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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.


CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

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

Document is NOT OFFICIAL!

For Use By County Recorder's Office
County: Lake
Date: _____
This Document is the property of _____
the Lake County Recorder!
Vol.: _____
Page: _____
Rec'd by: _____

STOP



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

I. PROPERTY IDENTIFICATION

A. Address of property: 151 South Illinois Street
Hobart, Indiana 46342
(Township Hobart)

Tax Parcel Identification No. (Key Number): 17-23-63 Unit 07

B. Legal Description:

Section 32 Township 36 Range 7 W

Enter or attach complete legal description in this area:

The Westerly Half of the Westerly Half by parallel lines of the following described parcel: All that parcel of land situated in the City of Hobart, County of Lake, State of Indiana, being part of the Northwest Quarter of the Northeast Quarter, Section 32, Township 36 North, Range 7 West, of the second P.M., bounded and described as follows,

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
AUG 27 1 41 PM '92
ROBE RECORDED LAND

2800
CF

viz: Beginning at the intersection of the Northerly line of Georgiana Street (50 feet wide) and the Westerly line of Ohio Street (50 feet wide); extending from said beginning point North 66 degrees 10 minutes West along the Northerly line of Georgiana Street 600 feet to the Easterly line of Illinois Street, now known as Indiana State Road No. 51, (50 feet wide); thence North 23 degrees 50 minutes 00 seconds East along the Easterly line of Illinois Street now known as Indiana State Road No. 51, 97.4 feet to a point 40 feet distant in a southwesterly direction from the center line of the most Southerly mainline track formerly of Pittsburgh, Fort Wayne and Chicago Railway Company; thence South 66 degrees 10 minutes East parallel to said tracks a distance of 600 feet to a point on the Westerly line of Ohio Street; thence South 23 degrees 50 minutes West along said line a distance of 97.4 feet to the point of beginning.

This Document is the property of
 the Lake County Recorder!

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 _____ Acreage _____

Check all types of improvement and uses that pertain to the property:

- _____ Apartment building (6 units or less)
- _____ Commercial apartment (over 6 units)
- X Store, office, commercial building
- _____ Industrial building
- _____ Farm, with buildings
- _____ Other (specify)

II. NATURE OF TRANSFER

- | | Yes | No |
|---|-------------------------------------|-------------------------------------|
| A. (1) Is this a transfer by deed or other instrument of conveyance of fee title to property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of a land trust? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) A lease exceeding a term of 40 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) A collateral assignment of beneficial interest? | <input type="checkbox"/> | <input type="checkbox"/> |
| (5) An installment contract for the sale of property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (6) A mortgage or trust deed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (7) A lease of any duration that includes an option to purchase? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



B. (1) Identify Transferor: F & R Properties, an Indiana Partnership

Name and Current Address of Transferor:

F & R Properties, an Indiana Partnership
Post Office Box 905
North Liberty, Indiana 46554

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:

Wayne A. Rowe
 (person who completed form)

(219) 656-8121
 (telephone number)

Name, Position (if any), and address:

Wayne A. Rowe, Partner
(position)

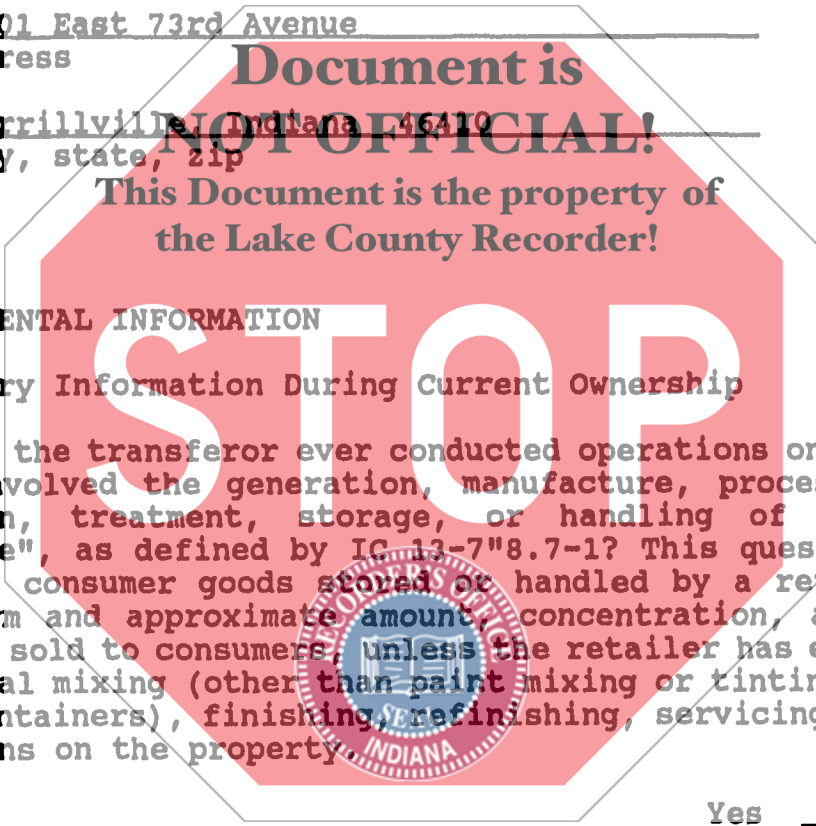
Post Office Box 905,
North Liberty, IN 46554
(city, state, zip)

C. Identify Transferee:

Gill's Quick Mart, an Indiana Partnership
name of transferee

3201 East 73rd Avenue
address

Merrillville, Indiana 46410
city, state, zip



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

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?

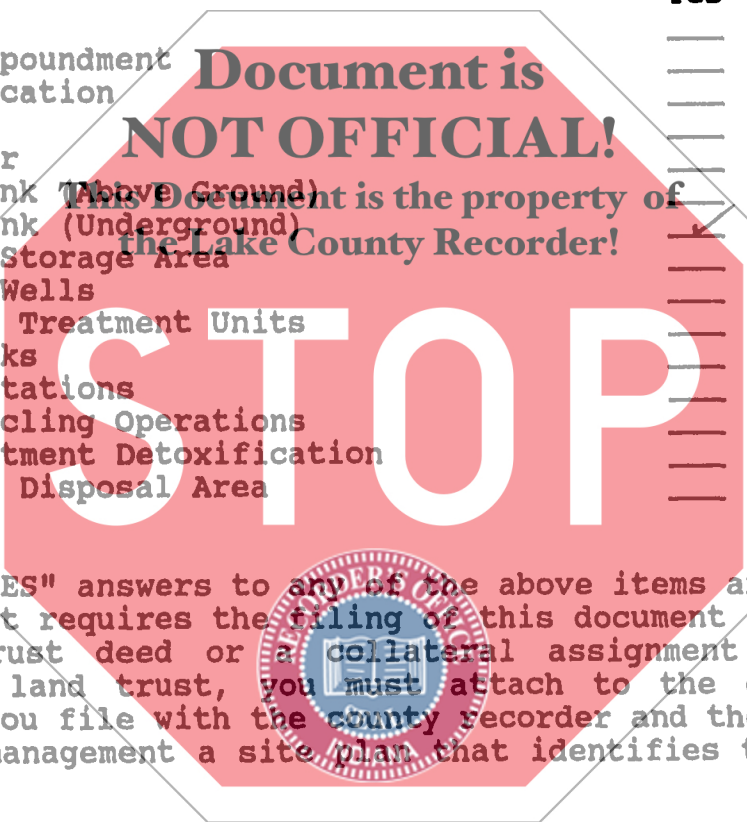
Yes
No _____

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

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	_____	<input checked="" type="checkbox"/>
Surface Impoundment	_____	<input checked="" type="checkbox"/>
Land Application	_____	<input checked="" type="checkbox"/>
Waste Pile	_____	<input checked="" type="checkbox"/>
Incinerator	_____	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	_____	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Container Storage Area	_____	<input checked="" type="checkbox"/>
Injection Wells	_____	<input checked="" type="checkbox"/>
Wastewater Treatment Units	_____	<input checked="" type="checkbox"/>
Septic Tanks	_____	<input checked="" type="checkbox"/>
Transfer Stations	_____	<input checked="" type="checkbox"/>
Waste Recycling Operations	_____	<input checked="" type="checkbox"/>
Waste Treatment Detoxification	_____	<input checked="" type="checkbox"/>
Other Land Disposal Area	_____	<input checked="" type="checkbox"/>



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
- (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

7. Has the transferor been required to take any of the following actions relative to this property? Yes No

(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?

Yes
No

(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

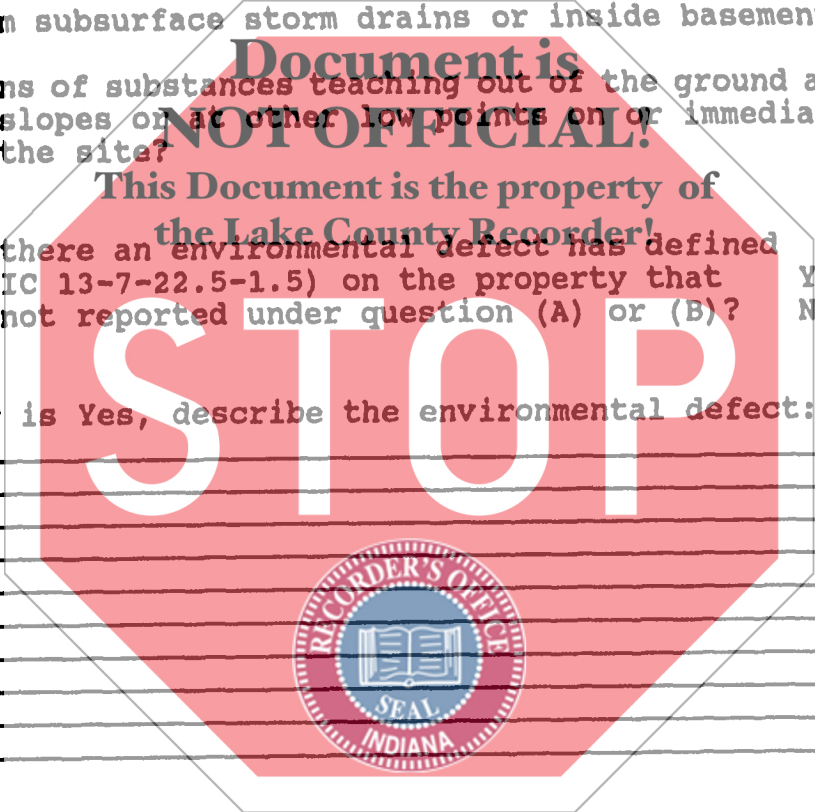
9. Environmental Releases During Transferor's Ownership.

(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

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 seeping 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

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?

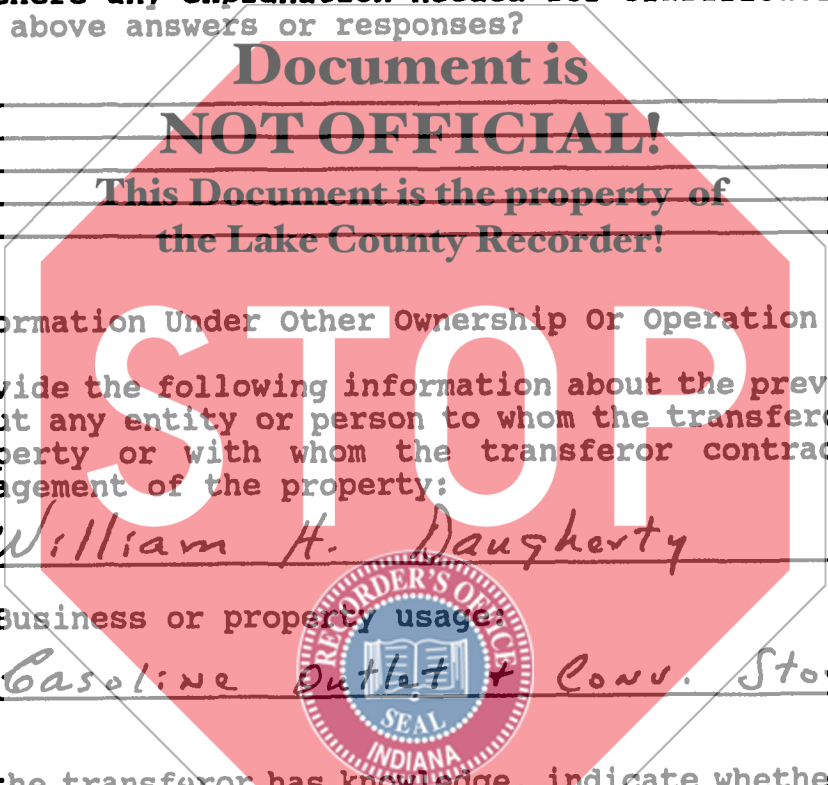
Yes _____
No

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? - If the answer Yes _____

is Yes, describe the activity:

No

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



B. Site Information Under Other Ownership Or Operation 1.

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: William H. Daugherty

Type of Business or property usage:
Gasoline Outlet + Conv. Store

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	—	<input checked="" type="checkbox"/>
Surface Impoundment	—	<input checked="" type="checkbox"/>
Land Application	—	<input checked="" type="checkbox"/>
Waste Pile	—	<input checked="" type="checkbox"/>

	Yes	No
Incinerator	—	✓
Storage Tank (Above Ground)	—	✓
Storage Tank (Underground)	✓	—
Container Storage Area	—	✓
Injection Wells	—	✓
Wastewater Treatment Units	—	✓
Septic Tanks	—	✓
Transfer Stations	—	✓
Waste Recycling Operations	—	✓
Waste Treatment/ Detoxification	—	✓
Other Land Disposal Area	—	✓



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.

Wayne A. Rowe

 TRANSFEROR (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on the 17th day of August, 1992.

Dean Gill

 TRANSFEREE (or on behalf of Transferee)

State of Indiana, County of Lake ss:

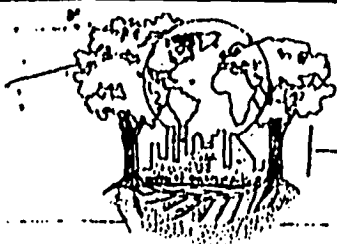
Before me, a notary public in and for said county and state, personally appeared Wayne A. Rowe and Dean Gill and acknowledged the execution of the foregoing instrument this 17th day of August, 1992.

Witness my official hand and seal.

My Commission Expires: January 7, 1994
 Resident of Lake County, Indiana.

Stacey Gray

 Stacey Gray, Notary Public



Environmental Health Laboratories

9470430

JERRY OR DEAN

1105 Hill Street
South Bend, IN 46617
(219) 233-4777
(219) 233-3272
FAX (219) 233-11207

LABORATORY REPORT

Client: Heartland Environmental Assoc.
Attn: Robert Steele
1704 South Main St.
South Bend, IN 46613

Report#: 18075-079

Status: Final

Project/Site: Fair Oil - Hobart

Samples Submitted: Five soil samples

Collected: 11-23-90

By: Client

Received: 11-28-90

REPORT RESULTS

VOLATILE TOTAL PETROLEUM HYDROCARBONS - Soil

Lab#	Site Description	PQL	Results
18075	Hobart # 1	10	40 mg/kg Δ
18076	Hobart # 2	10	10 mg/kg †
18077	Hobart # 3	10	10 mg/kg †
18078	Hobart # 4	10	10 mg/kg †
18079	Hobart # 5	10	10 mg/kg †

Analyzed: 11-29 to 11-30-90

By: J. Vernon

Method: 8260/5030

Note: Δ This result was calculated versus a diesel calibration on the basis of soil wet weight.
† These results were calculated versus a gasoline calibration on the basis of soil wet weight.

We appreciate the opportunity to provide you with this analysis. If you have any questions concerning this report, please do not hesitate to call us at (219) 233-4777.

APPROVED BY:

Jerry J. Vernon
Laboratory Director

DATE: 12-17-90

REFERENCES AND DEFINITIONS OF TERMS

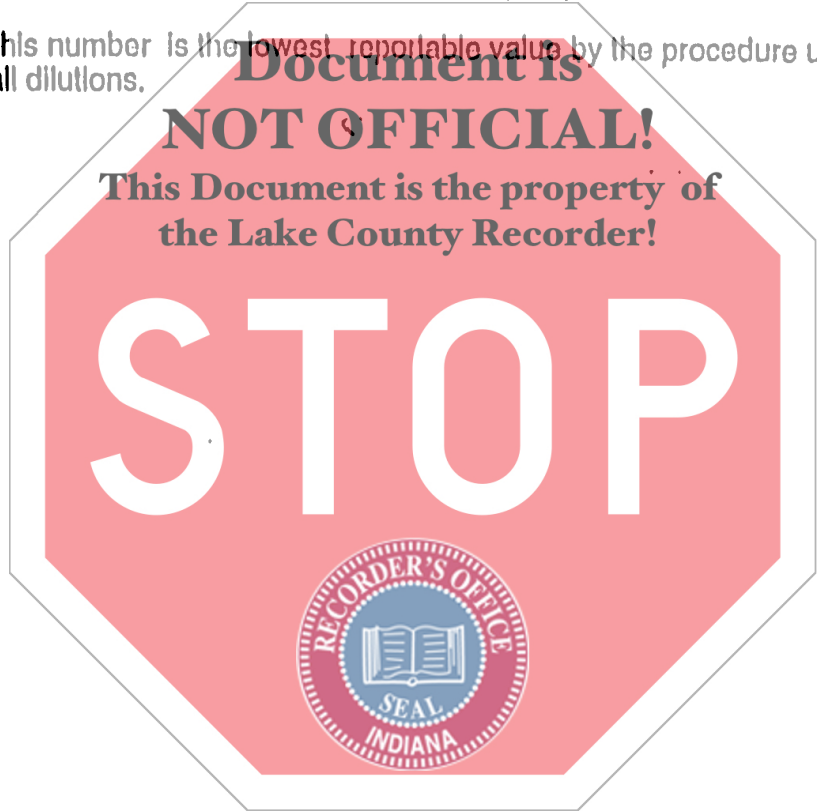
Volatile Total Petroleum Hydrocarbons (TPH) Analysis in Soil

Analytical Technique: GC Purge & Trap
Reference: EPA Test Methods for Evaluating Solid Waste
SW-846, Third Edition, November 1986

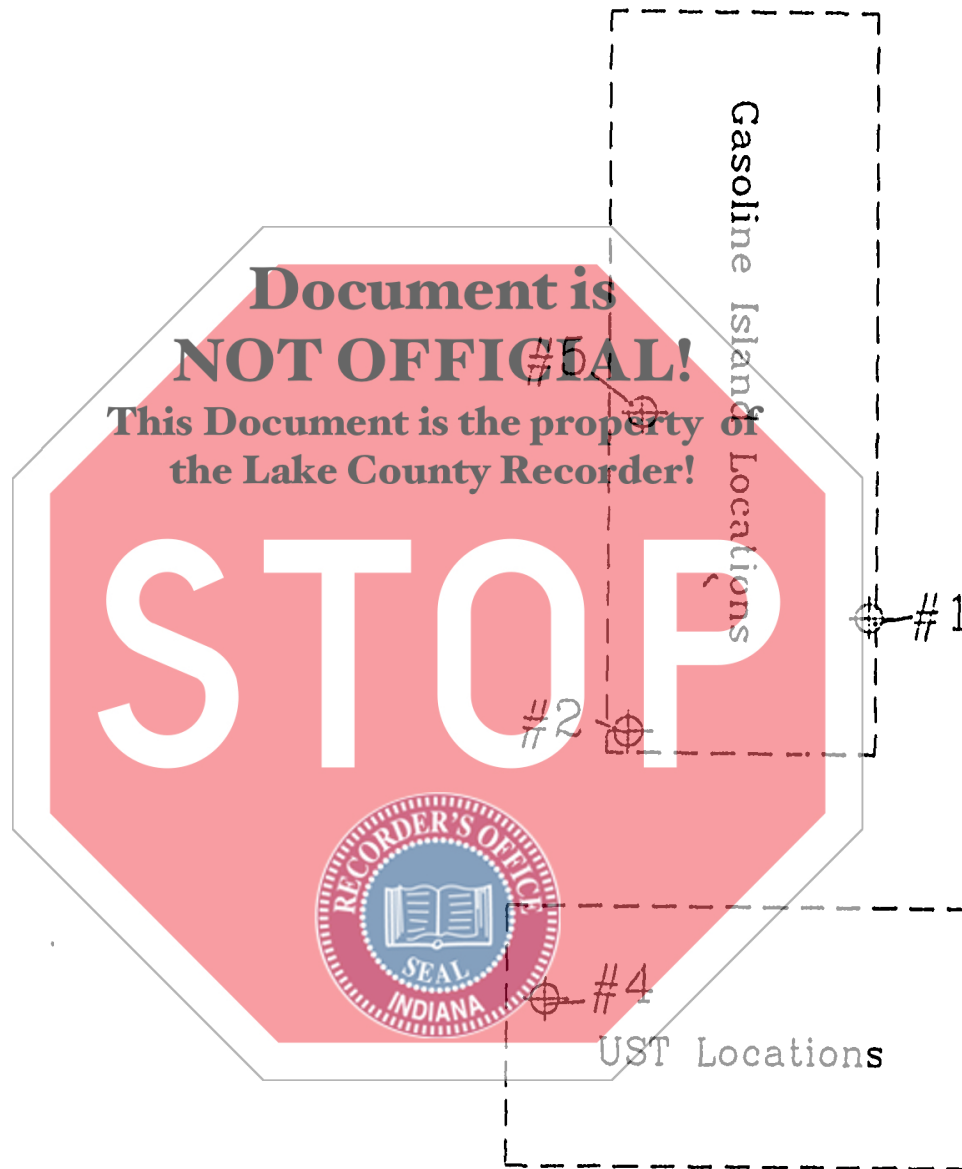
Practical Quantitation Limits (PQL's) represent the lower limit at which the compounds of interest can be routinely quantitated and reported for a sample exhibiting minimal chemical background interference under the conditions employed in the analytical procedure. PQL's are by definition a function of the instrument performance for an ideal sample and thus are not adjusted for sample dilutions used to calculate results.

1 mg/kg = 1 milligram per kilogram = 1 part per million (ppm).

<= "less than". This number is the lowest reportable value by the procedure used for analysis after factoring in all dilutions.



Store



(Drawing is not to scale)

Fair Oil Service Station - Hobart, Indiana
Sampling Date: November 23, 1990
⊕ Soil Sampling Locations

Heartland Environmental
Associates, Inc.
Project #901101