

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

The following information is provided under IC 13-7-22.5, the Responsible Property Transfer Law:

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 STOP

RECORDER'S OFFICE
 INDIANA

For Use by County Recorder's Office
 County: _____
 Date: _____
 Doc. No.: _____
 Page: _____
 Rec'd by: _____

JAN 14 2 00 PM '94
 REC'D BY: _____

Chicago Title Insurance Company

I. PROPERTY IDENTIFICATION

A. Address of property: 9701 Indiana Parkway
 Street
Munster, Indiana
 City or Town North
 Township

Tax Parcel Identification No. (Key Number): 28-456-7

B. Legal Description:

Section _____ Township _____ Range _____
 Enter or attach complete legal description in this area:
Lot 7, MIDWEST CENTRAL INDUSTRIAL PARK UNIT 1, IN THE
TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 52, PAGE 31, 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

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of environmental problems in association with the property.

C. Property Characteristics:

Lot Size 200' x 300' Acreage appx 1.6

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

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- A. (1) Is there a transfer by deed or other instrument of conveyance of fee title to property? YES NO
- (2) Is there a transfer by assignment of over 25% of beneficial interest of a land trust? YES NO
- (3) A lease exceeding a term of 40 years? YES NO
- (4) A collateral assignment of beneficial interest? YES NO
- (5) An installment contract for the sale of property? YES NO
- (6) A mortgage or trust deed? YES NO
- (7) A lease of any duration that includes an option to purchase? YES NO

B. (1) Identify Transferor:

Mercantile National Bank as Trustee, Trust #4424
dated 8-5-85

Name and Current Address of Transferor

Mercantile National Bank
5243 Hohman Avenue
Hammond, IN 46320

4424

Trust No.

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

not applicable

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

Donald Booty, agent
9405 Corsair Rd., Frankfort, IL 60423 (815) 469-7533

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

C. Identify Transferee:

LCI PROPERTIES, LLC

9701 Indiana Parkway, Munster, Indiana 46321

Name and Current Address of Transferee

III. ENVIRONMENTAL INFORMATION

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A. Regulatory Information During Current Ownership

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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

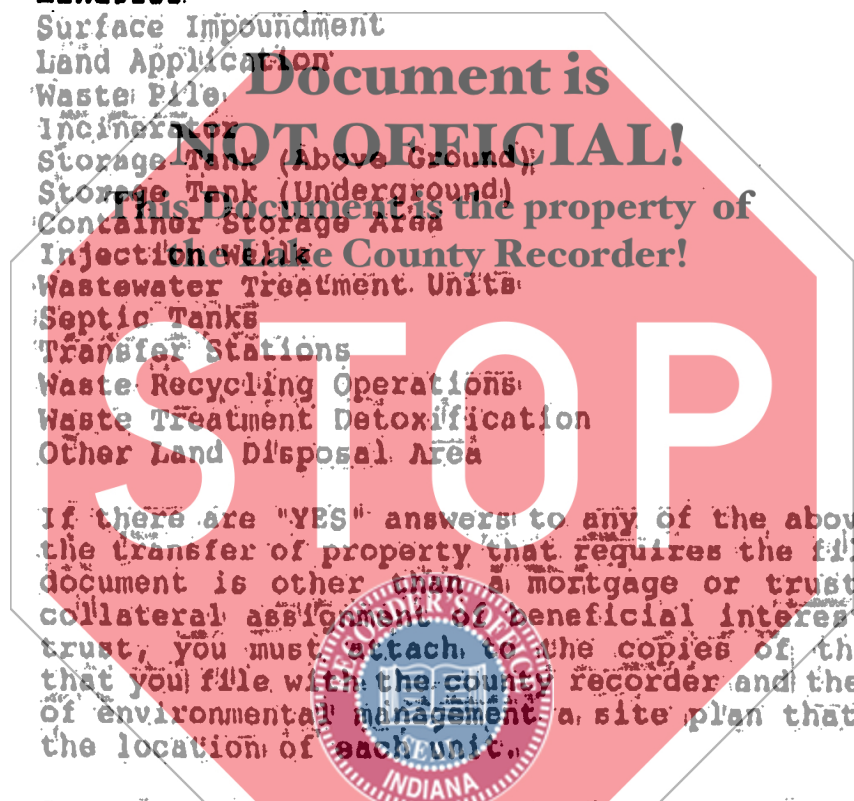


3. Has the transferor ever conducted operations on the property which involved the generation, transportation, storage, treatment, or disposal of "hazardous waste", as defined in IC 13-7-17.

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	_____	_____
Land Application	_____	_____
Waste Pile	_____	_____
Incinerator	_____	_____
Storage Tank (Above Ground)	_____	_____
Storage Tank (Underground)	_____	_____
Container Storage Area	_____	_____
Injection Well	_____	_____
Wastewater Treatment Units	_____	_____
Septic Tanks	_____	_____
Transfer Stations	_____	_____
Waste Recycling Operations	_____	_____
Waste Treatment Detoxification	_____	_____
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 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: 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 this property been the subject of any of the following state or federal governmental actions?
the Lake County Recorder:

(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: NO/A

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?

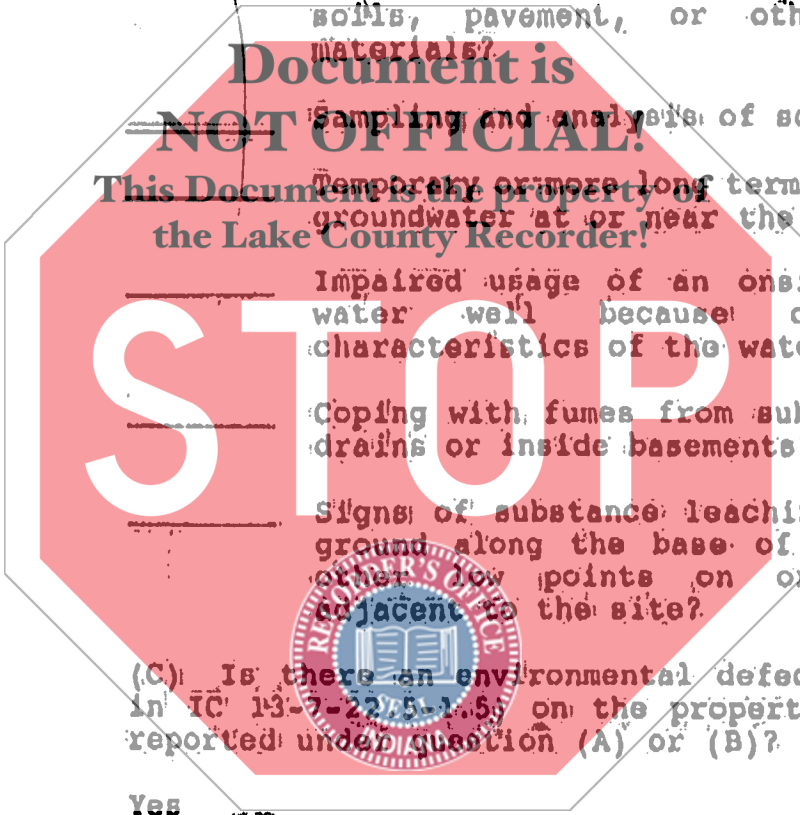
Yes _____
No X

If the 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 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?

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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 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?

(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)?

Yes _____
No X

If the answer is Yes, describe the environmental defect:

N/A

10. Is the facility currently operating under a variance granted by the commissioner of the Indiana department of environmental management?

Yes _____
No X

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?

Yes _____
No X

If the answer is yes, describe the activity:

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

N/A

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: A.E.N. INDUSTRIES (lessee)

Type of business or property usage Sheet Metal Fabrication

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	---	X
Surface Impoundment	---	Y
Land Application	---	X
Waste Pile	---	X
Incinerator	---	X
Storage Tank (Above Ground)	---	X
Storage Tank (Underground)	---	Y
Container Storage Area	---	Y
Injection Wells	---	Y
Wastewater Treatment Unit	---	X
Septic Tanks	---	X
Transfer Stations	---	X
Waste Recycling Operations	---	X
Waste Treatment Detoxification	---	X
Other Land Disposal Area	---	X



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 J. Booty
 TRANSFEROR (or on behalf of Transferor) **DONALD J. BOOTY**

B. This form was delivered to me with all elements completed on JANUARY 11TH 19 94.



Richard B. Pietrzak
 TRANSFEREE (or on behalf of Transferee)
RICHARD B. PIETRZAK

STATE OF INDIANA)
) SS:
 COUNTY OF LAKE)

On this 11th day of January, 1994, before me, the undersigned, a Notary Public in and for said County, personally appeared Donald J. Booty and Richard B. Pietrzak, and acknowledged the execution of the foregoing instrument.

Joanne Jones
 JOANNE JONES

MY Commission Expires: 8-16-96
 County of residence: Lake