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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

98887562

For Use By County Recorder's Office

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

County
Date
Doc.No.
Vol.
Page
Rec'd by:

Seller: Reiter Automotive North Ave., Inc.

Buyer: U.S.N., Inc.

Document No.: 98866668

DEPT-01 RECORDING 435.50
150000 TRAM 0642 10/02/98 10:58:00
42196 P 04 * - 988 - 887562
COOK COUNTY RECORDER

I. PROPERTY IDENTIFICATION:

A. Address of property 2638 126th STREET CHICAGO
Street City or Village Township

Permanent Real Estate Index No.: 26-30-100-038-0000

B. Legal Description:

Section 30 Township 37 Range 15

Enter or attach complete legal description in this area:

Prepared by: Rooks, Pitts & Post
NAME
10 S. Wacker Dr.
Chicago, IL 60606
ADDRESS

Return to:

Michael Scheffler
Warszaw, Burstien, Cohen
NAME
Schlesinger & Kuhn
555 Fifth Avenue
ADDRESS
New York, New York 10017

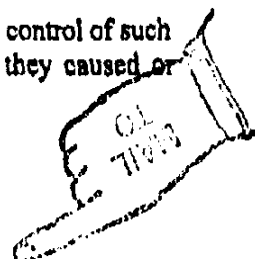
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

Return to:
Box 15

N24-259114-001 NL
445041



TICOR TITLE INSURANCE

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C. Property Characteristics:

Lot Size _____ Acreage approx 4.90

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

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

II. NATURE OF TRANSFER:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| A. (1) Is this a transfer by deed or other instrument of conveyance? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? | <input type="checkbox"/> | <input type="checkbox"/> |
| (3) A lease exceeding a term of 40 years? | <input type="checkbox"/> | <input type="checkbox"/> |
| (4) A mortgage or collateral assignment of beneficial interest? | <input type="checkbox"/> | <input type="checkbox"/> |

B. (1) Identify Transferor:

Rieter Automotive North America, Inc.

Name and Current Address of Transferor

3855 Hillside Dr. Farmington Hills, MI 48331

Name and Address of Trustee if this is a transfer of beneficial Trust No.: _____
Interest of a land trust.

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

JULIE D. GIANNANTONIO, CORPORATE ENVIRONMENTAL ENGINEER 773-646-7787

Name, Position (if any), and Address 2632 126th Street, Chicago, IL 60655 Telephone No.

C. Identify Transferee

U.G. 12, Inc. 1001 State Street Chicago Heights, IL 60411

Name and Current Address of Transferee

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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 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."

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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

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.

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

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
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Treatment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Pile	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Container Storage Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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- | | | |
|--------------------------------|---|---|
| Injection Wells | — | ✓ |
| Wastewater Treatment Units | — | ✓ |
| Septic Tanks | — | ✓ |
| Transfer Stations | — | ✓ |
| Waste Recycling Operations | — | ✓ |
| Waste Treatment Detoxification | — | ✓ |
| Other Land Disposal Area | — | ✓ |

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 identified 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 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

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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 ___

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

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?

- ___ 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 IEMA, 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
- ___ 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

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

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: GLOBE INDUSTRIES, INC.

Type of business or property usage: MANUFACTURING OF NOISE SUPPRESSION
PARTS FOR USE IN AUTOMOTIVE,
COMMERCIAL & AGRICULTURAL
EQUIPMENT

2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leaseholds granted by the transferor, or other contracts for management or use of the facilities or real property:

	YES	NO
Landfill		
Surface Impoundment		
Land Treatment		
Waste Pile		
Incinerator		
Storage Tank (Above Ground)		
Storage Tank (Underground)		
Container Storage Area		
Injection Wells		
Wastewater Treatment Units		
Septic Tanks		
Transfer Stations		
Waste Recycling Operations		
Waste Treatment Detoxification		
Other Land Disposal Area		

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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.

Julie DiGiannantonio
signature

JULIE DIGIANNANTONIO

Type or print name

Transferor or Transferors

(Or on behalf of Transferor)

B. This form was delivered to me with all elements completed on 9/28, 1998

Gary L. Jamison
signature

GARY L. JAMISON

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

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