

**ENVIRONMENTAL DISCLOSURE STATEMENT**

**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**

For Use By County  
Recorder's Office

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

**Document is NOT OFFICIAL! FILED**  
This Document is the property of the Lake County Recorder!  
County \_\_\_\_\_ Date \_\_\_\_\_  
Doc. No. \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_  
Rec'd by: \_\_\_\_\_ **JAN 24 1995**

**I. PROPERTY IDENTIFICATION**

A. Address of property: 23rd & Taft Street  
Gary Street  
City or Town \_\_\_\_\_ Township \_\_\_\_\_

Tax Parcel Identification No. (Key Number): 45-430-1, Unit #25

B. Legal Description:  
Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  
Enter or attach complete legal description in this area:  
See Exhibit "A" attached hereto

**LIABILITY DISCLOSURE**

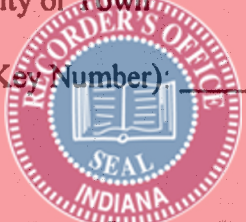
Transfers and transferees of real property are advised that their ownership or other control of such property may render them liable for environmental cleanup costs whether or not they caused or contributed to the presence of environmental problems in association with the property.

LAWYERS TITLE INC. CORP.  
ONE PROFESSIONAL CENTER  
SUITE 210  
CROWN POINT, IN 46307

58241

95004017

**SAM ORLICH  
AUDITOR LAKE COUNTY**



**AMASA G. COLBY  
CHIEF DEP. RECORDER**

95 JAN 24 AM 9:11

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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24.00  
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C. Property Characteristics:

Lot Size \_\_\_\_\_ Acreage 7.731± acres

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 -- Nursing Home

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

B. (1) Identify Transferor:  
Missouri Hotel Holdings, Inc.

Name and Current Address of Transferor:  
66 South Third Street, Columbus, Ohio 43215

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust. Trust No.  
N/A

(2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:  
Gary L. McGlaughlin, President (614)462-2829  
Name, Position (if any), Telephone No.  
and Address: 66 South Third Street, Columbus, Ohio 43215

C. Identify Transferee:  
Gary Health Care Management, Inc.  
Name and Current Address of Transferee  
Address: 730 West 35th Street, Marion, Indiana 46953



**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   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

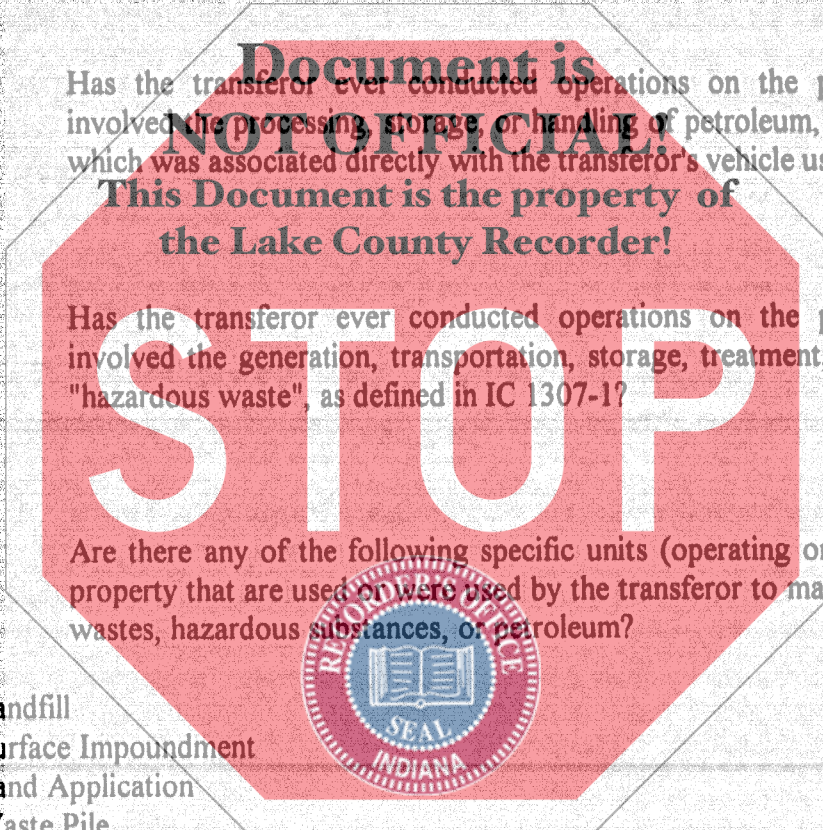
Yes       
No   X  

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 1307-1?

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>    </u>	<u>  X  </u>
Surface Impoundment	<u>    </u>	<u>  X  </u>
Land Application	<u>    </u>	<u>  X  </u>
Waste Pile	<u>    </u>	<u>  X  </u>
Incinerator	<u>    </u>	<u>  X  </u>
Storage Tank (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>



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?

(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 Transfer of 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 which were released come into direct contact with the ground at this site? Yes  No

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 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 any 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:

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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?

None

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**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: HERMANSON/MWM LIMITED PARTNERSHIP  
c/o Kenneth D. Kauffman, Receiver, 129 East 4th Street,  
Marion, Indiana  
 Type of business Vacant Nursing Home  
 or property usage \_\_\_\_\_

2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leaseholds granted by the transferor, other contracts for management or use of the property:

	YES	NO
Landfill	_____	<u>X</u>
Surface Impoundment	_____	<u>X</u>
Land Application	_____	<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>



**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.

**TRANSFEROR:**

**MISSOURI HOTEL HOLDINGS, INC., an Ohio Corporation**

By: *Gary L. McGlaughlin*  
Gary L. McGlaughlin, President

- B. This form was delivered to me with all elements completed on January 20, 1995

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**GARY HEALTH CARE MANAGEMENT, INC., an Indiana Corporation**

**STOP**  
By: *Gary L. McGlaughlin*  
Its: President

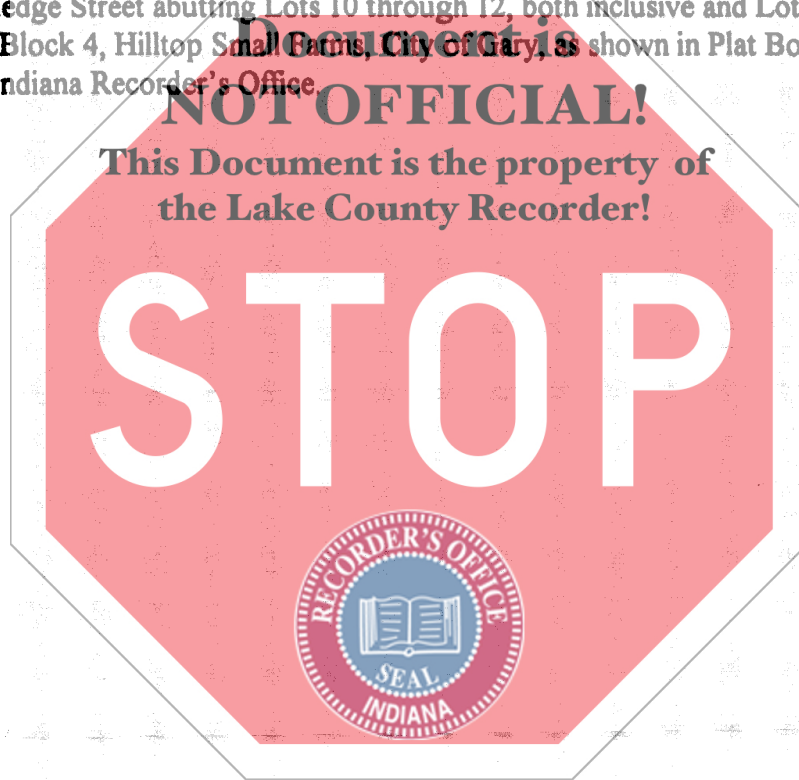
By: *[Signature]*  
Its: Vice Pres





**EXHIBIT "A"**

Situate in the City of Gary, County of Lake and State of Indiana and being Lots Numbered 1 through 17, both inclusive, and Lots 34 through 47 both inclusive, Block 3, Hilltop Small Farms, City of Gary as Shown in Plat Book 26, Page 86, Lake County, Indiana; and the East 1/2 of vacated Rutledge Street Abutting said Lots 1 and 34 through 47, both inclusive, and the West 1/2 of vacated Rutledge Street abutting Lots 10 through 12, both inclusive and Lots 14 through 24, both inclusive, Block 4, Hilltop Small Farms, City of Gary, as shown in Plat Book 26, Page 86, Lake County, Indiana Recorder's Office.



**WAIVER OF 30-DAY DEADLINE FOR DISCLOSURE  
OF RESPONSIBILITY PROPERTY TRANSFER LAW DISCLOSURE**

The undersigned parties to the transfer of the following described real estate hereby waive the 30-day deadline for disclosure of the Responsible Property Transfer Law form, attached hereto as Exhibit "A", as required by I.C. 13-7-22.5-10(b). The parties further acknowledge that they are aware of the purpose and intent of the disclosure document and acknowledge receipt of same. The parties hereto have signed this Waiver this 20<sup>th</sup> day of January, 1995.

**Document is  
NOT OFFICIAL!**  
GARY HEALTH CARE MANAGEMENT, INC.  
This Document is the property of  
the Lake County Recorder!

By: [Signature]  
Its: President

MISSOURI HOTEL HOLDINGS, INC.

By: [Signature]  
Its: President

