UNOFFICIAL COPY ENVIRONMENTAL SECLOSURE DOCUMENT 1 29 FOR THANSFER OF REAL PROPERTY

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	The following information is provided pursuant to the Responsible Property	For Use By County
	Transfer Act of 1988	Recorder's Office
	Seller 17/A	County Co
	Bayer, N/A	Date
	Parament No.:	Doc. No.
	And the second s	Vol. Page
2		Rec'd by:
	PROPERTY IDENTIFICATION: A. Address of property. 875. W. Golf Road. Schaum	
		City or Village Township
	Permanent Real F. ate Index No.: 07-16-101-009,028,03	
	B. Legal Description:	
	Section 16 Swaship 41 North	Range 10 East
	Enter or attach current legal description in this area:	在明朝的人人不可以不不 一
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1	That I I down though Sure	Richard McGill
\sim	Prepared by: FILLLILD RESILICK Ref	him to Ulakinson, wright
Ş	8/5 W. Golf Regname	turn to: Oickinson, Wright 225 W. Washingtown Suite 400
	Prepared by: Fill III PRESIDER Ret 875 W. Golf Rehame Schaumburg, IL 60194 address	
18 81	875 W. Golf Rohame Schaumburg, IL 60194 address	22° W. Washingtoff Suite 400 Chica o IL 60606-3418
1 81x+	875 W. Golf Rehame Schaumburg, IL 60194 address LIABILITY DISCLO	22° W. Washingtoff Suite 400 Chicago IL 60606-3418
(8xx+0.	875 W. Golf Rehame Schaumburg, IL 60194 address LIABILITY DISCLE Transferors and transferees of real property are advised that their owners	225 W. Washingtoff Suite 400 Chicago. IL 60606-3418 DSURE ship or other control of such property may render them liable
(100.400)	875 W. Golf Rehame Schaumburg, IL 60194 address LIABILITY DISCLO	225 W. Washingtoff Suite 400 Chicago. IL 60606-3418 DSURE ship or other control of such property may render them liable
1805-400 M	875 W. Golf Rehame Schaumburg, IL 60194 address LIABILITY DISCLE Transferors and transferees of real property are advised that their owners for any environmental clean-up costs whether or not they caused or contribute	225 W. Washingtoff Suite 400 Chicago. IL 60606-3418 DSURE ship or other control of such property may render them liable
1403-478 (V)	875 W. Golf Rehame Schaume irg, IL 60194 address LIABILITY DISCLE Transferors and transfereer of real property are advised that their owners for any environmental clean-up costs whether or not they caused or contribute the property. C. Property Characteristics: Lot Size Approx. 535 × 4581 Acreage	Chicago IL 60606-3418 OSURE ship or other control of such property may render them liable add to the presence of environment and oblighted with
18 84.60 M	875 W. Golf Rehame Schaumburg, IL 60194 address LIABILITY DISCLE Transferors and transfereer of real property are advised that their owners for any environmental clean-up costs whether or not they caused or contribute the property. C. Property Characteristics:	Chicago IL 60606-3418 OSURE ship or other control of such property may render them liable add to the presence of environment and oblighted with
140248 VI	875 W. Golf Rehame Schaume irg, IL 60194 address LIABILITY DISCLE Transferors and transfereer of real property are advised that their owners for any environmental clean-up costs whether or not they caused or contribute the property. C. Property Characteristics: Lot Size Approx. 535 × 4581 Acreage	Chicago IL 60606-3418 OSURE ship or other control of such property may render them liable add to the presence of environment and oblighted with
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(46.00p)	Schaumburg, IL 60194 address LIABILITY DISCLO Transferors and transfereet of real property are advised that their owners for any environmental clean-up costs whether or not they caused or contribute the property. C. Property Characteristics: Lot Size Approx. 535 x 458! Acreage Approx. Check all types of improvement and uses that pertain to the property. Apartment building (6 units or less)	Chicago, IL 60606-3418 DSURE ship or other control of such property may render them liable ed to the presence of environment. Diphlems associated with the control of such property may render them liable ed to the presence of environment. Diphlems associated with the control of such property industrial building.
1403-438 (S)	875 W. Golf Rehame Schaumburg, IL 60194 address LIABILITY DISCLE Transferors and transfereet of real property are advised that their owners for any environmental clean-up costs whether or not they caused or contribute the property. C. Property Characteristics: Lot Size Approx. 535 x 4581 Acreage Approx. Check all types of improvement and uses that pertain to the property. Apartment building (6 units or less) Commercial apartment (over 6 units)	Chicago II. 6060h-3418 address DSURE ship or other control of such property may render them liable add to the presence of environment at or oblems associated with light industrial building Parm, with buildings Other, specify
(8 6 6 0 b)	875 W. Golf Rchame Schaumburg, IL 60194 address LIABILITY DISCLE Transferors and transfereer of real property are advised that their owners for any environment at al clean-up costs whether or not they caused or contribute the property. C. Property Characteristics: Lot Size Approx. 535 × 458! Acreage Approx. Check all types of improvement and uses that pertain to the propert Apartment building (6 units or less) Commercial apartment (over 6 units) X. Store, office, commercial building II. NATURE OF TRANSFER:	Chicago IL 6060h-3418 address DSURE ship or other control of such property may render them liable add to the presence of environment at on oblems associated with the control of such property may render them liable and to the presence of environment at on oblems associated with the control of such presence of environment at the control of such presen
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60)	Apartment building (6 units or less) Commercial apartment (over 6 units) X Store, office, commercial building II. A6194 Address LIABILITY DISCLO Transferors and transfereer of real property are advised that their owners for any environment at al clean-up costs whether or not they caused or contribute the property. C. Property Characteristics: Lot Size Approx. 535 × 458 Acreage Approx. Check all types of improvement and uses that pertain to the propert Apartment building (6 units or less) Commercial apartment (over 6 units) X Store, office, commercial building II. NATURE OF TRANSFER: A. (1) Is this a transfer by deed or other instrument of conveyance? (2) Is this a transfer by assignment of over 25% of beneficial intentions.	225 W. Washingtofff Suite 400 Chica o IL 6060h-3418 address DSURE ship or other control of such property may render them liable ed to the presence of environment a publicus associated with the control building industrial building Parm, with buildings Other, specify Yes No
	Schaumh 1rg, IL 60194 address LIABILITY DISCLO Transferors and transferees of real property are advised that their owners for any environmental clean-up costs whether or not they caused or contribute the property. C. Property Characteristics: Lot Size Approx 535 × 4581 Acreage Approx Check all types of improvement and uses that pertain to the propert — Apartment building (6 units or less) Commercial apartment (over 6 units) X Store, office, commercial building II. NATURE OF TRANSFER: A. (1) Is this a transfer by deed or other instrument of conveyance? (2) Is this a transfer by assignment of over 25% of beneficial intention (3) A lease exceeding a term of 40 years?	Chicago IL 6060h-3418 address DSURE ship or other control of such property may render them liable ed to the presence of environment at or oblems associated with lighter parm, with building Parm, with buildings Other, specify Yes No est of an Illinois land trast?
92	Apartment building (6 units or less) Commercial apartment (over 6 units) X Store, office, commercial building II. A6194 Address LIABILITY DISCLO Transferors and transfereer of real property are advised that their owners for any environment at al clean-up costs whether or not they caused or contribute the property. C. Property Characteristics: Lot Size Approx. 535 × 458 Acreage Approx. Check all types of improvement and uses that pertain to the propert Apartment building (6 units or less) Commercial apartment (over 6 units) X Store, office, commercial building II. NATURE OF TRANSFER: A. (1) Is this a transfer by deed or other instrument of conveyance? (2) Is this a transfer by assignment of over 25% of beneficial intentions.	225 W. Washingtofff Suite 400 Chica o IL 6060h-3418 address DSURE ship or other control of such property may render them liable ed to the presence of environment a publicus associated with the control building industrial building Parm, with buildings Other, specify Yes No

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B. SITE INFORMATION UNDER OTHI 1. Provide the following information about	ut the previous owner	or any entity or person the tra	insferor leased the site to or oth	erwise
racted with for the management of the site Name: Schaumburg Toyota Inc.,	or real property.	us. 6	4., .	
Name: Schaumbury, Toyota inc.,	TIOT I WIT TOWER	taring and the second s	A STATE OF THE PARTY OF THE PAR	***
A CRUME of the first of the fir	or deliter, the state of the st	A CONTROL OF		
Type of business/ Schaumburg Toyo or property usage automobile deal	ota, Inc. curre	ntly leases the pro	perty for use as an	OWNE
or property usage automobile deal	ersnip. rievi	lously, the propert	y WCID VCIOCHIES CARREST COMME	
by Hoffman Home	5.			
The same of the sa	er a star a day senam	inin an lossed mader neithe milited	chine lesseholds oranted by the	e trans-
2. If the transferor has knowledge, indica	at whether the follow of the facilities or real:	ing existed under prior owner property:	sinps, reasonores grantes by an	
e, other contracts for management of use o	YES NO	, , , , , , , , , , , , , , , , , , ,	YES	NO
anii 🦥 🐰	<u> X</u>	Injection Wells		X
face Impoundment	<u>X</u>	Wastewater Treatment U	nits <u>A</u>	v
nd Treatment	X X	Septic Tanks	page specificants and	
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inerator		Waste Recycling Operati Waste Treatment Detoxit		X
orage Tank (Above Ground)	<u> </u>	Other Land Disposal An		X
rage Tank (Underground)	Y	Conce trains treposition	to Tips - Appellen in the advisor to the second sec	
ntainer Storage Area			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
CERTIFICATION A. Based on my inquiry of those persons	District Control of the W	as addition the information	Maria the information su	hmitted
A. Based on my inquiry of those persons to the best of my knowledge and belief, tru	raccuy responsible n	or gametring and amortification.		
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		JR/PR Limited	Partnership	
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		TRANSFEROR OR TRANSF	TRORS (or on behalf of Transferor)	
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3 2 4 3 1 8 4 EXHIBIT A

PARCEL 1

LOT 1 IN COLONY LAKE CLUB COMMERCIAL UNIT NUMBER 2 BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SCHAUMBURG, DESCRIBED AS FOLLOWS:

REGINNING AT THE SOUTH EAST CORNER OF LOT 2 IN BRANDESS LESUBDIVISION IN SCHAUMBURG; THENCE NORTHWARD ALONG THE LAST LINE OF SAID BRANDESS RESUBDIVISION IN SCHAUMBURG, NOITE 00 DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 428 16 FEET TO A POOINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GOLF ROAD; THENCE EASTWARD ALONG THE SAID SOUTHERLY PIGHT OF WAY LINE, NORTH 89 DEGREES 25 MINUTES 31 SECOND FAST, A DISTANCE OF 255.20 FEET TO THE NORTH WEST CORNER OF LOT 1 IN G.P. SUBDIVISION IN SCHAUMBURG, SOUTH 00 DEGREES 34 MINUTES 29 SECOND EAST, A DISTANCE OF 458.16 FEET TO 3 POINT ON THE NORTH LINE OF COLONY LAKE CLUB, UNIT NUMBER 1, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 37, 1976 AS DOCUMENT 23763577; THENCE WESTWARD ALONG THE SAID NORTH LINE AND ALONG THE NORTH LINE OF LOT 29 IN COLONY LAKE CLUB, UNIT NUMBER 2, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1977 AS DOCUMENT NUMBER 23954950, SOUTH 89 DEGREES 25 MINUTES 31 SECONDS WEST, A DISTANCE OF 255.20 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY TILLINOIS.

PARCEL 3

THAT PART OF THE EAST 1/2 OF THE FORTH WEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SCHAUMBURG DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF LOT 1 OF COLONY LAKE CLUB COMMERCIAL UNIT NUMBER 1; THENCE SOUTH 89 DEGREES 25 MINUTES 31 SECOND WEST, A DISTANCE OF 50 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 458.16 FEET TO A POINT ON THE NEW SOUTHERLY RIGHT OF WAY LINE OF GOLF ROAD; THENCE EASTWARD ALONG SAID SOUTHERLY LINE, NORTH 89 DEGREES 25 MINUTES 11 SECONDS EAST, 80 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 34 MINUTES 29 SECONDS EAST ALONG SAID WEST LINE, 458.16 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, ALSO KNOWN AS LOT 1 IN G.P. SUBDIVISION IN SCHAUMBURG, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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B (1) Identify Threatener:	7 3 2 W 2 1 8 4	n See
JR/PR Limited Partnership 875 West Golf Name and Correct Address of Transferor	F Road, Schaumburg, IL 60194	i - Malin all lands of the second state of th
Name and Address of Truste of this is a transfer of beneficial interest of a land	A belong	
in the many principle will has combleted this form on behalf at a	alla esta a la companya de la compa	Tress 40
875 W. Golf Pd. Saharahama II Color	y, JR/PR Corp., general partne (708) 8	er of Transferor.
C. Identify Transferee: Toyota Motor Credit Corp., 1900		
III. NOTIFICATION	50 4 1 5 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	andered all all all all and a second and a s
Under the Illinois Environmental Protection Act, property of most main		f
hazardous substances.	erry may be new hable for costs related to	o the release of
1. Section 22.4(2) of the Act states:	新 的现在分词表现的 医内膜炎 ·	12 mm
"Notwithstanding any other provision or rule of law, and subject only to following persons shall be liable for all costs of removal or remedial action substantial threat of a release of a hizardous substance:	medited by the state of litinois as a result	t of a release or
(1) The owner and open for of a facility or vessel from which there is substance;	a release or substantial threat of release	of a hazantone
(2) Any person who at the time of decimal decimal and an army	And the second	
Bazardous substance:	e mas a renease of substantial infeat of a fele	ase of any such
(3) Any person who by contract, agreen and or otherwise has arranged wi treatment of hazardous substances owned, controlled or possessed by such perclease of such hazardous substances; and	radii at a ractiffy there is a release or substail	nual threat of a
(4) Any person who accepts or accepted any hazar iou: substances for tr from which there is a release or a substantial threat of a refer se of a hazardous	anaport to disposal, storage or treatment fa	cilities or eites
2. Section 4(a) of the Act states	suistance,	
"The Agency shall have the authority and it is a second of the second of	trian ha liakla manana	
opportunity for such person to perform the response action."	otice shall include the identified response	of this Act for a action and an
3. Section 22.2(k) of the Act states:	5	auden in the
"If any person who is liable for a release or substantial threat of release provide removal or remedial action upon or in accordance with a notice and request the Board or any court, such person may be liable to the State for punitive datimes, the amount of any costs incurred by the State of Illinois as result of supunitive damage imposed by the Board shall be in addition to any costs recovere to any other penalty or relief provided by this Act or any other law."	uest by transparency or upon or in accordance images in an aniount at least equal to, and no	with any order
4. Section 22 18(n) of the Automateur		
"Now ith standing any other provision of rule or law, except as provided of an underground storage tank shall 2 hable for all costs of preventive action. State of Illinois as a result of a release or a substantial threat of release of petrol. 5. The text of the statutes are tank shall.	entective action and enforcement action if	ncurred by the
The text of the statutes set out above is subject to change by amendment in the text of the statutes cited, but no disclosure statement shall be invalid merely such text.		flect changes
IV. ENVIRONMENTAL INFORMATION	The state of the s	17. Extra delicity ()
Regulatory Information During Current Ownership 1. Has the transferor ever conducted operations on the property which involution, treatment, storage or handling of "hazardous substances", as defined by a shall not be applicable for consumer goods stored or handled by a retailer in a manner as they are sold to consumers, provided that such retailer does not engaginning of consumer sized containers), finishing, refinishing, servicing, or clean	ved the generation, manufacture, processing the Illinois Environmental Protection Act? the same form, approximate amount, concerning	This question of entration and int mixing or
Yes X No 2. Has the transferor ever conducted operations on the property which involved than that which was associated directly with the transferor's vehicle usage.	**	CC of petroleum,

Yes X No

other than that which was associated directly with the transferor's vehicle usage?

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4. Are there any of the following specific units (operating or closed) at the property which are or were used by the transferior to missage waste, harardous wastes, harardous substances or periodeum? Landfill YES NO Injection Wells X Master Part Teatment Units X Master Part Teatment Units X Waster Part Teatment Detoxification X Waster Recycling Operations Y Waster Recycling Operations Yes No X Y	Yeu X As No	4	* * * * * *
Landfill YES NO Waste Pale Mastewater Treatment Units X X Waster Pale Mastewater Treatment Units X X Waster Pale Master Pale M	4. Are there any of the following specific units (operating or closed) at the property which are or	l facts may	to the supplement
Surface Impoundment X	finage waste, hazardous wastes, hazardous substances or petroleum?	were used t	y use transferor t
indicate Impoundment X Waster Place X Waster Place X Transfer Stations X Xaster Place X Waster Recycling Operations X Xotorage Tank (Underground) X X Other Land Disposal Area X Xotorage Tank (Underground) X X Other Land Disposal Area X Xotorage Tank (Underground) X X Other Land Disposal Area X Xotorage Tank (Underground) X X Other Land Disposal Area X Xotorage Tank (Underground) X X Other Land Disposal Area X Xotorage Tank (Underground) X X Other Land Disposal Area X Xotorage Tank (Underground) X X Other Land Disposal Area X Xotorage Tank (Underground) X X Other Land Disposal Area X Xotorage Tank (Underground) X X Other Land Disposal Area X Xotorage Tank (Underground) X X Other Land Disposal Area X Xotorage Tank (Underground) X X Other Land Disposal Area X Xotorage Tank (Underground) X X Other Land Disposal Area X Xotorage Tank (Underground) X X Other Land Disposal Area X Xotorage Tank (Underground) X X Xotorage Tank (Underground) X Xotorage Tank (Underground) X X Xotorage Tank (Underground) X Xotorage Tank (Underground) X X Xotorage Tank (Underground) X Xotorage Tank (Underground) X X Xotorage Tank (Underground) X Xotorage Tank (Underground) X X Xotorage Tank (Underground) X Xotorage Tank (Underground) X X Xotorage Tank (Underground) X Xotorage Tank (Underground) X X Xotorage Tank (Underground) X Xotorage Tank (Underground) X X Xotorage Tank (Underground) X Xotorage Tank (Underground) X X Xotorage Tank (Underground) X Xotorage Tank (Underground) X X Xotorage Tank (Underground) X Xotorage Tank (Underground) X Xotorage Tank (Underground) X X Xotorage Tank (Underground) X Xotorag	YES NO		YES NO
And Destinent Sample and Chemical Supplementations Supplement of the Supplement Offits Supplement Offi	injection wells		X
Naste Pile neutronator Naste Pile neutronator Naste Recycling Operations X	Waste at the state of the state	*	_X
Extraction X Transfer Stations X Waste Recycling Operations X Urange Tank (Above Ground) X Waste Recycling Operations X Urange Tank (Underground) X Waste Recycling Operations X Contage Tank (Above Ground) X Waste Recycling Operations X Contage Tank (Above Ground) X Waste Recycling Operations X Contage Tank (Above Ground) X Waste Recycling Operations X Contage Tank (Above Ground) X Waste Recycling Operations Yes No X Waste Treatment Detoxification of the following scions and this real property? A Permits for amy waste storage, waste waster disposal operation. Yes No X Waste Treatment Detoxification of the following scions are sive to this property? A Permits for any waster storage, waster determined works? A Permits for any waster storage, waster determined works? A Permits for any waster storage, waster determined works? A Permits for any waster storage, waster determined and Community Right to Know Act of 1986. Filing an environmental Release Form pursuant to the federal Emergency Planning and Community Right to Know Act of 1986. Filing an environmental Release During Transferor's Ownership B Has any statution occurred the thin stew which resulted in a reportable "release" of any hazardous substances or petroleum, which were released comtaminations or emanating from the property	Control agreement the second s		X
torage Tank (Above Ground) X Waste Treatment Detoxification X Waster Treatment Detoxification X Waster Treatment Detoxification X Waster Treatment Detoxification X Waster Recycling or Collaborate According to the Filed with the Environmental Protection Agency on gwith this discousar documents 5. Has the transferor ever liced or verification of each unit, such site plan to be filed with the Environmental Protection Agency 5. Has the transferor of the following in regard to this real property? a. Permits for discharges of wesfew waster of the State. Yes No X Yes No X Yes No X 7. Has the transferor taken any of the following sector, real five to this property? Planning and Community Right to Know Act of 1986. Field an Emergency and Hazardous Chemical Invents by Form pursuant to the federal Emergency Planning and Community Right to Know Act of 1986. Has the transferor or any facility on the property or the property been the subject of any of the following State or federal wermunity Right to Know Act of 1986. Has the transferor or any facility on the property or the property been the subject of any of the following State or federal was wermunity Right to Know Act of 1986. If it men b, was answered by checking Yes, then indicate whether or not the final order or decree is still an effect for this property. Filling an environmental enforcement case with a court or the Pollution Control for decree is still an effect for this property. Permits of the property of the following State or federal laws? Yes No X Yes No X Yes No X Yes No X Plantage Treatment Releases D	Transfer Stations		X
torage Tank (Underground) X Other Land Disposal Area Yes No X	waste Recycling Operations	,	X
there are "YES" answer to any of the above items and the transfer is other than a mortgage or collateral assignment of beneficial terest, attach a site plan which dentifies the location of each unit, such site plan to be filed with the Environmental Protection Agency only with this disclosure document. 5. Has the transferor ever field are of the following in regard to this real property? 5. Permits for emissions to the atmosyloge. 6. Permits for emissions to the atmosyloge. 7. Permits for emissions to the atmosyloge. 8. Permits for any waste storage, waste Acatment or waste disposal operation. 9. Permits for any waste storage, waste Acatment or waste disposal operation. 9. Permits for any waste storage, waste Acatment or waste disposal operation. 9. Has the transferor taken any of the following action: res tive to this property? 10. Has the transferor taken any of the following action: res tive to this property? 11. Has the transferor taken any of the following action: res tive to this property? 12. Prepared a Chemical Satety Contingency Plan persuant to the Illinois Chemical Safety Act. 13. Prepared a Chemical Satety Contingency Plan persuant to the Illinois Chemical Safety Act. 14. Filed an Emergency and Hazardous Chemical Invent by Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. 15. Filed a Totac Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. 16. Has the transferor or any facility on the property or the property been the subject of any of the following State or federal were manufal actions? 17. Written notification regarding known, suspected or alleged contaminants or or emanating from the property. 18. Filing an environmental enforcement case with a court or the Pollution Control Book for which a final order or consent decree was entered. 18. Has the transferor to pursuant to the property been the subject of any hazardous substances or perturbations are equired under State or federal laws?	Trans Trans at 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		X
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