

Mr & Mrs Jack Constant
415 Hugman, Valpo

HO 408209 LD

104600

Exhibit A

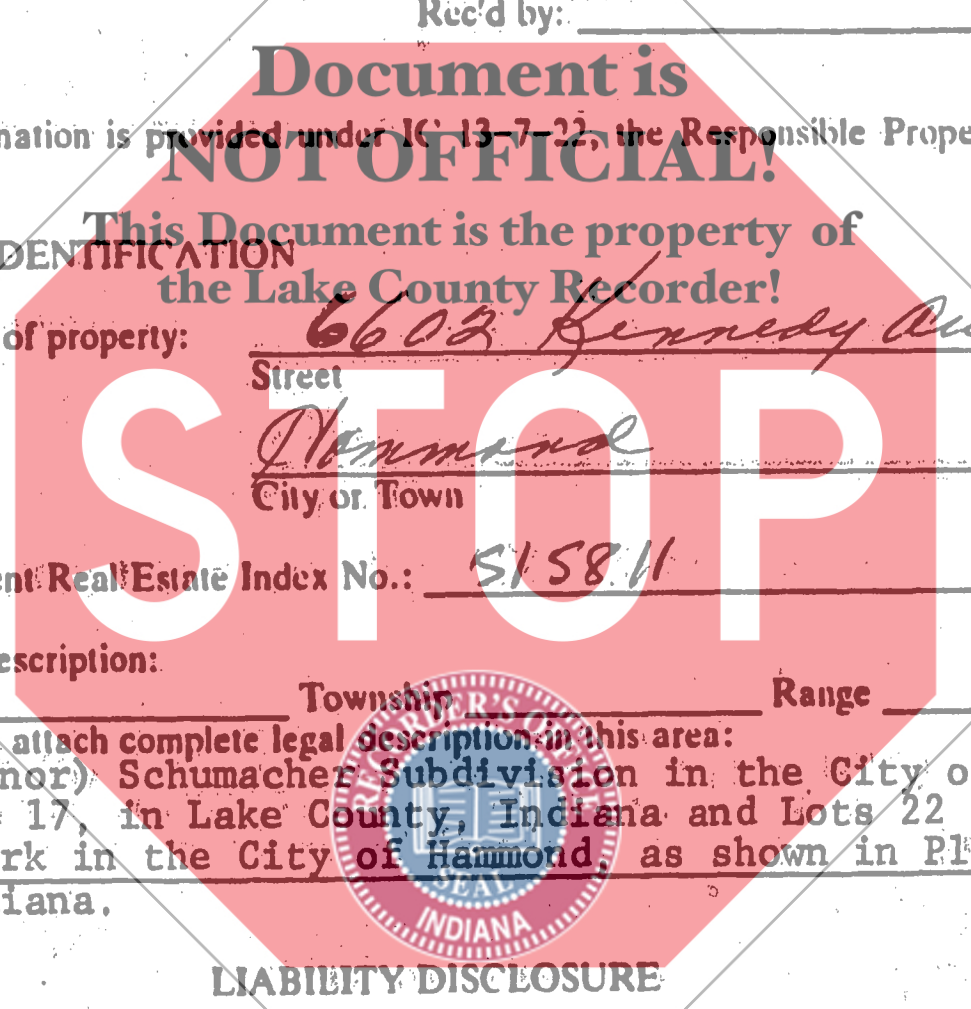
ENVIRONMENTAL DISCLOSURE DOCUMENT FOR
TRANSFER OF REAL PROPERTY

STATE OF INDIANA
FILED
JUN 7 1 34 PM '90
RECORDER

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

For Use by County Recorder's Office
County: _____
Date: _____
Doc. No.: _____
Volume: _____
Page: _____
Rec'd by: _____

The following information is provided under IC 13-7-22, the Responsible Property Transfer Law.



I. PROPERTY IDENTIFICATION

A. Address of property: 602 Kennedy Ave
Street
Hammond
City or Town
Township

Permanent Real Estate Index No.: 515811

B. Legal Description:
Section _____ Township _____ Range _____

Enter or attach complete legal description in this area:

Lot "A" Alexine (Trainer) Schumacher Subdivision in the City of Hammond as shown in Plat Book 17, Page 17, in Lake County, Indiana and Lots 22 and 23 Block 1 Kaplan-Turner-Meyn-Park in the City of Hammond, as shown in Plat Book 20, Page 4 in Lake County, Indiana.

LIABILITY DISCLOSURE

Transferees and transferees of real property are advised that their ownership or other control of such property may render them liable for environmental cleanup costs whether or not they caused or contributed to the presence of environmental problems in association with the property.

11.50
25.11
OK

C. Property Characteristics:

Lot Size 39' Acreage _____

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.

Yes No

- 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 a land trust? Yes _____ No _____
- (3) A lease exceeding a term of 40 years? Yes _____ No _____
- (4) A mortgage or collateral assignment of beneficial interest? Yes _____ No _____
- (5) A contract for the sale of property? Yes _____ No _____

B. (1) Identify Transferor: Jack & Joyce Constant
 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:

Joyce Constant 6602 Kennedy
 Name, Position (if any), and Address _____ Telephone No. 844-2112

C. Identify Transferee:
Margot Miller 1011 Westworth, Cal. City, Ill
 Name and Current Address of Transferee _____

III. 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 waste", as defined by IC 13-7-1? This question does not apply to consumer goods stored or handled by a retailer in the same form and approximate amount, concentration, and manner as they are sold

to consumers, unless the retailer has engaged 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 waste", as defined in IC 13-7-1?

Yes _____
No X

4. Are there any of the following specific units (operating or closed) at the property that are used or were used by the transferor to manage hazardous wastes, hazardous substances, or petroleum?

	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 of property that requires the filing of this document is other than a mortgage or collateral assignment of beneficial interest, you must attach to the copies of this document that you file with the county recorder and the department of environmental management a site plan that identifies the location of each unit.

5. Has the transferor ever held any of the following in regard to this real property?

- | | Yes | No |
|--|-------|----------|
| (A) Permits for discharges of wastewater to waters of Indiana. | _____ | <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 ever discharged any wastewater (other than sewage) to a publicly owned treatment works?

Yes _____
No X

7. Has the transferor been required to take any of the following actions relative to this property?

- | | Yes | No |
|--|-------|----------|
| (A) Filed an emergency and hazardous chemical inventory form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986 (42 U.S.C. 11022). | _____ | <u>X</u> |
| (B) Filed a toxic chemical release form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986 (42 U.S.C. 11023). | _____ | <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 solid waste management board for which a final order or consent decree was entered. | _____ | <u>X</u> |
| (C) If the answer to question (B) was 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" of any hazardous substances or petroleum as required under state or federal laws?

Yes _____
No

(B) Have any hazardous substances or petroleum which were released come into direct contact with the ground at this site?

Yes _____
No

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?
- 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?
- 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 commissioner of the Indiana department of environmental management?

Yes _____
No

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

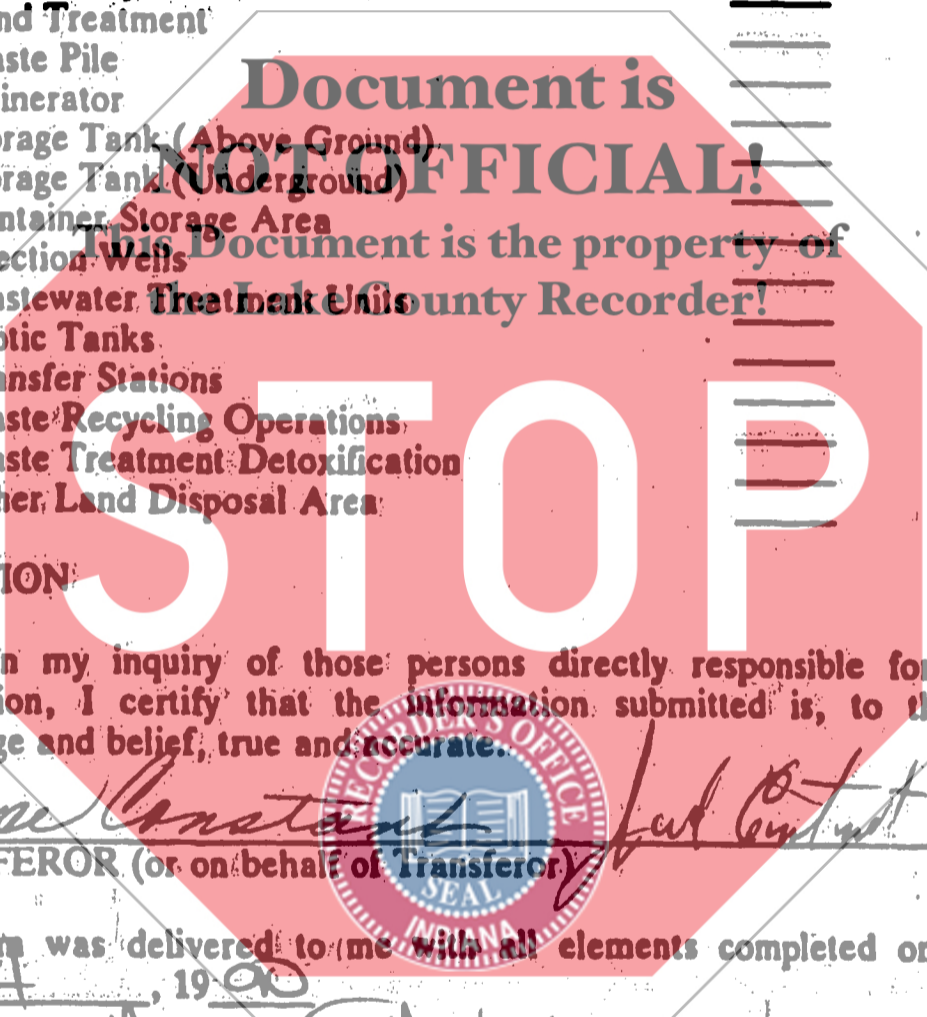
B. Site Information Under Other Ownership or Operation

1. Provide the following information about the previous owner or about any entity or person to whom the transferor leased the property or with whom the transferor contracted for the management of the property:

Name: Sony Spacina
 Type of business or property usage: Fruit Stand

2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leaseholds granted by the transferor, or other contracts for management or use of the property:

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



IV. 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.

Jane Constant
 TRANSFEROR (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on JUNE
4, 1900

Robert A. Metz
 TRANSFEREE (or on behalf of Transferee)