

1-811-888-8888
T-001-888-8888

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**

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

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: _____

99071514

I. PROPERTY IDENTIFICATION

A. Address of property:

7770 Ridge Road

Street

Hobart

City of Town

99 JUN 30 10 51 AM '10

FILED
ST. JOHNS

Tax Parcel Identification No. (Key Number): 18-346-6

B. Legal Description:

Section 20 Township 36N Range 7W

Enter or attach complete legal description in this area: SEE ATTACHED LEGAL DESCRIPTION

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.

WCO
8/10
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LEGAL DESCRIPTION

THE EAST 243.63 FEET OF LOT 3 IN NORTH RIDGE CENTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 65 PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



C. Property Characteristics:

Lot Size 243.60' x 195' Acreage 1.129

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 the property?	<u>X</u>	<u> </u>
	(2) Is this a transfer by assignment of over 25% of beneficial interest of a land trust?	<u> </u>	<u>X</u>
	(3) A lease exceeding a term of 40 years?	<u> </u>	<u>X</u>
	(4) A collateral assignment of beneficial interest?	<u> </u>	<u>X</u>
	(5) An installment contract for the sale of property?	<u> </u>	<u>X</u>
	(6) A mortgage or trust deed?	<u> </u>	<u>X</u>
	(7) A lease of any duration that includes an option to purchase?	<u> </u>	<u>X</u>

B. (1) Identify Transferor:

Whopp Shop Development, Inc., 10015 Clark Road, Crown Point, IN 46307

Name and Current Address of Transferor

N/A
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:

J.W. Hawk, President

219-661-1713

Name, Position (if any),

Telephone No.

and Address 10015 Clark Road, Crown Point, IN 46307

C. Identify Transferee:

Timeless Management, Inc., P.O. Box 852377, Richardson, TX 75085-2377

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 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 or 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 13-11-2-99(a))?

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	<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 Tan (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 country 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

(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 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 questions (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 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 13-11-2-70) 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

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

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: Hamstra Group

Type of Business None or
property usage Vacant land

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	<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 Tan (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"/>

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.

J.W. Hawk, pres.
TRANSFEROR (or on behalf of Transferor) Whopp Shop Development, Inc. by
J.W. Hawk, President

B. This form was delivered to me with all elements completed on
July 29, 1999.

Garby Vice President.
TRANSFeree (or on behalf of Transferee)