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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
Seller: Viscosity Oil Company
Buyer: NBD Bank, N.A., as Trustee

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

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Ea

Document No.: _____

I. PROPERTY IDENTIFICATION:

A. Address of Property: 3200 South Western Avenue
Street
Chicago Lake
City or Village Township

Permanent Real Estate Index No.: 16-36-201-007
B. Legal Description:

Section 36 Township 39N Range 13EPM
Enter or attach current legal description in this area.

See Exhibit A attached hereto.

COOK COUNTY, ILLINOIS
CLERK'S OFFICE

AUG 26 PM 2:58

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Prepared by and after recording return to:

Nancy E. Schiavone, Esq.
Schiavone & Zerega
815 West Van Buren
Suite 321
Chicago, IL 60607

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BOX 333

3) GK 7302 722 D2

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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 appr. 219 x 554 Acreage 2.2099

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
<u>X</u>	Industrial building
_____	Farm, with buildings
_____	Other (specify)

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 forty (40) years?	_____	<u>X</u>
(4) A mortgage or collateral assignment of beneficial interest?	_____	<u>X</u>

B. (1) Identify Transferor:

Viscosity Oil Company, 600-H Joliet Road
Willowbrook, IL 60521
Name and Current Address of Transferor

N/A
Name and Address of Trustee if this is a transfer of beneficial interest of a land trust. Trust No.: _____

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

Rick Biagi, Vice President, 600-H Joliet Road,
Willowbrook, IL 60521 (708) 850-4000
Name, Position (if any), and address Telephone No.

C. Identify Transferee:

NBD Bank, N.A. as Trustee under Trust Agreement dated June
25, 1993 and known as Trust Number 3050-EG
Arlington Heights and Higgins Roads
Elk Grove Village, Illinois 60007
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 substances:

(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."

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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 (c), 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 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 or "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

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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 X
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 X
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 Resources 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?

	Yes	No
Landfill	<u> </u>	<u> X </u>
Surface Impoundment	<u> </u>	<u> X </u>
Land Treatment	<u> </u>	<u> X </u>
Waste Pile	<u> </u>	<u> X </u>
Incinerator	<u> </u>	<u> X </u>
Storage Tank (Above Ground)	<u> X </u>	<u> </u>
Storage Tank (Underground)	<u> </u>	<u> X </u>
Container Storage Area	<u> X </u>	<u> </u>
Injection Wells	<u> </u>	<u> X </u>
Wastewater Treatment Units	<u> </u>	<u> X </u>
Septic Tanks	<u> </u>	<u> X </u>
Transfer Station	<u> </u>	<u> X </u>
Waste Recycling Operations	<u> </u>	<u> X </u>
Waste Treatment Detoxification	<u> </u>	<u> X </u>
Other Land Disposal Area	<u> </u>	<u> X </u>

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

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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 or wastewater to waters of the State Yes ___ No X
- b. Permits for emissions to the atmosphere. Yes X No ___
- 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 X 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 X No ___
- 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

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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?

NO Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials.

NO Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials.

NO Designation, by the IEPA or the IESDA, of the release as "significant" under the Illinois Chemical Safety Act.

YES Sampling and analysis of soils.

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

NO Impaired usage of an on-site or nearby water well because of offensive characteristics of the water.

NO Coping with fumes from subsurface storm drains or inside basements, etc.

NO 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.

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

Yes _____
No X

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

Groundwater contamination under portion of Property by petroleum substances believed attributable to an off-site source.

Some soil contamination under portion of Property attributable to historic minor releases of petroleum products.

B. SITE INFORMATION UNDER OTHER OWNERSHIP OR OPERATION

1. Provide the following information about the previous owner or any entity or person the transferor leases the site to or otherwise contracted with for the management of the site or real property:

Name: Cities Service Oil Co.

Type of business/
or property usage Petroleum Products
Bulk Terminal

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)	<u>X</u>	_____
Storage Tank (Underground)	<u>X</u>	_____
Container Storage Area	<u>X</u>	_____
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.

TRANSFEROR

VISCOSITY OIL COMPANY, an Illinois corporation

By: [Signature]
Its: [Signature]

B. This form was delivered to me with all elements completed on July 12, 1993.
August

TRANSFEEE

NBD BANK, N.A., as Trustee aforesaid, Trust No. 3050-EG

By: Dawn A Mackie Krue By: [Signature]
Its: Beneficiary with Power of Direction Its: Beneficiary with Power of Direction

C. This form was delivered to me with all elements completed on July 12, 1993.
August

LENDER

By: [Signature]
Signature

CASE CREDIT, a division of CASE CORPORATION

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LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF BLOCKS 7 AND 8 AND THE STREETS AND ALLEYS ADJACENT THERETO AND INCLUDED WITHIN THE FOLLOWING DESCRIBED TRACT IN STEEL AND BUCHANANA SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WEST OF ILLINOIS AND MICHIGAN CANAL ALSO KNOWN AS MANCHESTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 8 AFORESAID RUNNING THENCE NORTH ALONG EAST LINE OF BLOCK 8 AND THE EAST LINE OF BLOCK 8 AS EXTENDED NORTHERLY TO A POINT 50 FEET SOUTH OF CENTER LINE OF MOST NORTHERLY MAIN TRACK OF ATCHISON TOPEKA AND SANTA FE RAILWAY COMPANY THENCE WEST ALONG A LINE PARALLEL WITH AND 50 FEET SOUTHERLY OF THE CENTER LINE OF THE MOST NORTHERLY TRACK OF SAID RAILWAY COMPANY TO EAST LINE OF BLOCK 7 AFORESAID THENCE SOUTH ALONG THE EAST LINE OF BLOCK 7 TO A POINT 195 FEET NORTH OF SOUTHEAST CORNER THEREOF; THENCE SOUTHWESTERLY ON A CURVED LINE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 521 FEET TO A POINT IN SOUTHEASTERLY LINE OF BLOCK 7 WHICH IS 82 FEET EAST FROM EAST LINE OF CAMPBELL AVENUE MEASURED AT RIGHT ANGLES THERETO THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINES OF BLOCKS 7 AND 8 TO THE POINT OF BEGINNING (EXCEPTING SUCH A POINT OF PREMISES IN QUESTION WHICH FALLS WITHIN A STRIP OF LAND 90 FEET IN WIDTH NORTH OF THE ILLINOIS AND MICHIGAN CANAL) IN COOK COUNTY, ILLINOIS;

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, FOR THE CONSTRUCTION, USE, MAINTENANCE, ALTERATION, RESTORATION, REMODELING AND REPAIR OF A BUILDING, AS CREATED BY GRANT RECORDED FEBRUARY 3, 1993 AS DOCUMENT 93087875, OVER AND UPON THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF BLOCK 7 AS SAID BLOCK IS SHOWN ON A RECORDED PLAT OF STEEL AND BUCHANAN'S SUBDIVISION TO SAID CITY, DISTANT NORTH (BEARING ASSUMED FOR THE PURPOSE OF THIS DESCRIPTION) ALONG SAID EAST LINE, 195 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 7;

THENCE NORTH ALONG SAID EAST LINE OF SAID BLOCK 7, A DISTANCE OF 4.50 FEET;

THENCE SOUTH 67 DEGREES 52 MINUTES 33 SECONDS WEST, A DISTANCE OF 8.23 FEET;

THENCE SOUTH 22 DEGREES 36 MINUTES 27 SECONDS EAST, A DISTANCE OF 6 FEET TO A POINT IN THE ARC OF A CURVE;

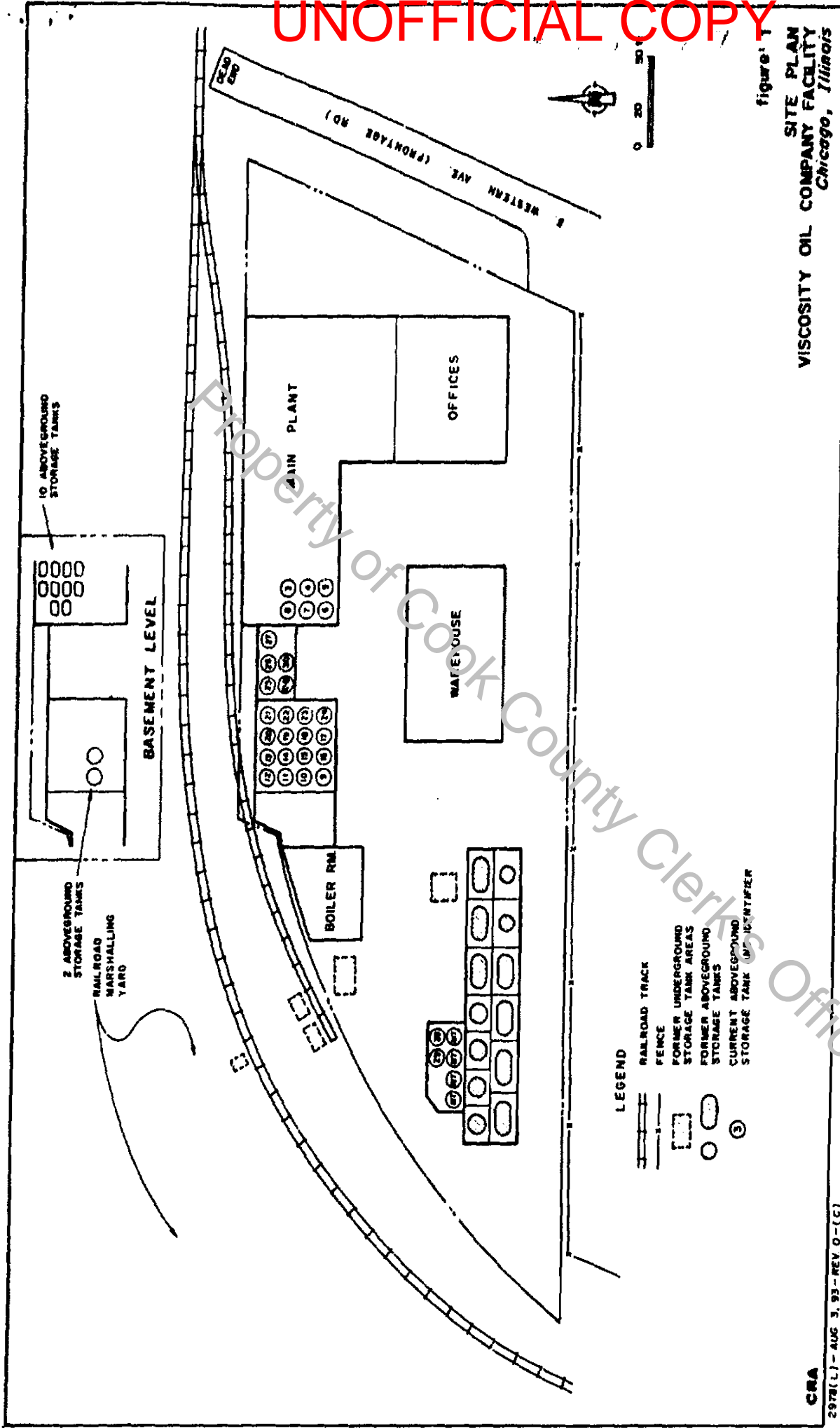
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE FROM WHENCE A RADIAL BEARS SOUTH 38 DEGREES 07 MINUTES 21 SECONDS EAST, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 521 FEET, A DISTANCE OF 6.80 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 37 SQUARE FEET OF LAND, MORE OR LESS.

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figure 1
VISCOSITY OIL COMPANY FACILITY
Chicago, Illinois



CRA

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