



City of Sugar Creek

103 South Sterling – Sugar Creek, Missouri 64054
Phone: (816) 252-4400, Fax: (816) 252-7082

Class Action Lawsuit – Deed Notices

A class action lawsuit involving Amoco Oil Company in Sugar Creek, Mo., was settled in May of 1998. This settlement was affirmed on appeal in December of 1999. For the purposes of distributing the monetary awards, the settlement divided the class area (which includes all of Sugar Creek and much of Independence) into three zones – A, B, and C. This document is intended to help residents understand the nature of the settlement agreement and what deed notices the settlement requires for those accepting a monetary award in any of the three zones.

Zone A

Zone A is defined as “that area bordered to the north by the Amoco property, to the west by Ash Street, the east by Northern Street, and to the south by Scarritt Street, including those residential properties located north of Burton and west of Carlisle Street.” This area is illustrated on the map on page 4.

Under the settlement, Zone A property owners were eligible for a guaranteed monetary award of approximately 54 percent of the 1996 appraised value of their property (as determined by the Jackson County Tax Assessor’s office).

According to the terms of the settlement, Zone A property owners who accepted the guaranteed award are subject to a deed notice on their property. The notice will state only:

This property was the subject of litigation in Christopher J. Petrovic, et al. v. Amoco Oil Company, No. 95-0121-CV-W-2, and City of Independence, et al. v. Amoco Oil Company, No. 95-0019-CV-W-2, U.S. District Court, Western District of Missouri, Western Division and is subject to the Final Order and Judgment entered in that matter. The terms of that Final Order and Judgment limit the rights of owners of the property to bring claims against Amoco. The owner(s) of this property are also specifically required to provide access to Amoco, its employees, agents, and assigns, for environmental testing and remedial work. Amoco agrees to reasonably compensate the owner(s) of this property if he or she suffers a protracted disturbance to the use and enjoyment of the property as a result of the access right herein granted. Finally, the owner(s) of this property are advised to consult with the Missouri Department of Natural Resources before attempting to utilize the property for non-residential purposes or installing wells for consumptive or other use of the groundwater underlying the property.

Note: Zone A property owners who have not accepted a monetary award are not subject to the deed notice.

Zone B

Zone B is defined as “that area excluding Zone A, bordered to the west by Cedar Avenue, to the north by the Amoco Property, to the south by Kentucky Avenue, and to the east by Vermont Avenue, including those properties which are in whole or in part to the west of a line connecting Vermont Avenue through to Kentucky Road on the north.” Zone B is illustrated on the map on page 5.

Note: There are no Zone B properties within the area of contaminated groundwater (see contaminated groundwater map on page 6).

Under the settlement agreement, Zone B property owners were eligible for a guaranteed monetary award of approximately \$1,300. According to the terms of the settlement, Zone B property owners who accepted the guaranteed award are also subject to a deed notice on their property. The notice will include no more than the following:

This property was the subject of litigation in Christopher J. Petrovic, et al. v. Amoco Oil Company, No. 95-0121-CV-W-2, and City of Independence, et al. v. Amoco Oil Company, No. 95-0019-CV-W-2, U.S. District Court, Western District of Missouri, Western Division and is subject to the Final Order and Judgment entered in that matter. The terms of that Final Order and Judgment limit the rights of owners of the property to bring claims against Amoco.

Note: Zone B property owners who have not accepted a monetary award are not subject to the deed notice.

Zone C

Zone C consists of the area outside Zones A and B, but still within the class area defined as “that area bordered to the north by the Missouri River, to the east by Highway 291, to the south by Highway 24, and to the west by Interstate 435.”

There is no guaranteed award amount for property owners in Zone C. Zone C property owners who receive a monetary award through the special circumstances process (described below) will be subject to the same deed notice as described above for Zone B.

Note: Zone C property owners who have not accepted a monetary award are not subject to the deed notice.

Special Circumstances

Home owners in any of the zones had the option to decline the guaranteed award and opt instead to appeal to a special circumstances fund to be reviewed by an independent settlement administrator. Decisions on special circumstances cases are not expected until spring of 2001. Home owners who receive a monetary award through the special circumstances process will be subject to the deed notice appropriate to their zone (as described above).

Title Companies

Many local title companies, including Old Republic Title (816-350-7912), have made an effort to educate themselves on this matter and, accordingly, do not require deed notices where they are not appropriate.

For Further Assistance

If you need further information on the settlement process or deed notices appropriate to your zone, please contact:

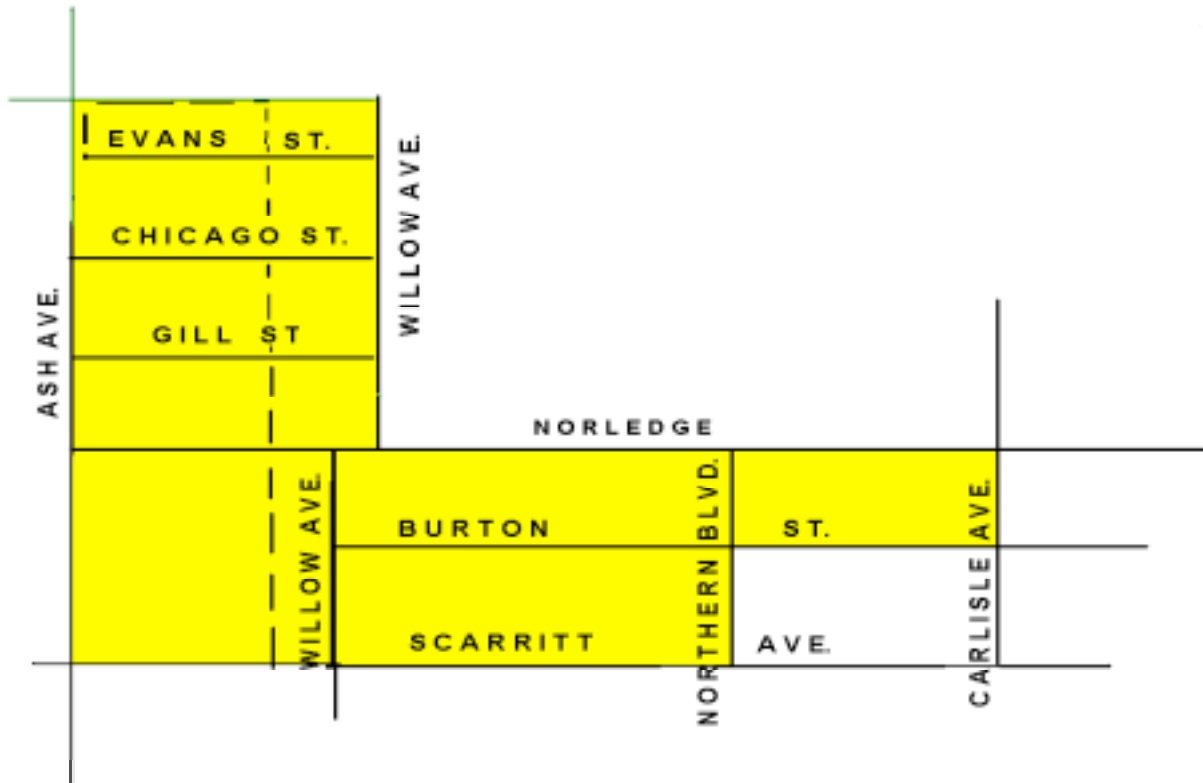
Ron Martinovich, City of Sugar Creek, (816) 252-4400, x131

-or-

Ron Rybarczyk, Amoco Oil Company, (816) 254-3673

ZONE - A

AMOCO



ZONE - B

