

140786

First Union La Porte, N.A.
800 Airway, P.O. Box 5050
La Porte, In 46350

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.

157293

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR
TRANSFER OF REAL PROPERTY

NOT OFFICIAL!

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

This Document is the property of _____ County Recorder!

For Use by: County Recorder's Office

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

FILED

DEC 27 1990

Ann N. Anton
LAWSON LAW COUNTY

TICOR TITLE INSURANCE
Co. Point, Indiana

STOP

I. PROPERTY IDENTIFICATION

A. Address of property: 7300 East US #20 Street
Gary, Indiana City or Town

Tax Parcel Identification No. (Key Number): 4-9-27

B. Legal Description:

Section 5 Township 36N Range 7W
Enter or attach complete legal description in this area:

STATE OF INDIANA / S.S. NO. LAKE COUNTY / FILED FOR RECORD
Dec 27 1990
25 AM '90
ROBERT B. HARRIS
CLERK

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

01326

Handwritten notes:
2200
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2200

of environmental problems in association with the property.

C. Property Characteristics:

Lot Size 250' x 917.29 Acreage 5.195

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) Vacant land

II. NATURE OF TRANSFER

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

STOP



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

B. (1) Identify Transferor:

Gainer Trust P-6139

Name and Current Address of Transferor

8585 Broadway, Merrillville

Trust No.

05010

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

Gainer Trust P-6139

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

Bob Nielsen 938-8000
Name, Position (if any), Telephone No. and address

C. Identify Transferee:

First of America Bank-LaPorte, N.A., P. O. Box 5050, LaPorte, IN
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

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

(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

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

(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

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 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?

_____ 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?
the Lake County Recorder.

_____ 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:

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:

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

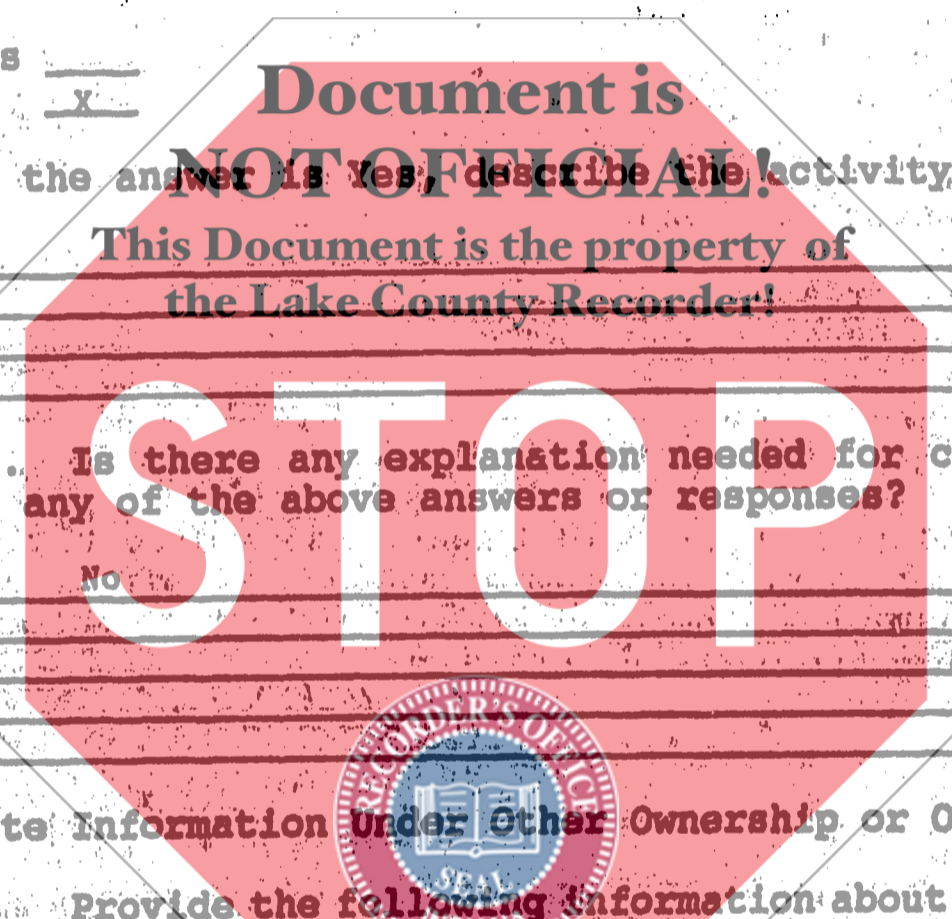
No

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: Gainer Bank ^{Root} - Leet Trust

Type of business Vacant land
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 Detention	_____	<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.



Robert L. Nielsen

TRANSFEROR (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on 12-20, 1990.

[Signature]
 TRANSFEREE (or on behalf of Transferee)

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF Indiana)
) SS:
COUNTY OF Porter)

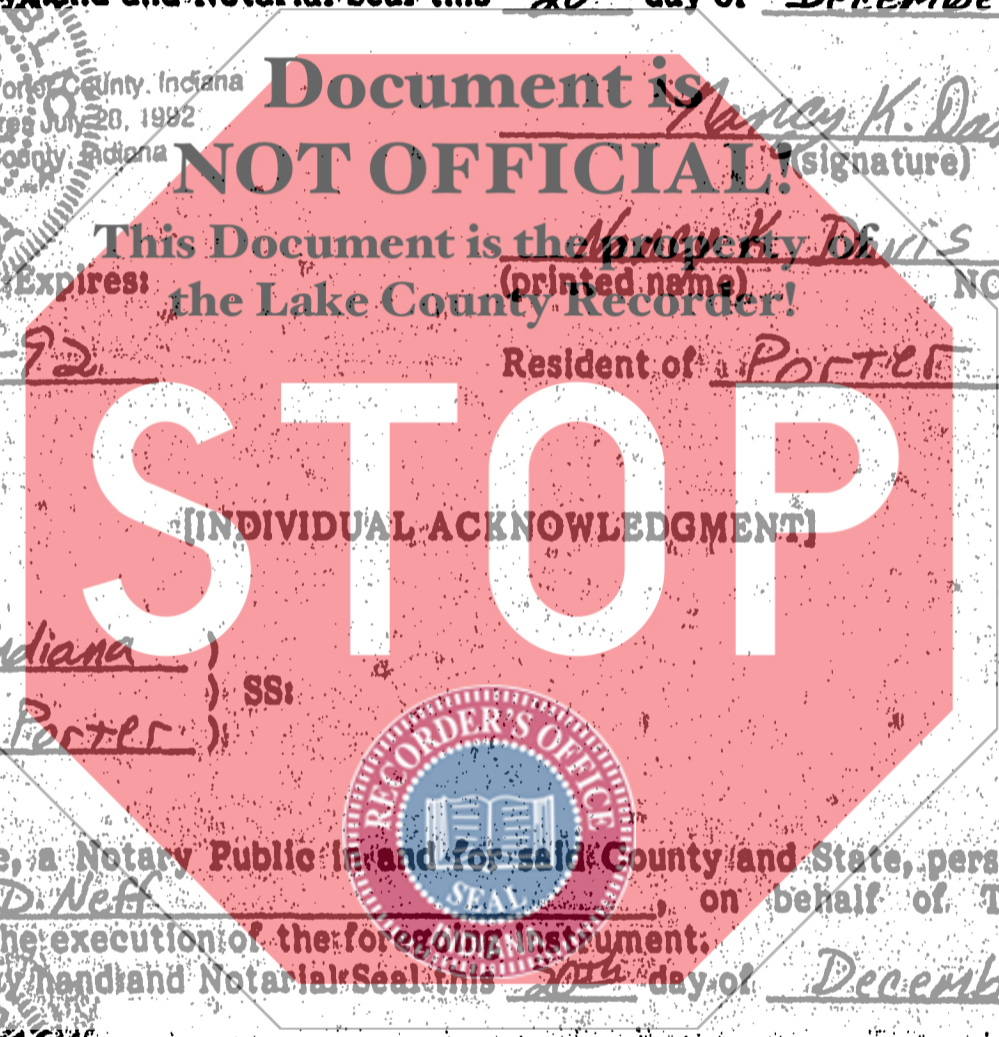
Before me, a Notary Public in and for said County and State, personally appeared Robert L. Nielsen, on behalf of Transferor, and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal this 20th day of December, 1990

NANCY K. DAVIS
NOTARY PUBLIC, Porter County, Indiana
My Commission Expires July 28, 1992
Resident of Porter County, Indiana

Document is Nancy K. Davis
NOT OFFICIAL. (signature)
This Document is the property of Davis
the Lake County Recorder! (printed name)
NOTARY PUBLIC
Resident of Porter County

My Commission Expires:
7-28-92



STATE OF Indiana)
) SS:
COUNTY OF Porter)

Before me, a Notary Public in and for said County and State, personally appeared James D. Neff, on behalf of Transferee, and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal this 20th day of December, 1990

NANCY K. DAVIS
NOTARY PUBLIC, Porter County, Indiana
My Commission Expires July 28, 1992
Resident of Porter County, Indiana

Nancy K. Davis
(signature)
Nancy K. Davis
(printed name) **NOTARY PUBLIC**
Resident of Porter County

My Commission Expires:
7-28-92

This instrument was prepared by _____

EXHIBIT "A"

A tract of land in the Southeast quarter of Section 5, Township 36¹/₂ North, Range 7 West of the Second Principal Meridian in the City of Gary, Lake County, Indiana, described as follows: Commencing at a point on the centerline of U.S. Highway #20 (also known as Melton Road) 760 feet East of the West line of the Southeast Quarter of said Section 5, as measured along the centerline of said U.S. Highway #20; thence North along the West line of the lands conveyed to Roy Balash and wife, Anne, recorded in Deed Record 889, page 508, in the Recorder's Office of Lake County, Indiana, 50.66 feet to the point of beginning; thence continuing North along the West line of said Balash lands 920 feet more or less to the Southerly line of right of way of B and O Railroad; thence Westerly along said Southerly right of way line 240 feet more or less to a point which is 520 feet East of the West line of said Southeast Quarter of Section 5, measured along said Southerly right of way line of B and O Railroad; thence South 580 feet more or less to a point which is the Northeasterly most point of the right of way of 66-foot wide Hobart Road; thence Southerly along the easterly right of way line of said Hobart Road 290 feet more or less; thence Southeasterly along the Northeasterly right of way line of said Hobart Road 75 feet more or less to the Northerly right of way line of 100-foot wide U.S. Highway #20 (also known as Melton Road); thence Easterly along the Northerly right of way line of said U.S. Highway #20 a distance of 250 feet more or less to the point of beginning.

