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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276

217/782-6761

THOMAS V. SKINNER, DIRECTOR

99409429

4690/0080 35 001 Page 1 of 12

Certified 994040269613:55:24

Cook County Recorder 43.50

March 11, 1999

Mr. Jack Strick  
8849 North Kostner  
Skokie, Illinois 60076



Re: 0312885333 -- Cook County  
Skokie/Krumsieg Building  
Site Remediation/Technical Reports

Dear Mr. Jack Strick:

The compilation of documents submitted to the Illinois Environmental Protection Agency ("Illinois EPA") as prepared by Pioneer Environmental, Inc. for the Krumsieg Building property have been reviewed by the Illinois EPA and the approved remediation objectives at the site are equal to or above the existing levels of regulated substances.

The remediation site, consisting of approximately 0.2 acre(s), is located at 8051 North Ridgeway Avenue, Skokie, Illinois. Pursuant to Section 58.10 of the Illinois Environment 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 for the site referenced above is Mr. Jack Strick.

This focused 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 Site Remediation Program environmental notice and shown in the attached site base map does not constitute a threat to human health and the environment for the specified recognized environmental conditions so long as the site is utilized in accordance with the terms of this Letter.

CONDITIONS AND TERMS OF APPROVAL

LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The recognized environmental conditions, as characterized by the focused site investigation, consist of the following:
  - a) Regulated substances of concern that have been successfully addressed are detailed in the attached Table A.
  - b) Contamination below the floor of the building associated with industrial usage of the property. (Refer to attached Site Base Map)
2. The site has been approved for residential, commercial or industrial use.
3. 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

4. The implementation and maintenance of following controls are required as part of the approval of the remediation objectives for this site.

Engineering Controls:

A concrete cap, consisting of the concrete floor of the building beginning 22 feet east of the west property line and 3.5 feet north of the south property line, then running north at a right angle for 14 feet, then running east at a right angle for 30 feet, then running south at a right angle for 14 feet, then running west at a right angle for 30 feet, back to the point of beginning and comprising a rectangle of an area of 420 square feet, as shown in the site base map, must remain over the contaminated soils. This concrete cap must be properly maintained as an engineered barrier to inhibit ingestion of the contaminated media. Soil excavated below the engineered barrier shall be returned to the same depth from which it was excavated or properly managed in accordance with applicable state and federal regulations.

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OTHER TERMS

5. In the event that future activities include the demolition of the building identified in the site base map, that portion of the concrete floor being utilized as an engineered barrier must remain over the contaminated area.

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  
Bureau of Land #24  
1021 North Grand Avenue East  
P.O. Box 19276  
Springfield, IL 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 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-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

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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.

8. Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:

- a) Jack Strick;
- 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;
- 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

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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 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 Krumsieg Building property.

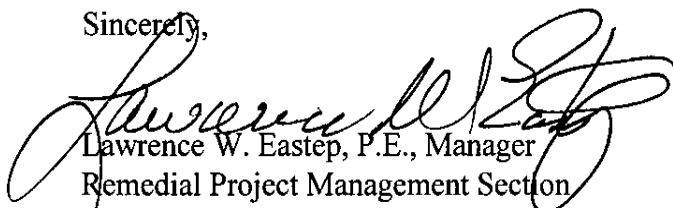
Within 20 days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

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

10. 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.

If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, James M. Salch, L.P.G. at 217/7858726.

Sincerely,

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

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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  
Table A - Regulated Substances of Concern

cc: Charity Simpson  
Pioneer Environmental, Inc.  
1000 North Halsted Street, Suite 202  
Chicago, Illinois 60622

PREPARED BY:

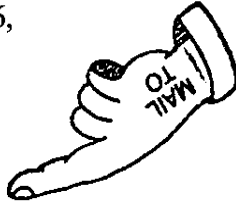
Name: Jack Strick

Address: 8849 North Kostner  
Skokie, Illinois 60076,

RETURN TO:

Name: Jack Strick

Address: 8849 North Kostner  
Skokie, Illinois 60076



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: 0312885333

Jack Strick, the Remediation Applicant, whose address is 8849 North Kostner, Skokie, Illinois 60076 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 of Property:

LOTS 12 AND 13 IN BLOCK 3 IN WITTBOLDT'S RAPID TRANSIT GARDENS, A SUBDIVISION OF LOT 6 IN SUPERIOR COURT PARTITION OF THE EAST HALF OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 22, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2. Common Address: 8051 North Ridgeway Avenue, Skokie, IL

3. Parcel Index Number: 10-23-331-002 and 10-23-331-003

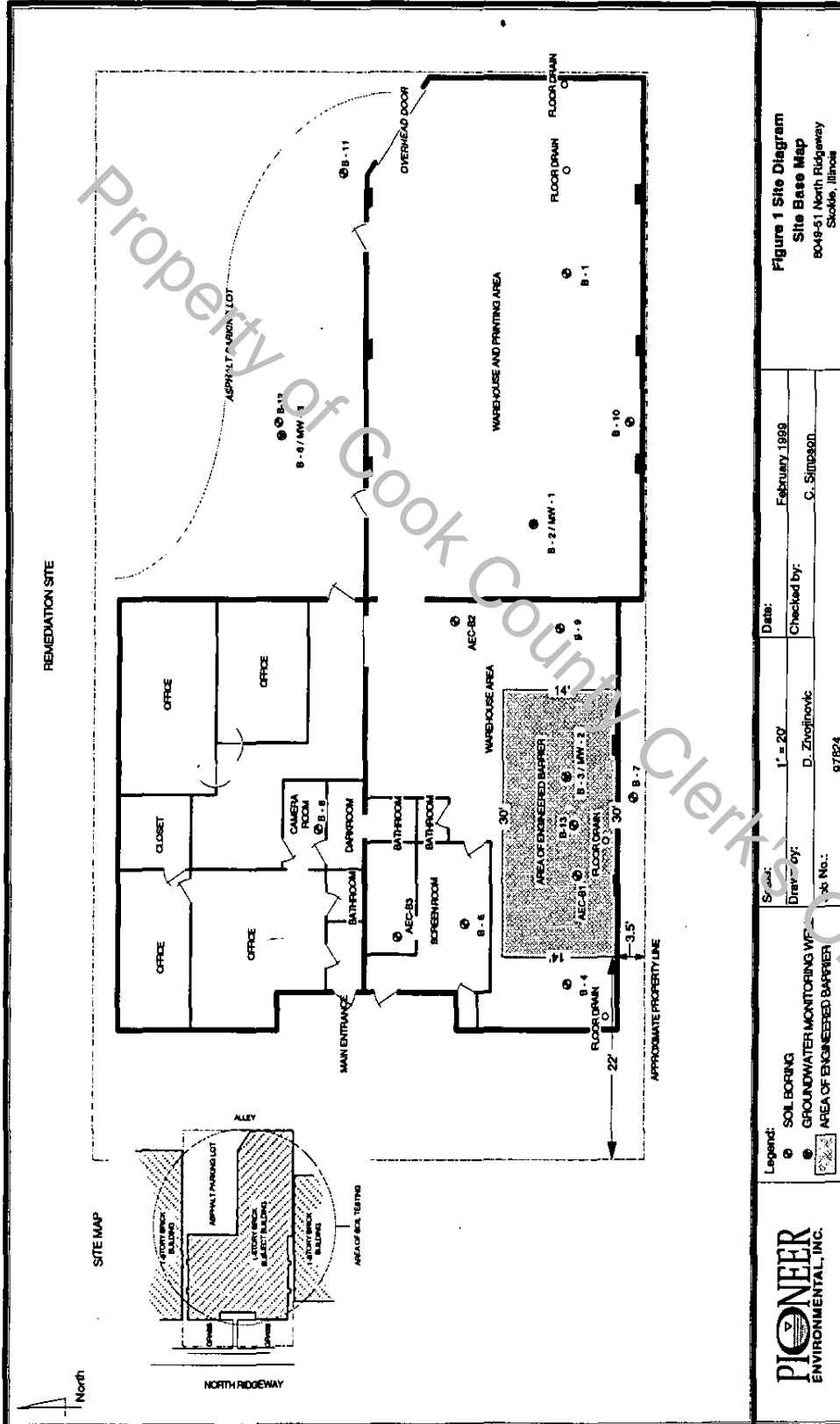
4. Remediation Site Owner: Mr. Jack Strick

5. Land Use Limitation: Residential or Industrial/Commercial

6. Site Investigation: Focused

See NFR letter for other terms.

SITE BASE MAP  
LPC# 0312885333--COOK COUNTY



The portion of the concrete floor that shall be maintained as the engineered barrier is as follows:  
The engineered barrier shall be the concrete floor of the building beginning 22 ft east of the west property line and 3.5 ft north of the south property line, then running north at a right angle for 14 ft, then running east at a right angle for 30 ft then running south at a right angle for 14 ft then running west at a right angle for 30 ft, back to the point of beginning and comprising a rectangle of an area of 420 sqft.



## PROPERTY OWNER CERTIFICATION OF THE 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 identification 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:	_____
Title:	_____
Company:	_____
Street Address:	_____
City:	_____ State: _____ Zip Code: _____ Phone: _____
Site Information	
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 _____, 19__	
_____ 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.

**TABLE A: REGULATED SUBSTANCES OF CONCERN**  
**0312885333 -- COOK**  
**SKOKIE/KRUMSIEG BUILDING**  
**SITE REMEDIATION PROGRAM**

**Volatile Organic Compounds**

<u>CAS No.</u>	<u>Compound Name</u>
74-87-3	Chloromethane
74-83-9	Bromomethane
75-01-4	Vinyl Chloride
75-00-3	Chloroethane
75-09-2	Methylene Chloride
67-64-1	Acetone
75-15-0	Carbon Disulfide
75-35-4	1,1-Dichloroethene
75-34-3	1,1-Dichloroethane
540-59-0	1,2-Dichloroethene (total)
67-66-3	Chloroform
107-06-2	1,2-Dichloroethane
78-93-3	2-Butanone
71-55-6	1,1,1-Trichloroethane
56-23-5	Carbon Tetrachloride
75-27-4	Bromodichloromethane
789-87-5	1,2-Dichloropropane
10061-01-5	cis-1,3-Dichloropropene
79-01-6	Trichloroethene
124-48-1	Dibromochloromethane
79-00-5	1,1,2-Trichloroethane
71-43-2	Benzene
10061-02-6	trans-1,3-Dichloropropene
75-25-2	Bromoform
108-10-1	4-Methyl-2-Pentanone
591-78-6	2-Hexanone
127-18-4	Tetrachloroethene
108-88-3	Toluene
79-34-5	1,1,2,2-Tetrachloroethane
108-90-7	Chlorobenzene
100-41-4	Ethylbenzene
100-42-5	Styrene
1330-20-7	Xylenes (total)

## Semivolatile Organic Compounds

<u>CAS No.</u>	<u>Compound Name</u>
108-95-2	Phenol
111-44-4	bis(2-Chloroethyl)ether
95-57-8	2-Chlorophenol
95-50-1	1,2-Dichlorobenzene
541-73-1	1,3-Dichlorobenzene
106-46-7	1,4-Dichlorobenzene
95-48-7	2-Methylphenol
108-60-1	2,2'-oxybis(1-chloropropane)
106-44-5	4-Methylphenol
621-64-7	N-Nitroso-di-n-propylamine
67-72-1	Hexachloroethane
98-95-2	Nitrobenzene
78-59-1	Isophorone
88-75-5	2-Nitrophenol
105-67-9	2,4-Dimethylphenol
111-91-1	bis(2-Chloroethoxy)methane
120-83-2	2,4-Dichlorophenol
120-82-1	1,2,4-Trichlorobenzene
91-20-3	Naphthalene
106-47-8	4-Chloroaniline
87-68-3	Hexachlorobutadiene
59-50-7	4-Chloro-3-methylphenol
91-57-6	2-Methylnaphthalene
77-47-4	Hexachlorocyclopentadiene
88-06-2	2,4,6-Trichlorophenol
95-96-4	2,4,5-Trichlorophenol
91-58-7	2-Chloronaphthalene
88-74-4	2-Nitroaniline
131-11-3	Dimethylphthalate
208-96-8	Acenaphthalene
606-20-2	2,6-Dinitrotoluene
99-09-2	3-Nitroaniline
83-32-9	Acenaphthene
51-28-5	2,4-Dinitrophenol
100-02-7	4-Nitrophenol
132-64-9	Dibenzofuran
121-14-2	2,4-Dinitrotoluene
84-66-2	Diethylphthalate

Property of Cook County Health Office

7005-72-3	4-Chlorophenyl-phenyl ether
86-73-7	Fluorene
100-01-6	4-Nitroaniline
534-52-1	4,6-Dinitro-2-methylphenol
86-30-6	N-Nitrosodiphenylamine
101-55-3	4-Bromophenyl-phenyl ether
118-74-1	Hexachlorobenzene
87-86-5	Pentachlorophenol
85-01-8	Phenanthrene
120-12-7	Anthracene
86-74-8	Carbazole
84-74-2	Di-n-butylphthalate
206-44-0	Fluoranthene
129-00-0	Pyrene
85-68-7	Butylbenzylphthalate
91-94-1	3,3'-Dichlorobenzidine
56-55-2	Benzo(a)anthracene
218-01-9	Chrysene
117-81-7	bis(2-Ethylhexyl)phthalate
117-84-0	Di-n-octylphthalate
205-99-2	Benzo(b)fluoranthene
207-08-9	Benzo(k)fluoranthene
50-32-8	Benzo(a)pyrene
193-39-5	Indeno(1,2,3-cd)pyrene
53-70-3	Dibenzo(a,h)anthracene
191-24-2	Benzo(g,h,i)perylene

Property of Cook County Clerk's Office