

0312310003 - Cook
Orland Park/Andrew Corporation
SR/Tech

August 27, 2015

ORIGINAL

Ms. P.J. Gebhardt
Illinois Environmental Protection Agency
Bureau of Land/RPMS #24
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276

**RECORDED
NFR**

Andrew Corporation
1701 Golf Road, Suite T-1000
Rolling Meadows, IL 60008
(847) 258-8900
(847) 258-8901 (fax)
<http://www.erm.com>



RE: Recorded Focused No Further Remediation Letter
0312310003/Cook County
Orland Park/Andrew Corporation
Site Remediation Program/Technical Reports

Dear Ms. Gebhardt:

Environmental Resources Management, Inc. (ERM) is submitting this letter on behalf of Andrew, LLC, the Remediation Applicant (RA). Enclosed is an original and one copy of the Focused No Further Remediation (NFR) letter dated August 19, 2015 concerning the subject site. The NFR letter was recorded with the Cook County Recorder of Deeds office on August 26, 2015.

We appreciate your assistance with this project. If you have any questions, please do not hesitate to contact me at 847-258-8900.

Sincerely,

Keith R. Fetzner

Keith R. Fetzner, P.G.
Principal Consultant

IEPA-DIVISION OF RECORDS MANAGEMENT
RELEASABLE

SEP 15 2015

REVIEWER: JKS

Enclosure: Recorded Focused No Further Remediation Letter

CC: Joe Kvetensky (with enclosure)
William Toole, Esq. (with enclosure)
Andrew Masura, Orland Park Library - Andrew Site Repository (with enclosure)

RECEIVED

AUG 28 2015

IEPA/BOL

Certified Recorded No Further Remediation Letter

0312310003 – Cook
Orland Park/Andrew Corp
SR/Tech

PREPARED BY:

ORIGINAL



Doc#: 1523855065 Fee: \$58.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/26/2015 03:07 PM Pg: 1 of 11

Name: Ms. Joee Kvetensky
Andrew, LLC

Address: 1212 North 96th Street
Omaha, Nebraska, 68114

**RECORDED
NFR**

RETURN TO:

Name: Ms. Joee Kvetensky
Andrew, LLC

Address: 1212 North 96th Street
Omaha, Nebraska, 68114

RECEIVED
AUG 28 2015
IEPA/BOL

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: 0312310003

Andrew, LLC, the Remediation Applicant, whose address is 1212 North 96th Street, Omaha, Nebraska, 68114, 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:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 17 ALL IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 102 IN CRYSTAL TREE BEING A SUBDIVISION OF PART OF THE EAST HALF OF SAID SECTION 8 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENTS LR3653642 AND 87520779; THENCE NORTH 88°20'28" EAST 722.91 FEET ALONG THE SOUTH LINE OF SAID LOT 102, TO A BEND; THENCE NORTH 47°13'03" EAST 367.95 FEET ALONG A SOUTHEASTERLY LINE OF SAID LOT 102, TO A BEND; THENCE NORTH 30°06'19" EAST 326.46 FEET ALONG A SOUTHEASTERLY LINE OF SAID LOT 102, TO A BEND; THENCE SOUTH 83°39'36" EAST 156.93 FEET ALONG A SOUTHERLY LINE OF SAID LOT 102, TO THE POINT OF BEGINNING; THENCE NORTH 00°53'29" WEST 198.33 FEET ALONG AN EAST LINE OF SAID LOT 102, TO A BEND; THENCE NORTH 89°16'19" EAST 1208.88 FEET ALONG THE EASTERNMOST SOUTH LINE OF SAID LOT 102, TO THE SOUTHEAST CORNER OF SAID LOT 102; THENCE NORTH 89°14'25" EAST 392.95 FEET ALONG THE SOUTH LINE OF WEDGWOOD TRAILS A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 9 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO.

25149463, TO THE WESTERLY LINE OF THE NORFOLK AND WESTERN RAILROAD (FORMERLY THE WABASH, ST. LOUIS AND PACIFIC RAILROAD); THENCE SOUTH 16°41'23" WEST 1199.23 FEET ALONG SAID WESTERLY LINE, TO A POINT OF CURVE; THENCE SOUTHERLY 617.48 FEET ALONG THE WESTERLY LINE OF SAID NORFOLK AND WESTERN RAILROAD BEING THE ARC OF A CIRCLE 4061.00 FEET RADIUS CONVEX WESTERLY, TO A POINT TANGENCY; THENCE SOUTH 07°58'41" WEST 451.90 FEET ALONG THE WESTERLY LINE OF SAID NORFOLK AND WESTERN RAILROAD, TO THE NORTH LINE OF THE PROPERTY CONVEYED PER DOCUMENT NO. 0618045091; THENCE SOUTH 88°25'00" WEST 1428.80 FEET ALONG SAID NORTH LINE, TO THE SOUTHERNMOST EAST LINE OF THE PROPERTY CONVEYED PER DOCUMENT NO. 0314701132, THENCE NORTH 01°56'31" WEST 793.01 FEET ALONG SAID EAST LINE, TO A BEND; THENCE NORTH 54°08'16" EAST 223.86 FEET ALONG A SOUTHEASTERLY LINE OF SAID PROPERTY CONVEYED PER DOCUMENT NO. 0314701132, TO A BEND; THENCE NORTH 74°56'16" EAST 134.14 FEET ALONG A SOUTHEASTERLY LINE OF SAID PROPERTY CONVEYED PER DOCUMENT NO. 0314701132, TO A BEND; THENCE NORTH 02°16'16" WEST 511.17 FEET ALONG AN EAST LINE OF SAID PROPERTY CONVEYED PER DOCUMENT NO. 0314701132, TO A BEND; THENCE NORTH 10°45'44" EAST 559.95 FEET ALONG AN EASTERLY LINE OF SAID PROPERTY CONVEYED PER DOCUMENT NO. 0314701132, TO THE HEREIN DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

2. Common Address: 10500 West 153rd Street in Orland Park, IL
3. Real Estate Tax Index/Parcel Index Number: 27-08-405-006 and 27-17-201-018
4. Remediation Site Owner: Andrew, LLC
5. Land Use: Industrial/Commercial
6. Site Investigation: Focused

See NFR letter for other terms.

(Illinois EPA Site Remediation Program Environmental Notice)



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

BRUCE RAUNER, GOVERNOR

LISA BONNETT, DIRECTOR

(217) 524-3300

August 19, 2015

CERTIFIED MAIL

7013 2630 0001 4702 6064

Ms. Joee Kvetensky
Andrew, LLC
1212 North 96th Street
Omaha, Nebraska, 68114

Re: 0312310003 -- Cook County
Orland Park/Andrew Corporation
Site Remediation/Technical Reports
No Further Remediation Letter

Dear Ms. Kvetensky:

The *Focused Remedial Action Completion Report* (received March 24, 2015/Log No. 15-59022), as prepared by Environmental Resources Management, Inc. for the above referenced Remediation Site, has been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). This Report demonstrates the remediation objectives approved for the site in accordance with 35 Illinois Administrative Code Part 742, including the indoor inhalation pathway, are above the existing concentrations of regulated substances and that the remedial action was completed in accordance with the *Remedial Action Plan* (received August 2, 2013/Log No. 13-54507) and 35 Illinois Administrative Code Part 740.

The Remediation Site, consisting of 75 acres, is located at 10500 West 153rd Street, Orland Park, 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 (August 10, 2015/Log No. 15-60113), is Andrew, LLC.

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 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 for the specified recognized environmental conditions so long as the Site is utilized in accordance with the terms of this Letter.

4302 N. Main St., Rockford, IL 61103 (815) 987-7760
595 S. State, Elgin, IL 60123 (847) 608-3131
2125 S. First St., Champaign, IL 61820 (217) 278-5800
2009 Mall St., Collinsville, IL 62234 (618) 346-5120

9511 Harrison St., Des Plaines, IL 60016 (847) 294-4000
412 SW Washington St., Suite D, Peoria, IL 61602 (309) 671-3022
2309 W. Main St., Suite 116, Marion, IL 62959 (618) 993-7200
100 W. Randolph, Suite 10-300, Chicago, IL 60601

Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

- 1) The recognized environmental conditions characterized by the focused site investigation and successfully addressed, consist of the contaminants of concern identified in the attached Table A.
- 2) The Remediation Site is restricted to industrial/commercial land 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

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:

- 4) At a minimum, a safety plan should be developed to address possible worker exposure in the event that any future excavation and construction activities may occur within the contaminated soil (see attached Site Base Map for location of Construction Worker Caution areas). 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 surface 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:

- 5) The asphalt barrier, as shown on the attached Site Base Map, must remain over the contaminated soils. This asphalt barrier must be properly maintained as an engineered barrier to inhibit inhalation of the contaminated media.

Institutional Controls:

- 6) No building shall be occupied within the area depicted on the attached Site Base Map unless a Building Control Technology ("BCT") meeting the requirements of 35 Illinois Administrative Code Part 742 Subpart L is operational prior to human occupancy. This BCT must be properly maintained to address the indoor inhalation pathway. If the BCT becomes inoperable, the site owner/operator shall notify building occupants and workers to implement protective measures. Failure to maintain the BCT shall be grounds for voidance of this No Further Remediation letter.
- 7) 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).
- 8) The Environmental Land Use Control ("ELUC") filed May 28, 2013 with the Cook County Recorder's office for the real property located at Norfolk Southern Parcels 1 and 2 (east adjacent railroad property to the Andrew, LLC property approximately between 153rd and 159th Streets in Orland Park), must remain effective. Unless other remedies that may be available are satisfied, failure to comply with the limitations or requirements of the recorded ELUC may result in voidance of this NFR Letter

Other Terms

- 9) 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.
- 10) 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, IL 62794-9276

- 11) 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.

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

- a) Andrew, 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.
- 13) 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 Andrew Corporation property.
- 14) 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:

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

- 15) 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 Andrew Corporation property, you may contact the Illinois EPA project manager, Barbara Landers at 217-557-6939 or barb.landiers@illinois.gov.

Sincerely,



Joyce L. Munie, P.E., Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

unp

Attachments: Illinois EPA Site Remediation Program Environmental Notice
Site Base Map
Table A: Regulated Substances of Concern
Property Owner Certification of No Further Remediation Letter under the Site
Remediation Program Form
Instructions for Filing the NFR Letter

cc: Keith R. Fetzner
Environmental Resources Management, Inc.
1701 Golf Road, Suite 1-1000
Rolling Meadows, Illinois 60008

Bureau of Land File
Ms. P.J. Gebhardt

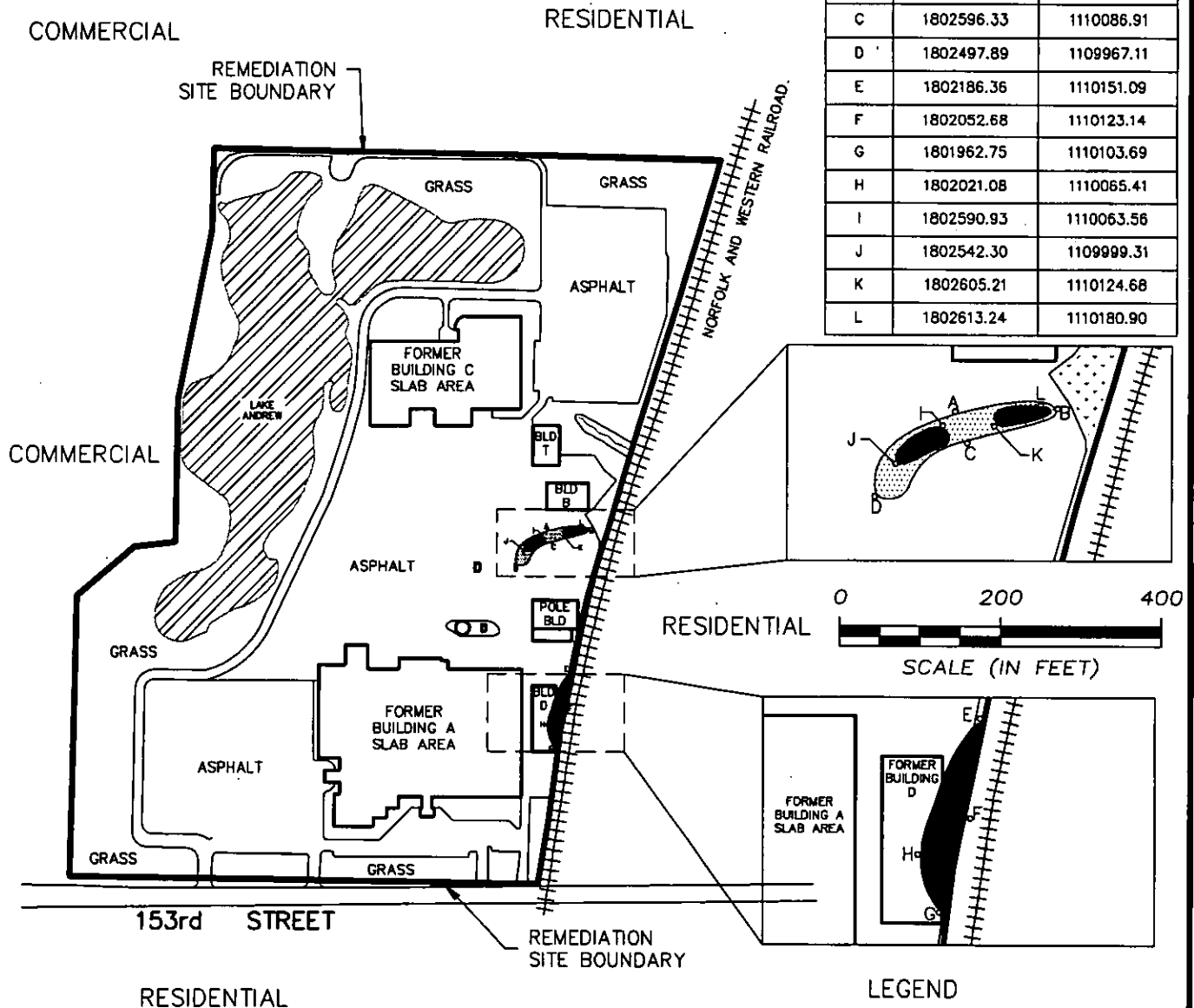
SITE BASE MAP

0312310003/COOK COUNTY

ORLAND PARK/ANDREW CORPORATION

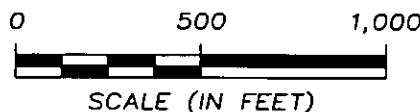
SITE REMEDIATION PROGRAM/TECHNICAL REPORT

Point Coordinates (NAD 1983 IL State Plane East (CORS96))		
Point	Northing	Easting
A	1802624.81	1110067.84
B	1802627.84	1110185.86
C	1802596.33	1110086.91
D	1802497.89	1109967.11
E	1802186.36	1110151.09
F	1802052.68	1110123.14
G	1801962.75	1110103.69
H	1802021.08	1110065.41
I	1802590.93	1110063.56
J	1802542.30	1109999.31
K	1802605.21	1110124.68
L	1802613.24	1110180.90



NOTE: SITE BUILDINGS WERE REMOVED TO THE SLABS IN 2013

REVISIONS TO BE MADE ON THE CADD FILE ONLY



08/06/2015



ERM.

ANDREW CORPORATION, LLC

10500 W 153RD STREET
ORLAND PARK, ILLINOIS

Environmental Resources Management

CADD Review
MAB

CHK'D KF

0240393

FIGURE A

TABLE A: Regulated Substances of Concern

0312310003 -- Cook County
Orland Park/Andrew Corporation
Site Remediation/Technical Reports

Volatile Organic Compounds (VOCs)	
CAS No.	Compound Name
67-64-1	Acetone
71-43-2	Benzene
75-27-4	Bromodichloromethane
75-25-2	Bromoform
74-83-9	Bromomethane
78-93-3	2-Butanone
75-15-0	Carbon Disulfide
56-23-5	Carbon Tetrachloride
108-90-7	Chlorobenzene
75-00-3	Chloroethane
67-66-3	Chloroform
74-87-3	Chloromethane
124-48-1	Dibromochloromethane
75-34-3	1,1-Dichloroethane
107-06-2	1,2-Dichloroethane
75-35-4	1,1-Dichloroethene
540-59-0	1,2-Dichloroethene (total)
156-59-2	cis-1,2-Dichloroethene
156-60-5	trans-1,2-Dichloroethene
78-87-5	1,2-Dichloropropane
10061-02-6	trans-1,3-Dichloropropene
10061-01-5	cis-1,3-Dichloropropene
100-41-4	Ethylbenzene
591-78-6	2-Hexanone
75-09-2	Methylene Chloride
108-10-1	4-Methyl-2-Pentanone
1634-04-4	Methyl tert-butyl ether
100-42-5	Styrene
79-34-5	1,1,2,2-Tetrachloroethane
127-18-4	Tetrachloroethene
71-55-6	1,1,1-Trichloroethane
79-00-5	1,1,2-Trichloroethane
79-01-6	Trichloroethene
108-88-3	Toluene
75-01-4	Vinyl Chloride
1330-20-7	Xylenes (total)

Polynuclear Aromatic Compounds (PNAs)	
CAS No.	Compound Name
208-96-8	Acenaphthalene
83-32-9	Acenaphthene
120-12-7	Anthracene
56-55-3	Benzo(a)anthracene
205-99-2	Benzo(b)fluoranthene
207-08-9	Benzo(k)fluoranthene
191-24-2	Benzo(g,h,i)perylene
50-32-8	Benzo(a)pyrene
218-01-9	Chrysene
53-70-3	Dibenzo(a,h)anthracene
206-44-0	Fluoranthene
86-73-7	Fluorene
193-39-5	Indeno(1,2,3-cd)pyrene
91-20-3	Naphthalene
85-01-8	Phenanthrene
129-00-0	Pyrene

Inorganics	
CAS No.	Compound Name
7440-38-2	Arsenic
7440-39-3	Barium
7440-43-9	Cadmium
7440-47-3	Chromium
7439-92-1	Lead
7439-97-6	Mercury
7782-49-2	Selenium
7440-22-4	Silver



I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 1523853065

AUG 26 2015

A handwritten signature in black ink, appearing to be "S. A.", written over a horizontal line.

RECORDER OF DEEDS—COOK COUNTY
Office R.M. by S.A.

