

ENVIRONMENTAL DISCLOSURE DOCUMENT
FOR TRANSFER OF REAL PROPERTY

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1999-10-27 11:58:54
Cook County Recorder 45.00

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

Seller: Industrial Coatings Group, Inc.

Buyer: Hooker/Division LLC

Document No.: _____



09010537

I. PROPERTY IDENTIFICATION:

A. Address of Property:

2141 South Jefferson Street

Street

Chicago

City or Village

39 North

Township

Permanent Real Estate Index No.: See Exhibit A Attached Hereto

B. Legal Description:

Section _____ Township _____ Range _____

Enter or attach current legal description in this area:

See Exhibit A Attached Hereto

Prepared by:

Eric J. Rietz

name

c/o Vedder Price Kaufman & Kammholz

address

222 N. LaSalle Street, Suite 2400
Chicago, Illinois 60601

Return to:

Eric J. Rietz

name

c/o Vedder Price Kaufman & Kammholz

address

222 N. LaSalle Street, Suite 2400
Chicago, Illinois 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 10.87 acres

Check all types of improvement and uses that pertain to the property:

<input checked="" type="checkbox"/> Apartment building (6 units or less)	<input checked="" type="checkbox"/> Industrial building
<input type="checkbox"/> Commercial apartment (over 6 units)	<input type="checkbox"/> Farm, with buildings
<input type="checkbox"/> Store, office, commercial building	<input type="checkbox"/> Other, specify _____

II. NATURE OF TRANSFER:

A. (1) Is this a transfer by deed or other instrument of conveyance?

Yes No

☒ ☐

(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?

☐ ☒

(3) A lease exceeding a term of 40 years?

☐ ☒

(4) A mortgage or collateral assignment of beneficial interest?

☐ ☒

BOX 333-CTI

B. (1) Identify Transferor:

Industrial Coatings Group, Inc., 40 Shuman Boulevard, Suite 330, Naperville, Illinois 60563
Name and Current Address of Transferor

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust.

Trust No.

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

(2)

Robert Dwyer, Vice President-Finance and Chief Financial Officer, 2141 S. Jefferson Street, Chicago, Illinois 60616-1894

Name, Position (if any), and address

Telephone No.

C. Identify Transferee:

Hacker/Division L.L.C. c/o Wootton Construction Ltd. 4800 West Huron, Chicago, IL 60610
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 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 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 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 of 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 engaged 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 ☐

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 ☒ No ☐

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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 ☐

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		YES	NO
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Injection Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wastewater Treatment Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Treatment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Pile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transfer Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Recycling Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Waste Treatment Detoxification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Land Disposal Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Container Storage Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

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 ☒
- b. Permits for emissions to the atmosphere. Yes ☒ No ☐
- c. Permits for any waste storage, waste treatment or waste disposal operation. Yes ☐ No ☒

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

Yes ☒ No ☐

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 ☐
- b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes ☒ No ☐
- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes ☐ No ☒

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 ☒ 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 ☒
- 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?

- ☒ 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 IESDA, of the release as "significant" under the Illinois Chemical Safety Act
- ☒ Sampling and analysis of soils
- ☐ 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 ☒

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

With respect to 8(a), Seller received notice that a neighbor had complained about the smoke emanating from the premises. With respect to 9(a), Seller notified the Illinois Emergency Management Agency of the release from a heating oil tank, which was assigned Incident No. 952557, but such a release is exempt from reporting requirements for owners and operators of USTs used to store heating oil on site for consumptive purposes only.

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:

Industrial Coatings Group, Inc. f/k/a Joanna Western Mills, has operated the Property since approximately 1917. Prior to approximately 1917, Seller believes that the Property was used for residential purposes or was

Name: vacant.

Type of business/
or property usage Manufacturing

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:

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

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 OR TRANSFERORS (or on behalf of Transferor)

Robert Sawyer VP/CFO
signature
Robert Sawyer
type or print name Vice-President/CFO Industrial Coatings Group, Inc.

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

7/17 19 99

TRANSFeree OR TRANSFEREES (or on behalf of Transferee):

[Signature]
signature
William Smith
type or print name

TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

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

Sept 23 19 99

LENDER

THE PRIVATEBANK & TRUST COMPANY

[Signature]
signature
James A. Ruckstaetter
type or print name

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 24 TO 31 IN O.M. DORMAN'S SUBDIVISION OF THAT PART SOUTH OF THE NORTHERN 3 ACRES OF LOT 2 IN BLOCK 37 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND SO MUCH OF THE SOUTHEAST QUARTER AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2:

LOT 3 IN BLOCK 37 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND SO MUCH OF THE SOUTHEAST QUARTER AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 3:

LOT 13 (EXCEPT THE NORTH 16 FEET AND EXCEPT THE EAST 11 FEET THEREOF), LOT 16 (EXCEPT THE EAST 11 FEET THEREOF), LOTS 19, TO 22, 25 TO 28, 31 TO 34, 37 TO 40, 43 TO 46, 49 TO 52, 55 TO 58, AND 61 TO 64 AND ALL OF THE NORTH SOUTH 14 FEET VACATED ALLEY LYING WEST OF AND ADJOINING LOTS 20, 21, 26, 27, 32, 33, 38, 39, 44, 45, 50, 51, 56, 57, 62 AND 63 AND EAST OF AND ADJOINING LOTS 19, 22, 25, 28, 31, 34, 37, 40, 43, 46, 49, 52, 55, 58, 61 AND 64;

ALSO LOT 53, LOT 59 (EXCEPT NORTH 20 FEET), LOT 60 AND LOT 65 ALL IN STINSON'S SUBDIVISION OF LOT 1 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND SO MUCH OF THE SOUTHEAST QUARTER AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 4

THAT PART OF LOT 3 IN BLOCK 38 IN SAID CANAL TRUSTEES' SUBDIVISION LYING NORTH OF THE WEST 21ST STREET AND EAST OF RUBLE STREET;

AND THAT PART OF SAID LOT 3 LYING NORTH OF WEST 21ST STREET, WEST OF RUBLE STREET AND EAST OF THE NORTH AND SOUTH ALLEY BETWEEN UNION STREET AND RUBLE (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT AND RUNNING

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THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY 90 FEET AND 9 5/8 INCHES TO THE NORTH LINE OF SAID TRACT;

THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 32 FEET 7/8 INCHES;

THENCE SOUTH TO A POINT IN THE SOUTH LINE OF SAID TRACT 32 FEET AND 5/8 INCHES EAST OF THE SOUTHWEST CORNER OF SAID TRACT;

AND THENCE WEST TO THE POINT OF BEGINNING).

PARCEL 5:

LOT 43, 44, 45 IN THE SUBDIVISION OF LOT 2 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND SO MUCH OF THE SOUTHEAST QUARTER AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 6

LOTS 1, 2, 3, 4, 9, 10, 11 AND 12 (EXCEPT THE WEST 8 FEET THEREOF TAKEN FOR ALLEY) IN JOHN B. GEST'S SUBDIVISION OF THAT PART NORTH OF 21ST STREET OF LOT 4 IN BLOCK 38 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 7

THAT PART OF LOT 4 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT ON THE EAST LINE OF SAID LOT 4 ON THE SOUTH LINE OF 21ST STREET AND RUNNING;

THENCE SOUTH ON THE WEST LINE OF JEFFERSON STREET, 140 FEET;

THENCE WEST PARALLEL WITH THE SOUTH LINE OF 21ST STREET, 234 FEET AND 1 7/8 INCHES;

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THENCE NORTH PARALLEL WITH THE WEST LINE OF JEFFERSON STREET, 140 FEET TO THE SOUTH LINE OF 21ST STREET;

THENCE EAST TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 4 IN BLOCK 38 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 4 (BEING THE WEST LINE OF VACATED SOUTH JEFFERSON STREET), 295.00 FEET NORTH OF THE NORTH LINE OF WEST 22ND STREET;

THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID WEST 22ND STREET, A DISTANCE OF 233.96 FEET;

THENCE NORTH 71.84 FEET TO A POINT 234.03 FEET WEST OF THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET;

THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID WEST 22ND STREET, A DISTANCE OF 234.03 FEET TO A POINT ON THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET;

THENCE SOUTH OF ALONG THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET, A DISTANCE OF 71.84 FEET TO THE POINT OF BEGINNING).

PARCEL 9:

THAT ALL THAT PART OF SOUTH JEFFERSON STREET LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 3 IN BLOCK 37 AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 4 IN BLOCK 38 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SO MUCH OF THE SOUTHEAST QUARTER AS LIES WEST OF THE SOUTH BRANCH OF CHICAGO RIVER, LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 1 TO 4 BOTH INCLUSIVE, AND THE EAST LINE OF SAID 4 PRODUCED SOUTH 60 FEET, IN JOHN B. GEST'S SUBDIVISION OF THAT PART NORTH OF 21ST STREET OF LOT 4 IN BLOCK 38 OF CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED, LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 27, 32, 33, 38, 39, 44, 45, 50, 51, 56, 57, 62 and 63 IN SUBDIVISION OF LOT 1 IN BLOCK 38 OF CANAL TRUSTEE'S SUBDIVISION AFOREMENTIONED, LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 24 TO 31, BOTH INCLUSIVE, AND THE WEST LINE OF SAID LOT 31 PRODUCED SOUTH 22.52 FEET

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AND LYING SOUTH OF AND ADJOINING THE NORTH LINE OF SAID LOT 24 PRODUCED WEST 66 FEET IN O.W. DORMAN'S SUBDIVISION OF PART OF BLOCK 37 OF CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED AND LYING NORTHERLY OF AND ADJOINING A LINE DRAWN FROM THE SOUTHERLY CORNER OF LOT 3 IN BLOCK 37 TO ITS INTERSECTION WITH THE EAST LINE OF SAID LOT, IN CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED, ALL THAT PART OF WEST 21ST STREET OPENED BY CONDEMNATION PROCEEDINGS ORDINANCE PASSED BY THE CITY COUNCIL OCTOBER 27, 1879, ORDER OF POSSESSION MAY 21, 1886, SUPERIOR COURT GENERAL NO. 84295, BEING ALL THAT PART OF WEST 21ST STREET RUNNING THROUGH LOT 3 AND 4 IN BLOCK 38 OF CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED, LYING EAST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF SOUTH RUBLE STREET AS OPENED BY CONDEMNATION PROCEEDINGS, ORDINANCE PASSED BY THE CITY COUNCIL DECEMBER 6, 1880, ORDER OF POSSESSION APRIL 26, 1886, SUPERIOR COURT GENERAL NO. 77505, ALL THAT PART OF SOUTH DES PLAINES STREET LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 59, 60 AND 65 LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 58, 61 AND 64 AND LYING SOUTH OF AND ADJOINING THE COURT LINE OF THE NORTH 20 FEET OF SAID LOT 59 PRODUCED EAST 50 FEET IN SUBDIVISION OF LOT 1 IN BLOCK 38 OF CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED TOGETHER WITH ALL THE PART OF SAID SOUTH DES PLAINES STREET OPENED BY CONDEMNATION PROCEEDINGS, ORDINANCE PASSED BY THE CITY COUNCIL MARCH 9, 1885, ORDER OF POSSESSION JULY 3, 1888, SUPERIOR COURT GENERAL NO. 97099, BEING ALL THAT PART OF SAID SOUTH DES PLAINES STREET LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 9 IN GEST'S SUBDIVISION AFOREMENTIONED AND LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 1 TO 4, BOTH INCLUSIVE, IN SUBDIVISION OF LOT 5 TO 8, INCLUSIVE, IN JOHN B. GEST'S SUBDIVISION AFOREMENTIONED AND ALL THAT PART OF WEST 20TH PLACE LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 3 IN BLOCK 37 IN CANAL TRUSTEE'S SUBDIVISION AFOREMENTIONED LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 31 AND LYING WEST OF AND ADJOINING THE EAST LINE OF SAID LOT 31 PRODUCED SOUTH 22.52 FEET IN O.M. DORMAN'S SUBDIVISION AFOREMENTIONED;

ALSO ALL OF THE NORTH-SOUTH 8 FOOT PUBLIC ALLEY OPENED BY OPENED BY CONDEMNATION PROCEEDINGS, ORDINANCE PASSED BY THE CITY COUNCIL MARCH 1, 1909 ORDER OF POSSESSION JANUARY 27, 1913, CIRCUIT COURT GENERAL NO. 29063, BEING THE WEST 8 FEET OF LOT 12 OF JOHN B. GEST'S SUBDIVISION AFOREMENTIONED, ALL THAT PART OF THE NORTH-SOUTH 16 FOOT PUBLIC ALLEY, LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 43, 44 AND 45 IN SUBDIVISION OF LOT 2 IN BLOCK 38 OF CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED, LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 59, 60 AND 65 AND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 59 PRODUCED WEST 16 FEET IN SUBDIVISION OF LOT 1 IN BLOCK 38 OF CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED, AND PARTS OF

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PUBLIC STREET HEREIN VACATED BEING FURTHER DESCRIBED AS ALL THAT PART OF SOUTH JEFFERSON STREET, LYING BETWEEN THE SOUTH LINE OF WEST CULLERTON STREET EXTENDED WEST, AND A LINE DRAWN FROM THE INTERSECTION OF THE WESTERLY LINE OF SOUTH LUMBER STREET AND THE EAST LINE OF SOUTH JEFFERSON STREET TO THE INTERSECTION OF THE WEST LINE OF SOUTH JEFFERSON AS DOCUMENT (sic) THE NORTH LINE OF WEST CERMAK ROAD, ALL THAT PART OF WEST 21ST STREET LYING BETWEEN SOUTH JEFFERSON STREET AND THE EAST LINE OF SOUTH RUBLE STREET EXTENDED SOUTH, ALL THAT PART OF SOUTH JEFFERSON STREET AND THE EAST LINE OF SOUTH RUBLE STREET EXTENDED SOUTH, ALL THAT PART OF SOUTH DES PLAINES STREET LYING BETWEEN WEST 21ST STREET AND A LINE 160.79 FEET, MORE OR LESS, NORTH OF AND PARALLEL THERETO, AND ALL THAT PART OF WEST 20TH PLACE LYING BETWEEN SOUTH JEFFERSON STREET AND THE WEST LINE OF THE FIRST NORTH-SOUTH PUBLIC ALLEY EAST THEREOF EXTENDED SOUTH AND SAID PUBLIC ALLEY AND PARTS OF PUBLIC ALLEYS HEREIN VACATED BEING FURTHER DESCRIBED AS ALL OF THE NORTH-SOUTH 8 FOOT PUBLIC ALLEY TOGETHER WITH ALL THAT PART OF THE NORTH-SOUTH 16 FOOT PUBLIC ALLEY LYING BETWEEN WEST 21ST STREET AND A LINE 160.79 FEET, MORE OR LESS NORTH OF AND PARALLEL THERETO, IN THE BLOCK BOUNDED BY WEST 21ST STREET, SOUTH CANALPORT AVENUE, SOUTH DES PLAINES STREET AND SOUTH RUBLE STREET AND THE WEST 86.5 FEET MORE OR LESS, OF THE EAST-WEST PUBLIC ALLEY RUNNING EAST FROM SOUTH DES PLAINES STREET IN THE BLOCK BOUNDED BY WEST 21ST STREET, SOUTH CANALPORT AVENUE, SOUTH DES PLAINES STREET AND SOUTH JEFFERSON STREET, ALL IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

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EXHIBIT B
SITE PLAN

[Attached Hereto]

Property of Cook County Clerk's Office

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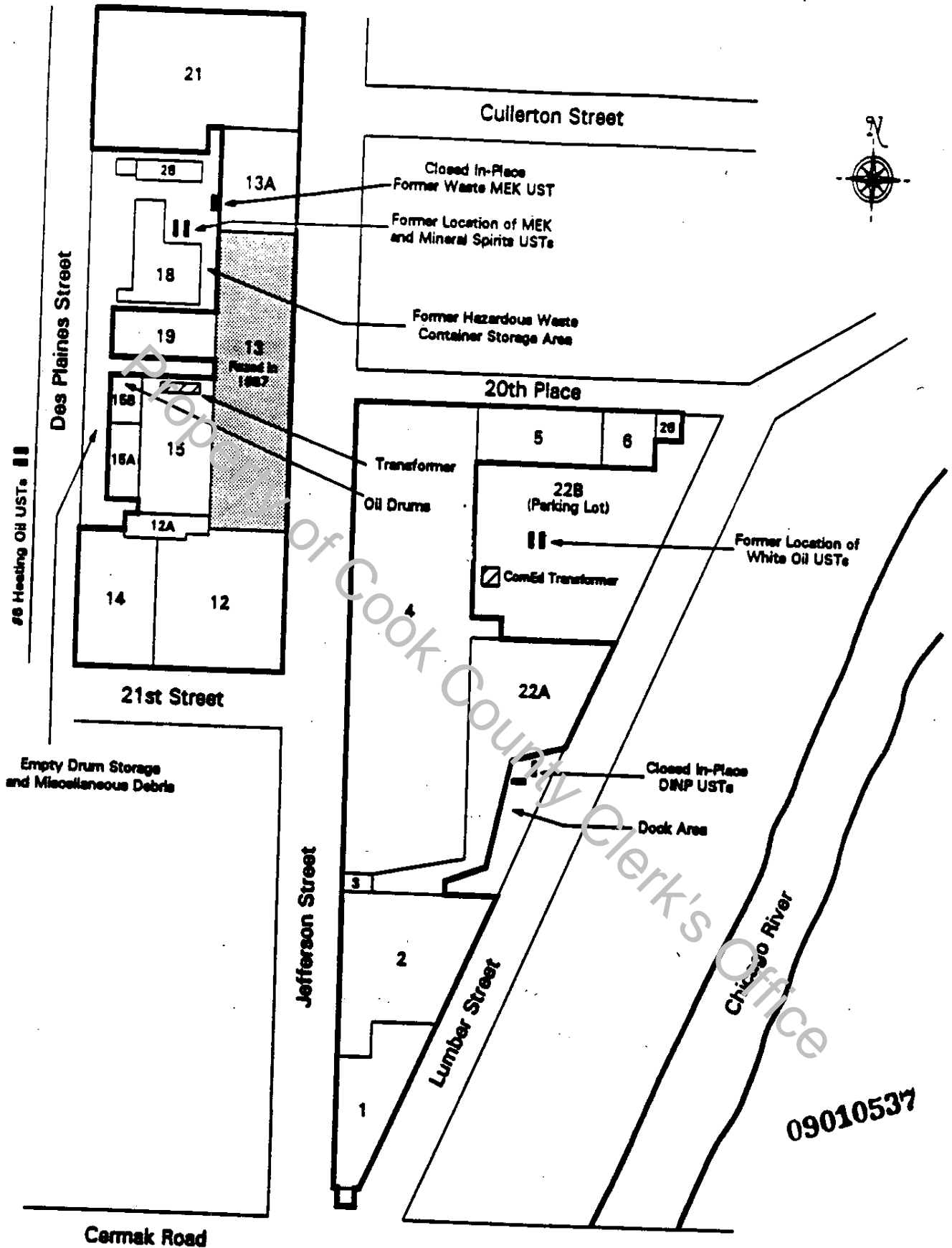


FIGURE 2
GENERAL SITE LAYOUT
INDUSTRIAL COATINGS GROUP, INC.
CHICAGO, ILLINOIS