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**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.

62226

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

**NOT OFFICIAL!**

This Document is the property  
of the Lake County Recorder's Office  
County

The following information is provided  
under IC 13-25-3  
the Responsible Property Transfer Law.

For Use  
By County  
Recorder's Office  
County

Date  
Doc. No  
Vol.  
Page  
Rec'd by:

**I. PROPERTY IDENTIFICATION**

A. Address of property: 816 East Porter Street  
Street  
Crown Point, IN 46307  
City or Town Township

Tax Parcel Identification No. (Key Number): See Schedule 1.

B. Legal Description:  
 Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  
 Enter or attach complete legal description in this area:  
See Schedule 2.

**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.

97007744

MORRIS W. CARTER  
RECORDER

97 FEB - 7 AM 11:29

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

SENT BY: 8  
 2700  
 JY  
 SW

C. Property Characteristics:

Lot Size \_\_\_\_\_ Acreage 4.514 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 of fee title to property?	_____	_____
(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 collateral assignment of beneficial interest?	_____	_____
(5) An installment contract for the sale of property?	_____	_____
(6) A mortgage <del>on the land</del>	<u>X</u>	_____
(7) A lease of any duration that includes an option to purchase?	_____	_____

D.(1) Identify Transferor:

Adience, Inc.

Name and Current Address of Transferor

27 Noblestown Road, Carnegie, PA 15106

Trust No.

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

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:

Jim Gates, Plant Manager 219-663-0702  
Name, Position (if any), Telephone No.  
and Address 816 East Porter Street, Crown Point, IN 46307

C. Identify Transferee:

Fleet Bank  
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 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 handles 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 X  
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 X  
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 X  
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	—	<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 Recycling 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 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 discharge of wastewater to waters of Indiana.	No	Yes <u>X</u>
(B) Permits for emissions to the atmosphere.	Yes <u>X</u>	No —
(C) Permits for any waste storage, waste treatment, or waste disposal operation. (Permit #30615)	Yes <u>X</u>	No —

(Title V-Application Pending)

6. Has the transferor ever discharged any (327 IAC 2-4-2) wastewater (other than sewage) to a publicly (IC 13-11-2-256) owned treatment works? Yes \_\_\_ No X

7. Has the transferor been required to take any of the following actions relative to this property? Yes \_\_\_  
No x

(A) Filled 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) Filled 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 \_\_\_  
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 x  
No \_\_\_

(B) Have any hazardous substances or petroleum which were released come into direct contact with the ground at this site? Yes x  
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? - Inspected by Lake Cty. Health Dept.
- 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 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 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 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?

N/A

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 contracted for the management of the property:

Name: This facility was a collective purchase
Type of business: consisting of 4 separate transactions
or property usage: that took place between 1969-1978.

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:

- All Unknown -

Table with 2 columns: YES, NO. Rows include Landfill, Surface Impoundment, Land Application, 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.

**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.

*[Signature]*  
TRANSFEROR (or on behalf of Transferor) Vice President; Operations

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

*[Signature]* January 31, 1997  
TRANSFeree (or on behalf of Transferee)





I. Crown Point, IN  
Adience Inc.

Key Numbers

- 1) 23-09-0063-0001
- 2) 23-09-0063-0007
- 3) 23-09-0063-0008
- 4) 23-09-0052-0002
- 5) 23-09-0052-0003
- 6) 23-09-0220-0005
- 7) 23-09-0220-0006
- 8) 23-09-0220-0007
- 9) 23-09-0220-0008
- 10) 23-09-0220-0009



## SCHEDULE 2 LEGAL DESCRIPTION

### PARCEL I:

A part of Blocks 8 and 9 and the vacated North and South alley in Block 8, and vacated Butler Street and the vacated South 10 feet of Porter Street in said Blocks 8 and 9, being more particularly described as follows: Commencing at the NE corner of said Block 8 and running thence West along the South right-of-way line of Porter St. a distance of 584.35 feet to the NW corner of Block 9, thence South along the East right-of-way line of Thomas St. a distance of 168.77 feet, thence Easterly along a line that makes an angle of 90 degrees 39 minutes 15 seconds with the East right-of-way line of said Thomas St., measured from North to East, a distance 312.12 feet, thence Northerly perpendicular with the last described line a distance of 9.5 feet, thence Easterly parallel with the building located on the herein described property and 30 feet Southerly of said building, a distance of 272.78 feet to a point on the West right-of-way line of Indiana St. that is 162.85 feet South of the NE corner of said Block 8, thence North along the West right-of-way line of Indiana St. a distance of 162.85 feet to the point of beginning, all in Railroad Addition to the City of Crown Point, as shown in Miscellaneous Record "A", page 508, in Lake County, Indiana.

### Parcel II:

Lots 7 and 8, Block 19, Railroad Addition to the City of Crown Point, as shown in Miscellaneous Record "A", page 508, in Lake County, Indiana.

### PARCEL III:

A part of Blocks 7, 8 and 9 and the vacated North and South alley within said Blocks 7 and 8 and vacated Butler and Farragut Streets within said Blocks, being more particularly described as follows: Beginning at a point on the East right-of-way line of Thomas Street, 168.77 feet South of the Northwest corner of Block 9; thence Easterly along a line that makes an angle of 90 degrees 39 minutes 15 seconds with the East right-of-way line of said Thomas Street, measured from North to East, a distance of 312.12 feet, thence Northerly, perpendicular with the last described line, a distance of 9.5 feet; thence Easterly, a distance of 272.78 feet to a point on the West right-of-way line of Indiana Street, said point being 162.85 feet South of the Northeast corner of Block 8; thence Southerly on the aforesaid West right-of-way line, a distance of 50.5 feet; thence Westerly on a line 50.5 feet South of and parallel to the last described East-West line which measured 272.78 feet, a distance of 144.0 feet; thence Southerly on a line 144 feet West of and parallel to said West right-of-way line, a distance of 139.5 feet; thence Westerly on a line parallel to said East-West 272.78 feet line a distance of 132 feet; thence Northerly on a line 276 feet West of and parallel to the West right-of-way line of Indiana Street, a distance of 139.5 feet, more or less, to a point which is 41.0 feet South of the first described East-West line which measured 312.12 feet; thence Westerly parallel to and 41.0 feet South of the aforesaid East-West line, a distance of 310 feet, more or less, to a point on the East right-of-way line of Thomas Street; thence Northerly on the aforesaid right-of-way line, 41.0 feet to the point of beginning, all in Railroad Addition to the City of Crown Point, as shown in Miscellaneous Record "A", page 508, in Lake County, Indiana, excepting that part of premises in question lying in the North and South alley in said Block 9.

### PARCEL IV:

Lots 6, 7, 8 and 9, Replat of Block 20, Railroad Addition to Crown Point, as shown in Plat Book 28, page 51, Lake County, Indiana.

### PARCEL V:

Lot 1, except the North 6 feet thereof, Block 19, Railroad Addition to Crown Point, as shown in Miscellaneous REcord "A", Page 508, Lake County, Indiana.