

**ENVIRONMENTAL DISCLOSURE DOCUMENT  
FOR TRANSFER OF REAL PROPERTY**

20 CTLC

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:

96064448

**I. PROPERTY IDENTIFICATION:**

A. Address of property:  
4923 Columbia Avenue  
Street

Hammond, IN 46320

City or Village

Township

Permanent Real Estate Index No.: 34-0263-0008; 34-0263-0029;

34-0263-0001; 34-0263-0002

B. Legal Description:

Section Township Range

Enter or attach current legal description in this area: See Attached

LIABILITY DISCLOSURE

Transferors and transferees of real property are advised that their ownership or other control of such property may render them liable for any environmental clean-up costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

C. Property Characteristics:

Lot Size Acreage 2.8 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 (specify)

**II. NATURE OF TRANSFER:**

	Yes	No
A. (1) Is this a transfer by deed or other instrument of conveyance?	X	
(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?		X
(3) A lease exceeding a term of 40 years?		X
(4) A collateral assignment of beneficial interest?		X



MADE-TO-ORDER RECORDING

96 SEP 27 PM 1:11

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

0233  
2/2

- (5) An installment contract for the sale of property? X
- (6) A mortgage or trust deed? X
- (7) A lease of any duration that includes an option to purchase? X

B. (1) Identify Transferor:

**UNR Industries, Inc.**

Name and Current Address of Transferor

**332 S. Michigan Ave., Chicago, IL 60604**

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

**Bernard Litwicki**

Name, Position (if any), and address **Project Engineer** Telephone No. **(312) 239-7700**

**1717 W. 115th Street**

**Chicago, ILL 60643**

C. Identify Transferee:

**Leavitt Tube Company, Inc.**

Name and Current Address of Transferee

**State Route 15, Montpelier, OH 43543**

### 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 13-11-2-98)? 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 13-11-2-99(a))?

Yes

No

4. Are there any of the following specific units (operating or closed) at the property which are or were used by the transferor to manage waste, hazardous wastes, hazardous substances or petroleum?

	YES	NO
Landfill		X
Surface Impoundment		X
Land Application		X
Waste Pile		X
Incinerator		X
Storage Tank (Above Ground)		X
Storage Tank (Underground)		X
Container Storage Area		X
Injection Wells		X
Wastewater Treatment Units		X
Septic Tanks		X
Transfer Stations		X
Waste Recycling Operations		X
Waste Treatment/ Detoxification		X
Other Land Disposal Area		X

If there are "YES" answers to any of the above items and the transfer of property that requires the filing of a document is other than a mortgage, trust deed or 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 the State                 | 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 discharged any wastewater (other than sewage) to a publicly owned treatment works?

Yes  
No X

7. Has the transferor taken 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

8. Has the transferor or any facility on the property or the property been the subject of any of the following State or federal government 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 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

b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?

- Yes   
No

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 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 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 of or at other low points on or immediately adjacent to the site?

c. Is there an environmental defect (as defined in IC 13-11-2-70) on the property that is not reported under question (A) or (B)?

Yes  
No

If the answer is Yes, describe the environmental defect: N/A

10. Is the facility currently operating under a variance granted by the Indiana Department of Environmental Management?

Yes  
No

11. Has the transferor ever conducted an activity on the site without obtaining a permit from U.S. EPA 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

If the answer is Yes, describe the activity: N/A

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

In 1992, 5 USTs were removed from the site, along with 200-300 cubic yards of soil. Groundwater monitoring is ongoing.

**B. SITE INFORMATION UNDER OTHER OWNERSHIP OR OPERATION**

1. Provide the following information about the previous owner or about any entity or person the transferor to whom the transferor contracted for the management of the site property:

Name Jobal Tube (prior owner)

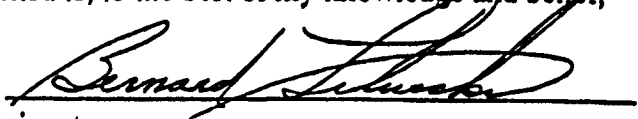
Type of business/  
or property usage Tube Manufacturing

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 facilities or real property:

	YES	NO
Landfill		X
Surface Impoundment		X
Land Application		X
Waste Pile		X
Incinerator		X
Storage Tank (Above Ground)		X
Storage Tank (Underground)	X	
Container Storage Area		X
Injection Wells		X
Wastewater Treatment Units		X
Septic Tanks		X
Transfer Stations		X
Waste Recycling Operations		X

V. 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.

  
signature

Bernard Litwicki  
type or print name  
TRANSFEROR OR TRANSFERORS  
(or on behalf of Transferor)

B. This form was delivered to me with all elements completed on



JUL 27 1996

This Document is the property of the Lake County Recorder  
signature

JOHN D. WITSEMAN  
type or print name  
TRANSFEEE OR TRANSFEEES  
(or on behalf of Transferor)

86840

**EXHIBIT A - LEGAL DESCRIPTION**

LOTS 1 TO 12, BOTH INCLUSIVE AND LOTS 23 TO 32, BOTH INCLUSIVE, AND THAT PART OF THE ALLEY BETWEEN LOTS 3 TO 7 AND 28 TO 32 VACATED IN CAUSE NO. 31364, LAKE CIRCUIT COURT, AND THAT PART OF THE VACATED ALLEY BETWEEN LOTS 7 TO 12, BOTH INCLUSIVE, AND LOTS 23 TO 28, BOTH INCLUSIVE, VACATED BY CONFIRMATORY RESOLUTION NO. 1554 DATED MARCH 11, 1927 AND RECORDED 9-27-96 AS DOCUMENT NO. 96064365, BLOCK 1, LASALLE ADDITION, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 14, PAGE 28, IN LAKE COUNTY, INDIANA.

