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**Duty to Record** 

within 30 days after the date, any real property subject to the provisions of the Responsible Property Transfer Act of 1988 is transferred, this completed document must be filed in the office of the recorder of the county in which such property is located and filed with the Illinois Environmental Protection Agency.

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

For Use By County Recorder's Office County:

Date: Doc. No.:

Vol.: Page: Rec'd. By:

#### ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

	700 Mich KATHL <b>ent No.</b> :	nigan Tower Partner EEN A. HARLAX -	ship, an Illinoi INIT 1701	s partnership 	DEPT-01 RECOR - 184444 TRAN - \$9257 & D - COOK COUNT	DING 3209 09/10/91 3209 09/10/91 7 P1-4-6 7 RECORDER	
Proper	ty Ident	ification:	4				
Α.	Addres	s of property	O East Huron Str Street	cet, Chicago, I City or	North Town Village	Township	3146925
	Perma	nent Real Estate	Index No17.	10-105-043			ζ'n
В.			э <del>мтынр</del>	9 <b>N</b>	Ranze	14	
	Enter	current legal des	cription in this	area:			
	See Ext	ibit A attached to	and made a part	of this Disclo	osure Document.	C	
Prepare	ed by:	Name Edmund C Company c/o E Address 33 S. S City Minneapolis	rookfield Develo ixth Street	pment Inc.	Theodore R. J Sudler Marlin 875 North Mic Chicago, IL 6	ng, Inc. :higan Avenue	
Return	to:		lle Street, Sult	e 1800			
V S	Dana.	Chicago, IL 60 Attn: Sue Ann	Fishbein				

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#### I. 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 cleanup costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

	Α.		erty Characteristics:  Acreage.  *As shown on Exhibit A and Exhibit B at hereto and made a part nereof	tached
		Check	k all types of improvement and uses that pertain to the property: partment building (6 units or less)	
			Commercial apartment (over 6 units)	
		Z 1	tore, office, commercial building	
			ndustrial building	
			arm, with buildings	
			out (specify)	
II.	Natur	e of Tr	ransier -	
	Α.	(1)	Is this a transfer by deed or other instrument of conveyance? Yes No	
		(2)	Is this a transferry assignment of over 25% of beneficial interest of an Illinois land (just? Yes No	9
				a di
		(3)	A lease exceeding a term of 40 years? Yes No	91469258
		(4)	A mortgage or collateral assignment of beneficial interest: Yes No.X	(20
	В.	(1)	Identify Transferor: 700 Michigan Tower Partnership	
			Name and Current Address of Transferor: c/o Sudler Marling, Inc. 875 North Michigan Avenue, Chicago, Illinois 60611	
			Name and Address of Trustee if this is a transfer of beneficial interest of a land trust:	
			N/A	
			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: Edmund C. Woodbury (612) 372-1500	
			Name, Position (if any) and Address Telephone No. c/o Brookfield Development Inc., 4340 Multifoods Tower	
			33 S. Sixth St., Minneapolis, MN 55402	
			Theodore R. Johnson, Sudler Marling, Inc., 875 North Michigan Avenue,	

Chicago, 111inois 60611 (312) 751-0900

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C. Identify Transferee: Athlew G. Saclar 1701

Name and Current Address of Transferee: Change See 606/0

#### 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 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

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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 absolute or superseded version of such text.

#### IV. Environmenta Information

- A. Regulatory Information During Current Ownership
- 1. Has the ransferor ever conducted operations on the property which involved the generation, manufacture, processing, transportation, treatment, storage or handling of 'bazardous 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.X..

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?

Yes.... No..X..

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?

Landfill	Yes	NoX
Surface Impoundment	Yes	NoX
Land Treatment	Yes	NoX
Waste Pile	Yes	NoX
Incinerator	Yes	NoX

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BELOW CROSSILL

Storage Tank (Above Ground)	Yes	NoX
Storage Tank (Underground)	Yes.X	No
Container Storage Area	Yes	NoX
Injection Wells	Yes	No
Wastewater Treatment Units	Yes	No <sup>X</sup>
Septic Tanks	Yes	No <sup>X</sup>
Transfer Stations	Yes	No
Waste Recycling Operations	Yes	No
Waste Treatment Detoxification	Yes	No
Other Land Disposal Area	Yes	No

(See Exhibit B)

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 pin 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. Pormits for discharges of wastewater to waters of the State fes.... No.....
  - b. Permiss for emissions to the atmosphere. Yes..... No......
  - c. Permits for any waste storage, waste treatment or waste disposal operations.
    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..X.
    - c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.

      Yes.... No....X

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- 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...\*.
  - 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..... N/A
- 9. Lovironmental Releases During Transferor's Ownership
  - a. Mas any situation occurred at this site which resulted in a reportable "release" of any hazardous substances or petroloum as required under State or federal laws?

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

    Yes.... No....
  - 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, paverant 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
    - ..... Coping with fumes from subsurface storm drains or inside basements, etc.

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	11.	Is there any above answe	explanatio rs or respo	n needed for nses?	clarification o	of any of the	ne
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3.	Site in	ormation Ur	nder Other	Ownership o	or Operation		
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		Type of busin	wasakur pro	perty usage	panking.garage	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	<b>2.</b> (	existed und transferor, o or real prope	er prior ther contr	ownerships acts for than	licate whether , leaseholds nagement or u	granted se of the fa	by the acillties
		Landfill Surface Impo Land Treatm Waste Pile Incinerator Storage Tank Storage Tank Container Sto Injection Wei Wastewater Septic Tanks Transfer Stat Waste Recyc Waste Treatm Other Land I	ent (Above Gi (Undergro orage Area lis Treatment tions ling Opera- nent Detox	round) und) * Units tions, iffication	Coxis	Yes	No. I
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#### ٧. Certification

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.

#### TRANSFEROR:

700 MICHIGAN TOWER PARTNERSHIP, an Illinois partnership

Stoppent of Coof CHICAGO PLACE APARTMENTS LIMITED PARTNERSHIP, an Illinois limited partnership. one of its general partners

SUDLER MARLING, INC., By: an Illinois corporation, its general partner

Its: Chairman

PROOKFIELD ILLINOIS II INC., a Minnesota corporation, one of its general partners

Its: Vice President

its: Assistant Secretary

В.	This form was delivered to me with all elements completed on	19 <i>9/.</i>
	Hadden a Halan Signature(s)	••••••
	Transferee or Transferees (Please type) (or on behalf of Transferee)	******

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

August 15 199/

Hannis Trust + Sourings Banle

Property of County Clerk's Office Michael J. Sonman.
Lender Representative (Please Type)

91469258

Occoor County Clert's Office

STATE OF ILLINOIS )
) SS.
COUNTY OF COOK )
I, JUANITA A. SMITH a Notary Public in and
I, WHAVIA IT a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Jules Marling, per-
sonally known to me to be the Chairman of Sudier Marling, Inc., a corporation of the
State of Illinois, whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that as such Chairman, he signed and delivered
the said Instrument of writing as Chairman of said Corporation to be thereunto affixed,
as his free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.
GIVEN under my hand and Notarial Seal, this 19 day of AUGUST.
1991.
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Notary Public
My Commission Expires:
MOTERAL STATE
manita A. Smith
Cuantita A. Smith Note: ubite, State of Hinsh My Commission Expires 1/20/86
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STATE OF	Minnesota ) ) SS.
COUNTY OF	Hennepin )
h and for single Harlan E.  BROOKFIELD  Cynthia M.  of said Corporate before me this and Assistant Struct S	a Notary Public aid County, in the State aforesaid, DO HEREBY CERTIFY, that Engelmann, personally known to me to be the Vice President of ILLINOIS II INC., a corporation of the State of Minnesota, and Whiteford, personally known to me to be the Assistant Secretary ation, whose names are subscribed to the within Instrument, appeared day in person and severally acknowledged that as such Vice President Secretary, they signed and delivered the said Instrument of writing as and Assistant Secretary of said Corporation to be thereunto affixed, as voluntary act and as the free and voluntary act and deed of said Corporate, and purposes therein set forth.
GIVEN U	under my hand and Notarial Seal, this 9 1 day of April,
	Egvanne In Uhristensen Notary Public
My Commission //23/94	YVONNE M. CHRISTENSEN
	T'S OFFICE

91469258

Poperty of County Clerk's Office

STATE OF Illine's	
COUNTY OF Cask ) SS.	
for the County and State aforesaid  (and	, a notary public, in and DO HEREBY CERTIFY that National J., personally known to me to be the list subscribed to the foregoing instrument, appeared everally acknowledged to me that (they/he/she), gned and delivered said instrument as (their/his/her) e use and purposes set forth therein.
GIVEN under my hand and n	otarial seal this 29th day of May
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My Commission Expires:	"OFFICIAL SEAL" G. OZOG Notary Public, State of Illinois My Commission Evolute 2 14 04
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91469258

OFFICIAL BEAL\* G. OZOG Natury Public, Stone of English My Commission Expires (2-14-94

Pot County Clart's Office

# UNOFFICIAL C

STATE OF ILLI NOIS COUNTY OF COOK THE UNDERSIGNED \_ a Notary Public ip and for said County, in the State aforesald, DO HEREBY CERTIFY, that MICHRE personally known to me to be the VICE , a corporation of the State of ILLINOIS Secretary of said Corporation, known to me to be the whose names are subscribed to the within instrument, appeared before me this day in ident and Secretary, they signed and delivered the said instrument of writing as President and Secretary of said Corporation to be thereunto affixed, as their free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth. GIVEN under my hand and Notarial Seal, this 15th day of AUGUS d.
FOOT COUNTY CIEPTS OFFICE A.D. 1990. 1991 My Commission Expires:

"OFFICIAL SEAL" Robert Joseph McCormick Notary Public, State of Illinois My Commission Expires 6/26/93

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"OFFICIAL SEAL"
Robert Joseph McCorinich
Rotary Public, State of Mines
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#### EXHIBIT A

LOTS 2 OF CHICAGO PLACE, BEING A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75.00 FEET THEREOF) IN KIN-ZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHICAGO PLACE RECORDED SEPTEMBER 7, 1990, AS DOCU-Droperty of County Clark's Office MENT NO. 90435974, IN COOK COUNTY, ILLINOIS.

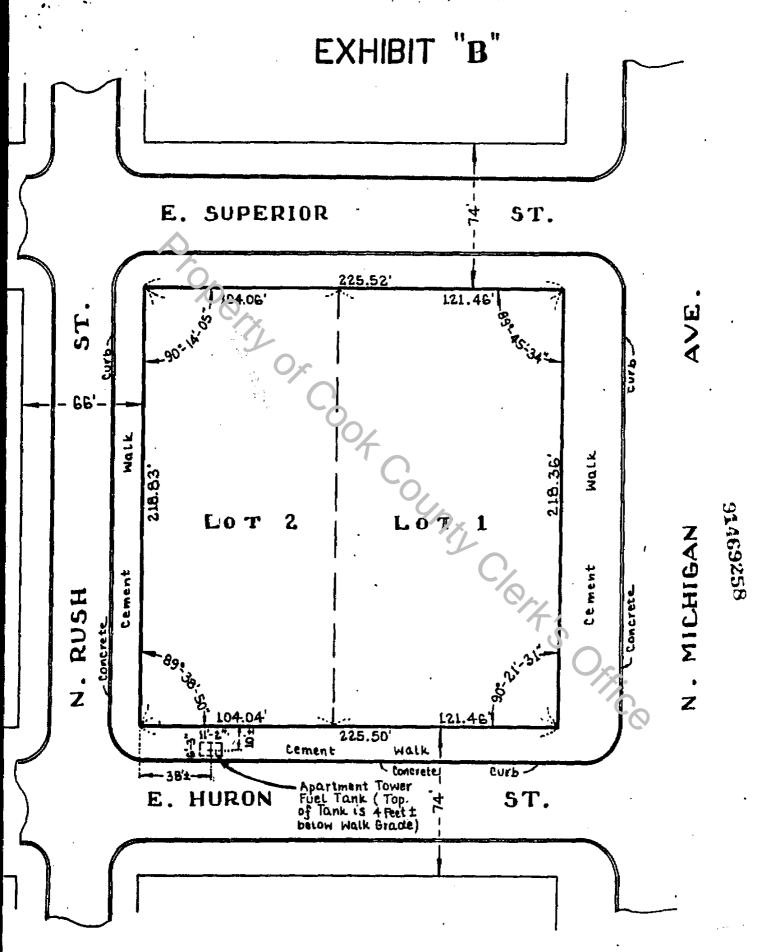
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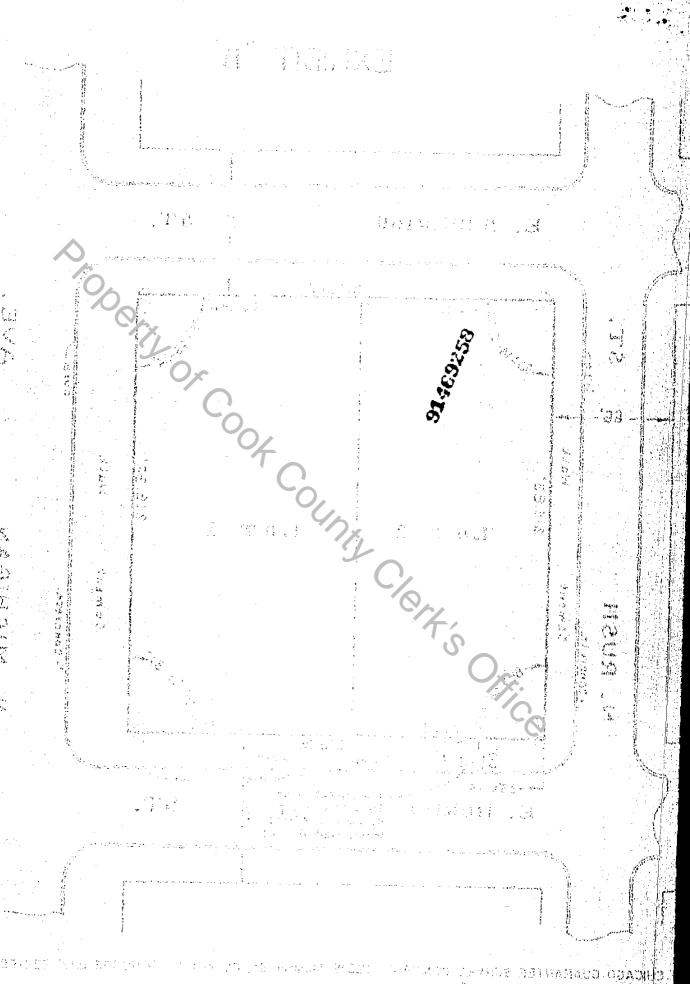


CHICAGO GUARANTEE SURVEY COMPANY 123 W. Madison St., Chicago, Illinois 60602 (312) 726-6880

ORDER No. 9006021-E"

DATE October 16th 1990

ORDERED BY Rudnick & Wolfe



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