

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR
TRANSFER OF REAL PROPERTY

140945

50932
LAWYERS TITLE INS. CORP.
ONE PROFESSIONAL CENTER
SUITE 215
CROWN POINT, IN 46307

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

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

FILED

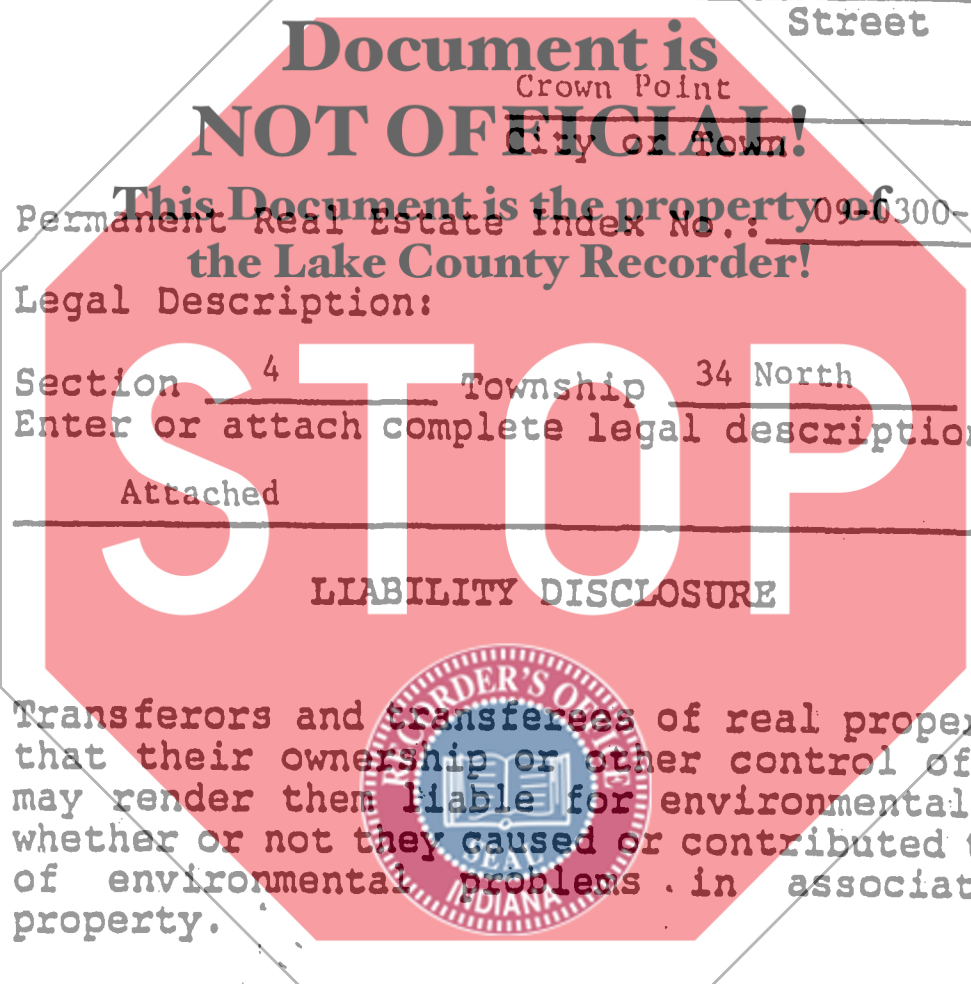
DEC 27 1990

I. *Property Identification*
PROPERTY IDENTIFICATION
AUDITOR LAKE COUNTY

A. Address of property: 600 N. Indiana Street
Street _____
City or Town Crown Point Center _____
Township _____

Permanent Real Estate Index No.: 09-0300-0013

B. Legal Description:
Section 4 Township 34 North Range 8 West
Enter or attach complete legal description in this area:
Attached



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 of environmental problems in association with the property.

C. Property Characteristics:

Lot Size 595.65 x 290 Acreage 3.965

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) Garage, warehouse

01056

*19.00 pd
1.00 by*

Part of the North Half of the Southwest Quarter of Section 4, Township 34 North, Range 8 West of the Second Principal Meridian, described as beginning at a point on the West line of said tract 40 feet North of the Southwest corner thereof and running thence East parallel with the South line of said tract 595.65 feet; thence North parallel with the West line of said tract 290.00 feet; thence West parallel with the South line of said tract 595.65 feet to the West line of said tract; thence South on said West line 290.00 feet to the place of beginning, containing 3.965 acres, more or less, in Lake County, Indiana.



II. NATURE OF TRANSFER

- | | | YES | NO |
|----|---|-------|-------|
| A. | (1) Is there a transfer by deed or other instrument of conveyance? | X | _____ |
| | (2) Is there a transfer by assignment of over 25% of beneficial interest of a land trust? | _____ | _____ |
| | (3) A lease exceeding a term of 40 years? | _____ | _____ |
| | (4) A mortgage or collateral assignment of beneficial interest? | _____ | _____ |
| | (5) A contract for the sale of property? | _____ | _____ |
| B. | (1) Identify Transferor: | | |

Name and Current Address of Transferor

First Citizens Bank of Michigan City as Trustee Under Trust #963

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:

Richard R. Blank Partner

219-879-7321

Name, Position (if any), and address

Telephone No.

- C. Identify Transferee:

Indiana Bell Telephone Company Incorporated, 240 N. Meridian St. 2-W-7,

Name and Current Address of Transferee Indianapolis, IN 46204

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?

- (A) Permits for discharges of wastewater to waters of Indiana. Yes No
- (B) Permits for emissions to the atmosphere. Yes No
- (C) Permits for any waste storage, waste treatment, or waste disposal operation. Yes No

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

Yes No This Document is the property of the Lake County Recorder!

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 Yes No

which a final order or consent decree was entered.

(C) If the answer to question (B) was Yes
Yes, then indicate whether or not No
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 X to the best of my knowledge

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

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This Document is the property of the Lake County Recorder!
Yes
No X to the best of my knowledge

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 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 substance 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 X to the best of my knowledge

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

The transferor has leased this property to Indiana Bell Telephone Company under Lease Agreement dated June 1, 1974. The transferor has had no relationship with this facility since the lease date.

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:
Illinois Bell Company

Name: Indiana Bell Telephone Company Incorporated
240 N. Meridian Street 2-W-7
Indianapolis, Indiana 46204

Type of business or property usage: telephone property
warehouse garage

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	_____	<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
 Waste Recycling Operations
 Waste Treatment Detoxification
 Other Land Disposal Area

____ X
 ____ X
 ____ X
 ____ X

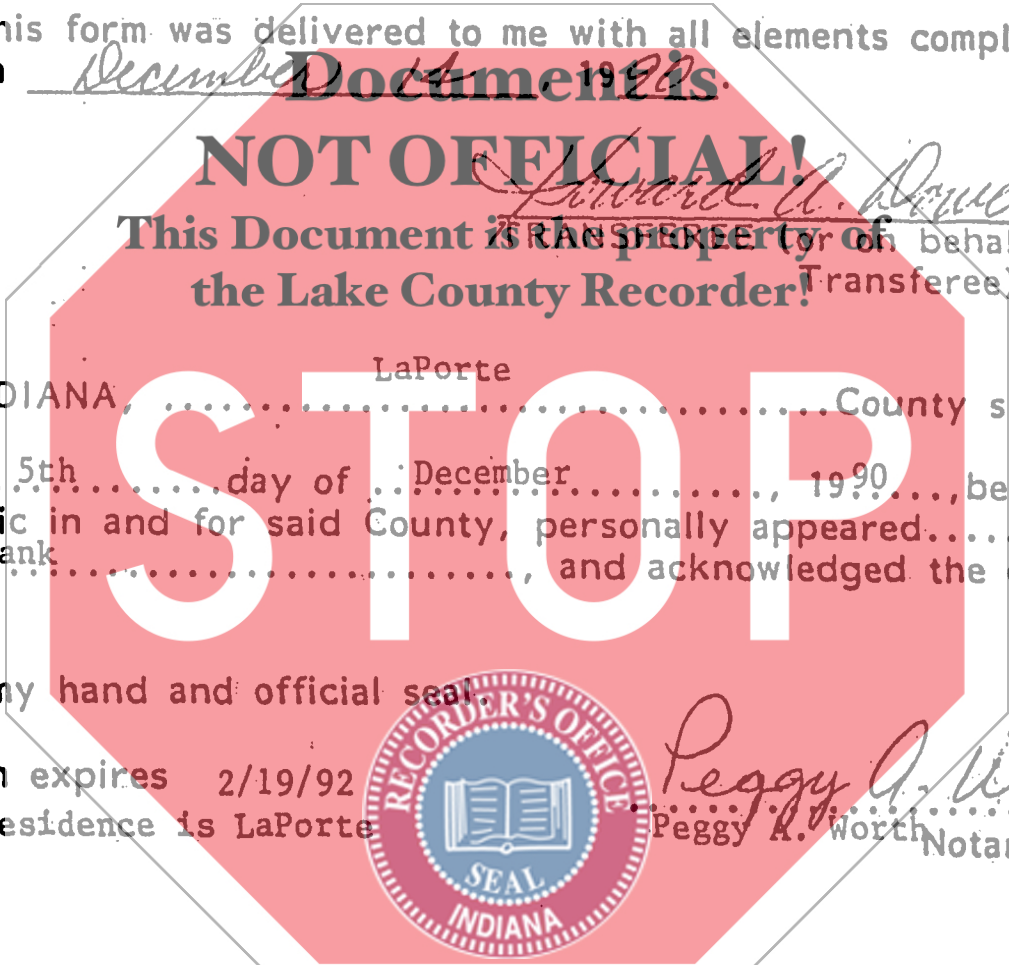
IV. CERTIFICATION

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.

[Handwritten Signature]

 TRANSFEROR (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on December 14, 1990



 TRANSFEREE (or on behalf of Transferee)

STATE OF INDIANA, LaPorte County ss:

On this 5th day of December, 1990, before me, the undersigned a Notary Public in and for said County, personally appeared R. R. Blank, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission expires 2/19/92
 My County of Residence is LaPorte



[Handwritten Signature]
 Peggy A. Worth Notary Public



STATE OF INDIANA, LAPORTE County ss:

On this 14th day of December, 1990, before me, the undersigned, a Notary Public in and for said County, personally appeared HOWARD A. DOWERS, JR., and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission Expires:



[Handwritten Signature]
 Notary Public

DAVID AMBERS, Notary Public
 Co. of Residence: La Porte
 My Commission Expires Nov. 5, 1994