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COOK COUNTY RECORDER

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE ONLY

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

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

For Use By County

Recorder's Office

Seller: Matsushita Electric Corporation of America

County

Buyer: 9401 Grand L.L.C.

Date

Document No.: _____

Doc. No.

Vol. _____ Page _____

Rec'd by: _____

I. PROPERTY IDENTIFICATION:

A. Address of property: 9401 Grand Avenue Franklin Park
Street City or Village Township

Permanent Real Estate Index Nos.: 12-27-122-028, 12-27-123-091, and 12-27-300-042

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B. Legal Description:

Section 27 Township 40 Range 12

Enter or attach current legal description in this area:

See Exhibit A attached hereto and made a part hereof.

Prepared by:

Return to:

James M. Indelak

name

name

9401 W. Grand

address

address

Franklin Park, IL 60131

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 20.189 Acres

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

- Apartment building (6 units or less) Industrial building
 Commercial apartment (over 6 units) Farm, with buildings
 Store, office, commercial building Other, specify _____

II. NATURE OF TRANSFER:

YES NO

- 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 interest of an Illinois land trust? _____
(3) A lease exceeding a term of 40 years? _____
(4) A mortgage or collateral assignment of beneficial interest? _____

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B. (1) Identify Transferor:

Matsushita Electric Corporation of America, One Panasonic Way, Secaucus, NJ 07094
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.

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

James M. Indelak, AGM, MDSC (708) 452-2269
Name, Position (if any), and address Telephone No.

C. Identify Transferee: 9401 Grand L.L.C., 2309 S. Cicero, Cicero, IL 60650
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."

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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 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

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

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

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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 transferor to manage waste, hazardous wastes, hazardous substances or petroleum?

	YES	NO		YES	NO
Landfill Drawing Ref. # _____	<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 (Z units) (1) <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) (6 tanks) (2) <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Land Disposal Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Container Storage Area (3) <input checked="" type="checkbox"/>	<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 <input checked="" type="checkbox"/> |
| b. Permits for emissions to the atmosphere. | Yes <input checked="" type="checkbox"/> | No _____ |
| c. Permits for any waste storage, waste treatment or waste disposal operation. | Yes <input checked="" type="checkbox"/> | 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 <input checked="" type="checkbox"/> |
| b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. | Yes <input checked="" type="checkbox"/> | No _____ |

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

- 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

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 X

- 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

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_____ 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 X

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

No releases have occurred which exceed "Reportable Quantities" in a 24-hour period per CERCLA standards. Small quantities have leaked from Petroleum UST's. All UST's have been remediated.

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: MOTOROLA

Type of business/
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>X</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>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.

MATSUSHITA ELECTRIC CORPORATION OF AMERICA

By James M. Indelak
JAMES M. INDELAK, AGM, MDSC

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

June 12, 19 95

9401 GRAND L.L.C.

By Donald L. Siodmak
signature

Donald L. Siodmak
type or print name, title
TRANSFEROR OR TRANSFERORS (or on behalf of
Transferor)

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

JUNE 12, 19 95

BELMONT NATIONAL BANK OF CHICAGO

James Murnane
signature

JAMES MURNANE, E.V.P.
type or print name
LENDER

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PARCEL 1:

EXHIBIT A

THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF GRAND AVENUE (EXCEPT THEREFROM THE EAST 156.8 FEET AND EXCEPT THAT PART FALLING IN WASHINGTON STREET) IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF SAID WEST 1/2 AT A POINT 156.8 FEET WEST OF THE SOUTH EAST CORNER OF SAID WEST 1/2; THENCE RUNNING NORTH PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 174.65 FEET; THENCE WEST PARALLEL WITH THE SAID SOUTH LINE 498.7 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 174.65 FEET TO THE SOUTH LINE; THENCE EAST ON SAID SOUTH LINE 498.7 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF CONVEYED TO THE VILLAGE OF FRANKLIN PARK BY DEED RECORDED JULY 31, 1925 AS DOCUMENT NUMBER 8981920 OF RECORD AND ALSO EXCEPTING THEREFROM THE NORTH 37 1/2 FEET OF THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING EAST OF THE WASHINGTON STREET AS EXTENDED AND WEST OF ALLEY IMMEDIATELY EAST AND ADJOINING THERETO AND EXCEPT PART CONVEYED BY DEED RECORDED AS DOCUMENT NUMBER 12518201), IN COOK COUNTY, ILLINOIS

PARCEL 3:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 327.48 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, AND 625.00 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST ALONG A LINE 625 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 1583.46 FEET TO THE SOUTH LINE OF GRAND AVENUE; THENCE SOUTH 82 DEGREES 24 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID GRAND AVENUE A DISTANCE OF 630.53 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 50 DEGREES 00 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 1175.03 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 118.72 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 50 SECONDS EAST A DISTANCE OF 69.25 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 24 SECONDS WEST A DISTANCE OF 233.08 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 59 SECONDS WEST A DISTANCE OF 3.82 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 36 SECONDS WEST A DISTANCE OF 40.82 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 59 SECONDS WEST A DISTANCE OF 352.11 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 34 SECONDS WEST A DISTANCE OF 55.03 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 32 SECONDS EAST A DISTANCE OF 41.82 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS WEST A DISTANCE OF 177.96 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 327.48 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, AND 625.00 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 01 MINUTES, 16 SECONDS WEST ALONG A LINE 625.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, SAID LINE BEING THE EASTERLY LINE OF EDGINGTON STREET, A DISTANCE OF 1583.46 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF GRAND AVENUE. FROM THE POINT OF BEGINNING THENCE SOUTH 82 DEGREES 25 MINUTES 15 SECONDS EAST ALONG THE SOUTH SOUTHERLY LINE OF GRAND AVENUE A DISTANCE OF 30.00 FEET TO AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE SOUTH 48 DEGREES 45 MINUTES 29 SECONDS WEST A DISTANCE OF 39.78 FEET TO AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER ON THE SAID EASTERLY LINE OF EDGINGTON STREET; THENCE NORTH 00 DEGREES 01 MINUTES 16 SECONDS WEST ALONG SAID EASTERLY LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

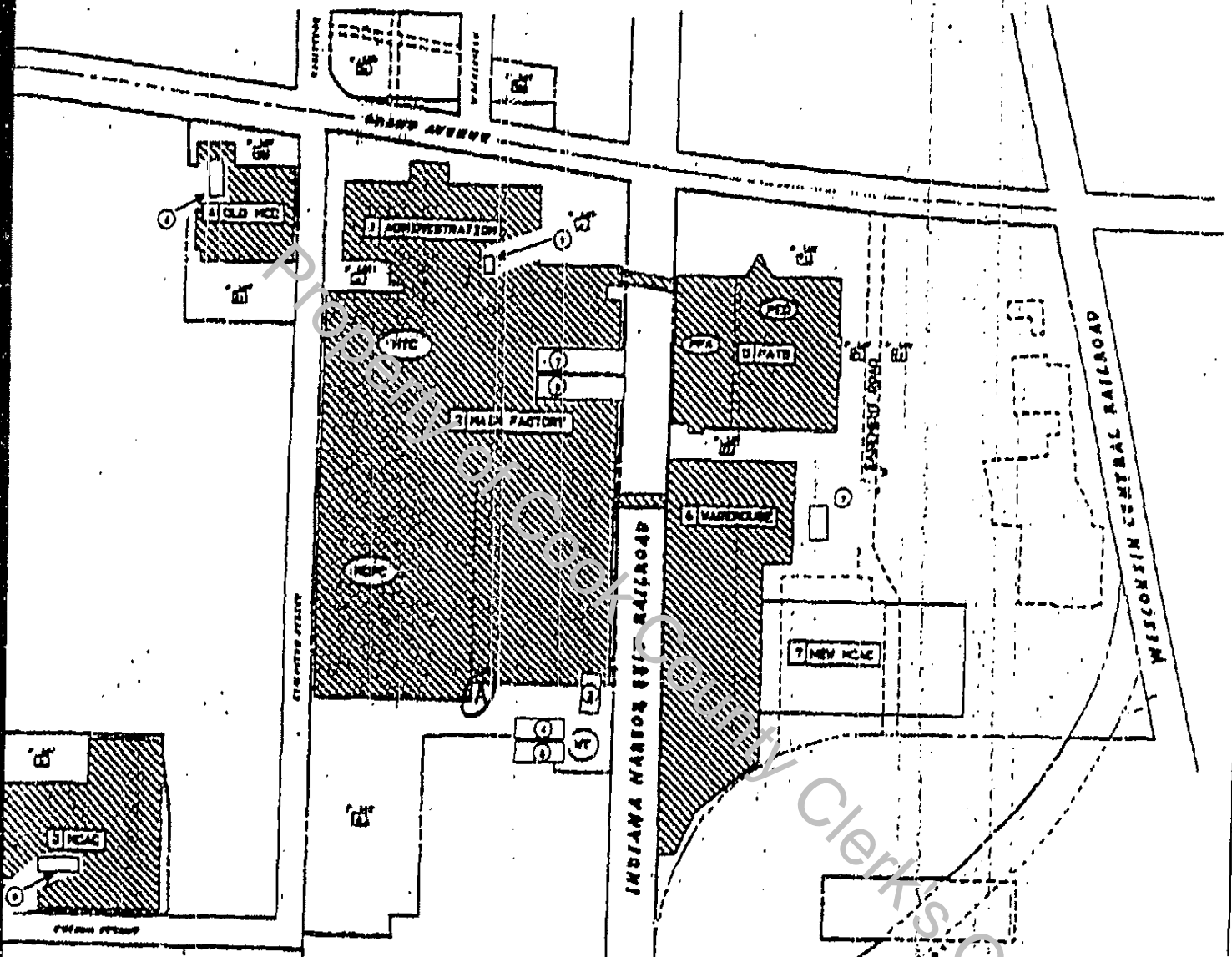
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MATSUSHITA FRANKLIN PARK CAMPUS



INCINERATOR

(A) Evidence Only

Tank #	Action	Date	Size	Content
1	Removed	Apr-92	10k	Diesel
2	Removed	May-92	250	Diesel
3	Removed	Jan-93	20k	Heating Oil #5
4	Removed	Jan-93	30k	Heating Oil #5
5	Removed	Jan-93	30k	Heating Oil #5
6	Removed	Apr-93	6k	Heating Oil #2
7	Filled w/ Concrete	Jan-94	15k	Heating Oil #5
8	Filled w/ Concrete	Jan-94	15k	Heating Oil #5
9	Removed	Jan-94	15k	Heating Oil #5

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