

Debtor(s) (Last Name First) and address(es)  
**LESSEE**  
NICOR Energy Solutions Inc.  
1844 Ferry Road  
Naperville, Illinois 60525

Secured Party(ies) and address(es)  
**LESSOR**  
Norlake, Inc.  
50 South LaSalle Street  
Chicago, Illinois 60675

9943523  
7673/0186 16 001 Page 1 of 10  
1998-05-26 12:07:55  
County Recorder 39.50

1. This financing statement covers the following types (or items) of property: See Schedule A attached hereto and made a part hereof. This is a Lease Transaction and this UCC-2 is being filed for information

**ASSIGNEE OF SECURED PARTY**

2. (If collateral is crops) The above described crops are growing or are to be grown on: (Describe Real Estate) purposes only.

3. (If applicable) The above goods are to become fixtures on (The above timber is standing on ...) (The above minerals or the like (including oil and gas) or accounts will be financed at the wellhead or minehead of the well or mine located on ...) (Strike what is inapplicable) (Describe Real Estate)

See Schedule B attached hereto and made a part hereof.

and this financing statement is to be filed in the real estate records. (If the debtor does not have an interest of record) The name of a record owner is Electro-Motive Division of General Motors Corporation  
9301 W. 55th Street  
LaGrange, Illinois 60525

4.  Products of Collateral are also covered.

NICOR Energy Solutions Inc.  
By:   
Signature of (Debtor) (Secured Party)

8 Additional sheets presented.  
Filed with Recorder's Office of Cook County, Illinois.

\*Signature of Debtor Required in Most Cases;  
Signature of Secured Party in Cases Covered By UCC 9-402 (2).

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Schedule A

to

98493508

Financing Statement

Naming

NORLEASE, INC., as Lessor

and

NICOR ENERGY SOLUTIONS INC., as Lessee

All of the following equipment or fixtures, together with all accessions thereto and replacement parts therefor located at 9301 W. 55th Street, LaGrange, Illinois 60525:

1. **Equipment List**

A. **Software**

<u>Qty</u>	<u>Equipment Description</u>	<u>Serial Number</u>	<u>Model No.</u>
1	GE Simplicity Software (Full Input/Output Development System)	6994041420	44A736970001R09
1	GE Simplicity Software (Full Input/Output Development System)	6924751140 not loaded as of 2/6/98	44A736970001R09

B. **Programable Logic Controllers**

<u>Qty</u>	<u>Equipment Description</u>	<u>Serial Number</u>	<u>Model No.</u>
	PROGRAMMABLE LOGIC CONTROL PANEL 001 Reused existing cabinet	N/A	N/A
3	GE FANUC Series 9030 PLC's	_____	9030
1	LaMarsch battery charger	Q-8730-3	A36NF-50-24V-ABD1
2	LaMarsch batteries	N/A	TEL-12-125
	PROGRAMMABLE LOGIC CONTROL PANEL 002 Reused existing cabinet	N/A	N/A
3	GE FANUC Series 9030 PLC's	_____	9030

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<u>Qty</u>	<u>Equipment Description</u>	<u>Serial Number</u>	<u>Model No.</u>
1	LaMarsch battery charger	Q-8929-3	A36NF-50-24V-ABDI
2	LaMarsch batteries	N/A	TEL-12-125
	PROGRAMMABLE LOGIC CONTROL PANEL 003 Reused existing cabinet	N/A	N/A
4	GE FANUC Series 9030 PLC's	_____	9030
1	LaMarsch batter charger	SN Q-8730-3	A36NF-50-24V-ABDI
2	LaMarsch batteries	N/A	TEL-12-125
	PENTHOUSE TWO GENUS PANEL	N/A	N/A
1	Cabinet NEMA 12	AN979118	NEMA 12
2	GE GENIUS CARD	Inside Cabinet	1C660BBA021
1	GE GENIUS CARD	Inside Cabinet	1C660BBA025
2	GE GENIUS CARD	Inside Cabinet	1C660BBD024
1	GE GENIUS CARD	Inside Cabinet	1C660BBR101
	PENTHOUSE THREE GENUS PANEL	N/A	N/A
1	Cabinet NEMA 12	AN979117	NEMA 12
2	GE GENIUS CARD	Inside Cabinet	1C660BBA021
2	GE GENIUS CARD	Inside Cabinet	1C660BBA025
1	GE GENIUS CARD	Inside Cabinet	1C660BBD024
1	GE GENIUS CARD	Inside Cabinet	1C660BBR101
	PENTHOUSE FOUR GENUS PANEL	N/A	N/A
1	Cabinet NEMA 12	AN981163	NEMA 12
2	GE GENIUS CARD	Inside Cabinet	1C660BBA021
1	GE GENIUS CARD	Inside Cabinet	1C660BBA025
2	GE GENIUS CARD	Inside Cabinet	1C660BBD024
1	GE GENIUS CARD	Inside Cabinet	1C660BBR101
	PENTHOUSE SIX GENUS PANEL	N/A	N/A

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<u>Qty</u>	<u>Equipment Description</u>	<u>Serial Number</u>	<u>Model No.</u>
1	Cabinet NEMA 12	AN981162	NEMA 12
2	GE GENIUS CARD	Inside Cabinet	1C660BBA021
1	GE GENIUS CARD	Inside Cabinet	1C660BBA025
1	GE GENIUS CARD	Inside Cabinet	1C660BBD024
1	GE GENIUS CARD	Inside Cabinet	1C660BBR101
	PENTHOUSE SEVEN GENUS PANEL	N/A	N/A
1	Cabinet NEMA 12	AN981164	NEMA 12
2	GE GENIUS CARD	Inside Cabinet	1C660BBA021
2	GE GENIUS CARD	Inside Cabinet	1C660BBA025
1	GE GENIUS CARD	Inside Cabinet	1C660BBD024
	PENTHOUSE EIGHT GENUS PANEL	N/A	N/A
1	Cabinet NEMA 12	AN981169	NEMA 12
2	GE GENIUS CARD	Inside Cabinet	1C660BBA021
1	GE GENIUS CARD	Inside Cabinet	1C660BBA025
1	GE GENIUS CARD	Inside Cabinet	1C660BBD024
1	GE GENIUS CARD	Inside Cabinet	1C660BBR101
	PENTHOUSE TEN GENUS PANEL	N/A	N/A
1	Cabinet NEMA 12	AN981168	NEMA 12
2	GE GENIUS CARD	Inside Cabinet	1C660BBA021
1	GE GENIUS CARD	Inside Cabinet	1C660BBA025
1	GE GENIUS CARD	Inside Cabinet	1C660BBD024
1	GE GENIUS CARD	Inside Cabinet	1C660BBR101
1	LaMarsch battery charger	Q-8931-3	A36NF-50-24V- ABD1
2	LaMarsch batteries	N/A	TEL-12-125
	PENTHOUSE ELEVEN GENUS PANEL	N/A	N/A
1	Cabinet NEMA 12	AN981149	NEMA 12
1	GE GENIUS CARD	Inside Cabinet	1C660BBA021
1	GE GENIUS CARD	Inside Cabinet	1C660BBA025
1	GE GENIUS CARD	Inside Cabinet	1C660BBD024

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<u>Qty</u>	<u>Equipment Description</u>	<u>Serial Number</u>	<u>Model No.</u>
1	GE GENIUS CARD	Inside Cabinet	1C660BBR101
	PENTHOUSE TWELVE GENUS PANEL	N/A	N/A
1	Cabinet NEMA 12	AN981167	NEMA 12
1	GE GENIUS CARD	Inside Cabinet	1C660BBA021
1	GE GENIUS CARD	Inside Cabinet	1C660BBA025
1	GE GENIUS CARD	Inside Cabinet	1C660BBD024
1	GE GENIUS CARD	Inside Cabinet	1C660BBR101
	PENTHOUSE THIRTEEN GENUS PANEL	N/A	N/A
1	Cabinet NEMA 12	AN942601	NEMA 12
1	GE GENIUS CARD	Inside Cabinet	1C660BBA021
1	GE GENIUS CARD	Inside Cabinet	1C660BBA025
1	GE GENIUS CARD	Inside Cabinet	1C660BBD024
1	GE GENIUS CARD	Inside Cabinet	1C660BBR101
	PENTHOUSE FOURTEEN GENUS PANEL	N/A	N/A
1	Cabinet NEMA 12	AN942609	NEMA 12
1	GE GENIUS CARD	Inside Cabinet	1C660BBA021
1	GE GENIUS CARD	Inside Cabinet	1C660BBA025
1	GE GENIUS CARD	Inside Cabinet	1C660BBD024
1	GE GENIUS CARD	Inside Cabinet	1C660BBR101
1	Dell Computer	B12QD	MMP

## C. Direct Fired Gas Burners

<u>Qty</u>	<u>Description</u>	<u>Tag#</u>	<u>Serial Number</u>	<u>Model No.</u>
1	Burner Conversion Unit	PH 1-1	SO-2071E	C-136-34-122
1	Burner Conversion Unit	PH 2-1	SO-2071E1	C-136-34-122
1	Burner Conversion Unit	PH 2-2	SO-2071J	C-136-34-122

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<u>Qty</u>	<u>Description</u>	<u>Tag#</u>	<u>Serial Number</u>	<u>Model No.</u>
1	Burner Conversion Unit	PH 2-4	SO-2071B	C-144-65-121
1	Burner Conversion Unit	PH 3-4	SO-2071B2	C-144-65-121
1	Burner Conversion Unit	PH 4-2	SO-2071C	C-149-68-122
1	Burner Conversion Unit	PH 4-3	SO-2071F	C-144-65-121
1	Burner Conversion Unit	PH 4-4	SO-2071B1	C-144-65-121
1	Burner Conversion Unit	PH 5-1	SO-2071H2	C-136-40-122
1	Burner Conversion Unit	PH 6-3	SO-2071H3	C-136-40-122
1	Burner Conversion Unit	PH 6-4	SO-2071A2	C-140-44-111
1	Burner Conversion Unit	PH 8-5	SO-2071A3	C-140-44-111
1	Burner Conversion Unit	PH 8-4	SO-2071H	C-136-40-122
1	Burner Conversion Unit	PH 9-2	SO-2071A7	C-140-44-111
1	Burner Conversion Unit	PH 10-3	SO-2071H1	C-136-40-122
1	Burner Conversion Unit	PH 10-4	SO-2071A1	C-140-44-111
1	Burner Conversion Unit	PH 11-2	SO-2071K	C-136-34-122
1	Burner Conversion Unit	PH 12-4	SO-2071A	C-140-44-111
1	Burner Conversion Unit	PH 13-1	SO-2071D	C-130-25.1-121
1	Burner Conversion Unit	PH 14-1	SO-2071G	C-130-30-123

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## SCHEDULE A

98413508

1. Equipment List - Electro-Motive Division of General Motors

05/13/98

System / Location	Equipment Description	Qty	Manufacturer	Model No.	Serial No.	Value		
A. Boiler System (Includes all associated appurtances, piping, duct, valves, fittings, insulation, conduit, wiring, relays, switches, etc.) Boiler Plant	Boiler #1 (70,000 lb/hr)	1	Nobreaks	NS-E-50	D-3654	\$1,809,140		
	Burner	1	Todd Combustion	V5001GQJXX	1891			
	Gas Valve	2	Mason	4" F 5000 CP-1	87A302228,33			
	Economizer	1	E-Tech	E-1884-A	58788-0			
	Forced Draft Fan & Motor	1	Chicago Blower	3612	214880-2			
	Gas Regulator	1	Equimeter	441	5368242			
	Chimney Stack	1	Metal Fab	IPIC	N/A			
	Power Factor Capacitor Panel	1	Square D	PFC4040BF13	0298-02			
	Contactors Panel	1	Hammond	1418 NAM12	N/A			
	Burner Management Control	1	Fireye	E110	N/A			
	Boiler #2 (70,000 lb/hr)	1	Nobreaks	NS-E-50	D-3653			
	Burner	1	Todd Combustion	V5001GQJXX	1500			
	Gas Valve	2	Mason	4" F 5000 CP-1	87A302230,34			
	Economizer	1	E-Tech	E-1884-B	58788-0			
	Forced Draft Fan & Motor	1	Chicago Blower	3612	214880-1			
	Gas Regulator	1	Equimeter	441	5368241			
	Chimney Stack	1	Metal Fab	IPIC	N/A			
	Power Factor Capacitor Panel	1	Square D	PFC4040BF13	0298-01			
	Contactors Panel	1	Hammond	1418 NAM12	N/A			
	Burner Management Control	1	Fireye	E110	N/A			
	Control Panel - C2 Control/Sequencer	1	Century	CCT00	N/A			
	Dryer	1	Ingersoll Rand	DXR25-M	87KDXR5409			
	Separator	1	Industrial Steam	77JMR	W186480			
	Aircooler	1	Industrial Steam	TRF-6	N/A			
	Natural Gas Meter	1	Equimeter	VC2500P&T	VC2500-8128432			
	Condensate Meter	1	EMCO	Vortex PHD	N/A			
	Boiler Feedwater Meter	2	EMCO	Vortex PHD90L-20F	370816-V007,8			
	Water Meter	1	Carlton	200-3-R	N/A			
	Steam Meter	2	EMCO	Vortex PHD	N/A			
	Mantle	1	SkyJack	SJPI-25	057D49			
	B. Deserator System (Includes all associated appurtances, piping, fittings, insulation, conduit, wiring, relays, switches, etc.) Boiler Plant	Jet Spray Deserator	1	Industrial Steam	45J35		18648A	\$281,091
		Nipper	1	Industrial Steam	SN-70		18648B	
		Pumps	3	Industrial Steam	VC200-8		18648A-B	
		Motors	3	Baldor	842D0033		408100W25581	
		Power Factor Capacitor Panel	3	Square D	PFC4017BF13		0298-01,02,03	
Feedwater Pumps Controller (CP-BFW)		1	Hoffman	N/A	N/A			
C. Condensate Return System (Includes all associated appurtances, piping, fittings, insulation, conduit, wiring, relays, switches, etc.) Boiler Plant	Condensate Tank	1	Industrial Steam	721-2	186490	\$291,091		
	Pumps	3	Industrial Steam	VC100-2	18649-C			
	Motors	3	Baldor	842D0015	368301-184F3			
	Condensate Pumps Controller (CP-COND)	1	Industrial Steam	N/A	N/A			
D. Water Softener System (Includes all associated appurtances, piping, fittings, insulation, conduit, wiring, relays, switches, etc.) Boiler Plant	Tank Assembly	2	Bruner	450-HBR Q-2	20198025	\$58,218		
	Valve	2	Bruner	D180	1,007,35,82			
	Controller	2	Bruner	C1350007	AAT			
E. Chemical Treatment System (Includes all associated appurtances, piping, fittings, insulation, conduit, wiring, relays, switches, etc.) Boiler Plant	Chemical Tanks	2	Chem-Tainer	D-100	N/A	\$58,218		
	Pumps	2	Neptune	525-A-N1	101703			
	Pump Motors	2	Leeson	AAS17N213A	102182			
	Agitator	2	Neptune	A-2	N/A			
	Agitator Motors	2	GE	510136Q8307C	SLJ240042, XLJ0800-1			
	Timer Control Panel	1	HCH	W-12542	N/A			
	Sample Coolers	4	Neptune	SC-100	N/A			
	Blowdown Control Panel	2	Rosemount	SCL-8-331-842	AG8-97205			
F. Building Structure (Includes all associated appurtances, structural steel, insulation, concrete slab, finishes, site work, etc.) Boiler Plant	Roof 5200sf	1	Kirby	Kirby Lock 2000	N/A	\$509,083		
	Walls 5100sf	1	Kirby	KirbyWall	N/A			
	Overhead Door	1	Overhead Door Corp	825 Series	285802-1			
	Doors	11	Curtis Mfg	707S Series	N/A			
	Exterior Window	1	Dalco	Sbr Lins II	N/A			
	8" Underground Gas Piping	130'	N/A	N/A	N/A			
	8" Underground Sanitary Piping	80'	N/A	N/A	N/A			
	8" Underground Industrial Waste Piping	80'	N/A	N/A	N/A			
	8" - 12" Underground Storm Water Piping	320'	N/A	N/A	N/A			
	Underground Conduit & Wiring	500'	N/A	N/A	N/A			
	G. HVAC System (Includes all associated appurtances, piping, conduit, wiring, relays, switches, ductwork, diffusers, insulation, etc.) Boiler Plant	Air Conditioner	1	Carrier	48TJE004-611GA		0598G20482	\$75,884
		Unit Heaters	8	Modine	H8-83		N/A	
Exhaust Fan		1	Cook	24JXWV	N/A			
Exhaust Fan		4	Cook	48JXWV-H	N/A			
Exhaust Fan		1	Gemini	GC-840	N/A			
Louvers		9	Ruskin	L-6375D	N/A			
H. Plumbing System (Includes all associated appurtances, piping, wiring, conduit, faucets, valves, etc.) Boiler Plant		Backflow Preventer	1	Conbraco	40-20AG3	NB480	\$40,753	
	Showers	2	American Std	Acove 3636,SW	N/A			

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System / Location	Equipment Description	Qty	Manufacturer	Model No.	Serial No.	Value
	Toilet	2	American Std.	Afwall EL 1.6	N/A	
	Lavatory	2	American Std	Lucame 0356	N/A	
	Water Cooler	1	Elkay	Elkay	N/A	
	Water Heater	1	A. O. Smith	EEST-40-J202172S19	MA98-0087303-S19	
	Service Sink	1	American Std	Adron 7695	N/A	
	Emergency Eye Wash & Shower	1	Bradley	S19-310	N/A	
<b>Electrical System (includes all associated appurtances, wiring, conduit, breakers, contactors, relays, switches, etc.)</b>						<b>\$58,218</b>
Boiler Plant	Lighting (A)	5	GE	WILR10S-PE	N/A	
	Lighting (B)	9	GE	UGS40MCA510V7	N/A	
	Lighting (C)	10	Cooper	SS-240-120V-LE3	N/A	
	Lighting (D)	7	Metaltux	2EA-440AW	N/A	
	Transformer	1	Square D	33749-17212-082	N/A	
	QMB MS Panelboard (SWBRD 1)	1	SquareD	12-11172778-001	N/A	
	QMB MLO Panelboard (Puff Box)	1	SquareD	12-11172778-006	N/A	
	NQOD MB Panelboard (AC PNL)	1	SquareD	NQOD442M225CU	N/A	
	Exh. Fan Starters (MS-EF1)	5	SquareD	SCG11V02CS-Y74	N/A	
	Lighting Panel (LTGPNL)	1	SquareD	NQOD424L100CU	N/A	
<b>J.</b>	<b>Fire Protection System (includes all associated appurtances, piping, fittings, valves, etc.)</b>					<b>\$13,914</b>
Boiler Plant	Spinkler Heads	52	Viking	N	N/A	
<b>K.</b>	<b>Fire Alarm System (includes all associated appurtances, conduit, wiring, relays, switches, etc.)</b>					<b>\$199,912</b>
Engine Plant	Fire Alarm Control Panel	1	Simplex	4020	N/A	
<b>L.</b>	<b>Distribution Piping System (includes all associated appurtances, fittings, valves, structural supports, insulation, pits, etc.)</b>					<b>\$777,795</b>
Sitewide	6" - 8" Underground Steam Piping	900'	N/A	N/A	N/A	
	3" Underground Condensate Piping	900'	N/A	N/A	N/A	
US Headquarters	6" Steam Piping	275'	N/A	N/A	N/A	
	3" Condensate Piping	395'	N/A	N/A	N/A	
Engine Plant	6" Gas Piping	30'	N/A	N/A	N/A	
Parts Building	6" - 8" Steam Piping	790'	N/A	N/A	N/A	
	3" Condensate Piping	790'	N/A	N/A	N/A	
	Steam Meter	2	EMCO	Vortex PhD	N/A	
<b>M.</b>	<b>Energy Management System (includes all associated appurtances, wiring, conduit, relays, switches, etc.)</b>					<b>\$410,479</b>
Engine Plant	PLC-4 Controllers	1	GE	Fanuc 9030	N/A	
	PLC-4 Power Supply	1	Siemens	Sitop Power 10	N/A	
	Power Monitors	3	GE	GE-EPM-3720	N/A	
Parts Building	PLC-5 Controllers	1	GE	Fanuc 9030	N/A	
	PLC-5 Battery	2	Johnson Controls	TEL12-25	N/A	
	PLC-5 Battery Charger	1	LaMarsch	A36NF-50-24V-ABD1	N/A	
	Power Monitors	4	GE	GE-EPM-3720	N/A	
Breaker House	PLC-6 Controllers	1	GE	Fanuc 9030	N/A	
	PLC-6 Power Supply	1	Siemens	Sitop Power 10	N/A	
	Power Monitors	13	GE	GE-EPM-3720	N/A	
US Headquarters	PLC-7 Control Panel	1	Hoffman	A363608LP	N/A	
	PLC-7 Controllers	1	GE	Fanuc 9030	N/A	
	PLC-7 Power Supply	1	Siemens	Sitop Power 10	N/A	
	Metasys I/O Devices	17	Johnson Controls	AS-UNT110-1	N/A	
	Power Monitors	5	GE	GE-EPM-3720	N/A	
Boiler Plant	PLC-8 Control Panel	1	Hoffman	A363608LP	N/A	
	PLC-8 Controllers	2	GE	Fanuc 9030	N/A	
	PLC-8 Battery	2	LaMarsch	TEL-12-125	N/A	
	PLC-8 Battery Charger	1	LaMarsch	A36NF-30-24V-16455	N/A	
Sitewide	Underground Ethernet	1650'	N/A	N/A	N/A	

Total Value  
\$4,850,565

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**Schedule B**  
**to**  
**Financing Statement**  
**Naming**  
**NORLEASE, INC., as Lessor**  
**and**  
**NICOR ENERGY SOLUTIONS INC., as Lessee**

That part of the Southeast Quarter of Section 10, Township 38 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point 1306.35 feet North (as measured at right angles) of the South line of said Section 10 and 1304.45 feet East (as measured at right angles) of the West Line of the Southeast Quarter of said Section 10; Thence North 42° 29' 01" West along the face of a building 51.78 feet; Thence North 47° 41' 31" East along the face of a building, 28.91 feet; Thence North 42° 13' 32" West along the face of a building 16.80 feet; Thence North 47° 27' 41" East 57.82 feet; Thence South 42° 22' 33" East along the face of a building 68.48 feet; Thence South 47° 28' 36" West along the face of a building 86.67 feet to the point of beginning, in Cook County, Illinois.

Commonly known as 9301 W. 55th Street, La Grange, Illinois 60525

Real Estate Tax I.D. # 18-10-400-006-0000

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