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A WARNING TO THE PARTIES TO A TRANSFER OF PROPERTY:

King Spalding
991 Peachtree St
Atlanta Georgia
7-30303

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.

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NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

STOP



ROBERT J. DELAND
RECORDER

AUG 10 9 41 AM '92

STATE OF INDIANA, S.S. NO.
LAKE COUNTY
FILED FOR RECORD

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**ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER
OF REAL PROPERTY**

This 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:

I. PROPERTY IDENTIFICATION

A. Address of property: 101 W. 61st Avenue

Street

Hobart Township

Hobart, Second Principal Meridian, Lake County, /

City or Town

Township

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Tax Parcel Identification No. (Key Number):

27-17-0005-0009

B. Legal Description:

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the Lake County Recorder!**

Section: 6 Township 35 North Range 7 West

Enter or attach complete legal description in this area:

See attached Schedule A

LIABILITY DISCLOSURE

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 _____ Acreage 1.6

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) Hospital



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:

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Charter Medical (Lake County, Inc. (d/b/a Charter Hospital of Northwest, Indiana)
 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:

Charlotte A. Sanford, Treasurer of Charter Medical - Lake County, Inc.
 Name, Position (if any), and address: Telephone No. 912-742-1161
 Charter Medical Corporation, 577 Mulberry Street, Macon, GA 31298/

C. Identify Transferee:

Bankers Trust Company, as collateral agent
 Name and Current Address of Transferee:
 280 Park Avenue, New York, New York 10015

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> </u>	<u> </u>
Surface Impoundment	<u> </u>	<u>X</u>
Land Application	<u> </u>	<u>X</u>
Waste Pile	<u> </u>	<u>X</u>
Incinerator	<u> </u>	<u>X</u>
Storage Tank (Above Ground)	<u> </u>	<u>X</u>
Storage Tank (Underground)	<u>X</u>	<u> </u>
Container Storage Area	<u> </u>	<u>X</u>
Injection Wells	<u> </u>	<u>X</u>
Wastewater Treatment Units	<u> </u>	<u>X</u>
Septic Tanks	<u> </u>	<u>X</u>
Transfer Stations	<u> </u>	<u>X</u>
Waste Recycling Operations	<u> </u>	<u>X</u>
Waste Treatment/Detoxification	<u> </u>	<u>X</u>
Other Land Disposal Area	<u> </u>	<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 wastewaters 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 an order or 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

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

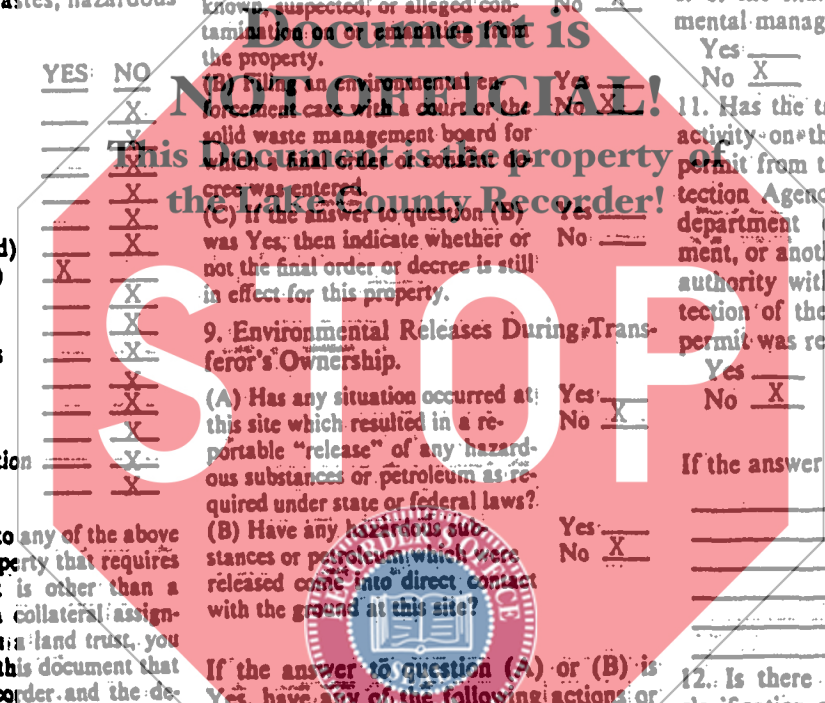
If the answer is Yes, describe the activity:

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

Yes
No X

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: Bratek and Bratek

Type of business _____

or property usage agriculture

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:

	<u>YES</u>	<u>NO</u>
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.

Charlotte A. Sanford

TRANSFEROR (or on behalf of Transferor) Charlotte A. Sanford

Donna Ciarmakos
Notary Public
Notary Public, Cobb County, Georgia.
My Commission Expires August 30, 1993

B. This form was delivered to me with all elements completed on _____ 19____

TRANSFeree (or on behalf of Transferee) (see "A" above)

CHARTER MEDICAL - LAKE COUNTY, INC.
D/B/A CHARTER HOSPITAL OF NORTHWEST, IN)

SCHEDULE A

A part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 35 North, Range 7 West of the Second Principal Meridian, Lake County, Indiana, more particularly described as follows: Commencing at the Southeast corner of said Quarter-Quarter Section; thence North 00 degrees 00 minutes 00 seconds West (assumed bearing), along the East line of said Quarter-Quarter Section, 328.03 feet to a P. K. nail set, being the Point of Beginning; thence North 88 degrees 44 minutes 20 seconds West 771.45 feet to a P. K. nail set; thence North 00 degrees 01 minutes 26 seconds West, 990.30 feet to a P. K. nail set on the North line of said Quarter-Quarter Section; thence along said North line South 88 degrees 18 minutes 37 seconds West 72.00 feet to a P. K. nail set at the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 00 minutes 00 seconds East, along the East line of said Quarter-Quarter Section, 984.51 feet to a P. K. Nail set being the Point of Beginning.



WAIVER OF THIRTY DAY DEADLINE
FOR
ENVIRONMENTAL DISCLOSURE FOR TRANSFER
OF REAL PROPERTY

The undersigned party waives the thirty (30) day
deadline set forth in the Indiana Code § 13-7-22.5-10(a) and is
aware of the purpose and intent of the Environmental Disclosure
Document for Transfer of Real Property for the following property:

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**This Document is the property of
CHARTER MEDICAL - LAKE COUNTY, INC.
the Lake County Recorder!
(D/B/A CHARTER HOSPITAL OF NORTHWEST, IN)**

STOP

Don C. Delord
On behalf of
Transferee -
Bankers Trust Company
280 Park Avenue
New York, New York 10015

Date: 7/15/92



CONFIRMATION FORM

The Environmental Disclosure Document for Transfer of Real Property for Charter Medical-Lake County, INC., d/b/a Charter Hospital of Northwest Indiana was received in the Office of the Recorder for Lake County for recording on this ____ day of _____, 1992.

Signed,



RECORDER, LAKE COUNTY
the Lake County Recorder!