

ENVIRONMENTAL DISCLOSURE DOCUMENT  
FOR TRANSFER OF REAL PROPERTY

For Use By County

Recorder's Office

The following information is  
provided pursuant to the  
Responsible Property  
Transfer Act of 1988

County

Date

Doc. No.

Vol.

Page

Rec'd. by DEPT-01 RECORDING

126.  
749999 TRAN 9013 06/25/90 12:15:00

41932 \* -90-301952  
COOK COUNTY RECORDER

I. PROPERTY IDENTIFICATION:

A. Address of property: 3100 S. Honan Ave., Chicago, Illinois  
Street City or Village Township

Permanent Real Estate Index No. 16-35-200-019

B. Legal Description:

Section 35 Township 39 Range 13

Enter or attach complete legal description in this area:

See Exhibit "A"

LIABILITY DISCLOSURE

Transferors and transferees of the property are

advised that their ownership or other control of such property  
may render them liable for any environmental clean-up costs  
whether or not they caused or contributed to the presence of  
environmental problems associated with the property.

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BOX 334

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PLA WITH THIS DOCUMENT

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## C. Property Characteristics:

Lot Size \_\_\_\_\_ Acreage 7.41 acres

Check all types of improvement and  
uses that pertain to the property:

- Apartment building (6 units or less)  
 Commercial apartment (over 6 units)  
 Store, office, commercial building  
 Industrial building  
 Farm, with building  
 Other (specify)

## II. NATURE OF TRANSFER:

- |  | <u>Yes</u> | <u>No</u> |
|--|------------|-----------|
| A. (1) Is this a transfer by deed or other instrument of conveyance?                               | <u>X</u>   | _____     |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? | _____      | <u>X</u>  |
| (3) A lease exceeding a term of 40 years?  | _____      | <u>X</u>  |
| (4) A mortgage or collateral assignment of beneficial interest?                                    | _____      | <u>X</u>  |
| B. (1) Identify Transferor:  |            |           |

The BOC Group, Inc. 575 Mountain Ave. Murray Hill, NJ 07974  
Name and Current Address of Transferor

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Name and Address of Trustee if this is a transfer of a beneficial interest of a land trust. Trust No.

- (2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:

Thomas J. Porter - Director, Real Estate - (201)771-4757

Name, Position (if any), and Address Telephone No.

C. Identify Transferee:

Glen Verhey, 5630 W. 55th St., Chicago, Illinois

Name and Current Address of Transferee

### III. NOTIFICATION

Under the Illinois Environmental Protection Act, owners of real property may be held liable for costs related to the release of hazardous substances.

1. Section 22.2(f) of the Act states:

"Notwithstanding any other provision or rule of law, and subject only to the defenses set forth in subsection (j) of this Section, the following persons shall be liable for all costs of removal or remedial action incurred by the State of Illinois as a result of a release or substantial threat of a release of a hazardous substance:

- (1) The owner and operator of a facility or vessel from which there is a release or substantial threat of release of a hazardous substance;

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(2) Any person who at the time of disposal, transport, storage or treatment of a hazardous substance owned or operated the facility or vessel used for such disposal, transport, treatment or storage from which there was a release or substantial threat of a release of any such hazardous substance;

(3) Any person who by contract, agreement, or otherwise has arranged with another party or entity for transport, storage, disposal or treatment of hazardous substances owned, controlled or possessed by such person at a facility [owned or operated by another party or entity from which facility]<sup>1/</sup> there is a release or substantial threat of a release of such hazardous substances; and

(4) Any person who accepts or accepted any hazardous substances for transport to disposal, storage or treatment facilities or sites from which there is a release or a substantial threat of a release of a hazardous substance."

2. Section 4(q) of the Act states:

"The Agency shall have the authority to provide notice to any person who may be liable pursuant to Section 22.2(f) of this Act for a release or a substantial threat of a release of a hazardous substance. Such notice shall include the

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<sup>1/</sup> The bracketed text is included in Section 22.2(f)(3) of the Illinois Environmental Protection Act, Ill. Rev. Stat. ch. 111 1/2 § 1022.2(f)(3)(1988), but was omitted from the statement of the law in Public Act No. 85-1228 creating the environmental disclosure document.

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identified response action and an opportunity for such person to perform the response action."

3. Section 22.2(k) of the Act states:

"If any person who is liable for a release or substantial threat of release of a hazardous substance fails without sufficient cause to provide removal or remedial action upon or in accordance with a notice and request by the agency or upon or in accordance with any order of the Board or any court, such person may be liable to the State for punitive damages in an amount at least equal to, and not more than 3 times, the amount of any costs incurred by the State of Illinois as [a] result of such failure to take such removal or remedial action. The punitive damages imposed by the Board shall be in addition to any costs recovered from such person pursuant to this Section and in addition to any other penalty or relief provided by this Act or any other law."

4. Section 22.18(a) of the Act states:

"Notwithstanding any other provision or rule or law, except as provided otherwise in subsection (b), the owner or operator, or both, of an underground storage tank shall be liable for all costs of preventive action, corrective action and enforcement action incurred by the State of Illinois as a result of a release or a substantial threat of release of petroleum from an underground storage tank."

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5. The text of the statutes set out above is subject to change by amendment. Persons using this form may update it to reflect changes in the text of the statutes cited, but no disclosure statement shall be invalid merely because it sets forth an obsolete or superseded version of such text.

## IV. ENVIRONMENTAL INFORMATION

### Regulatory Information During Current Ownership

1. Has the transferor ever conducted operations on the property which involved the generation, manufacture, processing, transportation, treatment, storage or handling of "hazardous substances," as defined by the Illinois Environmental Protection Act? This question shall not be applicable for consumer goods stored or handled by a retailer in the same form, approximate amount, concentration and manner as they are sold to consumers, provided that such retailer does not engage in any commercial mixing (other than paint mixing or tinting of consumer sized containers), finishing, refinishing, servicing, or cleaning operations on the property.

Yes   X  

No       

2. Has the transferor ever conducted operations on the property which involved the processing, storage or

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handling of petroleum, other than that which was associated directly with the transferor's vehicle usage?

Yes   X  

No           

*gg*

3. Has the transferor ever conducted operations on the property which involved the generation, transportation, storage, treatment or disposal of "hazardous or special wastes," as defined by the federal Resource Conservation and Recovery Act and the Illinois Environmental Protection Act?

Yes           

No   X  

4. Are there any of the following specific units (operating or closed) at the property which are or were used by the transferor to manage waste, hazardous wastes, hazardous substances or petroleum?

	Yes	No
Landfill	<u>          </u>	<u>  X  </u>
Surface Impoundment	<u>          </u>	<u>  X  </u>
Land Treatment	<u>          </u>	<u>  X  </u>
Waste Pile	<u>          </u>	<u>  X  </u>
Incinerator	<u>          </u>	<u>  X  </u>
Storage Tank (Above Ground)	<u>  X  </u>	<u>          </u>
Storage Tank (Underground)	<u>  X  </u>	<u>          </u>
Container Storage Area	<u>          </u>	<u>  X  </u>
Injection Wells	<u>          </u>	<u>  X  </u>

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Wastewater Treatment Units	_____	<u>  X  </u>
Septic Tanks	_____	<u>  X  </u>
Transfer Stations	_____	<u>  X  </u>
Waste Recycling Operations	_____	<u>  X  </u>
Waste Treatment Detoxification	_____	<u>  X  </u>
Other Land Disposal Area	_____	<u>  X  </u>

If there are "YES" answers to any of the above items and the transfer is other than a mortgage or collateral assignment of beneficial interest, attach a site plan which identifies the location of each unit, such site plan to be filed with the Environmental Protection Agency along with this disclosure document.

5. Has the transferor ever held any of the following in regard to this real property?

a. Permits for discharges of wastewater to waters of the State.	Yes	_____
	No	<u>  X  </u>
b. Permits for emissions to the atmosphere.	Yes	_____
	No	<u>  X  </u>
c. Permits for any waste storage, waste treatment or waste disposal operation.	Yes	_____
	No	<u>  X  </u>

6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works?

Yes \_\_\_\_\_  
No   X  

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7. Has the transferor taken any of the following actions relative to this property?

- a. Prepared a Chemical Safety Contingency Plan pursuant to the Illinois Chemical Safety Act. Yes  No
- b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes  No
- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes  No

8. Has the transferor or any facility on the property or the property been the subject of any of the following State or federal governmental actions?

- a. Written notification regarding known, suspected or alleged contamination on or emanating from the property. Yes  No
- b. Filing an environmental enforcement case with a court or the Pollution Control Board for which a final order or consent decree was entered. Yes  No

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- c. If item b. was answered by checking Yes \_\_\_\_\_  
Yes, then indicate whether or not  
the final order or decree is still No \_\_\_\_\_  
in effect for this property.

## 9. Environmental Releases During Transferor's Ownership

a. Has any situation occurred at this site which resulted in a reportable "release" of any hazardous substances or petroleum as required under State or federal laws?

Yes \_\_\_\_\_

No   X  

b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?

Yes \_\_\_\_\_

No   X  

c. If the answers to questions (a) and (b) are Yes, have any of the following actions or events been associated with a release on the property?

\_\_\_\_\_ Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials

\_\_\_\_\_ Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials

\_\_\_\_\_ Designation, by the IEPA or the IESDA, of the release as "significant" under the Illinois Chemical Safety Act

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- Sampling and analysis of soils
- Temporary or more long-term monitoring of groundwater at or near the site
- Impaired usage of an on-site or nearby water well because of offensive characteristics of the water
- Coping with fumes from subsurface storm drains or inside basements, etc.
- Signs of substances leaching out of the ground along the base of slopes or at other low points on or immediately adjacent to the site

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10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board?

Yes

No

11. Is there any explanation needed for clarification of any of the above answers or responses?

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## B. SITE INFORMATION UNDER OTHER OWNERSHIP OR OPERATION

1. Provide the following information about the previous owner or any entity or person the transferor leased the site to

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Waste Treatment Detoxification \_\_\_\_\_  
Other Land Disposal Area \_\_\_\_\_

## V. CERTIFICATION

A. Based on my inquiry of those persons directly responsible for gathering the information, I certify that the information submitted is, to the best of my knowledge and belief, true and accurate.

THE BOC GROUP INC.,

by Thomas J. Porter  
DIRECTOR - GENERAL ESTATE

TRANSFEROR

(or on behalf of Transferor)

B. This form was delivered to me with all elements completed on

21 June 1990

Glen Vahay

TRANSFeree

(or on behalf of Transferee)

C. This form was delivered to me with all elements completed on

\_\_\_\_\_ 19\_\_\_\_

\_\_\_\_\_

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