\$27.50

N 910288 WAS EI11303 (1) all

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 and Environmental Protection Agency.

to the Responsible Property Transfer Act of 1988

Control of the Control of the Control For Use By County Recorder's Office County: Date: Doc. No.: Vol.: Page:

Rec'd. By:

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

91241678

Seller: .700 Buyer: Document	Michigan Tower Pa thership, an Illinois partnershi Ramon G. Halum - Unit 4901	. #030/ # B . ***/I-27IO/O
	dontification	. COOK COUNTY RECORDER
-	dentification:	and American
	dress of property 100 East Huron Street, Chicago	o, North Town
		y or Village . Township
	British diserres was a state of the second s	San all the state of the state
Per	rmanent Real Estate Index No17-10-105-000	######################################
		()
B. Le	gal Description: 2 tion 10 Township 39N	Rango 14
	ter current legal description in this area:	
and the second	e Exhibit A attached to and made a part of this Dis	
er Sankras erst til st	and the state of the Statement	
Prepared b	y: Name Edmund C. Woodbury	Theodore R. Johnson
	Company c/o Brookfield Development Inc. Address 33 S. Sixth Street	Sudler Marling, Inc.
	Address 33 S. Sixth Street	875 North Michigan Avenue
	City Minneapolis, MW Zip 55402	Chicago, IL 60611
	Comment Statement Comment of the	
Return to:	Rudnick & Wolfe 2004 Street, Suite 1800	
TOME	Chicago, IL 60601 Attn: Sue Ann Fishbein	
~,後後)	ALUN: SUE ANN FISHUEIN	
Samling.		0 / 1
The followi	ing information is provided pursuant	10/11
1110 TOTTO 411	mP morning to broatere berougg \$1500.	/

RUDNICK & WOLFE

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Responstons Property Transformer, a 1981
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The following information is now ided nurseast to the Nesponsiale Property frameter her of 1488

#### 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.

		4.14			and the second of the second of the second
	<b>A</b> .	Prop	erty Characteristics: lize*Acreage	*As shown on Exhibit A an hereto and made a part n	nd Exhibit B attached nereof
				and uses that pertain to the proj	perty:
٠.	£ 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	, P	partment building (6 units o	r less)	•
			Commercial apartment (over		
			tore, office, commercial bui	lding	
			ndustrial building		
			Other (specify)	-	
		والمطاعلين المست	CARAMAN CAN MANAGE		
II."	Natu	re of T	ransfer		4
	Α.	(1)		r other instrument of conveyance	
	Δ.	(1)	Yes No	other histrument of conveyant	ue:
		rushing	The state of the s	and the state of the	and the second s
		(2)	Is this a transfer by assignment	ment of over 25% of beneficial i	nterest
		-	of an Illinois land trust?		
	* .	tis v.	Yes No	l Service and the service of the se	
		(3)	A lease exceeding a term o	f 40 vears?	* .
			Yes NoX		
		5 A	and the state of t	in the safety such as the man the same of the same	t <sub>a</sub>
*		(4)	A mortgage or collateral as Yes NoX	signmem of beneficial interest	• • • • • • • • • • • • • • • • • • • •
	В.	(1)	ldentify Transferor: 700 Michigan Tower Partnersh	Sair a	e e e
٠			***************************************		*****
			Name and Current Address 875 North Michigan Avenue, Ch	of Transferor: c/o Sudier Marling icago, Illinois 60611	, Inc.
			Villander State Asia	sum de la management de la companya	
	٠		Name and Address of Truste	ee if this is a transfer of beneft	iri
*.			interest of a land trust:	gyprosent (talk), ned a land a la	<b>O</b>
			Trust No.		
	•		N/A more after the project of the con-	Negraphin constitution of the second	40
•	•	s < <u>L</u> .	The facility of the control of the c	kala (1880-1872) (1880) - Berlin Harriston (1880) (1880) (1880) (1880)	
		(2) 🖑	Identify person who has con	npleted this form on behalf of th	he .
				wledge of the information conta	<u> </u>
			this form: Edmund C. Woodbury	(612) 372-1500	<u> </u>
	٠.			and Address Telephone No	
			33 S. Sixth St., Minneanolis	MN 55402 .	jed.
			Theodore P. Johnson Sudjan	Marling, Inc., 875 North Michigan Av	renie
			mendate v. nountaill anglet t	metring, there or noted wichigan Av	renue, 🥌

Chicago, Illinois 60611 (312) 751-0900

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C.	Identify Transferee:
	Name and Current Address of Transferee:
1	

#### 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 deferse; 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:

- 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 in eat 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:

The state of the second of the

"If any person who is liable for a release or substantial threat of release or 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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Johnstofferen weren ist solle wille beschiller is Market and word the history south bour hand with it is the solle such person pursuant to this Section and in addition to any other penalty or relief provided by this Act or any other law."

#### Section 22.18(a) of the Act states:

Service while the said was been been been been and the said of the said of the

with the second of the second "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."

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 circlete or superseded version of-such text.

#### ıv. Environmenta! Information

#### The state of the s Α. Regulatory Information During Current Ownership

The Charles of Salary Street Sections 1. Has the (ransferor 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.

> es.... No. X... Yes....

Has the transferor ever conducted operations on the property which involved the processing, storage or handling of potroleum, other than that which was associated directly with the transferor's vehicle usage?

No....

3. Hasithe 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?

> Take . No.X.. Yes....

and the second second 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?

A CONTRACTOR OF THE CONTRACTOR		,,
Landfill Land Standard Long	Yes	NoX.
Surface Impoundment	Yes,	NoX.
Land Treatment	Yes	NoX
Waste Pile &	Yes	NoX
Incinerator	Yes	NoX
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due of the property that the same of the s	1. 3.2 °C	
Storage Tank (Above Ground)	Yes	No <sup>X</sup>
Storage Tank (Underground)	Yes.X	No
Container Storage Area	Yes	NoX
Injection Wells	Yes	No <sup>X</sup>
Wastewater Treatment Units	Yes	No <sup>X</sup>
Septic Tanks	Yes	No
Transfer Stations	Yes	
Waste Recycling Operations	Yes	No
Waste Treatment Detoxification	Yes	_No
Other Land Disposal Area	Yes	No

(See Exhibit B)

E Burney Co

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 identifies the location of each unit, such site plan to be filed with the Environmental Protection Agency along with this disclosure document.

- Southern without their material supplies the description of the stage of the supplies of the supplies the sup A STATE OF STATE Has the transferor ever held any of the following in regard to this real property?
  - Permits for discharges of wastewater to waters of the State a. No..X. ves.....
  - b. Permits for emissions to the atmosphere. Yes..... 110.....
  - Permits for any waste storage, waste treatment or waste c. disposal operations. Yes..... No.....
  - and the same of the same of the Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treat nent works? No.....
  - 7. Has the transferor taken any of the following actions relative to this property?
    - The second of the family of the second of a. Prepared a Chemical Safety Contingency Flan pursuant to the Illinois Chemical Safety Act.
    - The Charles Administration of the control was Filed an Emergency and Hazardous Chemical Inventory b. Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes..... No..X.

Exclude the last that the state of the state

e. 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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    - E. Figer an Esserge and Hazardan Communitariony Form (Panasan to the Codern Engrepolithmining and Community Mahrelo Konwill of 1988)
      (Continued Ronwill of 1988)
- e. Filed a Tork Circaecu kolosse farm paksuzof to 102 fores i Emergency Planding and Community Alghinar Kidow (Act of 1526) Paksus Mosso

8.	Has t	he trar the sub nment	nsferor or any facility on the property or the property oject of any of the following State or federal al actions:
	a.*	Writt conta Yes	
	b.	filing the P conse Yes	·
0	c.	If ite whether this property is the second three	•••
9.		onmen	tal Releases During Transferor's Ownership
	a.	Has a repor petro	ny situation occurred at this site which resulted in a table "release" of any hazardous substances or eum as required under State or federal laws?
· .	<b>b.</b>	Have	any hazardous substances or petroleum, which were sed, come into direct contact with the ground at this
}	e.	If the	answers to question: (a) and (b) are Yes, have any of ollowing actions or ever is been associated with a se on the property?
		••••	Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials
		* 194 - 1	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
		74 1000	Sampling and analysis of soils
		onge, ••••••	Temporary or more long-term monitoring of ground-water at or near the site
		Const.	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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		••••	the base of slop diately adjacent	nces leaching out es or at other lov to the site	v points on o	id along r imme-
	10.	Is the facility Illinois Pollu Yes No	ty currently oper tion Control Boar ox.	ating under a var d?	iance granted	d by the
	11.	Is there any above answe	explanation need rs or responses?	ed for clarificatio		пе
0		The petroleum storage of di	n storage tank refe lesel fuel to operal hicago Building Coo	enced above is for e an emergency gene de.	rator as regul	red by
в.	Site I	nformation Ur	nder Other Owner	ship or Operation		
	1.	Provide the lentity or per contracted w	following information the transferowith for the mana	ition about the pro r leased the site t gement of the site	evious owner .o or otherwis e or real prop	se perty:
		Name BCE	D-ILLINOIS RESOURCE	S INC. The States of the first		
•			.,			• • • • • • • • • • • • • • • • • • • •
		Type of busin	wess/or property (	ısagepanking.garı	age	
	2.	If the transfe existed a und	eror has knovledg ler "prior "owne other contracts 10	ge, indicate wheth ships, leasehold c management or	ier the follow is a granted	ing by the
		a marchine.		C/6/4:		
		Landfill		0.	Yes	No¥
		Surface Impo		~/	Yes Yes	No¾
	ŧ	Waste Pile	CIIC	1/6	Yes	No
,	* .	_	and the second of the second s		Yes	No
			(Above Ground)		3 es	No
			(Underground) *		%e <sub>3</sub> .γ	No
	· .	Container St	-		Y 85	NoX
			lls we will be the second	· · · · ·	Yes	NoX
			Treatment Units	•	Yes	NoX
		Septic Tanks		•	Yes	No
			tions was come		Yes	No. X
			ling Operations.		Yes	No
			nent Detoxificati	on	Yes	No
		Other Land I *This has been	Disposal Area n removed.	· .	Yes	No

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#### man management Certification

Maritime - After apply - 1988, 1886 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:

authory and talk the confidence in the Talifation of the Talifation

700 MICHIGAN TOWER PARTNERSHIP, an Illinois partnership

Law of the first the transmit

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

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

Its: Chairman

Brookfield Illinois II inc., e Minnesota corporation, one of its general partners

Name: Marlan E. Engelmann Its Vice President

Name: Cynthia M. White Its: Assistant Secretary

В.	This form	was delivered t	to me with all elements comple	red on	0
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			Signature(s)		
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#### TRANSFEROR:

700 MICHIGAN TOWER PARTNERSHIP, an Illinois partnership

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

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

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Ву: Name: Jules Marling Its: Chairman

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

> Maine: Harlan E. Engelman Its: Vice President

Name: Cynthia M. Whiteford Its: Assistant Secretary

Marie and the second This form was delivered to me with all elements completed on B.

Signature(s)

RICHARD McDEVITT, ATTORNEY FOR RAMON HALUM, JR. Transferee or Transferees (Please type)

(or on behalf of Transferee)

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	Signature(s) J. L. Emerson Vice President	
	Janden V. M. Tuke	. •
	Lender V. M. Luke Assistant Cashie	er
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# UNOFFICIAL<sub>2</sub>COPY

STATE OF ILLINOIS )	
COUNTY OF COOK )	
No. of the second secon	
MARY COLUMNS	Notary Public in and
sonally known to me to be the Chairman of Sudier Ma	rling, inc., a corporation of the
State of Illinois, whose name is subscribed to the with me this day in person and acknowledged that as such	
the said instrument of writing as Chairman of said Co as his free and voluntary act and as the free and volun	rporation to be thereunto affixed,
ration, for the uses and purposes therein set forth.	
GIVEN under my hand and Notarial Seal, this	g day of Copul.
Taao' <sub>gu</sub>	J
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My Commission Expires:	
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OFFICIAL SEAL "	
MARY C. DUI	Clarkie
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STATE OF Minnesota )
SS.
COUNTY OF Hennepin )
In and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Harlan E. Engelmann, personally known to me to be the Vice President of BROOKFIELD ILLINOIS II INC., a corporation of the State of Minnesota, and Cynthia M. Whiteford, personally known to me to be the Assistant Secretary of said Corporation, whose names are subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said Instrument of writing as Vice President and Assistant 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 at d purposes therein set forth.
GIVEN under my hand and Notarial Seal, this 9th day of April.
Express Pa Christensen  Notary Public  My Commission Expires:
YVONNE M. CHRISTENSEN NOTARY PUBLIC - MINNESOTA HENNEPIN COUNTY My committed on expires 1/23/82
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	STATE OF ILINOIS ) SS.
	COUNTY OF COX
	for the County and State aforesaid, DO HEREBY CERTIFY that PICHARD MIDEUIT
ATTER	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 177 day of MAY
•	1990. 1990
	My Commission Expires:
	"OFFICIAL SEAL" Wayne Bennett Notary Public, State of Illinois

My Commission Expires 6/16/91

County Clark's Office

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STATE OF Indiana ) SS.\* COUNTY OF Lake Lorrie B. Anderson a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that J. L. Emerson \_, personally known to me to be the \_ <u>Vice</u> President Gainer Bank, N. A. , a corporation of the State of \_, and \_, personally Indiana known to me to be the Assistant Cashier \_xSecretary of said Corporation, whose names are subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such \_ ident and Assistant Cashier Secretary, they signed and delivered the said Instrument of writing as <u>Vice</u> President and Assistant ashie Secretary of said Corporation to be thereunto affixed, as their free and voluntary and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth. The format discussion the first the second of the second discussion of the second of t ad i GIVEN under my hand and Notarial Seal, this 2nd day of A.D. 1990x 1991 Lorrie B. Anderson A resident of PorterCounty My Commission Expires: May 12, 1995

STATE OF LAKE 1 SE

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#### EXHIBIT A

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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.

Droporty or Coot County Clork's Office

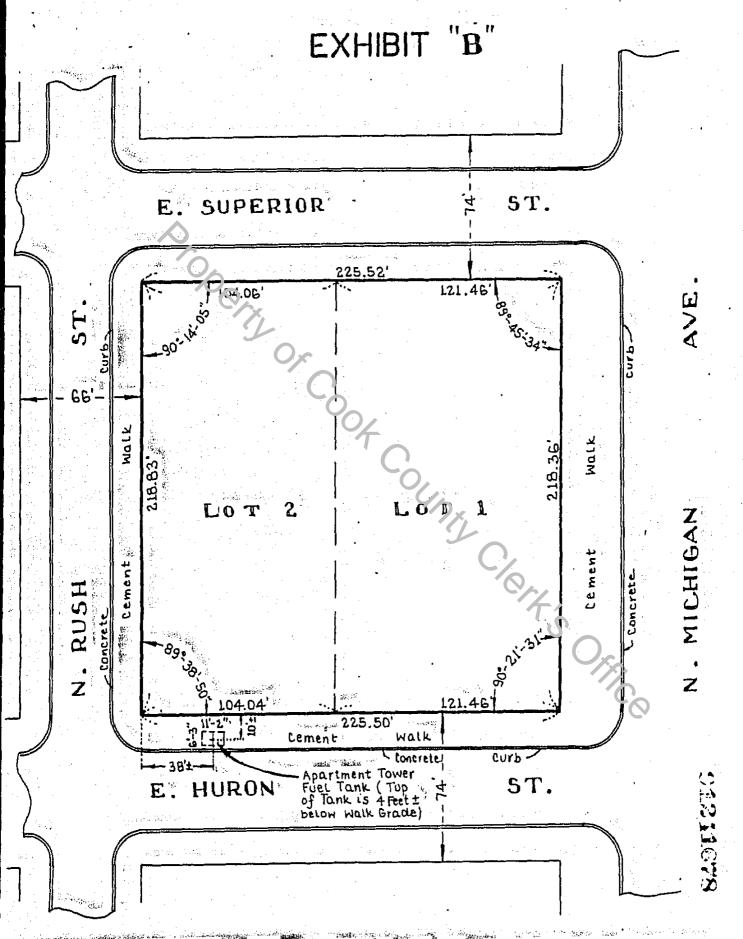
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CHICAGO GUARANTEE SURVEY COMPANY 123 W. Madisan St., Chicago, Illinois 60602 (312) 726-6880

ORDER No. 9006021-E"

DATE Detaber 16th , 1990

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