

# UNOFFICIAL COPY

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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.

For Use By County Recorder's Office  
County:  
Date:  
Doc. No.:  
Vol.:  
Page:  
Rec'd. By:

### ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Seller: 700 Michigan Tower Partnership, an Illinois partnership  
Buyer: *[Handwritten]*  
Document No: *[Handwritten]*

DEPT-01 RECORDING \$24.50  
T#5555 TRAN 3909 12/04/91 11:26:00  
#9635 + E \*--91--635824  
COOK COUNTY RECORDER

### Property Identification:

A. Address of property 100 East Huron Street, Chicago, North Town  
Street City or Village Township

Permanent Real Estate Index No. 17-10-105-009

B. Legal Description:  
Section 10 Township 39N Range 14

Enter current legal description in this area:

See Exhibit A attached to and made a part of this Disclosure Document.

Prepared by: Name Edmund C. Woodbury  
Company c/o Brookfield Development, Inc.  
Address 33 S. Sixth Street  
City Minneapolis, MN Zip 55402

Theodore R. Johnson  
Sudler Marling, Inc.  
875 North Michigan Avenue  
Chicago, IL 60611

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Return to: Rudnick & Wolfe  
203 North LaSalle Street, Suite 1800  
Chicago, IL 60601  
Attn: Sue Ann Fishbein

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

*24 Mail*

RUDNICK & WOLFE

*Handwritten vertical text: 1711356 WRS E111287*

*Handwritten circled number: 5*



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C. Identify Transferee:

.....  
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 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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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...
  - 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..... N/A
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..... N/A
  - 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? N/A
    - ..... 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
    - ..... Coping with fumes from subsurface storm drains or inside basements, etc.

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..... 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?

The petroleum storage tank referenced above is for the sole use of storage of diesel fuel to operate an emergency generator as required by the City of Chicago Building Code.

## 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 BCED-ILLINOIS RESOURCES INC.

Type of ~~business~~ property usage .. parking garage.

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:

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

\*This has been removed.

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V. Certification

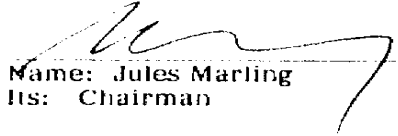
A. Based on my inquiry of those persons directly responsible for gathering the information, I certify that the information submitted is, to the best of my knowledge and belief, true and accurate.

**TRANSFEROR:**

**700 MICHIGAN TOWER PARTNERSHIP,**  
an Illinois partnership

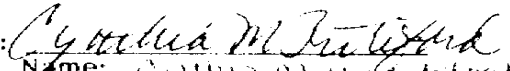
By: **CHICAGO PLACE APARTMENTS LIMITED PARTNERSHIP,**  
an Illinois limited partnership,  
one of its general partners

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

By:   
Name: Jules Marling  
Its: Chairman

By: **BROOKFIELD ILLINOIS II INC.,**  
a Minnesota corporation,  
one of its general partners

By:   
Name: ~~\_\_\_\_\_~~  
Its: Vice President

By:   
Name: ~~\_\_\_\_\_~~  
Its: Assistant Secretary

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

.....19 ~~\_\_\_\_\_~~

Signature(s) ~~\_\_\_\_\_~~

Transferee or Transferees (Please type)  
(or on behalf of Transferee) ~~\_\_\_\_\_~~

JSA 0465

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STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF COOK     )

I, WAYNE BENNETT a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Jules Marling, personally known to me to be the Chairman of Sudler 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 30<sup>th</sup> day of May, 1994.

  
Notary Public



My Commission Expires:

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STATE OF ILLINOIS     )  
                                  ) SS.

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STATE OF )  
                  ) SS.  
COUNTY OF )

I, Ronald A Tash, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Dorothy Tash (and \_\_\_\_\_), personally known to me to be the same person(s) whose name(s) (are/is) subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged to me that (they/he/she), being thereunto duly authorized, signed and delivered said instrument as (their/his/her) own free and voluntary act, for the use and purposes set forth therein.

GIVEN under my hand and notarial seal this 27<sup>th</sup> day of August 1998.

Ronald Tash  
Notary Public

R. Tash  
My Commission Expires:  
9/6/03

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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 KINZIE'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 DOCUMENT NO. 90435974, IN COOK COUNTY, ILLINOIS.

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M:JSA0041