

93052173

LAWYERS TITLE INS. CORP.
ONE PROFESSIONAL CENTER
SUITE 215
CROWN POINT, IN 46307

55904

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 Environment Response, Compensation and Liability Act, 42 U.S.C. 9601(35)(B). You are strongly encouraged not only to read this document, 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**

**FOR USE BY COUNTY
RECORDER'S OFFICE**

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

County _____
Date _____
Doc. No. _____
Vol. _____
Page _____
Rec'd By: _____

I. PROPERTY IDENTIFICATION

A. Address of property:

**Document is
NOT OFFICIAL!**
This Document is the property of
the Lake County Recorder!

1402 Camboll Street
East Chicago
City of

STATE OF INDIANA
LAKE COUNTY
FILED FOR REC'D
AUG 10 12 25 PM '93
North
Township

Tax Parcel Identification No. (Key Number): 024--30-0605--0010

B. Legal Description:

Section _____ Township _____ Range _____
Key # 30-605-10
Lot 10 and the East 15 feet by parallel lines of Lot 11, Block 1,
Roxana Addition, City of East Chicago, Lake County, Indiana.

C. Property Characteristics:

Lot Size 144.77 x 110.77 x 125 x 52.73

Acreege _____

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 building
- Other, (specify)

FILED

JUL 30 1993

Anna M. Anton
AUDITOR LAKE COUNTY

Gasoline station and convenience store.

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.

01524A / 100

- 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 type="checkbox"/> |
| | (3) A lease exceeding a term of 40 years? | <input type="checkbox"/> | <input 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 type="checkbox"/> |
| | (6) A mortgage or trust deed? | <input type="checkbox"/> | <input type="checkbox"/> |
| | (7) A lease of any duration that includes an option to purchase? | <input type="checkbox"/> | <input type="checkbox"/> |
| B. | (1) Identify Transferor: | | |

Name and Current Address of Transferor

ROBERT J. WELSH, JR., as Trustee under Trust Agreement dated January 2, 1969, and known as Trust No. 1

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:

SUZANNE W. MILSHINE
Name, Position (if any),

Telephone No

800 E. 86th Avenue, P. O. Box 10725, Merrillville, Indiana 46411 (219) 791-4300
Address

C. Identify transferee:

Harpreet Singh, 107 E. Prairie Avenue, White Pigeon, Michigan 49099
Name and Current Address of Transferee

III. ENVIRONMENTAL INFORMATION

		YES	NO
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A. Regulatory Information During Current Ownership

- | | | | |
|-----|--|-------------------------------------|-------------------------------------|
| (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 I.C. 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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 I.C. 13-7-1? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- (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?
- Landfill YES NO
 - Surface Impoundment YES NO
 - Land Application YES NO
 - Waste Pile YES NO
 - Incinerator YES NO
 - Storage Tank (Above Ground) YES NO
 - Storage Tank (Underground) YES NO
 - Container Storage Area YES NO
 - Injection Wells YES NO
 - Wastewater Treatment Units YES NO
 - Septic Tanks YES NO
 - Transfer Stations YES NO
 - Waste Recycling Operations YES NO
 - Waste Treatment Detoxification YES NO
 - Other Land Disposal Area YES NO

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?
- (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 of 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 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.** 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 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 films 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 or by immediately adjacent to the site?

- (C) Is there an environmental defect (as defined in I.C. 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:

- (10) Is the facility currently operating under a variance granted by the Commissioner of the Indiana Department of Environmental Management?
- (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:

- (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: N/A

Type of Business or Property Usage

(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:

- 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
- Other Land Disposal Area

	YES	NO
Landfill	<input type="checkbox"/>	<input type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input type="checkbox"/>
Land Application	<input type="checkbox"/>	<input type="checkbox"/>
Waste Pile	<input type="checkbox"/>	<input type="checkbox"/>
Incinerator	<input type="checkbox"/>	<input type="checkbox"/>
Storage Tank (Above Ground)	<input type="checkbox"/>	<input type="checkbox"/>
Storage Tank (Underground)	<input type="checkbox"/>	<input type="checkbox"/>
Container Storage Area	<input type="checkbox"/>	<input type="checkbox"/>
Injection Wells	<input type="checkbox"/>	<input type="checkbox"/>
Wastewater Treatment Units	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tanks	<input type="checkbox"/>	<input type="checkbox"/>
Transfer Stations	<input type="checkbox"/>	<input type="checkbox"/>
Waste Recycling Operations	<input type="checkbox"/>	<input type="checkbox"/>
Waste Treatment/Detention	<input type="checkbox"/>	<input type="checkbox"/>
Other Land Disposal Area	<input type="checkbox"/>	<input type="checkbox"/>



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 J. WELSH, JR., AS TRUSTEE UNDER TRUST AGREEMENT DATED 1/2/69, AND KNOWN AS TRUST

No. 1
BY: [Signature]
TRANSFEROR (or on behalf of Transferor)
SUZANNE W. MULSHINE

B. This form was delivered to me with all elements completed on July 27, 1993.

[Signature]
TRANSFeree (or on behalf of Transferee)
HARPREET SINGH

STATE OF INDIANA)
)
COUNTY OF LAKE)

SS:

BEFORE ME, the undersigned, a Notary Public, this 27th day of July, 1993, personally appeared SUZANNE W. MULSHINE and HARPREET SINGH, 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.

My Commission Expires: 9/12/95
County of Residence: Lake



[Signature]
Margaret Perz, Notary Public

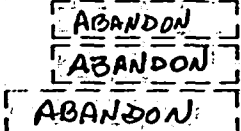
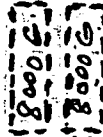
LAWN AREA

2" W.D. TANKS
550 gal.

FORMER
WASTE OIL
TANKS



BUILDING



12,000 G

Document is
NOT OFFICIAL!

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the Lake County Recorder!

STOP



READING STREET

CARROLL STREET

SITE MAP

CLIENT	WELSH OIL, INC. Covell & Reading Streets, East Chicago, Indiana
PROJECT	SITE PLAN
ENVIROSCIENCE, INC. GEO-SCIENTISTS & ENVIRONMENTAL ENGINEERS INDIANAPOLIS, INDIANA	
DRAWN BY	APPROVED BY
CHECKED BY	SCALE
DATE	SUBMIT DATE
SCALE IN FEET (APPROX)	