

**PREPARED BY:**

Name: Vahooman Mirkhaef  
Environmental Group Services, Ltd.

Address: 351 W. Hubbard Street, Suite 710  
Chicago, Illinois 60610  
RE: Environmental contract for environmental site remediation.

RE: Environmental Contract for environmental site remediation, 125 Wille Street,  
Des Plaines, Illinois

**CONTRACTING PARTY:**

Name: K&P Properties  
Attn: Thomas W. Krilley

Address: 202 W. Berry Street  
Fort Wayne, IN

**RETURN TO:**

Name: Environmental Group Services, Ltd.  
Attn: Vahooman Mirkhaef

Address: 351 W. Hubbard Street, Suite 710  
Chicago, Illinois 60610

Site Address: 125 Wille Street, Des Plaines, IL

**Legal Description:**

Location: The property is located on the south side of Wille Street in Des Plaines, Illinois. The common address of the property is 125 Wille Street, Des Plaines, Illinois.

Parcel 1: The North 600 feet (as measured on the East line thereof) of the West 240 feet of the East 1072 feet (as measured on the North line thereof) of that part of the Southeast quarter of the Northeast quarter of Section 25, Township 41 North, Range 11 East of the third Principal Meridian, lying Northerly of a line 82.5 feet Northeasterly of a parallel with the following described line: beginning at a point in the West line of said Southeast quarter of the Northeast quarter, 345.5 feet North of the Southwest corner thereof, and running thence South 69 degrees 59 minutes East 989.95 feet to a point in the South line of the Northeast quarter of said Section 25, said point being 929.16 feet East of the Southwest corner of said Southeast quarter of the Northeast quarter of Section 25 aforesaid, in Cook County, Illinois.

P.I.N. # 08-25-203-013

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Parcel 2: The West 240 feet of the East 1072 feet (as measured on the North line thereof) of that part of the South east quarter of the Northeast quarter of Section 25, Township 41 North, Range 11 East of the Third Principal Meridian, lying Northerly of a line 82.5 feet Northerly of a parallel with the following described line: beginning at a point in the West line of said Southeast quarter of the Northeast quarter 345.5 feet North of the Southwest corner thereof and running thence South 69 degrees East 989.95 feet to a point in the South line of the Northeast quarter of said Section 25, said point being 929.16 feet East of the Southwest corner of said Southeast quarter of the Northeast quarter of Section 25 aforesaid, in Cook County, Illinois.

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ENVIRONMENTAL GROUP SERVICES, LTD.

**PROPOSAL**

**REGARDING ENVIRONMENTAL SITE REMEDIATION**

*Subject Property:*

**K&P PROPERTIES**  
125 Wille Street  
Des Plaines, Illinois

*Submitted To:*

Mr. Vincent Heiny  
**HALLER & COLVIN**  
444 East Main Street  
Fort Wayne, Illinois 46802

**EGSL No.: 97-XXX**

July 14, 1997  
Revised August 12, 1997

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PROPOSAL FOR SITE REMEDIATION

*Thank you for allowing us to submit the enclosed proposal for work to be done regarding the above referenced project. It is our goal to provide you with the best possible service in the most cost efficient manner and thereby earn the confidence that you have placed in us.*

*We have enclosed two (2) copies of this proposal. Please sign one copy and return one to our office should you decide to have us participate in this project.*

*Please feel free to call us at your convenience with any questions that you may have regarding this proposal. We sincerely look forward to working with you on this project as well as any other environmentally related projects which may arise in the future.*

PROJECT APPROACH

*We are pleased to submit our proposal for manpower, equipment, materials, technical and professional services regarding the above referenced project, all in accordance with federal, state and local mandates for an Underground Storage Tank (UST) site.*

- 1. To consult, advise and perform certain tasks in reference to Excavate, Transport, and Dispose Appx. 4300 Cubic Yard of soil contamination containing petroleum products.*
- 2. Backfill the excavation up to grade.*
- 3. To confer with Client and/or Client's representatives and all other necessary persons regarding various matters of environmental concern.*

SCOPE OF SERVICES

- 1. Prepare applications for all necessary permits, incident number, generator number, entry to landfill and arrangements for necessary inspections.*
- 2. Devise and present to Client a strategy for the excavation, loading, transportation and disposition of contaminated soils.*
- 3. Provide a professional environmental technician and geologist to:*
  - a. Assist in determining the area of contamination to be excavated,*
  - b. Obtain soil samples for purpose of entry into landfill,*

- c. Obtain the required soil samples from the floor and walls of the excavated pit for pit closure per IEPA protocols,
  - d. Preserve and transfer properly logged samples to laboratory for chemical analysis,
  - e. Photo document all critical stages of work done on the site,
  - f. Prepare a site diagram and locate the extent of excavation and location of all soil samples taken.
4. Prepare 20-Day and 45-Day Report per IEPA protocols.
  5. Prepare Application and all necessary documents to Illinois State Fire Marshall's office in order for eligibility to the Leaking Underground Storage Tank (LUST) fund.

PERMISSION TO ENTER

I, the undersigned, do hereby represent that I am the Owner of the property which is the subject of this project, or the Agent of the Owner with power to grant right of entry thereon. I hereby grant permission to any employees of Environmental Group Services Limited (EGSL) to enter upon the subject property to conduct the above referenced project in its entirety.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Print Full Name: \_\_\_\_\_ Title: \_\_\_\_\_

COMPENSATION

TSDF Permit and Laboratory Sample analysis	\$ 1,200.00
Excavation, Transportation, & Disposal of Appx. 4300 CY of soil	\$219,400.00
Backfill Appx. 4000 Ton	\$ 48,000.00
20 Day and 45 Day Report (IEPA 732)	\$ 2,900.00
Preparation of Corrective Action Completion Plan (IEPA 730)	\$ 3,100.00



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<i>Preparation of LUST Application</i>	\$ 2,800.00
<i>Soil samples for BETX &amp; PNAs</i>	\$ 3,800.00
<i>One sample per twenty (20) feet is required per IEPA</i>	
<i>20 Hours Field Technician</i>	\$ 1,600.00
<b>SUB-TOTAL</b>	<b>\$282,800.00</b>
<i>Additional Costs Previously Invoiced:</i>	
<i>EGSL invoice July 1, 1997</i>	\$ 30,365.00
<i>EGSL invoice August 11, 1997</i>	\$ 13,155.00
<b>GRAND TOTAL</b>	<b>\$326,320.00</b>

*This estimate is based on the IEPA standards, procedures and requirements in effect upon the date of this proposal. Prices are subject to change upon change of the IEPA requirements.*

**COLLECTION**

*It is EGSL's understanding that the closing for the Subject Property is scheduled for August 29, 1997 which at such time, EGSL upon the submittal of its invoice will be compensated for the Grand Total as stipulated in this contract. Payment of the remainder of this contract is due and payable in accordance with the dates specified in the preceding paragraph detailing "Compensation." If full payment is not made within ten (10) days of the due date, the entire principle sum and accrued interest then remaining unpaid thereon shall immediately become due and payable without notice at the option of Environmental Group Services Ltd. Failure to exercise this option shall not constitute a waiver of the right of EGSL to exercise the same in the event of subsequent default.*

*Services which are not included in the Compensation list are due and payable thirty (30) after the invoice date.*

*All unpaid balances after thirty (30) days shall be assessed an interest charge at the rate of one and one-half percent (1 1/2 %) per month (18% annual rate).*

*In the event payment on this contract is collected by or through an attorney, you*

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Haller & Colvin  
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July 14, 1997, Revised August 11, 1997  
K&P Properties, Des Plaines, Ill.

agree to pay all costs of collection, including reasonable attorneys fees.

### ACCEPTANCE

Client should indicate acceptance of this proposal by signing this document and providing the further information required in the acceptance clause below. Also, please have the "Permission to Enter" section signed by the appropriate party. Lastly, enclose the required deposit.

Immediately upon receipt, this proposal will be submitted for acceptance by Consultant. Immediately upon acceptance, work will commence on the project.

We appreciate the opportunity to work with you on this project and look forward to future projects. If you have any questions regarding our scope of work or fees, please feel free to contact us.

### ACCEPTED BY:

Client's Signature: [Signature] Name: Tobias W. Krikor

Owner or Property or Agent of Owner or  
Other as Specified: \_\_\_\_\_

Date of Execution of Contract: \_\_\_\_\_

### ACCEPTED BY EGSL:

[Signature]  
Vahooman Mirkhafi  
President

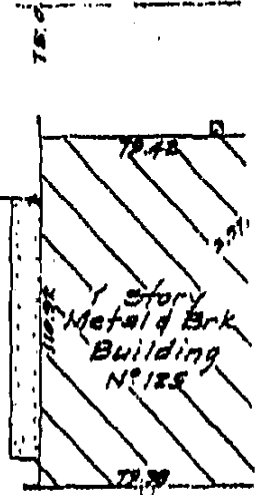
DATE: 8/13/97

Cook County Clerk's Office

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PARCEL 2..The West 240 feet of the East 1572 feet (as measured on the North line thereof) of that part of the Southeast quarter of the Northeast quarter of Section 25, Township 41 North, Range 11 East of the Third Principal Meridian, lying Northerly of a line 82.5 feet Northeasterly of and parallel with the following described line: beginning at a point in the West line of said Southeast quarter of the Northeast quarter 365.5 feet North of the Southwest corner thereof and running thence South 69 degrees East 989.75 feet to a point in the South line of the Northeast quarter of said Section 25, said point being 929.16 feet East of the Southwest corner of said Southeast quarter of the Northeast quarter of Section 25 aforesaid, in Cook County, Illinois.



PARCEL 1  
Area = 9.3058  
(road include)

Bottom of barbed fence post is 2.14' S. of 2.75' E. of Prop. Con.

chain-link fence 240.0

2x2 pole in 2' 2.23' E. of 1'

2.10'

21.84

chain-link fence

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# PLAT OF SURVEY

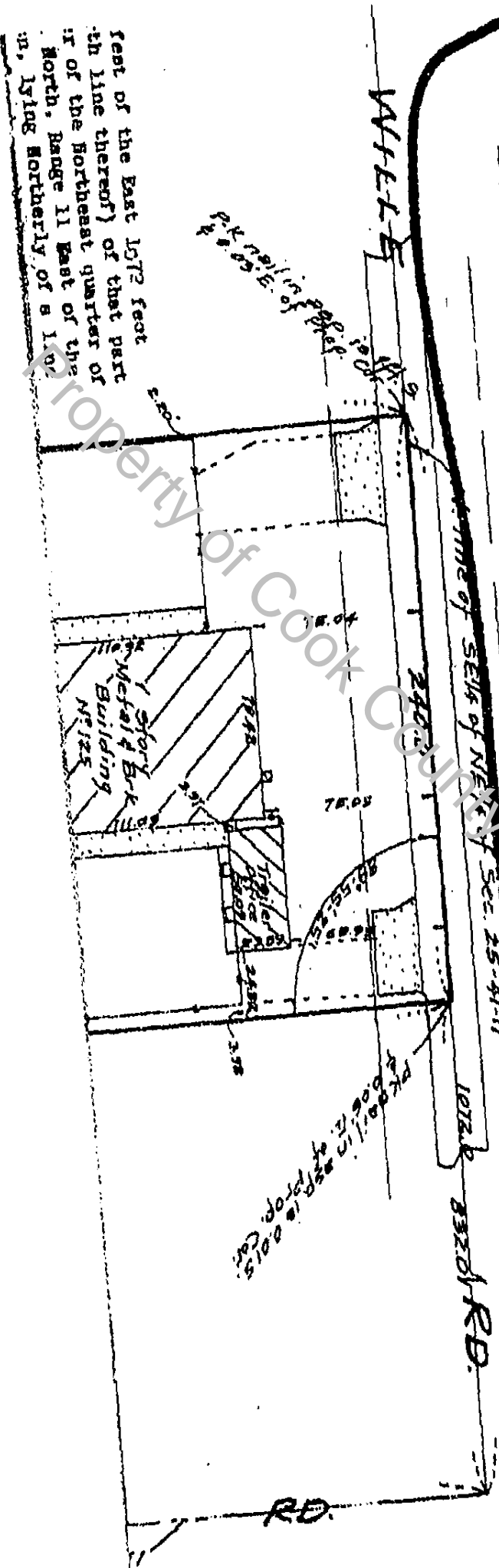
RICE SURVEY CO.  
PHONE: 423-5947

HOFFMAN AVENUE  
REGISTERED ILLINOIS LAND SURVEYOR  
JON P. RICE

REGISTERED ILLINOIS LAND SURVEYOR  
JON P. RICE

DCI ILLINOIS 60068  
ABCKL 1.....

The North 600 feet (as measured on the East line thereof) of the West 240 feet of the East 1072 feet (as measured on the North line thereof) of that part of the Southeast quarter of the North 600 feet (as measured on the North line thereof) of that part of the Township 41 North, Range 11 East of the Third Principal Meridian, and parallel with the following described line: Northeast quarter of a line 82.5 feet Northeastly of and parallel to the following described line: lying Northerly of a point in the West line of said Southeast quarter of the Northeast quarter, 345.5 feet beginning at a point in the West line of said Southeast quarter South 59 degrees 59 minutes East 989.95 feet North of the Southwest corner thereof, and running thence South 59 degrees 59 minutes East 929.16 feet to a point in the South line of the Northeast quarter of said Section 25, said point being 929.16 feet East of the Southwest corner of said Southeast quarter of the Northeast quarter of Section 25 aforesaid, in Cook County, Illinois.



West of the East 1072 feet  
th line thereof) of that part  
of the Northeast quarter of  
North, Range 11 East of the  
lying Northerly of a line

Property of Cook County  
Name of Seller of NE 1/4 Sec. 25-41-11  
RD.



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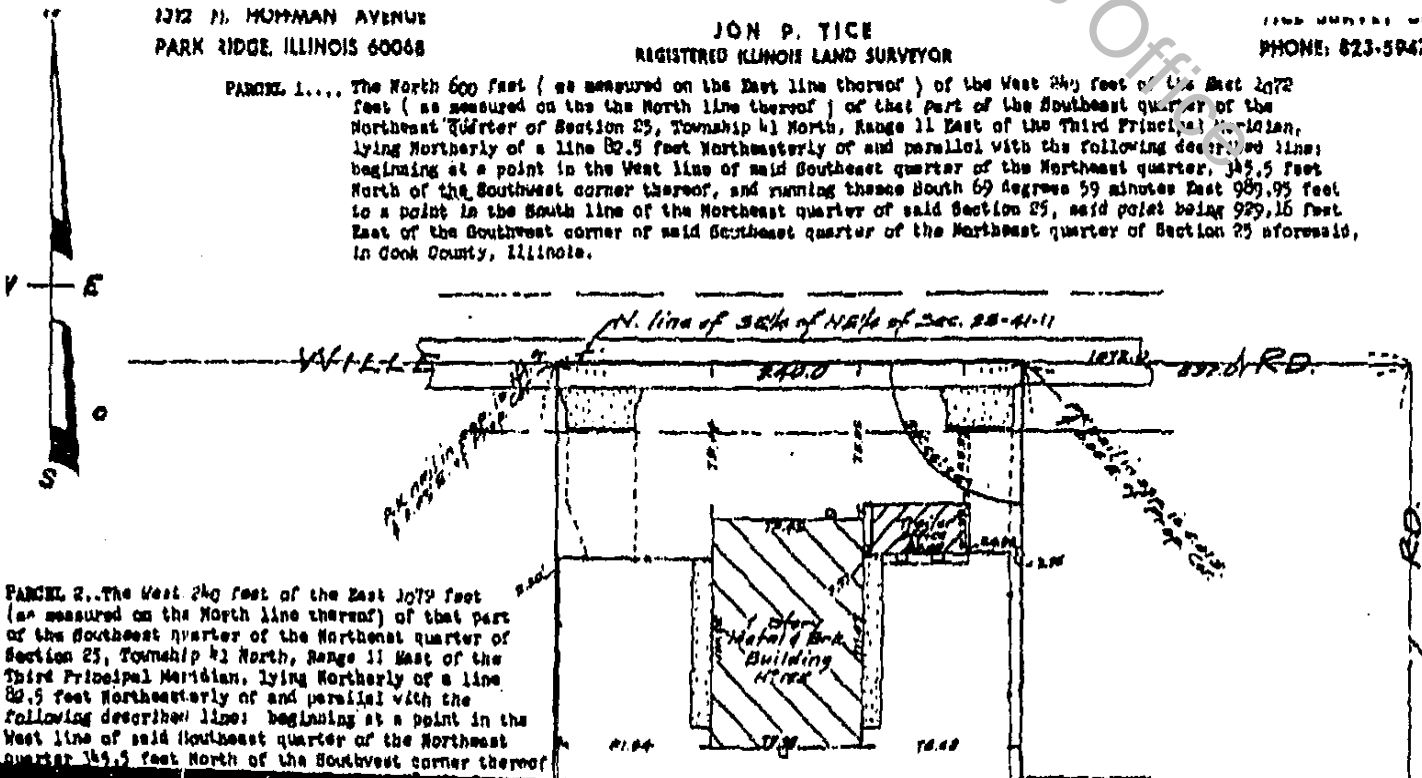
Property of Cook County Clerk's Office

1312 N. HOFFMAN AVENUE  
PARK RIDGE, ILLINOIS 60068

JON P. TICE  
REGISTERED ILLINOIS LAND SURVEYOR

PHONE: 623-5947

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