

Chicago Title Insurance Company

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STATE OF ILLINOIS  
LAKE COUNTY  
FILED

**ENVIRONMENTAL DISCLOSURE DOCUMENT  
FOR TRANSFER OF REAL PROPERTY**

2000-031933

MORRIS W. CANNON  
RECORDER  
For Use By County  
Recorder's Office

The following information is provided under IC 13-25-3, the Responsible Property Transfer Law

Lake County  
March 9, 2000  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_  
Page \_\_\_\_\_  
Rec'd by: \_\_\_\_\_

Seller: AMOCO OIL COMPANY  
Buyer: SOFOKLIS DRES  
Document No.: \_\_\_\_\_

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MAIL RECORDED DOCUMENTS TO:  
FIGLIULO & SILVERMAN, P.C.  
10 S. LA SALLE ST. # 3600  
CHICAGO, IL 60603

**I. PROPERTY IDENTIFICATION:**

A. Address of property: 4720 West 61<sup>st</sup> & I-65, Hobart, Indiana

Tax Parcel Identification No. (Key No.): 17-34-88

B. Legal Description:

Section: 2 Township: 35 Range: 8

The South 305 feet of the West half of the East half of the West half of the Southwest Quarter of the Southwest Quarter of Section 2, Township 35 North, Range 8 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana, excepting therefrom the South 55 feet thereof deeded to the City of Hobart for street purposes.

**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 in association with the property.

C. Property Characteristics:

Lot Size \_\_\_\_\_ Acreage \_\_\_\_\_

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

\_\_\_\_ Apartment building (6 units or less)

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- Commercial apartment (over 6 units)
- Store, office, commercial building
- Industrial building
- Farm, with buildings
- Other (specify): **AMOCO GAS STATION**

**II. NATURE OF TRANSFER:**

- |   | <u>Yes</u>                          | <u>No</u>                           |
|---|-------------------------------------|-------------------------------------|
| A. (1) Is this a transfer by deed or other instrument of conveyance of fee title to the property? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of a 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 collateral assignment of beneficial interest?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (5) An installment contract for the sale of property?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (6) A mortgage or trust deed?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (7) A lease of any duration that includes an option to purchase?                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

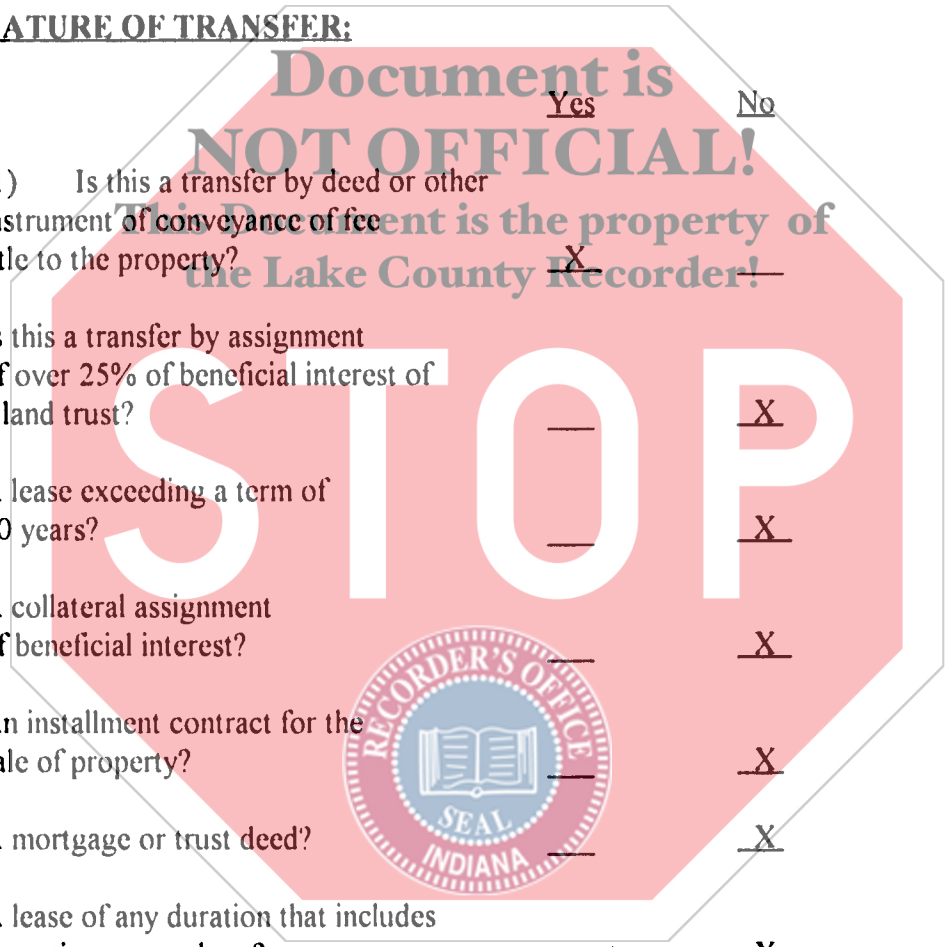
B. (1) Identify Transferor:

Name and Current Address of Transferor:

**AMOCO OIL COMPANY, 200 East Randolph Drive, Chicago, Illinois 60601**

(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: Marc S. Porter, Attorney



Figliulo & Silverman, P.C.  
10 South LaSalle Street, Suite 3600  
Chicago, Illinois 60603  
(312) 251-4600

Telephone No.:

Name, Position (if any), and address: David Piotrowski  
BPAmoco Mid-Continent Business Unit  
28100 Torch Parkway, Suite 300  
Warrenville, Illinois 6055-4015

Telephone No.: (630) 836-5674

Name, Position (if any), and address: Patrick Rohan  
Handex Corporation  
8579 Zionsville Road  
Indianapolis, Indiana 46268

Telephone No.: (317) 228-6240

C. Identify Transferee:

Name and Current Address of Transferee:  
**SOFOKLIS DRES, 4720 West 61<sup>st</sup> & I-65, Hobart, Indiana**

**III. 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 a "hazardous substance" (as defined by IC 13-11-2-98)? This question does not apply to consumer goods stored or handled by a retailer in the same form and approximate amount, concentration, and manner as they are sold to consumers, unless the retailer has engaged 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

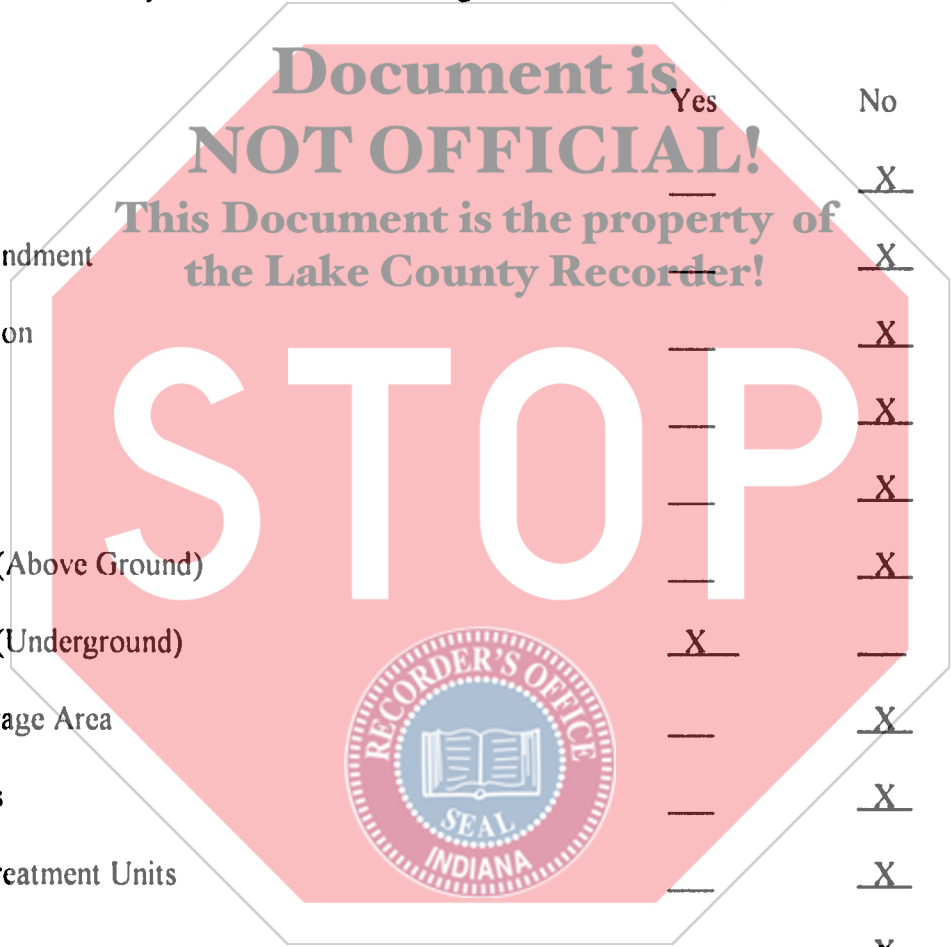
3. Has the transferor ever conducted operations on the property which involved the generation, transportation, storage, treatment or disposal of "hazardous waste" (as defined by IC 13-11-2-99(a))?

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 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 Application	<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"/>
Waste Treatment Detoxification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Land Disposal Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>



If there are "YES" answers to any of the above items and the transfer of property that requires

the filing of this document is other than a mortgage or trust deed or a collateral assignment of beneficial interest in a land trust, you must attach to the copies of this document that you file with the County Recorder and the Department of Environmental Management a site plan which identifies the location of each unit.

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

- |  | Yes                      | No                                  |
|--|--------------------------|-------------------------------------|
| a. Permits for discharges of wastewater to waters of Indiana.                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Permits for emissions to the atmosphere.                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Permits for any waste storage, waste treatment or waste disposal operation. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- Yes
- No

7. Has the transferor been required to take any of the following actions relative to this property?

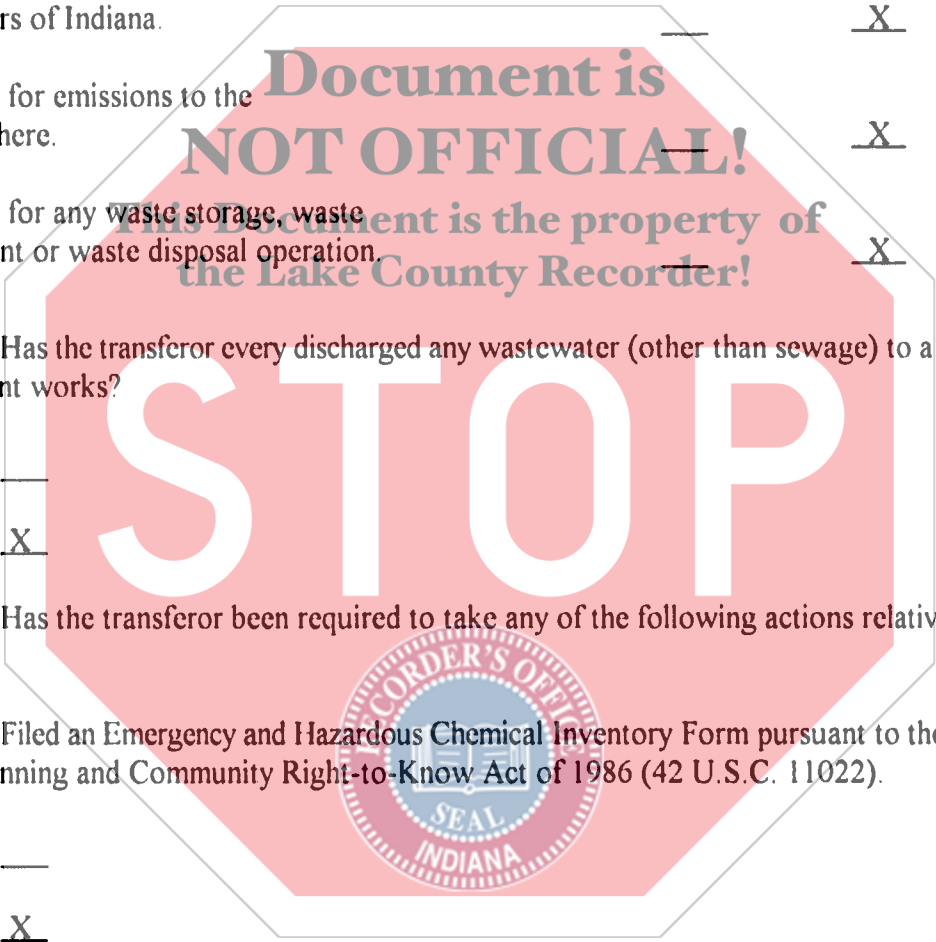
a. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986 (42 U.S.C. 11022).

- Yes
- No

b. Filed a Toxic Chemical Release form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986 (42 U.S.C. 11022).

- Yes
- No

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



a. Written notification regarding known, suspected or alleged contamination on or emanating from the property.

Yes

No

b. Filing an environmental enforcement case with a court or the solid waste management board for which a final order or consent decree was entered.

Yes

No

c. If the answer to question (b) was 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?

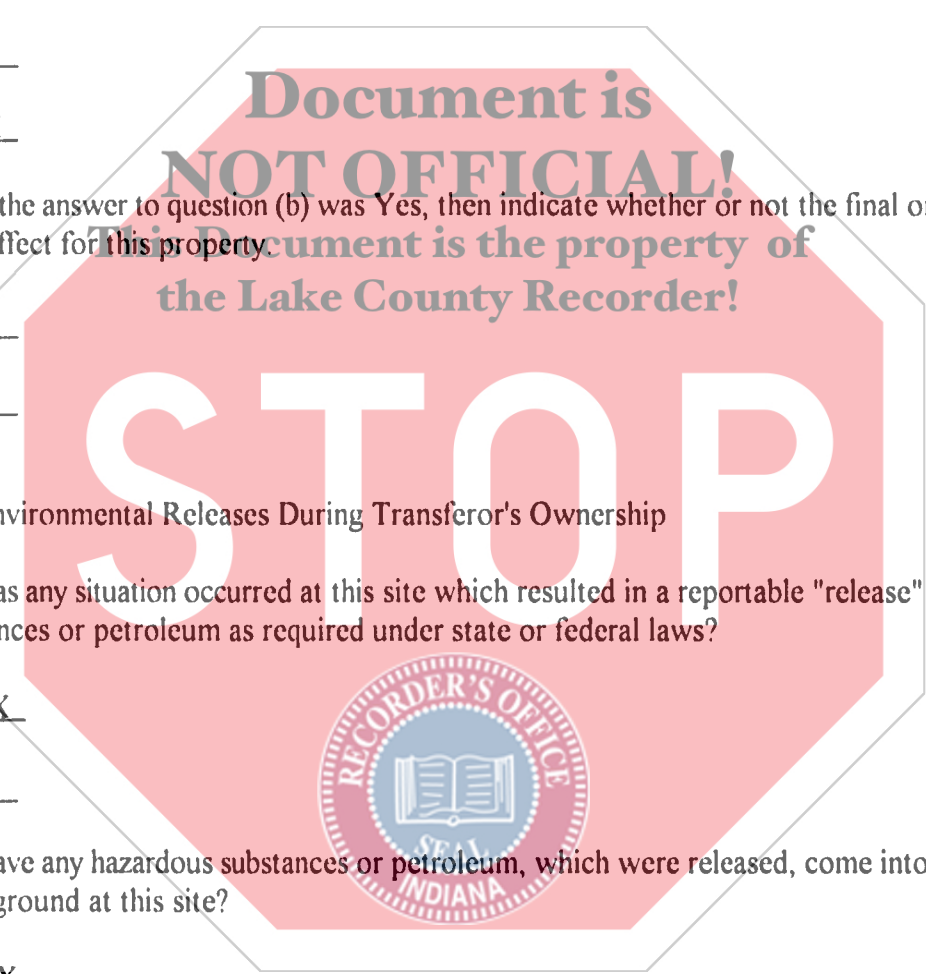
Yes

No

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 surface materials

Assignment of in-house maintenance staff to remove or treat materials including soils,





pavement or other surface materials

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

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

c. Is there an environmental defect (as defined in IC 13-11-2-70) on the property that is not reported under question (A) or (B)?

Yes

No

If the answer is Yes, describe the environmental defect:

\_\_\_\_\_

10. Is the facility currently operating under a variance granted by the commissioner of the Indiana Department of Environmental Management?

Yes

No

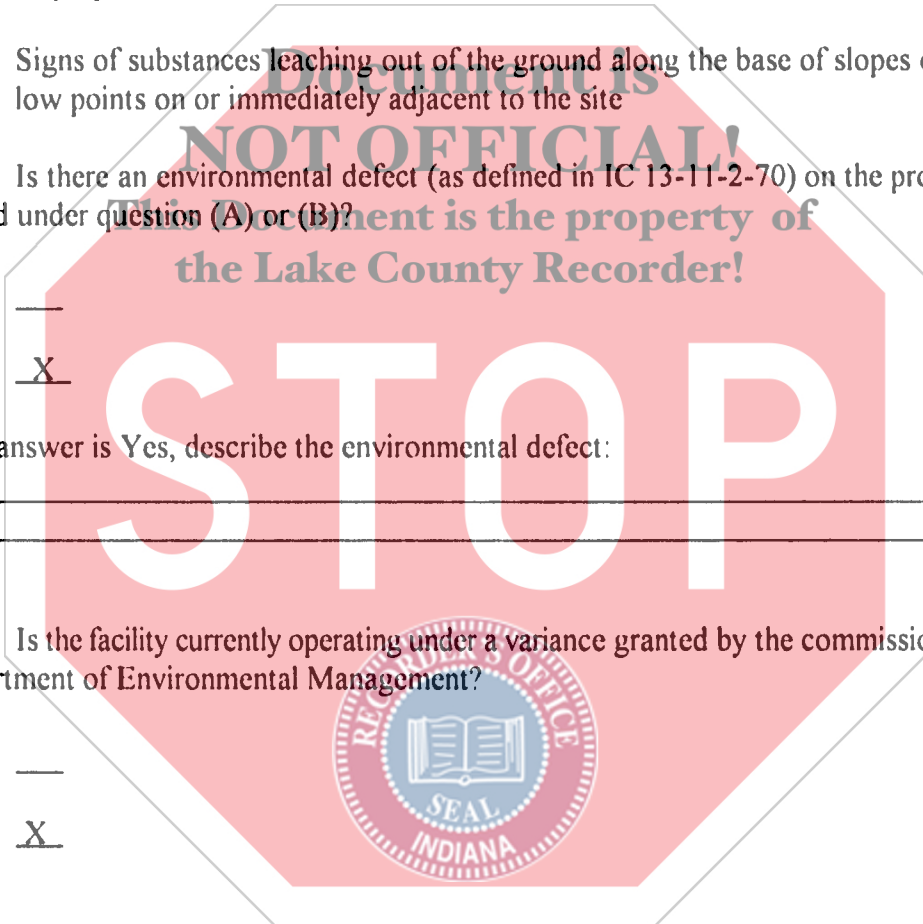
11. Has the transferor ever conducted an activity on the site without obtaining a permit from the U.S. Environmental Protection Agency, the commissioner of the department of environmental management, or another administrative agency or authority with responsibility for the protection of the environment, when such a permit was required by law?

Yes

No

If the answer if Yes, describe the activity?

\_\_\_\_\_



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

An Underground Storage Tank System Closure Report was submitted to the Office of Land Quality-Indiana Department of Environmental Management (OLQ-IDEM) on January 24, 2000. A subsequent incident was reported from the findings of the tank closure activities. The OLQ-IDEM assigned incident number 00-01526. Further site investigation activities are planned for the future.

**B. SITE INFORMATION UNDER OTHER OWNERSHIP OR OPERATION**

1. Provide the following information about the previous owner or about any entity or person to whom the transferor leased the property or with whom the transferor contracted for the management of the property:

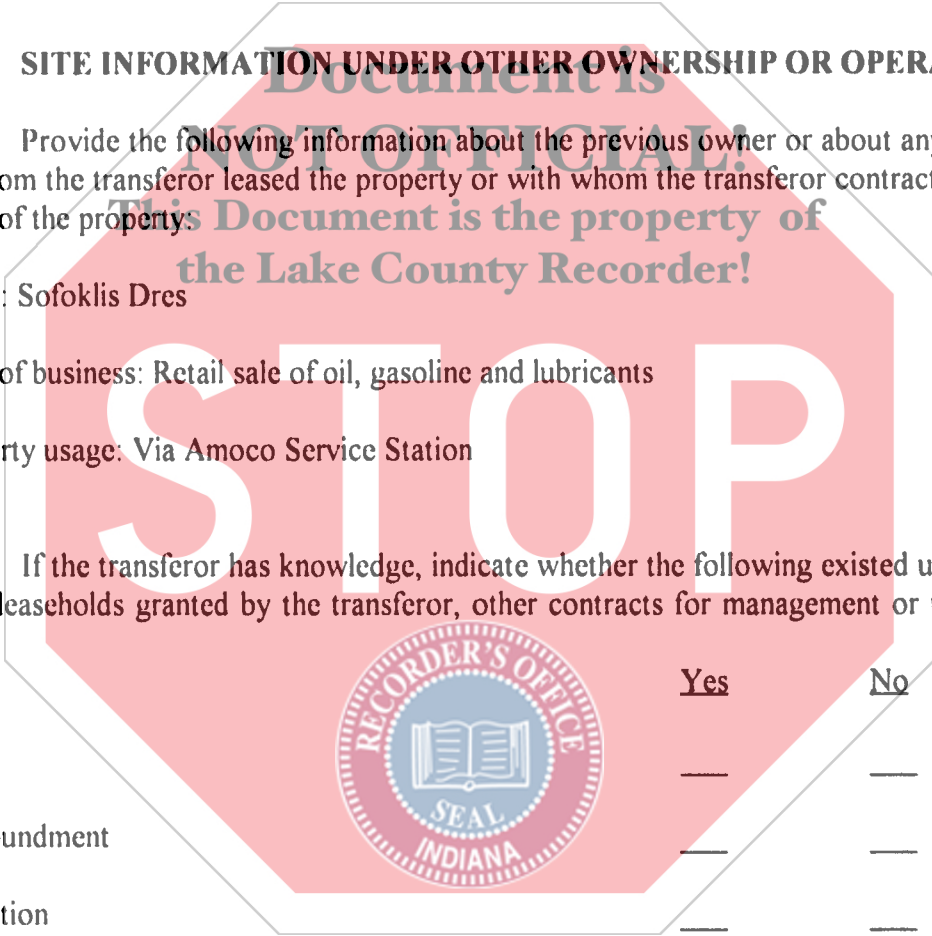
Name: Sofoklis Dres

Type of business: Retail sale of oil, gasoline and lubricants

Property usage: Via Amoco Service Station

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 property:

	Yes	No
Landfill	—	—
Surface Impoundment	—	—
Land Application	—	—
Waste Pile	—	—
Incinerator	—	—
Storage Tank (Above Ground)	—	—
Storage Tank (Underground)	—	—
Container Storage Area	—	—





Injection Wells \_\_\_\_\_

Wastewater Treatment Units \_\_\_\_\_

Septic Tanks \_\_\_\_\_

Transfer Stations \_\_\_\_\_

Waste Recycling Operations \_\_\_\_\_

Waste Treatment \_\_\_\_\_

Detoxification \_\_\_\_\_

Other Land Disposal Area \_\_\_\_\_

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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.

**AMOCO OIL COMPANY**

By: David L. Peshow  
 Its. Environmental Business Manager  
 Signature

**TRANSFEROR OR TRANSFERORS**  
 (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on March 8, 2000.

Sofoklis Dres  
 Signature

**SOFOKLIS DRES**  
**TRANSFeree OR TRANSFereES**  
 (or on behalf of Transferee)

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