

**PREPARED BY:**

**Name:** James G. Haft  
2400 Greenleaf partners,  
L.L.C. & Kinzie Properties,  
L.L.C.

**Address:** 55 East Monroe Street,  
Suite 4100  
Chicago, IL. 60603-5896



**RETURN TO:**

**Name:** James G. Haft  
2400 Greenleaf partners,  
L.L.C. & Kinzie Properties,  
L.L.C.

**Address:** 55 East Monroe Street,  
Suite 4100  
Chicago, IL. 60603-5896

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: 0314405292

James W. Kelican, Jr., the Remediation Applicant, whose address is 2400 2440 Greenleaf Avenue, Elk Grove Village, IL has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and which remediation site can be identified by the following:

1. Legal description or Reference to a Plat Showing the Boundaries: The West 470.0 feet of the East 600 feet of the West 1629 feet of lot 23 in Centex Industrial Park Unit 5, being a subdivision in Section 35, Township 41 North Range 11 East of the third principal Meridian, in Cook County, Illinois.
2. Common Address: 2400-2440 Greenleaf Avenue, Elk Grove Village, Illinois, 60007
3. Real Estate Tax Index/Parcel Index Number: 08-35-203-015-0000
4. Remediation Site Owner: 2400 Greenleaf Partners, L.L.C. & Kinzie Properties, L.L.C.
5. Land Use Limitation: Industrial/Commercial
6. Site Investigation: Comprehensive

See NFR letter for other terms.

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SITE BASE MAP  
DANFORTH PLATING(0314405292)

Prepared by EPS Environmental Services, Inc.

Central Line of Railroad

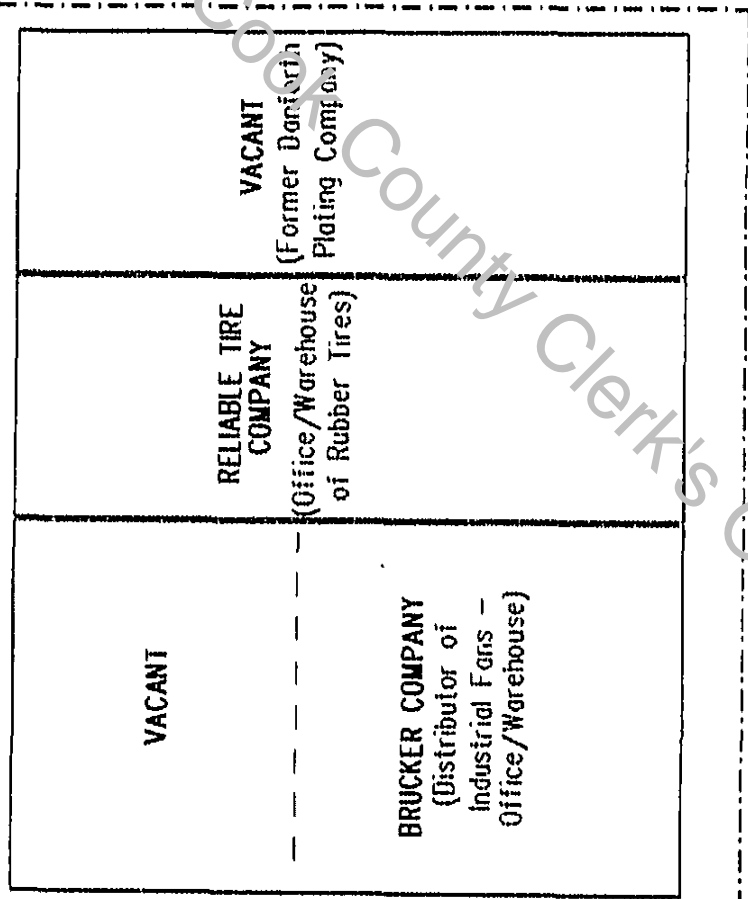
Property Line / SITE BOUNDARY



SITE OCCUPANT MAP

PROJECT #: 1789-1297  
SCALE 1"=70'

2400-2440 GREENLEAF AVENUE  
ELK GROVE VILLAGE, ILLINOIS



Asphalt-Paved Parking

Greenleaf Avenue

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**PROPERTY OWNER CERTIFICATION OF NFR LETTER  
UNDER THE SITE REMEDIATION PROGRAM**

If the Remediation Applicant is not the sole owner of the remediation site, 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 I.D. number and real estate tax index/parcel index number. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below.

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.

Property Owner Information	
Owner's Name:	<u>James G. Haft</u>
Title:	<u>Manager</u>
Company:	<u>2400 Greenleaf Partners, L.L.C.</u>
Street Address:	<u>55 E. Monroe Street, Suite 4100</u>
City:	<u>Chicago</u> State: <u>IL</u> Zip Code: <u>60603</u> Phone: <u>312-807-4630</u>
Site Information	
Site Name:	<u>2400 Greenleaf Building</u>
Site Address:	<u>2400-2440 Greenleaf Avenue</u>
City:	<u>Elk Grove Village</u> State: <u>IL</u> Zip Code: <u>60007</u> County: <u>Cook</u>
Illinois Inventory ID Number:	<u>0314405292</u>
Real Estate Tax Index/Parcel Index No.	<u>08-35-203-015</u>
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:	<u>[Signature]</u> Date: <u>6/14/98</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>14th</u> day of <u>June</u> , 19 <u>98</u>	
<u>[Signature]</u> Notary Public	<div style="border: 1px dashed black; padding: 5px; width: fit-content; margin: 0 auto;"> <b>OFFICIAL SEAL</b>  <b>NANCY GONZALES</b>                      NOTARY PUBLIC, STATE OF ILLINOIS                      MY COMMISSION EXPIRES 10-30-2000                 </div>

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 Permit 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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**PROPERTY OWNER CERTIFICATION OF NFR LETTER  
UNDER THE SITE REMEDIATION PROGRAM**

If the Remediation Applicant is not the sole owner of the remediation site, 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 I.D. number and real estate tax index/parcel index number. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below.

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.

Property Owner Information	
Owner's Name: <u>Harry Huzeni's</u>	
Title: <u>Manager</u>	
Company: <u>Kinzie Properties, L.L.C.</u>	
Street Address: <u>425 W. North Avenue</u>	
City: <u>Chicago</u> State: <u>IL</u> Zip Code: <u>60610</u> Phone: <u>312-751-0300</u>	
Site Information	
Site Name: <u>2400 Greenleaf Building</u>	
Site Address: <u>2400-2440 Greenleaf Avenue</u>	
City: <u>Elk Grove Village</u> State: <u>IL</u> Zip Code: <u>60007</u> County: <u>Cook</u>	
Illinois Inventory ID Number: <u>0314405292</u>	
Real Estate Tax Index/Parcel Index No. <u>08-35-203-015</u>	
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: <u>[Signature]</u>	Date: <u>6/8/98</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>8</u> day of <u>June</u> , 19 <u>98</u>	
<u>[Signature]</u> Notary Public	<div style="border: 1px dashed black; padding: 5px;"> <p>"OFFICIAL SEAL" LARRY D. BELL Notary Public, State of Illinois My Commission Expires 3/05/02</p> </div>

The Illinois EPA is authorized to require this information under Sections 413 ILCS 5/35 - 38.13 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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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794-9276 Mary A. Gade, Director

217/782-6761

May 28, 1998

Certified # 344 388 038

James G. Haft  
2400 Greenleaf Partners, L.L.C & Kinzie Properties, L.L.C.  
55 East Monroe Street, Suite 4100  
Chicago, IL 60603-5396

Re: 0314405292 - Cook County  
Elk Grove Village/Danforth Plating  
Site Remediation/Technical Reports

Dear Mr. Haft :

The "Investigation Summary Report", (September 18, 1997; log no. 97-1263) as prepared by EPS Environmental Services, Inc. for the Danforth Plating property has been reviewed by the Illinois Environmental Protection Agency (Illinois EPA) and the approved remediation objectives at the site are equal to or above the existing levels of regulated substances and the Investigation Summary Report shall serve as the approved Remedial Action Completion Report.

The remediation site, consisting of 3.2 acres (please refer to the environmental notice that is attached for the legal description); and is commonly known as 2400-2440 Greenleaf Avenue, Elk Grove Village, Illinois. Pursuant to Section 58.10 of the Illinois Environment Protection Act ("Act") (415 ILCS 5/58.10), your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this comprehensive No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act in performing the approved remedial action and shall be considered prima facie evidence that the remediation site described in the attached Site Remediation Program ("SRP") 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.

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CONDITIONS AND TERMS OF APPROVAL

LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. In accordance with Section 58.8(c) and 58.10(b)(3) of the Act (415 ILCS 5/58.8(c) and 415 ILCS 5/58.10(b)(3), respectively), the remediation site described in the attached SRP Environmental Notice and shown on the attached Site Base Map of this Letter is limited to industrial/commercial uses.
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.

OTHER TERMS

3. 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  
Bureau of Land #24  
1021 North Grand Avenue East  
P.O. Box 19276  
Springfield, IL 62794-9276
4. 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 site 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 this 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) If applicable, the disturbance or removal of contamination that has been left in-

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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 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 45 days after receiving a request for payment from the Illinois EPA.

5. Pursuant to Section 58.10(d) of the Act, the No Further Remediation Letter shall apply in favor of the following persons:

- a) James G. Hall;
- 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 of the owner of the remediation site;
- 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;

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- 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.
6. This Letter, including all attachments, must be recorded as a single instrument within 45 days of receipt with the Office of the Recorder. For recording purposes, the SRP 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 Danforth Plating property.

Within 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. Robert E. O'Hara  
Illinois Environmental Protection Agency  
Bureau of Land/RPMS Section  
1021 North Grand Avenue, East  
P.O. Box 19276  
Springfield, IL 62794-9276

7. 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 final billing statement.

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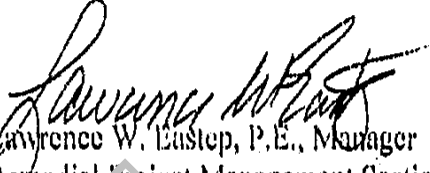
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If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, Tammy Smith at 217/785-8410.

Sincerely,

  
Lawrence W. Eastep, P.E., Manager  
Remedial Project Management Section  
Division of Remediation Management  
Bureau of Land

Enclosures: SRP Environmental Notice  
Site Base Map

cc: Peter Partipilo, EPS Environmental Services, Inc.

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Page 5

If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, Tammy Smith at 217/785-8410.

Sincerely,



Lawrence W. Eastep, P.E., Manager  
Remedial Project Management Section  
Division of Remediation Management  
Bureau of Land

Enclosures: SRP Environmental Notice  
Site Base Map

cc: Peter Partipilo, EPS Environmental Services, Inc.

bcc: Division File  
Bob O'Hara, VSRU  
Tim Milbrandt

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