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ENVIRONMENTAL DISCLOSURE DOCUMENT
FOR TRANSFER OF REAL PROPERTY

94938464

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

For Use By County

Seller: Connecticut General Life Insurance Company

Recorder's Office

Buyer: National Plaza III L.L.C.

County

Document No.: _____

Date

Doc. No.

Vol. _____ Page _____

Rec'd by: _____

I. PROPERTY IDENTIFICATION:

A. Address of property: 999 Plaza Drive, Schaumburg
Street City or Village Township

Permanent Real Estate Index No.: 07-13-103-098

B. Legal Description:

Section _____ Township 41 North Range 10

Enter or attach current legal description in this area:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

NOV 28 AM 11:10

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Prepared by: James G. Bushy
Mialin-Beitler Management Corp.
name

Return to: Arnold Weinberg, Esq.
Katz Randall & Weinberg

1111 Plaza Drive
address
Schaumburg, IL 60173

200 N. LaSalle St., Suite 2300
address
Chicago, IL 60601

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 _____ Acreage _____

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

Apartment building (6 units or less)

Industrial building

Commercial apartment (over 6 units)

Farm, with buildings

Store, office, commercial building

Other, specify _____

II. NATURE OF TRANSFER:

A. (1) Is this a transfer by deed or other instrument of conveyance?

Yes No

(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?

(3) A lease exceeding a term of 40 years?

(4) A mortgage or collateral assignment of beneficial interest?

BOX 333-CTI

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Handwritten initials

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Property of Cook County Clerk's Office

2025

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B. (1) Identify Transferor:

CIGNA Investment Group, 900 Cottage Grove Road, Hartford, Connecticut
Name and Current Address of Transferor

N/A

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: James G. Bushy, Miglin-Beitler Management Corporation

1111 Plaza Drive, Schaumburg, Illinois
Name, Position (if any), and address

(708) 330-1300

Telephone No.

- C. Identify Transferee: National Plaza III L.L.C.
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 or 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;

(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 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 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 of law, except as provided otherwise in subsection (c), 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 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 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 4 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. Note: All locations on the attached site plans are approximate.

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
- 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 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

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 X
- 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 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 X No _____
- b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? Yes X No _____
- 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
- X 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? Storage tanks on the subject property are for the operation of diesel emergency generators.

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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: Milrin-Bettler Management Corporation

Type of business/ Professional Leasing and Management of Office Buildings
or property usage Range - General Office Use

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		YES	NO
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Injection Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wastewater Treatment Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Treatment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Pile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transfer Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Recycling Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Waste Treatment Detoxification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Land Disposal Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Container Storage Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

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.

CONNECTICUT GENERAL LIFE INSURANCE COMPANY

BY: CIGNA INVESTMENTS, INC.

BY: [Signature]
Richard B. Fletcher
Vice President

LEON FOUNCY

B. This form was delivered to me with all elements completed on
November 22, 19 94

NATIONAL PLAZA III, L.L.C.

By: [Signature]
signature

Title: Manager

type or print name
TRANSFEREE OR TRANSFEREE'S (or on behalf of Transferor)

C. This form was delivered to me with all elements completed on
_____ 19____

signature

type or print name
LENDER

(Ch. 30, par. 906)

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EXHIBIT A
Description of Land

999 Plaza Drive
Schaumburg, Illinois

PARCEL 1:

LOT 1 OF ANDERSON'S RESUBDIVISION OF LOT 7 IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT OF RESUBDIVISION RECORDED AUGUST 15, 1977 AS DOCUMENT 24058478, IN COOK COUNTY, ILLINOIS. ...

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT, FROM LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 4, 1974 AND KNOWN AS TRUST NUMBER 47268 TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1977 AND KNOWN AS TRUST NUMBER 52000 AND CONNECTICUT GENERAL LIFE INSURANCE COMPANY, A CONNECTICUT CORPORATION, DATED OCTOBER 28, 1977 AND RECORDED OCTOBER 31, 1977 AS DOCUMENT 24170478 FOR THE RIGHT TO CONNECT TO, USE, AND MAINTAIN THAT CERTAIN STORM SEWER LOCATED WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND: THE WEST 15 FEET OF LOT 2 OF ANDERSON'S RESUBDIVISION OF LOT 7 IN ANDERSON'S WOODFIELD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS SHOWN ON PLAT OF RESUBDIVISION RECORDED AUGUST 15, 1977 AS DOCUMENT 24058478 FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE FOR PARCEL 1.

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**Site Plans Indicating
Approximate Storage Tank Locations**

Property of Cook County Clerk's Office

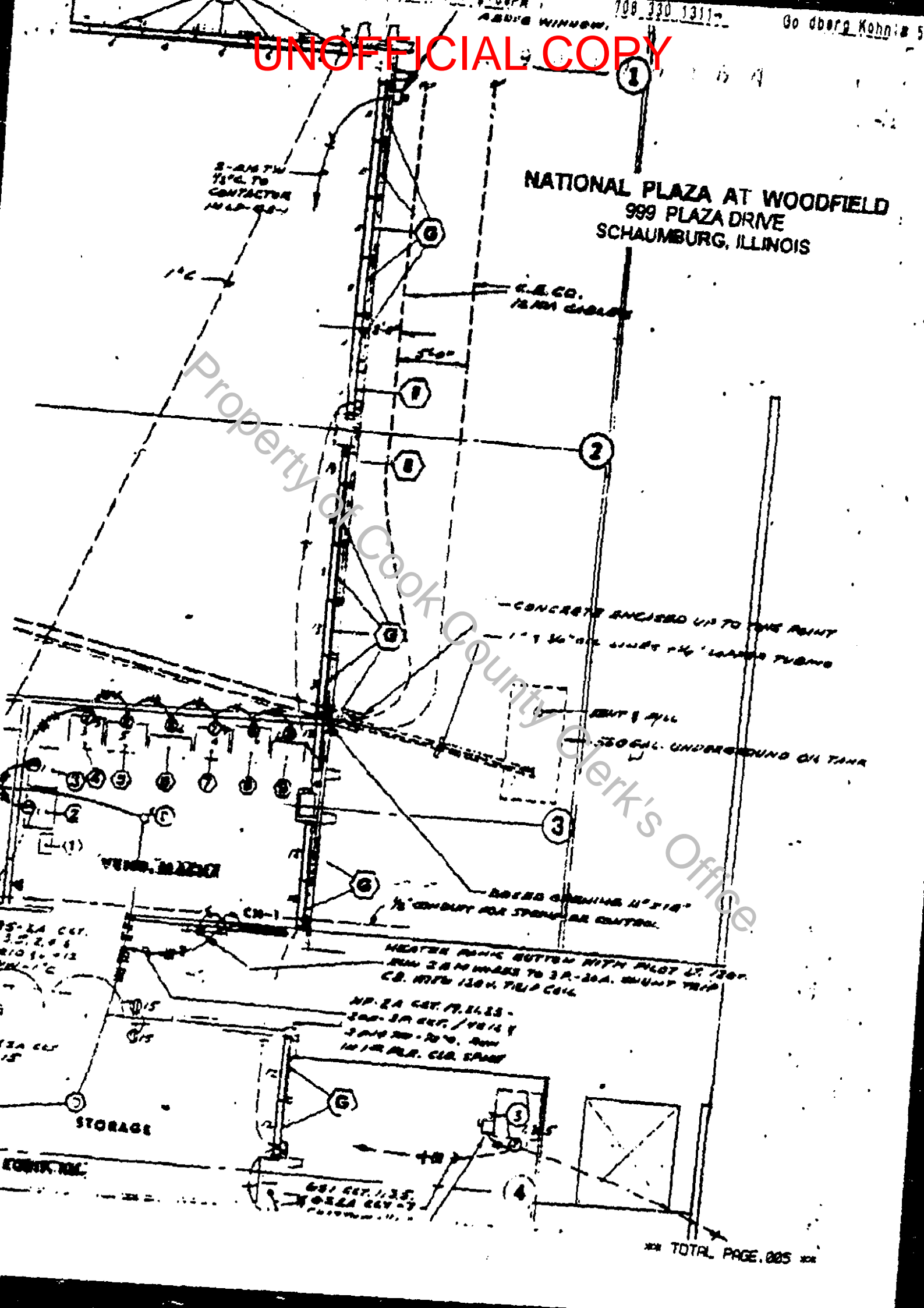
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708 330 1311

Go dborg Kohn: 5

NATIONAL PLAZA AT WOODFIELD
999 PLAZA DRIVE
SCHAUMBURG, ILLINOIS



2-AN7W
75% TO
CONTACTOR
1412-054

C.E.CO.
1200V CABLES

CONCRETE ENCLOSED UP TO THIS POINT
1" x 3/4" UNDER 1/4" LEADER TUBING

RENT & RILL

550 GAL. UNDERGROUND OIL TANK

BORED OPENING 11" x 11"
1/2" CONDUIT FOR SPONGE AIR CONTROL

HEATER RATING BUTTON WITH MOLT LT. 150V.
RUN 20 IN W/BACK TO 3P-20A. SHUNT TRIP
CB. WITH 120V. TRIP COIL

MP-2A CBT. 17, 21, 25 -
300-3A CBT. / 1011 Y
3 AND 20-20". RUN
10 IN. ALU. CLO. SPARE

VENT. BLADE

CH-1

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STORAGE

601 CBT. 11, 25,
7022A CBT. 27

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