRAIGHT LINE TO A POINT 626 FEET SOUTH OF THE NORTH LINE AND 1217 FEET WEST OF THE EAST LINE OF SAID NORTH

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WEST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE BORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 726 FEET SOUTH OF THE NORTH LINE AND 999 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12 AND RUNNING THENCE SOUTH ALONG A LINE PARALLEL TO SAID EAST LINE OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12, A DISTANCE OF 149.92 FEET TO AN INTERSECTION WITH THE FOLLOWING DESCRIBED LINE (BEGINNING AT A POINT 217 FEET NORTH OF THE SOUTH LINE AND 1032 FEET EAST OF THE WEST LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12 AND RUNNING THENCE NORTHEASTERLY ON A STRAIGHT LINE FORMING AN ANGLE OF 20 DEGREES AND 29 1/2 MINUTES TO THE NORTH LINE WITH A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12); THENCE SOUTHWESTERLY FROM SAID INTERSECTION AND ALONG LAST DESCRIBED STRAIGHT LINE A DISTANCE OF 53.35 FEET TO A POINT OF A CURVE WHICH SAID POINT IS 623.05 FEET NORTHEASTERLY OF SAID POINT 1032 FEET EAST OF THE WEST LINE AND 217 FEET NORTH OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12; THENCE WESTERLY ON A CURVED LINE CONVEX SOUTHERLY TANGENT TO LAST DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 378.06 FEET A DISTANCE OF 53.88 FEET TO A POINT OF COMPOUND CURVE; THENCE WESTERLY ALONG A CURVED LINE CONVEX SOUTHERLY AND HAVING A COMMON TAGENT WITH THE LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 241 FEET A DISTANCE OF 238.38 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD AS DESCRIBED IN DOCUMENT NO. 6681798 IN BOOK 15720 OF RECORDS, PAGE 79; THENCE NORTH ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 2.95 FEET TO A POINT 844 FEET SOUTH OF THE NORTH LINE AND 1320.50 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12; THENCE NORTHEASTERLY ON A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 223.09 FEET A DISTANCE OF 76.27 FEET TO A POINT 76.27 FEET TO A POINT 769.64 FEET SOUTH OF THE NORTH LINE AND 1305.36 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12; THENCE NORTHEASTERLY ON A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 240.36 FEET A DISTANCE OF 50.04 FEET TO A POINT 726 FEET SOUTH OF THE NORTH LINE AND 1261.10 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTH WEST ¼ OF SECTION 12, THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 12; A DISTANCE OF 282.10 FEET TO THE POINT OF BEGINNING, SITUATED IN COOK COUNTY, ILLINOIS.

2. Common Address: 4800 South Richmond Street, Chicago, Illinois
3. Real Estate Tax Index/Parcel Index Number: 19-12-101-004-0000 and 19-12-101-005-0000
4. Remediation Site Owner: Richmond Street, LLC
5. Land Use: Industrial/Commercial
6. Site Investigation: Comprehensive

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See NFR letter for other terms.

(Illinois EPA Site Remediation Program Environmental Notice)

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

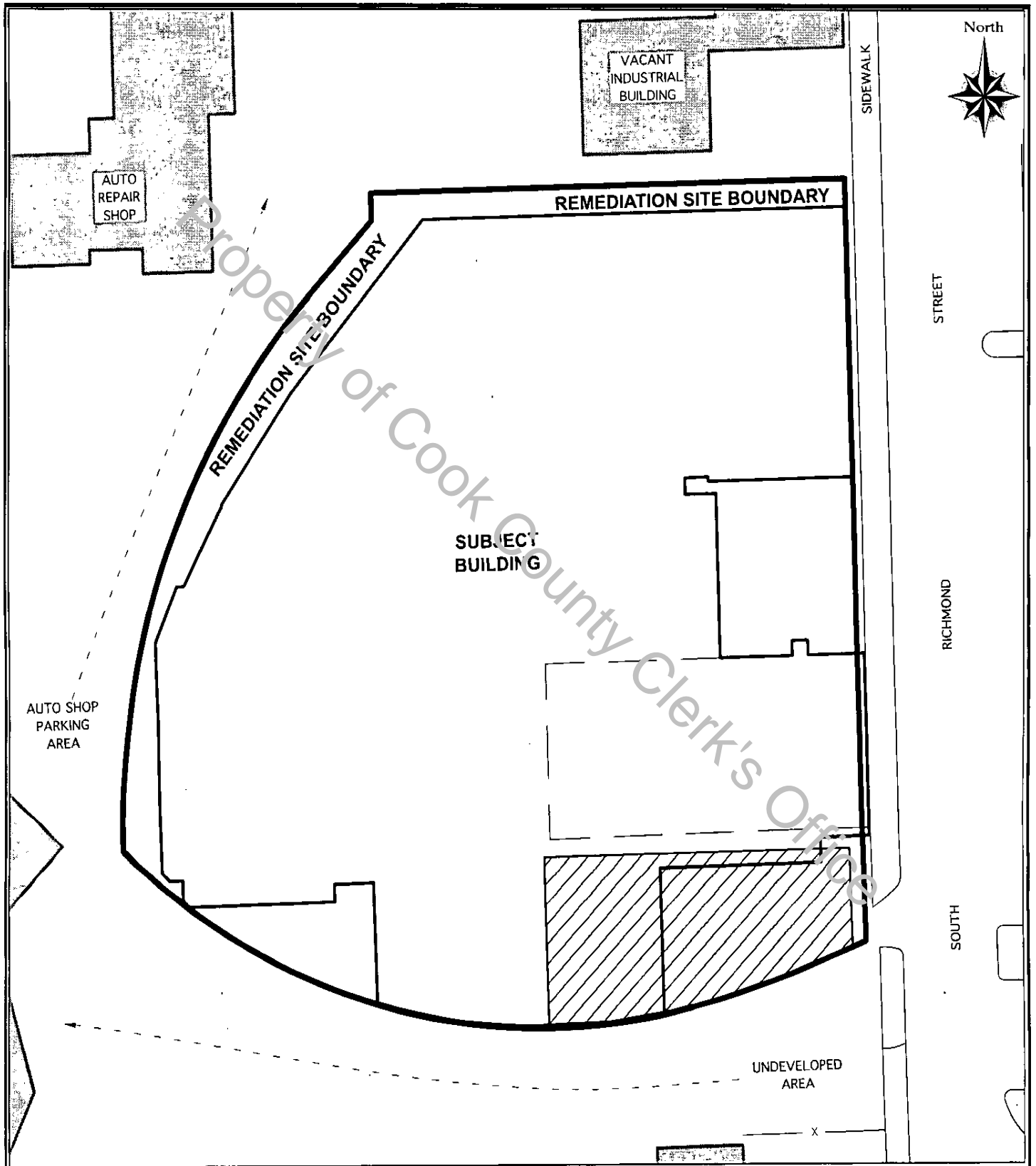
COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

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## SITE BASE MAP

LPC #0316005339 - COOK COUNTY  
CHICAGO / RICHMOND STREET LLC  
SITE REMEDIATION / TECHNICAL REPORTS



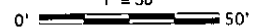
Legend: Remediation Site Boundary



Area Requiring Construction Worker Caution

Scale:

1" = 50'



Address: 4800 South Richmond Street  
Chicago, IL

Date: August 2022

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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(s), or the duly authorized agent of the owner(s) 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.

<b>Property Owner Information</b>
Owner's Name: _____ Title: _____ Company: _____ Street Address: _____ City: _____ State: _____ Zip Code: _____ Phone: _____
<b>Site Information</b>
Site Name: _____ Site Address: _____ City: _____ State: _____ Zip Code: _____ County: _____ Illinois inventory identification number: _____ Real Estate Tax Index/Parcel Index No. _____
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: _____ Date: _____  SUBSCRIBED AND SWORN TO BEFORE ME this _____ day of _____, 20__  _____ 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 thereunder. 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.

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## Notice to Remediation Applicant

**Please follow these instructions when filing the NFR letter with the County Recorder's Office**

### Instructions for Filing the NFR Letter

The following documents must be filed:

- A. Body of the NFR Letter (contains appropriate terms and conditions, tables, etc.)
  - B. Attachments to NFR letter
    - Illinois EPA Site Remediation Program Environmental Notice (Legal Description and PIN of property)
    - Maps of the site
    - Table A: Regulated Substances of Concern (if applicable.)
    - Property Owner Certification
  - C. A copy of the ordinance, if applicable, used to address groundwater contamination
1. Place the Illinois EPA Site Remediation Program Environmental Notice on top of the NFR prior to giving it to the Recorder.
  2. If you are not the owner (record title holder) of the property on the date of filing of this NFR, you must attach a **completed** owner's certification form signed by the owner of the property at the time of filing (e.g., if the property recently sold, the new owner must sign).
  3. If any of the terms and conditions of the NFR letter references a groundwater ordinance, you must record a copy of the groundwater ordinance with the NFR letter.
  4. If any of the terms and conditions of the NFR letter references a highway agreement, you must record the highway agreement if specifically required by the municipality granting the agreement, the County or the Illinois Department of Transportation.
  5. Within thirty (30) days of this NFR Letter being recorded by the Office of the Recorder of the County in which the property is located, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Illinois Environmental Protection Agency  
Bureau of Land/RPMS  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276

6. **Remove this page from the NFR letter, prior to recording.**

If you have any questions call (217) 524-6940 and speak with the "project manager on-call" in the Site Remediation Program.



# ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

(217) 524-3300

August 16, 2023

CERTIFIED MAIL

7022 1670 0001 4382 2034

Mr. Matt Rogatz  
 Richmond Street, LLC  
 2743 West 36<sup>th</sup> Place, Suite 2A  
 Chicago, Illinois 60632

Refer to: 0316005379/Cook County  
 Chicago/Richmond Street, LLC  
 Site Remediation/Technical  
 No Further Remediation Letter

Dear Mr. Rogatz:

The *Remedial Action Completion Report* (received August 30, 2022/Log No. 22-75214), as amended by the *Response to November 9, 2022 Letter* (received January 3, 2023/Log No. 23-75816), as amended by the *Response to March 3, 2023 Letter* (received April 12, 2023/Log No. 23-76367), as prepared by Pioneer Engineering & Environmental Services, LLC for the above referenced Remediation Site, have been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). These reports demonstrate the remediation objectives approved for the site, in accordance with 35 Illinois Administrative Code Part 742 are above the existing concentrations of regulated substances and the remedial action was completed in accordance with the *Remedial Action Plan* (received January 26, 2022/Log No. 22-74227), and 35 Illinois Administrative Code Part 740.

The Remediation Site, consisting of 1.6 acres, is located at 4800 South Richmond Street, Chicago, 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 26, 2022/Log No. 22-74227), is Richmond Street, LLC.

This comprehensive 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 and does not require further remediation under the Act if utilized in accordance with the terms of this Letter.

2125 S. First Street, Champaign, IL 61820 (217) 278-5800  
 1101 Eastport Plaza Dr., Suite 100, Collinsville, IL 62234 (618) 346-5120  
 9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000  
 595 S. State Street, Elgin, IL 60123 (847) 608-3131

2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200  
 412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022  
 4302 N. Main Street, Rockford, IL 61103 (815) 987-7760

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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, as shown on the attached Site Base Map. 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 below the ground surface feet 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:

No engineering controls are required.

#### Institutional Controls:

- 4) No person shall construct, install, maintain, or operate a well at the Remediation Site. All water supplies and water services for the Remediation Site must be obtained from a public water supply system. The provisions of this institutional control shall be applicable to all water usage (e.g., domestic, industrial/commercial uses and outdoor watering).



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## 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.

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.

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- 8) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Richmond Street 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
  - 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 Richmond Street, LLC property.

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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:

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

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 Richmond Street, LLC property, you may contact the Illinois EPA project manager Joshua K. Rilying at (217) 557-8859.

Sincerely,



*nk*  
Jeron Schultz, Manager  
Remedial Project Management Section  
Division of Remediation Management  
Bureau of Land

Attachments: Illinois EPA Site Remediation Program Environmental Notice  
Site Base Map  
Property Owner Certification of the NFR Letter under the Site Remediation  
Program Form  
Instructions for Filing the NFR Letter

cc: Pioneer Engineering & Environmental Services, LLC  
Attn: Mr. Alan Jones  
ajones@pioneerees.com

Bureau of Land File

Ms. Christina Gunther