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T#0009 TRAN 3755 09/03/98 11:00:00
#0630 RC *-98-789722
COOK COUNTY RECORDER

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY LOCATED IN ILLINOIS

18.

[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: PDV Midwest Refining, LLC

Purchaser: STANDARD BANK and TRUST COMPANY

Document No.: Trust # 15817, dated December 15, 1997

I. PROPERTY IDENTIFICATION:

A. Address of property: 795 Golf Road, Des Plaines, 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.

BOX 333-CTI

76 60 109 DN

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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:

LIABILITY DISCLOSURE

Transferors 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 (6 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:

PDV Midwest Refining, LLC

Name and Current Address of Transferor:

Box 22072

Tulsa, OK 74121

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 Naydos

(847) 818-7246

The UNO-VEN Company

3850 North Wilke Road

Arlington Heights, Illinois 60004

C. Identify Transferee:

Standard Bank and Trust Co.
Trust # 15817, dated 12/15/97

Name and Current Address of Transferee:

7800 W. 95th St.

Hickory Hills, IL 60457

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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(q) 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 X

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 X 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 X

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?

	<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>

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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 Service 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.

Ezra C Hunt

TRANSFEROR
(or on behalf of Transferor)

B. This form was delivered to me with all elements completed on _____, 1998

X
TRANSFeree
(or on behalf of Transferee)

C. This form was delivered to me with all elements completed on _____, 1998

LENDER

P.A. 85-1228, § 5, eff. Nov. 1, 1989.

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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.

Eva Hunt
TRANSFEROR
(or on behalf of Transferor)

B. This form was delivered to me with all elements completed on 8/31, 1998

[Signature]
TRANSFeree
(or on behalf of Transferee)

C. This form was delivered to me with all elements completed on _____, 1998

LENDER

P.A. 85-1228, § 5, eff. Nov. 1, 1989

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STANDARD BANK & TRUST COMPANY CHICAGO 4012 010

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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.

Ezra C Hunt
TRANSFEROR
(or on behalf of Transferor)

B. This form was delivered to me with all elements completed on _____, 1998

Robert H Kelly
TRANSFeree Vice President
(or on behalf of Transferee)

C. This form was delivered to me with all elements completed on _____, 1998

STANDARD BANK & TRUST COMPANY

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

A PORTION OF LOT 19 IN OWNERS SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT WHERE THE NORTH LINE OF THE AFORESAID LOT 19 INTERSECTS THE WEST LINE OF AFORESAID SECTION 13, THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID LOT 19 A DISTANCE OF 190 FEET; THENCE RUNNING SOUTH ALONG A LINE DRAWN PARALLEL TO THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 190 FEET; THENCE RUNNING WEST ALONG A LINE DRAWN PARALLEL TO THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 190 FEET; THENCE RUNNING NORTH ALONG THE WEST LINE OF SAID SECTION 13 TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1917 AS DOCUMENT 6234084, IN COOK COUNTY, ILLINOIS.

Address: 795 Golf Road
Des Plaines, Illinois

Tax Parcel Number: 08-13-102-002

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ATTACHMENT B TO ENVIRONMENTAL DISCLOSURE DOCUMENT

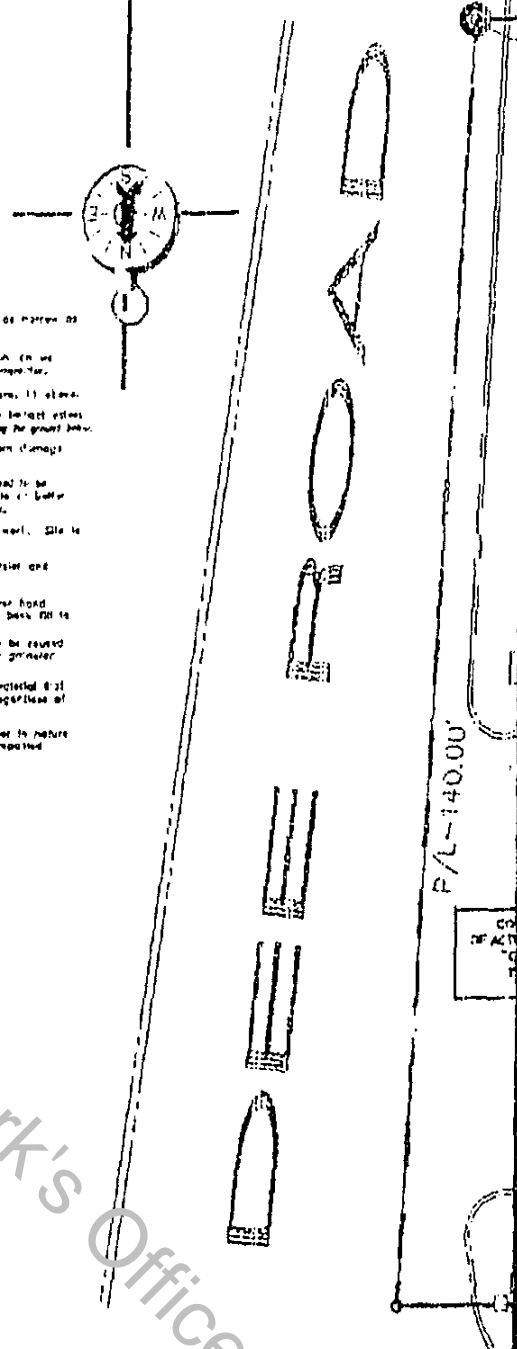
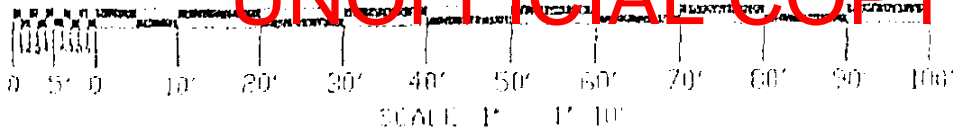
Site Plan (attached)

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Property of Cook County Clerk's Office



GENERAL NOTES:

1. Contractor will furnish all state and local permits, licenses, fees, etc.
2. All work to be per State and/or local code governing same.
3. Contractor to have all labor and material necessary to complete all work on this plan and a plan and specifications.
4. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO STARTING ANY AND ADVISE OWNER OF ANY MATERIAL ERROR TO EITHER RELOCATE SAME OR MOVE IT NEW WORK TO COMPLY WITH LOCAL CODES IF REQUIRED.
5. Saw cutting to be per local code governing same.
6. Contractor to furnish all materials and labor for uninterrupted flow of traffic. Contractor must not be on site prior to starting down a sidewalk for short time on an unobstructed cross street. Down time to be held to minimum and sidewalks should be replaced and ready to use at.
7. Elevation markers to be placed around perimeter of all excavations and be placed in good working condition through duration of open excavations. Markings to be no more than 2' apart from one to the next. If steel pipes are used for grade markers, then markers will be placed so as to mark the public of the location of other lines.
8. Lifting steel pipe used for elev. of ground w/g to be 4" dia. and covered. All new pipe to be fiberglass, 4" dia. max. length 20' for work. Therefore pipe will terminate with flexible joint, but 2' min. at time and if the above grade to be removed 40' minimum. Use pipe 2" min. diam. 20' max. length to be 2'-4" dia. 5' max. dia. for a better view of 2"
10. 12" round wraps of weathering walls to be installed as shown.
11. All new pipe, to be 3,000 psi hot roll, 4"/6"/8" dia. with 1/2" for 2' dia. of 6" thick pipe. All trench walls shall be spaced every 200 sq. ft. and spaced. Trench to be 1/2" brown paper. In case of concrete all new concrete to be high test.
12. Trenches shown minimum only. Contractor to keep trenches as narrow as possible.
13. Trenches containing water to be spaced w/2' min. apart in uncompleted ground. Same to be by each hour open summer.
14. Trenches containing sand will be spaced in 1/2" min. 1/2" apart.
15. Contractor to install 2" thick cement under all pipe below street level (water) and soil quality later dip. If ground water is present below the ground level.
16. Contractor to protect all adjacent structures and drives from damage caused by the work to be done.
17. Contractor to patch and repair all damages to curb, sidewalks caused by due to this work and before the job is completed make to a better than condition exist prior to commencement of new work.
18. All debris to be hauled from site or line of excavation of work. Site to be left clean clear of site of each day worked.
19. All underground work to be installed in accordance with all state and regulatory per I.P.S., regulations governing same.
20. All work must be provided and compatible with a power hand compactor or other device that will adequately compact the base fill to obtain a 15% modified Proctor rating on every lift of soil.
 - A. Existing base fill material that may be contaminated may be covered in local EPA regulations after 24 hr if it is compatible granular materials as noted above.
 - B. Any material such as clay and the confined to a clay material that is not compatible will not be permitted to be used regardless of whether it is or is not contaminated.
 - C. Existing material that is not contaminated and is granular in nature and can be readily compacted may be reused and compacted as noted above.

VAPOR RETURN NOTES.

1. THEY MUST TO BE BY OPN MODEL 5 S23. ALL VENTS TO BE MAINTAINED TOGETHER NO LESS THAN 2' ABOVE GRADE WITH THE MAIN VENT EXTENDED TWO FEET ABOVE MANHOLE.
 2. NEW INPAT VALVES TO BE BY OPN MODEL #10 RM.
 3. FURNISH AND INSTALL ALL NEW BREAK-A-WAYS AS MFG. BY ENCO WHEATON MODEL FA-15.
 4. ALL NEW PIPING TO BE BY G31 GIGI OR RED THREAD OR LOCAL. ALL HEADERS FROM SUBMERGED PUMPS TO BE 2" DIA. AND ALL BRANCHES OFF TO DISPENSERS TO BE 2" DIA. ALL VENT LINES TO BE MIN. 2" DIA.
 5. RETURN VAPOR RECOVERY LINE TO UNLEADED REGULAR TANK ONLY.
 6. SEE DRAWINGS LOCATIONS AND WORKSHEETS FOR ADDITIONAL INFORMATION AND CONSTRUCTION DETAILS. ALSO SEE DWG. UN-44-93
- CONTRACTOR TO CHECK GRADE AT TANK SLAB IF TANK SLAB IS HIGHER THAN SLAB AT FURTHEST DISPENSER FROM TANK AREA THEN A DROP OUT BOX MAY BE REQUIRED. UNDER NO CIRCUMSTANCES WILL A FALL OF LESS THAN 1% IN THE VAPOR RETURN LINE BE PERMITTED.
- BEFORE BACKFILLING THE TRENCHES THE CONTRACTOR SHALL RECORD THE FINISH ELEVATIONS ON THE NEW VAPOR RETURN LINES AND THE READINGS SHALL BE TAKEN ON THE TOP OF THE PIPE AT THE FITTINGS AND NOT THE TOP OF THE FITTING. ALL READINGS SHALL BE TAKEN IN THE DIRECTION OF THE VAPOR RETURN LINE. THE DISTANCES BETWEEN ELEVATION READINGS SHALL ALSO BE RECORDED AND NOTED ON THE DRAWINGS. FINAL PAYMENT WILL BE WITHHELD TIL NO RECEIPT OF THE APPROVING AND INSPECTION AND IT MUST BE COMPLETED THE UN-44-93 ENGINEER MUST BE NOTIFIED 24 HOURS PRIOR TO BACKFILLING AND COVERING THE VAPOR RETURN LINES AND 24 HOURS PRIOR TO ANY TESTING OF THE VAPOR RETURN LINES. CONTRACTOR TO CALL 708-818-7330 TO NOTIFY UNO-VEN ENGINEER OF PROPOSED TEST DATES. CONTRACTOR WILL BE RESPONSIBLE FOR MAKING CONTACT WITH THE ENGINEER BY PER'S MAIL CONTACT. VOICE MAIL. OR NOTE FAXED TO THE ENGINEER. FAX NO. 708-818-7163
- CONTRACTOR TO INSTALL EXTERNAL READING DO NOT TOP OFF TANK AS FURNISHED BY UNO-VEN.

*SEE ALSO DRAWINGS
 UN-44-93 STAGE 2 VAPOR RECOVERY
 UN-112-91 MISCELLANEOUS DETAILS
 UN-48-93 UPGRADE EXISTING TANKS.

"ASSIST SYSTEM"
 TO BE USED AT THIS
 LOCATION

THIS LOCATION WILL USE THE SILLIARCO VAPOR VAC ASSIST SYSTEM. UNO-VEN WILL FURNISH THE RETORTS KITS FOR THE DISPENSERS AND THE DROP OUT BOX. THE CONTRACTOR WILL FURNISH ALL LABOR AND MATERIAL NECESSARY TO COMPLETE ALL WORK AS SHOWN. CONTRACTOR WILL FURNISH ALL NECESSARY HOSES, NOZZLES, BREAKAWAYS, SWIVELS AND INSTALL FOR A COMPLETE AND READY TO OPERATE DISPENSER. CONTRACTOR TO POUR CONC. BASE 6" THICK AND 46" DIA. AROUND THE BASE OF THE DROP-OUT-BOX AND INLET BOX IN SAME TO PREVENT FLOTATION.

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P/L-140.00

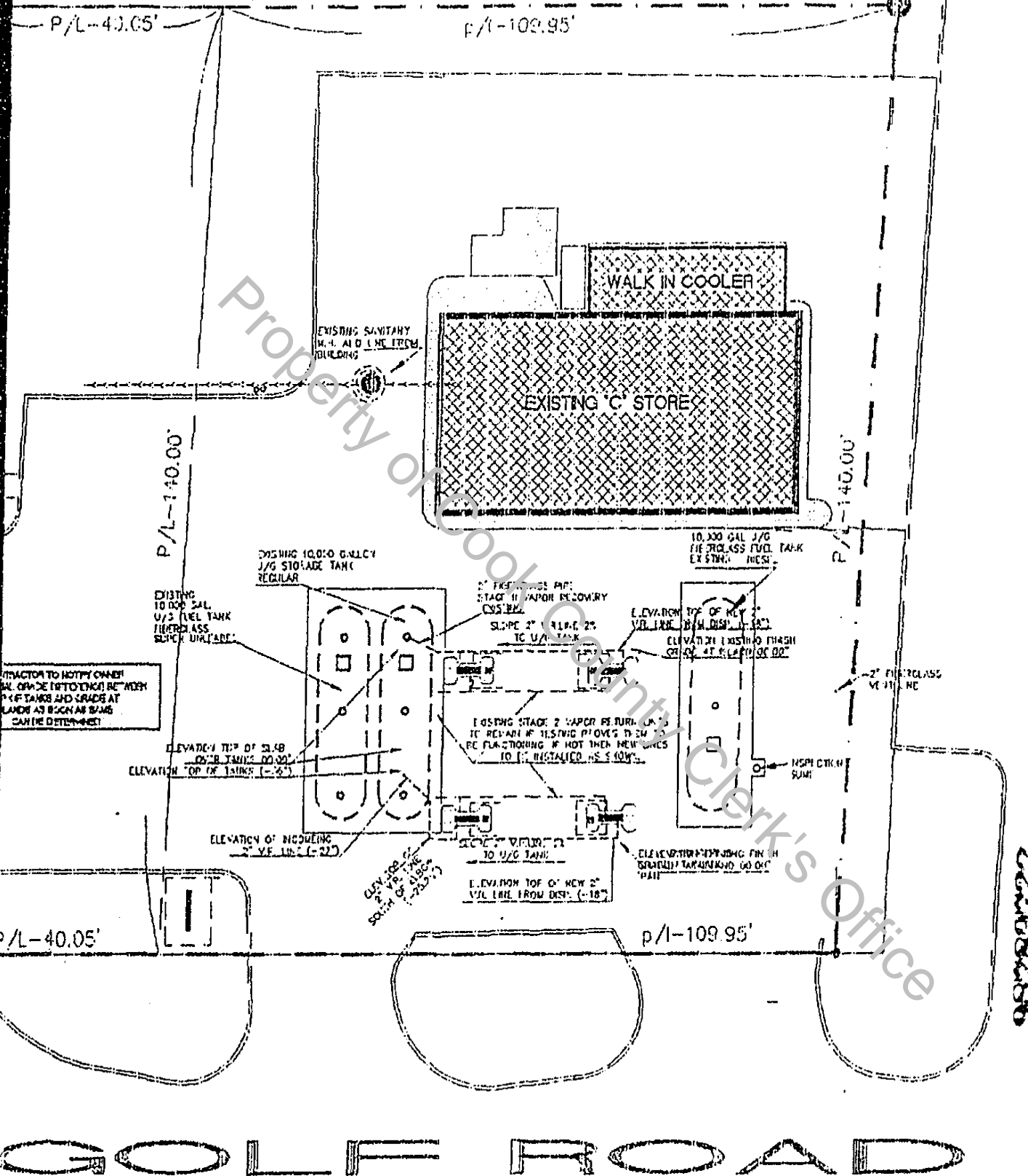
UNO-VEN

Products
 3850 North Wike Road
 Arlington Heights Illinois 60004

LAYOUT &
 VAPOR RE

TITLE OF PROJECT

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CONTRACTOR TO NOTIFY OWNER
OF ANY CHANGES TO THIS PLAN
AND TO OBTAIN APPROVAL FROM
THE LOCAL HEALTH DEPARTMENT
BEFORE ANY WORK IS DONE.

**STAGE 2
VAPOR RECOVERY**

THIS DRAWING AND THE SUBJECT MATTER HEREIN IS THE PROPERTY OF
THE UNO-VEN COMPANY AND IS CONFIDENTIAL AND PROPRIETARY.
REPRODUCTION OR DISSEMINATION OF THIS DRAWING WITHOUT THE
WRITTEN CONSENT OF THE UNO-VEN COMPANY IS PROHIBITED. THE
UNO-VEN COMPANY ACCEPTS NO LIABILITY FOR ERRORS, OMISSIONS OR SLOTTINGS
AS TO THIS DRAWING OR THE ACCURACY OF APPLICATION.

S.W. COR. GOLF AND DEE ROADS
DES PLAINES ILLINOIS

APPROVED

SALES MANAGER _____ DATE _____
ENGINEERING _____ DATE _____
REAL ESTATE _____ DATE _____

SCALE: 1" = 10'-0"
DATE: 11/28/94
DRAWN BY: JEFFREY J. CLARK
CHECKED BY: _____

UV-23-94

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G O L F R O A D