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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY



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

For Use By County

Recorder's Office

County

Date

Doc. No.

Vol. _____ Page _____

Rec'd by: _____

14
DMP

Seller: Cargill, -Incorporated

Buyer: Terminal Properties, LLC, as sole beneficial interest holder of Standard Bank and Trust Company Land Trust, No. 16212

7722592028

I. PROPERTY IDENTIFICATION:

A. Address of property: 12200 S. Torrence Chicago
Street City or Village Township

Permanent Real Estate Index No.: 26-19-101-025-0000, 26-19-102-011-0000, 26-30-100-020-0000, 26-19-102-013-0000, 26-19-300-008-0000, 26-19-300-009-0000

B. Legal Description: Section 19 Township 37N Range 15E

Enter or attach current legal description in this area:

See Exhibit A attached.

99494836

5211/0290 27 001 Page 1 of 14
1999-05-21 15:15:39
Cook County Recorder 91.00

Prepared by: Christopher W. Putnam, Esq.
Cargill, Incorporated
P.O. Box 5624
Minneapolis, MN 55440

Return to: Paula Maggio
171 Theimer + Gray
10 S Wacker Dr Suite 4000
Chicago IL 60606

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:

Lot Size _____ Acreage 60 acres - approximate

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

- | | |
|---|---|
| <input type="checkbox"/> Apartment building (6 units or less) | <input checked="" type="checkbox"/> Industrial building |
| <input type="checkbox"/> Commercial apartment (over 6 units) | <input type="checkbox"/> Farm, with buildings |
| <input type="checkbox"/> Store, office, commercial building | <input type="checkbox"/> Other, specify _____ |

II. NATURE OF TRANSFER:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| A. (1) Is this a transfer by deed or other instrument of conveyance? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) A lease exceeding a term of 40 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) A mortgage or collateral assignment of beneficial interest? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

BOX 333-CTI

B. (1) Identify Transferor:

99494836

Cargill, Incorporated, P.O. Box 9700, Minneapolis, MN 55440
Name and Current Address of Transferor

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:

David Pauling, East Geography Superintendent

612/742-7128

Name, Position (if any), and address

Telephone No.

C. Identify Transferee:

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;

(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 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 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 result of such failure to take such removal or remedial action. The punitive damage 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 of 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

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 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 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?

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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		YES	NO
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Injection Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wastewater Treatment Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land Treatment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tanks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Waste Pile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transfer Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Recycling Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Waste Treatment Detoxification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Land Disposal Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Container Storage Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

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

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

Yes No

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 of 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
- 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 No
- b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? Yes 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?

- 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
- 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? #4 - storage tank for petroleum on site (aboveground). Two underground fuel oil storage tanks and two aboveground petroleum storage tanks were removed in 1989. A no further remediation letter dated July 25, 1995 was obtained from the Illinois EPA with respect to the underground storage tanks. Both wastewater and septic tanks were used.

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:

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Name: _____

See Exhibit B.

Type of business/ or property usage _____

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:

	YES	NO		YES	NO
Landfill	_____	X	Injection Wells	_____	X
Surface Impoundment	_____	X	Wastewater Treatment Units	_____	X
Land Treatment	_____	X	Septic Tanks	_____	X
Waste Pile	_____	X	Transfer Stations	_____	X
Incinerator	_____	X	Waste Recycling Operations	_____	X
Storage Tank (Above Ground)	X	_____	Waste Treatment Detoxification	_____	X
Storage Tank (Underground)	_____	X	Other Land Disposal Area	_____	X
Container Storage Area	_____	X			

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.

David Pauling
signature
David Pauling
type or print name
TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on May 6 1999

Richard K. Dykstra
signature
Richard K. Dykstra
type or print name
TRANSFEEE OR TRANSFEEES (or on behalf of Transferee)

C. This form was delivered to me with all elements completed on May 6 1999

STANDARD BANK & TRUST CO.
Robert G. Kelly V.P.
signature
Robert G. Kelly V.P.
type or print name
LENDER

(Ch. 30, par. 906)

99494836

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21. tanks

20.

19.

Cargill Inc.
Chicago, Ill.

Property of Cook County Clerk's Office



300gal Above ground diesel fuel tank

22.

18.

17.

Approx 300gal Above ground diesel fuel tank + dip

16.

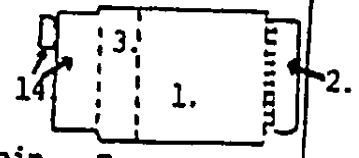
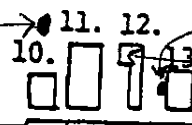
7.

Waste water treatment tank

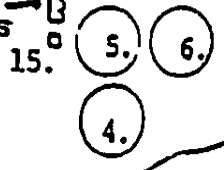
Turning Basin

petroleum tanks stored in and around shop area - 55 gal drums

Former ASTs and USTs



Grain Dryers



15.

Calumet River



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QUESTION 11

1. Further explanation for Question 4: Only three of the indicated units (two petroleum aboveground storage tanks and a septic tank) remain onsite.
2. Further explanation for Question 5(a): Cargill had an NPDES permit for discharge of sanitary wastewater and annex tunnel groundwater seepage issued May, 1993. The permit was effective June 1993, and was cancelled in December, 1998 because Cargill no longer required the permit.
3. Further explanation for Question 5(b): Cargill had a Federally Enforceable State Operating Permit (FESOP) for grain handling and grain drying operations. The permit was cancelled in December, 1998 because Cargill no longer required the permit.
4. Further explanation for Question 5(c): Same as Item (2) above.
5. Further explanation for Question 9: Cargill's response in Question 9 refers to Cargill's removal of two 20,000 gallon underground storage tanks from the property in October 1990. During removal operations, Cargill discovered that #6 fuel oil had leaked from the tanks (Illinois EPA LUST Incident #903215). Cargill subsequently excavated affected soils and tested the soils and groundwater for impact. Results performed on groundwater samples indicated that no analyzed parameter concentrations exceeded IEPA LUST cleanup objectives. Based on Cargill's remediation, sampling and analysis, the Illinois EPA issued a No Further Remediation letter on July 25, 1995 (attached).

149582v2

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Property of County Clerk's Office



State of Illinois

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ENVIRONMENTAL PROTECTION AGENCY

Mary A. Gade, Director

2200 Churchill Road, Springfield, IL 62794-9276

217/782-6761

JUL 25 1995

Cargill, Inc.
Attn: Brian Yeh
250 7th Avenue North
West Fargo, North Dakota 58078

99494836

Re: LPC #0316515008 -- Cook County
Chicago/Cargill, Inc.
122nd and Torrence Avenue
LUST Incident #903215
LUST TECHNICAL FILE

Dear Mr. Yeh:

The Illinois Environmental Protection Agency has reviewed the Professional Engineer's Certification which was submitted for the above referenced LUST Incident. This information was dated July 17, 1995 and was received by the Agency on July 20, 1995.

Based upon (a) the certification by Kurt Geiser, a registered Professional Engineer of Illinois; (b) the certification by Rick Ludwig, the owner and operator of the leaking underground storage tank(s); and based upon other information in the Agency's possession, it appears that the Illinois Environmental Protection Agency will not require any further remediation with regard to the above referenced LUST Incident.

This letter does not constitute Agency approval of any costs incurred during remediation, nor does this letter constitute Agency approval of any corrective action activities performed during remediation.

If you have any questions regarding this letter, please contact Chris Rife of my staff at 217/782-6760.

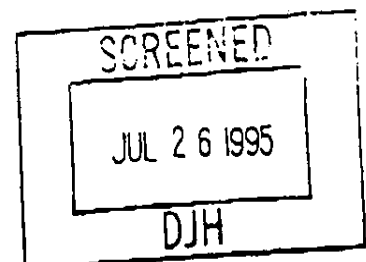
Sincerely,

Kenneth L. Page, Manager
Chicago Unit
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

KLP:CR:rmi/580x/53

cc: Remediation Technologies, Inc.

bcc: Kenneth Page
Division
Chris Rife



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EXHIBIT A

PARCEL 1

A tract of land lying in the West half of Section 19, and in the Northwest Quarter of Section 30, Township 37 North, Range 15 East of the Third Principal Meridian, and comprising part of Lot 5 in Circuit Court Partition of Lot 2 in Partition of the Southwest Quarter of the Northwest Quarter of said Section 19, parts of Lots 3 and 4 in Circuit Court Partition of the Southwest Quarter of the Northwest Quarter of said Section 19, part of the North Half of the Southwest Quarter of said Section 19, and parts of Lots 1 and 2, including "School Lot" in County Clerk's Division of parts of said Sections 19 and 30, as per plat recorded in the Recorder's Office of Cook County, Illinois, as document No. 4333221; said tract of land being bounded and described as follows:

Beginning on the North line of said Lot 5 in the Circuit Court Partition of Lot 2 at a point which is 504 feet East of the West line of said Section 19, and running thence East along said North lot line, a distance of 815.40 feet to the Northeast corner of said Lot 5;

Thence South along the East line of said Lots 5, 3 and 4, a distance of 734.44 feet to the Southeast corner of said Lot 4 and to the North line of said Southwest Quarter of Section 19;

Thence East along said North line of said Southwest Quarter, a distance of 636.49 feet to the West line of the 200 foot channel of the Calumet River, as established by the United States Government;

Thence Southwardly along said West channel line, being a meandering course, a distance of 2104.24 feet to its intersection with the South line of the North 774.30 feet of the South half of said Southwest Quarter of Section 19; which South line is identical with the line between said Lots 1 and 2 of County Clerk's Division;

Thence East along said line between Lots 1 and 2, a distance of 100 feet to the center line of said 200 foot channel of the Calumet River as established by the United States Government.

Thence Southwardly and Westwardly along said center line of channel, being a meandering course, a distance of 2341.80 feet to its intersection with the Easterly line of the right of way of the Calumet Western Railway Company;

Thence Northwestwardly along said Easterly right of way line, a distance of 131.35 feet to its intersection with the Northwesterly dock line of the Calumet River, as established by ordinance of the Common Council of the City of Chicago on November 29, 1915, and shown upon a map recorded in the Recorder's Office of Cook County, Illinois, as Document No 5831753, which intersection is 546.83 feet East of the West line and 941.22 feet South of the North line of said Northwest Quarter of Section 30;

Thence North along the East line of the West 546.89 feet of said Northwest Quarter of Section 30, a distance of 691.22 feet to its intersection with the South line of the North 250 feet of said Northwest Quarter of Section 30;

Thence East along said South line of North 250 feet, a distance of 178.15 feet to a point 725.04 feet East of the West line of said Section 30;

Thence North along a straight line, a distance of 2452.05 feet to a point 780.69 feet East of the West line of said Section 19 and 438.98 feet South of the North line of the Southwest Quarter of said Section;

Thence Southeastwardly, a distance of 172.42 feet to a point 861 feet East of the West line of said Section 19 and 590.47 feet South of the North line of the Southwest Quarter of said Section;

Thence North along the East line of the West 861 feet of said Section 19, a distance 590.53 feet to its intersection with the North line of said Southwest Quarter of Section 19;

Thence Northwestwardly, a distance of 820.64 feet to the point of beginning.

Excepting from said tract of land that part thereof lying North of a line which is 302.04 feet, measured perpendicularly, North from and parallel with the South line of the Northwest Quarter of said Section 19;

AND ALSO EXCEPTING therefrom that part thereof lying Southerly and westerly of the following described line:

COMMENCING at the intersection of the North line of the Southwest Quarter of Section 19 and the East line of the West 861 feet of said Section 19;

Thence South along the East line of the West 861 feet of said Section 19, a distance of 541.01 feet to the point of beginning of the hereinafter described line;

Thence Southeastwardly, a distance of 71.01 feet to a point, said point being 897.04 feet East of the West line of said Section 19 and 601.53 feet South of the North line of the Southwest Quarter of said Section;

Thence Southeastwardly, a distance of 210.33 feet to a point, said point being 997.46 feet East of the West line of said Section 19 and 785.00 feet South of the North line of the Southwest Quarter of said Section;

Thence Southeastwardly, a distance of 86.93 feet to a point; said point being 1026.42 feet East of the West line of said Section 19 and 866.55 feet South of the North line of the Southwest Quarter of said Section;

Thence Southeastwardly, a distance of 118.15 feet to a point of curve, said point of curve being 1079.44 feet East of the West line of said Section 19 and 971.40 feet South of the North line of the Southwest Quarter of said Section;

Thence Southeastwardly along said curve concave to the Southwest and having a radius of 1439.52 feet, and arc distance of 358.48 feet to a point of compound curve, said point of curve being 1198.97 feet East of the West line of said Section 19 and 1306.71 feet South of the North line of the Southwest Quarter of said Section;

Thence Southeastwardly along said curve concave to the Southwest and having a radius of 1193.23 feet and tangent to the previously described curve, an arc distance of 259.08 feet to a point, said point being 1226.79 feet East of the West line of said Section 19 and 1076.99 feet North of the South line of the Southwest Quarter of said Section;

Thence South, along a straight line a distance of 174.06 feet to a point of curve, said point of curve being 1226.65 feet East of the West line of said Section 19 and 902.94 feet North of the South line of said Section;

Thence Southwestwardly along said curve concave to the Northwest and having a radius of 784.68 feet, an arc distance of 245.28 feet to a point, said point being 1188.44 feet East of the West line of said Section 19 and 661.20 feet North of the South line of said Section;

Thence Southwestwardly, along a straight line a distance of 35.48 feet to a point of curve, said point of curve being 1177.50 feet East of the West line of said Section 19 and 627.30 feet North of the South line of said Section;

Thence Southwestwardly along said curve having a radius of 361.20 feet, an arc distance of 107.19 feet to a point, said point being 1159.96 East of the West line of said Section 19 and 521.74 feet North of the South line of said Section;

Thence South, a distance of 450.21 feet to a point, said point being 1152.49 feet East of the West line of said Section 19 and 71.54 feet North of the South line of Section 19;

Thence Southeastwardly, a distance of 759.95 feet to a point, said point being on the center line of the 200 foot channel of the Calumet River as established by the United States Government and 1671.02 feet East of the West line of the Northwest Quarter of the aforesaid Section 30.

PARCEL 2

A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 19, Township 18, Township 37 North, Range 15 East of the Third Principal Meridian, which parcel of land is bounded and described as follows:

Beginning at a point on the East and West center line of said Section 19, distant 390 feet East of the Southwest corner of said Southeast Quarter of the Northwest Quarter of said Section 19 and running;

Thence Westerly along said centerline, a distance of 390 feet, more or less, to said Southwest corner of said of said Southeast Quarter of the Northwest Quarter of said Section 19, at which corner is located a stone monument;

Thence Northerly along the West line of said Southwest Quarter of the Northwest Quarter of said Section 19, a distance of 409.35 feet, more or less, to a point at which is located an iron pipe;

Thence Southeasterly in a straight line at an angle of $43^{\circ}14'40''$ to said last described line, a distance of 569.17 feet, more or less, to the place of beginning.

EXCEPTING from said parcel of land that part thereof lying North of a line which is 302.04 feet, measured perpendicularly, North from and parallel with the South line of said Northwest Quarter of Section 19.

PARCEL 3

That part of the South half of the Northwest Quarter of Section 19, Township 37 North, Range 15 East of the Third Principal Meridian lying West of the West line of the 200 foot channel of the Calumet River as established by the United States Government, included within a parcel of land which is bounded and described as follows:

Beginning at a point in the Northeasterly line of land of Cargill, Incorporated and in the East and West center line of said Section 19, distant 390 feet East of the Southeast corner (at which corner is located a stone monument) of the Southwest Quarter of the Northwest Quarter of said Section 19.

Extending from said beginning point the following six courses and distances:

1. North $43^{\circ} 15' 05''$ West along said Northeasterly line of the last mentioned land 420.09 feet ;

2. South 89° 13' 20" East 498.26 feet to the West line of the 200 foot channel of the Calumet River, as established by the United States Government; the following two courses and distances being along the same;
3. South 6° 48' 44" East 357.21 feet;
4. South 8° 43' 23" West 48.43 feet;
5. North 89° 13' 20" West 150.14 feet; and
6. North 43° 15' 05" West 139.09 feet to the place of beginning.

EXCEPTING from said parcel of land that part thereof, if any, lying North of a line which is 302.04 feet, measured perpendicularly, North from and parallel with the South line of said Northwest Quarter of Section 19.

PARCEL 4A

Perpetual Easement in favor of Parcel 1 for the ownership, use and maintenance of railroad tracks, trackage, roadbed and appurtenances over and upon the following described tract; that part of the North ½ of the Southwest ¼ of Section 19, Township 37 North, Range 15 East of the Third Principal Meridian; and that part of Lot 4 in Circuit Court Partition of the Southwest ¼ of the Northwest ¼ of said Section 19 described as follows:

Beginning on the South line of said Northwest ¼ of Section 19 at a point which is 548.26 feet East of the West line of said Section and running thence Northwestwardly a distance of 100.02 feet to a point which is 92.95 feet North of said South line of the Northwest ¼ and 512.59 feet East of said West line of Section 19; thence Northeastwardly a distance of 32.25 feet to a point which is 105.70 feet North of said South line of the Northwest ¼ and 542.39 feet East of said West line of Section 19; thence Southeastwardly (intersecting said South line of the Northwest ¼, distant 118.29 feet, at a point 594.08 feet East of said West line of Section 19, a distance of 189.53 feet to a point which is 63.65 feet South of the North line of said Southwest ¼ of Section 19 and 625.20 feet East of the West line of said Section; thence Southeastwardly a distance of 382.87 feet to a point on the East line of the West 861 feet of said Southwest ¼ of Section 19 which is 362.06 feet South of the North line of said Southwest ¼ of Section 19; thence South along said East line of the West 861 feet a distance of 228.47 feet; thence Northwestwardly a distance of 672.03 feet to the place of beginning as created by the Deed from Charles M. Thomson, Trustee of the property of Chicago and North Western Railway Company to Cargill, Incorporated, recorded December 3, 1943 as Document 13187145; in Cook County, Illinois;

Parcel 4B

Perpetual Easement in Favor of Parcels 1 and 2 for the ownership, use and maintenance of railroad tracks, trackage, roadbed and appurtenances over and upon the following described tract; that part of the Southwest ¼ of Section 19, and that part of the Northwest ¼ of Section 30, both in Township 37 North, Range 15 East of the Third Principal Meridian, described as follow:

Beginning at the North line of the South 90 feet of said Southwest ¼ of Section 19 at a point which is 335.36 feet East of the West line of said Southwest ¼ and running thence Southwardly along a straight line a distance of 68.61 feet to a point which is 333.01 feet East of said West line of the Southwest ¼; thence Southeastwardly along the arc of a circle having a radius of 476.94 feet; convex Southwesterly and tangent to the above described straight line (intersecting the line between said Sections 19 and 30 distant 21.41 feet, at a point thereon 332.69 feet East of the West corner common to said Sections, a distance of 482.38 feet to a point on the East line of the West 546.89 feet of said Northwest ¼ of Section 30 which is

387.52 feet South of the North line of said Section 30; thence North along said East line of the West 546.89 feet, a distance of 81.63 feet; thence Northwestwardly along the arc of a circle having a radius of 423 feet and convex Southwesterly a distance of 373.59 feet to a point on said line between Section 19 and 30, which is 354.86 feet East of said West Section corner; thence Northwardly along a straight line a distance of 90.03 feet to a point on said North line of the South 90 feet to a point on said North line of the South 90 feet of the Southwest ¼ of Section 19 which is 353.78 feet East of the West line of said Southwest ¼; thence West along said North line of the South 90 feet a distance of 18.42 feet to a place of beginning, as created by the Deed from Charles M. Thomson, Trustee of the property of Chicago and North Western Railway Company to Cargill, Incorporated, recorded December 3, 1943 as Document 13187145, all in Cook County, Illinois.

PARCEL 4C:

A perpetual easement contained in deed recorded as Document 13187145 to run with the land to maintain and use for the purpose of ingress to and egress from the premises described in Parcels 1, 2 and 3 and in common with Charles W. Thomson, Trustee of the property of Chicago and North Western Railway Company, and said railway company and their respective successors and assigns, and any lessees, tenants, officers, agents, employees and persons, having business with them, or either of them, a roadway, as now existing, lying westerly of and adjacent to the northerly end of the premises described in Parcel 1, from the point where said road, known as the "Fire Road" crosses the westerly boundary of said premises, to the junction of said road, as now laid out, with Torrence Avenue, said easement/grant being absolute and unconditional for the purposes aforesaid, insofar as the said road lies upon, across or over said lands belong to the trust estate of Chicago and North Western Railway Company.

PARCEL 4D:

Easement for the benefit of Parcels 1, 2 and 3 as granted in deed recorded as Document 13187145 for the continued use, operation, maintenance and the right to connect with and use all or any utilities that service the land, including power lines, wires, telephone, fire alarm and A.D.T. lines and wires, water supply and sewer pipes and piping.

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EXHIBIT B

SITE INFORMATION UNDER OTHER OWNERSHIP

Cargill:

Dave Pauling 612-742-7128

Chris Bowersox 219-787-8613

Provided information in checklist.

Paul Schaubert 773-908-4659

Paul Schaubert interviewed of Cargill Technical Oils Plant. Use of building 20 is the storage and mixing of salt and potash both byproducts from Cargill Corp. Material is trucked in and out and sold to foundries for feedstock. Material is all under roof and on concrete inside building. Equipment consists of a mixer with conveyors and an end-loader.

SH Bell Co.:

John M. Bell, President 412-963-9910

Interviewed John M. Bell, President. Rents sections of Building 7, 8, and 9. Storage and loading of materials are under roof and on concrete pad. Material is ferroalloys consisting of ferro-manganese, ferro-silicon and ferro-chromium. Approximately 2000 tons in facility at this time. One #2 diesel tank rack labeled and placarded with one loader as equipment. In use from July 1998 until present.

Beemsterboer:

Peter Beemsterboer 219-931-7462

Interviewed Peter Beemsterboer. Rents sections of areas inside of building 7, 8, and 9. Equipment in use is one loader with trucks; use of building is storage of materials all under roof and on concrete pad. Material is alumina sulfate and magnesite.

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Chicago Dry Dock:

99494836

Haven Kern

773-721-3100

Leases property to the east of building 8, between building and river and uses dock wall. Cleans and repairs barges both in the river and on shore alongside the river. Dry cargo only. Waste disposal through local hauler or returned to origin. Wood sold or recycled to pallet companies. Side of the site is approximately 1200 feet by 100 feet and the only building is an office trailer. Site has one wastewater holding tank of 24,000 gallons that holds water pumped out of barge bilge. This water removed by local waste hauler. No chemicals used on site other than mechanics and welding tools. Area is paved and has been in use since March 1996. Site has one 300-gallon barrel rack for diesel fuel with labels. Equipment used are cranes, trucks, loaders and ski-mounted welding equipment. Chicago dry dock generator #0316485030. No septic on-site treatment. Porta-potty in use.

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