

CP 47426140

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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY.

Chicago Title Insurance Company

The following information is provided under IC 13-7-22, 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: 134 Keilman St. Dyer, IN 46311 Street City of Town: Dyer Township: S. T. John

B. Permanent Real Estate Index No.: 14-67-1

B. Legal Description: Section Township Range Enter or attach complete legal description in this area: LOT ONE (1) SEBERGER'S Sunny Side 1st A Addition To The Town of Dyer, Plat Book 31 pg 33 in Lake County, IN

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 144' x 79' x 143.60' x 92.80' Acreage

Check all types of improvement and uses that pertain to to the property:

- Apartment building (6 units or less) Commercial apartment (over 6 units) Store, office commercial buildings Industrial building Farm, with buildings Residence Other (specify)

II. NATURE OF TRANSFER

- A. (1) Is this a transfer by deed or other instrument of conveyance? (2) Is this a transfer by assignment of over 25% of beneficial interest of a land trust? (3) A lease exceeding a term of 40 years? (4) A mortgage or collateral assignment of beneficial interest? (5) A contract for the sale of property? B. (1) Identify Transferor:

Yes: X

APR 26 1 31 PM '94 SH RECORDER

STATE OF INDIANA LANE COUNTY FILED

Name and Current Address of Transferor

Trust No. 4206

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

LAKE COUNTY TRUST COMPANY TRUST #4206 CROWN POINT, IN 46307

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:

John F. Hilbrich, Atty. Name, Position (if any), and address 2637 45th St., Highland, IN 46322 Telephone No. 219-924-2427

C. Identify Transferee:

Michael J. Massaro and Rose Massaro

Name and Current Address of Transferee:

3310 E. Reichert Drive, Crete, IL 60417

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?

Table with 2 columns: YES, NO. Rows include Landfill, Surface Impoundment, Land Treatment, 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 Detoxification, Other Land Disposal Area. All 'NO' boxes are checked with an 'X'.

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 N/A NO N/A

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? N/A

- _____ 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?

NO

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: UNKNOWN

Type of business or property usage: ALWAYS A RESIDENCE TO THE BEST OF MY KNOWLEDGE

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> </u>	<u> X </u>
Surface Impoundment	<u> </u>	<u> X </u>
Land Treatment	<u> </u>	<u> X </u>
Waste Pile	<u> </u>	<u> X </u>
Incinerator	<u> </u>	<u> X </u>
Storage Tanks (Above Ground)	<u> </u>	<u> X </u>
Storage Tank (Underground)	<u> </u>	<u> X </u>
Container Storage Area	<u> </u>	<u> X </u>
Injection Wells	<u> </u>	<u> X </u>
Wastewater Treatment Units	<u> </u>	<u> X </u>
Septic Tanks	<u> </u>	<u> X </u>
Transfer Stations	<u> </u>	<u> X </u>
Waste Recycling Operations	<u> </u>	<u> X </u>
Waste Treatment Detoxification	<u> </u>	<u> X </u>
Other Land Disposal Area	<u> </u>	<u> X </u>

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.

John F. Hillbrich City of
TRANSFERORS (or on behalf of transferor) John F. Hillbrich

This form was delivered to me with all elements completed on Michael D. Massaro 4-7-94

Rose Massaro 4/12/94
TRANSFeree (or on behalf of Transferee) Rose Massaro

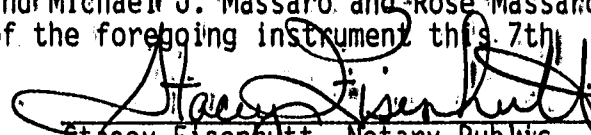
To Whom It May Concern:

The undersigned signator of the above Environmental Disclosure Statement hereby says that she is attorney for the Roman Catholic Diocese of Gary and acting counsel for the 4 charities who own the beneficial interest in the transferor Trust. My knowledge of the subject property extends only through the time period when the now deceased prior owner transferred the property to the 4 charities (Carmelite Home For Boys, Carmelite Home for Girls, Hoosier Boy's Town, Inc. and St Joseph's Church). This property is approximately 55 yrs old and has apparently always been a single family residence. I have only ^{current} recollection to otherwise rely upon. John F. Hillbrich 4/6/94

State of Indiana, Lake County ss:

Before me, a notary public, in and for said county and state personally appeared John F. Hilbrich, attorney for Transferor and Michael J. Massaro and Rose Massaro, Transferee and acknowledged the execution of the foregoing instrument this 7th day of April, 1994.

Witness My official hand and seal.


Stacey Eisenhutt, Notary Public
My Commission Expires: January 7, 1998
Resident of Lake County, Indiana.

Disclosure prepared by: John F. Hilbrich

