

# UNOFFICIAL COPY

## ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

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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

Seller: Century Universal Enterprises, Inc.

Buyer: Terrestria Development Company

Document No.: \_\_\_\_\_

Rec'd By

DEPT-01 RECORDINGS \$41.50  
T#9999 TRAN 1762 11/18/93 14:30:00  
#4940 # \* -93-943925  
COOK COUNTY RECORDER

### I. PROPERTY IDENTIFICATION:

vacant lots at corner of Golf and Barrington Hoffman Estates Schaumburg  
A. Address of property: \_\_\_\_\_ and on north side of Golf \_\_\_\_\_  
Street Road City or Village Township

Permanent Real Estate Index No.: 07-07-300-033, 07-07-300-037 and 07-07-401-005

### B. Legal Description:

Section 7 Township 4<sup>th</sup> NORTH Range 10

Enter or attach current legal description in this area:

See Exhibit "A" attached hereto and made a part hereof 93943925



Prepared by: Irwin J. Gzesh, Esq.  
Neal Gerber & Eisenberg  
name  
Two N. LaSalle Street, Suite 2100  
Chicago, IL 60602  
address

Return to: Irwin J. Gzesh, Esq.  
Neal Gerber & Eisenberg  
name  
Two N. LaSalle Street, Suite 2100  
Chicago, IL 60602  
address

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LIABILITY DISCLOSURE

Transferees 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.

### C. Property Characteristics:

Lot Size \_\_\_\_\_ Acres 13.5588 acres

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

- Apartment building (8 units or less)
   
  Industrial building  
 Commercial apartment (over 6 units)
   
  Farm, with buildings  
 Store, office, commercial building
   
  Other (specify)  
   
 YACANT LAND

### ii. NATURE OF TRANSFER:

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

#### B. (1) Identify Transferor:

Century Universal Enterprises, Inc., One Lincoln Centre, 6th Floor, Oakbrook Terrace, IL 60181

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:

Ronald S. Simon, Sr. Vice President (708) 916-4000

Name, Position (if any), and address \_\_\_\_\_ Telephone No. \_\_\_\_\_

#### C. Identify Transferee:

Terrestris Development Company, 2211 York Road, Suite 311, Oakbrook, IL 60521

Name and Current Address of Transferee \_\_\_\_\_

330-13925

### III. NOTIFICATION

Under the Illinois Environmental Protection Act,<sup>1</sup> owners of real property may be held liable for costs related to the release or hazardous substances.

#### 1. Section 22.2(f) of the Act<sup>2</sup> states:

Notwithstanding any other provision of 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;

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(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 owned or operated by another party or entity from which facility 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<sup>3</sup> 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."

4. Section 22.18(a) of the Act<sup>4</sup> states:

"Notwithstanding any other provision of this 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 preventative 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

### 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 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 \_\_\_\_\_  
No X

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?

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

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.

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 _____<br>No <u>  X  </u> |
| b. Permits for emissions to the atmosphere.                                    | Yes _____<br>No <u>  X  </u> |
| c. Permits for any waste storage, waste treatment or waste disposal operation. | Yes _____<br>No <u>  X  </u> |

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

Yes \_\_\_\_\_  
No   X  

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 _____<br>No <u>  X  </u> |
| b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. <sup>5</sup> | Yes _____<br>No <u>  X  </u> |
| c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.                                   | Yes _____<br>No <u>  X  </u> |

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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 _____<br>No <u>  X  </u> |
| 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 _____<br>No <u>  X  </u> |

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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 X

b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?

Yes \_\_\_\_\_  
No X

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 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.
- \_\_\_\_\_ 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?

NO

## 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: Unknown

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Type of business/  
or property usage \_\_\_\_\_

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:

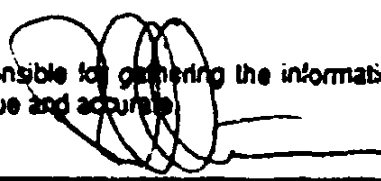
	Yes	No
Landfill	_____	<u>X</u>
Surface Impoundment	_____	<u>X</u>
Land Treatment	_____	<u>X</u>

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Waste Pile	_____	X
Incinerator	_____	X
Storage Tank (Above Ground)	_____	X
Storage Tank (Underground)	_____	X
Container Storage Area	_____	X
Injection Wells	_____	X
Wastewater Treatment Units	_____	X
Septic Tanks	_____	X
Transfer Stations	_____	X
Waste Recycling Operations	_____	X
Waste Treatment Detoxification	_____	X
Other Land Disposal Area	_____	X

**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.



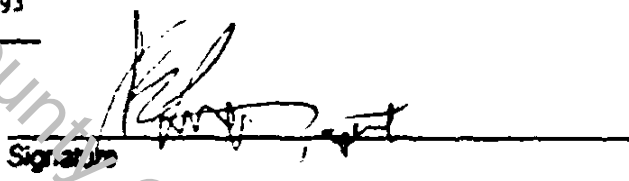
\_\_\_\_\_  
Signature

Ronald S. Simon  
Type or print name

**TRANSFEROR OR TRANSFERORS**  
(or on behalf of the Transferor)

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

November 13 1993



\_\_\_\_\_  
Signature

David D. Lester - Forester's Dispatch Company  
Type or print name

**TRANSFEEE OR TRANSFEEES**  
(or on behalf of the Transferee)

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

\_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type or print name

**LENDER** 97913925

- |   |                                       |
|---|---------------------------------------|
| 1. Chapter 111 1/2, paragraph 101 et seq. | 4. Chapter 111 1/2, paragraph 1022.18 |
| 2. Chapter 111 1/2, paragraph 1022.2      | 5. 42 USCA, Section 11001 et seq.     |
| 3. Chapter 111 1/2, paragraph 1004        |                                       |



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## EXHIBIT A

### PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 48.49 FEET, MORE OR LESS, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF OLD GOLF ROAD, AS DEDICATED BY DOCUMENT NUMBER 10550563, BEING 100 FEET WIDE; THENCE NORTH 86 DEGREES 29 MINUTES 47 SECONDS EAST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 50.10 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 50 FEET, MEASURED AT RIGHT ANGLES, OF THE SOUTHWEST 1/4 OF SAID SECTION 7, SAID POINT ALSO BEING ON THE EAST LINE OF BARRINGTON ROAD AS DEDICATED BY DOCUMENT NUMBER 11172679; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 175.00 FEET, TO THE NORTHWEST CORNER OF PROPERTY CONVEYED TO SHELL OIL COMPANY BY WARRANTY DEED RECORDED MARCH 4, 1971 AS DOCUMENT NUMBER 21412735, FOR THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, ALONG THE EAST LINE OF SAID BARRINGTON ROAD, A DISTANCE OF 141.99 FEET, TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES, AS DESCRIBED IN DOCUMENT NUMBER 27324067, AND AS SHOWN AS PARCEL 0010 ON THE PLAT OF HIGHWAYS FOR F.A.U. 2553 (BARRINGTON ROAD) RECORDED AS DOCUMENT NUMBER 27214270; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PARCEL 0010, A DISTANCE OF 5.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, ALONG THE EAST LINE OF SAID PARCEL 0010, A DISTANCE OF 133.32 FEET (133.28 FEET RECORD) TO THE SOUTHEAST CORNER OF PARCEL 0011, SAID PARCEL TO BE ACQUIRED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES, AS DESCRIBED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, COUNTY DEPARTMENT, LAW DIVISION, CASE NUMBER 84 L 52647, AND AS SHOWN ON SAID PLAT OF HIGHWAYS FOR F.A.U. 2553 (BARRINGTON ROAD), SAID SOUTHEAST CORNER BEING ON A LINE 450 FEET NORTH OF (AS MEASURED ALONG THE EAST LINE OF BARRINGTON ROAD) AND PARALLEL WITH THE NORTH LINE OF OLD GOLF ROAD, AS DEDICATED BY DOCUMENT NUMBER 10550563; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL 0011, THE FOLLOWING (THREE) COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, A DISTANCE OF 146.31 FEET, (A DISTANCE OF 146.71 RECORD); THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, A DISTANCE OF 388.67 FEET, TO A POINT OF INTERSECTION WITH A LINE 50 FEET SOUTH OF (MEASURED AT RIGHT-ANGLES) THE NORTH LINE OF PARCEL ONE, AS DESCRIBED AND SHOWN ON PLAT OF SURVEY, RECORDED AS DOCUMENT NUMBER 27246410; THENCE SOUTH 75 DEGREES 55 MINUTES 21 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID PARCEL ONE, A DISTANCE OF 300.45 FEET, TO THE WESTERLY LINE OF PARCEL "B" IN THE PLAT OF

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EASEMENTS FOR OPEN SPACES, RECORDED AS DOCUMENT NUMBER 22299742; THENCE SOUTHERLY AND EASTERLY ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID PARCEL "B" IN THE PLAT OF EASEMENTS FOR OPEN SPACES, THE FOLLOWING (TWO) COURSES AND DISTANCES; SOUTH 6 DEGREES 06 MINUTES 29 SECONDS EAST, A DISTANCE OF 443.39 FEET; THENCE NORTH 86 DEGREES 29 MINUTES 47 SECONDS EAST, A DISTANCE OF 30.88 FEET TO A POINT OF INTERSECTION, WITH THE CENTERLINE OF A 20 FOOT WIDE SANITARY SEWER EASEMENT AS DESCRIBED IN DOCUMENT NUMBER 87481947; THENCE SOUTH 75 DEGREES 48 MINUTES 45 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 140.57 FEET TO THE NORTHWEST CORNER OF PLUNKETT'S SUBDIVISION AS RECORDED MAY 22ND, 1990 AS DOCUMENT NUMBER 90236851; THENCE SOUTH 3 DEGREES 30 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID PLUNKETT'S SUBDIVISION, A DISTANCE OF 386.39 FEET TO THE NORTH LINE OF GOLF ROAD, AS DESCRIBED IN DOCUMENT NUMBER 21897295, SAID NORTH LINE BEING 20 FEET NORTH OF (MEASURED AT RIGHT-ANGLES) THE NORTH LINE OF OLD GOLF ROAD, AS DEDICATED BY DOCUMENT NUMBER 10560563; THENCE SOUTH 86 DEGREES 29 MINUTES 47 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 341.00 FEET, TO THE EAST LINE OF THE PROPERTY CONVEYED TO SHELL OIL COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT NUMBER 21412735, THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 154.96 FEET, TO THE NORTHEAST CORNER OF SAID SHELL OIL COMPANY PROPERTY; THENCE SOUTH 86 DEGREES 29 MINUTES 47 SECONDS WEST, ALONG THE NORTH LINE OF SAID PROPERTY, A DISTANCE OF 200.00 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF CROSS-USE EASEMENTS AND COST SHARING OBLIGATIONS DATED MAY 15, 1990 AND RECORDED MAY 22, 1990 AS DOCUMENT NUMBER 90236667 FOR INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND OPERATING A DRIVEWAY FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO GOLF ROAD ACROSS AND UPON:

A 25 FOOT STRIP OF LAND RUNNING ALONG THE WEST LINE OF THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID SECTION 7; THENCE NORTH 0 DEGREES, 02 MINUTES, 20 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 7, A DISTANCE OF 48.49 FEET, TO THE WESTERLY EXTENSION OF THE FORMER NORTH LINE OF GOLF ROAD AS DEDICATED BY DOCUMENT NUMBER 10550563; THENCE NORTH 86 DEGREES, 29 MINUTES, 47 SECONDS EAST, ALONG THE SAID WESTERLY EXTENSION OF THE FORMER NORTH LINE OF GOLF ROAD A DISTANCE OF 50.10 FEET TO THE



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FORMER EAST LINE OF BARRINGTON ROAD AS DEDICATED BY DOCUMENT NUMBER 11172679, ALSO BEING THE EAST LINE OF THE WEST 50 FEET (MEASURED AT RIGHT ANGLES) OF THE SOUTH WEST 1/4 OF SAID SECTION 7; THENCE CONTINUING NORTH 86 DEGREES, 29 MINUTES, 47 SECONDS EAST, ALONG SAID FORMER NORTH LINE OF GOLF ROAD, A DISTANCE OF 200.00 FEET; THENCE NORTH 0 DEGREES, 02 MINUTES, 20 SECONDS EAST, PARALLEL WITH THE FORMER EAST LINE OF SAID BARRINGTON ROAD, A DISTANCE OF 20.04 FEET, TO A POINT OF INTERSECTION WITH A LINE 20 FEET NORTH OF AND PARALLEL WITH THE FORMER NORTH LINE OF GOLF ROAD AS DEDICATED BY DOCUMENT NUMBER 10550563, SAID POINT ALSO BEING ON THE NORTH LINE OF GOLF ROAD AS DEDICATED BY DOCUMENT NUMBER 21897295; THENCE NORTH 86 DEGREES, 29 MINUTES, 47 SECONDS EAST, ALONG SAID NORTH LINE OF GOLF ROAD, A DISTANCE OF 341.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 3 DEGREES, 30 MINUTES, 13 SECONDS WEST, PERPENDICULAR TO THE NORTH LINE OF GOLF ROAD, A DISTANCE OF 386.39 FEET, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF A 20 FOOT WIDE SANITARY SEWER EASEMENT AS DESCRIBED IN DOCUMENT NUMBER 87481947; THENCE SOUTH 75 DEGREES, 48 MINUTES, 45 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 131.45 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF PARCEL "B" IN THE PLAT OF EASEMENTS FOR OPEN SPACES, RECORDED AS DOCUMENT NUMBER 22299743; THENCE SOUTH 86 DEGREES, 42 MINUTES, 25 SECONDS EAST, ALONG SAID SOUTHERLY LINE, AND ALONG THE CENTERLINE OF SAID EASEMENT FOR SANITARY SEWER, A DISTANCE OF 580.48 FEET, TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID PARCEL "B"; THENCE NORTH 87 DEGREES, 50 MINUTES, 05 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 87.57 FEET; THENCE SOUTH 3 DEGREES, 30 MINUTES, 13 SECONDS EAST, PERPENDICULAR TO THE NORTH LINE OF SAID GOLF ROAD, A DISTANCE OF 18.46 FEET; THENCE SOUTH 86 DEGREES, 42 MINUTES, 25 SECONDS EAST A DISTANCE OF 45.0 FEET; THENCE SOUTH 47 DEGREES, 41 MINUTES, 12 SECONDS EAST A DISTANCE OF 136.76 FEET; THENCE SOUTH 3 DEGREES, 30 MINUTES, 13 SECONDS EAST A DISTANCE OF 153.84 FEET TO THE NORTH LINE OF SAID GOLF ROAD, SAID LINE BEING 20 FEET (MEASURED AT RIGHT ANGLES) NORTH OF THE FORMER NORTH LINE OF GOLF ROAD, AS DEDICATED BY DOCUMENT NUMBER 10550563; THENCE SOUTH 86 DEGREES, 29 MINUTES, 47 SECONDS WEST ALONG THE NORTH LINE OF GOLF ROAD, A DISTANCE OF 929.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. ALSO KNOWN AS LOT 1 IN PLUNKETT'S SUBDIVISION.

## PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED OCTOBER 15, 1991 AND RECORDED DECEMBER 4, 1991 AS DOCUMENT NUMBER 91635118 FROM HOFFMAN ESTATES PARK DISTRICT, AN ILLINOIS MUNICIPAL CORPORATION TO SUPERIOR BANK FSB AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 4, 1985 AND KNOWN AS TRUST NUMBER 408 AS FOLLOWS:

A. PERMANENT EASEMENT FOR STORM WATER DRAINAGE AND DETENTION FACILITIES IN, UPON, ACROSS AND OVER THE FOLLOWING DESCRIBED PROPERTY:

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THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF PARCEL "B" IN THE PLAT OF EASEMENTS FOR OPEN SPACES, RECORDED APRIL 24, 1973 AS DOCUMENT NUMBER 22299742; THENCE SOUTH 6 DEGREES 06 MINUTES 29 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 53.27 FEET; THENCE NORTH 75 DEGREES 55 MINUTES 21 SECONDS WEST, A DISTANCE OF 300.45 FEET, TO THE EAST LINE OF BARRINGTON ROAD (AS WIDENED); THENCE NORTH 0 DEGREE 02 MINUTES 20 SECONDS EAST, ALONG THE EAST LINE OF BARRINGTON ROAD, A DISTANCE OF 21.33 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 0 DEGREE 02 MINUTES 20 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 27.71 FEET; THENCE SOUTH 75 DEGREES 55 MINUTES 21 SECONDS EAST, A DISTANCE OF 284.16 FEET, TO THE POINT OF BEGINNING; CONTAINING 0.3347 ACRES, MORE OR LESS, IN COOK COUNTY, ILLINOIS.

B. PERMANENT DETENTION EASEMENT OVER PART OF THE FOLLOWING DESCRIBED PROPERTY AS ILLUSTRATED IN EXHIBIT 'A' OF DOCUMENT HEREIN INSURED:

THAT PART OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 0 DEGREES 02 MINUTES 20 SECONDS, EAST ALONG THE WEST LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 7, A DISTANCE OF 48.49 FEET, MORE OR LESS, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF GOLF ROAD, AS DEDICATED PER DOCUMENT NUMBER 10550563, BEING 100 FEET WIDE; THENCE NORTH 86 DEGREES 29 MINUTES 47 SECONDS EAST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 50.10 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 50 FEET, MEASURED PERPENDICULARLY OF THE SOUTH WEST 1/4 OF SAID SECTION 7; THENCE CONTINUING NORTH 86 DEGREES 29 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF GOLF ROAD, 100 FEET WIDE, A DISTANCE OF 550 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST, PARALLEL WITH THE EAST LINE OF BARRINGTON ROAD, AS DEDICATED PER DOCUMENT NUMBER 11172679, A DISTANCE OF 378.38 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 71.62 FEET, THENCE SOUTH 86 DEGREES 29 MINUTES 47 SECONDS WEST AND PARALLEL WITH THE NORTH LINE OF GOLF ROAD, AFORESAID, A DISTANCE OF 200.47 FEET; THENCE NORTH 6 DEGREES 06 MINUTES 29 SECONDS WEST, A DISTANCE OF 496.66 FEET; THENCE NORTH 24 DEGREES 10 MINUTES 09 SECONDS EAST A DISTANCE OF 766.92 FEET; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE, HAVING A RADIUS OF 360 FEET, BEING CONVEX TO THE NORTHEAST, THE CHORD THEREOF HAVING A BEARING OF SOUTH 25 DEGREES 53 MINUTES 01 SECONDS EAST, AND A LENGTH OF 41.95 FEET, AN ARC DISTANCE OF 41.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22 DEGREES 32 MINUTES 36 SECONDS EAST, A \_\_\_\_\_

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DISTANCE OF 130.81 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE, HAVING A RADIUS OF 265 FEET, BEING CONVEX TO THE SOUTHWEST, THE CHORD THEREOF HAVING A BEARING OF SOUTH 39 DEGREES 52 MINUTES 46 SECONDS EAST AND A LENGTH OF 157.93 FEET, AN ARC DISTANCE OF 160.36 FEET; THENCE SOUTH 32 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 258.04 FEET; THENCE SOUTH 70 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 351.14 FEET; THENCE SOUTH 79 DEGREES 43 MINUTES 45 SECONDS EAST, A DISTANCE OF 755.26 FEET; THENCE SOUTHERLY ALONG AN ARC OF A CIRCLE HAVING A RADIUS OF 340 FEET, BEING CONVEX TO THE WEST, THE CHORD THEREOF HAVING A BEARING OF SOUTH 0 DEGREES 37 MINUTES 22 SECONDS WEST, AND A LENGTH OF 49.12 FEET, AN ARC-DISTANCE OF 49.16 FEET TO A POINT OF TANGENCY THENCE SOUTH 3 DEGREES 31 MINUTES 11 SECONDS EAST, ALONG A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF GOLF ROAD (100 FEET WIDE) A DISTANCE OF 472.50 FEET TO A POINT, WHICH IS LOCATED DISTANT 394.05 FEET NORTH 36 DEGREES 52 MINUTES 59 SECONDS EAST OF THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE SOUTH 87 DEGREES 50 MINUTES 05 SECONDS WEST, A DISTANCE OF 519.00 FEET, THENCE NORTH 86 DEGREES 42 MINUTES 25 SECONDS WEST, A DISTANCE OF 675.22 FEET MORE OR LESS TO THE PLACE OF BEGINNING, CONTAINING 23.0488 ACRES MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 7, WHICH POINT IS 699.88 FEET SOUTH 85 DEGREES 15 MINUTES 10 SECONDS WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 7; SAID POINT, ALSO BEING A CORNER OF PARCEL "C" AS SHOWN ON THE PLAT OF EASEMENTS FOR OPEN SPACES RECORDED APRIL 24, 1973 PER DOCUMENT NUMBER 22299742; THENCE CONTINUING SOUTH 85 DEGREES 15 MINUTES 10 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 379.96 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE 20 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF GOLD ROAD, 100 FEET WIDE, AS DEDICATED PER DOCUMENT NUMBER 10556874; THENCE SOUTH 86 DEGREES 28 MINUTES 40 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 544.65 FEET MORE OR LESS, TO A CORNER OF SAID PARCEL "C", THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG THE SOUTH LINES OF SAID PARCEL "C" THE FOLLOWING SIX COURSES AND DISTANCES: (1) THENCE NORTH 40 DEGREES 33 MINUTES 58 SECONDS EAST, A DISTANCE OF 502.41 FEET; (2) THENCE SOUTH 84 DEGREES 24 MINUTES 46 SECONDS EAST, A DISTANCE OF 184.88 FEET; (3) THENCE NORTH 86 DEGREES 31 MINUTES 54 SECONDS EAST, A DISTANCE OF 198.36 FEET; (4) THENCE SOUTH 69 DEGREES 53 MINUTES 29 SECONDS EAST, A DISTANCE OF 194.88 FEET; (5) THENCE SOUTH 20 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 63.91 FEET; (6) THENCE SOUTH 2 DEGREES 39 MINUTES 47 SECONDS EAST, A DISTANCE OF 183.98 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.