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Chicago Title Insurance Company

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR  
TRANSFER OF REAL PROPERTY

The 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  
Filed by

I. PROPERTY IDENTIFICATION

A. Address of property: 385 Cleveland St

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the Lake County Recorder! Chicago City of Town Chicago Township

B. Tax Parcel Identification No. (Key Number): \_\_\_\_\_

Legal Description:  
Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Enter or attach complete legal description in this area:

See next 2 pages



AUG 12 10 14 AM '93  
SANDY L. ORLICH  
RECORDER

STATE OF INDIANA, S.H.O.  
LAKE COUNTY  
FILED FOR RECORD

2400  
CA

**GARY PROPERTY**

**TAX KEY NUMBERS**

**#49-0323-0011 THRU 0015**

**#49-0324-0007 THRU 0013**

**#49-0325-0009 THRU 0015**

**#49-0327-0022 THRU 0032**

**#49-0328-0001**

**#49-0328-0024**

**#49-0329-0001 THRU 0005**

**#49-0329-0024 THRU 0027**

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**STOP**



3. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1: LOTS 11 TO 15, BOTH INCLUSIVE, BLOCK 2; LOTS 7 TO 13, BOTH INCLUSIVE, BLOCK 3; LOTS 9 TO 15, BOTH INCLUSIVE, BLOCK 4; LOTS 22 TO 32, BOTH INCLUSIVE, BLOCK 6; LOTS 1 TO 11, BOTH INCLUSIVE, AND LOTS 24 TO 31, BOTH INCLUSIVE, BLOCK 7; AND LOTS 1 TO 5, BOTH INCLUSIVE, AND LOTS 24 TO 27, BOTH INCLUSIVE, BLOCK 8, WOODLAWN, AS SHOWN IN PLAT BOOK 19, PAGE 35, IN LAKE COUNTY, INDIANA.



PARCEL 2: THAT PART OF THE VACATED NORTH AND SOUTH ALLEY LYING BETWEEN ELLSWORTH STREET AND RUTLEDGE STREET RUNNING FROM THE SOUTH LINE OF THE NICKEL PLATE RAILROAD SOUTH TO THE NORTH LINE OF VACATED 38TH AVENUE AND THE WEST HALF OF SAID VACATED ALLEY CONTINUING SOUTH FROM THE SOUTH LINE OF VACATED 38TH AVENUE TO THE SOUTH LINE OF LOT 11, BLOCK 7, WOODLAWN, PROJECTED EAST AND THE EAST HALF OF SAID VACATED ALLEY CONTINUING SOUTH FROM THE SOUTH LINE OF VACATED 38TH AVENUE, TO THE SOUTH LINE OF LOT 24 OF SAID BLOCK 7, PROJECTED WEST, WOODLAWN, AS SHOWN IN PLAT BOOK 19, PAGE 35, IN LAKE COUNTY, INDIANA.

PARCEL 3: THAT PART OF VACATED 38TH AVENUE LYING BETWEEN BLOCKS 3 AND 4 OF WOODLAWN, ON THE NORTH AND BLOCKS 7 AND 8 OF SAID WOODLAWN, ON THE SOUTH, LYING EAST OF THE EAST LINE OF ELLSWORTH STREET AND WEST OF A LINE 124.07 FEET EAST OF THE EAST LINE OF RUTLEDGE STREET, WOODLAWN, AS SHOWN IN PLAT BOOK 19, PAGE 35, IN LAKE COUNTY, INDIANA.

PARCEL 4: THAT PART OF VACATED RUTLEDGE STREET LYING BETWEEN BLOCKS 3 AND 7 OF WOODLAWN ON THE WEST AND BLOCKS 4 AND 8 OF SAID WOODLAWN ON THE EAST, LYING NORTH OF THE NORTH LINE OF LOT 6, BLOCK 8, PROJECTED WEST AND EXTENDING NORTH A DISTANCE OF 413.7 FEET, WOODLAWN, AS SHOWN IN PLAT BOOK 19, PAGE 35, IN LAKE COUNTY, INDIANA.

PARCEL 5: THAT PART OF VACATED ELLSWORTH STREET LYING BETWEEN BLOCKS 2 AND 6 OF WOODLAWN ON THE WEST AND BLOCKS 3 AND 7 OF SAID SUBDIVISION ON THE EAST LYING NORTH OF THE SOUTH LINE OF LOT 11, BLOCK 7, PROJECTED WEST AND EXTENDING NORTH A DISTANCE OF APPROXIMATELY 709 FEET TO THE SOUTH LINE OF THE NICKEL PLATE RAILROAD, WOODLAWN, AS SHOWN IN PLAT BOOK 19, PAGE 35, IN LAKE COUNTY, INDIANA.

PARCEL 6: THAT PART OF VACATED 38TH AVENUE LYING BETWEEN BLOCK 2 OF WOODLAWN ON THE NORTH AND BLOCK 6 OF SAID SUBDIVISION ON THE SOUTH AND LYING WEST OF THE WEST LINE OF ELLSWORTH STREET AND EAST OF A LINE 125.00 FEET WEST OF THE WEST LINE OF ELLSWORTH STREET, WOODLAWN, AS SHOWN IN PLAT BOOK 19, PAGE 35, IN LAKE COUNTY, INDIANA.

PARCEL 7: THE WEST HALF OF THAT PART OF THE VACATED ALLEY ADJOINING LOTS 1 TO 5, BOTH INCLUSIVE, BLOCK 8, ON THE EAST AND PART OF THE EAST HALF OF THE VACATED ALLEY ADJOINING LOTS 24 TO 27, BOTH INCLUSIVE, ON THE WEST IN BLOCK 8, WOODLAWN, AS SHOWN IN PLAT BOOK 19, PAGE 35, IN LAKE COUNTY, INDIANA.

PARCEL 8: THAT PART OF VACATED 38TH AVENUE, LYING WEST OF THE WEST LINE OF TAFT STREET AND EAST OF A LINE 127.8 FEET WEST OF THE WEST LINE OF TAFT STREET, WOODLAWN, AS SHOWN IN PLAT BOOK 19, PAGE 35, IN LAKE COUNTY, INDIANA.

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.

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)
- 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 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 type="checkbox"/>            |
| (7) A lease of any duration that includes an option to purchase?                              | <input type="checkbox"/>            | <input type="checkbox"/>            |

B. (1) Identify Transferor:

Ronald & Mary C. Quetz  
 Name and Current Address of Transferor  
12504 MAGOUN ST. CEDAR LAKE IN 46305  
 Trust No.

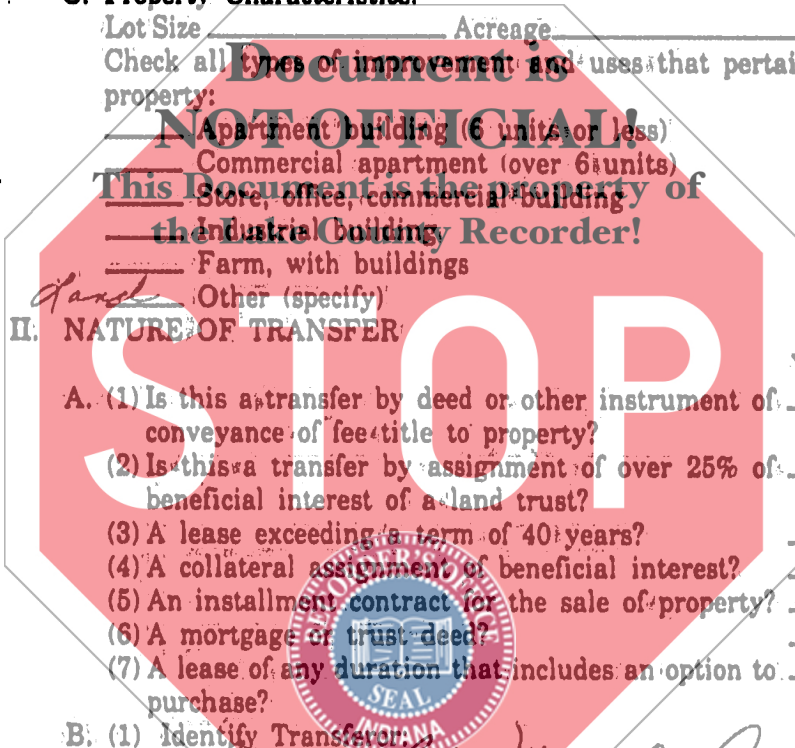
Name and Address of Trustee if this is a transfer of beneficial interest of a land trust.

(2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:

Ronald Quetz 219-924-7528  
 Name, Position (if any), and address Telephone No.

C. Identify Transferee:

Consolidated Fabricators & Constructors Inc.  
 Name and Current Address of Transferee  
640 S. Whelan  
Ellettsville, IN 46319



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

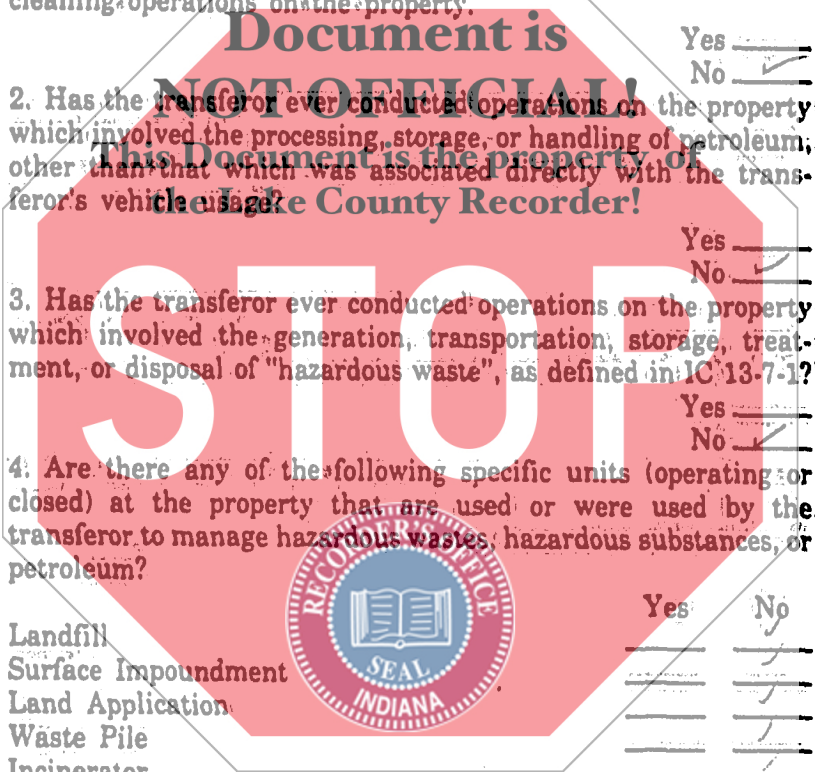
3. Has the transferor ever conducted operations on the property which involved the generation, transportation, storage, treatment, or disposal of "hazardous waste", as defined in IC 13-7-1?

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Application	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
Transfer Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Recycling Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Treatment Detoxification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Land Disposal Area	<input type="checkbox"/>	<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

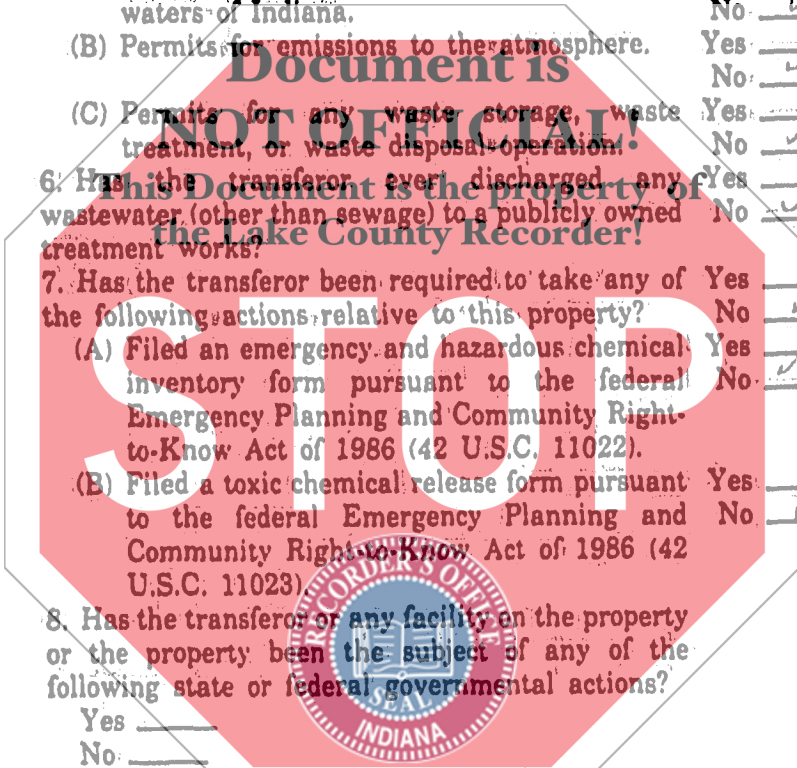
(A) Written notification regarding known, suspected, or alleged contamination on or emanating from the property. Yes  No

(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 Yes \_\_\_\_\_  
which were released come into direct contact No   
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 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 Yes \_\_\_\_\_  
IC 13-7-22.5-1.5) on the property that is not No   
reported under question (A) or (B)?

If the answer is Yes, describe the environmental defect:

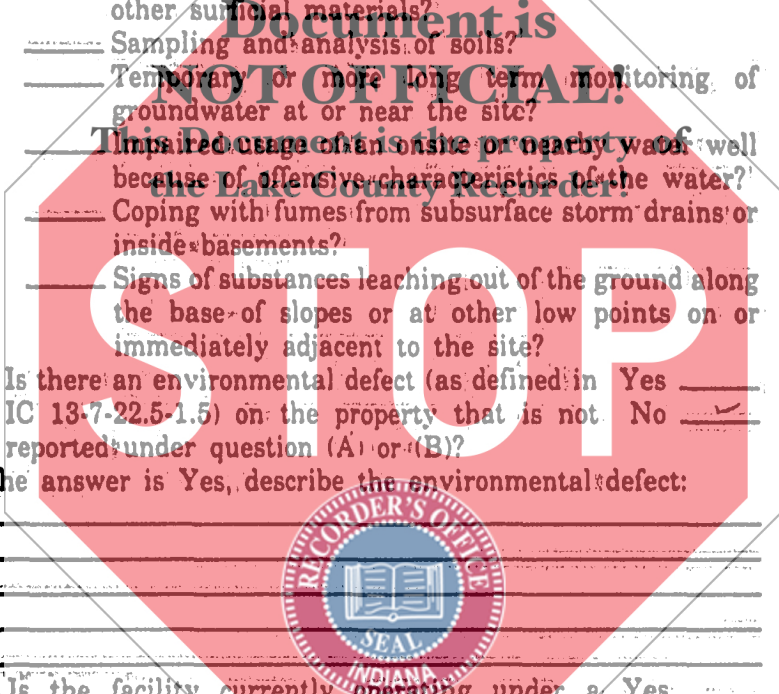
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Is the facility currently operating under a Yes \_\_\_\_\_  
variance granted by the commissioner of the No   
Indiana department of environmental management?

11. Has the transferor ever conducted an activity on Yes \_\_\_\_\_  
the site without obtaining a permit from the U.S. No   
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: Service America Corp.

Type of Business or property usage: Medical Machine Co. of Indiana

Medical Machine

2. If the transferor has knowledge, indicate whether the following existed under prior ownership, leases or contracts 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"/>
Incinerator		<input checked="" type="checkbox"/>
Storage Tank (Above Ground)		<input checked="" type="checkbox"/>
Storage Tank (Underground)		<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"/>

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.

Donald W. King  
TRANSFEROR (or on behalf of Transferor)

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

CFC, INC. Donald W. King PRES 19

TRANSFeree (or on behalf of Transferee)

STATE OF INDIANA

LAKE

COUNTY SS:

Before me, a Notary Public in and for said County and State, personally appeared Ronald D. Spork, President of Consolidated Fabricators and Constructors, Inc. who acknowledged the execution of the foregoing instrument.

My Commission Expires:  
September 17, 1996

*Thelma Jean Carter*  
Thelma Jean Carter

Lake County, Indiana Resident

Before me, a Notary Public in and for said County and State, personally appeared Ronald R. Austgen and Mary C. Austgen, who acknowledged the execution of the foregoing instrument.

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

My Commission Expires:  
September 17, 1996

Resident of Lake County, Indiana

*Thelma Jean Carter*  
Thelma Jean Carter

