



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 checked="" 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:  
 Focus Partnership, an Indiana general partnership  
 Name and Current Address of Transferor

This Document is the property of  
 the Lake County Recorder!  
 8401 Virginia Street, Merrillville, IN 46410

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 form on behalf of the Transferor and who has knowledge of the information contained in this form:

Jerald J. Good, General Partner  
 Name, Position (if any), Telephone No. 219-736-0288

8401 Virginia Street, Merrillville, IN 46410  
 Address

C. Identify Transferee:  
 Circuit City Stores, Inc., 9950 Maryland Dr., Richmond, VA 23233  
 Name and Current Address of Transferee

III. ENVIRONMENTAL INFORMATION

- A. Regulatory Information During Current Ownership:
- |  | Yes                      | No                                  |
|--|--------------------------|-------------------------------------|
| (1) Has the transferor ever conducted operations on the property which involved the generations, 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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

containers), finishing, refinishing, servicing, or cleaning operations on the property.

(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  
Surface Impoundment  
Land Application

Yes

No

Waste Pile  
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

**STOP**

This document is the property of Lake County Recorder!

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.

(C) Permits for any waste storage, waste treatment, or waste disposal operation.

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



(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

~~Yes~~

(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

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?

Yes

~~Yes~~

(A) Written notification regarding known, suspected, or alleged contamination on or emanating from the property.

(B) Filing an environmental enforcement case with a court or the solid waste management board for this ID or final order or consent decree was entered.

Yes

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

X

(9) Environmental Releases During Transferor's Ownership.

Yes

~~No~~

(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?

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

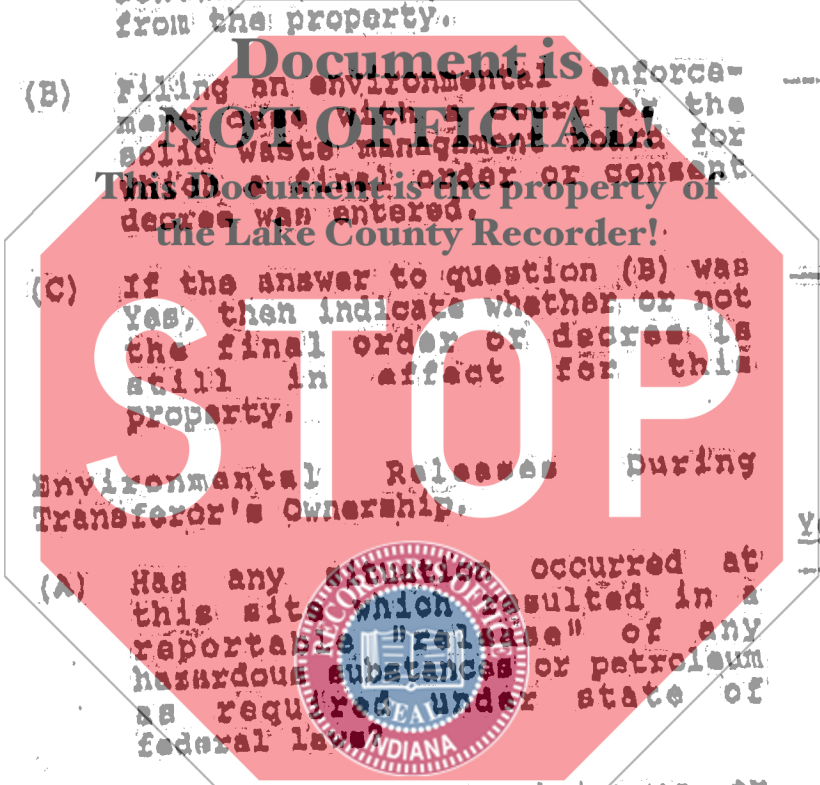
If the answer to question (A) or (B) is Yes, have any of the following actions or events been associated with a release on the property?

Use of a cleanup contractor to remove or treat materials including soils, pavement, or other surficial materials?

Assignment of in-house maintenance staff 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?



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?

Yes

~~No~~

(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)?

If the answer is Yes, describe the environmental defect:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Yes

~~No~~

(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 is Yes, describe the activity:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Yes

~~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) 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: Milwaukee Corporation

Type of Business or property usage

Vacant farmland

(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		
Surface Impoundment		
Land Application		
Waste Pile		
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, Detention, or Stabilization		
Other Land Disposal Area		

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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.

FOCUS PARTNERSHIP, an Indiana general partnership

BY [Signature]  
TRANSFEROR (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on December 7, 1992.

CIRCUIT CITY STORES, INC.

[Signature] V.P.  
TRANSFeree (or on behalf of Transferee)

STATE OF ILLINOIS  
INDIANA }  
COUNTY OF LAKE COOK }

SS:

BEFORE ME, the undersigned, a Notary Public, this 8th day of December, 1992, personally appeared Gerald Good and

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and being first duly sworn by me upon oath, acknowledged that they have read and understand the foregoing and that they have affixed their names as their own free and voluntary act for the uses and purposes therein set forth. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

"OFFICIAL SEAL"  
Lorraine A. Davis  
Notary Public, State of Illinois  
My Commission Expires April 8, 1994

Lorraine A. Davis  
Notary Public

My Commission Expires: April 8, 1994  
County of Residence: Cook

Virginia  
STATE OF INDIANA }  
COUNTY OF LAKE HENRICO } 55:

BEFORE ME, the undersigned, a Notary Public, this 8<sup>th</sup>  
day of December, 1992, personally appeared  
Clarence B. Cummings, Jr. and V.P.  
personally known to me to be the same persons whose names are  
subscribed to the foregoing instrument, and being first duly  
sworn by me upon oath, acknowledged that they have read and  
understand the foregoing and that they have affixed their names  
as their own free and voluntary act for the uses and purposes  
therein set forth. IN WITNESS WHEREOF, I have hereunto  
subscribed my name and affixed my official seal.

Rebecca Macdonald  
Notary Public

My Commission Expires: 10-31-95  
County of Residence: Henrico, VA

