

STATE OF INDIANA  
LAKE COUNTY  
FILED TO RECORD

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Chicago Title Insurance Company

**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

The following information is provided under IC 13-7-22.5, the Responsible Property Transfer Law.

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

1. **PROPERTY IDENTIFICATION**

A. Address of property: 7876 E 37th Avenue  
Hobart Street  
City or Town Township

Tax Parcel Identification No. (Key Number): 18-344-2

B. **Legal Description:**

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Enter or attach complete legal description in this area:  
see attached exhibit "A"

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.

C. Lot Size \_\_\_\_\_ Acreage \_\_\_\_\_

2600  
CT

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

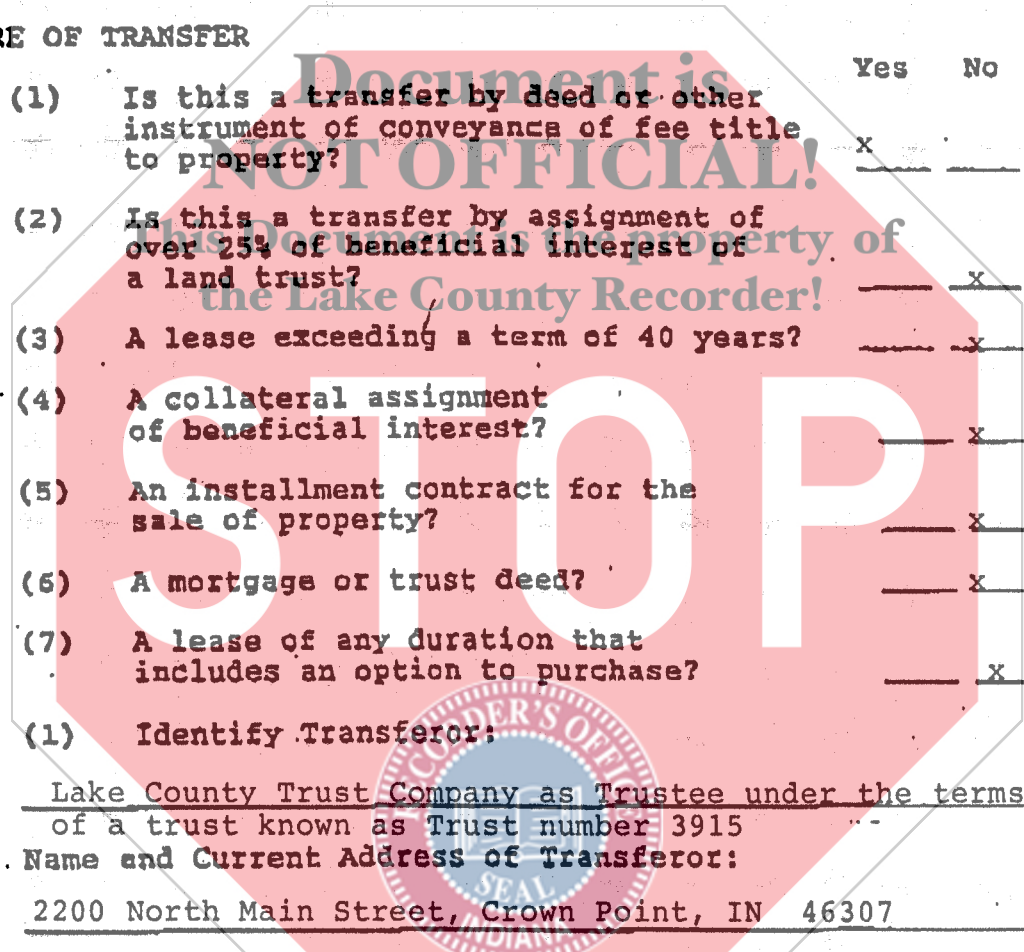
Lake County Trust Company as Trustee under the terms of a trust known as Trust number 3915  
 Name and Current Address of Transferor:  
2200 North Main Street, Crown Point, IN 46307

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

Robert J. Irmis  
 Name, Position (if any), and address Telephone No.

C. Identify Transferee:

National Surety Trust II, LLC, an Indiana limited liability company  
 Name and Current Address of Transferee:  
c/o 333 West Wacker Drive, Suite 2750, Chicago, IL 60606



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   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?

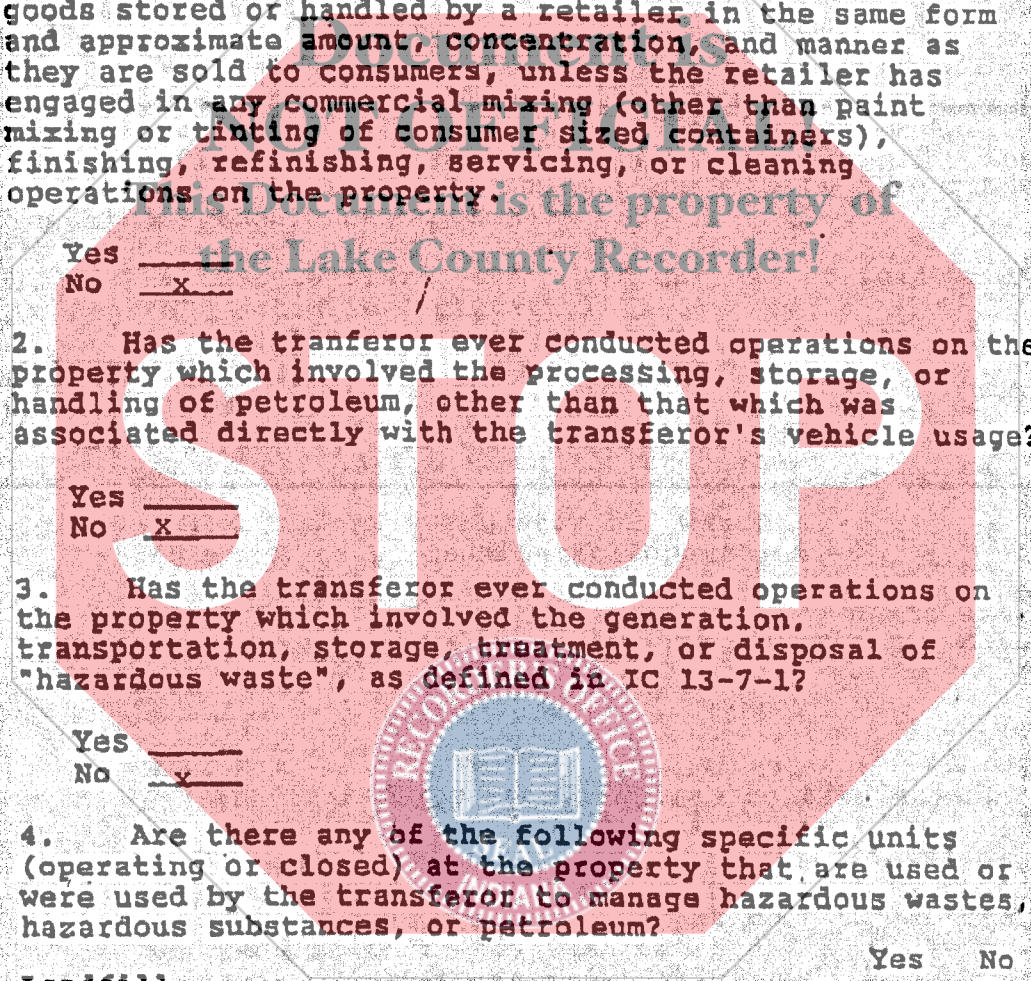
Yes \_\_\_\_\_  
No   x  

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 13-7-1?

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>      </u>	<u>  </u> X
Container Storage Area	<u>      </u>	<u>  </u> X
Injection Wells	<u>      </u>	<u>  </u> X
Wastewater Treatment Units	<u>      </u>	<u>  </u> X
Septic Tanks	<u>      </u>	<u>  </u> X
Transfer Stations	<u>      </u>	<u>  </u> X
Waste Recycling Operations	<u>      </u>	<u>  </u> X
Waste Treatment Detoxification	<u>      </u>	<u>  </u> X
Other Land Disposal Area	<u>      </u>	<u>  </u> X

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?

	Yes	No
(A) Permits for discharges of wastewater to waters of Indiana.	<u>      </u>	<u>  </u> X
(B) Permits for emissions to the atmosphere.	<u>      </u>	<u>  </u> X
(C) Permits for any waste storage, waste treatment, or waste disposal operation.	<u>      </u>	<u>  </u> X

6. Has the transferor ever discharged any wastewater (other than sewage) to a publicly owned treatment works?

Yes         
No    X

7. Has the transferor been required to take 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	<u>      </u>
	No	<u>  </u> 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	<u>      </u>
	No	<u>  </u> 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  X

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  X

(B) Have any hazardous substances or petroleum which were released come into direct contact with the ground at this site?

Yes \_\_\_\_\_  
No  X

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 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:

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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:

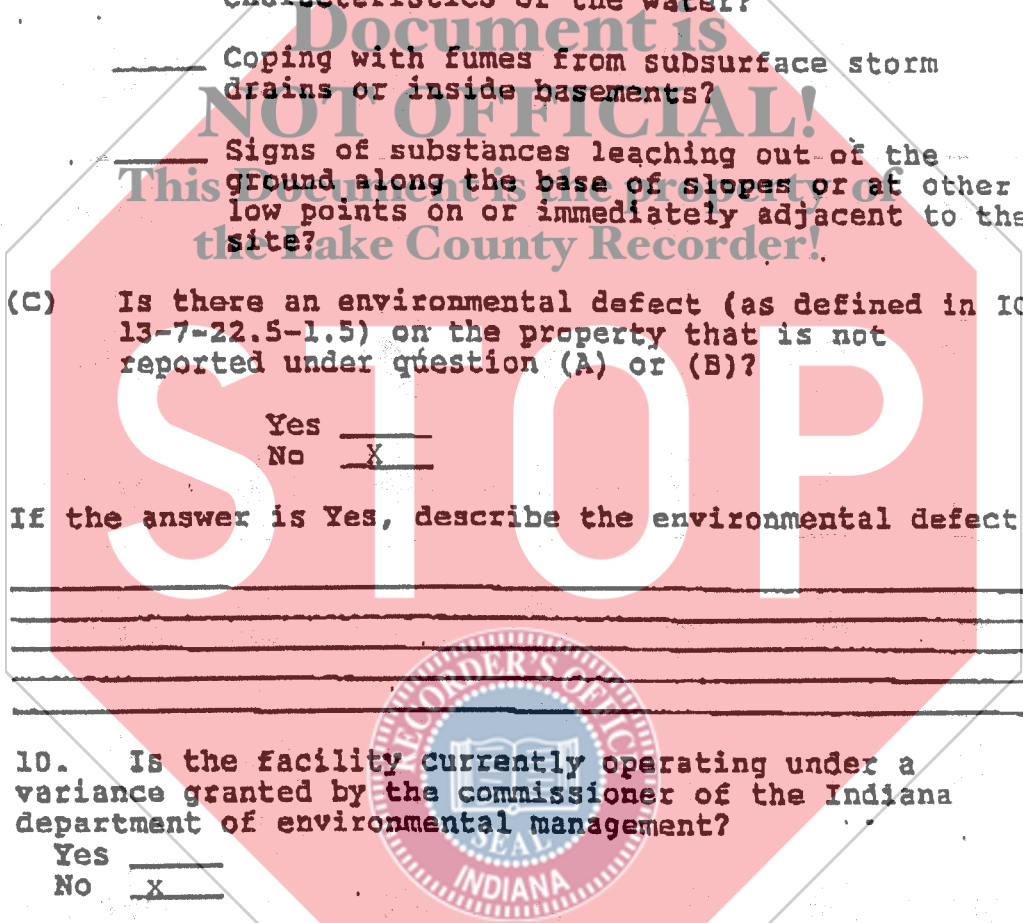
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12. Is there any explanation needed for clarification of any of the above answers or responses?

None

B. Site Information Under Other Ownership or Operation

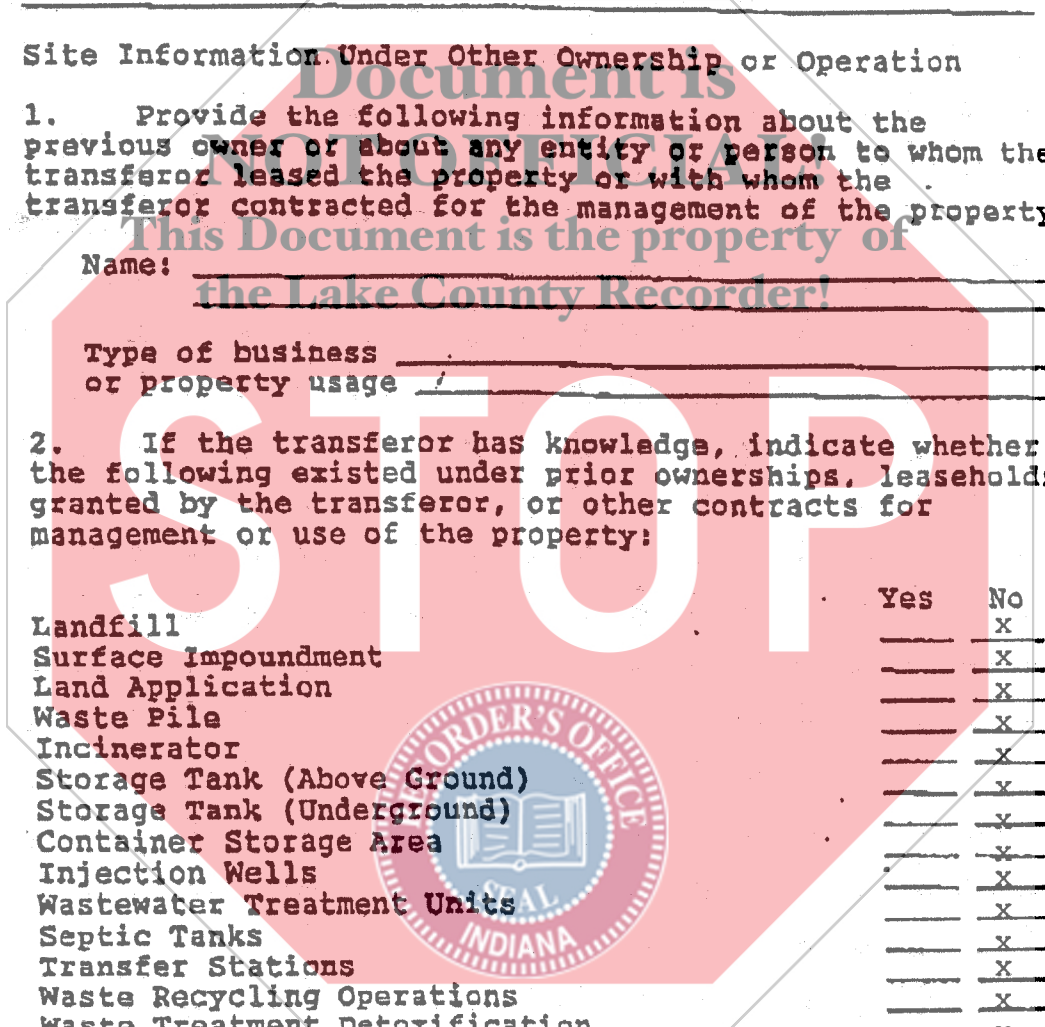
1. Provide the following information about the previous owner or about any entity or person to whom the transferor leased the property or with whom the transferor contracted for the management of the property:

Name:

Type of business 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	_____	<input checked="" type="checkbox"/>
Surface Impoundment	_____	<input checked="" type="checkbox"/>
Land Application	_____	<input checked="" type="checkbox"/>
Waste Pile	_____	<input checked="" type="checkbox"/>
Incinerator	_____	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	_____	<input checked="" type="checkbox"/>
Storage Tank (Underground)	_____	<input checked="" type="checkbox"/>
Container Storage Area	_____	<input checked="" type="checkbox"/>
Injection Wells	_____	<input checked="" type="checkbox"/>
Wastewater Treatment Units	_____	<input checked="" type="checkbox"/>
Septic Tanks	_____	<input checked="" type="checkbox"/>
Transfer Stations	_____	<input checked="" type="checkbox"/>
Waste Recycling Operations	_____	<input checked="" type="checkbox"/>
Waste Treatment Detoxification	_____	<input checked="" type="checkbox"/>
Other Land Disposal Area	_____	<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.

CHICAGO CENTER ASSOCIATES, LTD.

By: Robert L. Irmas GP

TRANSFEROR (or on behalf of Transferor)  
By: Daniel S. Gold

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

January 20 2000  
National Surety Trust, II, L.L.C.

By: George D. Harris  
TRANSFeree (or on behalf of Transferee)  
George D. Harris, President

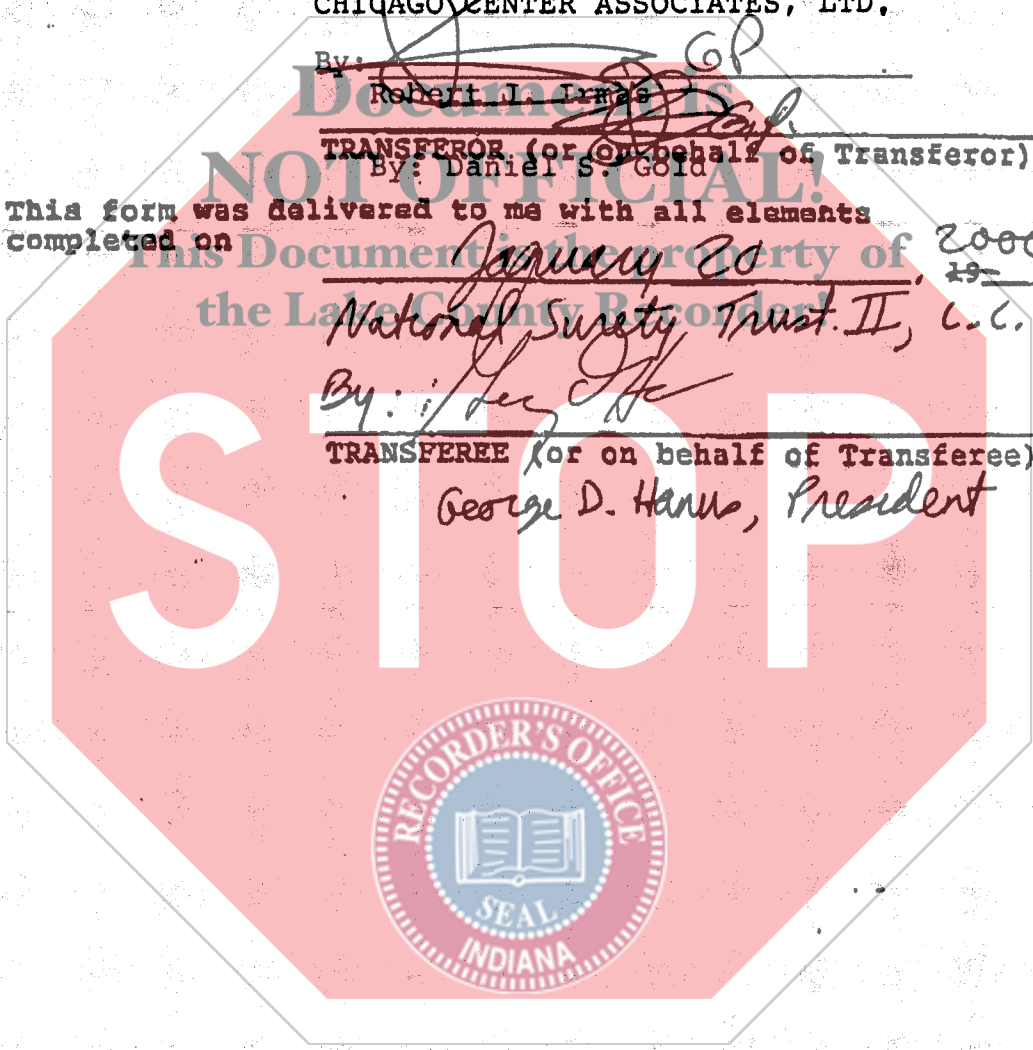




EXHIBIT "A"

Lot 2 in Hobart Commons, as per plat thereof, recorded in Plat Book 58 page 10, in the Office of the Recorder of Lake County, Indiana, except that part described as: Beginning at a point on the North line of said Lot 2 and 234.89 feet West of the Northwest corner of Lot 3 in said Hobart Commons; thence South 00 degrees 30 minutes 18 seconds East, 159.86 feet to the Southwest corner of the Walgreens Drug Store Building; thence North 00 degrees 30 minutes 18 seconds West along said building a distance of 60.00 feet; thence South 89 degrees 29 minutes 42 seconds West, 100.0 feet; thence South 00 degrees 30 minutes 18 seconds East 60.00 feet; thence North 89 degrees 29 minutes 42 seconds East, 100.00 feet to the point of beginning.

