

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 5

IN THE MATTER OF:

Lindsay Light II, Operable Unit 22  
224-228 East Ontario Street  
Chicago, Illinois

Respondent:

SMASHotels Chicago, LLC

ADMINISTRATIVE SETTLEMENT  
AGREEMENT AND ORDER ON  
CONSENT FOR REMOVAL ACTION

Docket No. **V-W-15-C-026**

Proceeding Under Sections 104, 106(a), 107  
and 122 of the Comprehensive  
Environmental Response, Compensation,  
and Liability Act, as amended,  
42 U.S.C. §§ 9604, 9606(a), 9607 and 9622

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## **I. JURISDICTION AND GENERAL PROVISIONS**

1. This Administrative Settlement Agreement and Order on Consent ("Settlement Agreement") is entered into voluntarily by the United States Environmental Protection Agency ("U.S. EPA") and Respondent. This Settlement Agreement provides for the performance of removal actions by Respondent including recording deed restrictions on portions of the Site where radioactive contamination may be present and the reimbursement of certain response costs incurred by the United States at or in connection with the property designated Parcel 2 of the Lindsay Light II Operable Unit ("OU") 22, located at 224-228 East Ontario Street, Chicago, Illinois and known as the "Site."
2. This Settlement Agreement is issued under the authority vested in the President of the United States by Sections 104, 106(a), 107 and 122 of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. §§ 9604, 9606(a), 9607 and 9622, as amended ("CERCLA"). This authority has been delegated to the Administrator of the U.S. EPA by Executive Order No. 12580, January 23, 1987, 52 Federal Register 2923, and further delegated to the Regional Administrators by U.S. EPA Delegation Nos. 14-14-A, 14-14-C and 14-14-D, and to the Director, Superfund Division, Region 5, by Regional Delegation Nos. 14-14-A, 14-14-C and 14-14-D.
3. U.S. EPA has notified the State of Illinois (the "State") of this action pursuant to Section 106(a) of CERCLA, 42 U.S.C. § 9606(a).
4. U.S. EPA and Respondent recognize that this Settlement Agreement has been negotiated in good faith and that the actions undertaken by Respondent in accordance with this Settlement Agreement do not constitute an admission of any liability. Respondent does not admit, and retains the right to controvert in any subsequent proceedings other than proceedings to implement or enforce this Settlement Agreement, the validity of the findings of facts, conclusions of law, and determinations in Sections IV and V of this Settlement Agreement. Respondent agrees to comply with and be bound by the terms of this Settlement Agreement and further agrees that it will not contest the basis or validity of this Settlement Agreement or its terms.

## **II. PARTIES BOUND**

5. This Settlement Agreement applies to and is binding upon U.S. EPA and upon Respondent and its beneficiaries, successors and assigns. Any change in ownership or corporate status of the Respondent including, but not limited to, any transfer of assets or real or personal property shall not alter the Respondent's responsibilities under this Settlement Agreement.
6. Respondent is jointly and severally liable for carrying out all activities required by this Settlement Agreement.

7. Respondent shall ensure that its contractors, subcontractors, and representatives comply with this Settlement Agreement. Respondent shall be responsible for any noncompliance with this Settlement Agreement.

### **III. DEFINITIONS**

8. Unless otherwise expressly provided herein, terms used in this Settlement Agreement which are defined in CERCLA or in regulations promulgated under CERCLA shall have the meaning assigned to them in CERCLA or in such regulations. Whenever terms listed below are used in this Settlement Agreement or in the appendices attached hereto and incorporated hereunder, the following definitions shall apply:

- a. "CERCLA" shall mean the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. §§ 9601, *et seq.*
- b. "Day" shall mean a calendar day unless otherwise specified. In computing any period of time under this Settlement Agreement, where the last day would fall on a Saturday, Sunday, or Federal holiday, the period shall run until the close of business of the next working day.
- c. "Effective Date" shall be the effective date of this Settlement Agreement as provided in Section XXXI (Effective Date).
- d. "Interest" shall mean interest at the rate specified for interest on investments of the U.S. EPA Hazardous Substance Superfund established by 26 U.S.C. § 9507, compounded annually on October 1 of each year, in accordance with 42 U.S.C. § 9607(a). The applicable rate of interest shall be the rate in effect at the time the interest accrues. The rate of interest is subject to change on October 1 of each year.
- e. "Lindsay Light II Special Account" shall mean the Lindsay Light II Special Account established to be retained and used to conduct or finance response actions at or in connection with the Lindsay Light II sites or to be transferred by U.S. EPA to the U.S. EPA Hazardous Substance Superfund.
- f. "National Contingency Plan" or "NCP" shall mean the National Oil and Hazardous Substances Pollution Contingency Plan promulgated pursuant to Section 105 of CERCLA, 42 U.S.C. § 9605, codified at 40 C.F.R. Part 300, and any amendments thereto.
- g. "Paragraph" shall mean a portion of this Settlement Agreement identified by an Arabic numeral or an upper or lower case letter.
- h. "Parties" shall mean U.S. EPA and Respondent.

- i. "RCRA" shall mean the Solid Waste Disposal Act, as amended, 42 U.S.C. §§ 6901, *et seq.* (also known as the Resource Conservation and Recovery Act).
- j. "Respondent" shall mean SMASHotels Chicago, LLC, an Illinois limited liability company.
- k. "Response Costs" shall mean all costs, including but not limited to, direct and indirect costs, that the United States has incurred or incurs on or after September 10, 2015, reviewing or developing plans, reports and other items pursuant to this Settlement Agreement, verifying the Work, or otherwise implementing, overseeing, or enforcing this Settlement Agreement. Response costs shall also include, but not be limited to, payroll costs, contractor costs, travel costs, laboratory costs, the cost incurred pursuant to Paragraph 24 (including, but not limited to, costs and attorneys fees and any monies paid to secure access, including, but not limited to, the amount of just compensation), and Paragraph 37 (Emergency Response).
- l. "Settlement Agreement" shall mean this Administrative Settlement Agreement and Order on Consent and all appendices attached hereto (listed in Section XXX (Severability/Integration/Exhibits)). In the event of conflict between this Settlement Agreement and any appendix, this Settlement Agreement shall control.
- m. "Site" shall mean the Lindsay Light II, Operable Unit 22, 224-228 East Ontario Street, Superfund Site in Chicago, Cook County, Illinois and depicted generally on the map attached as Exhibit A and includes the property described in the legal description attached as Exhibit B. The Cook County Parcel Identification Numbers for this property is 17-10-203-015-0000, 17-10-203-016-0000 and 17-10-203-017-0000.
- n. "State" shall mean the State of Illinois.
- o. "Tronox Bankruptcy Settlement Agreement" shall mean *In Re: Tronox Inc.*, Case No. 09-10156 (Bankr. SDNY) (ALG) Consent Decree and Environmental Settlement Agreement, lodged November 23, 2010, as amended by the First Amendment to the Consent Decree as approved by the Bankruptcy Court on February 14, 2011, together with the U.S. District Court-approved Anadarko Settlement Agreement, *In Re: Tronox Inc.*, Civil Action No. 14-05495 (SDNY Nov. 11, 2014).
- p. "Uninvestigated Site Area" shall mean any portion of the Site which is not radiologically surveyed in 18-inch lifts or any portion of the site where any known radioactive contamination will remain after completion of the Work.
- q. "U.S. EPA" shall mean the United States Environmental Protection Agency and any successor departments or agencies of the United States.
- r. "Waste Material" shall mean 1) any "hazardous substance" under Section 101(14) of CERCLA, 42 U.S.C. § 9601(14); 2) any pollutant or contaminant under Section 101(33)

of CERCLA, 42 U.S.C. § 9601(33); 3) any "solid waste" under Section 1004(27) of RCRA, 42 U.S.C. § 6903(27); and 4) any "hazardous material" under Section 3.125 of the Illinois Environmental Protection Act, 415 ILCS 5/3.125 (2002).

- s. "Work" shall mean all activities the Respondent is required to perform under this Settlement Agreement.
- t. "Work Plan" shall mean the U.S. EPA-approved work plan (attached as Exhibit D) including schedule described in Section VIII Work to be Performed.

#### **IV. FINDINGS OF FACT**

9. Based on available information, including the Administrative Record in this matter, U.S. EPA hereby finds that:

- a. The Site is located at 224-228 East Ontario Street in Chicago, Illinois.
- b. Beginning in 1904, Lindsay Light manufactured gas lights and gas mantles for residential and commercial use at several locations in the Streeterville area. The production of thorium for its gas light mantles resulted in a sandy waste known as mill tailings that was used as fill material in the Streeterville area. Lindsay Light corporate records indicate that the company planned to move all of its Streeterville operations to the City of West Chicago by September 1936.
- c. Historical news reports and Lindsay Light board of director's minutes indicated, that in addition to thorium, Lindsay Light also processed or handled other radioactive rare earths and radioactive materials at its Streeterville facilities and in West Chicago.
- d. The Lindsay Light mill tailings contain thorium-232 which is a radionuclide that is a hazardous substance under Section 101(14) of CERCLA, 42 U.S.C. § 9601(14).
- e. U.S. EPA designated the initial thorium removal action at 316 East Illinois Street which was the former location of Lindsay Light's ore processing plant as the Lindsay Light II Removal Site. Following that initial removal action during which approximately 24,000 cubic yards of thorium contaminated soils were removed, U.S. EPA has identified 20 other Lindsay Light II removal action operable units. Radioactive contamination also was identified and removed from several other nearby Lindsay Light II OUs, including OU 00 (316 E. Illinois) and OU 3 (341 E. Ohio).
- f. To date, approximately 50,000 cubic yards of thorium contaminated material associated with the Lindsay Light II facility have been removed from the Streeterville area.
- g. U.S. EPA's cleanup criterion for the Streeterville area of Chicago is 7.1 picocuries per gram (pCi/g) total radium.

- h. Lantern mantle strings containing asbestos have also been found mixed with thorium-contaminated soils in Streeterville.
- i. Respondent intends to begin to excavate the Site in September 2015.
- j. Construction laborers, utility workers and the public may be exposed to elevated levels of radiation if the Site is excavated without proper radiation monitoring and management and disposal of radioactively contaminated materials.
- k. If Respondent, in accordance with the U.S. EPA-approved Work Plan, radiologically surveys the Site in 18-inch lifts to native soil and excavates and disposes of the Lindsay Light contaminated material identified, then Respondent may be eligible for reimbursement and/or disbursement of certain costs from the Lindsay Light II Special Account pursuant to Exhibit C to this Settlement Agreement.

#### **V. CONCLUSIONS OF LAW AND DETERMINATIONS**

10. Based on the Findings of Fact set forth above, and the Administrative Record supporting this removal action, U.S. EPA has determined that:
- a. The Site is a part of a “facility” as defined by Section 101(9) of CERCLA, 42 U.S.C. § 9601(9).
  - b. The contamination found at the Lindsay Light II facility, as identified in the Findings of Fact above, includes a “hazardous substance” as defined by Section 101(14) of CERCLA, 42 U.S.C. § 9601(14).
  - c. The Respondent is a “person” as defined by Section 101(21) of CERCLA, 42 U.S.C. § 9601(21).
  - d. The Respondent is a responsible party under Section 107(a) of CERCLA, 42 U.S.C. § 9607(a), and is jointly and severally liable for performance of response action and for response costs incurred and to be incurred at the Site.
    - i. Respondent SMASHotels Chicago, LLC, is the “owner” and/or “operator” of the Site, as defined by Section 101(20) of CERCLA, 42 U.S.C. § 9601(20), and within the meaning of Section 107(a)(1) of CERCLA, 42 U.S.C. § 9607(a)(1).
  - e. The conditions described in the Findings of Fact above constitute an actual or threatened “release” of a hazardous substance from the facility into the “environment” as defined by Sections 101(22) and 101(8) of CERCLA, 42 U.S.C. §§ 9601(22) and 9601(8).

- f. The conditions present at the facility constitute a threat to public health, welfare, or the environment based upon the factors set forth in Section 300.415(b)(2) of the National Oil and Hazardous Substances Pollution Contingency Plan, as amended ("NCP"), 40 C.F.R. § 300.415(b)(2). These factors include, but are not limited to, the following:
  - g. Actual or potential exposure to nearby human populations, animals, or the food chain from hazardous substances, pollutants or contaminants; this factor is present at the Site due to the existence of elevated levels of thorium found in subsurface soils that will be exposed by the removal of overburden and excavation.
    - i. High levels of hazardous substances or pollutants or contaminants in soils largely at or near the surface, that may migrate; this factor is present at the facility due to the existence of elevated levels of thorium in subsurface soils that will be exposed by the removal of overburden and excavation.
    - ii. Other situations or factors that may pose threats to public health or welfare or the environment; this factor is present at the facility due to the existence of elevated levels of thorium in subsurface soils that may be exposed during construction activities that may expose construction laborers, utility workers and the public to excessive levels of thorium.
  - h. The removal actions required by this Settlement Agreement, including environmental covenants, and/or institutional controls, are necessary to protect the public health, welfare, or the environment, 42 U.S.C. § 9604(a)(1), is in the public interest, 42 U.S.C. § 9622(a), and, if carried out in compliance with the terms of this Settlement Agreement, will be done properly and promptly by the Respondent and considered consistent with the NCP, as provided in Section 300.700(c)(3)(ii) of the NCP.

## **VI. SETTLEMENT AGREEMENT AND ORDER**

11. Based upon the foregoing Findings of Fact, Conclusions of Law, Determinations, and the Administrative Record for this Site, it is hereby Ordered and Agreed that Respondent shall comply with all provisions of this Settlement Agreement, including, but not limited to, all Exhibits to this Settlement Agreement and all documents incorporated by reference into this Settlement Agreement.

## **VII. DESIGNATION OF CONTRACTOR, PROJECT COORDINATOR, AND ON-SCENE COORDINATOR**

12. Respondent has selected a supervising contractor known as RPS Gaia Tech to perform the Work. Respondent has provided U.S. EPA with the qualifications of RPS Gaia Tech. Respondent has also notified U.S. EPA of the name(s) of RSSI of Morton Grove as the subcontractor(s) retained to perform some of the Work at the Site. If Respondent contracts with any other contractor(s) or subcontractor(s) to perform Work, Respondent must provide notice of the name(s) and qualification(s) of such person(s) at least 5 business days prior to



commencement of such Work. U.S. EPA retains the right to disapprove of any or all of the contractors and/or subcontractors retained by Respondent. If U.S. EPA disapproves of a selected contractor, Respondent shall retain a different contractor and shall notify U.S. EPA of that contractor's name and qualifications within 3 business days of U.S. EPA's disapproval. The contractor must demonstrate compliance with American National Standards Institute/American Society for Quality Control ("ANSI/ASQC") E-4-2004, "Specifications and Guidelines for Quality Systems for Environmental Data Collection and Environmental Technology Programs" (American National Standard, January 5, 1995), by submitting a copy of the contractor's Quality Management Plan ("QMP"). The QMP should be prepared consistent with "EPA Requirements for Quality Management Plans (QA/R-2)" (EPA/240/B0-1/002) March 2001, Reissue Notice May 2006, or equivalent documentation as required by U.S. EPA. Any decision not to require submission of the contractor's QMP should be documented in a memorandum from the On-Scene Coordinator and Regional quality assurance personnel to the Site file.

13. Respondent has designated John Yang of RPS Gaia Tech as the Project Coordinator who shall be responsible for administration of all actions by Respondent required by this Settlement Agreement. To the greatest extent possible, the Project Coordinator shall be present on Site or readily available during Site work. U.S. EPA retains the right to disapprove of any subsequent designated Project Coordinator. If U.S. EPA disapproves of a designated Project Coordinator, Respondent shall retain a different Project Coordinator and shall notify U.S. EPA of that person's name, address, telephone number, and qualifications within 4 business days following U.S. EPA's disapproval. Receipt by Respondent's Project Coordinator of any notice or communication from U.S. EPA relating to this Settlement Agreement shall constitute receipt by Respondent.

14. U.S. EPA has designated Verneta Simon of the Emergency Response Branch, Region 5, as the On-Scene Coordinator ("OSC") and Gene Jablonowski, Health Physicist, of the Emergency Response Branch, Region 5 as the alternate project manager to the OSC. Except as otherwise provided in this Settlement Agreement, Respondent shall direct all submissions required by this Settlement Agreement to the OSCs in accordance with Section XXIX Notices and Submissions. Respondent is encouraged to make its submissions to U.S. EPA on recycled paper (which includes significant post-consumer waste paper content where possible) and using two-sided copies.

15. U.S. EPA and Respondent shall have the right, subject to Paragraph 13, to change their respective designated OSCs or Project Coordinator. U.S. EPA shall notify the Respondent, and Respondent shall notify U.S. EPA, as early as possible before such a change is made, but in no case less than 24 hours before such a change. The initial notification may be made orally but it shall be promptly followed by a written notice.

#### **VIII. WORK TO BE PERFORMED**

16. Respondent shall perform, at a minimum, the following removal activities:
- a. Develop a Work Plan for the radiological assessment of the site.

- b. Develop and implement a site health and safety plan.
- c. Develop and implement an air monitoring plan.
- d. Develop and implement site security measures.
- e. Conduct land surveying to the extent necessary to establish a grid system to locate all property boundaries, special features (pipes, storage tanks, etc.), and sample locations.
- f. Conduct radiation surveillance and sampling in compliance with the U.S. EPA-approved work plan.
- g. Collect soil samples from the borings and analyze for radionuclide content and RCRA characteristics. These results will then be used by the Respondent to correlate subsurface radiation levels and radionuclide content, and to determine the disposal facility.
- h. Conduct off-site radiological surveying and sampling as necessary should contamination be discovered within the sidewalk rights-of-ways surrounding the Site and, at a minimum implement 40 C.F.R. §192 if deemed necessary.
- i. Based upon soil results, remove, transport and dispose of all characterized or identified hazardous substances, pollutants, wastes or contaminants at a RCRA/CERCLA approved disposal facility in accordance with the U.S. EPA off-site rule.
- j. The soil clean-up criterion is 7.1 pCi/g total radium (Ra-226 + Ra-228) including background, unless analyses indicate the existence of additional contaminants, hazardous substances, pollutants or waste.
- k. If any portion of the Site is not radiologically surveyed in 18-inch lifts or if any known contamination will remain after completion of the Work, then, using a scaled Site map with survey grade coordinates and elevations, Respondent shall identify and denote all locations at the Site that were not radiologically surveyed in 18-inch lifts or where any known contamination will remain after completion of the Work and shall implement a U.S. EPA-approved Environmental Covenant or other U.S. EPA-approved institutional controls pertaining to the Site.
- l. Record a U.S. EPA-approved Environmental Covenant which runs with the land and that will require radiation monitoring whenever subsurface soils at the Site are exposed, excavated or intruded upon, as well as proper management and disposal of any radioactively contaminated material encountered.

17. Work Plan and Implementation.

- a. On September 14, 2015, U.S. EPA approved a Work Plan, Proposed Hotel Development Site 224 - 228 East Ontario Street, Chicago, Illinois dated September 12, 2015 (attached as Exhibit D), that will be incorporated into the Work Plan, and will include a schedule and Quality Assurance Project Plan (QAPP) (unless the OSC has determined that the circumstances involve non-complex removal work) for performing the removal action generally described in Paragraph 16 above. The QAPP should be prepared in accordance with "EPA requirements for Quality Assurance Project Plans (QA/R-5)" (EPA/240/B-01/003, March 2001), and "EPA Guidance for Quality Assurance Project Plans (QA/G-5)" (EPA/600/R-98/018, February, 1998).

The following documents shall be used for the development of QAPPs for Region 5 Superfund sites:

- The Uniform Federal Policy for Quality Assurance Projects Plans (UFP-QAPP), OSWER Directive 9272.0-17;
- EPA Requirements for Quality Assurance Project Plans QA/R-5 (EPA/240/B-01/003), March 2001, Reissued May 2006.

The following guidance may be used in conjunction with the requirements above:

- EPA Guidance for Quality Assurance Project Plans QA/G-5 (EPA/240/R-02/009), December 2002.
- Guidance on Choosing a Sampling Design for Environmental Data Collection EPA QA/G-5S, December 2002.

- b. U.S. EPA may approve, disapprove, require revisions to, or modify the draft Work Plan in whole or in part. If U.S. EPA requires revisions, Respondent shall submit a revised draft Work Plan within 7 business days of receipt of U.S. EPA's notification of the required revisions. Respondent shall implement the Work Plan as approved in writing by U.S. EPA in accordance with the schedule approved by U.S. EPA. Once approved, or approved with modifications, the Work Plan, the schedule, and any subsequent modifications shall be incorporated into and become fully enforceable under this Settlement Agreement.

Respondent shall not commence any Work except in conformance with the terms of this Settlement Agreement. Respondent shall not commence implementation of the Work Plan developed hereunder until receiving written U.S. EPA approval pursuant to Paragraph 17(b).

18. Health and Safety Plan.

Respondent has submitted for U.S. EPA review and comment a plan that ensures the protection of the public health and safety during performance of on-Site work under this Settlement

Agreement. This plan must be prepared consistent with U.S. EPA's Standard Operating Safety Guide (PUB 9285.1-03, PB 92-963414, June 1992). In addition, the plan shall comply with all currently applicable Occupational Safety and Health Administration ("OSHA") regulations found at 29 C.F.R. Part 1910. If U.S. EPA determines that it is appropriate, the plan shall also include contingency planning. Respondent shall incorporate all changes to the plan recommended by U.S. EPA and shall implement the plan during the pendency of the removal action.

19. Quality Assurance and Sampling.

- a. All sampling and analyses performed pursuant to this Settlement Agreement shall conform to U.S. EPA direction, approval, and guidance regarding sampling, quality assurance/quality control ("QA/QC"), data validation, and chain of custody procedures. Respondent shall ensure that the laboratory used to perform the analyses participates in a QA/QC program that complies with the appropriate U.S. EPA guidance. Respondent shall follow, as appropriate, "Quality Assurance/Quality Control Guidance for Removal Activities: Sampling QA/QC Plan and Data Validation Procedures" (OSWER Directive No. 9360.4-01, April 1, 1990), as guidance for QA/QC and sampling. Respondent shall only use laboratories that have a documented Quality System that complies with ANSI/ASQC E-4 1994, "Specifications and Guidelines for Quality Systems for Environmental Data Collection and Environmental Technology Programs" (American National Standard, January 5, 1995), and "EPA Requirements for Quality Management Plans (QA/R-2) (EPA/240/B-01/002, March 2001, reissued May 2006)," or equivalent documentation as determined by U.S. EPA. U.S. EPA may consider laboratories accredited under the National Environmental Laboratory Accreditation Program ("NELAP") as meeting the Quality System requirements. Respondent shall prepare a Quality Assurance Project Plan ("QAPP") as part of the Work Plan except in circumstances involving emergency or non-complex removal work. The QAPP should be prepared in accordance with "EPA Requirements for Quality Assurance Project Plans (QA/R-5)" (EPA/240/B-01/003, March 2001), and "EPA Guidance for Quality Assurance Project Plans (QA/G-5)" (EPA/600/R-98/018, February 1998).
- b. Upon request by U.S. EPA, Respondent shall have such a laboratory analyze samples submitted by U.S. EPA for QA monitoring. Respondent shall provide to U.S. EPA the QA/QC procedures followed by all sampling teams and laboratories performing data collection and/or analysis.
- c. Upon request by U.S. EPA, Respondent shall allow U.S. EPA or its authorized representatives to take split and/or duplicate samples. Respondent shall notify U.S. EPA not less than 3 business days in advance of any sample collection activity, unless shorter notice is agreed to by U.S. EPA. U.S. EPA shall have the right to take any additional samples that U.S. EPA deems necessary. Upon request, U.S. EPA shall allow Respondent to take split or duplicate samples of any samples it takes as part of its oversight of Respondent's implementation of the Work.

20. Reporting.

- a. Respondent shall submit a written progress report to U.S. EPA concerning actions undertaken pursuant to this Settlement Agreement every 30th day after the date of receipt of U.S. EPA's approval of the Work Plan until termination of this Settlement Agreement, unless otherwise directed in writing by the OSC. These reports shall describe all significant developments during the preceding period, including the actions performed and any problems encountered, analytical data received during the reporting period, and the developments anticipated during the next reporting period, including a schedule of actions to be performed, anticipated problems, and planned resolutions of past or anticipated problems.
- b. Respondent shall submit an electronic copy and two (2) paper copies of all plans, reports or other submissions required by this Settlement Agreement, or any approved work plan. If any drawing, diagram, survey, or other document is larger than 8.5 inches x 14 inches then Respondent shall provide four (4) copies of the oversized document(s) to U.S. EPA.
- c. Respondent shall prior to the transfer or conveyance of any interest in real property at the Site (excluding tenant leases, parking spaces, or with respect to any condominium unit or units created on the site, any deed conveying title to a condominium unit or mortgage creating a lien on such condominium unit), give written notice to the transferee that the property is subject to this Settlement Agreement and written notice to U.S. EPA of the transfer or conveyance, including the name and address of the transferee. Respondent also agrees to require that its successors comply with the immediately preceding sentence and Sections IX (Site Access), X (Environmental Covenant/Institutional Control Document) and XI (Access to Information).

21. Final Report.

Within 60 calendar days after completion of all Work required by Section VIII of this Settlement Agreement, Respondent shall submit for U.S. EPA review a final report summarizing the actions taken to comply with this Settlement Agreement. The final report shall conform, at a minimum, with the requirements set forth in Section 300.165 of the NCP entitled "OSC Reports" and with the guidance set forth in "Superfund Removal Procedures: Removal Response Reporting - POLREPS and OSC Reports" (OSWER Directive No. 9360.3-03, June 1, 1994). The final report shall include a good faith estimate of total costs or a statement of actual costs incurred in complying with the Settlement Agreement, a listing of quantities and types of materials removed off-Site or handled on-Site, a discussion of removal and disposal options considered for those materials, a listing of the ultimate destination(s) of those materials, a presentation of the analytical results of all sampling and analyses performed, and accompanying appendices containing all relevant documentation generated during the removal action (*e.g.*, manifests, invoices, bills, contracts, and permits). The final report shall also include the following certification signed by a person who supervised or directed the preparation of that report:

"Under penalty of law, I certify that to the best of my knowledge, after appropriate inquiries of all relevant persons involved in the preparation of the report, the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

22. Off-Site Shipments.

- a. Radioactive Waste Material. Respondent will transport radioactive waste material to a disposal facility licensed to accept radioactive Waste Material from the Site. At least 14 days prior to the initial shipment of radioactive Waste Material originating from the Site, Respondent shall provide written notification of such shipment to the appropriate state environmental official and to the On-Scene Coordinators.
  - i. Respondent shall include in the written notification the following information: 1) the name and location of the facility to which the Waste Material is to be shipped; 2) the type and quantity of the Waste Material to be shipped; 3) the expected schedule for the shipment of the Waste Material; and 4) the method of transportation. Respondent shall notify the state in which the planned receiving facility is located of major changes in the shipment plan, such as a decision to ship the Waste Material to another facility within the same state, or to a facility in another state.
  - ii. The identity of the receiving facility and state will be determined by Respondent following the award of the contract for the disposal of Waste Material from the Site. Respondent shall provide the information required by Paragraph 22(a) as soon as practicable after the award of the contract but no later than 14 days before the Waste Material is actually shipped.
- b. Other Waste Material. If Respondent encounters any hazardous substances that are not radioactively contaminated in the course of conducting the Work, then before shipping any such non-radioactively contaminated hazardous substances, pollutants, or contaminants from the Site to an off-site location, Respondent shall obtain U.S. EPA's certification that the proposed receiving facility is operating in compliance with the requirements of CERCLA Section 121(d)(3), 42 U.S.C. § 9621(d)(3), and 40 C.F.R. § 300.440. Respondent shall only send hazardous substances, pollutants, or contaminants from the Site to an off-site facility that complies with the requirements of the statutory provision and regulation cited in the preceding sentence.
  - i. Prior to the initial shipment of non-radioactively contaminated Waste Material originating from the Site, Respondent shall provide written notification of such shipment to the appropriate state environmental official and to the On-Scene Coordinators. However, this notification requirement shall not apply to any off-site shipments when the total volume of all such shipments will not exceed 10 cubic yards. Respondent shall comply with the terms and conditions of the

notification requirements of Paragraph 22(a)(i) for each such shipment of non-radioactive hazardous substances, pollutants, and contaminants.

- ii. The identity of any facility and state receiving the non-radioactively contaminated Waste Material will be determined by Respondent following the award of the contract for the removal action. Respondent shall provide the information required by Paragraph 22(a) and 22(b) as soon as practicable after the award of the contract and at least 14 days before the Waste Material is actually shipped.

#### **IX. SITE ACCESS**

23. If the Site, or any other property where access is needed to implement this Settlement Agreement, is owned or controlled by the Respondent, Respondent shall, commencing on the Effective Date, provide U.S. EPA, the State, and their representatives, including contractors, with access at all reasonable times to the Site, or such other property, for the purpose of conducting any activity related to this Settlement Agreement.

24. Where any action under this Settlement Agreement is to be performed in areas owned by or in possession of someone other than Respondent, Respondent shall use its best efforts to obtain all necessary access agreements within 10 business days after the Effective Date, or as otherwise specified in writing by the OSC. Respondent shall immediately notify U.S. EPA if after using its best efforts it is unable to obtain such agreements. For purposes of this Paragraph, "best efforts" include the payment of reasonable sums of money in consideration of access. Respondent shall describe in writing its efforts to obtain access. U.S. EPA may then assist Respondent in gaining access, to the extent necessary to effectuate the response actions described herein, using such means as U.S. EPA deems appropriate. Respondent shall reimburse U.S. EPA for all costs and attorney's fees incurred by the United States in obtaining such access, in accordance with the procedures in Section XVI (Payment of Response Costs).

25. Notwithstanding any provision of this Settlement Agreement, U.S. EPA and the State retain all of their access authorities and rights, including enforcement authorities related thereto, under CERCLA, RCRA, and any other applicable statutes or regulations.

#### **X. ENVIRONMENTAL COVENANT/INSTITUTIONAL CONTROL DOCUMENT**

26. Post-Removal Site Control. Consistent with Section 300.415(j) of the NCP and OSWER Directive No. 9360.2-02, upon completion of all Work required by Section VIII of this Settlement Agreement, if any portion of the Site is not radiologically surveyed in 18-inch lifts or if any known contamination will remain after completion of the Work then:

- a. In accordance with the Work Plan, Respondent shall submit to U.S. EPA a scaled Site map of the Uninvestigated Site Area with survey grade coordinates and elevations, showing the location of any known radioactively-contaminated Waste Material or areas of the Site that have not been screened in 18-inch lifts to native soil; and

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- b. If Respondent, its contractors, representatives or agents disturb, expose or intrude upon the soils in the Uninvestigated Site Area, Respondent, its contractors, representatives and agents shall notify U.S. EPA both by telephone and in writing of plans to work in the Uninvestigated Site Area at least 72 hours prior to (but no more than 21 calendar days in advance of) commencing such activities. If material containing total radium exceeding 7.1 pCi/g is identified, the Respondent shall provide a letter report to U.S. EPA explaining how the work was conducted in accordance with the Work Plan within 60 days of completion of the work.

27. Within ninety (90) days of the later of U.S. EPA's or Illinois EPA's approval of Respondent's Environmental Covenant (as defined below, if any portion of the Site is not radiologically surveyed in 18-inch lifts or if any known contamination will remain after completion of the Work, Respondent shall record, with the Recorder of Deeds, Cook County, Illinois, an Environmental Covenant, pursuant to the Uniform Environmental Covenants Act, 765 ILCS Ch. 22 (UECA) (Environmental Covenant), that the U.S. EPA and Illinois EPA have approved in writing for this Site, and Respondent agrees that every subsequent deed or conveyance or transfer of any property interest instrument will be subject to the Environmental Covenant. The Respondent further agrees that the language in the Environmental Covenant shall not be modified or removed from the Environmental Covenant without pre-approval from U.S. EPA, as described in Paragraph 28.

- a. In the event of a conveyance or transfer of property interest, Respondent's obligations under this Settlement Agreement, including, but not limited to, its obligation to provide or secure access and institutional controls, as well as to abide by such institutional controls pursuant to this Section (Environmental Covenant/Institutional Control Document), shall continue to be met by Respondent unless otherwise agreed to by the U.S. EPA and Illinois EPA in writing. In no event shall the conveyance or transfer of property interest release or otherwise affect the liability of Respondent to comply with all provisions of this Settlement Agreement unless otherwise agreed to among the Parties hereto in writing.
- b. The intent of Respondent is to record an Environmental Covenant that is applicable to each subsequent owner of the Site. The Environmental Covenant will apply to any portion of the Site that is not radiologically surveyed in 18-inch lifts or where any known radioactive contamination will remain after completion of the Work. The Environmental Covenant shall provide the following:
  - 1) subject to Paragraph 28, a restriction that "runs with the land" regulating on the disturbance of, exposure of or intrusion upon any portion of the Uninvestigated Site Area;
  - 2) the right to enforce said restrictions;
  - 3) a right of access to the Site;



4) prior notice of disturbance, exposure, intrusion, or excavation of the soils in any portion of the Site that is not radiologically surveyed in 18-inch lifts or where any known radioactive contamination will remain; and

5) an agreement that when soils are disturbed, exposed, intruded or excavated in the Uninvestigated Site Area, those activities are conducted in accordance with the Work Plan.

- c. The Respondent agrees that every subsequent deed or other instrument conveying or transferring a property interest in the Site or any portion thereof (excluding tenant leases, parking spaces, or with respect to any condominium unit or units created on the site, any deed conveying title to a condominium unit or mortgage creating a lien on such condominium unit) shall be subject to the Environmental Covenant.

28. U.S. EPA and Illinois EPA may terminate the restrictions in Paragraphs 26 and 27, in whole or in part, in writing, as authorized by law. If requested by the U.S. EPA and Illinois EPA, such writing will be executed by the Respondent in recordable form and recorded with the Recorder of Deeds, Cook County, Illinois. Respondent may modify or terminate the above restrictions in whole or in part, in writing, with the prior written approval of U.S. EPA and Illinois EPA. Respondent may seek to modify or terminate, in whole or in part, the restrictions by submitting to U.S. EPA and Illinois EPA, for approval, a written application that identifies each such restriction to be terminated or modified, describes the terms of each proposed modification and includes proposed revision(s) to the Environmental Covenant and institutional control document described in this Section X (Environmental Covenant/Institutional Control Document). Each application for termination or modification of any restriction shall include a demonstration that the requested termination or modification will not interfere with, impair or reduce protection of human health and the environment. If U.S. EPA, together with the Illinois EPA, determines that an application satisfies the requirements of this Paragraph, including the criteria specified above, U.S. EPA will notify Respondent in writing. If U.S. EPA does not respond in writing to a request to change land use within 90 days of its receipt of that request, unless Respondent agrees to extend this period beyond 90 days, U.S. EPA and Illinois EPA may be deemed to have denied the request. If a modification to or termination of restriction is approved, Respondent shall record the revised Deed Restriction as approved by U.S. EPA and Illinois EPA, with the Recorder of Deeds, Cook County, Illinois.

## **XI. ACCESS TO INFORMATION**

29. Respondent shall provide to U.S. EPA, upon request, copies of all documents and information within its possession or control or that of its contractors or agents relating to activities at the Site or to the implementation of this Settlement Agreement, including, but not limited to, sampling, analysis, chain of custody records, manifests, trucking logs, receipts, reports, sample traffic routing, correspondence, or other documents or information related to the Work. Respondent shall also make available to U.S. EPA, for purposes of investigation, information gathering, or testimony, its employees, agents, or representatives with knowledge of relevant facts concerning the performance of the Work.

30. Respondent may assert business confidentiality claims covering part or all of the documents or information submitted to U.S. EPA under this Settlement Agreement to the extent permitted by and in accordance with Section 104(e)(7) of CERCLA, 42 U.S.C. § 9604(e)(7), and 40 C.F.R. § 2.203(b). Documents or information determined to be confidential by U.S. EPA will be afforded the protection specified in 40 C.F.R. Part 2, Subpart B. If no claim of confidentiality accompanies documents or information when they are submitted to U.S. EPA, or if U.S. EPA has notified Respondent that the documents or information are not confidential under the standards of Section 104(e)(7) of CERCLA or 40 C.F.R. Part 2, Subpart B, the public may be given access to such documents or information without further notice to Respondent.

31. Respondent may assert that certain documents, records and other information are privileged under the attorney-client privilege or any other privilege recognized by federal law. If the Respondent asserts such a privilege in lieu of providing documents, Respondent shall provide U.S. EPA with the following: 1) the title of the document, record, or information; 2) the date of the document, record, or information; 3) the name and title of the author of the document, record, or information; 4) the name and title of each addressee and recipient; 5) a description of the contents of the document, record, or information; and 6) the privilege asserted by Respondent. However, no documents, reports or other information created or generated pursuant to the requirements of this Settlement Agreement shall be withheld on the grounds that they are privileged.

32. No claim of confidentiality shall be made with respect to any data, including, but not limited to, all sampling, analytical, monitoring, hydro geologic, scientific, chemical, or engineering data, or any other documents or information evidencing conditions at or around the Site.

## **XII. RECORD RETENTION**

33. Until 6 years after Respondent's receipt of U.S. EPA's notification pursuant to Section XXVIII (Notice of Completion of Work), Respondent shall preserve and retain all non-identical copies of records and documents (including records or documents in electronic form) now in its possession or control or which come into its possession or control that relate in any manner to the performance of the Work or the liability of any person under CERCLA with respect to the Site, regardless of any corporate retention policy to the contrary. Until 6 years after Respondent's receipt of U.S. EPA's notification pursuant to Section XXVIII (Notice of Completion of Work), Respondent shall also instruct its contractors and agents to preserve all documents, records, and information of whatever kind, nature or description relating to performance of the Work.

34. At the conclusion of this document retention period, Respondent shall notify U.S. EPA at least 60 days prior to the destruction of any such records or documents, and, upon request by U.S. EPA, Respondent shall deliver any such records or documents to U.S. EPA. Respondent may assert that certain documents, records and other information are privileged under the attorney-client privilege or any other privilege recognized by federal law. If Respondent asserts

such a privilege, it shall provide U.S. EPA with the following: 1) the title of the document, record, or information; 2) the date of the document, record, or information; 3) the name and title of the author of the document, record, or information; 4) the name and title of each addressee and recipient; 5) a description of the subject of the document, record, or information; and 6) the privilege asserted by Respondent. However, no documents, reports or other information created or generated pursuant to the requirements of this Settlement Agreement shall be withheld on the grounds that they are privileged.

35. Respondent hereby certifies that to the best of its knowledge and belief, after thorough inquiry, it has not altered, mutilated, discarded, destroyed or otherwise disposed of any records, documents or other information (other than identical copies) relating to its potential liability regarding the Site since notification of potential liability by U.S. EPA or the State and that it has fully complied and will fully comply with any and all U.S. EPA requests for information pursuant to Sections 104(e) and 122(e) of CERCLA, 42 U.S.C. §§ 9604(e) and 9622(e), and Section 3007 of RCRA, 42 U.S.C. § 6927.

### **XIII. COMPLIANCE WITH OTHER LAWS**

36. Respondent shall perform all actions required pursuant to this Settlement Agreement in accordance with all applicable local, state, and federal laws and regulations except as provided in Section 121(e) of CERCLA, 42 U.S.C. § 6921(e), and 40 C.F.R. §§ 300.400(e) and 300.415(j). In accordance with 40 C.F.R. § 300.415(j), all on-Site actions required pursuant to this Settlement Agreement shall, to the extent practicable, as determined by U.S. EPA, considering the exigencies of the situation, attain applicable or relevant and appropriate requirements ("ARARS") under federal environmental or state environmental or facility siting laws.

### **XIV. EMERGENCY RESPONSE AND NOTIFICATION OF RELEASES**

37. In the event of any action or occurrence during performance of the Work which causes or threatens a release of Waste Material from the Site that constitutes an emergency situation or may present an immediate threat to public health or welfare or the environment, Respondent shall immediately take all appropriate action. Respondent shall take these actions in accordance with all applicable provisions of this Settlement Agreement, including, but not limited to, the Health and Safety Plan, in order to prevent, abate or minimize such release or endangerment caused or threatened by the release. Respondent shall also immediately notify the OSC or, in the event of his/her unavailability, the Regional Duty Officer, Emergency Response Branch, Region 5 at (312) 353-2318, of the incident or Site conditions. In the event that Respondent fails to take appropriate response action as required by this Paragraph, and U.S. EPA takes such action instead, Respondent shall reimburse U.S. EPA all costs of the response action not inconsistent with the NCP pursuant to Section XVI (Payment of Response Costs).

38. In addition, in the event of any release of a hazardous substance from the Site, Respondent shall immediately notify the OSC at (312) 353-2318 and the National Response Center at (800) 424-8802. Respondent shall submit a written report to U.S. EPA within 7 business days after each release, setting forth the events that occurred and the measures taken or

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to be taken to mitigate any release or endangerment caused or threatened by the release and to prevent the reoccurrence of such a release. This reporting requirement is in addition to, and not in lieu of, reporting under Section 103(c) of CERCLA, 42 U.S.C. § 9603(c), and Section 304 of the Emergency Planning and Community Right-To-Know Act of 1986, 42 U.S.C. § 11004, *et seq.*

#### **XV. AUTHORITY OF ON-SCENE COORDINATOR**

39. The OSC shall be responsible for overseeing Respondent's implementation of this Settlement Agreement. The OSC shall have the authority vested in an OSC by the NCP, including the authority to halt, conduct, or direct any Work required by this Settlement Agreement, or to direct any other removal action undertaken at the Site. Absence of the OSC from the Site shall not be cause for stoppage of work unless specifically directed by the OSC.

#### **XVI. PAYMENT OF RESPONSE COSTS**

40. Payment for Response Costs.

- a. Respondent shall pay the U.S. EPA all Response Costs not inconsistent with the NCP. On a periodic basis, the U.S. EPA will send Respondent a bill requiring payment that consists of an Itemized Cost Summary. Respondent shall make all payments within 30 calendar days of receipt of each bill requiring payment, except as otherwise provided in Paragraph 42 of this Settlement Agreement. Payment shall be made to the U.S. EPA by:
  - i. Electronic Funds Transfer (EFT) in accordance with current EFT procedures to be provided to Respondent by the U.S. EPA Region 5 and shall be accompanied by a statement identifying the name and address of the party making payment, the Lindsay Light II Site OU 22 name, and Site/Spill ID Number 05YT, and the U.S. EPA docket number for this action, or
  - ii. If the amount demanded in the bill is \$10,000 or less, Respondent may, in lieu of the procedures in subparagraph 40(a)(i), make all payments required by this Paragraph by official bank check made payable to "U.S. EPA Hazardous Substance Superfund." Each check, or a letter accompanying each check, shall identify the name and address of the party making payment, the Lindsay Light II Site OU 22 name, U.S. EPA Region 5, the Site/Spill ID Number 05YT, and, if any, the U.S. EPA docket number for this action, and shall be sent to:

U.S. Environmental Protection Agency  
Superfund Payments  
Cincinnati Finance Center  
P.O. Box 979076  
St. Louis, MO 63197-9000

- b. At the time of payment, Respondent shall send notice that such payment has been made to the Director, Superfund Division, U.S. EPA Region 5, 77 West Jackson Blvd., Chicago, Illinois, 60604-3590, to Mary L. Fulghum, Associate Regional Counsel, 77 West Jackson Boulevard, C-14J, Chicago, Illinois, 60604-3590, and to the U.S. EPA Cincinnati Finance Office by email at [acctsreceivable.cinwd@epa.gov](mailto:acctsreceivable.cinwd@epa.gov), or by mail to: Cincinnati Finance Office, 26 Martin Luther King Drive, Cincinnati, Ohio 45268. Such notice shall reference Site/Spill ID Number 05YT and the U.S. EPA docket number for this action.
- c. The total amount to be paid by Respondent pursuant to Paragraph 40 shall be deposited in the Lindsay Light II Special Account within the U.S. EPA Hazardous Substance Superfund to be retained and used to conduct or finance response actions at or in connection with the Lindsay Light II Site, or to be transferred by U.S. EPA to the U.S. EPA Hazardous Substance Superfund.

41. In the event that the payment for Response Costs is not made within 30 days of Respondent's receipt of a bill, Respondent shall pay Interest on the unpaid balance. The Interest on Response Costs shall begin to accrue on the date of the bill and shall continue to accrue until the date of payment. Payments of Interest made under this Paragraph shall be in addition to such other remedies or sanctions available to the United States by virtue of Respondent's failure to make timely payments under this Section, including but not limited to, payment of stipulated penalties pursuant to Section XX (Stipulated Penalties).

42. Respondent may dispute all or part of a bill for Response Costs submitted under this Settlement Agreement, only if Respondent determines that U.S. EPA has made mathematical error, or if Respondent believes the U.S. EPA incurred excess costs as a direct result of a U.S. EPA action that was inconsistent with a specific provision or provisions of the NCP. If any dispute over costs is resolved before payment is due, the amount due will be adjusted as necessary. If the dispute is not resolved before payment is due, Respondents shall pay the full amount of the uncontested costs to U.S. EPA as specified in Paragraph 40 on or before the due date. Within the same time period, Respondent shall establish, in a duly chartered bank or trust company, an interest-bearing escrow account that is insured by the Federal Deposit Insurance Corporation (FDIC), and remit to that escrow account funds equivalent to the amount of the contested Response Costs. Respondent shall simultaneously transmit a copy of both checks to the persons listed in Paragraph 40(b) above. Respondent shall ensure that the prevailing party or parties in the dispute shall receive the amount upon which that party prevailed from the escrow funds plus interest within 20 calendar days after the dispute is resolved.

#### **XVII. DISBURSEMENT OF SPECIAL ACCOUNT FUNDS** **COST SUMMARY AND CERTIFICATION**

43. Respondent shall conduct the Work described by this Settlement Agreement to identify and remove radioactive and asbestos contamination associated with the Lindsay Light Company pursuant to a U.S. EPA-approved Work Plan. The costs of Respondent's investigation, cleanup, and transportation and disposal may be eligible for reimbursement, at the discretion of U.S. EPA,

from the Lindsay Light II Special Account partially funded pursuant to the Tronox Bankruptcy Settlement Agreement.

44. Respondent's eligibility for reimbursement is predicated upon compliance with this Settlement Agreement and the U.S. EPA-approved Work Plan and all attachments thereto. If Respondent, in accordance with the U.S. EPA-approved Work Plan, radiologically surveys the Site in 18-inch lifts to native soil and excavates and disposes of the Lindsay Light contaminated material identified, and complies with this Settlement Agreement, then Respondent may be eligible for reimbursement and/or disbursement of certain costs, consistent with Exhibit C, attached hereto.

45. If Respondent requests such reimbursement from the Lindsay Light II Special Account provided by the Tronox Bankruptcy Settlement agreement, Respondent must comply fully with the Disbursement of Lindsay Light II Special Account Funds terms and conditions included in Exhibit C.

#### **XVIII. DISPUTE RESOLUTION**

46. Unless otherwise expressly provided for in this Settlement Agreement, the dispute resolution procedures of this Section shall be the exclusive mechanism for resolving disputes arising under this Settlement Agreement. The Parties shall attempt to resolve any disagreements concerning this Settlement Agreement expeditiously and informally.

47. If Respondent objects to any U.S. EPA action taken pursuant to this Settlement Agreement, including billings for Response Costs, it shall notify U.S. EPA in writing of its objection(s) within 10 calendar days of such action, unless the objection(s) has/have been resolved informally. This written notice shall include a statement of the issues in dispute, the relevant facts upon which the dispute is based, all factual data, analysis or opinion supporting Respondent's position, and all supporting documentation on which such party relies. U.S. EPA shall provide its Statement of Position, including supporting documentation, no later than 10 calendar days after receipt of the written notice of dispute. In the event that these 10-day time periods for exchange of written documents may cause a delay in the work, they shall be shortened upon, and in accordance with, notice by U.S. EPA. The time periods for exchange of written documents relating to disputes over billings for response costs may be extended at the sole discretion of U.S. EPA. An administrative record of any dispute under this Section shall be maintained by U.S. EPA. The record shall include the written notification of such dispute, and the Statement of Position served pursuant to the preceding paragraph. Upon review of the administrative record, the Director of the Superfund Division, U.S. EPA Region 5, shall resolve the dispute consistent with the NCP and the terms of this Settlement Agreement.

48. Respondent's obligations under this Settlement Agreement shall not be tolled by submission of any objection for dispute resolution under this Section. Following resolution of the dispute, as provided by this Section, Respondent shall fulfill the requirement that was the subject of the dispute in accordance with the agreement reached or with U.S. EPA's decision, whichever occurs.



### **XIX. FORCE MAJEURE**

49. Respondent agrees to perform all requirements of this Settlement Agreement within the time limits established under this Settlement Agreement, unless the performance is delayed by a *force majeure*. For purposes of this Settlement Agreement, a *force majeure* is defined as any event arising from causes beyond the control of Respondent, or of any entity controlled by Respondent, including but not limited to its contractors and subcontractors, which delays or prevents performance of any obligation under this Settlement Agreement despite Respondent's best efforts to fulfill the obligation. *Force majeure* does not include financial inability to complete the Work or increased cost of performance.

50. If any event occurs or has occurred that may delay the performance of any obligation under this Settlement Agreement, whether or not caused by a *force majeure* event, Respondent shall notify U.S. EPA orally within 24 hours of when Respondent first knew that the event might cause a delay. Within 7 calendar days thereafter, Respondent shall provide to U.S. EPA in writing an explanation and description of the reasons for the delay; the anticipated duration of the delay; all actions taken or to be taken to prevent or minimize the delay; a schedule for implementation of any measures to be taken to prevent or mitigate the delay or the effect of the delay; Respondent's rationale for attributing such delay to a *force majeure* event if Respondent intends to assert such a claim; and a statement as to whether, in the opinion of Respondent, such event may cause or contribute to an endangerment to public health, welfare or the environment. Failure to comply with the above requirements shall be grounds for U.S. EPA to deny Respondent an extension of time for performance. Respondent shall have the burden of demonstrating by a preponderance of the evidence that the event is a force majeure, the delay is warranted under the circumstances, and best efforts were exercised to avoid and mitigate the effects of the delay.

51. If U.S. EPA agrees that the delay or anticipated delay is attributable to a *force majeure* event, the time for performance of the obligations under this Settlement Agreement that are affected by the *force majeure* event will be extended by U.S. EPA for such time as is necessary to complete those obligations. An extension of the time for performance of the obligations affected by the *force majeure* event shall not, of itself, extend the time for performance of any other obligation. If U.S. EPA does not agree that the delay or anticipated delay has been or will be caused by a *force majeure* event, U.S. EPA will notify Respondent in writing of its decision. If U.S. EPA agrees that the delay is attributable to a *force majeure* event, U.S. EPA will notify Respondent in writing of the length of the extension, if any, for performance of the obligations affected by the *force majeure* event.

### **XX. STIPULATED PENALTIES**

52. Respondent shall be liable to U.S. EPA for stipulated penalties in the amounts set forth in Paragraphs 53 and 54 for failure to comply with the requirements of this Settlement Agreement specified below, unless excused under Section XIX (*Force Majeure*). "Compliance" by Respondent shall include completion of the activities under this Settlement Agreement or any

work plan or other plan approved under this Settlement Agreement identified below in accordance with all applicable requirements of this Settlement Agreement within the specified time schedules established by and approved under this Settlement Agreement.

53. Compliance Milestone and Stipulated Penalty Amounts

a. Compliance Milestones Including Payments

- i. Payment of Response Costs due 30 days after the Respondent's receipt of U.S. EPA's billing statement.
- ii. Recording the Environmental Covenant within 90 calendar days of the later of U.S. EPA's or Illinois EPA's approval of the Environmental Covenant.
- iii. Timely submit to U.S. EPA a draft map and a final revised map of the Uninvestigated Site Area in accordance with the Work Plan.
- iv. Notice required by Paragraphs 22 (a) or 22 (b).
- v. Provide a minimum of 72-hours advance notice prior to intrusive work in Uninvestigated Site Area as required in Paragraph 26.
- vi. Failure to comply with the recorded Environmental Covenant/Institutional Control document described in Section X.

b. Stipulated Penalty Amounts – Milestones (Including Payments) The following stipulated penalties shall accrue per violation per day for any noncompliance identified in Paragraph 53 (a) (i), ii, or iii:

<u>Violation Per Day</u>	<u>Period of Noncompliance</u>
\$500.00	1 <sup>st</sup> through 14 <sup>th</sup> day
\$2,000.00	15 <sup>th</sup> through 30 <sup>th</sup> day
\$5,000.00	31 <sup>st</sup> day and beyond

c. The following stipulated penalties shall accrue per violation per day for any noncompliance identified in Paragraph 53 (a) (iv), (v) or vi:

<u>1st Violation- Per Day Penalty</u>	<u>Period of Noncompliance</u>
\$ 500.00	1 <sup>st</sup> day
\$ 1,000.00	2 <sup>nd</sup> day
\$ 1,500.00	3 <sup>rd</sup> through 5 <sup>th</sup> day
\$ 3,500.00	6 <sup>th</sup> through 15 <sup>th</sup>
\$ 7,500.00	16 <sup>th</sup> day and beyond



<u>2nd Violation- Per Day Penalty</u>	<u>Period of Noncompliance</u>
\$ 1,500.00	1 <sup>st</sup> day
\$ 2,500.00	2 <sup>nd</sup> day
\$ 3,500.00	3 <sup>rd</sup> through 5 <sup>th</sup> day
\$ 5,000.00	6 <sup>th</sup> through 15 <sup>th</sup>
\$ 10,000.00	16 <sup>th</sup> day and beyond

<u>3rd Violation or more - Per Day Penalty</u>	<u>Period of Noncompliance</u>
\$ 2,500.00	1 <sup>st</sup> day
\$ 4,000.00	2 <sup>nd</sup> day
\$ 7,500.00	3 <sup>rd</sup> through 5 <sup>th</sup> day
\$ 12,500.00	6 <sup>th</sup> through 15 <sup>th</sup>
\$ 20,000.00	16 <sup>th</sup> day and beyond

54. Stipulated Penalty Amounts - Reports The following stipulated penalties shall accrue per violation per day for failure to submit timely or adequate reports or other written documents pursuant to Paragraphs 19, 20 and 21:

<u>Violation Per Day</u>	<u>Period of Noncompliance</u>
\$250.00	1 <sup>st</sup> through 14 <sup>th</sup> day
\$500.00	15 <sup>th</sup> through 30 <sup>th</sup> day
\$3,000.00	31 <sup>st</sup> day and beyond

55. All penalties shall begin to accrue on the day after the complete performance is due or the day a violation occurs, and shall continue to accrue through the final day of the correction of the noncompliance or completion of the activity. However, stipulated penalties shall not accrue: 1) with respect to a deficient submission under Section VIII (Work to be Performed), during the period, if any, beginning on the 31st day after U.S. EPA's receipt of such submission until the date that U.S. EPA notifies Respondent of any deficiency; and 2) with respect to a decision by the Director of the Superfund Division, Region 5, under Paragraph 47 of Section XVIII (Dispute Resolution), during the period, if any, beginning on the 21st day after U.S. EPA submits its written statement of position until the date that the Director of the Superfund Division issues a final decision regarding such dispute. Nothing herein shall prevent the simultaneous accrual of separate penalties for separate violations of this Settlement Agreement.

56. Following U.S. EPA's determination that Respondent has failed to comply with a requirement of this Settlement Agreement, U.S. EPA will give Respondent written notification of the failure and describe the noncompliance. U.S. EPA may send Respondent a written demand for payment of the penalties. However, penalties shall accrue as provided in the preceding Paragraph regardless of whether U.S. EPA has notified Respondent of a violation.

57. All penalties accruing under this Section shall be due and payable to U.S. EPA within 30 days of Respondent's receipt from U.S. EPA of a demand for payment of the penalties, unless Respondent invokes the dispute resolution procedures under Section XVIII (Dispute Resolution). Respondent shall make all payments required by this Section by official bank check made

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payable to "U.S. EPA Hazardous Substance Superfund." Each check, or a letter accompanying each check, shall identify the name and address of the party making payment, the Lindsay Light II OU 22 name, U.S. EPA Region 5, the Site/Spill ID Number 05YT, and, if any, the U.S. EPA docket number for this action, and shall be sent to:

U.S. Environmental Protection Agency  
Superfund Payments  
Cincinnati Finance Center  
P.O. Box 979076  
St. Louis, MO 63197-9000

and shall indicate that the payment is for stipulated penalties, and shall reference the name and address of the party making payment. At the time of payment, copies of check paid pursuant to this Section, and any accompanying transmittal letter(s), shall be sent to the U.S. EPA as provided in Paragraph 40(b).

58. The payment of penalties shall not alter in any way Respondent's obligation to complete performance of the Work required under this Settlement Agreement.

59. Penalties shall continue to accrue during any dispute resolution period, but need not be paid until 20 days after the dispute is resolved by agreement or by receipt of U.S. EPA's decision.

60. If Respondent fails to pay stipulated penalties when due, U.S. EPA may institute proceedings to collect the penalties, as well as Interest. Respondent shall pay Interest on the unpaid balance, which shall begin to accrue on the date of demand made pursuant to Paragraph 57. Nothing in this Settlement Agreement shall be construed as prohibiting, altering, or in any way limiting the ability of U.S. EPA to seek any other remedies or sanctions available by virtue of Respondent's violation of this Settlement Agreement or of the statutes and regulations upon which it is based, including, but not limited to, penalties pursuant to Sections 106(b) and 122(l) of CERCLA, 42 U.S.C. §§ 9606(b) and 9622(l), and punitive damages pursuant to Section 107(c)(3) of CERCLA, 42 U.S.C. § 9607(c)(3). Provided, however, that U.S. EPA shall not seek civil penalties pursuant to Section 106(b) or 122(l) of CERCLA or punitive damages pursuant to Section 107(c)(3) of CERCLA for any violation for which a stipulated penalty is provided herein, except in the case of a willful violation of this Settlement Agreement. Should Respondent violate this Settlement Agreement or any portion hereof, U.S. EPA may carry out the required actions unilaterally, pursuant to Section 104 of CERCLA, 42 U.S.C. §9604, and/or may seek judicial enforcement of this Settlement Agreement pursuant to Section 106 of CERCLA, 42 U.S.C. §9606. Notwithstanding any other provision of this Section, U.S. EPA may, in its unreviewable discretion, waive in writing any portion of stipulated penalties that have accrued pursuant to this Settlement Agreement.

**XXI. COVENANT NOT TO SUE BY U.S. EPA**

61. In consideration of the actions that will be performed and the payments that will be made by Respondent under the terms of this Settlement Agreement, and except as otherwise specifically provided in this Settlement Agreement, U.S. EPA covenants not to sue or to take administrative action against Respondent pursuant to Sections 106 and 107(a) of CERCLA, 42 U.S.C. §§ 9606 and 9607(a), for the Work and Response Costs. This covenant not to sue shall take effect upon receipt by U.S. EPA of the Response Costs due under Section XVI (Payment of Response Costs) of this Settlement Agreement and any Interest or Stipulated Penalties due for failure to pay Response Costs as required by Sections XVI and XX of this Settlement Agreement. This covenant not to sue is conditioned upon the complete and satisfactory performance by Respondent of its obligations under this Settlement Agreement, including, but not limited to, payment of Response Costs pursuant to Section XVI. This covenant not to sue extends only to Respondent and does not extend to any other person.

**XXII. RESERVATIONS OF RIGHTS BY U.S. EPA**

62. Except as specifically provided in this Settlement Agreement, nothing herein shall limit the power and authority of U.S. EPA or the United States to take, direct, or order all actions necessary to protect public health, welfare, or the environment or to prevent, abate, or minimize an actual or threatened release of hazardous substances, pollutants or contaminants, or hazardous or solid waste on, at, or from the Site. Further, nothing herein shall prevent U.S. EPA from seeking legal or equitable relief to enforce the terms of this Settlement Agreement. U.S. EPA also reserves the right to take any other legal or equitable action as it deems appropriate and necessary, or to require the Respondent in the future to perform additional activities pursuant to CERCLA or any other applicable law.

63. The covenant not to sue set forth in Section XXI above does not pertain to any matters other than those expressly identified therein. U.S. EPA reserves, and this Settlement Agreement is without prejudice to, all rights against Respondent with respect to all other matters, including, but not limited to:

- a. claims based on a failure by Respondent to meet a requirement of this Settlement Agreement;
- b. liability for costs not included within the definition of Response Costs;
- c. liability for performance of response action other than the Work;
- d. criminal liability;
- e. liability for damages for injury to, destruction of, or loss of natural resources, and for the costs of any natural resource damage assessments; and

- f. liability arising from the past, present, or future disposal, release or threat of release of Waste Materials outside of the Site.

### **XXIII. COVENANT NOT TO SUE BY RESPONDENT**

64. Respondent covenants not to sue and agrees not to assert any claims or causes of action against the United States, or its contractors or employees, with respect to the Work, Response Costs, or this Settlement Agreement, including, but not limited to:

- a. any direct or indirect claim for reimbursement from the Hazardous Substance Superfund established by 26 U.S.C. § 9507, based on Sections 106(b)(2), 107, 111, 112, or 113 of CERCLA, 42 U.S.C. §§ 9606(b)(2), 9607, 9611, 9612, or 9613, or any other provision of law;
- b. any claim arising out of response actions at or in connection with the Site, including any claim under the United States Constitution, the Illinois State Constitution, the Tucker Act, 28 U.S.C. § 1491, the Equal Access to Justice Act, 28 U.S.C. § 2412, as amended, or at common law; or
- c. any claim against the United States pursuant to Sections 107 and 113 of CERCLA, 42 U.S.C. §§ 9607 and 9613, relating to the Site.

These covenants not to sue shall not apply in the event the United States brings a cause of action or issues an order pursuant to the reservations set forth in Paragraphs 63 (b), (c), and (e) - (f), but only to the extent that Respondent's claims arise from the same response action, response costs, or damages that the United States is seeking pursuant to the applicable reservation.

65. Nothing in this Agreement shall be deemed to constitute approval or preauthorization of a claim within the meaning of Section 111 of CERCLA, 42 U.S.C. § 9611, or 40 C.F.R. § 300.700(d).

### **XXIV. OTHER CLAIMS**

66. By issuance of this Settlement Agreement, the United States and U.S. EPA assume no liability for injuries or damages to persons or property resulting from any acts or omissions of Respondent. The United States or U.S. EPA shall not be deemed a party to any contract entered into by Respondent or its directors, officers, employees, agents, successors, representatives, assigns, contractors, or consultants in carrying out actions pursuant to this Settlement Agreement.

67. Except as expressly provided in Section XXI (Covenant Not to Sue by U.S. EPA), nothing in this Settlement Agreement constitutes a satisfaction of or release from any claim or cause of action against Respondent or any person not a party to this Settlement Agreement, for any liability such person may have under CERCLA, other statutes, or common law, including

but not limited to any claims of the United States for costs, damages and interest under Sections 106 and 107 of CERCLA, 42 U.S.C. §§ 9606 and 9607.

68. No action or decision by U.S. EPA pursuant to this Settlement Agreement shall give rise to any right to judicial review, except as set forth in Section 113(h) of CERCLA, 42 U.S.C. § 9613(h).

## **XXV. CONTRIBUTION**

69.

- a. The Parties agree that this Settlement Agreement constitutes an administrative settlement for purposes of Section 113(f)(2) of CERCLA, 42 U.S.C. § 9613(f)(2), and that Respondent is entitled, as of the Effective Date, to protection from contribution actions or claims as provided by Sections 113(f)(2) and 122(h)(4) of CERCLA, 42 U.S.C. §§ 9613(f)(2) and 9622(h)(4), for “matters addressed” in this Settlement Agreement. The “matters addressed” in this Settlement Agreement are the Work and Response Costs.
- b. The Parties agree that this Settlement Agreement constitutes an administrative settlement for purposes of Section 113(f)(3)(B) of CERCLA, 42 U.S.C. § 9613(f)(3)(B), pursuant to which the Respondent has, as of the Effective Date, resolved its liability to the United States for the Work and Response Costs.
- c. Nothing in this Settlement Agreement precludes the United States or Respondent from asserting any claims, causes of action, or demands for indemnification, contribution, or cost recovery against any persons not parties to this Settlement Agreement. Nothing herein diminishes the right of the United States, pursuant to Section 113(f)(2) and (3), 42 U.S.C. § 9613(f)(2) and (3), to pursue any such persons to obtain additional response costs or response action, and to enter into settlements that give rise to contribution protection pursuant to Section 113(f)(2) of CERCLA, 42 U.S.C. § 9613(f)(2).

## **XXVI. INDEMNIFICATION**

70. Respondent shall indemnify, save and hold harmless the United States, its officials, agents, contractors, subcontractors, employees and representatives from any and all claims or causes of action arising from, or on account of, negligent or other wrongful acts or omissions of Respondent, its officers, directors, employees, agents, contractors, or subcontractors, in carrying out actions pursuant to this Settlement Agreement. In addition, Respondent agrees to pay the United States all costs incurred by the United States, including but not limited to attorneys fees and other expenses of litigation and settlement, arising from or on account of claims made against the United States based on negligent or other wrongful acts or omissions of Respondent, its officers, directors, employees, agents, contractors, subcontractors and any persons acting on their behalf or under their control, in carrying out activities pursuant to this Settlement Agreement. The United States shall not be held out as a party to any contract entered into by or on behalf of Respondent in carrying out activities pursuant to this Settlement Agreement.

Neither Respondent nor any such contractor shall be considered an agent of the United States. The Federal Tort Claims Act (28 U.S.C. §§ 2671, 2680) provides coverage for injury or loss of property, or injury or death caused by the negligent or wrongful act or omission of an employee of U.S. EPA while acting within the scope of his or her employment, under circumstances where U.S. EPA, if a private person, would be liable to the claimant in accordance with the law of the place where the act or omission occurred.

71. The United States shall give Respondent notice of any claim for which the United States plans to seek indemnification pursuant to this Section and shall consult with Respondent prior to settling such claim.

72. Respondent waives all claims against the United States for damages or reimbursement or for set-off of any payments made or to be made to the United States, arising from or on account of any contract, agreement, or arrangement between Respondent and any person for performance of Work on or relating to the Site, including, but not limited to, claims on account of construction delays. In addition, Respondent shall indemnify and hold harmless the United States with respect to any and all claims for damages or reimbursement arising from or on account of any contract, agreement, or arrangement between Respondent and any person for performance of Work on or relating to the Site, including, but not limited to, claims on account of construction delays.

## **XXVII. MODIFICATIONS**

73. The OSC may make modifications to any plan or schedule in writing or by oral direction. Any oral modification will be memorialized in writing by U.S. EPA promptly, but shall have as its effective date the date of the OSC's oral direction. Any other requirements of this Settlement Agreement may be modified in writing by mutual agreement of the parties.

74. If Respondent seeks permission to deviate from any approved work plan or schedule, Respondent's Project Coordinator shall submit a written request to U.S. EPA for approval outlining the proposed modification and its basis. Respondent may not proceed with the requested deviation until receiving oral or written approval from the OSC pursuant to Paragraph 73.

75. No informal advice, guidance, suggestion, or comment by the OSC or other U.S. EPA representatives regarding reports, plans, specifications, schedules, or any other writing submitted by Respondent shall relieve Respondent of its obligation to obtain any formal approval required by this Settlement Agreement, or to comply with all requirements of this Settlement Agreement, unless it is formally modified.

## **XXVIII. NOTICE OF COMPLETION OF WORK**

76. When U.S. EPA determines, after U.S. EPA's review of the Final Report, that all Work has been fully performed in accordance with this Settlement Agreement, with the exception of any continuing obligations required by this Settlement Agreement, including, *e.g.*, post-removal

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224-228 East Ontario Street  
Admin. Settlement Agreement and  
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site controls, payment of Response Costs, and record retention, U.S. EPA will provide written notice to Respondent. If U.S. EPA determines that any such Work has not been completed in accordance with this Settlement Agreement, U.S. EPA will notify Respondent, provide a list of the deficiencies, and require that Respondent modify the Work Plan if appropriate in order to correct such deficiencies. Respondent shall implement the modified and approved Work Plan and shall submit a modified Final Report in accordance with the U.S. EPA notice. Failure by Respondent to implement the approved modified Work Plan shall be a violation of this Settlement Agreement.

### **XXIX. NOTICES AND SUBMISSIONS**

77. Whenever, under the terms of this Agreement, notice is required to be given or a document is required to be sent by one Party to another, it shall be directed to the individuals at the addresses specified below, unless those individuals or their successors give notice of a change to the other Parties in writing. Written notice as specified herein shall constitute complete satisfaction of any written notice requirement of this Agreement with respect to U.S. EPA and Respondent.

#### As to U.S. EPA:

Mary L. Fulghum  
Cathleen M. Martwick  
Associate Regional Counsel  
U.S. EPA (C-14J)  
77 W. Jackson Blvd.  
Chicago, Illinois 60604

Verneta Simon, P.E.  
On-Scene Coordinator  
U.S. EPA (SE-6J)  
77 W. Jackson Blvd.  
Chicago, Illinois 60604

Gene Jablonowski  
Project Manager  
U.S. EPA (SR-6J)  
77 W. Jackson Blvd.  
Chicago, Illinois 60604

Vanessa Mbogo  
Comptroller's Office  
U.S. EPA (MF-10J)  
77 W. Jackson Blvd.  
Chicago, Illinois 60604

Lindsay Light II OU 22  
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As to Respondent:

Scott Greenberg, President  
SMASHotels Chicago, LLC  
250 Parkway Drive, Suite 120  
Lincolnshire, Illinois 60069

David Lilierose  
SMASHotels Chicago, LLC  
30 South Havana Street, Suite 307  
Aurora, Colorado 80012

Daniel Swartzman  
DiVincenzo Schoenfield Swartzman  
33 N. LaSalle, Suite 2900  
Chicago, IL 60602

### **XXX. SEVERABILITY/INTEGRATION/EXHIBIT**

78. If a court issues an order that invalidates any provision of this Settlement Agreement or finds that Respondent has sufficient cause not to comply with one or more provisions of this Settlement Agreement, Respondent shall remain bound to comply with all provisions of this Settlement Agreement not invalidated or determined to be subject to a sufficient cause defense by the court's order.

79. This Settlement Agreement and its Exhibits constitute the final, complete and exclusive agreement and understanding among the Parties with respect to the settlement embodied in this Settlement Agreement. The parties acknowledge that there are no representations, agreements or understandings relating to the settlement other than those expressly contained in this Settlement Agreement. The following Exhibits are incorporated into this Settlement Agreement:

Exhibit A Site Map.

Exhibit B Property Legal Description

Exhibit C Disbursement of Special Account Funds/Cost Summary and Certification

Exhibit D Work Plan dated September 12, 2015



Lindsay Light II OU 22  
224-228 East Ontario Street  
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**XXXI. EFFECTIVE DATE**

80. This Settlement Agreement shall be effective upon signature of this Settlement by the Director, Superfund Division, U.S. EPA Region 5.

The undersigned representative of Respondent certifies that s/he is fully authorized to enter into the terms and conditions of this Settlement Agreement and to bind the party s/he represent to this document.

Agreed this 14 day of September, 2015.

For Respondent: **SMASHOTELS CHICAGO, LLC**  
**an Illinois limited liability company**

By: SMASHotels Chicago Manager, LLC,  
An Illinois limited liability company, its Manager

By: Scott D Greenberg

Name: Scott D. Greenberg  
Its: Manager

31  
32 AG



Lindsay Light II OU 22  
224-228 East Ontario Street  
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IN THE MATTER OF:

Lindsay Light II, OU 22  
224-228 East Ontario Street  
Chicago, Illinois

It is so ORDERED and Agreed this 18 day of SEPTEMBER, 2015.

BY:   
Richard C. Karl, Director  
Superfund Division  
United States Environmental Protection Agency  
Region 5

EXHIBIT A  
 SITE MAP

MM SURVEYING CO., INC.  
 PROFESSIONAL DESIGN FIRM No. 184-003233  
 ALTA/ACSM Land Title Survey

PHONE: (773)282-5900  
 FAX: (773)282-9424  
 mmurvey123@bcglobal.net

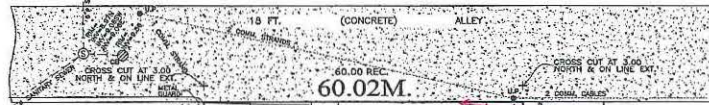
5812 W. HIGGINS AVENUE  
 CHICAGO, ILLINOIS 60638



PARCEL 1:  
 THE WEST 20 FEET OF LOT 14 IN THE SUBDIVISION OF THE WEST 394 FEET (EXCEPT THE  
 EAST 14 FEET OF THE NORTH 80 FEET THEREOF) IN BLOCK 32 IN KINZIE'S ADDITION TO  
 CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE  
 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
 THE EAST 5 FEET OF LOT 14, ALL OF LOT 15 AND THE WEST 10 FEET OF LOT 16 IN THE  
 SUBDIVISION OF THE WEST 394 FEET (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET  
 THEREOF) OF BLOCK 32 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39  
 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.L.N. 17-10-203-015-0000, 17-10-203-016-0000 & 17-10-203-017-0000  
 COMMONLY KNOWN AS: 224-228 E. ONTARIO ST. CHICAGO, ILLINOIS 60611-3258  
 TOTAL LAND AREA = 7214 sq.ft.



Property Line

SURVEYOR'S NOTES:

Items corresponding with Schedule "B" of Title Commitment issued by Chicago Title Insurance Company, Commitment No. 1401 008579167 D2, with an effective date of August 25, 2015:

- \*G 19: Agreement dated November 23, 1885 and recorded December 23, 1885 as document 679080 made by Minnie M. Seymour with a majority of the executors and trustees under the will of William B. Ogden, deceased, for a party wall between Lots 13 and 14 in the subdivision of the west 394 feet of Block 32 aforesaid (except the east 14 feet of the north 80 feet of said block). (Affects west line of Parcel 1)
- \*H 20: Restrictions stated and shown on the plat of Lots fronting on Ontario Street of said subdivision of the west 394 feet of block 32 aforesaid (except the east 14 feet of the north 80 feet thereof) recorded in book of plats 16 page 10 as follows: building line 19 feet north of and parallel with the north line of Ontario Street (and said subdivision and plat are made subject to the express condition that no building shall extend south of the building line). (Affects Parcel 1 and Parcel 2)
- \*J 21: Encroachment of building entry from building west over onto land on west line by 0.10 of a foot as disclosed by survey made by MM Surveying Co., Inc., dated December 24, 2013, order no. 75791, last revised May 20, 2014. (Affects Parcel 1)
- \*L 22: 15-foot building line as to projections from buildings, referred to in deed recorded as document 651451. (Affects east part of Parcel 2)

REVISED DATE: 03-20-2015

(PER UTILITY ATLAS)  
 (NOT LOCATED ON FIELD—APPROXIMATE LOCATION  
 PER UTILITY ATLAS)

8" V 3" S/NL  
 194" EEL

8" 1/8 B 5" S/NL  
 194" EEL

244.00 REC.

(PER UTILITY ATLAS)  
 (APPROXIMATE LOCATION)

830' R.O.P. SANITARY SEWER

830' R.O.P. SANITARY SEWER

5.0' X 7.0' X 0.0'

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GRAPHIC SCALE



LEGEND:

- SANITARY LINE
- STORM LINE
- WATER LINE
- GAS LINE
- CONCRETE PAVEMENT
- B/C --- BACK OF CURB
- R.O.M. --- RIGHT OF WAY
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- POWER POLE W/WIRES
- ☆ --- LIGHT POST/WALL LIGHT
- 1" --- ELECTRIC PAINT MARK
- 1" --- WATER PAINT MARK
- 1" --- GAS PAINT MARK
- 1" --- COMM.(ATT) PAINT MARK
- 1" --- AIR CONDITIONING UNIT

- --- CENTER LINE
- --- SIDEWALK PAVEMENT LIGHT
- --- ELECTRIC LINE MARK (PAINTED)
- --- SEWER MANHOLE
- --- CATCH BASIN
- --- WATER MANHOLE
- --- COMM. MANHOLE
- --- ELECTRIC MANHOLE
- --- GAS VALVE
- --- WATER VALVE
- --- FIRE HYDRANT
- --- CENTER LINE
- --- TREE W/DIAMETER
- --- PARKING STALL COUNT
- --- INLET
- --- COMMUNICATION (TELEPHONE, INTERNET, ETC)
- --- EXTENDED
- --- FOUNDATION

TO: 1) BCD COMPANY, INC.  
 2) SMARSHAW CHICAGO, LLC  
 3) CHICAGO TITLE INSURANCE COMPANY  
 4) ASSOCIATED BANK, National Association, as Administrative Agent for itself and the other Lenders

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NEPS AND INCLUDES ITEMS 1.2, 3.4, 5.7, 7.6, 1.7, 8.5, 8.11a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 27, 2015.

DATE: SEPTEMBER 11-2015

SIGNATURE: *No. Dom...*

REGISTRATION NO. 35-3758  
 LIC. EXP. 11/30/2016



VICINITY MAP

Order No. 75791  
 Scale: 1 inch = 16 FEET  
 Field Completion Date: AUGUST 27, 2015  
 Ordered by: BCD COMPANY

Lindsay Light II OU 22  
224-228 East Ontario Street  
Admin. Settlement Agreement and  
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EXHIBIT B

PROPERTY LEGAL DESCRIPTION

PARCEL 1:

THE WEST 20 FEET OF LOT 14 IN THE SUBDIVISION OF THE WEST 394 FEET (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF) IN BLOCK 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 5 FEET OF LOT 14, ALL OF LOT 15 AND THE WEST 10 FEET OF LOT 16 IN THE SUBDIVISION OF THE WEST 394 FEET (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF) OF BLOCK 32 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 17-10-203-015-0000  
17-10-203-016-0000  
17-10-203-017-0000

COMMON ADDRESSES: 224-228 EAST ONTARIO STREET  
CHICAGO, ILLINOIS 60611

EXHIBIT C

DISBURSEMENT OF SPECIAL ACCOUNT FUNDS/COST SUMMARY AND  
CERTIFICATION

1. Lindsay Light II Superfund Site Special Account and Agreement to Disburse Transportation and Disposal Funds to PRP(s) Performing Cleanup of Lindsay Light II Removal Sites.

Pursuant to CERCLA §122(b)(3), U.S. EPA has established a special account, the Lindsay Light II Special Account, within the EPA Hazardous Substance Superfund to be used at or in connection with the Lindsay Light II CERCLA removal sites in Chicago, Illinois. In addition, as provided by *In Re: Tronox Inc.*, Case No. 09-10156 (Bankr. SDNY) (ALG) Consent Decree and Environmental Settlement Agreement, lodged November 23, 2010, as amended by the First Amendment to the Consent Decree and Environmental Settlement Agreement, and as approved by the Bankruptcy Court on February 14, 2011 (Tronox Bankruptcy Settlement Agreement), together with the U.S. District Court-approved Anadarko Settlement Agreement, U.S. EPA has deposited funds into the Lindsay Light II Special Account to be retained and used to conduct or finance response actions at or in connection with the Lindsay Light II sites or to be transferred by U.S. EPA to the EPA Hazardous Substance Superfund. At U.S. EPA's sole discretion, U.S. EPA will disburse funds from the Lindsay Light II Special Account to the Respondent in accordance with the procedures set forth in this Exhibit. The Respondent shall not be entitled to any other funds controlled by U.S. EPA in connection with the Lindsay Light II Superfund removal sites.

2. Timing, Amount and Method of Disbursing Funds from the Lindsay Light Special Account.

U.S. EPA will transfer the funds from the Special Account by electronic wire transfer to the Respondent as set forth in this Paragraph. Within one hundred eighty (180) days of U.S. EPA's receipt of a Cost Summary and Certification, as defined by Subparagraph 3b, or if U.S. EPA has requested additional information under Subparagraph 3b or a revised Cost Summary and Certification under Subparagraph 3c, then within one hundred eighty (180) days of receipt of the additional information or revised Cost Summary and Certification, and subject to the conditions set forth in this Exhibit.

3. Requests for Disbursement of Lindsay Light Special Account Funds.

- a. Upon receipt of U.S. EPA's Notice of Completion of Work, per paragraph 76 of Administrative Settlement Agreement and Order on Consent dated September 18, 2015, (Settlement Agreement), Respondent shall submit to U.S. EPA a Cost Summary and Certification, as defined in Subparagraph 3b, for all remediation work performed at the

Lindsay Light II OU 22  
224-228 East Ontario Street  
Admin. Settlement Agreement and  
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Lindsay Light II Site OU 22 required by the Settlement Agreement and appendices thereto including Lindsay Light-related contaminant investigation, excavation, transportation and disposal costs for which the Respondent seeks reimbursement from the Lindsay Light II Site Special Account.

b. The Cost Summary and Certification shall include a complete and accurate written cost summary and certification of the necessary costs incurred and paid, by the Respondent(s) for the Work covered by the particular submission, excluding costs not eligible for disbursement under Paragraph 4. The Cost Summary and Certification shall contain the following statement signed by the Respondent's Chief Financial Officer:

"To the best of my knowledge, after thorough investigation and review of Respondent's documentation of costs incurred and paid for Work performed pursuant to this Settlement Agreement, I certify that the information contained in or accompanying this submittal is true, accurate, and complete. I further certify that Respondent has not received reimbursement of these costs through any other settlement of a claim in bankruptcy and Respondent does not have any potential claim against another party (including insurer) for these costs. I am aware that there are significant penalties for knowingly submitting false information, including the possibility of fine and imprisonment."

The Respondent's Chief Financial Officer shall also provide U.S. EPA a list of the documents that he or she reviewed in support of the Cost Summary and Certification. Upon request by U.S. EPA, Respondent shall submit to U.S. EPA any additional information that U.S. EPA deems necessary for its review and approval of the Cost Summary and Certification.

c. If U.S. EPA finds that the Cost Summary and Certification includes a mathematical accounting error, costs or cost estimates excluded under Paragraph 4, costs or cost estimates that are inadequately documented, or costs or cost estimates submitted in a prior Cost Summary and Certification, U.S. EPA will notify Respondent(s) and provide an opportunity to cure the deficiency by submitting a revised Cost Summary and Certification. If Respondent(s) fail(s) to cure the deficiency within thirty (30) days after being notified of, and given the opportunity to cure, the deficiency, U.S. EPA will recalculate Respondent's costs eligible for disbursement for that submission and disburse the corrected amount to Respondent(s) in accordance with the procedures in Paragraph 1 of this Exhibit. Respondent(s) may dispute U.S. EPA's recalculation under this Paragraph pursuant to dispute resolution procedures that may be established by the Settlement Agreement. In no event shall Respondent(s) be disbursed funds from the Special Account in excess of amounts properly documented in a Cost Summary and Certification accepted or modified by U.S. EPA.



#### 4. Costs Excluded from Disbursement.

The following costs are excluded from, and shall not be sought by Respondent(s) for, disbursement from the Special Account: (a) response costs paid pursuant to the Settlement Agreement; (b) any other payments made by Respondent to the United States pursuant to this Settlement Agreement, including, but not limited to, any interest or stipulated penalties; (c) attorneys' fees and costs, except to the extent that such costs qualify as response costs under CERCLA; (d) costs of any response activities Respondent performs that are not required under, or approved by U.S. EPA pursuant to the Settlement Agreement or its appendices; (e) costs related to Respondent(s) litigation, settlement, development of potential contribution claims, or identification of defendants; (f) internal costs of Respondent(s) including, but not limited to, salaries, travel, or in-kind services, except for those costs that represent the work of employees of Respondent(s) directly performing the U.S. EPA-approved Settlement Agreement Work; or (g) any costs incurred by Respondent(s) pursuant to dispute resolution.

#### 5. Termination of Disbursements from the Special Account.

U.S. EPA may terminate any obligation to disburse funds from the Lindsay Light Special Account under the Settlement Agreement if it determines that Respondent(s): (a) has knowingly submitted a materially false or misleading Cost Summary and Certification; (b) has submitted a materially inaccurate or incomplete Cost Summary and Certification, and has failed to correct the materially inaccurate or incomplete Cost Summary and Certification within thirty (30) days after being notified of, and given the opportunity to cure, the deficiency; or (c) failed to submit a Cost Summary and Certification as required by Paragraph 3 within thirty (30) days (or such longer period as U.S. EPA agrees) after being notified that U.S. EPA intends to terminate its obligation to make disbursements because of Respondent's failure to submit the Cost Summary and Certification as required by Paragraph 3. The Respondent(s) shall be entitled to dispute any action taken by the U.S. EPA pursuant to this Paragraph 5 pursuant to the dispute resolution provisions of the Settlement Agreement. U.S. EPA's obligation to disburse funds from the Special Account shall also terminate upon U.S. EPA's assumption of performance of any portion of the remediation work, when such assumption of performance of the work is not challenged by Respondent(s) or, if challenged, is upheld under the dispute resolution provisions of the Settlement Agreement.

#### 6. Recapture of Special Account Disbursements.

Upon the termination of disbursements from the Special Account under Paragraph 5, if U.S. EPA has previously disbursed funds from the Special Account for activities specifically related to the reason for termination (such as the discovery of a materially false or misleading submission after disbursement of funds based on that submission), U.S. EPA may submit a bill to Respondent(s) for those amounts already disbursed from the Special Account specifically related to the reason for termination, plus Interest on that amount covering the period from the date of disbursement of the funds by U.S. EPA to the date of repayment of the funds by Respondent(s). Within twenty (20)

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days of receipt of U.S. EPA's bill, Respondent(s) shall reimburse the Special Account for the total amount billed by a certified or cashier's check or checks made payable to the "Lindsay Light Special Account" within the EPA Hazardous Substance Superfund referencing the name and address of the party making payment, EPA Site/Spill Identification No. 05YT OU 22.

Respondent(s) shall send the check(s) to:

U.S. Environmental Protection Agency  
Superfund Payments  
Cincinnati Finance Center  
P.O. Box 979076  
St. Louis, MO 63197-9000

and shall send copies of the check(s) to the United States and to the Region 5 Docket Clerk. Upon receipt of payment, U.S. EPA may deposit, at its sole discretion, all or any portion of the funds, in the Special Account or the Hazardous Substance Superfund. The determination of where to deposit or how to use the funds shall not be subject to challenge by Respondent pursuant to the dispute resolution provisions of the Settlement Agreement or in any other forum.