

ILLINOIS RESPONSIBLE PARTY TRANSFER
ACT, STATUTORY DISCLOSURE FORM

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

For use by County Recorder's Office:

Seller: Shell Oil Company
Buyer: Equilon Enterprises, L.L.C.

County: COOK
Date: _____
Doc No.: _____
Vol.: _____
Page: _____
Rec'd by: _____
Document No.: _____

11
N/S

I. PROPERTY IDENTIFICATION:

A. Address of property: 6701 Joliette Rd, La Grange
Street City or Village Township

Permanent Real Estate Index No.: 18-20-103-005

B. Legal Description: Section _____ Township _____ Range _____

Enter or attach current legal description in this area: **SEE EXHIBIT A ATTACHED**

Prepared by: Lisa Schoedel Return to: Equilon Enterprises, L.L.C.

Shell Oil Products Company
As agent for Shell Oil Company
1415 W 22nd Street
Oak Brook, IL 60523-2045

CHICAGO TITLE INSURANCE CO.
RETURN DOCUMENT TO
ROCHELLE DEMOSS
171 N CLARK ST • CHICAGO IL 60601

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
- Farm, with buildings
- Other (specify): Gasoline service station

BOX 333-C71

52A/DN

II. NATURE OF TRANSFER:

Yes No

- A. (1) Is this a transfer by deed or other instrument of conveyance? XX
- (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? XX
- (3) A lease exceeding a term of 40 years? XX
- (4) A mortgage or collateral assignment of beneficial interest? XX

B. (1) Identify Transferor: Shell Oil Company, 777 Walker, TSP 1100, Houston, TX 77002

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:

Lisa Schoedel, Environmental Engineer (630) 572-5874
 Shell Oil Company Telephone No.
 1415 W 22nd Street
 Oak Brook, IL 60521-2045

C. Identify Transferee: Equilon Enterprises, L.L.C., 777 Walker, TSP 1100 Houston, TX 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 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;

(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, 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 22.2(j) 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."

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 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 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 XX

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

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
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 wastes, hazardous substances or petroleum?

	YES	NO
Landfill	<input checked="" type="checkbox"/> X
Surface Impoundment	<input checked="" type="checkbox"/> X
Land Treatment	...	<input checked="" type="checkbox"/> X
Waste Pile	<input checked="" type="checkbox"/> X
Incinerator	<input checked="" type="checkbox"/> X

Storage Tank (Above Ground)	...	X
Storage Tank (Underground)	X	...
Container Storage Area	....	X
Injection Wells	....	X
Wastewater Treatment Units	....	X
Septic Tanks	....	X
Transfer Stations	....	X
Waste Recycling Operations	....	X
Waste Treatment Detoxification	....	X
Other Land Disposal Area	....	X

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 discharges of wastewater to waters of the State | Yes | ..... |
| | No | XX |
| b. Permits for emissions to the atmosphere. | Yes | ..... |
| | No | XX |
| c. Permits for any waste storage, waste treatment or waste disposal operation. | Yes | ..... |
| | No | XX |

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

Yes
 No XX

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 | XX |
| b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. | Yes | XX |
| | No | ..... |

- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.

Yes	.....
No	XX

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	XX
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	XX
- 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	XX

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 XX
- No

b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?

- Yes XX
- 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?

- X Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials
- Assignment of 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
- X Sampling and analysis of soils
- X 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 leaching 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 operating under a variance granted by the Illinois Pollution Control Board?
 Yes
 No XX

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

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: UNKNOWN
 Type of business/ or property usage

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 facilities or real property:

UNKNOWN

	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.

Lisa Schoedel
signature

.....
Lisa Schoedel, Environmental Engineer
Shell Oil Products Company
As agent for Shell Oil Company

B. This form was delivered to me with all elements completed on July 1, 1998.

R. J. Dold
signature

R. J. Dold
Asset Management
On behalf of Equilon Enterprises, L.L.C.

C. This form was delivered to me with all elements completed on 19...

signature N/A

type or print name
LENDER

Property of Cook County Clerk's Office

EXHIBIT "A"
COOK COUNTY, ILLINOIS

Tract 117. - 6701 Joliette Rd. La Grange, COOK, WIC 212-4230-0503
Tax Parcel # 18-20-103-005

Parcel A:

That Part of the East 261 feet of the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 38 North, Range 12, East of the Third Principal Meridian, lying South of the center line of Joliet Road described as follows: Beginning at a point which is a distance of 20.55 feet North of the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence continuing North along the East line of said Southeast 1/4 of the Northwest 1/4 a distance of 222.08 feet to the intersection of said line with the center line of Joliet Road as shown on Subdivision Plat of Robert Bartlett's LaGrange Highlands Unit #11, as recorded July 30, 1951 as Document #15134785 in Cook County, Illinois; thence Southwesterly along the center line of said Joliet Road as shown on said Subdivision Plat along a line forming an angle of 62° - 42' from South to Southwest with the last described line a distance of 222.08 feet to a point; thence Southeasterly along a line at right angles to the last described line a distance of 50 feet to a point in the Southeasterly right of way line of said Joliet Road; thence Southerly along a line forming an angle of 150° - 40' - 30" from Northwest to West to South with the last described line a distance of 58.77 feet to a point; thence Southeasterly along a line forming an angle of 119° - 19' - 30" from North to East to South with the last described line a distance of 88.10 feet to a point; thence Northeasterly along a line forming an angle of 119° - 19' - 30" from Northwest to North to Northeast with the last described line a distance of 58.77 feet to a point in the West line of Willow Springs Road which is 50 feet West of the Point of Beginning, measured at right angles to the East line of said Southeast 1/4 of the Northwest 1/4; thence East 50 feet to the Point of Beginning; in Cook County, Illinois.

EXHIBIT "A"
COOK COUNTY, ILLINOIS

Tract 117, - 6701 Joliette Rd, La Grange, COOK, WIC 212-4230-0503 (Cont.)

Parcel B:

Together with easements appurtenant to and for the benefit of Parcel "A", aforesaid as created by instrument dated November 28, 1958 and Recorded December 4, 1958 as Document Number 17395343, and as amended over and across the following described land:

(1):

Beginning at a point in the center line of said Joliet Road which is a distance of 222.08 feet southwesterly of the intersection of said center with the East line of said South East 1/4 of the North West 1/4; thence southeasterly along a line perpendicular to the center line of said road, a distance of 50 feet to a point in the southeasterly line of said road; thence southerly along a line forming an angle of 130 degrees 40 minutes 30 seconds from North West to West to South with the last described line, a distance of 58.77 feet to a point; thence northwesterly along a line forming an angle of 60 degrees 40 minutes 30 seconds from North to North West with the last described line, a distance of 60 feet; thence northwesterly along a line forming an angle of 148 degrees 39

minutes from South East to East to North West, a distance of 50 feet to the center line of said road; thence northeasterly along the center line of said road, a distance of 60 feet to the point of beginning;

(2):

Beginning at a point in the East line of said South East 1/4 of the North West 1/4, which is a distance of 360.55 feet North of the South East corner of said South East 1/4 of the North West 1/4; thence West along a line perpendicular to the last described line, a distance of 50 feet; thence northwesterly along a line forming an angle of 148 degrees 39 minutes from East to North to North West, a distance of 60 feet to a point; thence northeasterly along a line forming an angle of 60 degrees 40 minutes 30 seconds from South East to East to North East, a distance of 58.77 feet to a point in the West line of Willow Spring Road which is a distance of 50 feet West of (measured at right angles) to the East line of said South East 1/4 of the North West 1/4; thence East 50 feet to the East line of said South East 1/4 of the North West 1/4; thence South along the East line of said South East 1/4 of the North West 1/4, a distance of 60 feet to the Point of beginning, for ingress and egress, in Cook County, Illinois.