

B. (1) Identify Transferor:

Northlake Development Company 4104 North Harlem Avenue Chicago, Illinois 60634

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 R. Clemet Northlake Development Company 4104 North Harlem Ave., Chicago, IL 60634 (773)625-3060

Name

Position (if any)

Address

Phone

C. Identify Transferee:

~~Redacted text~~

Net Lease Realty I, Inc. 400 East South Street, Suite 500, Orlando, FLA 32802

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 from which 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 three times, the amount of any costs incurred by the State of Illinois as a 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.

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- Yes Use of a clean-up contractor to remove or treat materials including soil, pavement or other surficial materials.
- No 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 IESDA, of the release as "significant" under the Illinois Chemical Safety Act.
- Yes Sampling and analysis of soils.
- No Temporary or more long-term monitoring of groundwater at or near the site.
- 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?

UBTs were removed from the former Pride Truck Rental Property. Closure granted by the I
Soil Excavation activities have been completed at the former Krone Discont Facility
to remove impacted soils that exceed IEPA objectives. Reports available

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: Krone Discont and Pride Truck Rental

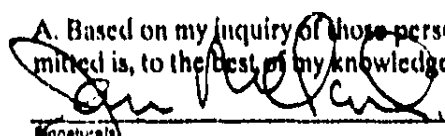
Type of business/ or property usage: Metal Discont operations / truck and equipment rental

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 <input checked="" type="checkbox"/> | Landfill | Yes _____ | No <input checked="" type="checkbox"/> | Injection Wells |
| Yes _____ | No <input checked="" type="checkbox"/> | Surface Impoundment | Yes _____ | No <input checked="" type="checkbox"/> | Wastewater Treatment Units |
| Yes _____ | No <input checked="" type="checkbox"/> | Land Treatment | Yes _____ | No <input checked="" type="checkbox"/> | Septic Tanks |
| Yes _____ | No _____ | Waste Pile | Yes <input checked="" type="checkbox"/> | No _____ | Transfer Stations |
| Yes _____ | No <input checked="" type="checkbox"/> | Incinerator | Yes _____ | No _____ | Waste Recycling Operations |
| Yes <input checked="" type="checkbox"/> | No _____ | Storage Tank (Above Ground) | Yes _____ | No _____ | Waste Treatment Detoxification |
| Yes <input checked="" type="checkbox"/> | No _____ | Storage Tank (Underground) | Yes _____ | No <input checked="" type="checkbox"/> | Other Land Disposal Area |
| Yes <input checked="" type="checkbox"/> | No _____ | Container Storage Area | | | |

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.



Signature(s)
Northlake Development Company

Transferor(s) (type or print name) or on behalf of transferor(s)

B. This form was delivered to me with all elements completed on _____ 19 _____

Signature(s)

 transferee(s) (type or print name) or on behalf of transferee(s)

C. This form was delivered to me with all elements completed on _____ 19 _____

Signature

Lender

Lender Representative (type or print name)

Title

IV. Environmental Information

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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.

Remedial Activities Only _____ Yes x 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 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?

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

If any of the above items are answered Yes 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 x No
- b. Permits for emissions to the atmosphere. _____ Yes x No
- c. Permits for any waste storage, waste treatment or waste disposal operation. _____ Yes x No

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

x 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 x 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 x No
- 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 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. x 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 x 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

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? x Yes _____ No
- b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? x 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?

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EXHIBIT A

PARCEL 1:

THAT PART OF LOT 1 LYING NORTH OF A LINE DRAWN 10 FEET SOUTH OF AND PARALLEL WITH THE SOUTH FACE OF THE BRICK WALL OF A ONE STORY BRICK BUILDING SAID LINE BEING 220 18 FRET SOUTH OF THE NORTH LINE OF SAID LOT 1, AS MEASURED ON THE WEST LINE THEREOF DRAWN TO A POINT 220 FEET SOUTH OF SAID NORTH LINE OF SAID LOT 1, EXTENDED TO THE EAST LINE OF SAID LOT 1 IN OWNER'S DIVISION OF THAT PART OF THE EAST 400 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND SOUTHERLY OF THE CENTER LINE OF GRAND AVENUE EXCEPTING THEREFROM THAT PART OF THE EAST 50 FEET THEREOF DEEDED TO THE CHICAGO SUBURBAN RAILROAD, IN COOK COUNTY, ILLINOIS

PARCEL 2:

PERPETUAL EASEMENT APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT DATED NOVEMBER 30, 1944 AND RECORDED DECEMBER 8, 1944 AS DOCUMENT 13411611 AND ALSO CREATED BY EASEMENT GRANT IN WARRANTY DEED MADE BY DAVIES SUPPLY COMPANY TO CHICAGO METALS COMPANY SHEET AND STRIP STEEL DIVISION, DATED AUGUST 28, 1946 AND RECORDED AUGUST 29, 1946 AS DOCUMENT 13880789, OVER THE NORTH 20 FEET OF THE EAST 262 FEET LYING SOUTH OF AND ADJOINING THE SOUTH 10 FEET OF THE EAST 262 FEET OF PARCEL 1 FOR PURPOSES OF INGRESS AND EGRESS THEREFROM, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 IN ROBERT VOLK'S SUBDIVISION OF THE EAST 1/2 OF LOT 1 AND LOTS 2 AND 10 IN RUTHERFORD'S OAK PARK AVENUE AND FULLERTON AVENUE SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1927 AS DOCUMENT NUMBER 9836413, IN COOK COUNTY, ILLINOIS

Common street address	8601-47 West Grand Avenue 2371-79 North Normandy Avenue
P.I.N.	13-31-204-001 and 13-31-205-032