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PREPARED BY:

Name: Eastbrook Plaza, Inc.

Address: 2901 Butterfield Road
Oak Brook, IL 60523.

RETURN TO:

Name: Eastbrook Plaza, Inc.

Attn: Gary Pechter, Esq.

Address: 2901 Butterfield Road
Oak Brook, IL 60523

99911826

7957/0207 04 001 Page 1 of 8

1999-09-27 14:11:01

Cook County Recorder 35.00



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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: 0311235059

Eastbrook Plaza, Inc., the Remediation Applicant, whose address is 2901 Butterfield Road, Oak Brook, IL 60523 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: That part of the west 1/2 of the northwest 1/4 of the northwest 1/4 of Section 29, Township 39 North, Range 12, east of the third principal meridian, lying north of a line that is 850.00 feet north of (as measured along the west line thereof) the southwest corner of the west 1/2 of the northwest 1/4 of the northwest 1/4 of said Section 29 and perpendicular to said west line and lying west of a line that is 95.45 feet east of and parallel with the west line extended northerly of cemetery property as recorded October 27, 1934 as Document Number 11488910 excepting therefrom that part falling within cemetery property as recorded October 27, 1934 as document number 11488910 and excepting that part dedicated for Cermak Road, in Cook County, Illinois.
2. Common Address: 2201-2237 South Wolf Road, Hillside, IL
3. Real Estate Tax Index/Parcel Index Number: 15-29-100-012
4. Remediation Site Owner: Eastbrook Plaza, Inc.
5. Land Use Limitation: Industrial/commercial
6. Site Investigation: Comprehensive

See NFR letter for other terms.

(Illinois EPA Site Remediation Program Environmental Notice)

00180766-DA
LJA

[Handwritten signature]

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

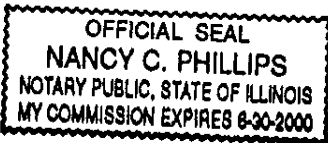
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If the Remediation Applicant is not the sole owner of the remediation site, include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site 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:	<u>Eastbrook Plaza, Inc.</u>
Title:	_____
Company:	_____
Street Address:	<u>2901 Butterfield Road</u>
City:	<u>Oak Brook</u> State: <u>IL</u> Zip Code: <u>60523</u> Phone: <u>630-218-8000</u>
Site Information	
Site Name:	<u>Eastbrook Plaza Shopping Center</u>
Site Address:	<u>2201-37 South Wolf Road</u>
City:	<u>Hillside</u> State: <u>IL</u> Zip Code: <u>60162</u> County: <u>Cook</u>
Illinois inventory identification number:	<u>0311235059</u>
Real Estate Tax Index/Parcel Index No.	<u>15-29-100-012-0000</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.	
Eastbrook Plaza, Inc.	
Owner's Signature:	By: <u>Brenda G. Gujral</u> Date: <u>8-23-99</u> <u>Brenda G. Gujral, President</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>23rd</u> day of <u>August</u> , 19 <u>99</u>	
<u>Nancy C. Phillips</u> 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.

SITE BASE MAP
0311235059 -- COOK
HILLSIDE/ROYAL CLEANERS
SITE REMEDIATION PROGRAM

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CERMAK ROAD (22nd STREET)

PROPERTY LINE (SITE BOUNDARY)

SINGLE STORY SLAB-ON-GRADE BRICK BUILDING

PARKING

APPROXIMATE EXTENT OF
SOIL CONTAMINATION

LOT

SOUTH WOLF ROAD

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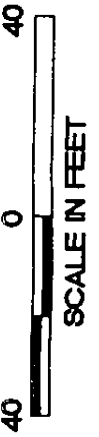


FIGURE 1. SITE BASE MAP

PROJECT NAME: Eastbrook Plaza, LLC
LOCATION: 2201-37 South Wolf Road Hillside, IL 60162
LPC No. 0311235059 -- Cook County
Hillside/Royal Cleaners
Site Remediation Program
July 22, 1999

United Analytical Services, Inc.
Phone: (630) 691-8271 FAX: (630) 691-1819

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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

THOMAS V. SKINNER, DIRECTOR

217/782-6761

August 11, 1999

Certified # 416 152 728

Brenda Gujral
Eastbrook Plaza, Inc.
2901 Butterfield Road
Oak Brook, Illinois 60523

99911826

Re: 0311235059 -- Cook
Hillside/Royal Cleaners
Site Remediation/Technical Reports

Dear Ms. Gujral:

The Site Investigation-Comprehensive Report (December 18, 1998/Log No. 99-127), as prepared by United Analytical Services, Inc. for the Royal Cleaners property, has been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA") and demonstrates that the remedial action was completed in accordance with the above report.

The remediation site, consisting of 1.9 acre(s), is located at 2201-2237 South Wolf Road, Hillside, 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, as identified on the Illinois EPA's DRM-1 Form (January 25, 1999) is Eastbrook Plaza, Inc..

This comprehensive No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act for the performance of the approved remedial action and 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.

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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 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.

PREVENTIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

3. No person shall construct, install, maintain, or operate a water system or 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 including, but not limited to, domestic, commercial, and industrial uses and water for outdoor purposes.

OTHER TERMS

4. Where an institutional control is used to assure long-term protection of human health (as identified under 4 of this Letter), the Remediation Applicant must record a copy of this legal mechanism (e.g., restrictive covenant; deed restriction; negative easement; ordinance adopted and administered by a unit of local government; or agreement between a property owner and a highway authority) along with this Letter.
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 or 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:

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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 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:

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- a) Eastbrook Plaza, Inc.;
 - 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 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 Royal Cleaners

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property.

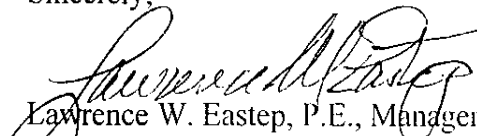
Within 30 days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

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

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, John Richardson, at 217/782-6761.

Sincerely,


Lawrence W. Eastep, P.E., 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 No Further Remediation Letter under the Site Remediation Program form

cc: Dale Ellingson
United Analytical Services, Inc.
1515 Brook Drive
Downers Grove, IL 60515

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