

UNOFFICIAL COPY 93198222
ENVIRONMENTAL DISCLOSURE DOCUMENT
FOR TRANSFER OF REAL PROPERTY

The following information is provided pursuant to the Responsible Property Transfer Act of 1986

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

Offer: MAP Investments Incorporated, Philip V. Zera and Alexander A. Zera, Jr.
 Buyer: LaSalle National Trust, N.A., as successor trustee to LaSalle National Bank as Trustee under Trust No. 107664
 Document No. _____

93198222

PROPERTY IDENTIFICATION:

A. Address of property: 2230 Main Street Evanston Evanston
Street City or Village Township
 Permanent Real Estate Index No.: 10-24-300-003, 10-24-300-004, 10-24-300-024, 10-24-300-033 and 10-24-300-043

B. Legal Description:

Section 24 Township 41 N Range 13

Enter or attach current legal description in this area:

See legal description attached hereto as Exhibit A.

- . DEPT-01 RECORDING \$37.50
- . T#4444 TRAN 5915 03/17/93 10:11:00
- . #0503 \$ *-93-198222
- . COOK COUNTY RECORDER

Prepared by: MAP Investments Incorporated, Return to: Edward Copeland, Esq.
Philip V. Zera and Alexander A. Zera, Jr. Schwartz, Roche & Zwirner
2230 Main Street Suite 2800 name
Evanston, IL address 60202 130 East Randolph Street
Chicago, IL address 60601

LIABILITY DISCLOSURE

Transferees 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:

approximately
 Lot Size 246,924.121 sq. ft. Acreage _____

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

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

37.50

NATURE OF TRANSFER:

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

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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: 1. A-Suburban Auto Wrecking Corp. 2. Marquette Coal

Type of business/ 1. automobile salvage 2. home heating oil and coal
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:

	YES	NO		YES	NO
Landfill	_____	<u>X</u>	Injection Wells	_____	<u>X</u>
Surface Impoundment	_____	<u>X</u>	Wastewater Treatment Units	_____	<u>X</u>
Land Treatment	_____	<u>X</u>	Septic Tanks	_____	<u>X</u>
Waste Pile	_____	<u>X</u>	Transfer Stations	_____	<u>X</u>
Incinerator	_____	<u>X</u>	Waste Recycling Operations	<u>do not know</u>	
Storage Tank (Above Ground)	_____	<u>X</u>	Waste Treatment Detoxification	_____	<u>X</u>
Storage Tank (Underground)	<u>X</u>	_____	Other Land Disposal Area	_____	<u>X</u>
Container Storage Area	<u>do not know</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.

MAP Investments Incorporated, Philip V. Zera and Alexander A. Zera, Jr

signature

Philip V. Zera
Philip V. Zera

type or print name

TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on 19 93 LaSalle National Trust, N.A., as successor trustee to LaSalle National Bank as Trustee under Trust No. 107664

By:

signature

type or print name

TRANSFEREE OR TRANSFEREES (or on behalf of Transferee)

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

19

signature

type or print name

LENDER

(Ch. 30, par. 906)

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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 type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Treatment Detoxification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Land Disposal Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Container Storage Area	<input type="checkbox"/>	<input checked="" 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 ever 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 not applicable

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~~ 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?

- Yes Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials
- Yes Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials
- No Designation, by the IEPA or the HESDA, of the release as "significant" under the Illinois Chemical Safety Act
- Yes Sampling and analysis of soils
- Yes Temporary or more long-term monitoring of groundwater at or near the site 93198222
- No Impaired usage of an on-site or nearby water well because of offensive characteristics of the water
- No Coping with fumes from subsurface storm drains or inside basements, etc.
- No 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? The Illinois Environmental Protection Agency has issued a clean closure letter dated September 7, 1990 indicating that the site has achieved cleanup objectives. A copy of this letter is attached hereto as Exhibit B.

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B. (1) Identify Transferor:

MAP Investments Incorporated, an Illinois corporation, 130 East Randolph Street,
Name and Current Address of Transferor Suite 3800, Chicago, IL 60601

and Philip V. Zera and Alexander A. Zera, Jr., 2230 Main St., Evanston, IL 60202
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:

Philip V. Zera, President, 2230 Main Street, Evanston, IL 60202, (708) 674-2441
Name, Position (if any), and address Telephone No.

C. Identify Transferee: LaSalle National Trust, N.A., as successor Trustee to
LaSalle National Bank as Trustee under Trust No. J07664
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 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 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 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 _____ No X

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9 5 1 7 3 2 2 2

EXHIBIT A

Legal Description (MAP Investments Property)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF MAIN STREET (SAID SOUTH LINE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 24 AS MEASURED PERPENDICULAR THERETO) AND 56.50 FEET NORTHWESTERLY FROM THE CENTERLINE OF THE MOST SOUTHEASTERLY OR SOUTHBOUND MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILROAD AS SAID MAIN TRACK WAS LOCATED PRIOR TO ITS REMOVAL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK RECORDED MAY 16, 1969 AS DOCUMENT NO. 20843500; THENCE SOUTH 30 DEGREES 19 MINUTES 32 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK, 115.80 FEET; THENCE SOUTH 39 DEGREES 02 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK, 425.48 FEET; THENCE SOUTH 24 DEGREES 30 MINUTES 07 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK AND ALSO BEING THE WESTERLY LINE OF ZERA SUBDIVISION NO. 2 RECORDED AS DOCUMENTS NO. 26074399, 1000.45 FEET TO THE SOUTHEAST CORNER OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK; THENCE SOUTH 87 DEGREES 23 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF ZERA SUBDIVISION NO. 1 RECORDED AS DOCUMENT NO. 26074398, 48.64 FEET; THENCE SOUTH 65 DEGREES 33 MINUTES 36 SECONDS EAST, ALONG THE NORTHERLY LINE OF LOT 1 IN ZERA SUBDIVISION THREE RECORDED PER DOCUMENT NO. 87238284, 174.45 TO THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED); THENCE NORTH 24 DEGREES 26 MINUTES 24 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED), 131.91 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 89 DEGREES 46 MINUTES 35 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, 300.33 FEET TO THE WEST LINE OF PITNER AVENUE; THENCE NORTH 02 DEGREES 27 MINUTES 25 SECONDS EAST, ALONG THE WEST LINE OF SAID PITNER AVENUE, 663.98 FEET (TO A POINT ON THE WESTERLY EXTENSION OF THE CENTERLINE OF WASHINGTON AVENUE); THENCE SOUTH 89 DEGREES 51 MINUTES 35 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF THE CENTERLINE OF WASHINGTON AVENUE, 26.82 FEET TO THE EASTERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED); THENCE NORTH 24 DEGREES 26 MINUTES 24 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED), 497.64 FEET TO A POINT 195.00 FEET SOUTHWESTERLY (AS MEASURED ALONG SAID EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY) FROM ITS INTERSECTION WITH SAID SOUTH LINE OF MAIN STREET (SAID SOUTH LINE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 24 AS MEASURED PERPENDICULAR THERETO); THENCE NORTH 65 DEGREES 33 MINUTES 36 SECONDS WEST, ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 12.00 FEET TO A POINT 9.00 FEET EASTERLY, MEASURED RADIALLY, FROM THE CENTERLINE OF THE CHICAGO AND NORTHWESTERN RAILROAD SPUR TRACK ICC NUMBR E-232, AS SAID SPUR TRACK WAS ORIGINALLY LOCATED AND ESTABLISHED PRIOR TO ITS REMOVAL; THENCE NORTH 14 DEGREES 30 MINUTES 55 SECONDS EAST, ALONG A LINE

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PARALLEL WITH SAID SPUR TRACK, 37.19 FEET TO A POINT 25.00 FEET SOUTHEASTERLY (AS MEASURED AT RIGHT ANGLES THERETO) OF THE CENTERLINE OF THE MOST SOUTHEASTERLY MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILROAD AS ORIGINALLY LOCATED AND ESTABLISHED PRIOR TO ITS REMOVAL; THENCE NORTH 24 DEGREES 26 MINUTES 24 SECONDS EAST, ALONG A LINE PARALLEL WITH SAID SOUTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED), 150.00 FEET TO A POINT ON THE SAID SOUTH LINE OF MAIN STREET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST; ALONG SAID SOUTH LINE OF MAIN STREET, 88.91 FEET TO THE POINT OF BEGINNING; EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MAIN STREET (SAID LINE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 24) AND 56.50 FEET NORTHWESTERLY FROM THE CENTERLINE OF THE MOST SOUTHEASTERLY OR SOUTHBOUND MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILROAD AS SAID MAIN TRACK WAS LOCATED PRIOR TO ITS REMOVAL SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK; THENCE SOUTH 30 DEGREES 19 MINUTES 32 SECONDS WEST, ALONG SAID EASTERLY LINE OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK, 115.80 FEET; THENCE SOUTH 39 DEGREES 02 MINUTES 50 SECONDS WEST, ALONG SAID EASTERLY LINE OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK, 386.75 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 03 SECONDS WEST, 47.62; THENCE NORTH 39 DEGREES 02 MINUTES 30 SECONDS EAST, 426.23 FEET TO A POINT 25.00 NORTHWESTERLY, MEASURED PERPENDICULAR TO THE CENTERLINE OF THE MOST NORTHWESTERLY OR NORTHBOUND MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILROAD AS SAID MAIN TRACK WAS LOCATED PRIOR TO ITS REMOVAL; THENCE NORTH 24 DEGREES 26 MINUTES 24 SECONDS EAST, ALONG A LINE PARALLEL WITH THE LAST DESCRIBED MAIN TRACK CENTERLINE, 128.42 FEET TO A POINT ON SAID SOUTH LINE OF MAIN STREET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE OF MAIN STREET, 19.52 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT A PARCEL CONVEYED TO THE CITY OF EVANSTON BY DEED DATED FEBRUARY 25, 1991 AND RECORDED MARCH 1, 1991 AS DOCUMENT NO. 91094824; AND ALSO EXCEPT EVERYTHING NORTHERLY OF THE FOLLOWING DESCRIBED LINE; A LINE AT RIGHT ANGLES TO THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED) AND 617.82 FEET SOUTHWESTERLY OF (AS MEASURED ALONG SAID EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY) THE INTERSECTION OF THE SOUTH LINE OF MAIN STREET (SAID SOUTH LINE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 24 AS MEASURED PERPENDICULAR THERETO) WITH THE EASTERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED), ALL IN COOK COUNTY, ILLINOIS,

EXCLUDING THAT PORTION OF THE ABOVE-DESCRIBED PROPERTY LOCATED WITHIN LOT 1 IN ZERA SUBDIVISION UNIT NUMBER 2.

93199222

EXHIBIT A

Legal Description (Zera Property)

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN LOT 1 IN ZERA SUBDIVISION UNIT NUMBER 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF MAIN STREET (SAID SOUTH LINE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 24 AS MEASURED PERPENDICULAR THERETO) AND 56.50 FEET NORTHWESTERLY FROM THE CENTERLINE OF THE MOST SOUTHEASTERLY OR SOUTHBOUND MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILROAD AS SAID MAIN TRACK WAS LOCATED PRIOR TO ITS REMOVAL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK RECORDED MAY 16, 1969 AS DOCUMENT NO. 20643500; THENCE SOUTH 30 DEGREES 19 MINUTES 32 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK, 115.80 FEET; THENCE SOUTH 39 DEGREES 02 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK, 425.48 FEET; THENCE SOUTH 24 DEGREES 30 MINUTES 07 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK AND ALSO BEING THE WESTERLY LINE OF ZERA SUBDIVISION NO. 2 RECORDED AS DOCUMENTS NO. 26074399, 1000.45 FEET TO THE SOUTHEAST CORNER OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK; THENCE SOUTH 87 DEGREES 23 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF ZERA SUBDIVISION NO. 1 RECORDED AS DOCUMENT NO. 26074398, 48.64 FEET; THENCE SOUTH 65 DEGREES 33 MINUTES 36 SECONDS EAST, ALONG THE NORTHERLY LINE OF LOT 1 IN ZERA SUBDIVISION THREE RECORDED PER DOCUMENT NO. 87238284, 174.45 TO THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED); THENCE NORTH 24 DEGREES 26 MINUTES 24 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED), 131.91 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 89 DEGREES 46 MINUTES 35 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, 300.33 FEET TO THE WEST LINE OF FITNER AVENUE; THENCE NORTH 02 DEGREES 27 MINUTES 25 SECONDS EAST, ALONG THE WEST LINE OF SAID FITNER AVENUE, 663.98 FEET (TO A POINT ON THE WESTERLY EXTENSION OF THE CENTERLINE OF WASHINGTON AVENUE); THENCE SOUTH 89 DEGREES 51 MINUTES 35 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF THE CENTERLINE OF WASHINGTON AVENUE, 26.82 FEET TO THE EASTERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED); THENCE NORTH 24 DEGREES 26 MINUTES 24 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED), 497.64 FEET TO A POINT 195.00 FEET SOUTHWESTERLY (AS MEASURED ALONG SAID EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY) FROM ITS INTERSECTION WITH SAID SOUTH LINE OF MAIN STREET (SAID SOUTH LINE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 24 AS MEASURED PERPENDICULAR THERETO); THENCE NORTH 65 DEGREES 33 MINUTES 36 SECONDS WEST, ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 12.00 FEET TO A POINT 9.00 FEET EASTERLY,

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MEASURED RADially, FROM THE CENTERLINE OF THE CHICAGO AND NORTHWESTERN RAILROAD SPUR TRACK ICC NUMBER E-232, AS SAID SPUR TRACK WAS ORIGINALLY LOCATED AND ESTABLISHED PRIOR TO ITS REMOVAL; THENCE NORTH 14 DEGREES 30 MINUTES 55 SECONDS EAST, ALONG A LINE PARALLEL WITH SAID SPUR TRACK, 37.19 FEET TO A POINT 25.00 FEET SOUTHEASTERLY (AS MEASURED AT RIGHT ANGLES THERETO) OF THE CENTERLINE OF THE MOST SOUTHEASTERLY MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILROAD AS ORIGINALLY LOCATED AND ESTABLISHED PRIOR TO ITS REMOVAL; THENCE NORTH 24 DEGREES 26 MINUTES 24 SECONDS EAST, ALONG A LINE PARALLEL WITH SAID SOUTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED), 150.00 FEET TO A POINT ON THE SAID SOUTH LINE OF MAIN STREET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST; ALONG SAID SOUTH LINE OF MAIN STREET, 88.91 FEET TO THE POINT OF BEGINNING; EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MAIN STREET (SAID LINE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 24) AND 56.50 FEET NORTHWESTERLY FROM THE CENTERLINE OF THE MOST SOUTHEASTERLY OR SOUTHBOUND MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILROAD AS SAID MAIN TRACK WAS LOCATED PRIOR TO ITS REMOVAL SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK; THENCE SOUTH 30 DEGREES 19 MINUTES 32 SECONDS WEST, ALONG SAID EASTERLY LINE OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK, 115.80 FEET; THENCE SOUTH 39 DEGREES 02 MINUTES 50 SECONDS WEST, ALONG SAID EASTERLY LINE OF SAID GENERAL DYNAMICS - EVANSTON INDUSTRIAL PARK, 386.75 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 03 SECONDS WEST, 47.62; THENCE NORTH 39 DEGREES 02 MINUTES 50 SECONDS EAST, 426.23 FEET TO A POINT 25.00 NORTHWESTERLY, MEASURED PERPENDICULAR TO THE CENTERLINE OF THE MOST NORTHWESTERLY OR NORTHBOUND MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILROAD AS SAID MAIN TRACK WAS LOCATED PRIOR TO ITS REMOVAL; THENCE NORTH 24 DEGREES 26 MINUTES 24 SECONDS EAST, ALONG A LINE PARALLEL WITH THE LAST DESCRIBED MAIN TRACK CENTERLINE, 128.42 FEET TO A POINT ON SAID SOUTH LINE OF MAIN STREET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE OF MAIN STREET, 19.52 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT A PARCEL CONVEYED TO THE CITY OF EVANSTON BY DEED DATED FEBRUARY 25, 1991 AND RECORDED MARCH 1, 1991 AS DOCUMENT NO. 91094816; AND ALSO EXCEPT EVERYTHING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: A LINE AT RIGHT ANGLES TO THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED) AND 617.82 FEET SOUTHWESTERLY OF (AS MEASURED ALONG SAID EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY) THE INTERSECTION OF THE SOUTH LINE OF MAIN STREET (SAID SOUTH LINE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 24 AS MEASURED PERPENDICULAR THERETO) WITH THE EASTERLY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY (NOW UNOCCUPIED), ALL IN COOK COUNTY, ILLINOIS.

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