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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR
TRANSFER OF REAL PROPERTY

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

For Use by County Recorder's Office
County Lake, Indiana
Date March 4, 1993
Doc. No.
Vol.
Page
Rec'd by:

I. PROPERTY IDENTIFICATION

A. Address of property: Vacant property between Interstate 65 and Louisiana Street
Street

NOT OFFICIAL!

This Document is the property of Merrillville Calumet
City or Town Township
the Lake County Recorder!

Permanent Real Estate Index No.: 15-474-35 Unit No. 8

B. Legal Description:

Section _____ Township _____ Range _____
Enter or attach complete legal description in this area:

See Attached

LIABILITY DISCLOSURE

Transferees 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 5.3

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)

MAR 17 1993
SARAH J. ...
RECORDER OF DEEDS
LAKE COUNTY, INDIANA

STATE OF INDIANA / S.S.J.C.
LAKE COUNTY
FILED FOR RECORD

2000
CT

A PART OF LOT 1, SOUTHLAKE INDUSTRIAL PARK, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS SHOWN IN PLAT BOOK 47, PAGE 70, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF THE TRANSMISSION LINE EASEMENT AND THE WEST RIGHT-OF-WAY LINE OF LOUISIANA STREET; THENCE SOUTH 0 DEGREES 38 MINUTES 58 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE 836.18 FEET; THENCE SOUTH 2 DEGREES 19 MINUTES 04 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 413.18 FEET; THENCE SOUTH 4 DEGREES 35 MINUTES 35 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 402.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 4 DEGREES 35 MINUTES 35 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 525.00 FEET; THENCE SOUTH 85 DEGREES 24 MINUTES 25 SECONDS WEST, 441.66 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 65; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE TO THE WEST WITH A CHORD THAT BEARS NORTH 4 DEGREES 09 MINUTES 20.5 SECONDS WEST, A DISTANCE OF 525.02 FEET; THENCE NORTH 85 DEGREES 24 MINUTES 25 SECONDS EAST, 437.66 FEET TO THE POINT OF BEGINNING.



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? X
- (3) A lease exceeding a term of 40 years? X
- (4) A mortgage or collateral assignment of beneficial interest? X
- (5) A contract for the sale of property? X

B. (1) Identify Transferor:
Daniel L. Freeland, Trustee in Bankruptcy for Harley Alonzo Welch

Name and Current Address of Transferor
9650 Gordon Drive, Highland, IN 46322

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

Daniel L. Freeland, Trustee in Bankruptcy for Harley Alonzo Welch (219) 924-9820
 Name, Position (if any), and address Telephone No.

C. Identify Transferee:
Roger J. Ciapara and Sally I. Ciapara
 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 "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?
the Lake County Recorder!

Yes
No

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

(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 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

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

Document is NOT OFFICIAL!

B. Site Information Under Other Ownership or Operation
This Document is the property of the Lake County Recorder!

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: Harley Alonzo Welch

Type of business or property usage vacant land

2. If the transfer 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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Surface Impoundment | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Land Treatment | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Waste Pile | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Incinerator | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Storage Tank (Above Ground) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Storage Tank (Underground) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Container Storage Area | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Injection Wells | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Wastewater Treatment Units | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Septic Tanks | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

