

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!

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FILED

JAN 24 1995

95001021

SAM ORLICH
AUDITOR LAKE COUNTY

I. PROPERTY IDENTIFICATION

A. Address of property: 23rd & Taft Street
Street
Gary
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:

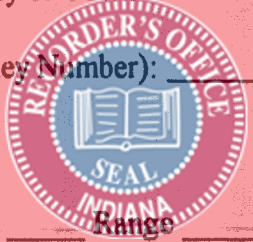
See Exhibit "A" attached hereto

LIABILITY DISCLOSURE

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.

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

58241



AMASA G. COLBY
CHIEF DEP. RECORDER

95 JAN 24 AM 9:12

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2400
44

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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input 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:
Gary Health Care Management, Inc.

Name and Current Address of Transferor:
730 West 35th Street, Marion, Indiana 46953

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

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

Name, Position (if any), Telephone No.
and Address: 730m West 35th Street, Marion, Indiana 46953

C. Identify Transferee:
County Savings Bank

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

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

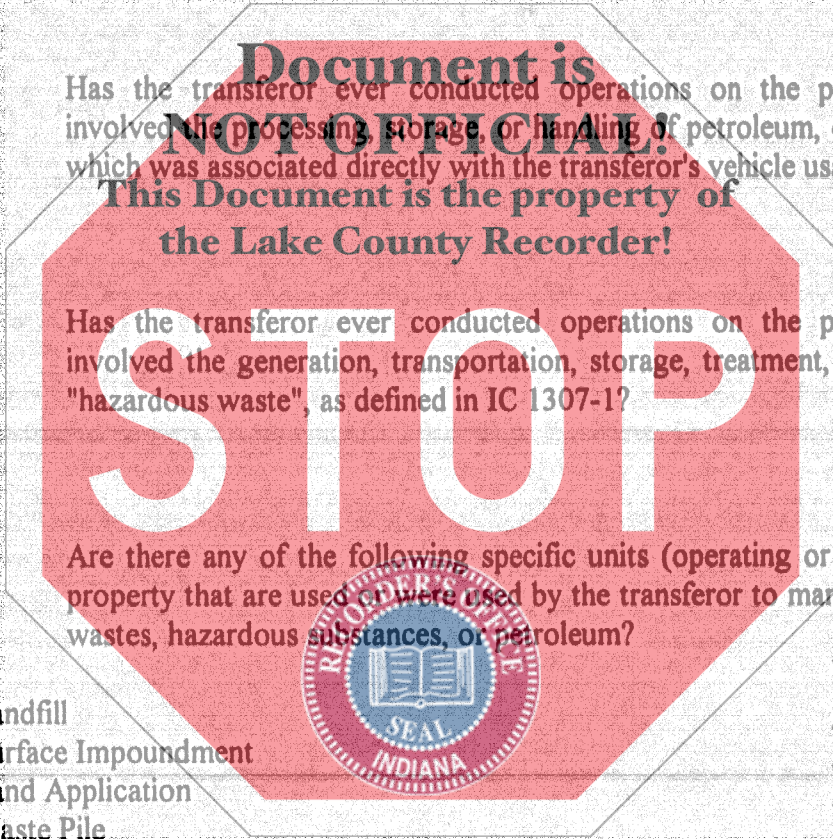
Yes
No

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 1307-1?

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 type="checkbox"/>	<input checked="" 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?

(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.

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(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:

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

Yes _____
No X

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the Lake County Recorder!**

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:

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

None

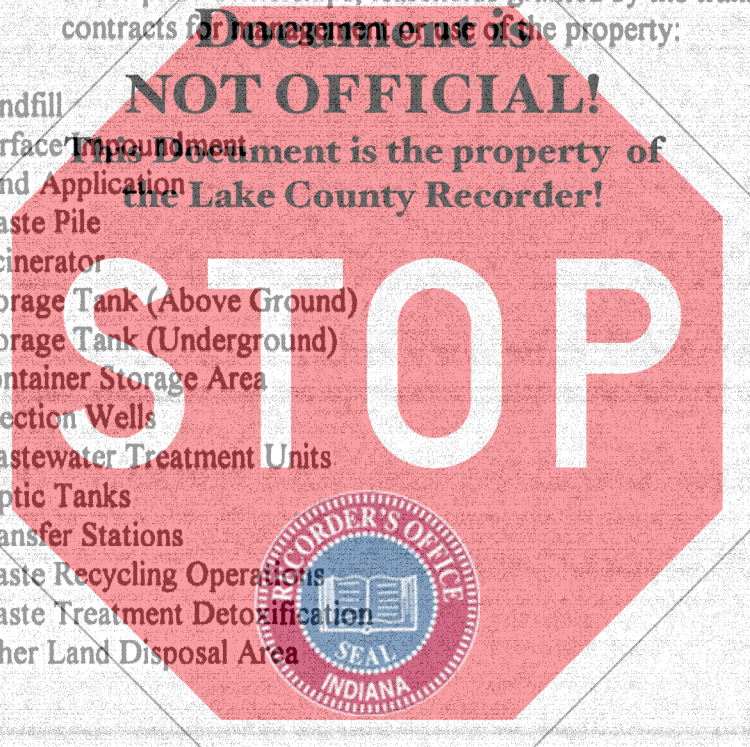
B. Site Information Under Other Ownership or Operation

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: MISSOURI HOTEL HOLDINGS, INC.
66 South Third Street
Columbus, Ohio 43215
 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>

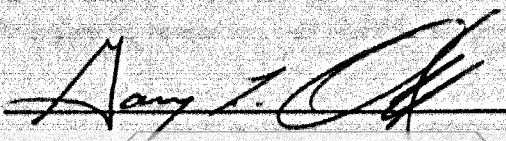


IV. CERTIFICATION

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:

GARY HEALTH CARE MANAGEMENT, INC., an Indiana Corporation

By: 

Its: President
Document is NOT OFFICIAL!


~~By: This Document is the property of the Lake County Recorder!~~

Its: Vice - Pres

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

TRANSFeree:

COUNTY SAVINGS BANK, an Ohio Corporation

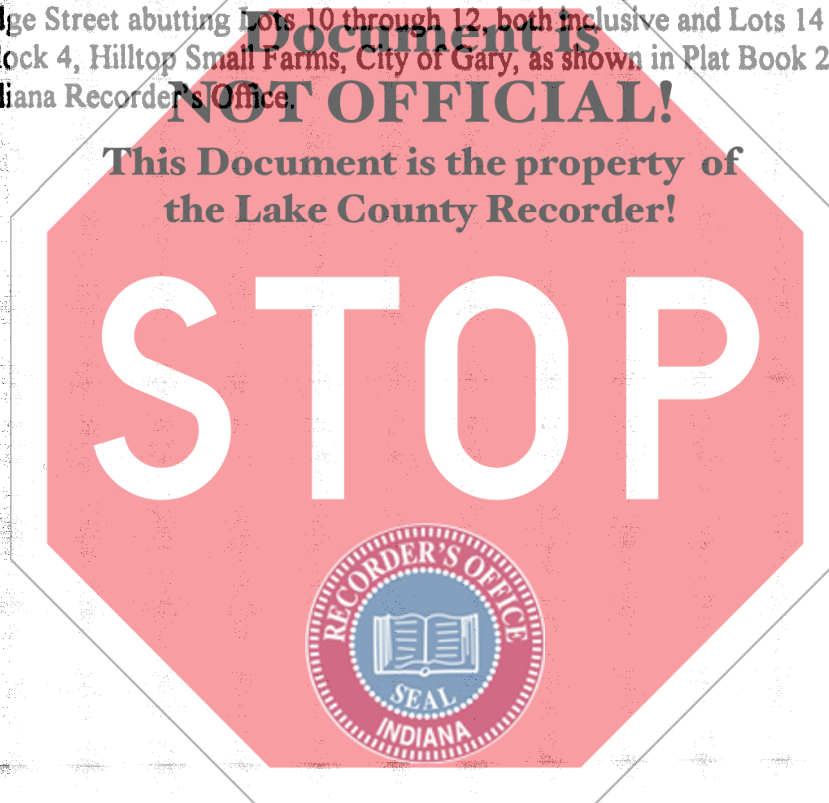
By: 

Its: Executive Vice President



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 day of January, 1995.

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By: [Signature]
COUNTY SAVINGS BANK, an Ohio Corporation
Its: Executive Vice President

By: [Signature]
GARY HEALTH CARE MANAGEMENT, INC., an Indiana Corporation
Its: President

RECORDER'S OFFICE
SEAL
INDIANA