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ENVIRONMENTAL DISCLOSURE STATEMENT FOR TRANSFER OR REAL PROPERTY

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

For Use By County
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Date
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COOK COUNTY RECORDER

I. PROPERTY IDENTIFICATION

A. Address of property: 3553 W. 179th Street, Markham, Illinois
Permanent Real Estate Index No. 28-23-200-034-0000-032

B. Legal Description

Lot 2 in Block 8 in H. W. Elmore's Kedzie Avenue Ridge, being a subdivision of the North East 1/4 and South East 1/4 of Section 23, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

C. Office of the Illinois State Fire Marshal (OISFM)
Facility Registration No.

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LIABILITY DISCLOSURE

I. Property characteristics
LOT SIZE: 125-9 5/8' x 105'0"

Improvements include a shell, ranch type building, approximately 65'0" x 29'0" with a display room, two washrooms, three service bays and a storeroom. There is one, 2-island canopy approximately 28'0"x47'0". All underground storage tanks, product lines, and gasoline dispensers have been removed from the site. The driveways are a combination of asphalt and concrete.

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BOX 333-CTI

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II. NATURE OF TRANSFER

This property, with all improvements is being transferred from

OLIGO REALTY CORPORATION, an Illinois business corporation

To Chicago Trust Company, u/t No. 1104685, dated 8/31/97

Persons completing this Disclosure Statement, known as the Responsible Property Act of 1988, are as follows:

NAME AND LAW FIRM

Henry J. Olivieri, Jr.
Attorney at Law
10028 Front Street
Mokena, IL 60448

NAME AND ENVIRONMENTAL COMPANY

M.C. Byrne
14830 S. Kilpatrick
Midlothian, Illinois 60445

III. NOTIFICATION

1. Persons or Company Responsible for Release of Hazardous Materials

Attached to and part of this Environmental Disclosure Statement is an Agreement for Environmental Indemnification, dated July 24, 1996, between Oligo Realty Corporation with offices at 626 Prestwick Drive, Frankfort, Illinois 60426, and Shell Oil Company with offices at 777 Walker Street, Houston, Texas 77002.

This Environmental Indemnification Agreement is for the property located at 3355 W. 159th Street (Central Park) Markham, Illinois, where there may be, or is, or was present petroleum hydrocarbon constituents, such as petroleum liquids, solids or vapors which may have resulted from Shell's use of the property.

In regard to this property, located at 3550 W. 159th Street, Markham, Illinois, Shell Oil Company will comply with federal, state and local laws, regulations and ordinances dealing with remediation of the contamination on the property which is attributable to the acts and/or omissions of Shell Oil Company, its employees and agents. To that end, Shell Oil Company intends to fully comply with governmental requests, notices and consent orders which Shell Oil Company may execute from time-to-time concerning the environment.

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2. Hazardous Substance

Henry J. Olivieri (also Oligo Realty Corporation) transferor, has not had to remove any hazardous waste from the site.

3. Storage of Petroleum Products

Transferor has not personally conducted operations on the property that involved the storage and handling of petroleum. Shell Oil Company has conducted operations on the property that involved the storage and handling of petroleum.

4. Hazardous or Special Waste Operations

Shell Oil Company (not the transferor) is in the process of conducting operations on the property that involve the storage, transportation and disposal of special waste materials and gasoline.

5. At the present time, there are no units on the property being used by the owner, or Shell Oil Company, to manage waste, hazardous wastes or hazardous substances.

6. Transferor has never held any permits for discharges of waste water to waters of the state, permits for emissions to the atmosphere, or permits for waste water discharges. Shell Oil Company, on behalf of the transferor, has secured an Incident Number from the I.E.P.A. for the disposal of special waste materials and substances.

7. The transferor (nor Shell Oil Company), has never taken any of the following actions relative to this property: prepared a Chemical Safety Contingency Plan pursuant to the Illinois Safety Act; filed an Emergency and Hazardous Inventory Form, pursuant to Federal Emergency Planning and Community Right to Know Act of 1986; filed a Toxic Chemical Release Form pursuant to the Federal Emergency Planning and Community Right-to-Know of Act of 1986.

8. The transferor, or Shell Oil Company, or any facility on the property, or the property, has only been subject to the following state or federal governmental actions: written notification regarding known, suspected or alleged contamination on or emanating from the property.

9. The facility is not currently operating under a variance granted by the Illinois Pollution Control Board.

10. The O.I.S.F.M. Registration Number is N/A and remains with the property and shall be transferred to the transferee. The Incident Number obtained by Shell Oil Company is 86100.

11. Environmental Releases during Transferor's Ownership

The Environmental Report involves a former service station leased by Shell Oil Company from Henry Olivieri (owner) located at 3533 W. 159th Street, Markham, Illinois.

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In 1986, a loss of approximately 80 gallons of product from an underground storage tank (UST) transfer line was reported to the Illinois Emergency Services and Disaster Agency (I.E.S.D.A.) Incident 81006. In August, 1988, an automatic recovery system was installed utilizing five existing sump wells. Approximately 14 gallons of product was recovered from the site. From October 19, 1989, until September, 1991. The system was dismantled when the tanks were removed.

On September 6, 1991, a total of four underground storage tanks (U.S.T.'s) were removed from two excavation pits at the site.

Before the UST's were excavated, the contents of all four tanks were pumped out. A total of 400 gallons of product was recovered.

Two 10,000 gallon and one 8,000 gallon fiberglass gasoline U.S.T.'s were removed from tank pit 1. During removal of the third tank free-product was noted on the water which was subsequently removed.

The fourth UST, a 1,000 gallon steel waste oil tank, was located in tank pit 2. Approximately 35 gallons of liquid was pumped out of the tank and it was removed. All the tanks were inspected and there were no visible holes on the tank walls. All of the product and vent lines associated with the U.S.T. system were removed.

The boundaries of the final excavation of tank pit 1 were as follows. The final depth was approximately 13.5. The east and west walls of the pit were 54' long. The south wall was 31 ft. and the north wall 37' ft. long.

The waste oil tank pit 2 was excavated to a depth of 10 feet. The east and west walls were 13 ft. long and the north and south walls were 18.5 feet long. There was visual evidence of hydrocarbons on the west wall of E.P.2, therefore the west wall was excavated an additional 3 feet.

A total of 655 cy of excavated soil and backfill was removed from the site and landfilled under Permit 119711.

During and following excavation activities, soil samples were collected for laboratory analysis to compare the concentration of residual petroleum hydrocarbons to the I.E.P.A. guidelines for closure.

The soil samples from E.P.I., the trenches and tank pits were analyzed for benzene, toluene, ethylbenzene and xylenes (BTEX). The soil samples from waste oil tank pit 2 were analyzed for total priority pollutants and T.C.L.P. metals results.

The guidelines established by the I.E.P.A. (at that time) for concentrations of benzene and total BTEX are 0.025 milligrams per kilogram (Mg/Kg) and 16.025 (Mg/Kg), respectively. The results of the samples analyzed for BTEX are summarized in table 2. The results of the waste oil tank pit samples are shown in table 3.

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V.W.2

This vapor recovery well #2 is along the west wall of the property, approximately 50' or 60' south of the corner. The total volatile aromatic hydrocarbons are 16.3 P.P.M., is well-above the detectable limits as set forth by the I.E.P.A. The benzene, toluene and ethylbenzene are all over the detectable limits as set forth by the I.E.P.A. Because of the direction in which the ground water is running, there could be offsite contamination along the west property line.

M.W.005

M.W.-005 is on the property and is just south of the east entranceway on 159th Street. The total volatile aromatic hydrocarbons are 0.85 P.P.M., which is below the detectable limits as set forth by the I.E.P.A.

M.W.008

M.W.008 is directly behind the service station and the total volatile aromatic hydrocarbons are 15.0 P.P.M., above the detectable limits as set forth by the I.E.P.A. The benzene, toluene and ethyl benzene are all above the detectable limits as set forth by the I.E.P.A.

M.W.009

M.W.009 is in front of the service bays of the building. The total volatile aromatic hydrocarbons are 613 P.P.M., which is below the detectable limits as set forth by the I.E.P.A. The benzene, toluene and ethyl benzene are all above the detectable limits as set forth by the I.E.P.A.

M.W. 11, 12, & 13

The total volatile aromatic hydrocarbons for monitoring wells 11, 12 and 13 are all non-detectable and therefore all under the detectable limits as set forth by the I.E.P.A.

Attached is a copy of the most recent ground water report, dated March 17, 1997, along with Table 1, a summary of those laboratory results.

13. Transferor and/or Shell Oil Company shall transfer to transferee all Illinois Environmental Protection Agency records (I.E.P.A.) particularly the 20-Day Reports, 45 Day Reports, Corrective Action Plans, Reimbursement Applications and Ground Water Studies they may have in their possession.

Transferee understands that these reports may not be complete.

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At the date of closing, transferee shall take possession of the property and through their contractor, Enviroco, Inc., finalize the remediation of the site and secure a No Further Remediation Letter of a No Further Remediation with Restrictions.

Prior to closing, transferee, or Shell Oil Company, shall prepare an accounting of the reimbursement funds due to them, up to that date. Transferee shall, at that time, through its contractor, Enviroco, Inc., complete the remediation of the site and apply for any reimbursement funds the transferee might be entitled to from the I.E.P.A.

14. Transferee, through its contractor, Enviroco, Inc., shall install the following dispensing equipment and tanks at the site.

- . Four M.F.D. Blender Dispensers
- . Two 10,000 gallon and one 6,000 gallon double wall fiberglass underground tanks
- . Double wall fiberglass product line with deep sumps over tanks and dispenser pans under the dispensers
- . Installation of a vapor recovery system
- . Five gallon spill containments and overflow valves
- . Complete monitoring system to tanks and pumps that will detect any leaks in the tank system, provide meter reading inventory tanks and provide line and tank tightness testing

15. Shell Oil Company's Agreement for right of entry and agreement for environmental indemnification, dated 1996, with Oligo Realty Corporation, herein referred to as transferor, shall remain in effect for five years from the above date or until such time as a No Remediation Letter from the Illinois Environmental Agency is secured. Further, attached is an agreement for Environmental Indemnification between Shell Oil and M.C. Byrne (contractor), Mirza A. Baig, Jay Siddiqi, collectively referred to as (purchaser) transferee.

16. A No Further Remediation (N.F.R.) letter shall constitute the following.

Pursuant to Section 58.10 of the Environmental Protection Act (ACT), the agency's issuance of this No Further Remediation (N.F.R.) letter, constitutes a release from further responsibilities under the Act in performing the approved remedial action plan and shall be considered prima facie evidence. The site neither constitutes a threat to human health and environment, nor requires further remediation under the Act, as long as the site is utilized in accordance with the terms of this N.F.R. letter.

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CERTIFICATION

Based on my inquiry of the 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.

OLIGIO REALTY CORPORATION

by H. Olivieri
TRANSFEROR Secretary

This form was delivered to me with all elements completed on 9/5, 1997

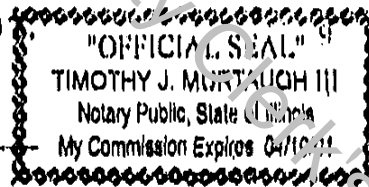
CHECKED TRUST CO TRUSTEE UT 1104685
DATED 8/31/97

M. A. B. B. B.
TRANSFEREE

SWORN AND SUBSCRIBED TO BEFORE ME

THIS 5th DAY OF SEPTEMBER, 1997

[Signature]
Notary Public



Mail to:

Henry J. Olivieri, Jr.
Attorney at Law
10928 Front Street
Mokena, IL 60448

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