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Ret: Cal Natl Bk
Comm Loan Dept
5231 Hohman Ave
Ham., In 46320

A WARNING TO THE PARTIES TO A TRANSFER OF PROPERTY: It is highly unlikely that the single act of reading this document would be found to constitute "all appropriate inquiry into the previous ownership and uses of the property" so as to protect you against liability under the "innocent purchaser" provision of the federal Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601(35)(B). You are strongly encouraged not only to read this document carefully but also to take all other actions necessary to the exercise of due diligence in your inquiry into the previous ownership and uses of the property.

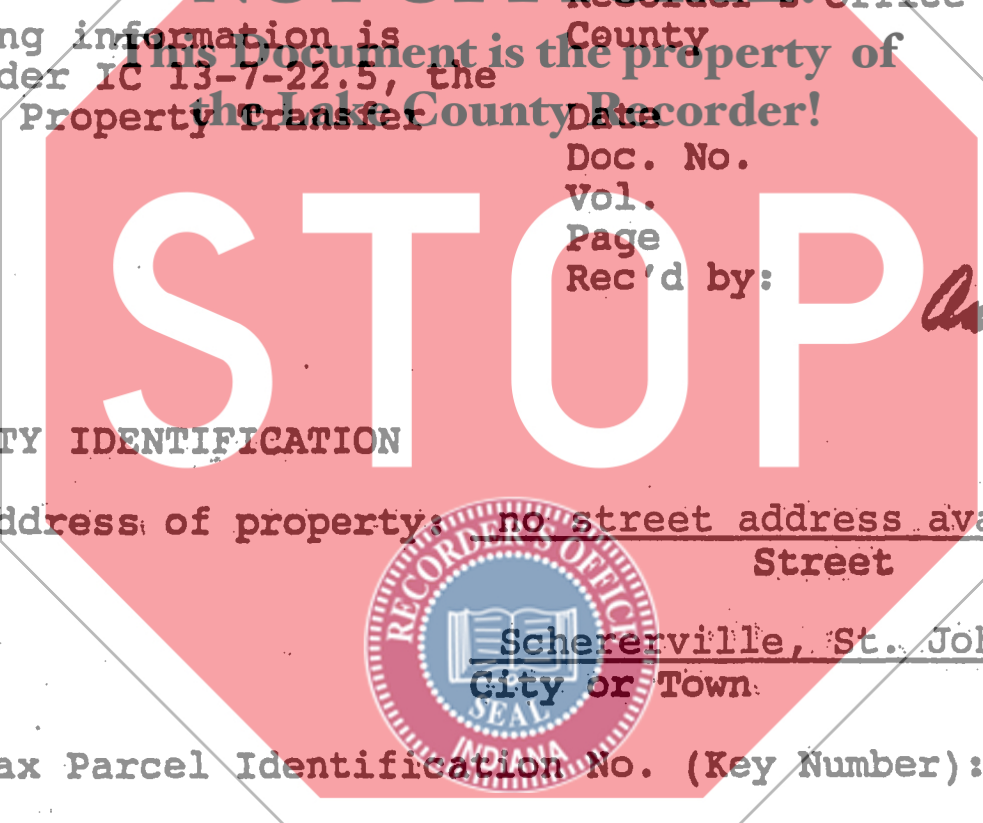
TICOR TITLE INSURANCE
Crown Point, Indiana

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR
TRANSFER OF REAL PROPERTY

Document is
NOT OFFICIAL!

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

The following information is provided under IC 13-7-22.5, the Responsible Property Transfer Law.



FILED

JUN 15 1990

Ann N. Antos
AUDITOR LAKE COUNTY

I. PROPERTY IDENTIFICATION

A. Address of property: no street address available
Street



Schererville, St. John Township
City or Town Township

Tax Parcel Identification No. (Key Number): 13-5-85

B. Legal Description:

Section 10 Township 35 North Range 9 West
Enter or attach complete legal description in this area:

See attached Exhibit "A".

LIABILITY DISCLOSURE

Transferors 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

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16.00
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STATE OF INDIANA/S.S. REC.
FILED RECORD

JUN 19 8 41 AM '90
RECEIVED
RECORDERS OFFICE
LAKE COUNTY

of environmental problems in association with the property.

C. Property Characteristics:

Lot Size 400' x 850' Acreage 7.2

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)
Farming operations - no improvements

II. NATURE OF TRANSFER

| | | YES | NO |
|----|---|-------------------------------------|--------------------------|
| A. | (1) Is there a transfer by deed or other instrument of conveyance of title to property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | (2) Is there a transfer by assignment of over 25% of beneficial interest of a land trust? | <input type="checkbox"/> | <input type="checkbox"/> |
| | (3) A lease exceeding a term of 40 years? | <input type="checkbox"/> | <input type="checkbox"/> |
| | (4) A collateral assignment of beneficial interest? | <input type="checkbox"/> | <input type="checkbox"/> |
| | (5) An installment contract for the sale of property? | <input type="checkbox"/> | <input type="checkbox"/> |
| | (6) A mortgage or trust deed? | <input type="checkbox"/> | <input type="checkbox"/> |
| | (7) A lease of any duration that includes an option to purchase? | <input type="checkbox"/> | <input type="checkbox"/> |

B. (1) Identify Transferor:

James C. and Izetta Sparks

Name and Current Address of Transferor

1704 S. Cline Ave., Schererville, IN 46375

Trust No.

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust.

not applicable

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

David K. Ranich, 720 W. Chicago Ave., East Chicago, IN (219) 397-2401
Name, Position (if any), 46312 Telephone No.
and address

C. Identify Transferee:

Scherwood Golf Concessions, Inc., 600 E. Joliet, Schererville, IN 46375
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 "a hazardous substance", as defined by IC 13-7-8.7-1? 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 Application | _____ | <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 trust deed or a collateral assignment of beneficial interest in a land trust, 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?

- (A) Permits for discharges of wastewater to waters of Indiana. 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 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?

(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). Yes _____
No x

(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). 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 solid waste management board for which a final order or consent decree was entered. Yes _____
No x

(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. Yes _____
No _____ N/A

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 _____ N/A

If the answer to question (A) or (B) is Yes, have any of the following actions or events been associated with a release on the property?

NOT APPLICABLE

_____ Use of 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 onsite or nearby water well, because of offensive characteristics of the water?

_____ Coping with fumes from subsurface storm drains or inside basements?

_____ Signs of substance leaching out of the ground along the base of slopes or at other low points on or immediately adjacent to the site?

(C) Is there an environmental defect (as defined in IC 13-7-22.5-1.5) on the property that is not reported under question (A) or (B)?

Yes _____
No x

If the answer is Yes, describe the environmental defect:

NOT APPLICABLE

10. Is the facility currently operating under a variance granted by the commissioner of the Indiana department of environmental management?

Yes _____
No x

11. Has the transferor ever conducted an activity on the site without obtaining a permit from the U.S. Environmental Protection Agency, the commissioner of the department of environmental management, or another administrative agency or authority with responsibility for the protection of the environment, when such a permit was required by law?

Yes _____
No x

If the answer is Yes, describe the activity:

N/A
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the Lake County Recorder!

12. 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:

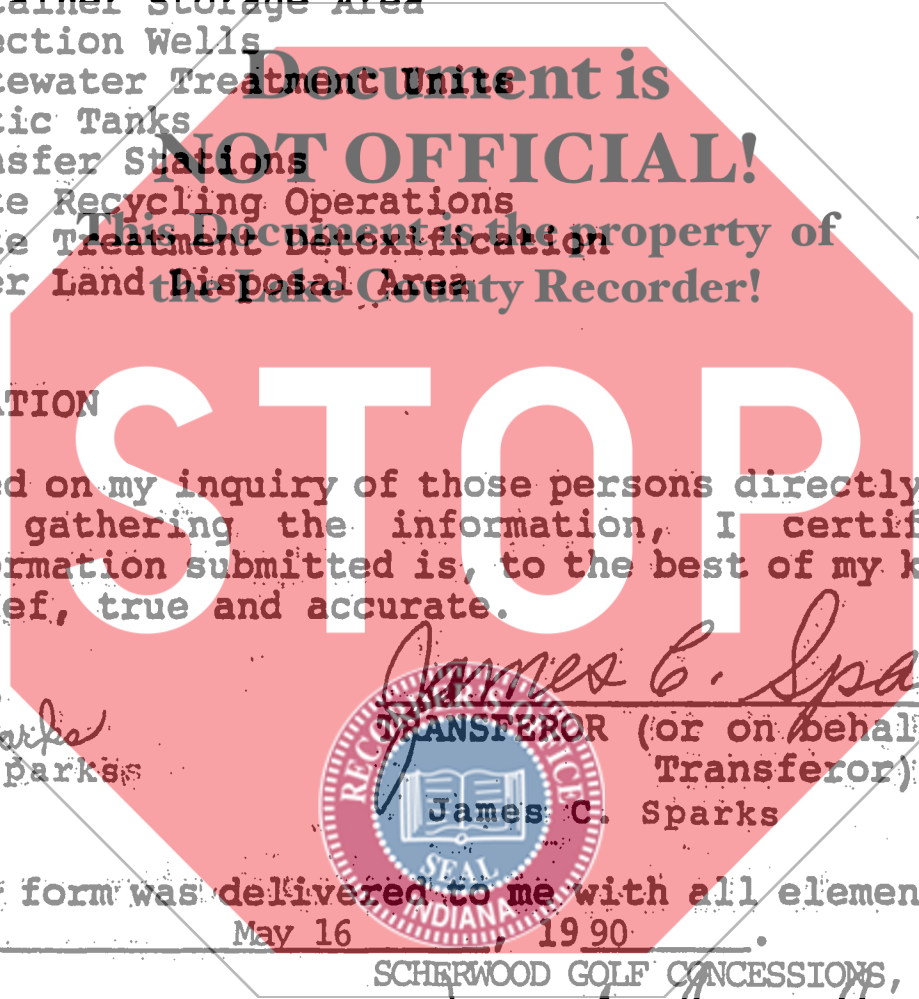
1. Provide the following information about the previous owner or about any entity or person to whom the transferor leased the property or with whom the transferor contracted for the management of the property:

Name: LAWRENCE J. and BETTY GOVERT, husband and wife
EDWARD L. and PHYLIS M. GOVERT, husband and wife

Type of business farming operations
or property usage _____

2. If the transfer 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 | _____ | <u>X</u> |
| Surface Impoundment | _____ | <u>X</u> |
| Land Application | _____ | <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> |



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.

Izetta Sparks
Izetta Sparks

James C. Sparks

TRANSFEROR (or on behalf of
Transferor)
James C. Sparks

B. This form was delivered to me with all elements completed on May 16, 1990.

SCHERWOOD GOLF CONCESSIONS, INC.

BY: *David K. Ranich*, its attorney
TRANSFeree (or on behalf of
Transferee)

David K. Ranich

Part of the North 396.3 feet of the SE 1/4, SE 1/4 Section 10, Township 35 North, Range 9 West of the 2nd P.M., in Lake County, Indiana, described as follows: Beginning at the Northwest corner of the SE 1/4, SE 1/4 of said Section 10; thence South along the West line of the SE 1/4, SE 1/4 of said Section 10 a distance of 396.3 feet; thence East parallel to the North line of the SE 1/4, SE 1/4 of said Section 10 to a point 528.77 feet West of the East line of said Section 10; thence Northerly to a point on the North line of the SE 1/4, SE 1/4 of said Section 10 and 525.9 feet West of the Northeast corner thereof; thence West to the point of beginning, containing 7.2 acres more or less.



Exhibit "A"