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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:

Seller: Property Asset Management, Inc.

Buyer: DM Partnership

For Use By County
Recorder's Office:

County
Date
Doc. No.
Vol. Page

DEPT-01 RECORDING \$33.50
103333 TRAN 4766 05/21/93 16:21:00
49215 * --93-389534
COOK COUNTY RECORDER

Document No.: _____

I. PROPERTY IDENTIFICATION:

A. Address of property: 641 W. Lake Street Chicago Illinois
Street City or Village Township

Permanent Real Estate Index No.: 17-09-321-006,007,008; 17-09-321-009,010,011,012

B. Legal Description: Section 9 Township 39 Range 14

Enter or attach current legal description in this area.

SEE ATTACHED.

Prepared by:

Name Timothy R. Conway
Company Stein, Ray & Conway
Address 225 W. Washington St., #800
City Chicago State IL Zip 60606

Return to:

Name Timothy R. Conway
Company Stein, Ray & Conway
Address 225 W. Washington St., #800
City Chicago State IL Zip 60606

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.

C. Property Characteristics:

Lot Size _____ Acreage _____

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

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

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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 22.10(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 a 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

Regulating 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 waste", 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?

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

b. Permits for emissions to the atmosphere? Yes _____ No X

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- c. Permits for any waste storage, waste treatment or waste disposal operation?
Yes ___ No X
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 ___ No X
 - b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the Federal Emergency Planning and Community Right-to-Know Act of 1980? Yes ___ No X
 - c. Filed a Toxic Chemical Release Form pursuant to the Federal Emergency Planning and Community Right-to-Know Act of 1980. Yes ___ No X
8. Has the transferor, the property, or any facility on 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 X
 - b. Filing an environmental enforcement case with a court or 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 ___
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

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

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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: Waterman Properties, Inc.

Type of business or property usage: same as current

2. If the transferor, to his 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		Yes	No
Landfill	X	Injection Wells	.....	X
Surface Impoundment	X	Wastewater Treatment Units	.....	X
Land Treatment	X	Septic Tanks	.....	X
Waste Pile	X	Transfer Stations	.....	X
Incinerator	X	Waste Recycling Operations	.....	X
Storage Tank (Above Ground)	X	Waste Treatment Dioxification	.....	X
Storage Tank (Underground)	X	Other Land Disposal Area	.....	X
Container Storage 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.

TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)
 Property Asset Management, Inc. By Fleet Management & Recovery Corporation,
 (its Attorney-in-Fact)

By: [Signature]
 signature
Gerard Savard, Vice President
 type or print name

B. This form was delivered to me with all elements completed on May 13, 1983. Transferee waives any time limitations or requirements for the delivery of this form.

TRANSFEEE OR TRANSFEREES (or on behalf of the transferor)

[Signature]
 signature
Richard [unclear]
 type or print name

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C. This form was delivered to me with all elements completed on May 12, 1993. Lender waives any time limitations or requirements for the delivery of this form.

LENDER

Michael D. Friel, Attorney & Agent

signature

BT CONTINENTAL BANK, N.A.

type or print name

ENYVON.B.H. 803/vm

Property of Cook County Clerk's Office

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PARCEL 1:

LOTS 1 THROUGH 5, BOTH INCLUSIVE, IN BLOCK 66 IN ORIGINAL TOWN OF CHICAGO IN CANAL TRUSTEES'S SUBDIVISION OF THE WEST PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 24, 25, 26 AND 27 IN BLOCK 66 IN ORIGINAL TOWN OF CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

17-09-320-006

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17-09-320-008

17-09-321-009

17-09-321-010

17-09-321-011

17-09-321-012

Property of Cook County Clerk's Office

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