

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Blue Island, County of Cook and State of Illinois as follows:

SECTION ONE

The recitals set forth above are incorporated herein by reference the same as if they were set forth herein verbatim and are made a part of this ordinance as the findings and determination of the City Council upon which the prohibition set forth in this ordinance are based.

SECTION TWO

It shall be unlawful for any person, firm, partnership, limited liability company, corporation or other entity of any kind to use, continue to use, install, drill or attempt to install or drill a well to supply ground water for commercial, industrial, agricultural, residential or any other purpose or use within the corporate limits of the City of Blue Island. All persons, firms, partnerships, limited liability companies, corporations or any other entities presently using a well to supply ground water for commercial, industrial, agricultural, residential or any other purpose shall immediately cease and desist from continuing to do so and shall also immediately cap the well to prevent further use.

SECTION THREE

Any person, firm, partnership, limited liability company, corporation or other entity, who shall violate any provision of this ordinance shall, upon conviction by a court, be subject to a fine of Seven Hundred Fifty Dollars (\$750.00) for each violation. Each day that a violation continues after due notice has been served in writing by the City of Blue Island Water Department to cease and desist drilling, installation or use of a well to supply ground water shall be deemed a separate offense.

SECTION FOUR

In case any violation of this ordinance is not corrected within three (3) days after notice has been served to cease and desist drilling, installation or use of the well, the jurisdiction's legal representative may institute an appropriate action or proceeding at law to exact the penalty provided in Section Three, and in addition thereto, may proceed at law or in equity against the party responsible for the violation for the purpose of ordering the person or entity:

- 1) to restrain, correct or remove the violation or refrain from any further use of the well;
- 2) to restrain or correct the installation, drilling or use of the well;
- 3) to require the removal of the well, or;
- 4) to prevent the occupation or use of the premises where the well has been installed or drilled.

SECTION FIVE

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION SIX

This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law. A full, true and complete copy of this ordinance shall be published in pamphlet form, by authority of the City Council as corporate authorities.

PASSED this 8th day of February, 2000.



CITY CLERK OF THE CITY OF BLUE ISLAND
COUNTY OF COOK AND STATE OF ILLINOIS

VOTING AYE: Ald. Ostling, Jackson, Vasquez, Vargas, Mindenan, Koehler,
Pagorin, Seibert, Rita, Stone, Foulson.

VOTING NAY: None

ABSENT: Ald. Elton, Disabato, Glasgow.

ABSTAIN: None

APPROVED: this 8th day of February, 2000.



MAYOR OF THE CITY OF BLUE ISLAND,
COUNTY OF COOK AND STATE OF ILLINOIS

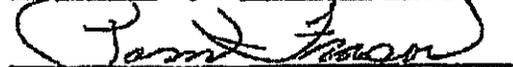
ATTESTED and Filed in my office this

8th day of February, 2000.


CITY CLERK

PUBLISHED in pamphlet form this

8th day of February, 2000.


CITY CLERK

STATE OF ILLINOIS)

COUNTY OF COOK)

ss.

CERTIFICATE

I, Pam Frason, certify that I am the duly elected and acting municipal clerk of the City of Blue Island of Cook County, Illinois.

I further certify that on FEB 8, 2000 the Corporate Authorities of such municipality passed and approved Ordinance No. 2000-295, entitled ORDINANCE PROHIBITING THE INSTALLATION OR DRILLING OF WELLS WITHIN THE CITY OF BLUE ISLAND which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2000-295, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building commencing on FEB. 8, 2000 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at Blue Island, Illinois, this 8TH day of FEB. 2000.

(SEAL)


Municipal Clerk

**MEMORANDUM OF UNDERSTANDING BETWEEN
THE CITY OF BLUE ISLAND AND THE ILLINOIS ENVIRONMENTAL
PROTECTION AGENCY REGARDING THE USE OF A LOCAL
GROUNDWATER OR WATER WELL ORDINANCE AS AN
ENVIRONMENTAL INSTITUTIONAL CONTROL**

I. PURPOSE AND INTENT

- A. This Memorandum of Understanding ("MOU") between the City of Blue Island and the Illinois Environmental Protection Agency ("Illinois EPA") is entered into for the purpose of satisfying the requirements of 35 Ill. Adm. Code 742.1015 for the use of groundwater or water well ordinances as environmental institutional controls. The Illinois EPA has reviewed the groundwater or water well ordinance of the City of Blue Island (Attachment A) and determined that the ordinance prohibits the use of groundwater for potable purposes and/or the installation and use of new potable water supply wells by private entities but does not expressly prohibit those activities by the unit of local government itself. In such cases, 35 Ill. Adm. Code 742.1015(a) provides that the unit of local government may enter into an MOU with the Illinois EPA to allow the use of the ordinance as an institutional control.
- B. The intent of this Memorandum of Understanding is to specify the responsibilities that must be assumed by the unit of local government to satisfy the requirements for MOUs as set forth at 35 Ill. Adm. Code 742.1015(i).

II. DECLARATIONS AND ASSUMPTION OF RESPONSIBILITY

In order to ensure the long-term integrity of the groundwater or water well ordinance as an environmental institutional control and that risk to human health and the environment from contamination left in place in reliance on the groundwater or water well ordinance is effectively managed; the City of Blue Island hereby assumes the following responsibilities pursuant to 35 Ill. Adm. Code 742.1015(i):

- A. The City of Blue Island will notify the Illinois EPA Bureau of Land of any proposed ordinance changes or requests for variance at least 30 days prior to the date the local government is scheduled to take action on the proposed change or request (35 Ill. Adm. Code 742.1015(i)(4));
- B. The City of Blue Island will maintain a registry of all sites within its corporate limits that have received "No Further Remediation" determinations from the Illinois EPA (35 Ill. Adm. Code 742.1015(i)(5)), provided the Illinois EPA has informed the City of the location of these sites.

- C. The City of Blue Island will review the registry of sites established under paragraph II. B. prior to siting public potable water supply wells within the area covered by the ordinance (35 Ill. Adm. Code 742.1015(i)(6)(A));
- D. The City of Blue Island will determine whether the potential source of potable water has been or may be affected by contamination left in place at the sites tracked and reviewed under paragraphs II. B. and C. (35 Ill. Adm. Code 742.1015(i)(6)(B)); and
- E. The City of Blue Island will take action as necessary to ensure that the potential source of potable water is protected from contamination or treated before it is used as a potable water supply (35 Ill. Adm. Code 742.1015(i)(6)(C)).

NOTE: Notification under paragraph II. A. above or other communications concerning this MOU should be directed to:

Manager, Division of Remediation Management
Bureau of Land
Illinois Environmental Protection Agency
P.O. Box 19276
Springfield, Illinois 62794-9276

III. SUPPORTING DOCUMENTATION

The following documentation is required by 35 Ill. Adm. Code 742.1015(i) and is attached to this MOU:

- A. Attachment A: A copy of the groundwater or water well ordinance certified by the city clerk or other official as the current, controlling law (35 Ill. Adm. Code 742.1015(i)(3));
- B. Attachment B: Identification of the legal boundaries within which the ordinance is applicable (certification by city clerk or other official that the ordinance is applicable everywhere within the corporate limits; if ordinance is not applicable throughout the entire city or village, legal description and map of area showing sufficient detail to determine where ordinance is applicable) (35 Ill. Adm. Code 742.1015(i)(2));
- C. Attachment C: A statement of the authority of the unit of local government to enter into the MOU (council resolution, code of ordinances, inherent powers of mayor or other official signing MOU-attach copies) (35 Ill. Adm. Code 742.1015(i)(1)).

IN WITNESS WHEREOF, the lawful representatives of the parties have caused this MOU to be signed as follows:

FOR: City of Blue Island

DATE: 4/18/00

BY: 
Donald E. Peloquin, Mayor

FOR: Illinois Environmental Protection Agency

DATE: 6/12/00

BY: Gary P. King



2013000952

LEE COUNTY ILLINOIS
FILED FOR RECORD

PREPARED BY:

Name: Ms. Gail MacMillan
Commonwealth Edison Company

BOOK PAGE
02/20/2013 02:01PM
CATHY MYERS

Address: Two Lincoln Centre, 7th Floor
Oakbrook Terrace, Illinois 60181-4260

RECORDING: 65.00
RHSP Surcharge: 10.00
TOTAL: \$75.00

STATE OF ILLINOIS } I, CATHY MYERS
COUNTY OF LEE } SS DO HEREBY CERTIFY
THAT THE ATTACHED IS A TRUE COPY AS APPEARS
OF RECORD IN MY OFFICE. GIVEN UNDER MY HAND
AND THE SEAL OF LEE COUNTY AT DIXON, IN SAID

RETURN TO:

Name: Ms. Gail MacMillan
Commonwealth Edison Company

COUNTY AND STATE THIS 20 DAY OF

Address: Two Lincoln Centre, 7th Floor
Oakbrook Terrace, Illinois 60181-4260

February 2013
COUNTY CLERK Cathy Myers
BY Sharon Rauge DEPUTY

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 Lee County.

Illinois State EPA Number: 1030205070

Commonwealth Edison Company, the Remediation Applicant, whose address is Two Lincoln Centre, 7th Floor, Oakbrook Terrace, Illinois 60181-4260 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:

PART OF LOTS 3 AND 6 IN BLOCK 14 IN THE ORIGINAL TOWN OF SOUTH DIXON (NOW CITY OF DIXON), LEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 6 IN BLOCK 14; THENCE NORTH 18 DEGREES 35 MINUTES 41 SECONDS WEST (ASSUMED BEARING) ON THE WESTERLY LINE OF SAID BOCK 14, A DISTANCE OF 90.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 3; THENCE NORTH 71 DEGREES 24 MINUTES 19 SECONDS EAST ON SAID NORTH LINE OF THE SOUTH HALF OF LOT 3, A DISTANCE OF 121.76 FEET; THENCE SOUTH 18 DEGREES 24 MINUTES 10 SECONDS EAST, A DISTANCE OF 77.44 FEET; THENCE NORTH 71 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 21.02 FEET; THENCE SOUTH 17 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF 12.57 FEET TO THE SOUTHERLY LINE OF SAID LOT 6; THENCE SOUTH 71 DEGREES 24 MINUTES 19 SECONDS WEST, A

DISTANCE OF 142.38 FEET TO THE POINT OF BEGINNING; CONTAINING
11,211.2 SQUARE FEET, MORE OR LESS.

2. Common Address: 113 South Peoria Avenue, Dixon, Illinois
3. Real Estate Tax Index/Parcel Index Number: 07-08-05-208-021
4. Remediation Site Owner: B.F. Shaw Printing Company
5. Land Use: Residential and/or 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

PAT QUINN, GOVERNOR

JOHN J. KIM, DIRECTOR

(217) 524-3300

January 25, 2013

CERTIFIED MAIL

7010 2780 0002 1164 6874

Ms. Gail MacMillan
Commonwealth Edison Company
Environmental Services Department
Two Lincoln Centre, 7th Floor
Oakbrook Terrace, Illinois 60181-4260

Re: 1030205070 -- Lee County
Dixon / Dixon Telegraph
113 South Peoria Avenue
Site Remediation Program/Technical Reports
No Further Remediation Letter

Dear Ms. MacMillan:

The July 18, 2012 *Parking Lot - Remedial Action Completion Report, Former Dixon 2nd Street MGP Site* document (received August 1, 2012/Illinois EPA Log No. 12-51392), in conjunction with the October 10, 2012 *Response to Comments on the Parking Lot - Remedial Action Completion Report* (received October 11, 2012/Illinois EPA Log No. 12-52020) as prepared by Stantec Consulting Services Inc for the above referenced Remediation Site, have been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). The approved remediation objectives at the Site are equal to or are above the existing levels of regulated substances including the proposed levels pending before the Illinois Pollution Control Board, Docket No. R11-009, proposed by the Illinois Environmental Protection Agency in its filing dated November 5, 2010, (and including any applicable errata changes made after the initial filing date), with the Illinois Pollution Control Board in PCB Proceeding No. R11-009.

The Remediation Site, consisting of 0.25 acres, is located at 113 South Peoria Avenue, Dixon, 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 (received March 24, 2008/Illinois EPA Log No. 08-37131) is Commonwealth Edison Company.

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.

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 detailed in the attached Table A.
- 2) The Remediation Site is approved for Residential and/or 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

- 4) The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

Institutional Controls:

- 5) Ordinance Number 2876 adopted by the City of Dixon on June 4, 2012 effectively prohibits the installation and use of potable water supply wells in a limited area in the City of Dixon. This ordinance provides an acceptable institutional control under the following conditions:
 - a) The current owner or successor in interest of this Remediation Site who relies on this ordinance as an institutional control shall:
 - i) Monitor activities of the unit of local government relative to variance requests or changes in the ordinance relative to the use of potable groundwater at this Remediation Site; and
 - ii) Notify the Illinois EPA of any approved variance requests or ordinance changes within thirty (30) days after the date such action has been approved.

- b) The Remediation Applicant shall provide written notification to the City of Dixon and to owner(s) of all properties under which groundwater contamination attributable to the Remediation Site exceeds the objectives approved by the Illinois EPA. The notification shall include:
 - i) The name and address of the local unit of government;
 - ii) The citation of Ordinance Number 2876;
 - iii) A description of the property for which the owner is being sent notice by adequate legal description or by reference to a plat showing the boundaries;
 - iv) A statement that the ordinance restricting the groundwater use has been used by the Illinois EPA in reviewing a request for groundwater remediation objectives;
 - v) A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and
 - vi) A statement as to where more information may be obtained regarding the ordinance.
- c) Written proof of this notification shall be submitted to the Illinois EPA within forty-five (45) days from the date this Letter is recorded to:

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

- d) The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:
 - i) Modification of the referenced ordinance to allow potable uses of groundwater;
 - ii) Approval of a site-specific request, such as a variance, to allow use of groundwater at the Remediation Site or at the affected properties;
 - iii) Failure to provide written proof to the Illinois EPA within forty-five (45) days from the date this Letter is recorded of written notification to the City of Dixon and affected property owner(s) of the intent to use Ordinance Number 2876 as an institutional control at the Remediation Site; and
 - iv) Violation of the terms and conditions of this No Further Remediation letter.

Other Terms

- 6) Where a groundwater ordinance is used to assure long-term protection of human health (as identified under Paragraph 5 of this Letter), the Remediation Applicant must record a copy of the groundwater ordinance adopted and administered by a unit of local government along with this Letter.
- 7) 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.
- 8) 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

- 9) 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.
- 10) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Commonwealth Edison Company;
 - 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.

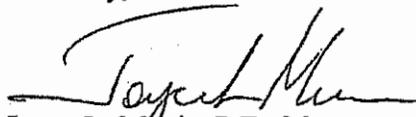
- 11) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Office of the Recorder of Lee County. For recording purposes, the Illinois EPA Site Remediation Program Environmental Notice attached to this Letter should be the first page of the instrument filed. This Letter shall not be effective until officially recorded by the Office of the Recorder of Lee County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Dixon Telegraph property.
- 12) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Lee County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

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

- 13) 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 Dixon Telegraph property, you may contact the Illinois EPA project manager, Todd Hall at (217) 557-1409.

Sincerely,



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

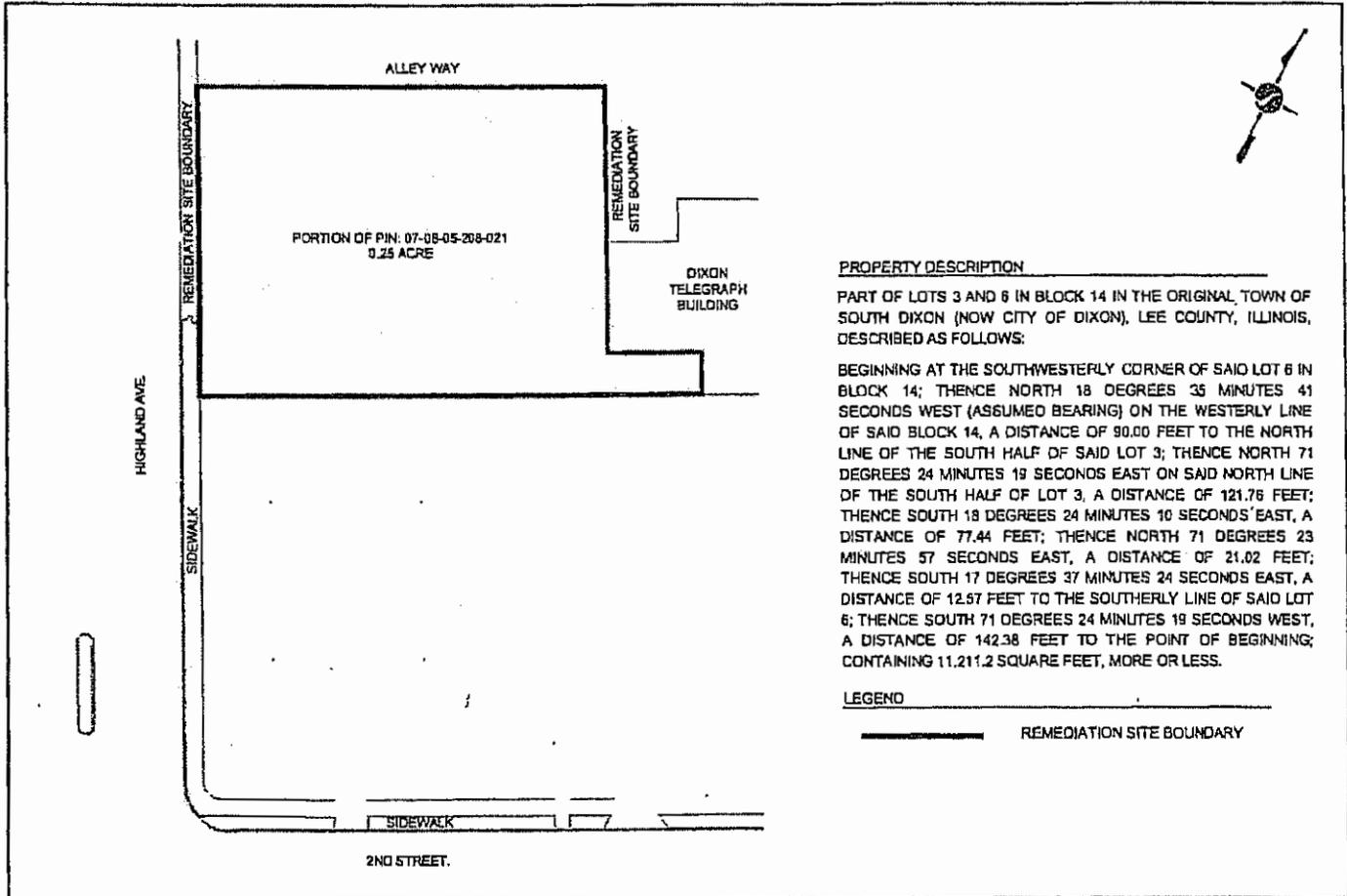
Attachments: Illinois EPA Site Remediation Program Environmental Notice
Site Base Map
Table A: Regulated Substances of Concern
Property Owner Certification of No Further Remediation Letter under the Site
Remediation Program Form
Instructions for Filing the NFR Letter

cc: Mr. Thomas Shaw
B.F. Shaw Printing Company
444 Pine Hill Drive
Dixon, Illinois 61021

Stantec Consulting, Inc.
Attn: Mr. John Griggs
446 Eisenhower Lane North
Lombard, Illinois 60148

Bureau of Land File

Robert O'Hara



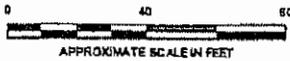
PROPERTY DESCRIPTION

PART OF LOTS 3 AND 6 IN BLOCK 14 IN THE ORIGINAL TOWN OF SOUTH DIXON (NOW CITY OF DIXON), LEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 6 IN BLOCK 14; THENCE NORTH 18 DEGREES 35 MINUTES 41 SECONDS WEST (ASSUMED BEARING) ON THE WESTERLY LINE OF SAID BLOCK 14, A DISTANCE OF 90.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 3; THENCE NORTH 71 DEGREES 24 MINUTES 19 SECONDS EAST ON SAID NORTH LINE OF THE SOUTH HALF OF LOT 3, A DISTANCE OF 121.76 FEET; THENCE SOUTH 18 DEGREES 24 MINUTES 10 SECONDS EAST, A DISTANCE OF 77.44 FEET; THENCE NORTH 71 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 21.02 FEET; THENCE SOUTH 17 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF 12.67 FEET TO THE SOUTHERLY LINE OF SAID LOT 6; THENCE SOUTH 71 DEGREES 24 MINUTES 19 SECONDS WEST, A DISTANCE OF 142.38 FEET TO THE POINT OF BEGINNING; CONTAINING 11,211.2 SQUARE FEET, MORE OR LESS.

LEGEND

————— REMEDIATION SITE BOUNDARY



 Stantec 448 EISENHOWER LANE NORTH LOMBARD, ILLINOIS 60148 PHONE: (630) 792-1880 FAX: (630) 792-1691	FOR: DIXON 2ND STREET FORMER MGP SITE COMMONWEALTH EOISDN DIXON, ILLINOIS		Site Base Map #1030205070 - Lee County Dixon Telegraph Site Remediation Program / Technical Reports		
	JOB NUMBER: 182602411	DRAWN BY: JC	CHECKED BY: JP	APPROVED BY:	DATE: 11/14/12

FILEPATH: V:\1826\active\191510005\Dixon_Rest_Church\model\191510005_north.dwg(jrcastore)\nov 15, 2012 @ 9:50\Layout FIG3_BX11 (2)

TABLE A: Regulated Substances of Concern

1030205070 – Lee County
Dixon / Dixon Telegraph
Site Remediation Program

Volatile Organic Compounds (VOCs)	
CAS No.	Compound Name
71-43-2	Benzene
100-41-4	Ethylbenzene
100-42-5	Styrene
108-88-3	Toluene
1330-20-7	Xylenes (total)

Semivolatile Organic Compounds (SVOCs)	
CAS No.	Compound Name
86-74-8	Carbazole
91-57-6	2-Methylnaphthalene

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
7440-47-3	Chromium
57-12-5	Cyanide
7439-89-6	Iron
7439-92-1	Lead
7439-96-5	Manganese
7439-97-6	Mercury
14797-55-8	Nitrate
18785-72-3	Sulfate

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

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

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.

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>Mr. Thomas Shaw</u>	
Title: <u>President</u>	
Company: <u>B.F. Shaw Printing Company</u>	
Street Address: <u>113 South Peoria Avenue</u>	
City: <u>Dixon</u> State: <u>IL</u> Zip Code: <u>61021</u> Phone: <u>(815) 284-2224</u>	
Site Information	
Site Name: <u>Dixon / Dixon Telegraph</u>	
Site Address: <u>113 South Peoria Avenue</u>	
City: <u>Dixon</u> State: <u>IL</u> Zip Code: <u>61021</u> County: <u>Lee</u>	
Illinois inventory identification number: <u>1030205070</u>	
Real Estate Tax Index/Parcel Index No. <u>07-08-05-208-021</u>	
I hereby certify that I have reviewed the attached No Further Remediation Letter and that I accept the terms and conditions and any land use limitations set forth in the letter.	
Owner's Signature: <u><i>Thomas Shaw</i></u>	Date: <u>2-6-13</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>6th</u> day of <u>Feb</u> , 2013	<div style="border: 1px dashed black; padding: 5px; width: fit-content; margin: auto;"> OFFICIAL SEAL CAROL L RED Notary Public - State of Illinois My Commission Expires Feb 25, 2015 </div>
<u><i>Carol L Red</i></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.

ORDINANCE NUMBER 2876

AN ORDINANCE PROHIBITING THE USE OF
GROUNDWATER AS A POTABLE WATER SUPPLY BY
THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR
BY ANY OTHER METHOD WITHIN CERTAIN AREAS IN THE CITY OF DIXON

WHEREAS, a certain property in the City of Dixon, Illinois (the "City") was used over a period of time for the manufacture of gas; and

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath said property and certain properties listed and depicted in Exhibit A may exceed Class I groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier I remediation objectives as set forth in 35 Illinois Administrative Code 742; and

WHEREAS, the City desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive use of properties that are the source of said chemical constituents;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DIXON, ILLINOIS:

Section 1. Recitals. The recitals contained in the preambles to the Ordinance are true and correct and are hereby incorporated in this Section 1 as if fully set forth herein.

Section 2. Definitions.

"Person" is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

"Potable water" is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

Section 3. Use of groundwater as a potable water supply prohibited. The use or attempt to use as a potable water supply groundwater from within the area depicted on Exhibit A attached hereto and made a part of this ordinance, by the installation or drilling of wells or by any other method is hereby prohibited. This prohibition expressly includes the City of Dixon.

Section 4. Penalties. Any person violating the provisions of this ordinance shall be subject to a fine of up to Five Hundred Dollars (\$500) for each violation.

Section 5. Repealer. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed insofar as they are in conflict with this Ordinance.

RECEIVED

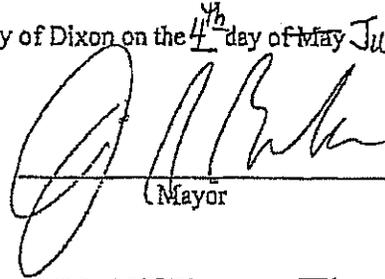
JUN 12 2012

IEPA/BOL
2014CECR 0000139

Section 6. Severability. If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the Ordinance as a whole or of any portion not adjudged invalid.

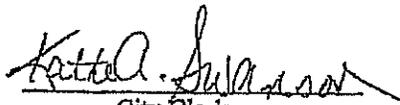
Section 7. Effective date. This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

Passed by the Mayor and the City Council of the City of Dixon on the 4th day of ~~May~~ June, 2012.



Mayor

----- ATTEST -----



City Clerk

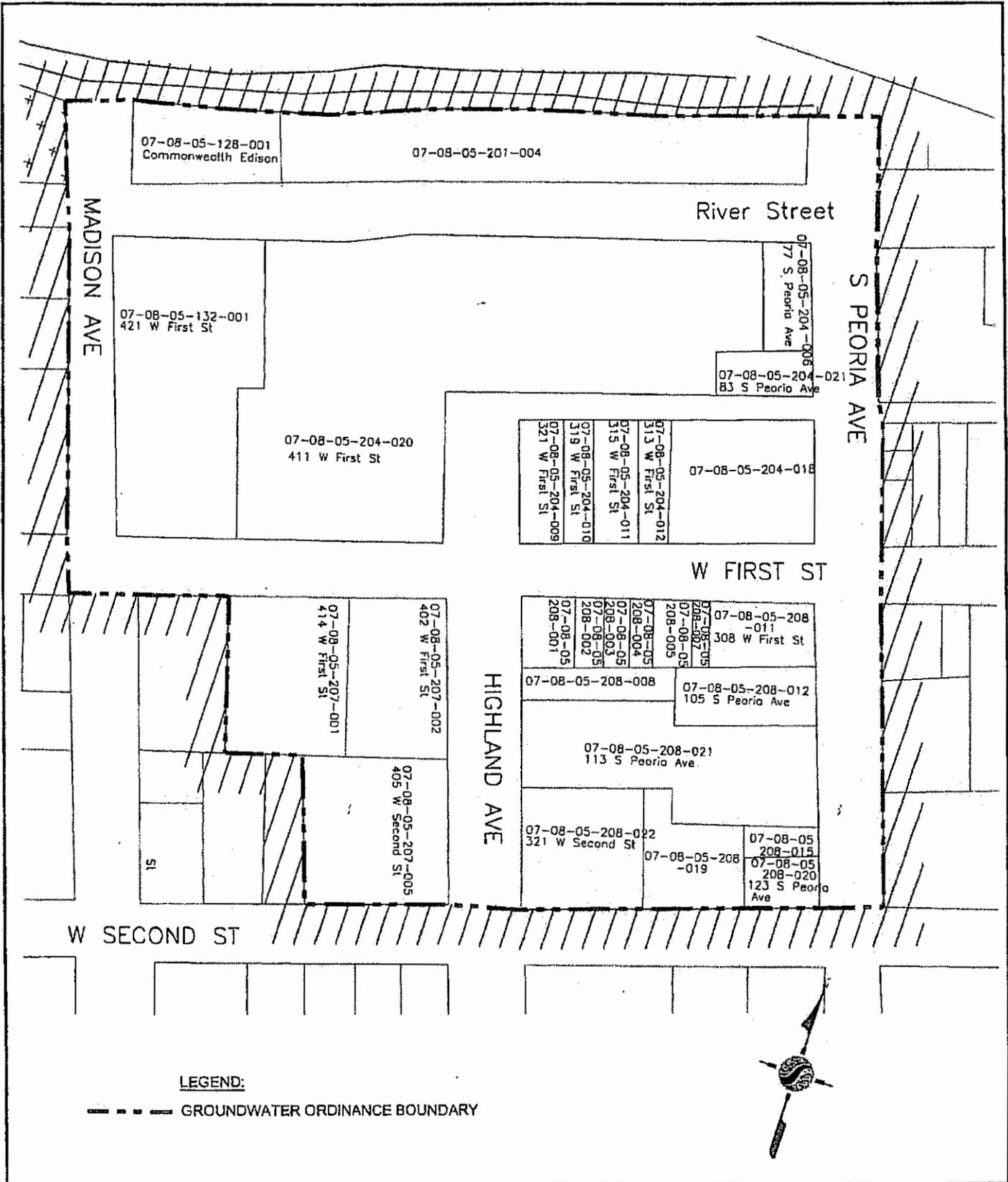
COMMISSIONERS	YEA	NAY
BLACKBURN	✓	
BRECHON	✓	
CONSIDINE	✓	
KUEN	✓	
MAYOR BURKE	✓	

Date 6/4/12
Motion Carried ✓
Motion Lost _____

Exhibit A

ComEd is requesting that the groundwater ordinance apply to the properties listed below. Figure 1 of Exhibit A illustrates the locations of these properties.

- | | |
|--------------------------|--------------------------|
| 1. PIN 07-08-05-128-001 | 15. PIN 07-08-05-208-005 |
| 2. PIN 07-08-05-132-001 | 16. PIN 07-08-05-208-004 |
| 3. PIN 07-08-05-207-001 | 17. PIN 07-08-05-208-003 |
| 4. PIN 07-08-05-207-002 | 18. PIN 07-08-05-208-002 |
| 5. PIN 07-08-05-207-005 | 19. PIN 07-08-05-208-001 |
| 6. PIN 07-08-05-208-022 | 20. PIN 07-08-05-204-011 |
| 7. PIN 07-08-05-208-019 | 21. PIN 07-08-05-204-018 |
| 8. PIN 07-08-05-208-020 | 22. PIN 07-08-05-204-012 |
| 9. PIN 07-08-05-208-015 | 23. PIN 07-08-05-204-010 |
| 10. PIN 07-08-05-208-021 | 24. PIN 07-08-05-204-009 |
| 11. PIN 07-08-05-208-012 | 25. PIN 07-08-05-204-021 |
| 12. PIN 07-08-05-208-008 | 26. PIN 07-08-05-204-006 |
| 13. PIN 07-08-05-208-011 | 27. PIN 07-08-05-204-020 |
| 14. PIN 07-08-05-208-007 | 28. PIN 07-08-05-201-004 |
29. The applicable jurisdiction for the following roadways and parkways; Peoria St. and Madison St. from River St. to 2nd St., and 1st St. and River St. from Madison St. to Peoria St.



LEGEND:

--- GROUNDWATER ORDINANCE BOUNDARY



Stantec

448 EISENHOWER LANE NORTH
 LOMBARD, ILLINOIS 60148
 PHONE: (630)792-1680 FAX: (630)792-1691

FOR:
COMMONWEALTH EDISON COMPANY
 THREE LINCOLN CENTER, 3rd FLOOR
 OAKBROOK TERRACE, ILLINOIS 60181

GROUNDWATER ORDINANCE MAP
DIXON 2ND STREET FORMER MGP SITE
DIXON, ILLINOIS

FIGURE:

1

JOB NUMBER:
 191610008

DRAWN BY:
 JC

CHECKED BY:
 RN

APPROVED BY:

DATE:
 7/27/11



* 2 0 1 3 0 0 0 9 5 1 1 4 *

2013000951

LEE COUNTY ILLINOIS
FILED FOR RECORD

PREPARED BY:

Name: Ms. Gail MacMillan
Commonwealth Edison Company

BOOK _____ PAGE _____
02/20/2013 01:59PM
CATHY MYERS

Address: Two Lincoln Centre, 7th Floor
Oakbrook Terrace, Illinois 60181-4260

RECORDING: 61.00
RHSP Surcharge: 10.00
TOTAL: \$71.00

RETURN TO:

Name: Ms. Gail MacMillan
Commonwealth Edison Company

STATE OF ILLINOIS } ss I, CATHY MYERS
COUNTY OF LEE } DO HEREBY CERTIFY
THAT THE ATTACHED IS A TRUE COPY AS APPEARS
OF RECORD IN MY OFFICE. GIVEN UNDER MY HAND
AND THE SEAL OF LEE COUNTY AT DIXON, IN SAID

COUNTY AND STATE THIS 20 DAY OF

Address: Two Lincoln Centre, 7th Floor
Oakbrook Terrace, Illinois 60181-4260

February 2013
COUNTY CLERK Cathy Myers

THE ABOVE SPACE FOR RECORDER'S OFFICE BY

Aaron Penger DEPUTY

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 Lee County.

Illinois State EPA Number: 1030205108

Commonwealth Edison Company, the Remediation Applicant, whose address is Two Lincoln Centre, 7th Floor, Oakbrook Terrace, Illinois 60181-4260 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:

LOTS NO. SEVEN (7) AND TEN (10) IN BLOCK NO. FOURTEEN (14) IN THE TOWN (NOW CITY) OF DIXON. SAID BLOCK 14 IS IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN LEE COUNTY, ILLINOIS.
2. Common Address: 321 West 2nd Street, Dixon, Illinois
3. Real Estate Tax Index/Parcel Index Number: 07-08-05-208-022 and 07-08-05-208019
4. Remediation Site Owners: Christian Science Society of Dixon and Guiseppa and Darlene Vitale
5. Land Use: Residential and/or Industrial/Commercial
6. Site Investigation: Comprehensive

See NFR letter for other terms.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

PAT QUINN, GOVERNOR

JOHN J. KIM, DIRECTOR

(217) 524-3300

January 25, 2013

CERTIFIED MAIL

7010 2780 0002 1164 6867

Ms. Gail MacMillan
Commonwealth Edison Company
Environmental Services Department
Two Lincoln Centre, 7th Floor
Oakbrook Terrace, Illinois 60181-4260

Re: 1030205108 – Lee County
Dixon / Dixon Gas and Electric Company
321 West 2nd Street
Site Remediation Program/Technical Reports
No Further Remediation Letter

Dear Ms. MacMillan:

The July 18, 2012 *Remedial Action Completion Report – Former Dixon 2nd Street MGP Site* (received July 23, 2012 /Log Numbers 12-51358 and 12-51477), in conjunction with the October 10, 2012 *Response to Comments on the Remedial Action Completion Report* (received October 19, 2012/Illinois EPA Log No. 12-52172) as prepared by Stantec Consulting Services Inc. for the above referenced Remediation Site, have been reviewed and approved by the Illinois Environmental Protection Agency (“Illinois EPA”). The approved remediation objectives at the Site are equal to or are above the existing levels of regulated substances including the proposed levels pending before the Illinois Pollution Control Board, Docket No. R11-009, proposed by the Illinois Environmental Protection Agency in its filing dated November 5, 2010, (and including any applicable errata changes made after the initial filing date), with the Illinois Pollution Control Board in PCB Proceeding No. R11-009.

The Remediation Site, consisting of 0.43 acres, is located at 321 West 2nd Street, Dixon, 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 (received February 3, 2006/Illinois EPA Log No. 06-28296), is Commonwealth Edison Company.

This comprehensive 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 and does not require further remediation under the Act if 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
5407 N. University St., Arbor 113, Peoria, IL 61614 (309)693-5462
2309 W. Main St., Suite 116, Marion, IL 62959 (618)993-7200
100 W. Randolph, Suite 11-300, Quincy, IL 62401 (618)298-0026

Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

- 1) The Remediation Site is approved for Residential and/or Industrial/Commercial land use.
- 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) The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

Institutional Controls:

- 4) Ordinance Number 2876 adopted by the City of Dixon on June 4, 2012 effectively prohibits the installation and use of potable water supply wells in a limited area in the City of Dixon. This ordinance provides an acceptable institutional control under the following conditions:
 - a) The current owner or successor in interest of this Remediation Site who relies on this ordinance as an institutional control shall:
 - i) Monitor activities of the unit of local government relative to variance requests or changes in the ordinance relative to the use of potable groundwater at this Remediation Site; and
 - ii) Notify the Illinois EPA of any approved variance requests or ordinance changes within thirty (30) days after the date such action has been approved.
 - b) The Remediation Applicant shall provide written notification to the City of Dixon and to owner(s) of all properties under which groundwater contamination attributable to the Remediation Site exceeds the objectives approved by the Illinois EPA. The notification shall include:
 - i) The name and address of the local unit of government;
 - ii) The citation of Ordinance Number 2876;
 - iii) A description of the property for which the owner is being sent notice by adequate legal description or by reference to a plat showing the boundaries;
 - iv) A statement that the ordinance restricting the groundwater use has been used by the Illinois EPA in reviewing a request for groundwater remediation objectives;

- v) A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and
- vi) A statement as to where more information may be obtained regarding the ordinance.
- c) Written proof of this notification shall be submitted to the Illinois EPA within forty-five (45) days from the date this Letter is recorded to:

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

- d) The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:
 - i) Modification of the referenced ordinance to allow potable uses of groundwater;
 - ii) Approval of a site-specific request, such as a variance, to allow use of groundwater at the Remediation Site or at the affected properties;
 - iii) Failure to provide written proof to the Illinois EPA within forty-five (45) days from the date this Letter is recorded of written notification to the City of Dixon and affected property owner(s) of the intent to use Ordinance Number 2876 as an institutional control at the Remediation Site; and
 - iv) Violation of the terms and conditions of this No Further Remediation letter.

Other Terms

- 5) Where a groundwater ordinance is used to assure long-term protection of human health (as identified under Paragraph 4 of this Letter), the Remediation Applicant must record a copy of the groundwater ordinance adopted and administered by a unit of local government along with this Letter.
- 6) 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.
- 7) 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

- 8) 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.
- 9) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Commonwealth Edison Company;
 - 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;

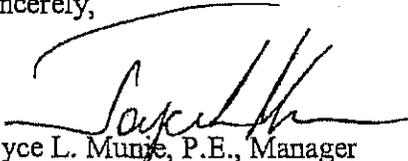
- e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the Remediation Site;
 - f) Any mortgagee or trustee of a deed of trust of the owner of the Remediation Site or any assignee, transferee, or any successor-in-interest thereto;
 - 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.
- 10) 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 Lee 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 Lee County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Dixon Gas and Electric property.
- 11) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Lee County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

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

12) 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 Dixon Gas and Electric property, you may contact the Illinois EPA project manager, Todd Hall at (217) 557-1409.

Sincerely,



Joyce L. Munné, 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
Instructions for Filing the NFR Letter

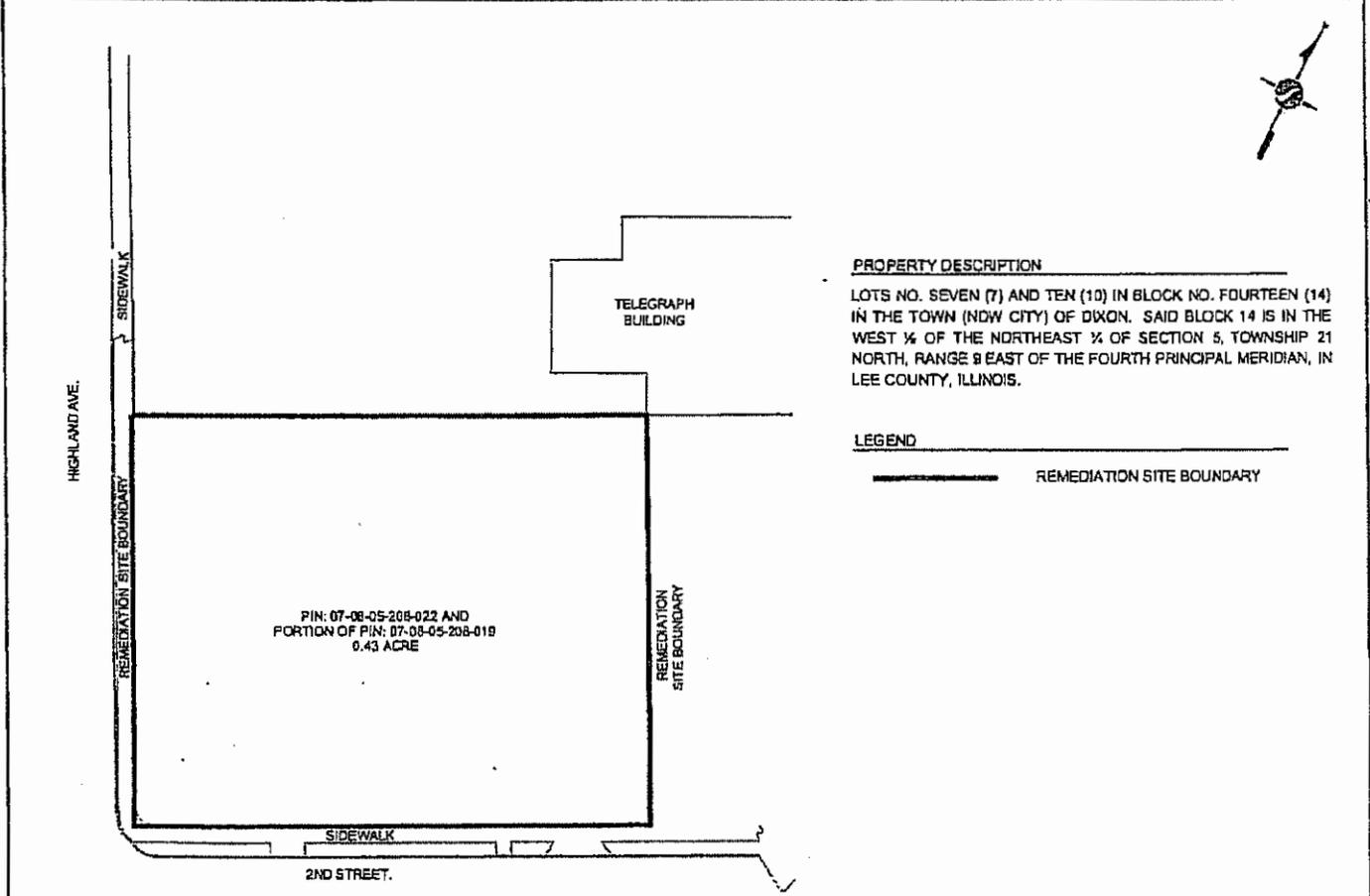
cc: Christian Science Society of Dixon
Attn: Mr. Jack Coleman, Chair of Church Board
321 West 2nd Street
Dixon, Illinois 61021

Guiseppe and Darlene Vitale
119 South Peoria Avenue
Dixon, Illinois 61021

Stantec Consulting, Inc.
Attn: Mr. John Griggs
446 Eisenhower Lane North
Lombard, Illinois 60148

Bureau of Land File

Robert O'Hara



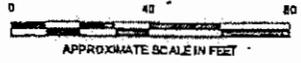
PROPERTY DESCRIPTION

LOTS NO. SEVEN (7) AND TEN (10) IN BLOCK NO. FOURTEEN (14) IN THE TOWN (NOW CITY) OF DIXON. SAID BLOCK 14 IS IN THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN LEE COUNTY, ILLINOIS.

LEGEND

————— REMEDIATION SITE BOUNDARY

PIN: 07-08-05-208-022 AND
PORTION OF PIN: 07-08-05-208-019
0.43 ACRE



Stantec
445 EISENHOWER LANE NORTH
LOMBARD, ILLINOIS 60148
PHONE (630) 792-1880 FAX (630) 792-1891

FOR: DIXON 2ND STREET
FORMER MGP SITE

COMMONWEALTH EDISON
DIXON, ILLINOIS

JOB NUMBER: 182592411	DRAWN BY: JC	CHECKED BY: JP	APPROVED BY:	DATE: 11/14/12
--------------------------	-----------------	-------------------	--------------	-------------------

Site Base Map
#1030205108 - Lee County
Dixon Gas and Electric
Site Remediation Program / Technical Reports

FILEPATH: V:\182592411\19181000\DUon_Rest_Church\cadd\1\as\work\19181000\C_DB.dwg(jrcas) Nov 15, 2012 at 9:48:12 AM FIG2 (2)

(Illinois EPA Site Remediation Program Environmental Notice)

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

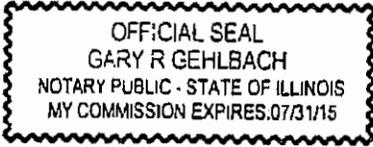
Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

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.

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>CHRISTIAN SCIENCE SOCIETY OF DIXON</u>
Title:	<u>CHAIRMAN (JACK COLEMAN)</u>
Company:	
Street Address:	<u>321 W. SECOND STREET</u>
City:	<u>DIXON</u> State: <u>IL</u> Zip Code: <u>61021</u> Phone: <u>(815) 2884719</u>
Site Information	
Site Name:	<u>CHRISTIAN SCIENCE SOCIETY</u>
Site Address:	<u>321 W. SECOND STREET</u>
City:	<u>DIXON</u> State: <u>IL</u> Zip Code: <u>61021</u> County: <u>LEE</u>
Illinois inventory identification number:	<u>1030205108</u>
Real Estate Tax Index/Parcel Index No.	<u>07-08-05-208-019 & 07-08-05-208-022</u>
<p>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.</p>	
Owner's Signature:	<u>Jack Coleman</u> Date: <u>February 6, 2013</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>6th</u> day of <u>Feb.</u> , 2013	
<u>Daryl Gehlbach</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.

(Illinois EPA Site Remediation Program Environmental Notice)

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

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

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.

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:	Giuseppe and Darlene Vitale
Title:	NA
Company:	NA
Street Address:	119 South Peoria Avenue
City:	Dixon
State:	IL
Zip Code:	61021
Phone:	(815) 288-3371

Site Information	
Site Name:	Dixon / Dixon Gas and Electric Company
Site Address:	321 W. 2nd Street
City:	Dixon
State:	IL
Zip Code:	61021
County:	Lee
Illinois inventory identification number:	1030205108
Real Estate Tax Index/Parcel Index No.	07-08-05-208-019

I hereby certify that I have reviewed the attached No Further Remediation Letter and that I accept the terms and conditions and any land use limitations set forth in the letter.

Owner's Signature: Darlene Vitale Date: 2-17-13

SUBSCRIBED AND SWORN TO BEFORE ME
this 12 day of FEB, 2013

[Signature]
Notary Public

OFFICIAL SEAL
BRUCE KELLER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/02/16

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.

(Illinois EPA Site Remediation Program Environmental Notice)

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

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

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.

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:	Gluseppe and Darlene Vitale
Title:	NA
Company:	NA
Street Address:	119 South Peoria Avenue
City:	Dixon
State:	IL
Zip Code:	61021
Phone:	(815) 288-3371

Site Information	
Site Name:	Dixon / Dixon Gas and Electric Company
Site Address:	321 W. 2nd Street
City:	Dixon
State:	IL
Zip Code:	61021
County:	Lee
Illinois inventory identification number:	1030205108
Real Estate Tax Index/Parcel Index No.:	07-08-05-208-019

I hereby certify that I have reviewed the attached No Further Remediation Letter and that I accept the terms and conditions and any land use limitations set forth in the letter.

Owner's Signature: Giuseppe Vitale Date: 2-12-13

SUBSCRIBED AND SWORN TO BEFORE ME
this 12 day of FEB., 2013

Bruce Keller
Notary Public

OFFICIAL SEAL
BRUCE KELLER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/02/16

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.

ORDINANCE NUMBER 2876AN ORDINANCE PROHIBITING THE USE OF
GROUNDWATER AS A POTABLE WATER SUPPLY BY
THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR
BY ANY OTHER METHOD WITHIN CERTAIN AREAS IN THE CITY OF DIXON

WHEREAS, a certain property in the City of Dixon, Illinois (the "City") was used over a period of time for the manufacture of gas; and

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath said property and certain properties listed and depicted in Exhibit A may exceed Class I groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 remediation objectives as set forth in 35 Illinois Administrative Code 742; and

WHEREAS, the City desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive use of properties that are the source of said chemical constituents;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DIXON, ILLINOIS:

Section 1. Recitals. The recitals contained in the preambles to the Ordinance are true and correct and are hereby incorporated in this Section 1 as if fully set forth herein.

Section 2. Definitions.

"Person" is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

"Potable water" is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

Section 3. Use of groundwater as a potable water supply prohibited. The use or attempt to use as a potable water supply groundwater from within the area depicted on Exhibit A attached hereto and made a part of this ordinance, by the installation or drilling of wells or by any other method is hereby prohibited. This prohibition expressly includes the City of Dixon.

Section 4. Penalties. Any person violating the provisions of this ordinance shall be subject to a fine of up to Five Hundred Dollars (\$500) for each violation.

Section 5. Repealer. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed insofar as they are in conflict with this Ordinance.

RECEIVED

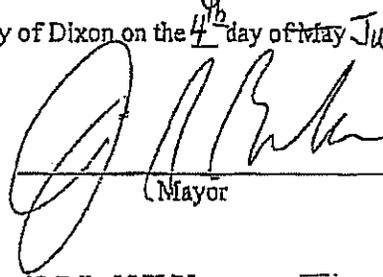
JUN 12 2012

IEPA/BOL
2014CECR 0000155

Section 6. Severability. If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the Ordinance as a whole or of any portion not adjudged invalid.

Section 7. Effective date. This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

Passed by the Mayor and the City Council of the City of Dixon on the 4th day of ~~May~~ June, 2012.



Mayor

----- ATTEST: -----



City Clerk

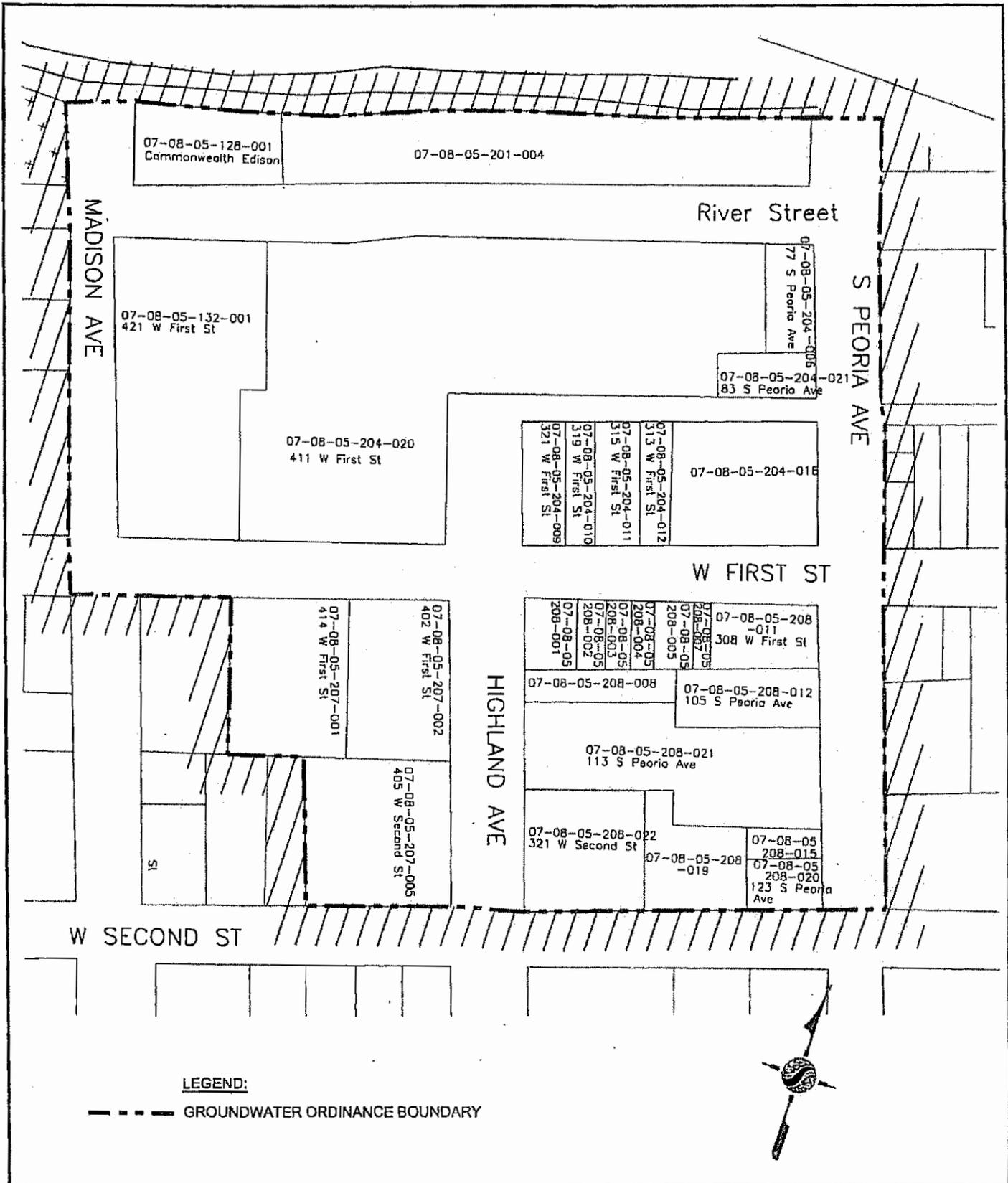
COMMISSIONERS	YEA	NAY
BLACKBURN	✓	
BRECHON	✓	
CONSIDINE	✓	
KUEN	✓	
MAYOR BURKE	✓	

Date 6/4/12
Motion Carried ✓
Motion Lost _____

Exhibit A

ComEd is requesting that the groundwater ordinance apply to the properties listed below. Figure 1 of Exhibit A illustrates the locations of these properties.

- | | |
|------------------------------------|-------------------------------------|
| 1. PIN 07-08-05-128-001 | 15. PIN 07-08-05-208-005 |
| 2. PIN 07-08-05-132-001 | 16. PIN 07-08-05-208-004 |
| 3. PIN 07-08-05-207-001 | 17. PIN 07-08-05-208-003 |
| 4. PIN 07-08-05-207-002 | 18. PIN 07-08-05-208-002 |
| 5. PIN 07-08-05-207-005 | 19. PIN 07-08-05-208-001 |
| 6. PIN 07-08-05-208-022 | 20. PIN 07-08-05-204-011 |
| 7. PIN 07-08-05-208-019 | 21. PIN 07-08-05-204-018 |
| 8. PIN 07-08-05-208-020 | 22. PIN 07-08-05-204-012 |
| 9. PIN 07-08-05-208-015 | 23. PIN 07-08-05-204-010 |
| 10. PIN 07-08-05-208-021 | 24. PIN 07-08-05-204-009 |
| 11. PIN 07-08-05-208-012 | 25. PIN 07-08-05-204-021 |
| 12. PIN 07-08-05-208-008 | 26. PIN 07-08-05-204-006 |
| 13. PIN 07-08-05-208-011 | 27. PIN 07-08-05-204-020 |
| 14. PIN 07-08-05-208-007 | 28. PIN 07-08-05-201-004 |
29. The applicable jurisdiction for the following roadways and parkways; Peoria St. and Madison St. from River St. to 2nd St., and 1st St. and River St. from Madison St. to Peoria St.



 Stantec 446 EISENHOWER LANE NORTH LOMBARD, ILLINOIS 60148 PHONE: (630)792-1680 FAX: (630)792-1691	FOR: COMMONWEALTH EDISON COMPANY THREE LINCOLN CENTER, 3rd FLOOR OAKBROOK TERRACE, ILLINOIS 60181		GROUNDWATER ORDINANCE MAP DIXON 2ND STREET FORMER MGP SITE DIXON, ILLINOIS		FIGURE: 1
	JOB NUMBER: 19161000B	DRAWN BY: JC	CHECKED BY: RN	APPROVED BY:	DATE: 7/27/11

FILEPATH:F:\Work\Autocad\Figures\COM-ED\19161000B\2nd St Church-Telegraph AAMP\pic3d_dwg_2.dwg[erizo]Feb 14, 2012 at 11:13[Layout: A SIZE PORTRAIT

2014CECR 0000158