For Use By County Recorder's Office

B

ILLINOIS ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

The 1	0110	wing information is	;	County			
provi	ded	pursuant to the		Date			
Respo	nsib	le Property		Doc. No.			
Trans	fer .	Act of 1988		Vol.	. DEPT-01 RECO	IRMING	\$37.00
Selle	r:	AmeriGas Propane. L	.P.	Page	TANGIZ TRAN	1 5382 07/21/95	
		Star Investments, L		Rec'd by:		M #-95-4	
		No.(_)		•		ITY RECORDER	
					. DEPT-10 PENA		\$34.00
I.	PROP	erty 10) intification	•		. DEPT-10 PENA	ĹŤŶ	\$0.00
+•			•				
	A.	Address of propert	v: 2354 Wes	tern Avenu	ı a		
	42.0	X Proposition	Street				
		Park Forest	40100			Cook Cou	ntv
		City or Village					nship
		Permanent Real est	ate Index N	n : See a	ttached		
	в.	Legal Description:		· · · · · · · · · · · · · · · · · · ·			
	D.		Township		Range		
		Section Enter or attach cu	rang loas j	descripti		area:	
		Enter or accause ou	II Chic legal	GRECT The	WII TII CHTA	GI GU I	
		On a shhook od	T				
		See attached.	` ()				
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	rrep	ared by: <u>Frika Spot</u>		RACULII		name	
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		P.O. BOX			17404		
			addr	ess			
				Terrograph			
		L.	IABILITY D	SCLOSURE	0.		
						9 44-4 44-4	l
	Trans	sferors and transfer	rees of rea	1 property	ale advise	d that the	.r
owner	ship	or other control of	such prop	erty may r	ender them	TIMDIG TOP	any
envir	onmer	ntal clean-up costs	whether or	not they	caused cc	ontributed	TO
the p	reser	nce of environmental	l problems	associated	with the f	coperty.	
						7	
(c.	Property Character	istics:		•	(C)	
		Lot Size Approximat	ely 125' x	<u>298'</u> Acr	eage		LC:
		Check all types of	improvemen	t and uses	that perta:	in to the	
		property:	_				X
			Apartment	building (6 units or 3	less)	<u> </u>
			Commercial	apartment	(over 6 un:	its)	a a a
		X			rcial build:		ä
			Industrial				ĬĨ
			Farm, with	buildings			5478458
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II. NATUR	of transfer:		
		Yes	No
A. (1)	Is this a transfer by deed or other instrument of conveyance?	<u> </u>	
(2)	Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?		¥
(0)		•—•	~
	A lease exceeding a term of 40 years?		
(4)	A mortgage or collateral assignment of beneficial interest?		X
B. (1)	Identify Transferor:		
Ame	rigas Propane, L.P., P.O. Box 965, Valley Forge,	PA 19482	
Name t	nd Current Address of Transferor		
benefi	and Address of Trustee if this is a transfer of cial interest of a land trust.	Trust	
(2)	Identify person who has completed this form on b	ehalf of	the
Transferor	and who have knowledge of the information contains	d in this	s form:
	Erika Spott, Associate Counsel	610-337-	-1000
	Name, Position (if any), and address	Telephor	
	NAME, POSICION (II any), and address	rerebuor	
C. Ide	ntify Transferee:		
	Star Investments. 1.L.C.		
	17415 South Ashland, Kast Hazelcrest, IL 60429		
	Name and Current Address of Transferee		
III. NOTIFI	CATION		

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;

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- (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 of preventive action, corrective action and enforcement action incurred by the State of Illinois as a result of a release or a substantial threat or 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

A. Regulatory Information During Current Ownership

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《据》《【1777年》,《1985年第八年》(2)

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Yes	1. Has the transferor ever conducted operation involved the generation, manufacture, processing, treatment, storage or handling of "hazardous substillinois Environmental Protection Act? This quest applicable for consumer goods stored or handled by form, approximate amount, concentration and manner consumers, provided that such retailer does not entitying (other than paint mixing or tinting of constituting, refinishing, servicing, or cleaning operations.	transportation, ances", as defined by t ion shall not be a retailer in the same as they are sold to gage in any commercial umer sized containers),	h
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	Yes NoX		
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	2. Has the transferor ever conducted operation involved the processing, storage or handling of per	troleum, other than that	h E
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	Yes X		
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 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	involved the generation, transportation, storage, the "hazardous or special wastes", as defined by the forces conservation and Recovery Act and the Illinois Environment.	treatment or disposal of aderal Resource	1
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	Yes X		
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	at the property which are or were used by the trans	sferor to manage waste,	1)
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		YES NO	
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	Tandfill	T'S	
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		<u> </u>	
Waste Recycling OperationsX		U ₂ _ <u>x</u>	_
Waste Recycling OperationsX			
Waste Recycling OperationsX	* · · · · ·	<u> </u>	
Waste Recycling OperationsX		X	
Waste Recycling OperationsX		X	
Waste Recycling OperationsX	Injection Wells		
Waste Recycling OperationsX			
Waste Recycling OperationsX			
	Waste Treatment Detoxification Other Land Disposal Area	X	

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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.

disclos	ure	document.		
5. real pr		the transferor ever held any of the following in ty?	reg	ard to thi
	a.	Permits for discharges of wastewater to waters of the State.	Yes No	_ <u>x</u> _
	b. ,	Permits for emissions to the atmosphere.	Yes No	<u>_x</u>
	c.	Permis for any waste storage, waste treatment or waste disposal operation.	Yes No	_ <u>x</u> _
		the transferor had any wastewater discharges (oti a publicly owned treatment works?	her (than
	Yes No	<u>x</u>		
7. this pr		the transferor taken any of the following actions ty?	s rel	lative to
	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.	Y es No	
	c.	Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.	Yes No	<u>x</u>
8. been the actions?	sul	the transferor or any facility on the property or oject of any of the following State or federal gov	the	property ental
	a.	Written notification regarding known, suspected or alleged contamination on or emanating from the property.	Y es No	<u> </u>

(2) If the state of the stat

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	D.	case with a court or the Pollution	No X
		Control Board for which a final	
		order or consent decree was entered.	
	_	If item b. was answered by checking	Yes
	C.	Yes, then indicate whether or not	No
		the final order or decree is still	
		in effect for this property.	
_			
9.	Env	ironmental Releases During Transferor's Owners	11 p
		any situation occurred at this site which resu	
		"release" of any hazardous substances or petrol or 12deral laws?	leum as required
miner 9		100	
	Yes		
	No	<u>x</u> 9	
b.	Hav	any hazardow substances or petroleum, which	were released,
come in	to d	irect contact with the ground at this site?	
	Yes		
	No	<u>x</u> O/	
_	T#	the answers to questions a and b are Yes, have	any of the
followi	ng a	ctions 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 m	aterials
		Assignment of in-house maintenance staff to re	move or treat
		materials including soils, pavement or other s	urficial
		materials	
		Designation, by the IEPA or the IEMA, of the r	etesse es
		"significant" under the Illinois Chemica Safe	ity act
		Sampling and analysis of soils Temporary or more long-term monitoring of grown	ndwater at or
-		near the site	Wingest of or
		Impaired usage of an on-site or nearby water w	1612 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	
		of slopes or at other low points on or immedia the site	cary adjacent to
	- -		was awayshad his
10. he 711:	. IS	the facility currently operating under a varia Pollution Control Board?	nce granted by
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11. Is there any explanation needed for cla above answers or responses?	rification of any o	f the
N/A		
B. SITE INFORMATION UNDER OTHER OWNERSHIP	OR OPERATION	
1. Provide the following information about entity or person the transferor leased the site with for the banagement of the site or real prop	to or otherwise con	r or any tracted
Name: Cities Service Company		
Type of business/ Unknown		
or property usage		
2. If the transferor has knowledge, indic existed under prior ownerships, leaseholds grant contracts for management or use of the facilities M/A 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	ed by the transfero	r, other
	YES	NO
Landfill		
Surface Impoundment		
Land Treatment	4-12114-1-1-1-1-1-1	
Waste Pile		
Incinerator Storage Tank (Above Ground)		
Storage Tank (Underground)		
Container Storage Area		
Injection Wells	T'	
Wastewater Treatment Units	0,	
Septic Tanks	(),	
Transfer Stations Waste Recycling Operations		
Waste Treatment Detoxification		
Other Land Disposal Area		~

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PETROLANE ILLINOIS PROPERTY No. P0147 COOK COUNTY 2354 WESTERN AVE., P.O. BOX 188 PARK FOREST, IL

PARCEL 6:

That part of the North 1/2 of the North East 1/4 of Section 25, Township 35 North, Range 13 East of the Third Principal Maridian described as follows: Beginning at a point on the South line and 792 feet West of the South East corner of the North 1/2 of the North East 1/4 of said Section 25; thence North on a line normal to aforesaid South line of the local 1/2 of the North East 1/4 125 feet; thence West on a line parallel to said South line of the said North 1/2 of the North East 1/4 298 feet, thence South on a line normal to aforesaid South line of said North 1/2 of the North East 1/4 125 feet: thence East on said south line of said NOrth 1/2 of the North East 1/4 298 feet to the point of beginning in Cook County, Illinois.

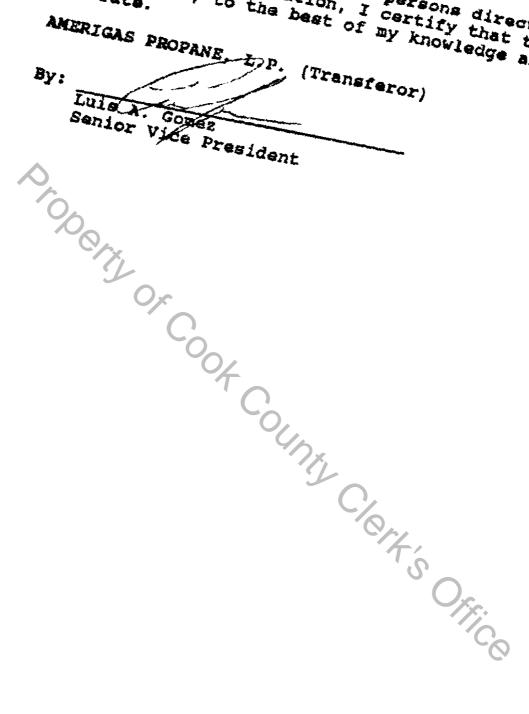
SUBJECT TO any condition that an accurate survey or an inspection of the premises might show and to covenants, C/O/7/5 O/Fico easements and restrictions of record.

Permanent Tax Identification No.: 31-25-201-008-000

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v. CERTICIAL COPY

A. Based on my inquiry of those persons directly responsing the information, I certify that the information accurate. to the best of my knowledge and belief, in the information of the property that the information and belief, in the property of the persons directly responsing the property of those persons directly responsing the persons directly responsible respon



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