

Anderson, Luke, Woodward
8935 Briway Merid 46110

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 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.

For Use By County Recorder's Office

County _____
Date _____
Doc. No. _____
Vol. _____
Page _____
Rec'd _____

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96064833

I. PROPERTY IDENTIFICATION

A. Address of property: Route 6 and Penn Overpass
Street

Hobart
City or Town Township

Tax Parcel Identification No. (Key Number): 21-2-1

B. Legal Description:

Section 25 Township 36N Range 8W

Enter or attach complete legal description in this area:

Part of the NE 1/4 of the NE 1/4 of Section 25, Township 36 North, Range 8 West of the 2nd Principal Meridian in the Town of New Chicago, Lake County, lying Northeast of the right-of-way of the Pittsburg, Fort Wayne and Chicago Railroad.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
96 SEP 30 PM 12:35
M. G. ...
RECORDER

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.

2100
SK
CK# 09995

C. Property Characteristics:

Lot Size _____ Acreage _____

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
- x Industrial building
- _____ Farm, with building
- _____ Other (specify)

II. NATURE OF TRANSFER

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

B. (1) Identify Transferor:

 Pinnacle Bank
 Name and Current Address of Transferor
 8400 Louisiana, Merrillville, IN
Trust No.

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

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

 Steve VanDrunen, Vice President (219) 736-2644
 Name, Position (if any), Telephone No.
 and address

C. Identify Transferee:

~~Dutch Farms, Inc.~~

Brian Boomsma and Bruce Boomsma
Name and Current Address of Transferee

III. ENVIRONMENTAL INFORMATION

A. Regulatory Information During Current Ownership

1. Has the transferor ever conducted operations on the property which involved the generations, manufacture, processing, transportation, treatment, storage, or handling of "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.

This Document is the property of the Lake County Recorder!

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 13-7-17?

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	_____	<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>

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 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 of 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 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 answer to question (A) or question (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 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 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

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

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 protection of the environment, when such a permit was required by law? Yes No

If the answer is Yes, describe the activity:

12. 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: Applewood Farms, Inc.

Type of Business poultry processing
or property usage _____

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>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.

Pinnacle Bank

Steve Van Drunen
TRANSFEROR (or on behalf of Transferor) By: Steve Van Drunen, V.P.

B. This form was delivered to me with all elements completed on Sept. 24, 1996.

~~Dutch Farms, Inc.~~

Brian Boomsma
TRANSFEEE (or on behalf of Transferee) By: Brian Boomsma

STATE OF INDIANA)
COUNTY OF LAKE)

SS: Bruce Boomsma

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of September, 1996, appeared Steve Van Drunen and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

R. Brian Woodward
NOTARY PUBLIC

My Commission Expires: 08/22/97

County of Residence: Lake

STATE OF INDIANA)
COUNTY OF LAKE)

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of September, 1996, appeared Brian Boomsma and Bruce Boomsma and acknowledged the execution of the foregoing instrument.

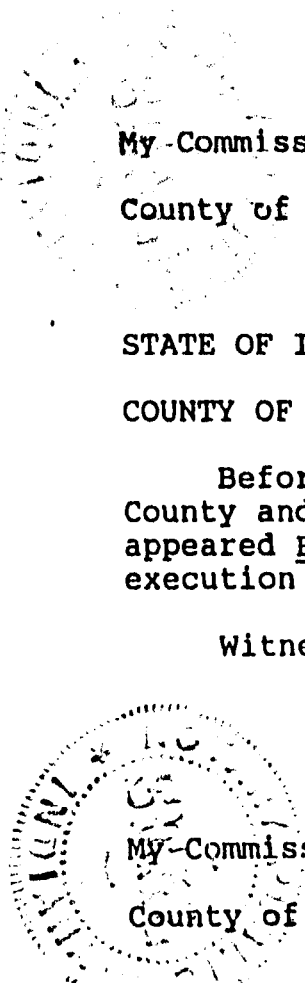
Witness my hand and official seal.

R. Brian Woodward
NOTARY PUBLIC

My Commission Expires: 08/22/97

County of Residence: Lake

This Instrument Prepared By: R. Brian Woodward #2303-45
Anderson, Tauber & Woodward, P.C.
8935 Broadway, Merrillville, IN 46410



C. Property Characteristics:

Lot Size _____ Acreage _____

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
- x Industrial building
- _____ Farm, with building
- _____ Other (specify)

II. NATURE OF TRANSFER

- | | Yes | No |
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| A. (1) Is this a transfer by deed or other instrument of conveyance of fee title to property? | <u> x </u> | _____ |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of a land trust? | _____ | <u> x </u> |
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 Steve VanDrunen, Vice President (219) 736-2644
 Name, Position (if any), Telephone No.
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This Document is the property of Yes _____
the Lake County Recorder! No x

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Yes _____
No x

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Yes _____
No x

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Land Application	___	<u> x </u>
Waste Pile	___	<u> x </u>
Incinerator	___	<u> x </u>
Storage Tank (Above Ground) *	___	<u> x </u>
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Injection Wells	___	<u> x </u>
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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>

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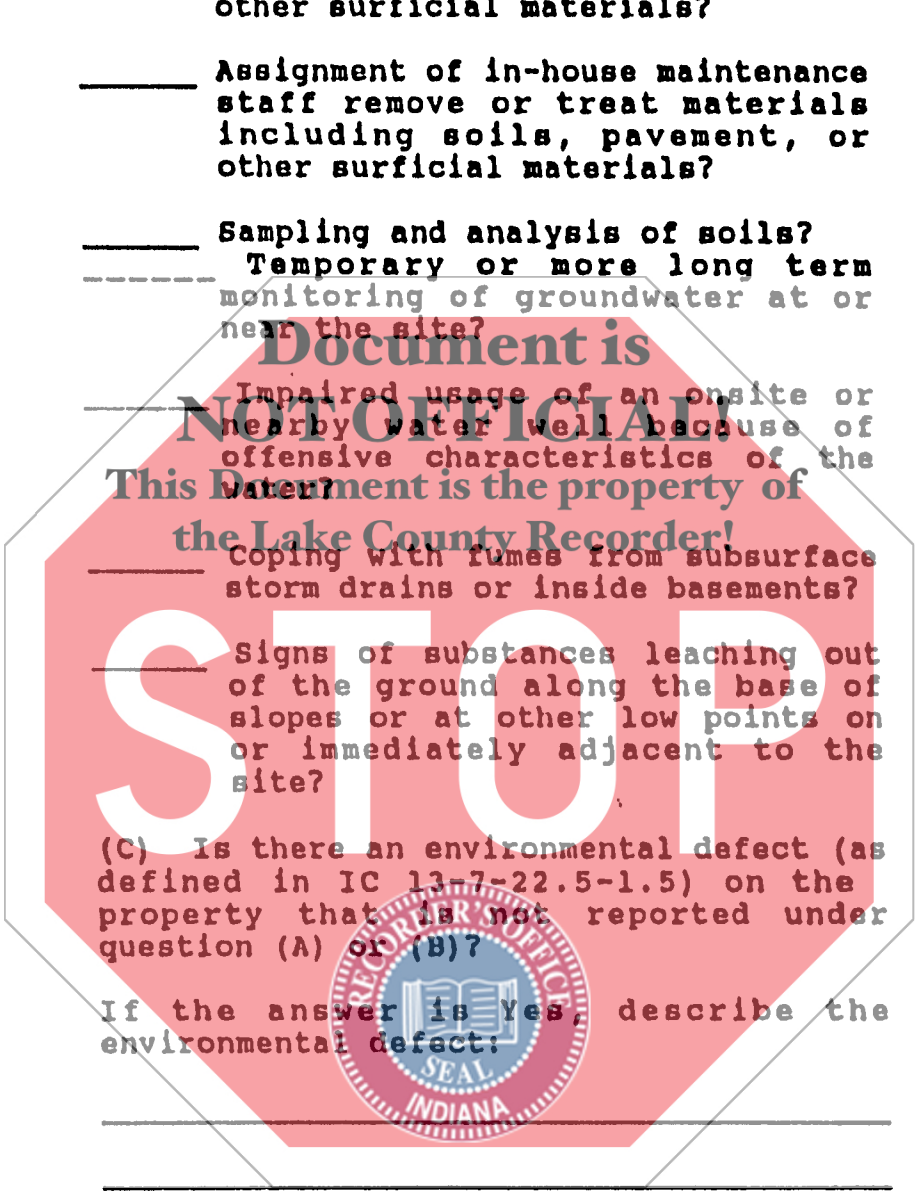
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Yes No

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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

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Pinnacle Bank

Steve Van Drunen
TRANSFEROR (or on behalf of Transferor) By: Steve Van Drunen, V.P.

B. This form was delivered to me with all elements completed on Sept. 24, 1996.

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STATE OF INDIANA)
COUNTY OF LAKE)

SS: Brian Boomsma

Document is NOT OFFICIAL!

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Witness my hand and official seal.

R. Brian Woodward NOTARY PUBLIC

My Commission Expires: 08/22/97

County of Residence: Lake

STATE OF INDIANA)
COUNTY OF LAKE)

SS:



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This Instrument Prepared By: R. Brian Woodward #2303-45
Anderson, Tauber & Woodward, P.C.
8935 Broadway, Merrillville, IN 46410