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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY LOCATED IN ILLINOIS

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

Duty to Record

Within 30 days after the date, any real property subject to the provisions of the Responsible Property Transfer Act of 1988 is transferred, this completed document must be filed in the office of the recorder of the county in which such property is located and filed with the Illinois Environmental Protection Agency.

For Use By County Recorder's Office

County

Date

Doc. No.

Vol.

Page

Rec'd by:

Seller:

The UNO-VEN Company

Purchaser:

PDV Midwest Refining L.L.C.

Document No.: _____

DEPT-01 RECORDING \$51.00
140012 TRAN 5063 05/12/97 15:04:00
\$8.69 + CG *-97-333207
COPY COUNTY RECORDER
DEPT-10 FENALTY \$48.00

I.

PROPERTY IDENTIFICATION:

A. Address of property: SW North Avenue, Northlake, IL
Street City or Village Township

Permanent Real Estate Index No.: See Attachment A.

B. Legal Description:

Section __ Township __ Range __

Enter or attach current legal description in this area:

See Attachment A.

5/1
Per 48

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Property of Cook County Clerk's Office

179.000 200

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Prepared by: Name: George Naydol
Company: The UNO-VEN Company
Address: 3850 North Wilke Road
City: Arlington Heights State: IL Zip: 60004

Return to: Janice De Velasco
Citgo Petroleum Corporation
6100 South Yale, Tulsa, Oklahoma 74136

LIABILITY DISCLOSURE

Transferees and transferees of real 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.

C. Property Characteristics: See Attachment A.
Lot Size _____ Acreage _____

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

- Apartment building (5 units or less)
 Commercial apartment (over 6 units)
 Store, office, commercial building
 Industrial building
 Farm, with buildings
 Other (specify) Gasoline Service Station

II. NATURE OF TRANSFER:

		Yes	No
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>

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B. 1. Identify Transferor:

The UNO-VEN Company

Name and Current Address of Transferor:

**The UNO-VEN Company
3850 N. Wilke Road
Arlington Heights, Illinois 60004**

**Name and Address of Trustee if this is a transfer
of 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:**

Name, Position (if any), and address:

Telephone No.:

George Naydol

(847) 818-7246

The UNO-VEN Company

3850 North Wilke Road

Arlington Heights, Illinois 60004

C. Identify Transferee:

PDV Midwest Refining, L.L.C.

Name and Current Address of Transferee:

PDV Midwest Refining, L.L.C.

750 Lexington Avenue

10th Floor

New York, New York 10022

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III. NOTIFICATION

Under the Illinois Environmental Protection Act¹ owners of real property may be held liable for costs related to the release of hazardous substances.

1. Section 22.2(f) of the Act² 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 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;

(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 from which 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(g) of the Act³ 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 identified response action and an opportunity for such person to perform the response action."

¹ Chapter 111½ § 1001 et seq.

² Chapter 111½ § 1022.2.

³ Chapter 111-1/2 , § 1004.

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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 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 Act⁴ 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."

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

A. 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

⁴ Chapter 111-1/2, § 1022.18.

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does not engage in any commercial mixing (other than paint mixing or tinting of consumer sized containers), finishing, refurbishing, servicing, or cleaning operations on the property.

Yes

No

2. Has the transferor ever conducted operations on the property which involved the processing, storage or handling of petroleum, other than that which was associated directly with the transferor's vehicle usage?

Yes The property contains a gasoline service station.

No

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

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Treatment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Pile	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Container Storage Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Injection Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wastewater Treatment Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Septic Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transfer Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Recycling Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Waste Treatment Detoxification _____ X
Other Land Disposal Area _____ X

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. See Attachment B attached hereto and made a part hereof.

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 X
- (b) Permits for emissions to the atmosphere. Yes _____ No X
- (c) Permits for any waste storage, waste treatment or waste disposal operation. Yes _____ No X

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

Yes _____

No X

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 X
- (b) Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.⁵ Yes X No _____

⁵ 42 U.S.C.A. §11001 et seq.

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- (c) **Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.**

Yes ___ No X

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 X 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 X

- (c) **If item b. was answered by checking Yes, then indicate whether or not the final order or decree is still in effect for this property.**

Yes ___ No ___

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 X No ___

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

Yes X No ___

- (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?**

X **Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials.**

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- 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.
- 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.

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?

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 or otherwise contracted with for the management of the site or real property:

Name: UNOCAL

Type of business
or property usage: Gasoline Retail Station

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2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leaseholds granted by the transferor, other contracts for management or use of the facilities or real property:

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

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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.

W. Williams
TRANSFEROR
(or on behalf of Transferor)

B. This form was delivered to me with all elements completed on May 1, 1997.

[Signature]
TRANSFeree
(or on behalf of Transferee)

C. This form was delivered to me with all elements completed on _____, 1997.

LENDER

P.A. 85-1228, § 5, eff. Nov. 1, 1989.

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ATTACHMENT A TO ENVIRONMENTAL DISCLOSURE DOCUMENT

Legal Description

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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 4 AND 5 AND THE EAST 18 FEET OF LOT 3 IN BLOCK 1 IN H. O. STONE'S NORTHLAKE ADDITION, BEING A SUBDIVISION OF ALL THAT PART OF THE NORTH EAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 6 TO 19 INCLUSIVE IN BLOCK 1 IN H. O. STONE'S NORTHLAKE ADDITION BEING A SUBDIVISION OF ALL THAT PART OF THE NORTH EAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WHAT IS COMMONLY KNOWN AS LAKE STREET EXCEPT THAT PART LYING ALONG THE WEST LINE OF SAID PREMISES CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS

Address: 5 West North Avenue
Northlake, Illinois

Tax Parcel Number: 15-06-207-050
15-06-207-047

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ATTACHMENT B TO ENVIRONMENTAL DISCLOSURE DOCUMENT

Site Plan (attached)

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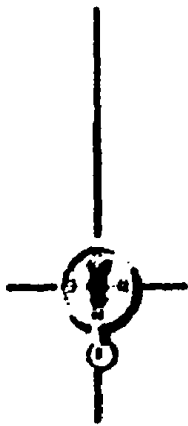
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0 10 20 30 40 50 60 70 80 90 100

SCALE 1" = 10'

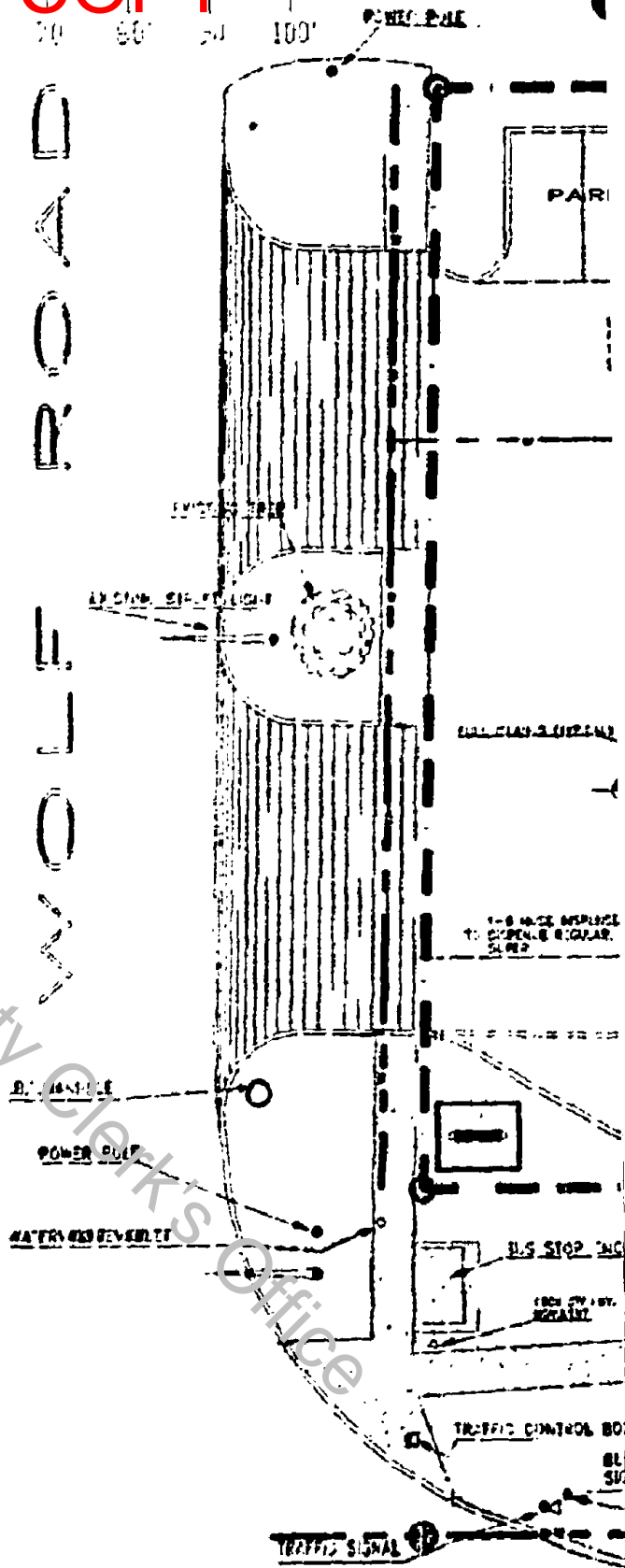


GENERAL NOTES

1. Name of Bureau to be shown. Control of all work for details, revision, fees, etc.
2. All work to be per specifications for flood-prevention work.
3. Location of all work to be shown and all necessary utility lines to be shown in cross-section and location.
4. Contained in the by location of all requirements, utilities, etc. to be shown in cross-section of station, etc. to be shown in plan view.
5. Existing work proposed for work of piping, etc. to be cut off and removed. All new work to be fabricated of four (4) inches and 2" or more, depending on the terms of the contract and the specifications. All work and fittings above grade to be fabricated of galvanized steel pipe.
6. Material of pipe to be 3" with 5' and 5' for a 10' length of 3'.
7. All work to be in accordance with the specifications.
8. All work to be 3" with 5' and 5' for a 10' length of 3'.
9. Trenches shall be excavated to a depth of 4' and shall be covered with concrete.
10. All work to be in accordance with the specifications.
11. Construction of all work to be in accordance with the specifications.
12. All work to be in accordance with the specifications.
13. All work to be in accordance with the specifications.
14. All work to be in accordance with the specifications.

SEE ALSO DRAWINGS:

- 1. UNO-VEN PUMP AND UPGRADING WORK FITTINGS DETAILS
- 2. UNO-VEN PUMP AND UPGRADING WORK FITTINGS DETAILS
- 3. UNO-VEN PUMP AND UPGRADING WORK FITTINGS DETAILS



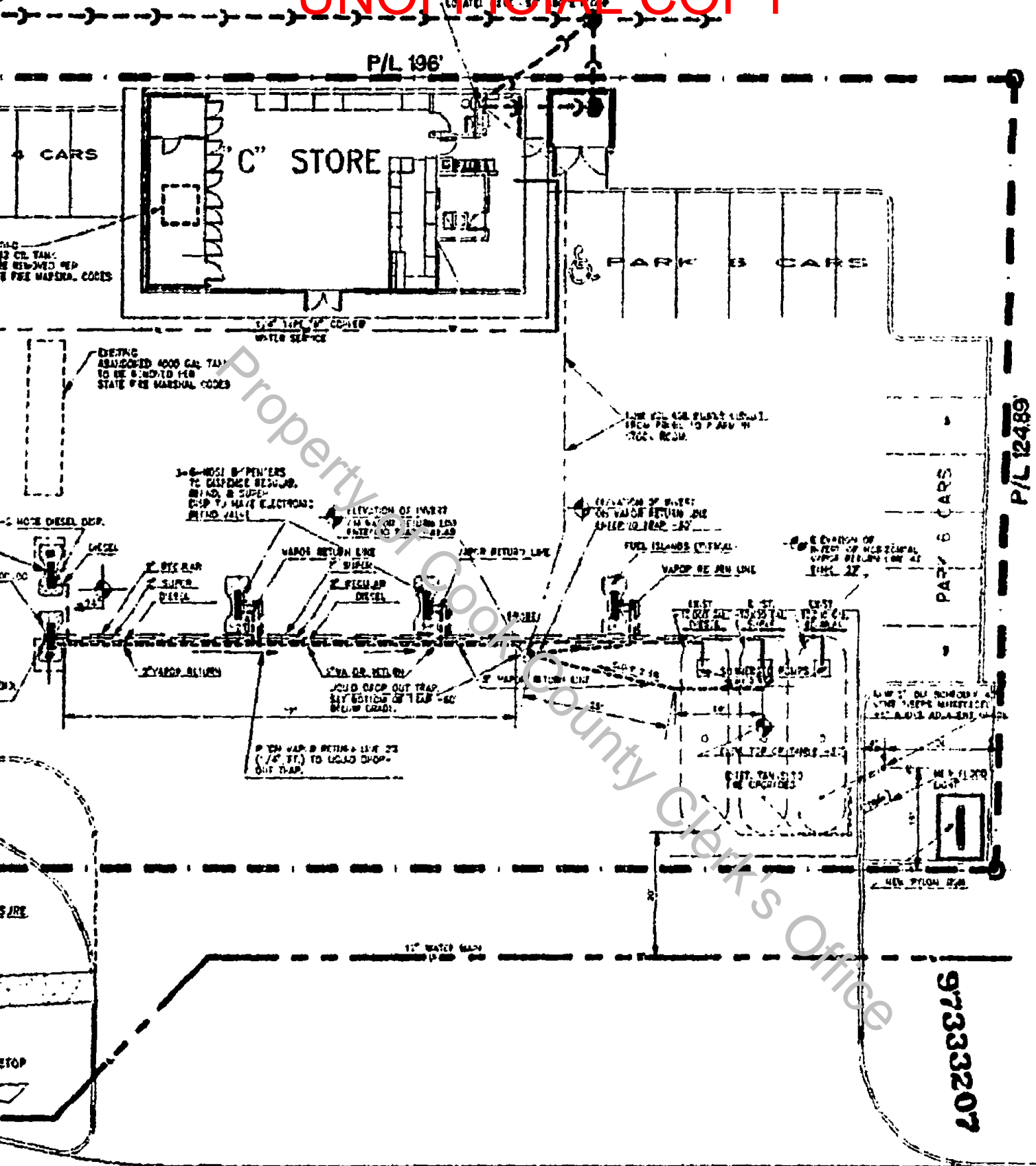
UNO-VEN

Products
 3850 North Wike Road
 Arlington Heights Illinois 60004

TITLE OF
PUMP AND UPGRADING

UNOFFICIAL COPY

94-514716



P/L 196'

P/L 12489

20223207

NORTH AVENUE 1064-286

REVISION OF ADD'L SEPARATE LUMP SUM AND CHANGED TO USE OF 6 INCH FOR GASOLINE GAS 6/3/89

D TANK
ADE

THIS DRAWING AND THE SUBJECT MATTER THEREON IS THE PROPERTY OF THE ENGINEER AND ARCHITECT AND IS TO BE KEPT IN CONFIDENCE AND NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT ASSUME NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING OR ANY INFORMATION THEREON.

SW. COR. NORTH AVE AND WOLF ROAD
NORTHLAKE ILLINOIS

APPROVED

SALES NUMBER _____ DATE _____

ENGINEERING _____ DATE _____

REAL ESTATE _____ DATE _____

SCALE 1/4" = 1'-0" (UNLESS OTHERWISE NOTED)

UV-28-93

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