

BEFORE THE ILLINOIS POLLUTION CONTROL BOARD

RECEIVED
CLERK'S OFFICE

SEP 23 2015

RABI MANAGEMENT, INC.)
Petitioner,)
)
v.)
)
ILLINOIS ENVIRONMENTAL PROTECTION)
AGENCY,)
Respondent.)

PCB 16-53 STATE OF ILLINOIS
Pollution Control Board
(LUST Appeal – Ninety Day
Extension)

 ORIGINAL

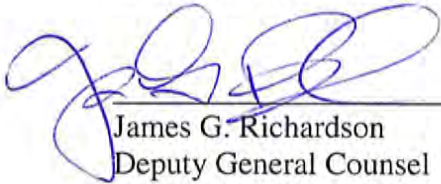
NOTICE

John Therriault
Clerk
Illinois Pollution Control Board
100 West Randolph Street, Suite 11-500
Chicago, Illinois 60601-3218

Rabia Muqet
2377 River Hills Lane
Bolingbrook, Illinois 60490

PLEASE TAKE NOTICE that I have today caused to be filed a REQUEST FOR NINETY DAY EXTENSION OF APPEAL PERIOD with the Illinois Pollution Control Board, copies of which are served upon you.

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY


James G. Richardson
Deputy General Counsel

Dated: September 18, 2015
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
217/782-5544

THIS FILING IS SUBMITTED ON RECYCLED PAPER

BEFORE THE ILLINOIS POLLUTION CONTROL BOARD

RECEIVED
CLERK'S OFFICE

SEP 23 2015

RABI MANAGEMENT, INC.,)
Petitioner,)
)
v.)
)
ILLINOIS ENVIRONMENTAL)
PROTECTION AGENCY,)
Respondent.)

PCB No. 16-)
(LUST Appeal – Ninety Day Extension)

STATE OF ILLINOIS
Pollution Control Board

REQUEST FOR NINETY DAY EXTENSION
OF APPEAL PERIOD

NOW COMES the Respondent, the Illinois Environmental Protection Agency (“Illinois EPA”), by one of its attorneys, James G. Richardson, Deputy General Counsel, and, pursuant to Section 40(a)(1) of the Illinois Environmental Protection Act (415 ILCS 5/40(a)(1)) and 35 Ill. Adm. Code 105.208, hereby requests that the Illinois Pollution Control Board (“Board”) grant an extension of the thirty-five (35) day period for petitioning for a hearing to December 24, 2015, or any other date not more than a total of one hundred twenty-five (125) days from the date of receipt of the Illinois EPA’s final decision. In support thereof, the Illinois EPA respectfully states as follows:

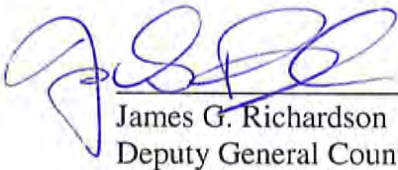
1. On August 19, 2015, the Illinois EPA issued a final decision to the Petitioner.
2. On September 10, 2015, the Petitioner made a written request to the Illinois EPA for an extension of time by which to file a petition for review, asking the Illinois EPA to join in requesting that the Board extend the thirty-five day period for filing a petition by ninety days. Upon information and belief, the Petitioner received the final decision on or about August 21, 2015.

3. The additional time requested by the parties may eliminate the need for a hearing in this matter or, in the alternative, allow the parties to identify issues and limit the scope of any hearing that may be necessary to resolve this matter.

WHEREFORE, for the reasons stated above, the parties request that the Board, in the interest of administrative and judicial economy, grant this request for a ninety-day extension of the thirty-five day period for petitioning for a hearing.

Respectfully submitted,

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY



James G. Richardson
Deputy General Counsel

Dated: September 18, 2015

1021 North Grand Avenue, East
P.O. Box 19276
Springfield, Illinois 62794-9276
217/782-5544
217/782-9143 (TDD)

THIS FILING IS SUBMITTED ON RECYCLED PAPER



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829
BRUCE RAUNER, GOVERNOR LISA BONNETT, DIRECTOR

217/524-3300

CERTIFIED MAIL

7013 2630 0001 4705 9499

AUG 19 2015

Sandu Petroleum
Attn: Harjinder Singh
301 North Hough Street
Barrington, IL 60010

Rabi Mangement, Inc.
2377 River Hills Lane
Bolingbrook, IL 60490

Re: LPC #0316445031 -- Cook County
Chicago/ Gas City, Ltd.
8721 South Cottage Grove Avenue
Leaking UST Incident No. 923053 and 20010569
Leaking UST Technical File

Dear Mr. Singh:

On March 27, 2015, the Illinois Environmental Protection Agency (Illinois EPA) conducted an inspection to determine compliance with the provisions outlined in the No Further Remediation (NFR) Letter issued for the above-referenced incident. Pursuant to 35 Illinois Administrative Code (35 Ill. Adm. Code) 734.720, an NFR Letter shall be voidable if site activities are not carried out in full compliance with the provisions upon which the issuance of the NFR Letter was based.

The inspection revealed specific acts or omissions that were detailed in the Notice of Intent to Void Letter dated May 11, 2015. A written response to address these deficiencies was required within 30 days, and, as of this date, our records indicate that the Illinois EPA has not received the required response. Therefore, the Illinois EPA shall void the aforementioned NFR Letter for the following reason(s).

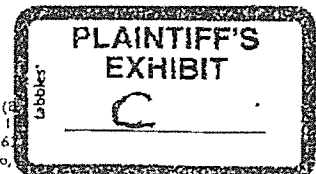
1. Pursuant to 35 Ill. Adm. Code 734.720(a)(2), failure to maintain or install an engineered barrier to inhibit the inhalation and ingestion of the contaminated media as outlined in the NFR Letter.

The required engineered barriers of concrete/asphalt are in need of repair.

Submit any correspondence to the following address:

4302 N. Main St., Rockford, IL 61103 (815) 987-7760
595 S. State, Elgin, IL 60123 (847) 408-3131
2125 S. First St., Champaign, IL 61820 (217) 278-5300
2009 Main St., Collinsville, IL 62234 (618) 346-5120

9511 Harrison St., Des Plaines, IL 60016 (847) 291-1000
412 SW Worthington St., Suite D, Peoria, IL 61602 (309) 691-1000
2307 W. Main St., Suite 116, Marion, IL 62959 (618) 992-1000
100 W. Randolph, Suite 10-300, Chicago, IL 60601 (312) 467-1000



Appeal Rights

An underground storage tank owner or operator may appeal this final decision to the Illinois Pollution Control Board pursuant to Sections 40 and 57.7(c)(4)(D) of the Act by filing a petition for a hearing within 35 days after the date of issuance of the final decision. However, the 35-day period may be extended for a period of time not to exceed 90 days by written notice from the owner or operator and the Illinois EPA within the initial 35-day appeal period. If the owner or operator wishes to receive a 90-day extension, a written request that includes a statement of the date the final decision was received, along with a copy of this decision, must be sent to the Illinois EPA as soon as possible.

For information regarding the filing of an appeal, please contact:

Dorothy Gunn, Clerk
Illinois Pollution Control Board
State of Illinois Center
100 West Randolph, Suite 11-500
Chicago, IL 60601
312/814-3620

For information regarding the filing of an extension, please contact:

cc Illinois Environmental Protection Agency
Division of Legal Counsel
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276
217/782-5544

RECEIVED
CLERK'S OFFICE

SEP 23 2015

CERTIFICATE OF SERVICE

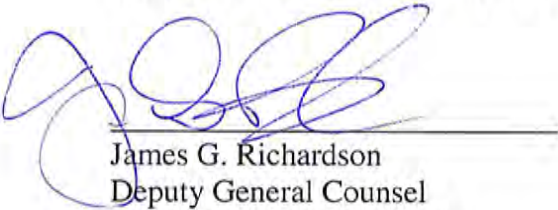
STATE OF ILLINOIS
Pollution Control Board

I, the undersigned attorney at law, hereby certify that on September 18, 2015 I served true and correct copies of a REQUEST FOR NINETY DAY EXTENSION OF APPEAL PERIOD by first class mail of the United States Postal Service upon the persons as follows:

John Therriault
Clerk
Illinois Pollution Control Board
100 West Randolph Street, Suite 11-500
Chicago, Illinois 60601-3218

Rabia Muqet
2377 River Hills Lane
Bolingbrook, Illinois 60490

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY



James G. Richardson
Deputy General Counsel
Division of Legal Counsel
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
217/782-5544
217/782-9143 (TDD)

August 31, 2015
VIA CERTIFIED MAIL

RECEIVED
CLERK'S OFFICE
SEP 23 2015

STATE OF ILLINOIS
Pollution Control Board

John Therriault
Illinois Pollution Control Board
State of Illinois Center
100 W. Randolph St.
Suite 11-500
Chicago, IL 60601

**Re: Rabi Management Inc.
8721 S. Cottage Grove Ave.
Chicago, IL 60618
LPC # 0316445031
Incident No. 923053 and 20010569**

Dear Mr. Therriault:

I am writing this letter to appeal your August 19, 2015 decision related to the above-captioned matter. I hereby request you to reconsider your August 19, 2015 decision to void the NFR letter related to this matter.

My name is Rabia Muqet and I am a beneficiary of Trust #8002358917. Rabi Management Inc., the property at issue (located at 8721 S. Cottage Grove, Chicago, IL 60619), was placed in Trust# 8002358917 on February 22, 2012 (*See Exhibit A- Trust Agreement*).

Per your August 19, 2015 correspondence, a Notice of Intent to Void the NFR Letter was issued on May 11, 2015. (*See Exhibit B*). However, I would like to highlight several issues with your May 11, 2015 correspondence. Please note that the May 11, 2015 correspondence was addressed to the to the *former* property owner and sent to the wrong address, an address that we have no connection or access to in any manner. (*See Exhibit B*). Mr. Harjinder Singh, the former property owner, sold the property at issue to our family in 2010.

Furthermore, the same property has been in Trust #8002358917 since February 22, 2012 (*See Exhibit A*). A copy of your May 11, 2015 correspondence was not sent or forwarded to the Trustee, nor the actual property address, nor our residence. Simply put, your May 11, 2015 correspondence was not sent or forwarded to any other address that we have a connection or access to. As such, we failed to receive *any* notice of your May 11, 2015 correspondence, which

would have provided us with the time and opportunity to correct the problems addressed and highlighted in your correspondence.

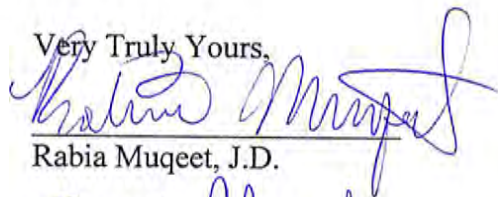
We first became aware of your intentions to void the NFR letter when we received a certified copy of your August 19, 2015 correspondence (See Exhibit C). Upon receipt of the August 19, 2015 correspondence, we took immediate and proper steps to understand and ameliorate the problem. On August 24, 2015, I contacted Dave Myers, who graciously emailed a copy of your May 11, 2015 Correspondence. (See Exhibit D-Email from Dave Myers, dated August 24, 2015).

We stipulate to the deficiencies highlighted in your May 11, 2015 Correspondence. However, we also request that the Board provide us with the opportunity to correct those deficiencies, since we had no notice prior to your August 19, 2015 correspondence. Since August 19, 2015, we have contacted a reliable and highly recommended contractor to correct the deficiencies cited in your August 19, 2015 letter. Attached please find a copy of a work order estimate, obtained from AMPSCO Service Corporation ("AMPSCO"). (See Exhibit E). We have expressed the urgency of the matter to AMPSCO, and have been reassured the deficiencies will be corrected as quickly as possible.

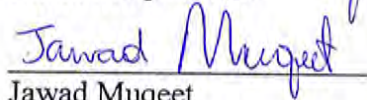
We understand the urgency of the matter and hope to resolve the highlighted deficiencies as expeditiously as possible. As such, we respectfully request the Board to reconsider its decision to void the NFR letter and allow us the opportunity to correct any and all deficiencies needed for the issuance of the NFR letter.

I look forward to hearing back from you in this regard.

Very Truly Yours,



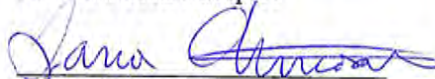
Rabia Muqet, J.D.



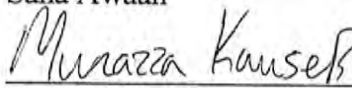
Jawad Muqet



Abdul Moiz Muqet



Sana Awaan



Munazza Kauser

CC: Illinois Environmental Protection Agency

Trust Agreement, dated February 22, 2012 and known as Trust Number 8002358917

IT IS AGREED:

CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as trustee hereunder, is about to take legal and equitable title to the following described real estate in Cook County, Illinois:

Lots 23 and 24 in Block 1 in Dauphin Park, a Subdivision of that part of the North 3/4 of the West 1/2 of Section 2, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Permanent Tax Number 25-02-100-054-0000 Improved with Gasoline Station and Food Mart

Otherwise known as 8721 South Cottage Grove, Chicago, Illinois 60619

When the trustee has taken title to the real estate or has accepted in writing title to any other property conveyed to it as trustee hereunder, the trustee will hold it for the uses and purposes and on the trusts herein stated. Any other property conveyed to the trustee without written acceptance by the trustee shall not be subject to this agreement.

The following named persons and their successors in interest shall be entitled to the earnings, avails and proceeds of said real estate according to the respective interests herein set forth, to wit:

- JAWAD MUQEET - an undivided one-fourth (1/4) interest;
- SANA AWAAN - an undivided one-fourth (1/4) interest;
- RABIA MUQEET - an undivided one-fourth (1/4) interest; and
- ABDUL MOIZ MUQEET - an undivided one-fourth (1/4) interest, as Tenants in Common.

The power of direction referred to on the reverse side hereof shall be in:

MUNAZZA KAUSER

The trustee shall receive for its services in accepting this trust and taking title hereunder the sum of \$ _____. In addition, the trustee shall receive an annual fee to be determined by the trustee's fee schedule as adjusted from time to time. Furthermore the trustee shall be entitled to a fee determined by its current fee schedule as adjusted from time to time, for executing deeds, mortgages or other instruments. It shall receive reasonable compensation for any special services which may be rendered by it and for taking and holding any other property which may hereafter be conveyed to it hereunder, which fees, charges and other compensation the beneficiaries jointly and severally agree to pay. If the value of the property is increased for any reason after the trustee has accepted title thereto, the trustee shall be entitled to a reasonable additional annual fee, in accordance with its scheduled fees for holding title to the property.

The names of any beneficiary will not be disclosed to the public, unless otherwise directed in writing.

Bills, legal notices and written inquiries should be forwarded to:

Abdul Muqeet, 2377 Riverhills Lane, Bolingbrook, Illinois 60490

THIS AGREEMENT IS SUBJECT TO ADDITIONAL PROVISIONS SET FORTH ON THE REVERSE SIDE HEREOF AND WHICH ARE HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

IN TESTIMONY WHEREOF, Chicago Title Land Trust Company, has caused these presents to be signed by its Assistant Vice President as and for the act and deed of said corporation, the day and date written above.

CHICAGO TITLE LAND TRUST COMPANY
 CORPORATE SEAL
 By [Signature]
 Assistant Vice President

And on said day the said beneficiaries have signed this Trust Agreement in order to signify their assent to the terms hereof.

[Signature] JAWAD MUQEET 332-90-7207
 Signature Printed Name SSN/EIN
 2377 Riverhills Lane Bolingbrook, Illinois 60490 (773) 272-2690
 Address City, State, Zip Phone

[Signature] SANA AWAAN 323-90-7092
 Signature Printed Name SSN/EIN
 2377 Riverhills Lane Bolingbrook, Illinois 60490 (773) 272-2690
 Address City, State, Zip Phone

[Signature] RABIA MUQEET 337-88-7409
 Signature Printed Name SSN/EIN
 2377 Riverhills Lane Bolingbrook, Illinois 60490 (773) 272-2690
 Address City, State, Zip Phone

[Signature] ABDUL MOIZ MUQEET 331-90-7936
 Signature Printed Name SSN/EIN
 2377 Riverhills Lane Bolingbrook, Illinois 60490 (773) 272-2690
 Address City, State, Zip Phone

Signature, SSN/EIN, and address of the person having a power of direction if other than a beneficiary.
[Signature] MUNAZZA KAUSER 337-88-6640
 Signature Printed Name
 2377 Riverhills Lane Bolingbrook, Illinois 60490
 Address City, State, Zip



The interest of every beneficiary and of any person who may become entitled to any interest under this trust shall consist only of (1) the power to direct the trustee to deal with title to the property; (2) the power to manage, possess, use and control the property; and (3) the right to receive the earnings, avails and proceeds from leases and other uses and from mortgages, sales and other dispositions of the property. Such rights and powers shall be personal property and may be assigned as such. On the death of any beneficiary his interest, except as otherwise specifically provided, shall pass to his executor or administrator and not to his heirs at law. No beneficiary at any time shall have any right, title or interest in or to any portion of the legal or equitable title to the property. The death of any beneficiary shall not terminate the trust or affect the rights or powers of the trustee or of the beneficiaries except as provided by law.

By amendment in writing delivered to and accepted by the trustee, any beneficiary having a vested interest hereunder shall at any time or times have the right to revoke, alter or amend the provisions of this trust agreement relative to the person or persons who may be entitled from time to time to the ownership and enjoyment of said beneficiary's interest hereunder.

No assignment of any beneficial interest shall be binding on the trustee until the original or executed duplicate of the assignment is delivered to the trustee and accepted by it in writing. Every assignment of any beneficial interest, the original or duplicate of which shall not have been so delivered to and accepted by the trustee, shall be ineffective as to all subsequent assignees or purchasers without notice.

The trustee shall have no obligation to file any income, profit or other tax reports or returns or pay such or any other taxes. The beneficiaries will make all such returns and reports, and pay general real estate and all other taxes or charges payable with respect to the property and to the earnings, avails and proceeds of the property or based on their interests under this agreement.

If the trustee shall make any advances or incur any expenses on account of this trust or the property or shall incur any expenses by reason of being made a party to any litigation in connection with this trust or the property or if the trustee shall be compelled to pay money on account of this trust or the property, whether for breach of contract, injury to person or property, fines or penalties under any law, or otherwise, the beneficiaries jointly and severally on demand shall pay to the trustee, with interest at the highest rate per annum permitted by law the amount of all such expenses, advances or payments made by the trustee, plus all its expenses, including attorneys' fees. The trustee shall not be obliged to convey, transfer or otherwise deal with the property or any part of it until all of the payments, advances and expenses made or incurred by it shall have been paid, with interest.

The trustee shall not be obligated to pay any money for this trust or the property or to prosecute or defend any legal proceeding involving this trust or the property unless it shall elect to do so and be furnished with sufficient funds or be indemnified to its satisfaction. If the trustee is served with process or notice of legal proceedings or of any other matter concerning the trust or the property, the sole duty of the trustee shall be to forward the process or notice to the person named herein as the person to whom inquiries or notices shall be sent, or, in the absence of such designation, to the beneficiaries. The latest address appearing in the records of the trustee shall be used for all mailings.

It shall not be the duty of the purchaser of the property or of any part of it to see to the application of the purchase money, nor shall anyone who may deal with the trustee be required or privileged to inquire into the necessity or expediency of any act of the trustee, or into the provisions of this agreement.

This agreement shall not be recorded in the county in which the property is situated, or elsewhere, but any recording shall not be notice of the rights of any person derogatory to the title or powers of the trustee. In this agreement the plural includes the singular, and vice versa, and the masculine gender includes the feminine.

The trustee may at any time resign by sending by registered or certified mail a notice of such intention to each of the then beneficiaries at his latest address appearing in the records of the trustee. Such resignation shall become effective twenty days after such mailing. On such resignation a successor may be appointed in writing by the persons then entitled to direct the trustee in the disposition of the property, and the trustee shall thereupon convey or transfer the property to such successor. If no successor is named as above provided within twenty days after the mailing of such notices by the trustee, the trustee may convey or transfer the trust property to the beneficiaries in accordance with their interests hereunder, and the conveyance may be recorded or registered, as the case may be, by the trustee and such recording or registration shall constitute delivery of the conveyance or transfer to the beneficiaries. The trustee, at its option, may file a complaint for appropriate relief in any court of competent jurisdiction.

Every successor trustee shall become fully vested with all the title, estate, rights, powers, trusts, and shall be subject to the duties and obligations, of its predecessor.

It is agreed by the parties and by any person who may hereafter acquire any interest in this trust that the trustee will deal with the trust property including cash or other assets of any kind which may have become subject to the trust only when authorized to do so in writing.

On the written direction of the party or parties designated on the reverse side hereof as having the power of direction the trustee will make deeds for, or deeds conveying directly to a trust Grantee, or mortgages or trust deeds (which may include a waiver of the right of redemption from sale under an order or decree of foreclosure) or execute leases or otherwise deal with the title to the trust property including cash or other assets subject to the trust. The beneficiaries by written instrument delivered to the trustee may revoke the foregoing power of direction and designate the person thereafter to exercise the power. Such instrument shall be signed by all the then beneficiaries. The trustee shall not be required to inquire into the propriety of any direction.

The trustee shall not be required to assume any personal obligation or liability in dealing with the property or to make itself liable for any damages, costs, expenses, fines or penalties, or to deal with title to the property so long as any money is due to it hereunder.

The beneficiaries shall have the sole possession, management and control of the selling, renting, repairing, maintaining and handling of the property and the trustee shall have no right or duty in respect to any such matters. The beneficiaries shall have the right to execute leases and collect rents in their own name or through their agents. The trustee shall have no right or duty in respect to the payment of taxes or assessments or insurance, litigation or other matters relating to the property, except on written direction accepted by it as above provided and after the payment to it of all money necessary in its opinion to carry out the directions without liability to it. The beneficiaries are not the agents of the trustee for any purpose and do not have any authority to contract or to execute leases or do any other act for or in the name of the trustee or to obligate the trustee personally or as trustee.

The trustee shall not be required to execute any instrument containing covenants of warranty.

If any property remains in this trust twenty years from the date of this agreement or any extension thereof, it shall be sold at public sale by the trustee on reasonable notice as determined by it and the net proceeds of the sale shall be divided among those who are then entitled to under this agreement in the proportions in which they are then entitled.

EXHIBIT "A"

Legal Description

Lots 23 and 24 in Block 1 in Dauphin Park, a Subdivision of that part of the North 3/4 of the West 1/2 of Section 2, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Number: 25-02-100-054-0000
Common Addresses: 8721 South Cottage Grove, Chicago, Illinois



DEED IN TRUST - WARRANTY

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR,

RABI MANAGEMENT, INC., an Illinois corporation of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and WARRANT unto CHICAGO TITLE LAND TRUST COMPANY a Corporation of Illinois whose address is 171 N. Clark Street, Suite 575, Chicago, IL 60601, as Trustee under the provisions of a certain Trust Agreement dated February 22, 2012 and known as Trust Number 8002358917 , the following described real estate situated in COOK County, Illinois to wit:



Doc#: 1209618039 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 04/05/2012 03:00 PM Pg: 1 of 3

(Reserved for Recorders Use Only)

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 8721 South Cottage Grove, Chicago, Illinois 60619 Property Index Numbers 25-02-100-054#0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 22nd day of February, 2012.

Signature

RABI MANAGEMENT, INC., an Illinois corporation Signature Abdul Muqet, President

Signature

Signature

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for COUNTY OF COOK) said County, in the State aforesaid, do hereby certify that ABDUL MUQEET,

President of RABI MANAGEMENT, INC., an Illinois corporation personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 22nd day of February, 2012.

NOTARY PUBLIC

Prepared By: Philip L. Mandell 39 S. LaSalle St., #1220 Chicago, Illinois 60603

Exempt Under Provisions of Paragraph E, Section 4, of the Real Estate Transfer Act

Dated: 2-22-12

MAIL TO: CHICAGO TITLE LAND TRUST COMPANY SEND TAX BILLS TO: Abdul Muqet 171 N. CLARK STREET, SUITE 575 8721 South Cottage Grove CHICAGO, IL 60601 575 Chicago, Illinois 60619

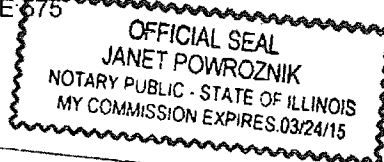


EXHIBIT "A"

Legal Description

Lots 23 and 24 in Block 1 in Dauphin Park, a Subdivision of that part of the North 3/4 of the West 1/2 of Section 2, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Number: 25-02-100-054-0000

Common Addresses: 8721 South Cottage Grove, Chicago, Illinois

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2-22, 2012.

Signature: _____
Grantor or Agent

SUBSCRIBED and SWORN to before me
this 22 day of Feb., 2012.

Janet Powroznik
NOTARY PUBLIC



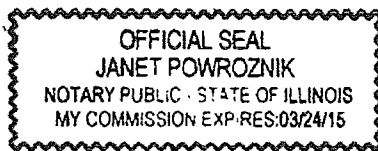
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 2-22, 2012.

Signature: _____
Grantee or Agent

SUBSCRIBED and SWORN to before me
this 22 day of Feb., 2012.

Janet Powroznik
NOTARY PUBLIC





ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

Valerie

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829
BRUCE RAUNER, GOVERNOR LISA BONNETT, DIRECTOR

217/524-3300

CERTIFIED MAIL

7012 0470 0001 2968 2056

May 11, 2015

delivered 5/28/15

Sandu Petroleum
Attn: Harjinder Singh
301 North Hough Street
Barrington, IL 60010



No Response

Re: LPC #0316445031 -- Cook County
Chicago/Gas City, Ltd.
8721 South Cottage Grove Avenue
Leaking UST Incident No. 923053 & 20010569
Leaking UST Technical File

Dear Mr. Singh:

On March 27, 2015, the Illinois Environmental Protection Agency (Illinois EPA) conducted an inspection to determine compliance with the provisions outlined in the No Further Remediation (NFR) Letter issued for the above-referenced incident. Pursuant to 35 Illinois Administrative Code 732.704, an NFR Letter shall be voidable if site activities are not carried out in full compliance with the provisions upon which the issuance of the NFR Letter was based. The inspection revealed the following specific acts or omissions:

1. Failure to maintain or install an engineered barrier to inhibit the inhalation and ingestion of the contaminated media as outlined in the NFR Letter.

The required engineered barriers of concrete/asphalt are in need of repair.

The Illinois EPA requires that you provide a written response to this notice and submit a schedule of compliance within 30 days of the date of this notice to the following address:

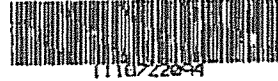
Illinois Environmental Protection Agency
Bureau of Land - #24
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

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) 276-5800
2009 Mall St., Collinsville, IL 62234 (618) 346-5120

9511 Harrison St., Des Plaines, IL 60016
412 SW Washington St., Suite D, Peoria, IL 61603
2309 W. Main St., Suite 116, Marion, IL 62426
100 W. Randolph, Suite 10-300, Chicago, IL 60606

PLEASE PRINT ON RECYCLED PAPER





1118722094

PREPARED BY:

Name: Sandu Petroleum, Inc.

Address: 8721 South Cottage Grove Avenue
Chicago, IL 60619

RETURN TO:

Name: Sandu Petroleum, Inc.

Address: 301 North Hough Street
Barrington, IL 60010

Doc#: 1118722094 Fee: \$64.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/06/2011 03:26 PM Pg: 1 of 14

fax bill to:
Rabi Mgmt, Inc.
2377 River Hills Lane
Bolingbrook, IL 60490

(THE ABOVE SPACE FOR RECORDER'S OFFICE)

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE

THE OWNER AND/OR OPERATOR OF THE LEAKING UNDERGROUND STORAGE TANK SYSTEM(S) ASSOCIATED WITH THE RELEASE REFERENCED BELOW, WITHIN 45 DAYS OF RECEIVING THE NO FURTHER REMEDIATION LETTER CONTAINING THIS NOTICE, MUST SUBMIT THIS NOTICE AND THE REMAINDER OF THE NO FURTHER REMEDIATION LETTER TO THE OFFICE OF THE RECORDER OR REGISTRAR OF TITLES OF COOK COUNTY IN WHICH THE SITE DESCRIBED BELOW IS LOCATED.

Illinois EPA Number: #0316445031

Leaking UST Incident No.: 923053 and 20010569

Sandu Petroleum, Inc., the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 301 North Hough Street, Barrington, IL., has performed investigative and/or remedial activities for the site identified as follows:

1. Legal Description or Reference to a Plat Showing the Boundaries: Lots 23 and 24 in Block 1 in Dauphin Park, a subdivision of part of the North 3/4 of the West 1/2 of Section 2, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, IL.
2. Common Address: 8721 South Cottage Grove Avenue, Chicago, IL.
3. Real Estate Tax Index/Parcel Index Number: 25-02-100-054-0000
4. Site Owner: Triple A. Partners, Inc.
5. Land Use Limitation: The groundwater under the site shall not be used as a potable water supply.
6. See the attached No Further Remediation Letter for other terms.

RECEIVED

JUL 22 2011

IEPA/BOL

S 4
P 74
S
M 4
SC 4
E 4/2/11
INT KB



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794-9276 • (217) 782-2829
James R. Thompson Center, 100 West Randolph, Suite 11-300, Chicago, IL 60601 • (312) 814-6026

PAT QUINN, GOVERNOR

DOUGLAS P. SCOTT, DIRECTOR

217/782-6762

CERTIFIED MAIL

JUL 09 2010

7008 1830 0001 4713 7035

Sandu Petroleum
Attn: Harjinder Singh
301 North Hough Street
Barrington, IL 60010

Re: LPC # 0316445031 -- Cook County
Chicago/Gas City, Ltd
8721 South Cottage Grove Avenue
Leaking UST Incident No. 923053 and 20010569 -- NFR Letter
Leaking UST Technical File

Dear Mr. Singh:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information was dated April 8, 2010 and was received by the Illinois EPA on April 16, 2010. Citations in this letter are from the Environmental Protection Act (Act), as amended by Public Act 92-0554 on June 24, 2002, and 35 Illinois Administrative Code (35 Ill. Adm. Code).

The Corrective Action Completion Report and associated Licensed Professional Engineer Certification submitted pursuant to Section 57.7(b)(5) of the Act and 35 Ill. Adm. Code 734.135(d) indicate corrective action for the above-referenced site was conducted in accordance with the Corrective Action Plan approved by the Illinois EPA. The Corrective Action Completion Report demonstrates that the requirements of Section 57.7(b) of the Act have been satisfied.

Based upon the certification by Shawn Rodeck, a Licensed Professional Engineer, and pursuant to Section 57.10 of the Act (415 ILCS 5/57.10), your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter (Letter), based on the certification of the Licensed Professional Engineer, signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with; (2) all corrective action concerning the remediation of the occurrence has been completed; and (3) no further corrective action concerning the occurrence is necessary for the protection of human health, safety, and the environment. Pursuant to Section 57.10(d) of the Act, this Letter shall apply in favor of the following parties:

Rockford • 4302 N. Main St., Rockford, IL 61103 • (815) 987-7760
Elgin • 595 S. State, Elgin, IL 60123 • (847) 608-3131
Bureau of Land - Peoria • 7620 N. University St., Peoria, IL 61614 • (309) 693-5462
Collinsville • 2009 Maß Street, Collinsville, IL 62234 • (618) 346-5120

Des Plaines • 9511 W. Harrison St., Des Plaines, IL 60016 • (847) 294-4000
Peoria • 5415 N. University St., Peoria, IL 61614 • (309) 693-5463
Champaign • 2125 S. First St., Champaign, IL 61820 • (217) 278-5800
Marion • 2309 W. Main St., Suite 116, Marion, IL 62959 • (618) 993-7200

1. Sandu Petroleum, Inc., the owner or operator of the underground storage tank system(s).
2. Any parent corporation or subsidiary of such owner or operator.
3. Any co-owner or co-operator, either by joint tenancy, right-of-survivorship, or any other party sharing a legal relationship with the owner or operator to whom the Letter is issued.
4. Any holder of a beneficial interest of a land trust or inter vivos trust whether revocable or irrevocable.
5. Any mortgagee or trustee of a deed of trust of such owner or operator.
6. Any successor-in-interest of such owner or operator.
7. Any transferee of such owner or operator whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest.
8. Any heir or devisee of such owner or operator.
9. An owner of a parcel of real property to the extent that this Letter applies to the occurrence on that parcel.

This Letter and all attachments, including but not limited to the Leaking Underground Storage Tank Environmental Notice, must be filed within 45 days of receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the county in which the above-referenced site is located. In addition, the Groundwater Ordinance (photocopy attached) must be filed as an attachment of this Letter with the Office of the Recorder or Registrar of Titles of the applicable county. This Letter shall not be effective until officially recorded by the Office of the Recorder or Registrar of Titles of the applicable county in accordance with Illinois law so it forms a permanent part of the chain of title for the above-referenced property. Within 30 days of this Letter being recorded, an accurate and official copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA. For recording purposes, it is recommended that the Leaking Underground Storage Tank Environmental Notice of this Letter be the first page of the instrument filed.

CONDITIONS AND TERMS OF APPROVAL

LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives for the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, were established in accordance with the requirements of the Tiered Approach to Corrective Action Objectives (35 Ill. Adm. Code 742) rules.
2. As a result of the release from the underground storage tank system(s) associated with the above-referenced incident, the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter, shall not be used in a manner inconsistent with the following land use limitation: The groundwater under the site shall not be used as a potable water supply.
3. The land use limitation 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 No Further Remediation Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

PREVENTIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

4. Preventive: None.

Engineering: A building and concrete/asphalt barrier that is sufficient in thickness to inhibit the inhalation and ingestion of the contaminated media must remain over the contaminated soil as outlined in the attached Site Base Map. This building and concrete/asphalt barrier is to be properly maintained as an engineered barrier to inhibit inhalation and ingestion of the contaminated media.

Institutional: This Letter shall be recorded as a permanent part of the chain of title for the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter.

Highway Authority Agreement

The City of Chicago agrees, through the use of a Highway Authority Agreement, to allow contaminated groundwater and/or soils to remain beneath its highway right-of-way adjacent to the site located at 8721 South Cottage Grove Avenue, Chicago, IL. Specifically, as shown on the attached map, contamination will remain in the right-of-way for 87th Place and alley as indicated in the Highway Authority Agreements. The Highway Authority agrees to prohibit the use of groundwater under the highway right-of-way that is contaminated above Tier 1 groundwater remediation objectives as a potable or other domestic supply of water. A copy of the Highway Authority Agreement can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to the Bureau of Land, FOIA Unit as detailed elsewhere in this letter. Questions regarding the Highway Authority Agreement should be directed to:

Storage Tank Section
Raul Valdivia
30 North La Salle Street, Suite 2500
Chicago, IL 60602

Highway Authority Agreement

The City of Chicago agrees, through the use of a Highway Authority Agreement, to allow contaminated groundwater and/or soils to remain beneath its highway right-of-way adjacent to the site located at 8721 South Cottage Grove Avenue, Chicago, IL. Specifically, as shown on the attached map, contamination will remain in the right-of-way for South Cottage Grove Avenue as indicated in the Highway Authority Agreement. The Highway Authority agrees to prohibit the use of groundwater under the highway right-of-way that is contaminated above Tier 1 groundwater remediation objectives as a potable or other domestic supply of water. A copy of the Highway Authority Agreement can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to the Bureau of Land, FOIA Unit as detailed elsewhere in this letter. Questions regarding the Highway Authority Agreement should be directed to:

Storage Tank Section
Raul Valdivia
30 North La Salle Street, Suite 2500
Chicago, IL 60602

Environmental Land Use Control

The owner or operator acknowledges and agrees that issuance of this Letter is based upon an agreement by the property owner(s) of the real property located at the common address, 8715 South Cottage Grove Avenue, Chicago, IL. (Property), through the use of the recorded Environmental Land Use Control (ELUC), to allow contaminated groundwater or soil to remain beneath the Property, as depicted on the attached Site Base Map. Specifically, the owner(s) of the Property has agreed, for himself/herself and his/her heirs, grantees, successors, assigns, transferees and any other owner, occupant, lessee, possessor or user of the Property, or the holder of any portion thereof or interest therein, that certain limitations or requirements have been imposed upon the use of the Property in accordance with the terms and conditions of the recorded ELUC. Unless other remedies that may be available are satisfied, a failure to comply with the limitations or requirements of the recorded ELUC may result in voidance of this Letter. The failure to comply with the limitations or requirements of the recorded ELUC may also be grounds for an enforcement action pursuant to Title VIII of the Act.

Information regarding the recorded ELUC and/or remediation performed on the Property may be obtained from the Illinois EPA through a written request under the Freedom of Information Act (5 ILCS 140) to the Bureau of Land, FOIA Unit as detailed elsewhere in this Letter.

Groundwater Use Ordinance

Section 11-8-390 of the Municipal Code of Chicago effectively prohibits the installation of potable water supply wells (and the use of such wells) and is an acceptable institutional control under the following conditions:

Each affected or potentially affected (as shown through contaminant modeling) property owner and the City of Chicago must receive written notification from the owner or operator desiring to use the ordinance as an institutional control that groundwater remediation objectives have been approved by the Illinois EPA. Written proof of this notification shall be submitted to the Illinois EPA in accordance with 35 Ill. Adm. Code 742.1015(b) and (c) within 45 days from the date this Letter is recorded. The notification shall include:

- a. The name and address of the unit of local government;
- b. The citation of the ordinance used as an institutional control in this Letter;

- c. A description of the property being sent notice by adequate legal description or by reference to a plat showing the boundaries;
- d. A statement that the ordinance restricting the groundwater use was used by the Illinois EPA in reviewing a request for groundwater remediation objectives;
- e. A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and
- f. A statement as to where more information may be obtained regarding the ordinance.

The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:

- a. Modification of the reference ordinance to allow potable uses of groundwater.
- b. Approval of a site-specific request, such as a variance, to allow use of groundwater at the site.
- c. Violation of the terms of a recorded institutional control.

As a part of its corrective action, the leaking underground storage tank site has relied upon Section 11-8-390 of the Municipal Code of Chicago that prohibits potable uses of groundwater as defined therein.

- 5. Failure to establish, operate, and maintain controls in full compliance with the Act, applicable regulations, and the approved corrective action plan, if applicable, may result in voidance of this Letter.

OTHER TERMS

- 6. Any contaminated soil or groundwater removed or excavated from, or disturbed at, the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, must be handled in accordance with all applicable laws and regulations under 35 Ill. Adm. Code Subtitle G.

7. Further information regarding the above-referenced site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
Attention: Freedom of Information Act Officer
Bureau of Land - #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

8. Pursuant to 35 Ill. Adm. Code 734.720, should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide Notice of Voidance to the owner or operator of the leaking underground storage tank system(s) associated with the above-referenced incident and the current title holder of the real estate on which the tanks were located, at their last known addresses. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of the voidance. Specific acts or omissions that may result in the voidance of this Letter include, but shall not be limited to:
- a. Any violation of institutional controls or industrial/commercial 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 Corrective Action Plan or Completion Report;
 - d. The failure to comply with the recording requirements for the Letter;
 - e. Obtaining the Letter by fraud or misrepresentation; or
 - 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.

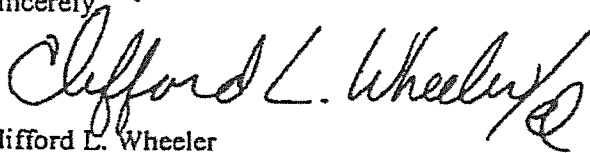
Page 8

Submit an accurate and official copy of this Letter, as recorded, to:

Illinois Environmental Protection Agency
Bureau of Land - #24
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

If you have any questions or need further assistance, please contact the Illinois EPA project manager, Scott McGill, at (217) 524-5137.

Sincerely,

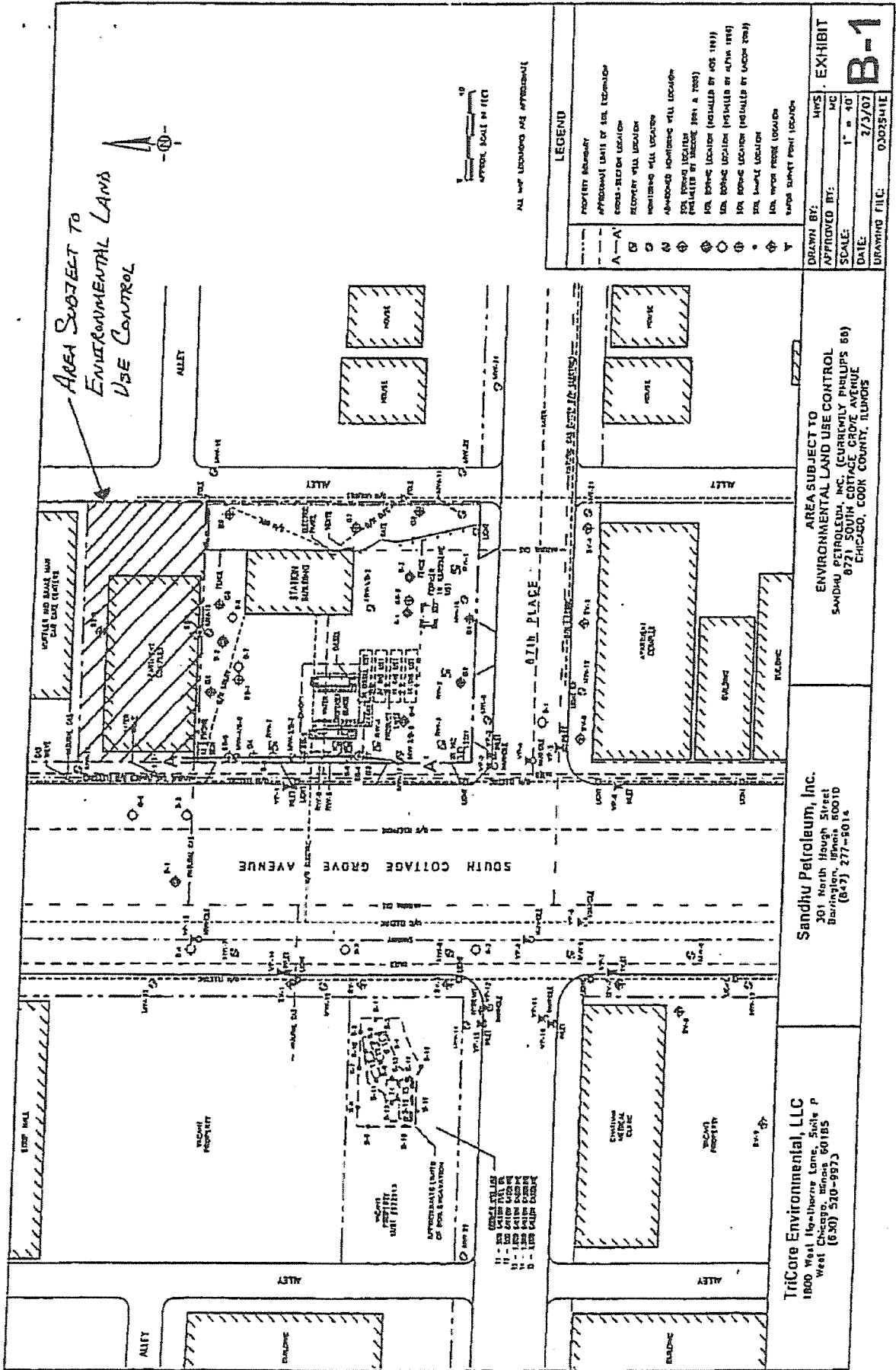
A handwritten signature in black ink that reads "Clifford L. Wheeler". The signature is written in a cursive style with a large, stylized initial "C".

Clifford L. Wheeler
Unit Manager
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

Attachments: Leaking Underground Storage Tank Environmental Notice
Site map depicting the ELUC Agreement
Site map depicting the Highway Authority Agreements
Copy of the Cook County groundwater ordinance

cc: TriCore Environmental
BOL File

EWC Agreement.



The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Chapter 11-8 of the Municipal Code of Chicago is hereby amended by adding a new Section 11-8-385 and by amending Section 11-8-390 by inserting the language in italics, as follows:

11-8-385 Potable Water Defined.

Potable water is any water used for human consumption, including, but not limited to water used for drinking, bathing, washing dishes, preparing foods and watering gardens in which produce intended for human consumption is grown.

11-8-390 Prohibited Use Of Secondary Water; Prohibited Installation Of New Potable Water Supply Wells.

No secondary water shall overflow into or be discharged into any surge tank, storage tank, or reservoir, or shall in any way be piped or conveyed into the water supply system of any building, structure, or premises to become a part of or be mixed with the fresh water supply from the mains of the Chicago Waterworks System either inside of the premises or in the water service pipe. Secondary water shall not be piped to or used in any plumbing fixture, or for cooling crushers, rollers, or mixers where foods, candies, liquids or materials are manufactured for human or animal consumption. No connection, tap, or opening shall be made in a water distribution system other than an approved water distribution system which will permit such water being used for drinking.

Wherever the fire-protective equipment in any building, structure or premises has service from the Chicago Waterworks System, no pipe or other conduit which conveys secondary water shall be cross-connected to the fire-protective equipment. All fire-protective equipment connected to the Chicago Waterworks System shall be constructed in such manner that

ORIGINAL

all tanks, pipes, pumps, surge tanks, and fire hydrants can be thoroughly drained, flushed and cleaned by the owners of such equipment and premises and there shall be no direct connections from the tanks, pipes and other equipment to any drainage pipes or sewers. *No groundwater well, cistern or other groundwater collection device installed after the effective date of this amendatory ordinance may be used to supply any potable water supply system, except at points of withdrawal by the City of Chicago or by units of local government pursuant to intergovernmental agreement with the City of Chicago.*

SECTION 2. Section 2-30-030 of the Municipal Code of Chicago is hereby amended by deleting the language in brackets and inserting the language in italics, as follows:

2-30-030 Commissioner -- Powers And Duties Designated.

The commissioner of the environment shall have the following powers and duties:

* * * * *

(21) To enter into grant agreements, cooperation agreements and other agreements or contracts with governmental entities, private business and civic and community groups necessary to implement the Green Streets Program and other urban forestry, beautification and environmental enhancement programs; *and agreements to implement the State of Illinois Site Remediation Program;*

SECTION 3. This ordinance shall be in full force and effect from and after its passage and approval.

ORIGINAL

STATE OF ILLINOIS

County of Cook

ss.

I, JAMES J. LASKI, City Clerk of the City of Chicago in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance now on file in my office amending Title 11, Chapter 8 and Title 2, Chapter 30 of Municipal Code of Chicago by establishing the definition and regulation of the potable water supply system and Empowerment of Commissioner of Environment for Implementation of State of Illinois Site Remediation Program

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the fourteenth (14th) day of May, A.D. 1997 and deposited in my office on the fourteenth (14th) day of May, A.D. 1997.

I DO FURTHER CERTIFY that the vote on the question of the passage of the said ordinance by the said City Council was taken by yeas and nays and recorded in the Journal of the Proceedings of the said City Council, and that the result of said vote so taken was as follows, to wit: Yeas, 47, Nays, none.

I DO FURTHER CERTIFY that the said ordinance was delivered to the Mayor of the said City of Chicago after the passage thereof by the said City Council, without delay, by the City Clerk of the said City of Chicago, and that the said Mayor did approve and sign the said ordinance on the fourteenth (14th) day of May, A.D. 1997

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid, at the said City, in the

(L. S.) County and State aforesaid, this third (3rd) day of February, A.D. 1998

ORIGINAL

James J. Laski, City Clerk

ORIGINAL

TRICORE ENVIRONMENTAL, LLC

July 19, 2011

VIA REGULAR MAIL

Attn: Mr. Scott McGill
Illinois Environmental Protection Agency
Bureau of Land #24
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276

RE: LPC No. 0316445031 – Cook County
Chicago/Sandhu Petroleum, Inc.
8721 South Cottage Grove Avenue
IEMA Incident Nos. 923053 and 20010569
LUST Technical File

RECORDED
NFR

Dear Mr. McGill:

TriCore Environmental, LLC on behalf of Sandhu Petroleum, Inc., is providing a certified copy of the No Further Remediation letter for the Illinois Emergency Management Agency incident numbers referenced above as recorded with the deed of the property.

If you should have any questions concerning this submittal or require additional information, please contact the undersigned at (630) 520-9973 ext. 1# or via email at shawn@tricoreweb.com.

Sincerely,



Shawn Rodeck, P.E.
President

cc: Mr. Harjinder Singh, Sandhu Petroleum, Inc.

Attachment

RELEASABLE RECEIVED

AUG 10 2011

JUL 22 2011

REVIEWER MD IEPA/BOL



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829
BRUCE RAUNER, GOVERNOR LISA BONNETT, DIRECTOR

my copy

NFR FOLLOW UP INSPECTION REPORT

LPC# / County
 City Site Name
 Street
 LUST Incident #

LUST Technical File

IEMA date: April 16, 2010 Date NFR was issued: July 9, 2010
 Inspection Date: March 27, 2015 Time: 11:30AM to 12:15AM
 Inspector(s): Christopher Holy & Charlene Thigpen

Weather: Partly Sunny

Photos: No Yes No. taken 5

	<u>Inspected</u>	<u>Inconsistent</u>	<u>Type of Control</u>
Institutional Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Barrier Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Needs Repair</u>
Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
GW Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____

Comments:

The site is receiving municipal sewer and water service from the City of Chicago. The site required engineered barriers of concrete/asphalt are in "bad condition" (Photos 1-5). The site is not in compliance with its July 9, 2010 required NFR (LUST) Letter Institutional Controls.

For internal use only: (Headquarters)

Out of Compliance letter issued on: 5-11-15 NFR voidance letter issued on: _____

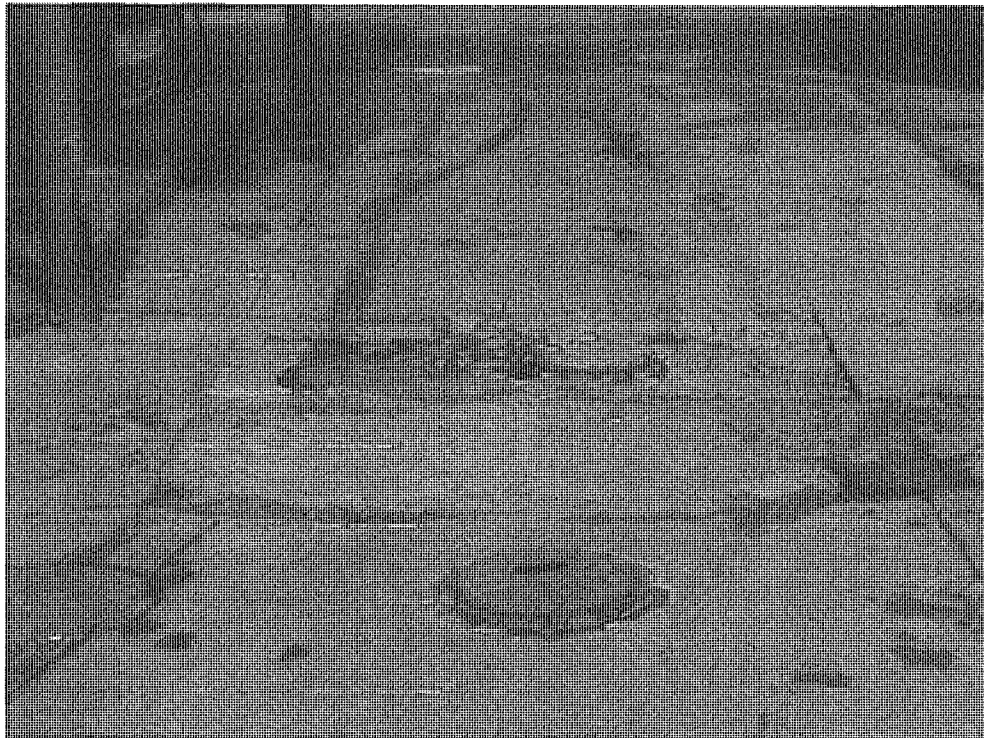
Return to compliance letter issued on: _____

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 (312) 814-6026



DIGITAL PHOTOGRAPHS



Date: March 27, 2015
Time: 11:30AM -12:15PM
Direction: North
Photo by: C.Holy
Exposure #: 001
Comments:
View of concrete area
near fuel island gas
dispenser.



Date: March 27, 2015
Time: 11:30AM -12:15PM
Direction: Northeast
Photo by: C.Holy
Exposure #: 001
Comments:
Additional view of
concrete area in need of
repair.

File Names: 0316445031~03272015-001.jpg
0316445031~03272015-002.jpg



DIGITAL PHOTOGRAPHS



Date: March 27, 2015
Time: 11:30AM -12:15PM
Direction: North
Photo by: C.Holy
Exposure #: 003
Comments:
Additional view of concrete area in need of repair. This area is located on the northern half of the property near residential building.



Date: March 27, 2015
Time: 11:30AM -12:15PM
Direction: North
Photo by: C.Holy
Exposure #: 004
Comments:
Additional view of concrete area in need of repair. This area is located on the west end of the property adjacent to street (South Cottage Grove).

File Names: 0316445031-03272015-003.jpg
0316445031-03272015-004.jpg



DIGITAL PHOTOGRAPHS



Date: March 27, 2015
Time: 11:30AM -12:15PM
Direction: North
Photo by: C.Holy
Exposure #: 005
Comments:
North view of the entire site from 87th Place. The business name has changed to CITGO from Gas City.

Note: in the background of the photo is a residential property that is also covered by the LUST NFR Letter and is subject to the ELUC indicated on the LUST NFR Letter.

No Photograph Intentionally

File Names: 0316445031~03272015-005.jpg



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829
BRUCE RAUNER, GOVERNOR LISA BONNETT, DIRECTOR

217/524-3300

CERTIFIED MAIL

7013 2630 0001 4705 9499

AUG 19 2015

Sandu Petroleum
Attn: Harjinder Singh
301 North Hough Street
Barrington, IL 60010

Rabi Mangement, Inc.
2377 River Hills Lane
Bolingbrook, IL 60490

Re: LPC #0316445031 -- Cook County
Chicago/ Gas City, Ltd.
8721 South Cottage Grove Avenue
Leaking UST Incident No. 923053 and 20010569
Leaking UST Technical File

Dear Mr. Singh:

On March 27, 2015, the Illinois Environmental Protection Agency (Illinois EPA) conducted an inspection to determine compliance with the provisions outlined in the No Further Remediation (NFR) Letter issued for the above-referenced incident. Pursuant to 35 Illinois Administrative Code (35 Ill. Adm. Code) 734.720, an NFR Letter shall be voidable if site activities are not carried out in full compliance with the provisions upon which the issuance of the NFR Letter was based.

The inspection revealed specific acts or omissions that were detailed in the Notice of Intent to Void Letter dated May 11, 2015. A written response to address these deficiencies was required within 30 days, and, as of this date, our records indicate that the Illinois EPA has not received the required response. Therefore, the Illinois EPA shall void the aforementioned NFR Letter for the following reason(s).

1. Pursuant to 35 Ill. Adm. Code 734.720(a)(2), failure to maintain or install an engineered barrier to inhibit the inhalation and ingestion of the contaminated media as outlined in the NFR Letter.

The required engineered barriers of concrete/asphalt are in need of repair.

Submit any correspondence to the following address:

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) 291-1000
412 SW Washington St., Suite D, Peoria, IL 61602 (309) 691-1000
2309 W. Main St., Suite 116, Marion, IL 62952 (618) 992-1000
100 W. Randolph, Suite 10-300, Chicago, IL 60601 (312) 467-1000




Appeal Rights

An underground storage tank owner or operator may appeal this final decision to the Illinois Pollution Control Board pursuant to Sections 40 and 57.7(c)(4)(D) of the Act by filing a petition for a hearing within 35 days after the date of issuance of the final decision. However, the 35-day period may be extended for a period of time not to exceed 90 days by written notice from the owner or operator and the Illinois EPA within the initial 35-day appeal period. If the owner or operator wishes to receive a 90-day extension, a written request that includes a statement of the date the final decision was received, along with a copy of this decision, must be sent to the Illinois EPA as soon as possible.

For information regarding the filing of an appeal, please contact:

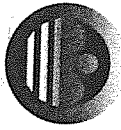
Dorothy Gunn, Clerk
Illinois Pollution Control Board
State of Illinois Center
100 West Randolph, Suite 11-500
Chicago, IL 60601
312/814-3620

For information regarding the filing of an extension, please contact:

 Illinois Environmental Protection Agency
Division of Legal Counsel
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276
217/782-5544

John
Therriault

CC ->

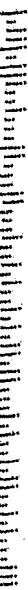


ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

24

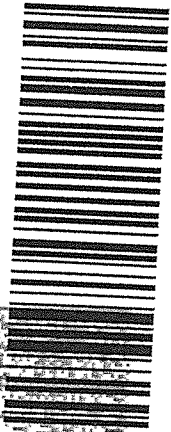
6049004388 P021



Rabi Management, Inc.
2377 River Hills Lane
Bolingbrook, IL 60490

CERTIFIED MAIL™

7013 2630 0001 4705 9499



02 1M
0004216751
MAILED FROM ZIP CODE 62702



\$ 06.73⁵

AUG 19 2015

Handwritten notes: RR, 01, 22, 8/21/15



Rabia Muqet <r.muqet@gmail.com>

Gas City lust incident #923053 and 20010569

2 messages

Myers, Dave <Dave.Myers@illinois.gov>
To: "Robia Rabe (r.muqet@gmail.com)" <r.muqet@gmail.com>

Tue, Aug 25, 2015 at 10:12 AM

Robia: attached are the relevant documents you requested

----- Forwarded message -----

From: "P532A2M631219@illinois.gov" <P532A2M631219@illinois.gov>
To: "Myers, Dave" <Dave.Myers@illinois.gov>
Cc:
Date: Tue, 25 Aug 2015 15:00:57 +0000
Subject: Scanned from a Xerox Multifunction Printer

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: machine location not set
Device Name: XRX9C934E5F7757

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

2 attachments

Scanned from a Xerox Multifunction Printer.pdf
653K

noname.eml
896K

Rabia Muqet <r.muqet@gmail.com>
To: "Myers, Dave" <Dave.Myers@illinois.gov>

Tue, Aug 25, 2015 at 10:24 AM

Thank you SO much, Mr. Myers! I genuinely appreciate your help.

Best,

On Tue, Aug 25, 2015 at 10:12 AM, Myers, Dave <Dave.Myers@illinois.gov> wrote:

Robia: attached are the relevant documents you requested



----- Forwarded message -----

From: "P532A2M631219@illinois.gov" <P532A2M631219@illinois.gov>

To: "Myers, Dave" <Dave.Myers@illinois.gov>

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Rabia Muqet, J.D.
DePaul University College of Law
773-677-2320



730 Creel Drive
 Wood Dale, IL 60191
 Phone: (708) 795-9052

Bill To: 000404

Abu Hasan Gas and Mini-mart
 8721 South Cottage Grove Avenue
 Chicago, IL 60619

Service 000404-1

Location: Abu Hasan Gas and Mini-mart
 8721 South Cottage Grove Avenue
 Chicago, IL 60619

Quote

Quote Number: QT-150902-006

Date: 09/02/2015

Page: 1 of 1

Tank Top Updates

Qty	Item ID	Description	Unit Price	Disc %	Amount
Services Performed					
1.00		Personal Protective Equipment Charge	10.00		10.00
1.00		Re Surfacing	19,000.00		19,000.00
				SubTotal	<u>19,010.00</u>
Parts					
3.00	705-471-01BLK	5 Gallon Grade Level Spill Container Composite Base Black	507.00		1,521.00
4.00	104A-1800	18 Inch Manhole Cast Iron Lid With 11-1/4 Inch Skirt	134.00		536.00
4.00	68-3610	36 Inch Round Manhole with 10 Inch Skirt	606.00		2,424.00
3.00	61SOP-4002	4 Inch Coaxial Poppeted Overfill Valve For Tanks Up To 8 Foot - CARB Approv	1,158.00		3,474.00
				SubTotal	<u>7,955.00</u>
Labor					
1:00		Labor to perform as outlined.	2,250.00		2,250.00
				SubTotal	<u>2,250.00</u>

Description of Work

Install 3- new OPW Spill buckets with new OPW Ca-Axial Drop Tubes. Using all existing tank risers, electrical wiring, STP's, product piping, conduits. Provide 4-36" and 6-18" standard manholes. Submit all required documents/forms to CDPH. Re surface affected area.

Notes:

ALL spoils to remain on site
 Water removal is NOT included
 Local Permits are NOT included

TERMS:

50% Deposit Balance due prior to final inspection.

Signature/Date _____

Subtotal \$29,215.00
 Sales Tax \$656.29
 Total \$29,871.29

This quote is valid for 30 days. Acceptance of this quote constitutes acceptance of all terms and conditions of sale.

