

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.

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For Use By County Recorder's Office
County
Date
Doc. No.
Vol.
Page
Rec'd. By

92542872

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Seller: Rocfan Enterprises Limited Partnership
Buyer: Jiffy Lube International of Maryland, Inc.
Document No.:

DEPT-01 RECORDING 431.50
T#1111 TRAM 2656 07/24/92 11:39:00
#3966 & #-92-542872
COOK COUNTY RECORDER

Property Identification:

A. Address of property: 700 Higgins Road Park Ridge
Street City or Village Township

Permanent Real Estate Index No. 13-23-232-034

B. Legal Description:
Section 1 and 2 Township 40 N Range 12 E

Enter current legal description in this area:

See Exhibit "A" attached hereto and incorporated herein

Prepared by: Name Joy S. Goldman
Company Schwartz & Freeman
Address 401 North Michigan Ave., Suite 1900
City Chicago State Illinois Zip 60611

Return to: James T. Mayer
Mark Barria A. Miller
212 East Ohio Street, Suite 500
Chicago, Illinois 60611

②
E 112645 ②
WB
F 112645 ②
N921092-1104
H 1011-660126N



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

Store No. 859

THE ILLINOIS CHAMBER

31.00

Provided courtesy of The Illinois Chamber
20 North Wacker Drive
Chicago, Illinois 60606-3083
312-372-7373

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I. 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 cleanup costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

A. 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)
XX Store, office, commercial building
..... Industrial building
..... Farm, with buildings
..... Other (specify)

II. Nature of Transfer

A. (1) Is this a transfer by deed or other instrument of conveyance?

Yes..XX No.....

(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?

Yes..... No..XX

(3) A lease exceeding a term of 40 years?

Yes..... No..XX

(4) A mortgage or collateral assignment of beneficial interest?

Yes..... No..XX

B. (1) Identify Transferor:

Rocfam Enterprises Limited Partnership

Name and Current Address of Transferor:

1 Salt Creek Lane, Suite 200, Hinsdale, Illinois 60521

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:

Richard A. Agostinelli, Vice President of Rocfam Enterprises, Inc., General Partner of Rocfam Enterprises Limited Partnership

C. Identify Transferee:

Jiffy Lube International of Maryland, Inc.

Name and Current Address of Transferee:

700 Milan Street, Houston, Texas 77002

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 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;

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If there are "IEP" 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.

- Landfill No. XX
- Surface Impoundment No. XX
- Land Treatment No. XX
- Waste Pile No. XX
- Incinerator No. XX
- Storage Tank (Above Ground) No. XX
- Storage Tank (Underground) No. XX
- Container Storage Area No. XX
- Injection Wells No. XX
- Wastewater Treatment Units No. XX
- Septic Tanks No. XX
- Transfer Stations No. XX
- Waste Recycling Operations No. XX
- Waste Treatment Detention No. XX
- Other Land Disposal Area No. XX

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 waste, hazardous substances or petroleum?

Yes...XX 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...XX 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...XX No.....
1. Has the transferor ever conducted operations on the property which involved the generation, manufacture, processing, transportation, 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 trading (other than paint mixing or tinting of consumer sized containers), refueling, refilling, servicing, or cleaning operations on the property.

IV. Environmental Information

A. Regulatory Information During Current Ownership

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.
4. Section 22.1(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."
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 falls 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 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."
2. Section 4(d) 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(i) 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. 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 Any person who accepts or accepts 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."

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THE BOARD OF SUPERVISORS OF COOK COUNTY, ILLINOIS, HAS THE HONOR TO ANNOUNCE THAT THE FOLLOWING OFFICERS HAVE BEEN ELECTED TO OFFICE AT THE ANNUAL MEETING OF THE BOARD HELD AT CHICAGO, ILLINOIS, ON THE 15TH DAY OF DECEMBER, 1911.

CLERK	JOHN J. WELLS	1912	1913
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CLERK	JOHN J. WELLS	2010	2011

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

Yes..... No..XX

10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board?

.....
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

.....
Coping with fumes from subsurface storm drains or inside basements, etc.

.....
Impaired usage of an on-site or nearby water well because of offensive characteristics of the water

.....
Temporary or more long-term monitoring of groundwater at or near the site

.....
Sampling and analysis of soils

.....
Designation, by the EPA or the IESDA, of the release as "significant" under the Illinois Chemical Safety Act

.....
Assignment of in-house maintenance staff to remove or treat materials (including soils, pavement or other

.....
materials

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

.....
materials

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?

.....
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 law?

.....
b. Have any hazardous substances or petroleum, which, when released, come into direct contact with the ground at

.....
this site?

.....
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.

.....
a. Filing an environmental enforcement case with a court or the Pollution Control Board for which a final order or

.....
consent decree was entered.

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

.....
b. Filing an environmental enforcement case with a court or the Pollution Control Board for which a final order or

.....
consent decree was entered.

.....
c. 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. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and

.....
Community Right-to-Know Act of 1980.

.....
b. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know

.....
Act of 1986.

.....
c. Prepared a Chemical Safety Contingency Plan pursuant to the Illinois Chemical Safety Act

.....
d. Has the transferor taken any of the following actions relative to this property?

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

.....
b. Permits for any waste storage, waste treatment or waste disposal operation.

.....
c. Permits for emissions to the atmosphere.

.....
d. Permits for discharges of wastewater to waters of the State.

.....
e. 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.

.....
b. Permits for emissions to the atmosphere.

.....
c. Permits for any waste storage, waste treatment or waste disposal operation.

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

.....
e. Permits for any waste storage, waste treatment or waste disposal operation.

.....
f. Permits for emissions to the atmosphere.

.....
g. Permits for discharges of wastewater to waters of the State.

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- 3. The third section of the document...
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- 20. The twentieth section of the document...

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10/1/2011

THE PEOPLE OF THE STATE OF ILLINOIS

COMMISSIONERS

STATE OF ILLINOIS

10/1/2011

1. THE PEOPLE OF THE STATE OF ILLINOIS

COMMISSIONERS

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EXHIBIT "A"

Store No.: 859

Parcel Address: 700 West Higgins Road
Park Ridge, Illinois

Legal Description:

LOTS 15 AND 16 IN BLOCK 16 IN KINSEY'S PARK
RIDGE SUBDIVISION OF PART OF SECTIONS 1 AND
2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Property Index #: 12-02-402-041 VOL. 135

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RECEIVED
JAN 17 1968

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