

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR
TRANSFER OF REAL PROPERTY

109888

17

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

For Use
By County
Recorder's Office
County

Date
Doc. No.
Vol.
Page
Rec'd by:

INDIANA TITLE INSURANCE COMPANY
INDIANA DIVISION

1. PROPERTY IDENTIFICATION

A. Address of property: 520 North Grant Street

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This Document is the property of the Lake County Recorder!

Tax Parcel Identification No. (Key Number): 9-69-8
9-69-9
9-69-10
9-69-11
No. key number for parcel 5.

B. Legal Description:
Section 5 Township 34 Range 8
Enter or attach complete legal description in this area:

Parcel 1: Part of Lot 9, in Block 25 in Railroad Addition to the Town, now City of Crown Point, as per plat thereof, recorded in Miscellaneous Record "A", page 508, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Southwest corner of said Lot 9, running thence East 24 feet, thence North 87 feet, thence West 24 feet, thence South 87 feet to the place of beginning; in Lake County, Indiana.

Parcel 2: Part of Lot 9, described as commencing at the Southeast corner of said lot, thence West 23 feet, thence North 84 feet, thence East 23 feet, thence South 84 feet, to the place of Beginning, in Block 25, Railroad Addition to the Town, now City of Crown Point, as shown in Miscellaneous Record "A", page 508, in Lake County, Indiana.

Parcel 3: Part of Lot 9 in Block 25 in Railroad Addition to the Town, now City of Crown Point, as per plat thereof, recorded in Miscellaneous Record "A", page 508, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at a point 87 feet North of the Southwest corner of said lot,



STATE OF INDIANA/S.S. NO.
LAKE COUNTY
FILED FOR RECORD
Jul 3 10 14 AM '90
ROBERT J. ...

38-00
X

thence East 24 feet, thence South 3 feet, thence East 42 feet; thence North 48 feet to the Northeast corner of said lot, thence in a Northwesterly direction to the Northwest corner of said lot, thence South to the place of beginning, in Lake County, Indiana.

Parcel 4: Part of Lot 9, Block 25, Railroad Addition to the Town, now City of Crown Point, as shown in Miscellaneous Record "A", page 508, in Lake County, Indiana, more particularly described as commencing at a point 24 feet East of the Southwest corner of said lot and thence East 19 feet, thence North 64 feet to the North line of the lot owned by George V. Sherman and Clara A. Sherman, his wife, as of September 9, 1908; thence West 19 feet, thence South 64 feet to the point of beginning.

Parcel 5: All that parcel of land being part of the Southeast Quarter of Section 5, Township 34 North, Range 8 West of the Second Principal Meridian situated in the City of Crown Point, Lake County, Indiana, also being a part of the depot grounds of the railroad addition to Crown Point, as shown in Miscellaneous Record "A", pages 508 and 509 more particularly described according to a plan of said Lake County filed in the Recorder's Office and Associates, dated July 8, 1962, as follows:

Commencing at the Southeast corner of said Section 5; thence North 89 degrees 32 minutes 13 seconds West along the South line of said Section 5; a distance of 385.65 feet to the centerline of the East bound main track of the railroad formerly of the Philadelphia, Baltimore and Washington Railroad Company; thence North 44 degrees 16 minutes 13 seconds West along said railroad centerline, a distance of 1679.65 feet; thence South 45 degrees 43 minutes 47 seconds West, a distance of 50.00 feet to the point of beginning of the subject parcel; thence South 44 degrees 16 minutes 13 seconds East, a distance of 346.57 feet; thence South 45 degrees 43 minutes 47 seconds West, a distance of 62.15 feet; thence North 48 degrees 47 minutes 39 seconds West, a distance of 63.04 feet; thence North 58 degrees 00 minutes 48 seconds West, a distance of 83.90 feet; thence South 0 degrees 54 minutes 45 seconds West, a distance of 18.25 feet to the Southerly line of the depot grounds; thence North 44 degrees 16 minutes 13 seconds West along said Southerly line, a distance of 116.60 feet; thence North 1 degree 11 minutes 00 seconds East, a distance of 140.36 feet to the point of beginning, excepting therefrom the following described parcel:

A parcel of land in the Southeast Quarter of Section 5, Township 34 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, also being a part of the depot grounds of the Railroad Addition to Crown Point, as shown in Miscellaneous Record "A", page 508 and 509, more particularly described as follows: Commencing at the

Southeast corner of said Section 5; thence North 89 degrees 32 minutes 13 seconds West along the South line of said Section 5, a distance of 385.65 feet to the centerline of the Eastbound main tract of the Philadelphia, Baltimore and Washington Railroad; thence North 44 degrees 16 minutes 13 seconds West along the said railroad centerline, a distance of 1,434.08 feet; thence South 45 degrees 43 minutes 47 seconds West, 50.00 feet to the point of beginning of this described parcel; thence South 44 degrees 16 minutes 13 seconds East 101.00 feet; thence South 45 degrees 43 minutes 47 seconds West, 62.15 feet; thence North 48 degrees 47 minutes 39 seconds West, 63.04 feet; thence North 58 degrees 00 minutes 48 seconds West, 39.20 feet; thence North 45 degrees 43 minutes 47 seconds East, 76.45 feet to the point of beginning, in the City of Crown Point, 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.

C. Property Characteristics:
 Lot Size: 30,991 square feet 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) Commercial - automotive repair

II. NATURE OF TRANSFER:

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

B. (1) Identify Transferor:
HUGO H. BREUCKMAN and MARGARET C. BREUCKMAN, also known as
 Name and Current Address of Transferor: Margaret Cecilia Breuckman, and also known as Margaret Breuckman

1110 Sioux Drive, Crown Point, IN 46307

Trust No.

N/A

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

N/A

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

Herman Barber, Attorney at Law

517 North Main Street, Crown Point, IN 46307 (219) 663-5818

Name, Position (if any), and Address:

Telephone No.

C. Identify Transferee:

G & T ENTERPRISES, A Partnership

242 North Griffith Blvd., Griffith, IN 46319

Name and Current Address of Transferee

III. ENVIRONMENTAL INFORMATION

Document is NOT OFFICIAL!

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 X

No _____

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

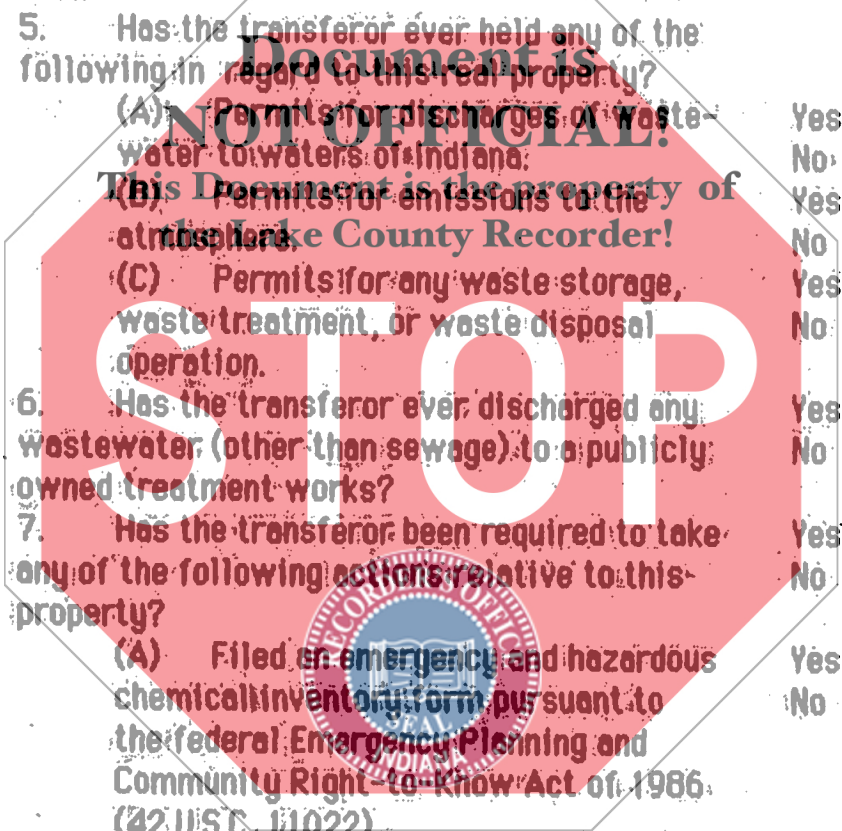
4. Are there any of the following specific units (operating or closed) at the property that are used or were used by the transferor to manage hazardous wastes, hazardous substances, or petroleum?

	YES	NO
Landfill	_____	<u>X</u>
Surface Impoundment	_____	<u>X</u>
Land Application	_____	<u>X</u>
Waste Pile	_____	<u>X</u>

Incinerator	_____	X
Storage Tank (Above Ground)	_____	X
Storage Tank (Underground)	X _____	_____
Container Storage Area	_____	X
Injection Wells	_____	X
Wastewater Treatment Units	_____	X
Septic Tanks	_____	X
Transfer Stations	_____	X
Waste Recycling Operations	_____	X
Waste Treatment Detoxification	_____	X
Other Land Disposal Area	_____	X

If there are "YES" answers to any of the above items and the transfer of property that required 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 waste water 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, Yes suspected, or alleged contamination on _____ or emanating from the property. 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: Yes _____ No _____



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 X

(B) Have any hazardous substances or petroleum which were released come into direct contact with the ground at this site? Yes _____ No X
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?

N/A Use of a cleanup contractor to remove or treat materials including soils, pavement, or other surficial materials?

N/A Assignment of in-house maintenance staff to remove or treat materials including soils, pavement, or other surficial materials?

N/A Sampling and analysis of soils?

N/A Temporary or more long term monitoring of groundwater at or near the site?

N/A Impaired usage of an onsite or nearby water well because of defensive characteristics of the water?

N/A Coping with fumes from subsurface storm drains or inside basements?

N/A 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?

(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:



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:

If the answer is Yes, describe the activity:

N/A

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

NO

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: The parcel being transferred was obtained in several parcels. The name of the owners are as follows:

- Walter Whitehead - former owner
- Penn Central Railroad - former owner
- Roy and Sophie Dillman - former owner
- City of Crown Point - former owner
- Hulda Friedrich - former owner
- William Breger, Sr. and Elizabeth Breger, lessee

Type of business: Roy and Sophie Dillman's parcel of property contained an apartment house with two units; City of Crown Point many years ago had a fire station on their parcel of property; the rest of the individual parcels, for owners Whitehead, Penn Central and Friedrich, were not occupied. Lessee, William and Elizabeth Breger used part of the parcel as an automotive repair garage.

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 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:

Hugo H. Breuckman
HUGO H. BREUCKMAN, TRANSFEROR

By: Gemma Brandt
Gemma Brandt, Attorney-in-Fact

Margaret C. Breuckman
MARGARET C. BREUCKMAN, TRANSFEROR

B. This form was delivered to me with all elements completed on: June 28, 1990.

G & T ENTERPRISES, INC. is **NOT OFFICIAL!**
By: A. N. M. M.

This Document is the property of the Lake County Recorder!

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a Notary Public in and for said County and State, personally appeared GEMMA BRANDT, Attorney-in-Fact for HUGO H. BREUCKMAN, who is personally known to me to be the person who executed the foregoing instrument on behalf of said HUGO H. BREUCKMAN, and by me being duly sworn did say that said she acknowledged the Environmental Disclosure Document for Transfer of Real Property to be the free act and deed of said HUGO H. BREUCKMAN.

Witness my hand and Notarial Seal this 26 day of June, 1990.



Barbara J. Polcn
Notary Public
BARBARA J. POLCN

My Commission Expires: 7-16-93
County of Residence of Notary Public: Lake

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a Notary Public in and for said County and State, personally appeared MARGARET C. BREUCKMAN who acknowledged the execution of the foregoing Environmental Disclosure Document for Transfer of Real Property.

Witness my hand and Notarial Seal this 26 day of June, 1990.

Barbara J. Polcn
Notary Public

BARBARA J. POLCN

My Commission Expires: 7-16-93
County of Residence of Notary Public: Lake

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a Notary Public in and for said County and State, personally appeared GARY T. MILLER who acknowledged the execution of the foregoing Environmental Disclosure Document for Transfer of Real Property.

Witness my hand and Notarial Seal this

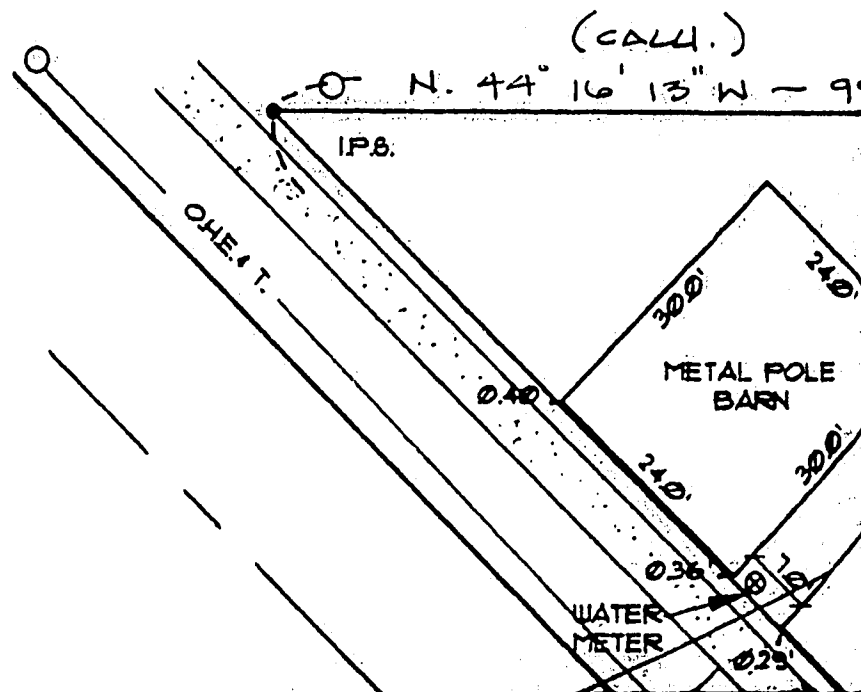
28th day of JUNE

Pamela Z. VanDiel
Notary Public PAMELA Z. VAN DIE

My Commission Expires: 1-11-91
County of Residence of Notary Public: LAKE

This instrument prepared by Herman Barber, attorney at law





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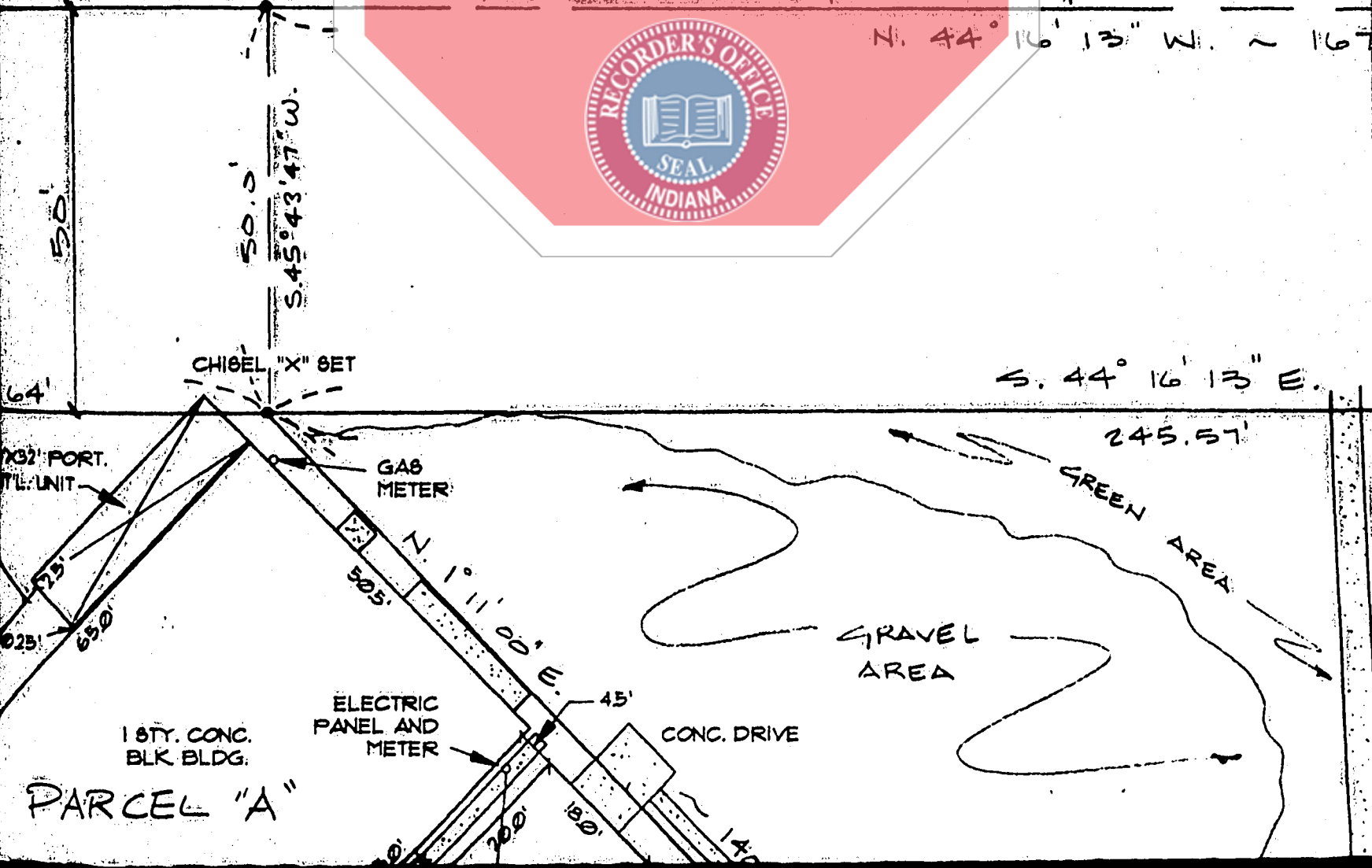
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the Lake County Recorder!

STOP



PHILADELPHIA, BALTIMORE & WASHINGTON RAILROAD

N. 44° 16' 13" W. 2167'





ROAD
7.65'

1434.08'

~ 346.57'

INA - 100 - 279
INA - 100 - 267

GREEN AREA

OHT.

5.43'47" E. ~ 76.45'

50.0
5.45'43'47" W.

5' CONC. WALK

NOT

INCLUDED

R/W LINE ?

101.00"

50'

OUT.
GRANT
1/17/20



NORTH
1/17/20

1/17

CHISEL "X"
FND.

and Addition to the Town, now
hereof, Recorded in
, in the Office of the Recorder

Quarter of Section 5, Township
and Principal Meridian, also
of the Railroad Addition to
Record "A" pages 508 and 509, more

of said Section 5; thence
South line of said Section 5, a
centerline of the Eastbound Main
and Washington Railroad, along
said Railroad centerline, a
South 45° 43' 47" West, a
Point of Beginning of the subject
East, a distance of 346.57 feet;
distance of 62.15 feet; thence
East of 63.04 feet; thence North
31.90 feet; thence South
62.25 feet to the Southerly line
of 44° 16' 13" West, along said
line, a distance of 160 feet; thence North
100.36 feet to the Point of
Beginning of an acre, more or less,
described parcel, said
Parcel, Depot Grounds of the Railroad
located at the Southeast corner of
a 32' 13" West along the South
line of 385.65 feet to the
Tract of the Philadelphia,
; thence North 44° 16' 13" West
line, a distance of 1,434.08 feet;
100 feet to the Point of
Beginning of a 44° 16' 13" East
line, a distance of 62.15 feet; thence
North; thence North 58° 00' 48"
East, a distance of 76.45 feet to
the Point of Beginning, containing 0.15 acres
more or less, Crown Point, Lake County,
Indiana, and Right-of-Ways of record.

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the Lake County Recorder!

STOP



6/18/90 Mahlon J. Plumb

PLOT SCALE : 1"=20'

DRAWING NUMBER
SHEET 1 OF
JOB NO. 690002

NET AREA
PARCEL "A" 12,063^{sq}
PARCEL "B" 18,928^{sq}

Plumb
Tuckett
& Associates

ARCHITECTS • ENGINEERS • SURVEYORS

120 East 90th Drive • Merrillville, IN 46410