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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.

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

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:

INDIAN TITLE INSURANCE COMPANY
INDIANA DIVISION

I. PROPERTY IDENTIFICATION



A. Address of property: 5680 Indianapolis Boulevard (mistakenly referred to as 5640 Indianapolis Boulevard in Environmental Disclosure Document For Transfer Of Real Property recorded on December 27, 1990 as Document No. 140827 in the Office of the Recorder of Lake County, Indiana.)

East Chicago City or Town Township
Tax Parcel Identification No. (Key Number): 30-525-28

B. Legal Description:
Section Township Range
Enter or attach complete legal description in this area:
The legal description of the property is set forth on Exhibit "A" which is attached hereto and made a part hereof.

JUN 31 1991
76 11 21

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 of environmental problems in association with the property.

C. Property Characteristics:
Lot Size 123.45' x 225' Acreage .64
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) Service Station

2300 CT

II. NATURE OF TRANSFER

- | | Yes | No |
|---|-------|-----------------------------------|
| A. (1) Is this a transfer by deed or other instrument of conveyance of fee title to property? | x | _____ |
| (2) Is this 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: | | |
| <u>Regional Management Services, Inc., 8414 Pine Island Drive,</u> | | |
| Name and Current Address of Transferor | | <u>Crown Point, Indiana 46307</u> |

Trust No. _____
 Name and Address of Trustee if this is a transfer of beneficial interest of a land trust. _____



(2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:
Robert M. Stiscak, President
8414 Pine Island Drive
Crown Point, IN 46307 (219) 756-3211
 Name, Position (if any) and Address Telephone No.

- C. Identify Transferee:
Dandiwal Petroleum, Inc.
c/o Inderjit Singh Soti
3502 Michigan Avenue, Hobart, Indiana 46342
 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 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	_____	<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? Yes _____
No x

(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 N/A 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 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?

- 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 onsite 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?

(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: Previous owner was Jefferson-Pilot Life Insurance Company, 100 North Greene Street, Greensboro, N.C. 27401, who leased to Clark Oil & Refining Corporation, 8182 Maryland Avenue, St. Louis, Missouri 63105-3721.

Type of business service station

or property usage _____

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:

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	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.

Robert M. Stusak President of Transferor
TRANSFEROR (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on 30th JAN., 19 92. On behalf of the Transferee, I acknowledge that I am aware of the purpose and intent of this Environmental Disclosure Document For Transfer of Real Property; I hereby waive under the provisions of IC 13-7-22.5-10 (b) the requirement of IC 13-7-22.5-10 (a) that this Environmental Disclosure Document For Transfer Of Real Property be delivered to the Transferee at least thirty (30) days before the transfer of the property; and I acknowledge receipt of this Environmental Disclosure Document For Transfer of Real Property before the date on which the transfer of the property is to become final.

Sumanjit Singh President of Transferee
TRANSFEREE (or on behalf of Transferee)

EXHIBIT "A"

The East One Hundred Thirty-Five and Forty-five one-hundredths (135.45) feet (except the East Twelve (12) feet thereof, taken for the widening of Indianapolis Boulevard) of the following described parcel of land:

The North Forty-five (45) feet of Lot No. Two (2), all of Lots numbered Three (3), Four (4) and Five (5), as marked and laid down on the recorded plat of Riverview Gardens, a subdivision of East Chicago, in Lake County, Indiana, as the same appears in Plat Book 15, Page 18, in the Recorder's Office of Lake County, Indiana



**Document is
NOT OFFICIAL!**

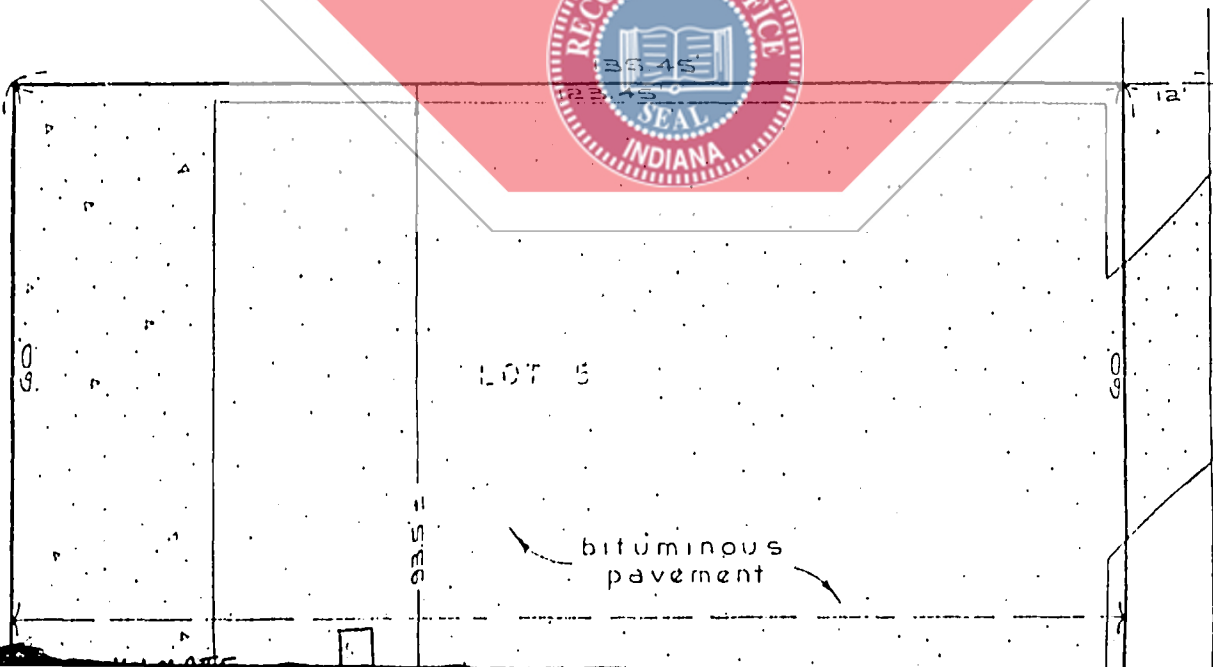
**This Document is the property of
the Lake County Recorder!**

SITE PLAN

STOP

Property Address: 5680 Indianapolis Blvd., East Chicago, Indiana

DESCRIPTION OF PROPERTY: The East 135.45 feet (except the East 12 feet thereof taken for widening Indianapolis Boulevard) of the following described parcel of land: The North 45 feet of lot 2, all of lots 3, 4 and 5, as marked and laid down on the Recorded Plat of Riverview Gardens, a subdivision of East Chicago, Lake County, Indiana, as the same appears in Plat Book 15 page 18, in the Recorder's Office of Lake County, Indiana.



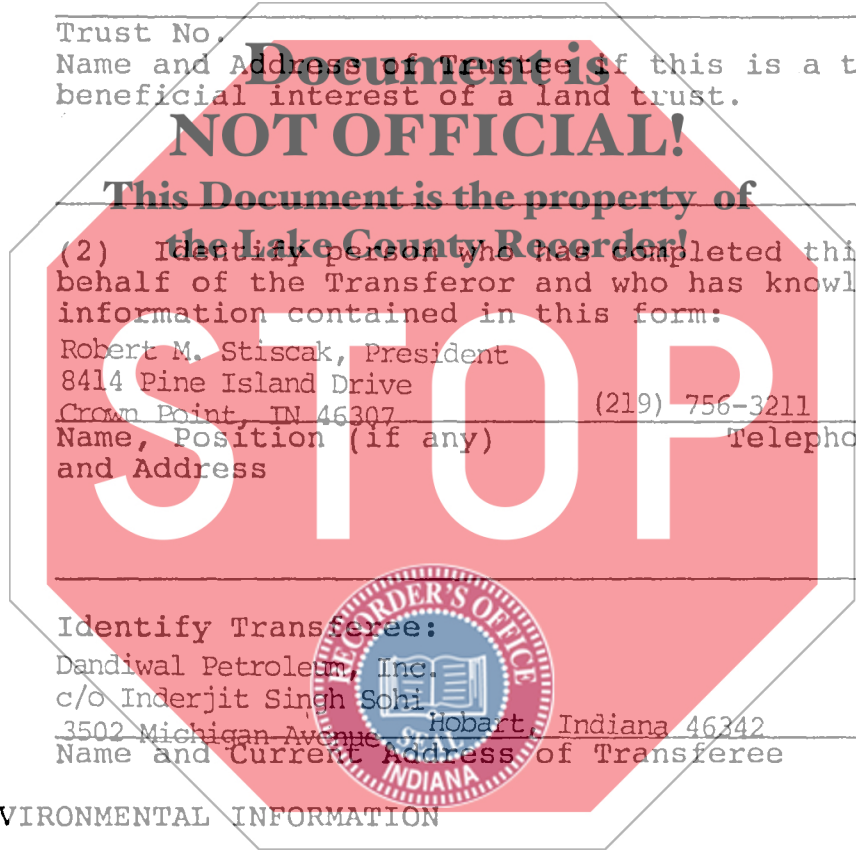
NOTE: According to FIRM Community-Panel #180130-0005-C, dated June 4, 1980, the above described parcel is in Zone "C".

II. NATURE OF TRANSFER

- | | Yes | No |
|---|-------|-------|
| A. (1) Is this a transfer by deed or other instrument of conveyance of fee title to property? | x | _____ |
| (2) Is this 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:
 Regional Management Services, Inc., 8414 Pine Island Drive,
 Name and Current Address of Transferor Crown Point, Indiana 46307

Trust No. _____
 Name and Address of Trustee if this is a transfer of beneficial interest of a land trust. _____



(2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:
 Robert M. Stiscak, President
 8414 Pine Island Drive
 Crown Point, IN 46307 (219) 756-3211
 Name, Position (if any) and Address Telephone No.

C. Identify Transferee:
 Dandiwal Petroleum, Inc.
 c/o Inderjit Singh Sohi
 3502 Michigan Avenue, Hobart, Indiana 46342
 Name and Current Address of Transferee

III. ENVIRONMENTAL INFORMATION

- A. Regulatory Information During Current Ownership
- 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
 - 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	_____	<u> x </u>
Storage Tank (Above Ground)	_____	<u> x </u>
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Container Storage Area	_____	<u> x </u>
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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 the answer is "YES" 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 _____
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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 x

(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 _____
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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 _____
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(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 N/A
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 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?
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_____ 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 onsite 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?

(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: Previous owner was Jefferson-Pilot Life Insurance Company, 100 North Greene Street, Greensboro, N.C. 27401, who leased to Clark Oil & Refining Corporation, 8182 Maryland Avenue, St. Louis, Missouri 63105-3721.

Type of business service station
or property usage _____

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>
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Storage Tank (Underground)	<u> x </u>	_____
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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>
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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 M. Hlavac President of Transferor
TRANSFEROR (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on 30th JAN., 19 92. On behalf of the Transferee, I acknowledge that I am aware of the purpose and intent of this Environmental Disclosure Document For Transfer of Real Property; I hereby waive under the provisions of IC 13-7-22.5-10 (b) the requirement of IC 13-7-22.5-10 (a) that this Environmental Disclosure Document For Transfer Of Real Property be delivered to the Transferee at least thirty (30) days before the transfer of the property; and I acknowledge receipt of this Environmental Disclosure Document For Transfer of Real Property before the date on which the transfer of the property is to become final.

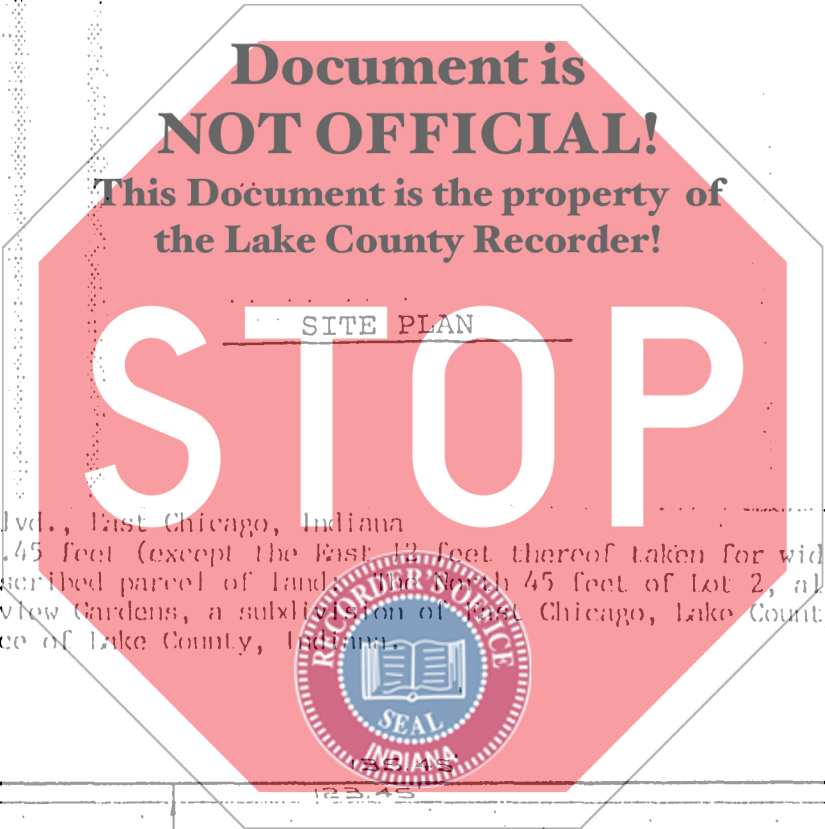
Sumanjit Singh President of Transferee
TRANSFEREE (or on behalf of Transferee)

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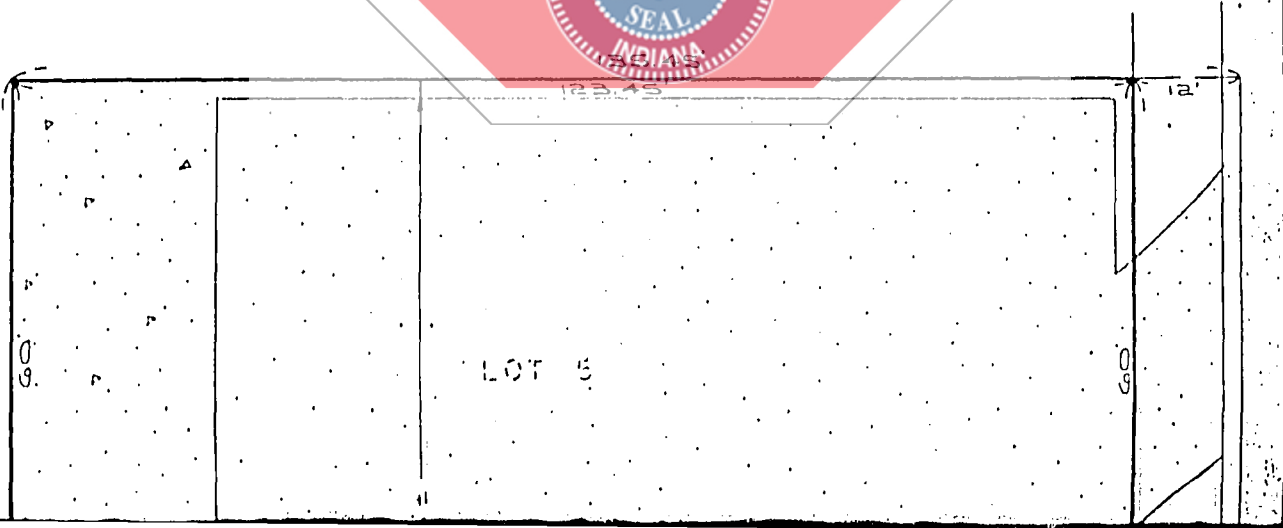
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NOTE: According to FIRM Community-Panel #180130-0005-C, dated June 4, 1980; the above described parcel is in Zone "C".

ALLEY

225.0

60

60

45

123.45

gravel

APPROXIMATE LOCATION OF 2 UNDERGROUND STORAGE TANKS

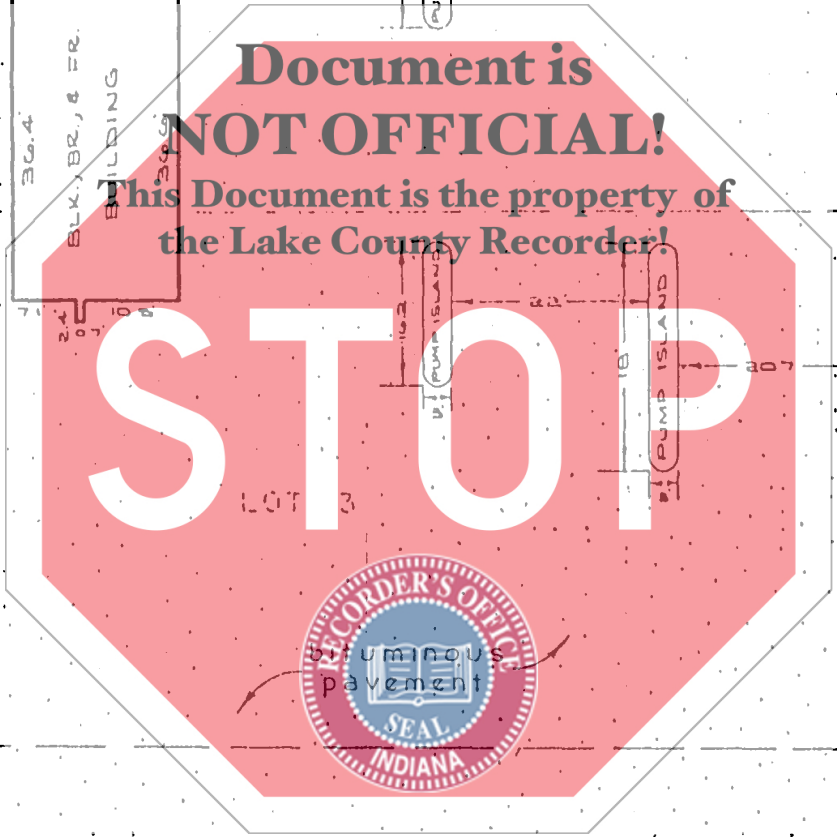
BLK. BR. & FR. BUILDING

LOT 4

LOT 3

N. 45 LOT 2

bituminous pavement



PUMP ISLAND

PUMP ISLAND

PUMP ISLAND

PUMP ISLAND

7' SIDEWALK

INDIANAPOLIS BLVD.

60

225.0

60

45

123.45

Change of Ownership Information

Former Owner

Owner Name REGIONAL MANAGEMENT SERVICES, INC., an Indiana corporation

Street Address 8414 Pine Island Drive

City, State, Zip Crown Point, IN 46307

Telephone (219) 756-3211

I hereby certify this information to be correct to the best of my knowledge
REGIONAL MANAGEMENT SERVICES, INC.

By: [Signature]
the Lake County Recorder Robert M. Stiscak, President

New Owner

Owner Name DANDIWALL PETROLEUM, INC., an Indiana corporation

Street Address 3502 Michigan Avenue

City, State, Zip Hobart, Indiana 46342

Telephone (219) 962-2990

FACILITY INFORMATION

Street Address 5680 Indianapolis Boulevard

City, State, Zip East Chicago, Indiana 46312

RETURN TO:

Indiana Department Of Environmental Management
Underground Storage Tank Section
P.O. Box 7015
Indianapolis, Indiana 46207-7015