



ENVIRONMENTAL DISCLOSURE
DOCUMENT FOR TRANSFER OF
REAL PROPERTY

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

Seller: Sweetheart Cup Company Inc.

Buyer: Sweetheart Holdings Inc.

Document No: _____

I. PROPERTY IDENTIFICATION

A. Address of property: 1400 West 37th Street Chicago, IL 60609
Street City or Village Township

Permanent Real Estate Index No.: 17-32-300-039

B. Legal Description:

Section 32 Township 39 Range 14

Enter or attach current legal description in this area:

See Exhibit A attached hereto.

Prepared by: Tom Armstrong
Sweetheart Cup Company Inc.
name

Return to: Tom Armstrong
Sweetheart Cup Company Inc.
name

10100 Reisterstown Road
Owings Mills, address MD 21117

10100 Reisterstown Road
Owings Mills address MD 21117

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 35,720 Acreage 0.820

Check all type 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

BOX 333-CTI

1600094 D1 - DK1 885

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II. NATURE OF TRANSFER:

- | | | |
|--|-------|-------|
| | YES | NO |
| A. (1) Is this a transfer by deed or other instrument of conveyance? | X | _____ |
| (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? | _____ | _____ |

B. (1) Identify Transferor:

Sweetheart Cup Company Inc. 10100 Reisterstown Road Owings Mills, MD 21117
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: Tom Armstrong - Manager of Environmental Compliance
Sweetheart Cup Company Inc.
10100 Reisterstown Road Owings Mills, MD 21117 (410) 998-2398
Name, Position (if any), and address Telephone No.

C. Identify Transferee: Sweetheart Holdings Inc. 10100 Reisterstown Rd, Owings Mills, MD
Name and Current Address of Transferee 21117

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, 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(f) 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 of 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 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 _____ 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 <u>X</u> |
| b. Permits for emissions to the atmosphere. | <u>X</u> | _____ |
| c. Permits for any waste storage, waste treatment or waste disposal operation. | _____ | <u>X</u> |

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

_____ 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. | _____ | <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. | _____ | <u>X</u> |
| c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-To-Know Act of 1986. | _____ | <u>X</u> |

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. | _____ | <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. | _____ | <u>X</u> |
| 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. | _____ | _____ |

9. Environmental Releases During Transferor's Ownership

- a. Has any situation occurred at this site which resulted in a reportable "release" on 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? _____ 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 immediate/ adjacent to the site

10. In 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? _____

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: R.K. Maynard Piano Company

Type of business/ Manufactured Pianos
 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		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>			

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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.

SWEETHEART CUP COMPANY INC.

By: Thomas W. Armstrong
signature

Thomas W. Armstrong
type or print name

TRANSFeree OR TRANSFEREES (or on behalf of Transferee)

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

November 19 97

SWEETHEART HOLDINGS INC.

By: Thomas W. Armstrong
signature

Thomas W. Armstrong
type or print name

TRANSFeree OR TRANSFEREES (or on behalf of Transferee)

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

November 19 97

signature

type or print name

LENDER

(Ch. 30, par. 906)

Property of Cook County Clerk's Office

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SWEETHEART CUP



SKETCH

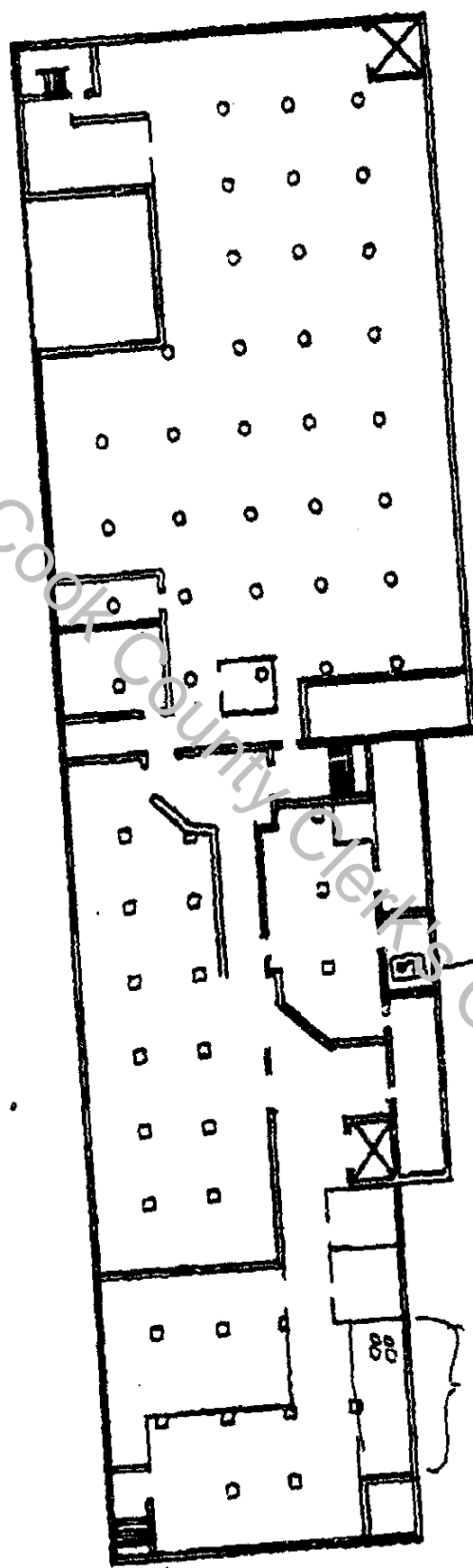
Chicago Bakery
1400 W. 37th Street

Moath



Property of Cook County Clerk's Office

MM C
BASEMENT = 26563 SQ. FT.



OIL TANK

Cleaner Storage Area

10-26-01

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EXHIBIT A

PARCEL 1:

THAT PART OF THE NORTHWEST ¼ OF THE SOUTHWEST OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A LINE 1166 FEET EAST OF THE WEST LINE WITH A LINE 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32 AFORESAID; THENCE EAST ALONG LAST MENTIONED LINE 72.44 FEET; THENCE NORTHERLY ON A CURVE CONVEX TO THE EAST WITH A RADIUS OF 380.5 FEET A DISTANCE OF 181.3 FEET MORE OR LESS TO A POINT OF INTERSECTION OF A LINE 208 FEET NORTH OF THE SOUTH LINE WITH A LINE PARALLEL TO AND 1278.87 FEET EAST OF THE WEST LINE OF SAID NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32 AFORESAID; THENCE NORTH ON LAST DESCRIBED LINE 160 FEET; THENCE WEST ON A LINE PARALLEL TO AND 368 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32 AFORESAID, 112.87 FEET TO THE EAST LINE OF A PRIVATE STREET KNOWN AS LOOMIS PLACE, BEING A LINE PARALLEL TO AND 1166 FEET EAST OF THE WEST LINE OF SECTION 32 AFORESAID; THENCE SOUTH ON LAST DESCRIBED LINE 335 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY TO USE THE 40 FOOT PRIVATE STREET KNOWN AS SOUTH LOOMIS PLACE ADJOINING ON THE WEST OF PARCEL 1 AND ALSO THE 66 FOOT PRIVATE STREET KNOWN AS WEST 37TH STREET ADJOINING ON THE SOUTH OF PARCEL 1 TO THE EAST LINE OF THE PUBLIC STREET KNOWN AS SOUTH ASHLAND AVENUE.

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY TO USE THE PRIVATE ALLEY OVER AND UPON THE SOUTH 10 FEET OF THE PREMISES ADJOINING ON THE NORTH OF PARCEL 1.

PARCEL 4:

NON-EXCLUSIVE SWITCHTRACK EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY, OVER THE EAST 17 FEET OF FOLLOWING DESCRIBED PROPERTY:

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PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHICAGO,
COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE 1166 FEET EAST OF THE WEST
LINE WITH A LINE 368 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE EAST ON THE LAST
DESCRIBED LINE 112.87 FEET; THENCE NORTH 59 FEET ON A LINE PARALLEL TO AND
1278.87 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE NORTHEASTERLY ON A
CURVE TANGENT TO LAST DESCRIBED LINE AND CONVEX TO THE NORTHWEST WITH A
RADIUS OF 200 FEET A DISTANCE OF 105.88 FEET TO ITS INTERSECTION WITH A LINE
PARALLEL TO AND 528 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE WEST ON LAST
DESCRIBED LINE 140.25 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 1166
FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 32 AFORESAID; THENCE SOUTH 160 FEET TO A POINT OF
BEGINNING.

PARCEL 1

PROPERTY ADDRESS: 1400 W. 37th Street
Chicago, Illinois

PERMANENT TAX I.D. NUMBER: 17-32-307-039-0000