

INDIANA 467144 RD  
KLO 4513

93053064

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR  
TRANSFER OF REAL PROPERTY

Chicago Title Insurance Company

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 \_\_\_\_\_  
Rec'd by: \_\_\_\_\_

1. PROPERTY IDENTIFICATION

A. Address of property: 5285 Broadway  
Street  
Gary, IN Calumet  
City or Town Township

B. Permanent Real Estate Index No.: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  
Enter or attach complete legal description in this area:



This Document is the property of the Lake County Recorder!

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 buildings  
 Industrial building  
 Farm, with buildings  
 Other (specify) \_\_\_\_\_

II. NATURE OF TRANSFER

- |    |     |  |     |       |   |
|----|-----|--|-----|-------|---|
| A. | (1) | Is this a transfer by deed or other instrument of conveyance?                        | Yes | _____ | X |
|    | (2) | Is this 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:  
LUKE OIL CO., INC, P. O. BOX 96, HOBART, IN 46342  
Name and Current Address of Transferor

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

AUG 13 1 17 PM '93  
SARIEL VALLICH  
RECORDER

STATE OF INDIANA, S.S. NO. \_\_\_\_\_  
LAKE COUNTY  
FILED FOR RECORD

1400  
CT

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

Ralph A. Luke, President, P. O. Box 96, Hobart, IN 46342  
219-962-7676

Name, Position (if any), and address Telephone No.

C. Identify Transferee:

American National Bank and Trust Company of Chicago

Name and Current Address of Transferee

5301 South Cicero Avenue, Chicago, IL 60632

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 X  
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 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>

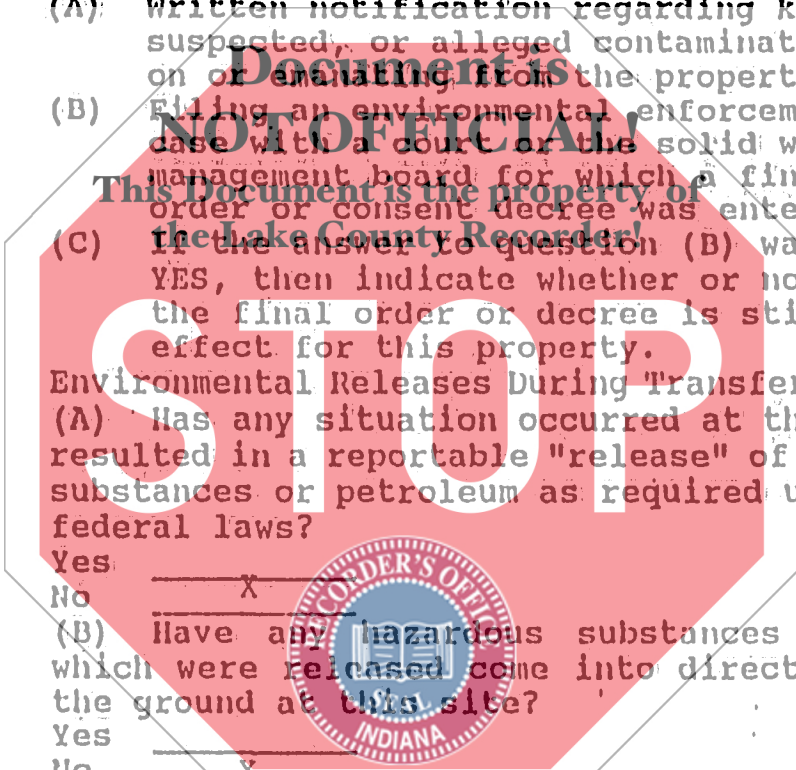
If there are "YES" answers to any of the above items and the transfer of property that requires the filing of this document is other than a mortgage or collateral assignment of beneficial interest, you must attach to the copies of this document that you file with the county recorder and the department 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 X



- (B) Permits for emissions to the atmosphere. YES \_\_\_\_\_  
NO X
- (C) Permits for any waste storage, waste treatment, or waste disposal operation. YES \_\_\_\_\_  
NO X
6. Has the transferor ever discharged any wastewater (other than sewage) to a publicly owned treatment works?  
Yes \_\_\_\_\_  
No X
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 X  
(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 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?  
(A) Written notification regarding known, suspected, or alleged contamination on or emanating from the property? YES \_\_\_\_\_  
NO X  
(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 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 \_\_\_\_\_  
NO X
9. Environmental Releases During Transferors 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 a cleanup contractor to remove or treat materials including soils, pavement, or other surfacial materials?  
\_\_\_\_\_ Assignment of in-house maintenance staff to remove or treat materials including soils, pavement, or other surfacial 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 substances 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 X

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

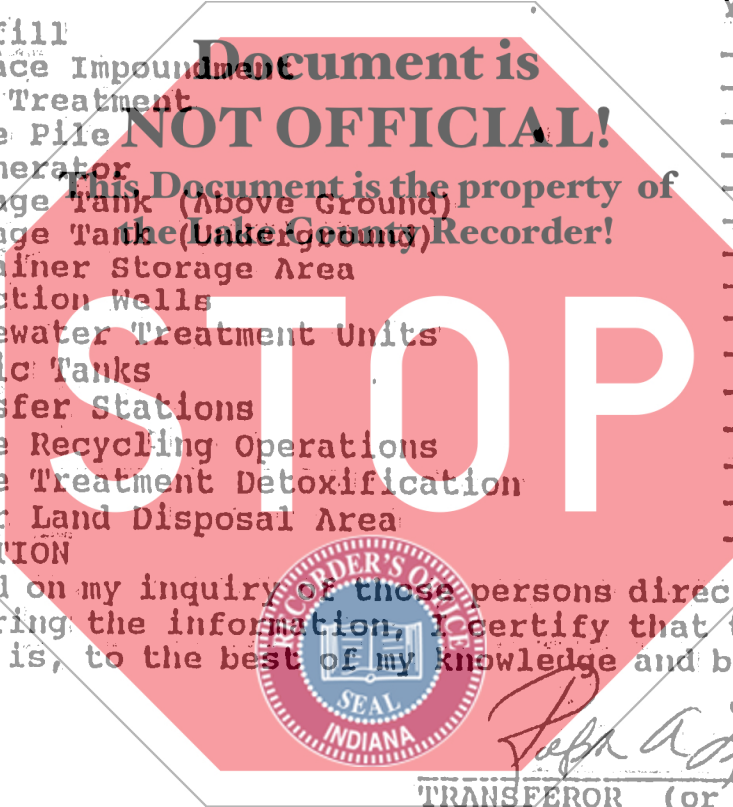
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_

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:

	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 (Under Ground)	<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	_____	_____



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.



*Ralph A. Luke*

TRANSFEROR (or on behalf of transferor)

This form was delivered to me with all elements completed on August 9th 1993

American National Bank  
By: [Signature]

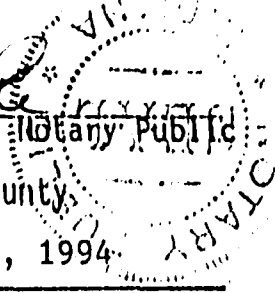
TRANSFeree (or on behalf of Transferee)

STATE OF Indiana, COUNTY OF Lake, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 14th day of July, 1993, came Ralph A. Luke President of Luke Oil Co., Inc., and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

*Constance G. Del Re*  
Constance G. Del Re  
Resident of Porter County  
My Commission Expires May 2, 1994



This instrument was prepared by: Ralph A. Luke

**Document is  
NOT OFFICIAL!**

**This Document is the property of  
the Lake County Recorder!**

**STOP**



PARCEL 2: PART OF THE SOUTH 4.075 ACRES OF THE WEST HALF OF THE  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36  
NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF  
GARY, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT  
54 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE EAST 175 FEET;  
THENCE NORTH 150 FEET; THENCE WEST 175 FEET; THENCE SOUTH 150 FEET TO  
THE PLACE OF BEGINNING, EXCEPT THE WEST 50 FEET THEREOF. Key No. 40-89-12

5285 Broadway, Gary, Indiana

Tax Unit No 25