UNOFFICIAL COPY 99919
2837/0122 33 001 Page 1 of 2002-10-30 14:20:11 Cook County Recorder 38.50 **UCC FINANCING STATEMENT** FOLLOW INSTRUCTIONS (front and back) CAREFULLY A. NAME & PHONE OF CONTACT AT FILER [optional] B. SEND ACKNOWLEDGMENT TO: (Name and Address) 591042850-13ML Return to: C T Corporation System **UCC** Division 111 Eighth Avenue – 13th Fl. New York, NY 10011 THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY 1. DEBTOR'S EXACT FULL LEGAL (IAM). - insert only one debtor name (1a or 1b) - do not abbreviate or combine names 1a. ORGANIZATION'S NAME Atlas Cold Storage America LLC 1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX 1c. MAILING ADDRESS COUNTRY CITY STATE POSTALCODE 5255 Yonge Street, Suite 900 Ontario M2N 5P8 Canada ADD'L INFO RE ORGANIZATION 1d. TAX ID #: SSN OR EIN 1e. TYPE OF ORGA (IZA) ON 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID #, if any 338742-LLC limited liability 61-1426193 Minnesota DEBTOR company ■ NONE 2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor part of a or 2b) - do not abbreviate or combine names 2a. ORGANIZATION'S NAME OR 2b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX 2c. MAILING ADDRESS STATE POSTALCODE COUNTRY ADD'L INFO RE ORGANIZATION 2f. JURISDICTION OF OF GA JIZATION 2d. TAX ID #: SSN OR EIN 2e. TYPE OF ORGANIZATION 2g. ORGANIZATIONAL ID #, if any ☐ NONE 3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNORS/P) - insert only one secured party name (3a or 3b) 3a. ORGANIZATION'S NAME The Toronto-Dominion Bank, as Administration Agent OR 3b. INDIVIDUAL'S LAST NAME MY OF E NAME SUFFIX FIRST NAME 3c. MAILING ADDRESS STATE TOSTALCODE COUNTRY **TD Tower** M5K 1/12 Toronto, Ontario Canada 66 Wellington Street West, 38th Floor 4. This FINANCING STATEMENT covers the following collateral: See Annex I attached hereto and made a part hereof. Filed with Cook County, IL 5. ALTERNATIVE DESIGNATION [if applicable]: LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG. LIEN NON-UCC FILING

7. Check to REQUEST SEARCH REPORT(S) on

Debtor(s) [ADDITIONAL FEE] {optional}

All Debtors Debtor 1 Debtor 2

FILING OFFICE COPY - NATIONAL UCC FINANCING STATEMENT (FORM UCC 1) (REV. 07/29/98)

(if applicable)

6. This FINANCING STATEMENT is to be filed (for record) (or recorded in the

REAL ESTATE RECORDS. Attach addendum

8. OPTIONAL FILE REFERENCE DATA

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0021199919

#### ANNEX I

ATTACHED TO AND MADE A PART OF
UNIFORM COMMERCIAL CODE ("UCC") FINANCING STATEMENT
FOR THE TORONTO-DOMINION BANK,
AS ADMINISTRATION AGENT,
ITS SUCCESSORS AND ASSIGNS
(ILLINOIS FIXTURE FILING)

DEBTOR:

ATLAS COLD STORAGE AMERICA LLC

5255 Yonge Street

Suite 900

Ontario, Canada

M2N 5P8

SECURED PARTY:

THE TORONTO-DOMINION BANK, as Administration Agent

TD Tower

66 Wollington Street West, 38th Floor

Toronto, Ontario

M5K 1△2

All of the Debtor's right, title and interest in and to each of the following, however arising and whether now existing or hereafter acquired or arising, to the extent that the following constitutes personal property, fixtures or collateral to the parcel or parcels of land (the "Land") described on Exhibit A attached herets (the "Collateral"):

- (a) Real Estate. All of the Land and all additional lands and estates therein now owned or hereafter acquired by the Debtor for use or development with the Land or any portion thereof, together with all and singular the tenements, rights, easements, hereditaments, rights of way, privileges, liberties, appendiges and appurtenances now or hereafter belonging or in any way pertaining to the Land and such additional lands and estates therein (including, without limitation, all rights relating to storm and sanitary sewer, water, gas, electric, railway and telephone services): all development rights, air rights, riparian rights, water, water rights, water stock, all rights in, to and with respect to any and all oil, gas, coal, minerals and other substances of any kind or character underlying or relating to the Land and such additional lands und estates therein and any interest therein; all estate, claim, demand, right, title or interest of the Debtor in and to any street, road, highway or alley, vacated or other, adjoining the Land or any part thereof and such additional lands and estates therein; all strips and gores belonging, adjacent or pertaining to the Land or such additional lands and estates; and any after-acquired title to any of the foregoing (herein collectively referred to as the "Real Estate");
- (b) <u>Improvements</u>. All buildings, structures and other improvements and any additions and alterations thereto or replacements thereof, now or hereafter built, constructed or located upon the Real Estate; and, to the extent that any of the following items of property constitutes fixtures under applicable laws, all furnishings,

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fixtures, fittings, appliances, apparatus, equipment, machinery, building and construction materials and other articles of every kind and nature whatsoever and all replacements thereof, now or hereafter affixed or attached to, placed upon or used in any way in connection with the complete and comfortable use, enjoyment, occupation, operation, development and/or maintenance of the Real Estate or such buildings, structures and other improvements, including, but not limited to, partitions, furnaces, boilers, oil burners, radiators and piping, plumbing and bathroom fixtures, refrigeration, heating, ventilating, air conditioning and sprinkler systems, other fire prevention and extinguishing apparatus and materials, vacuum cleaning systems, gas and electric fixtures, incinerators, compactors, elevators, engines, motors, generators and all other articles of property which are considered fixtures under applicable law (such buildings, structures and other improvements and such other property are herein collectively referred to as the "Improvements"; the Real Estate and the Improvements are herein collectively referred to as the "Property");

- (c) Goods. All building materials, goods, construction materials, appliances (including, without limitation, stoves, ranges, ovens, disposals, refrigerators, water fountains and coolers, fails, heaters, dishwashers, clothes washers and dryers, water heaters, hood and fan combinations, kitchen equipment, laundry equipment, kitchen cabinets and other similar equipment), stocks, beds, mattresses, bedding and linens, supplies, blinds, window shades, drapes, carpets, floor coverings, manufacturing equipment and machinery, office equipment, growing plants and shrubberies, control devices, equipment (including windov cleaning, building cleaning, swimming pool, recreational, monitoring, garbage, pest control and other equipment), motor vehicles, tools, furnishings, furniture, lighting, non-s'notural additions to the Real Estate and Improvements and all other tangible property of any kind or character, together with all replacements thereof, now or hereafter located on or in or used or useful in connection with the complete and comfortable use, erjoyment, occupation, operation, development and/or maintenance of the Property, regardless of whether or not located on or in the Property or located elsewhere for purposes of storage, fabrication or otherwise (herein collectively referred to as the "Goods");
- (d) <u>Intangibles</u>. All goodwill, trademarks, trade names, option rights, purchase contracts, real and personal property tax refunds, books and records and general intangibles of the Debtor relating to the Property and all accounts, contract rights, instruments, chattel paper and other rights of the Debtor for the payment of money for property sold or lent, for services rendered, for money lent, or for advances or deposits made, and any other intangible property of the Debtor relating to the Property (herein collectively referred to as the "<u>Intangibles</u>");
- (e) <u>Leases</u>. All rights of the Debtor in, to and under all leases, licenses, occupancy agreements, concessions and other arrangements, oral or written, now existing or hereafter entered into, whereby any Person agrees to pay money or any other consideration for the use, possession or occupancy of, or any estate in, the Property or any portion thereof or interest therein (herein collectively referred to as the "<u>Leases</u>"), and the right, subject to applicable law, upon the occurrence of any default

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under the Mortgage, to receive and collect the Rents (as hereinafter defined) paid or payable thereunder;

- (f) <u>Plans</u>. All rights of the Debtor in and to all plans and specifications, designs, drawings and other information, materials and matters heretofore or hereafter prepared relating to the Improvements or any construction on the Real Estate (herein collectively referred to as the "<u>Plans</u>");
- (g) Permits. All rights of the Debtor, to the extent assignable, in, to and under all permits, franchises, licenses, approvals and other authorizations respecting the use, occupation and operation of the Property and every part thereof and respecting any business or other activity conducted on or from the Property, and any product or proceed mereof or therefrom, including, without limitation, all building permits, certificates of occupancy and other licenses, permits and approvals issued by governmental authorities having jurisdiction (herein collectively referred to as the "Permits");
- (h) <u>Contracts</u>. All right, title and interest of the Debtor in and to all agreements, contracts, certificates, instruments, warranties, appraisals, engineering, environmental, soils, insurance and other reports and studies, books, records, correspondence, files and advertising materials, and other documents, now or hereafter obtained or entered into, as the case may be, pertaining to the construction, use, occupancy, possession, operation, management, leasing, maintenance and/or ownership of the Property and all right, title and interest of the Debtor therein (herein collectively referred to as the "<u>Contracts</u>"),
- (i) <u>Leases of Furniture, Furnishings and Equipment</u>. All right, title and interest of the Debtor as lessee in, to and under any leases of furniture, furnishings, equipment and any other Goods now or hereafter installed in or at any time used in connection with the Property;
- (j) <u>Rents</u>. All rents, issues, profits, royalties, avails, income and other benefits derived or owned, directly or indirectly, by the Debtor from the Property, including, without limitation, all rents and other consideration payable by tenants. Jaims against guarantors, and any cash or other securities deposited to secure performance by tenants, under the Leases (herein collectively referred to as "<u>Rents</u>");
- (k) <u>Proceeds</u>. All proceeds of the conversion, voluntary or involuntary of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards (herein collectively referred to as "<u>Proceeds</u>"); and
- (l) Other Property. All other property and rights of the Debtor of every kind and character relating to the Property, and all proceeds and products of any of the foregoing;

Capitalized terms used but not otherwise defined herein shall have the following meanings (such meanings to be equally applicable to the singular and plural forms thereof):

"Mortgage" means that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of October 23, 2002 by and between Atlas Cold Storage America LLC, a Minnesota limited liability company, as mortgagor, having an address at 5255 Yonge Street, Suite 900, Ontario, Canada M2N 5P8 to The Toronto-Dominion Bank, having an address at TD Tower, 66 Wellington Street West, 38th Floor, Toronto, Ontario M5K 1A2, as mortgagee.

"Person" means any natural person, corporation, limited liability company, partnership, joint venture, joint stock company, firm, association, trust or unincorporated organization, government, governmental agency, governmental authority, court or any other hether a south of Cook Colling Clark's Office legal entity, whether acting in an individual, fiduciary or other capacity.

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#### **EXHIBIT A**

[See Attached Legal Description]

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Property of Cook County Clerk's Office

# UNOFFICIAL COP 3 Parcel#:19031010090000 Parcel#: 1903200019000 Parcel#: 1903400091000 Parcel#: 1903400121000 Parcel#: 1903400121000 Parcel#: 1903400121000

Property address is 4220 South Kildare

6. Parcel#: 1903400154000 7. Parcel#:19034001810000 8. Parcel#: 1903400189000

Parcel#: 1903400190000

TWO TRACTS OF LAND BEING A PART OF SECTION 3, TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

TRACT 1: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF DISTRICT BOULEVARD, AND THE WESTERLY RIGHT OF WAY OF KILDARE BOULEVARD, THENCE SOUTH OO DEGREES OO MINUTES OO SECONDS EAST ALONG SAID WESTERLY RIGHRT OF WAY, A DISTANCE OF 667.68 FEET TO THE NORTHERLY RIGHT OF WAY OF 44TH STREET; THENCE NORTH 89 DEGREES, 39 MINUTES, 35 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 1607.26 FEET TO THE WESTERLY LINE OF THE LANDS CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE CRAWFORD REAL ESTATE DEVELOPMENT COMPANY, PER DOCUMENT NUMBER 17307420; THENCE NORTH 10 DEGREES 12 MINUTES, 59 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 678.43 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF DISTRICT BOULEVARD; THENCE SOUTH 89 DEGREES, 40 MINUTES, 59 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 24.41 FEET; THENCE SOUTH 10 DEGREES, 12 MINUTES, 59 SECONDS EAST A DISTANCE OF 132.76 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 309.62 FEET AND A CHORD BEARING SOUTH 35 DEGREES 17 MINUTES, 35 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 59.17 FEET TO A POINT ON A NON TANCENT CURVE TO THE LEFT HAVING A RADIUS OF 302.00 FEET AND A CHORD BEARING SOUTH 54 DEGREES 57 MINUTES 01 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE , IN ARC DISTANCE OF 151.27 FEET; THENCE SOUTH 67 DEGREES, 59 MINUTES, 30 SECONDS EAST, A DISTANCE OF 49.29 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET AND A CHORD BEARING 79 DEGREES 02 MINUTES 55 SECONDS FAST, THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 111.83 FEET; THENCE SOUTH 89 DEGREES, 39 MINUTES, 35 SECONDS EAST A DISTANCE OF 93.50 FEET TO THE PEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 556.00 FEET AND A CHORD BEARING NORTH 86 DEGREES, 43 MINUTES, 18 SECONDS EAST; THENCE NORTHEASTERLY ALCHS SAID CURVE AN ARC DISTANCE OF OF 74.53 FEET; THENCE NORTH 81 DEGREES 42 MINUTES 03 SECONDS EAST A DISTANCE OF 70.83 FEET THENCE NORTH OO DEGREES OO MINUTES OF SECONDS WEST A DISTANCE OF 287.37 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DISIPLCT BOULEVARD; THENCE SOUTH 89 DEGREES 40 MINUTES59 SECONDS EAST ALONG SAID SOTTHERLY RIGHT OF WAY A DISTANCE OF 1130.00 FEET TO THE POINT OF BEGINNING.

TRACT 2: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE MURTHWEST QUARTER OF SECTION 3 AND THE NORTHERLY RIGHT OF WAY LINE DISTRICT BOULEVAPO; THENCE NORTH 89 DEGREES, 40 MINUTES, 59 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF MAY A DISTANCE OF 663.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WORTH 89 DEGREES 40 MINUTES 59 SECONDS WEST ALONG SAID NORTHELRY RIGHT OF WAY, A DISTANCE OF 490.62 FEET; THENCE NORTH OO DEGREES O2 MINUTES 55 SECONDS WEST A DISTANCE OF 9.06 FEET; THENCE NORTH OO DEGREES 29 MINUTES 47 SECONDS EAST A DISTANCE OF 264.31 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 541.69 FEET AND CHORD BEARING NORTH 11 DEGREES 04 MINUTES 53 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 239.54 FEET TO A POINT ALONG A LINE 190 FEET SOUTHEASTERLY AND PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE G.M. & O RAILROAD THENCE NORTH 68 DEGREES 34 MINUTES 31 SECONDS EAST ALONG SAID LINE A DISTANCE OF 3.95 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 479.96 FEET AND A CHORD BEARING NORTH 39 DEGREES 21 MINUTES 18 SECONDS EAST THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 270.25 FEET; THENCE NORTH 58 DEGREES 24 MINUTES 13 SECONDS EAST A DISTANCE OF 41. 62 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 588.79 FEET AND A CHORD BEARING NORTH 76 DEGREES 08 MINUTES 02 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 247.83 FEET; THENCE SOUTH OO DEGREES 19 MINUTES O1 SECONDS WEST A DISTANCE OF 797.67 FEET TO THE POINT OF BEGINNING.

Property of Cook County Clark's Office

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#### UCC FINANCING STATEMENT

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B. SEND ACKNOWLEDGEMENT TO: (Name and Address)	508823 IQUESTECH
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4. This Financing Statement covers the following collateral:
THIS FINANCING STATEMENT IS TO BE FILED FOR RECORD IN THE REAL ESTATE RECORDS. THE NAME OF A RECORD OWNER IS:
AMERICAN NATIONAL BANK AND TRUST COMPANY THE COLLATERAL IS LOCATED AT: 19 NORTH WELLS STREE I, CH. CAGO, IL LEGAL
DESCRIPTION OF THE REAL PROPERTY: SUBLOTS 7 TO 9 TOGETHER WITH THE 1/2 THE VACATED ALLEY LYING SCUTH & ADJOINING
BUBLOST 7 TO 9 IN ASSESSOR'S DIVISION OF LOT 4 IN BLOCK 55 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9. TOWNSHIP 39 NORTH,
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C ALTERNATIVE DESIGNATION if applicable LESSEE/LESSOR	CONSIGNEE/CONSIGNOR BAILEE/BAILOR	SELLER/BUYER	AG, LIEN NON-UCC FILING
5. ALTERNATIVE DESIGNATION [if applicable] LESSEE/LESSOR  6. X This FINANCING STATEMENT is to be filed [for record] (or record)		PORT(S) on Debtor(s)	All Debtors Debtor 1 Debtor 2
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8. OPTIONAL FILER REFERENCE DATA			

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