

ENVIRONMENTAL DISCLOSURE  
DOCUMENT FOR TRANSFER OF  
REAL PROPERTY, 765 ILCS 90/5  
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The following information is provided  
pursuant to the Responsible Property  
Transfer Act of 1988

Seller:

Buyer:

I. PROPERTY IDENTIFICATION

A. Address of property: \_\_\_\_\_

Permanent Real Estate Index No.: \_\_\_\_\_

B. Legal Description:

Prepared by:

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

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)

### II. NATURE OF TRANSFER:

		Yes	No
A.	(1) Is this transfer by deed or other instrument of conveyance?	_____	_____
	(2) Is this a transfer by assignment of over 25% beneficial interest of an Illinois land trust?	_____	_____
	(3) A lease exceeding a term of 40 years?	_____	_____
	(4) A mortgage or collateral assignment of beneficial interest?	_____	_____
B.	(1) Identify Transferor:		

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Name and Current Address of Transferor

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Name and Address of Trustee if this is  
a transfer of beneficial interest of a land trust.

- (2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:
  
- (3) Identify Transferee:

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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 hazardous substance:

- (1) The owner and operator of a facility or vessel from which there is a release or substantial threat of a 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 form 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 where 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 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 or 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 in a 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 that 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 or "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 (operation 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	_____	_____
Surface Impoundment	_____	_____
Land Treatment	_____	_____
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	_____	_____

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 discharge 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 waste water 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 Yes \_\_\_\_\_  
No \_\_\_\_\_

and Community Right-to-Know Act of 1986.

- 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 or the property been the subject of any of the following State or Federal Governmental action?

- a. Written notification regarding known, suspected or alleged contamination on or emanating from the property. Yes \_\_\_\_  
No \_\_\_\_
- b. Filing any 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 \_\_\_\_  
N/A \_\_\_\_

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 in direct contact with the ground at this site?

Yes \_\_\_\_

No \_\_\_\_

N/A \_\_\_\_

c. If the answers to question (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 an in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials.
- Designation, by the IEPA or the IEMA, 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 leaking 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 operation 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 response?

Yes   
No

## 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: \_\_\_\_\_  
\_\_\_\_\_

Type of business \_\_\_\_\_  
or property usage \_\_\_\_\_  
\_\_\_\_\_

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

	YES	NO
Landfill	_____	_____
Surface Impoundment	_____	_____
Land Treatment	_____	_____
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	_____	_____

## 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.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type or print name

TRANSFEROR OR TRANSFERORS  
(or on behalf of Transferor)

B. This form was delivered to me with all elements completed on \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type or print name

TRANSFeree OR TRANSFEREES  
(or on behalf of Transferee)

C. This form was delivered to me with all elements completed on \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type or print name  
LENDER