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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.

DEPT-01 RECORDING \$39.00
T#0012 TRAN 6498 09/19/95 15:07:00
#9285 # DT *-95-632271
COOK COUNTY RECORDER

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

3907

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

Seller: Alscor Investors Joint Venture, a general partnership
Buyer: Cole Taylor Bank, not personally, but solely as Trustee under Trust Agreement dated July 6, 1995, and known as Trust No. 95-6296
Document No:

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.

1. PROPERTY IDENTIFICATION

A. Address of property:
411 and 479 Business Center Dr., Mt. Prospect Wheeling
Street City or Village Township

Permanent Real Estate Index No.: 03-35-102-007, 03-35-102-010 and 03-35-102-012

Prepared by:
D. Albert Daspin
Winston & Strawn
35 W. Wacker Drive
Chicago, IL 60601

After recording, return to:
Michael J. Tuchman
Levenfeld, Eisenberg, Janger,
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21st Floor
33 West Monroe St.
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BOX 333-CTI

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B. Legal Description:

Section 35 Township 42N Range 11 E 3PM

Legal Description attached hereto as Exhibit A and made a part hereof.

C. Property Characteristics:

Lot Size _____ Acreage 6.5615 acres

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

- Apartment building (6 units or less)
 Commercial apartment (over 6 units)
 Store, office, commercial building
 Industrial building
 Farm, with buildings
 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?

Yes No

(3) Is this a lease exceeding a term of 40 years?

Yes No

(4) Is this a mortgage or collateral assignment of beneficial interest?

Yes No

B. (1) Identify Transferor:

Name: Aiscor Investors Joint Venture
Current Address: c/o Opus Properties, Inc.
700 Opus Center
9900 Bren Road East
Minnnetonka, MN 55343

Name of Trustee if this is a transfer of beneficial interest of a land trust: N/A

Trust No: _____
Current Address: _____

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- (2) Identify person who has completed this form on behalf of the transferor and who has knowledge of the information contained in this form:

Name: Marlies Hansen / David Sigler
Position (if any): Property Manager / Manager, Engineering/Operati
Address: 9700 West Higgins Road, Suite 815
Rosemont, Illinois 60018
Telephone No.: 708/823-9020

- C. Identify Transferee:
Name: Cole Taylor Bank, as Trustee aforesaid
Current Address: c/o Bruce Teitelbaum
8833 Gross Point Road
Suite 204
Skokie, Illinois 60077

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 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

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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 a 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 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."

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 document shall be invalid merely because it sets forth an obsolete or superseded version of such text.

IV. ENVIRONMENTAL INFORMATION

A. 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

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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

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

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

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?

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

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.

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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

b. Permits for emissions to the atmosphere.

Yes No

c. Permits for any waste storage, waste treatment or waste disposal operation.

Yes No

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

Yes No

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

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

c. Filed a Toxic Chemical Release Form pursuant to the Federal Emergency Planning and Community Right-to-Know Act of 1986.

Yes No

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

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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

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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?

N/A

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: _____ Opus Corporation

Type of business/or property usage: Office

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

[Signature page follows]

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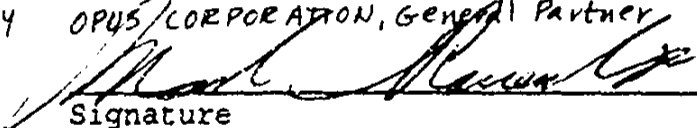
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V. Certification

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:

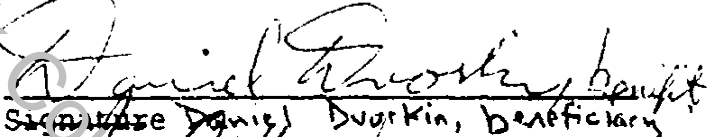
ALSCOR INVESTORS JOINT VENTURE
BY OPUS CORPORATION, General Partner

Signature


Mark Rauenhorst, President
Type or print name

B. This form was delivered to me with all elements completed on 8-30, 19995.

TRANSFeree:

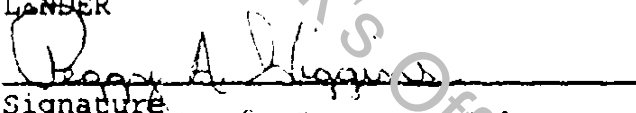
COLE TAYLOR BANK, not personally, but solely as Trustee under Trust Agreement dated July 6, 1995, and known as Trust No. 95-6296


Signature Daniel Durkin, beneficiary


Type or print name Bruce Teitelbaum, beneficiary

C. This form was delivered to me with all elements completed on 8-30, 19995.

LENDER


Signature

Peggy A. Higgins
Type or print name

Peggy A. Higgins
Type or print name

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Exhibit A

LEGAL DESCRIPTION

Parcel 1:

Lot 10 in Kensington Center Phase One, a subdivision in the East 1/2 of Section 34 and the West 1/2 of Section 35, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat recorded October 2, 1979 as Document 25173362

Parcel 2:

Lot 109 in Kensington Center Phase 3-A, being a subdivision and a resubdivision in part of the Northwest 1/4 and the Northeast 1/4 of Section 35, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat recorded May 4, 1981 as Document 25859082

Permanent Index Numbers: 03-35-102-007
03-35-102-010
03-35-102-012

Property Address: 411 and 479 Business Center Drive
Mt. Prospect, Illinois

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