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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

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

For Use by County Recorder's Office
County
Date
Doc. No.
Vol.
Page
Rec'd by:

C-8

Seller: Great-West Life & Annuity Insurance Company

Buyer: Evanston Realty Associates

Document No.:

I. PROPERTY IDENTIFICATION

DEPT-01 RECORDING 857.00
T64464 TRAN 1223 01224792 01004100

A. Address of property:

Street 1701 Sherman Avenue and 707 Church Street

City or Village Evanston

Township Evanston

Permanent Real Estate Index No.: 11-18-127-003; 11-18-127-004

B. Legal Description:

Section: 18

Township: 41 North

Range: 14

Enter or attach current legal description in this area:

Prepared by: Name John L. Wahlers

Company CHAVIANO, FISCHER, KENDLE & WAHLERS

Address 221 N. LaSalle Street, Suite 3410

City Chicago

State/Zip Illinois 60601

Return to: David J. Kayner

RUDNICK & WOLFE

203 N. LaSalle Street, 15th Floor

Chicago, Illinois 60601

TTTC 20744-14/265195

RETURN TO:
J. M. WEIHMANN
TROR TITLE
203 N. LaSalle ST.
Chicago, 60601

92046502

Box 15 37.00

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BOX 15

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I. 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.

A. Property Characteristics:

Lot Size: 18,513 sq. ft. Acreage: 0.425

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
- Industrial building
- Farm, with buildings
- Other (specify)

II. NATURE OF TRANSFER

| | Yes | No |
|--|---------------|---------------|
| A. (1) Is this a transfer by deed or other instrument of conveyance? | <u>X</u> | <u> </u> |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? | <u> </u> | <u>X</u> |
| (3) A lease exceeding a term of 40 years? | <u> </u> | <u>X</u> |
| (4) A mortgage or collateral assignment of beneficial interest? | <u> </u> | <u>X</u> |

B. (1) Identify Transferor: Great-West Life & Annuity Insurance Company

Name and Current Address of Transferor:
8515 E. Orchard Road, Englewood, Colorado 80111

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust:
N/A

Trust No.: N/A

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

John L. Wahlers, Esq.; CHAVIANO, FISCHER, KENDLE & WAHLERS;
221 N. LaSalle Street, Ste. 3410; Chicago, IL 60601 (312) 782-3410
Name, Position (if any), Address, Telephone No.

C. Identify Transferee:

Evanston Realty Associates; c/o Ronald D. Haddad; 1576 East 8th Street;
Name and Current Address of Transferee Brooklyn, New York 11230

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5/11/2010

III. NOTIFICATION

Under the Illinois Environmental Protection Act, owners of real property may be held liable for costs related to the release of a 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 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 a person at a facility there is a release or substantial threat of a release of such hazardous substance; 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 of a release of petroleum from an underground tank."

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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 disclosures 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

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 X

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 X 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 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 waste, hazardous substances or petroleum?

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

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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.

5. Has the transferor ever held any of the following in regard to this real property?

a. Permits for discharge of wastewater to waters of the State.

Yes _____ No X

b. Permits for emissions to the atmosphere.

Yes _____ No X

c. Permits for any waste storage, waste treatment or waste disposal operation. Asbestos removal and encapsulation.

Yes X No _____

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

Yes _____ No X

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 X

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 X

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

Yes _____ No X

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 X

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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 X

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 _____

N/A

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 X

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

Yes _____ No _____

N/A

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?

N/A

_____ 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

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10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board?

Yes _____ No x

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

Asbestos-containing materials were removed from the facility and encapsulated within the facility.

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: Arve Kilen, 820 Church St., Evanston, IL 60201

Type of business/ lease to Scandinavian Design of Evanston, Inc.

or property usage and other retail businesses

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 |
|--------------------------------|--------------|--------------|
| Landfill | _____ | <u> x </u> |
| Surface Impoundment | _____ | <u> x </u> |
| Land Treatment | _____ | <u> x </u> |
| Waste Pile | _____ | <u> x </u> |
| Incinerator | _____ | <u> x </u> |
| Storage Tank (Above Ground) | _____ | <u> x </u> |
| Storage Tank (Underground) | <u> x </u> | _____ |
| Container Storage Area | _____ | <u> x </u> |
| Injection Wells | _____ | <u> x </u> |
| Wastewater Treatment Units | _____ | <u> x </u> |
| Septic Tanks | _____ | <u> x </u> |
| Transfer Stations | _____ | <u> x </u> |
| Waste Recycling Operations | _____ | <u> x </u> |
| Waste Treatment Detoxification | _____ | <u> x </u> |
| Other Land Disposal Area | _____ | <u> x </u> |

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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.

Great-West Life & Annuity Insurance Company

W. T. Bailey
Signature(s)

type or print name

TRANSFEROR OR TRANSFERORS
(or on behalf of Transferor)

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

January 15, 1992

Evanston Realty Associates
R. D. Haddad
Signature(s)

Ronald D. Haddad, partner
type or print name

TRANSFEEE OR TRANSFEEES
(or on behalf of Transferee)

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

January 10, 1992

W. T. Bailey
Signature(s)

type or print name

Great-West Life & Annuity Insurance Company
LENDOR

LENDOR REPRESENTATIVE

TITLE

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CIN 403

JAMES SCHWARTZ & SCHUMMING
Original and Subsequent

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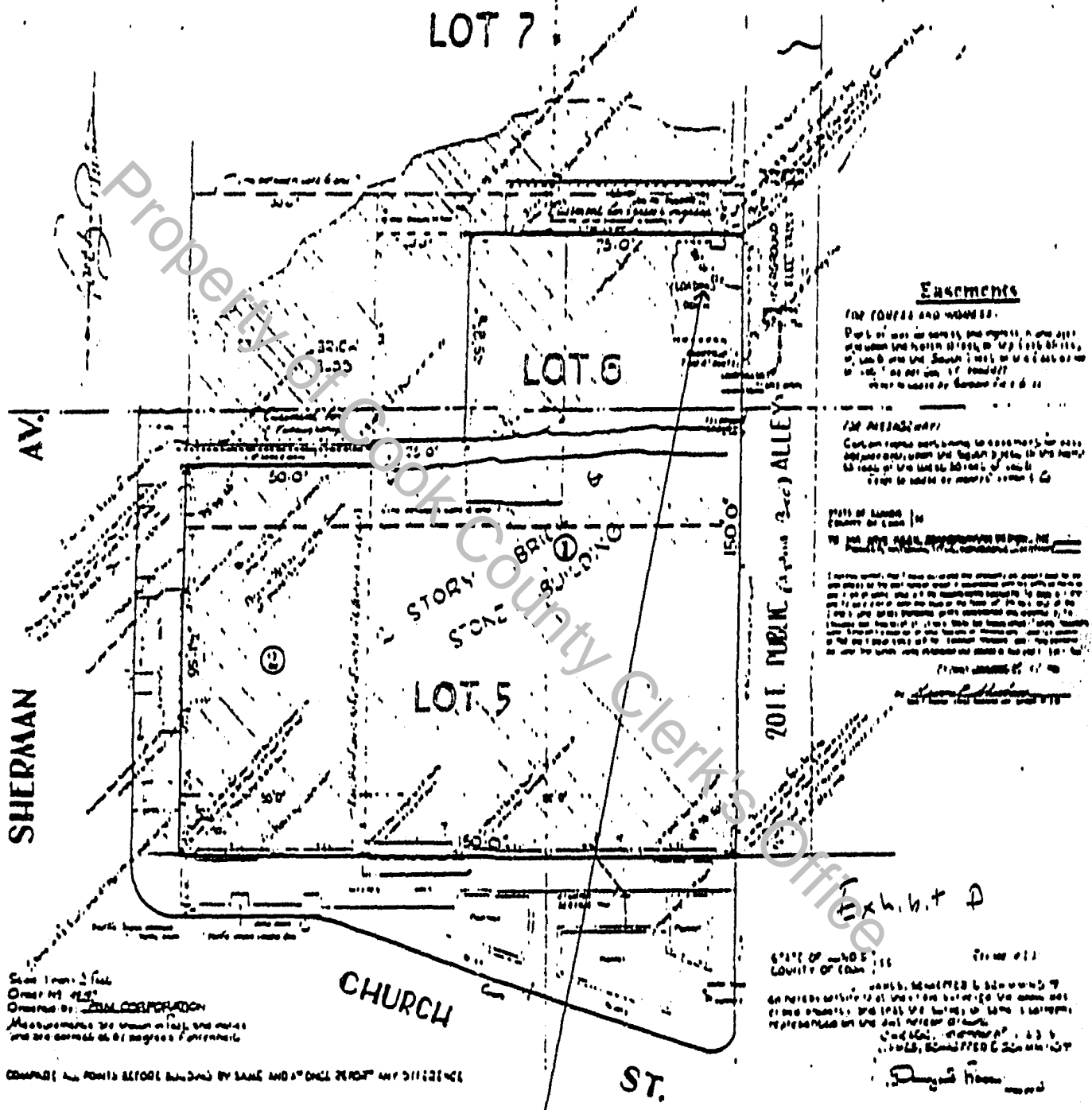
①

The South 50 feet of Lot 3 and the East 15 feet of the North 50 feet of Lot 4 in the Original Plat now City of Evanston Illinois from and between the West 50 feet and the East 15 feet of the North 50 feet of the North 50 feet of Lot 4 in Section 18 Township 4 North Range 3 East of the Third Principal Meridian

also

②

The West 50 feet of Lot 3 and the East 50 feet of the South 50 feet of Lot 4 in Block 16 in Evanston City Cook County, Illinois



Easements

FOR ROADS AND HIGHWAYS

Part of lots 3 and 4 are hereby conveyed in and with easement and right of way for the use of the public highway to the West 50 feet of the North 50 feet of the North 50 feet of Lot 4 in Section 18 Township 4 North Range 3 East of the Third Principal Meridian

FOR ALLEYS

Conveyance hereby being to easement for the use of the public highway to the West 50 feet of the North 50 feet of the North 50 feet of Lot 4 in Section 18 Township 4 North Range 3 East of the Third Principal Meridian

PLAT OF BLOCK 16

City of Evanston, Illinois

I hereby certify that I have examined the plat of Block 16 in the City of Evanston, Illinois, and find that the same is correct and conform to the laws of the State of Illinois in that behalf made, and that the same is a true and correct copy of the original plat on file in the office of the City Clerk of the City of Evanston, Illinois.

City of Evanston, Illinois

James L. Schumming

City Clerk

Exhibit A

CITY OF EVANSTON, ILLINOIS

ON this 13th day of January, 1913, I, James L. Schumming, City Clerk of the City of Evanston, Illinois, do hereby certify that the foregoing is a true and correct copy of the original plat of Block 16 in the City of Evanston, Illinois, as the same appears on file in the office of the City Clerk of the City of Evanston, Illinois.

James L. Schumming

City Clerk



Approximate location of two underground storage tanks

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