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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.

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

For Use By County Recorder's Office County.

The following information is Date provided under IC13-25-3, the Responsible Property Transfer Law.

Doc. No.

Vol.

Page

Rec'd by:

2003 06 9 9 55

I. PROPERTY IDENTIFICATION

A. Address of property:

2750
Sheffield Avenue
Hammond, IN

Tax Parcel Identification No. (Key Number): 26-37-0107-0022, 26-37-0107-0016, 26-37-0107-0028 & 26-37-0107-0010

B. Legal Description: Attached hereto as Exhibit A.

LIABILITY DISCLOSURE

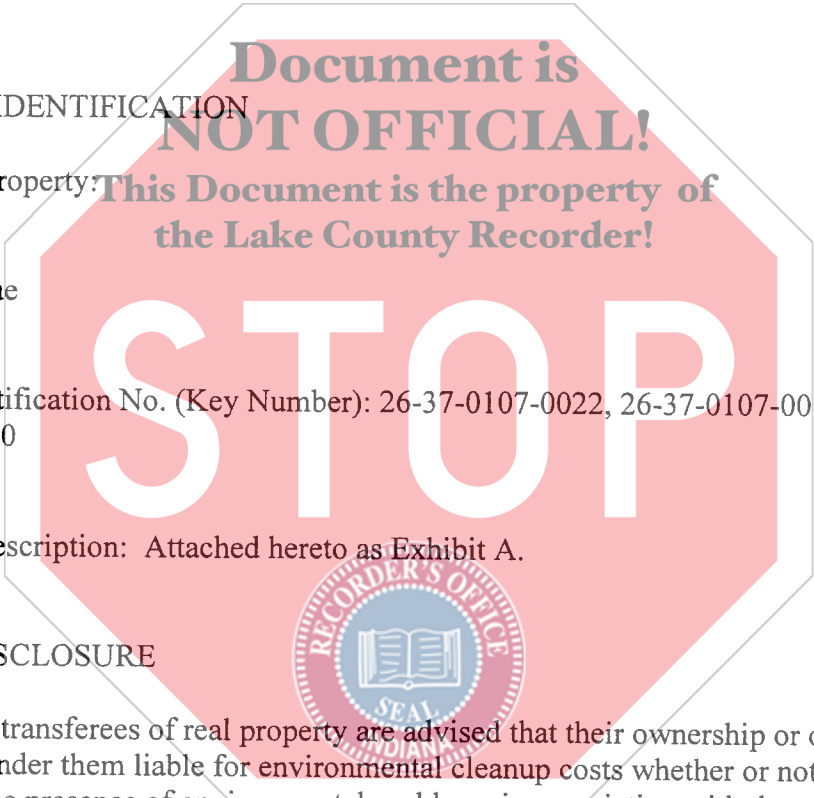
Transferors and transferees of real property are advised that their ownership or other control of such property may render them liable for environmental cleanup costs whether or not they caused or contributed to the presence of environmental problems in association with the property.

C. Property

HOLD FOR FIRST AMERICAN TITLE

19995

28.00
LP
FA



2003 JUN 10 3:01

Characteristics: Lot Size 392,578.7 sq. ft. Acreage 9.01 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 X

Industrial building X

Farm, with buildings _____

Other (specify) 1 block terminal building, 1 brick & frame terminal building, 1 brick shed garage & 1 brick & wood metal sided building

II. NATURE OF TRANSFER

YES NO

A. (1) Is this a transfer by deed or other instrument of conveyance of the title to property? _____ X

(2) Is this a transfer by assignment of over 25% of beneficial interest of a land trust? _____ X

(3) A lease exceeding a term of 40years? * _____

(4) A collateral assignment of beneficial interest? _____ X

(5) An installment contract for the sale of property? _____ X

(6) A mortgage or trust deed? _____ X

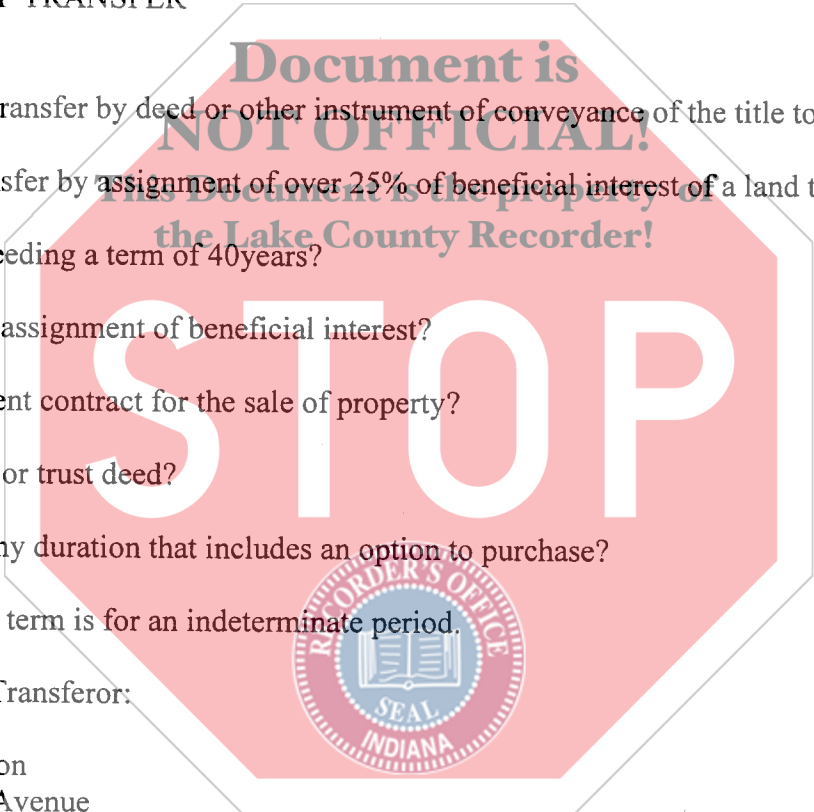
(7) A lease of any duration that includes an option to purchase? X _____

* Lease term is for an indeterminate period.

B. (1) Identify Transferor:

Ferro Corporation
1000 Lakeside Avenue
Cleveland, Ohio 44114

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:

Elton L. Parker, Esq.
Squire, Sanders & Dempsey, LLP
4900 Key Tower
Cleveland, Ohio 44114-1304
Phone: (216) 479-8104

C. Identify Transferee:

Keil Chemical Corporation
c/o Dover Chemical Corporation
3676 Davis Road NW
Post Office Box 40
Dover, Ohio 44622-0040

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 IC13-11-2-98)? 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 IC13-11-2-99 (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?

Landfill Yes ___ No X

Surface Impoundment Yes ___ No X

Land Application Yes ___ No X

Waste Pile Yes ___ No X

Incinerator Yes ___ No X

Storage Tank (Above Ground) Yes ___ No X

Storage Tank (Underground) Yes ___ No X

Container Storage Area Yes X No ___

Injection Wells Yes ___ No X

Wastewater Treatment Units Yes ___ No X

Septic Tanks Yes X No ___

Transfer Stations Yes ___ No X

Waste Recycling Operations Yes ___ No X

Waste Treatment Detoxification Yes ___ No X

Other Land Disposal Area Yes ___ No 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?

(A) Permits for discharges of wastewater to waters of Indiana. 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 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 X 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 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 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 ___ 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 IC13-11-2-70) 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

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:

Hammond First Baptist Church.

Storage.

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:

Landfill

Yes ___ No X

Surface Impoundment

Yes ___ No ___

Land Application

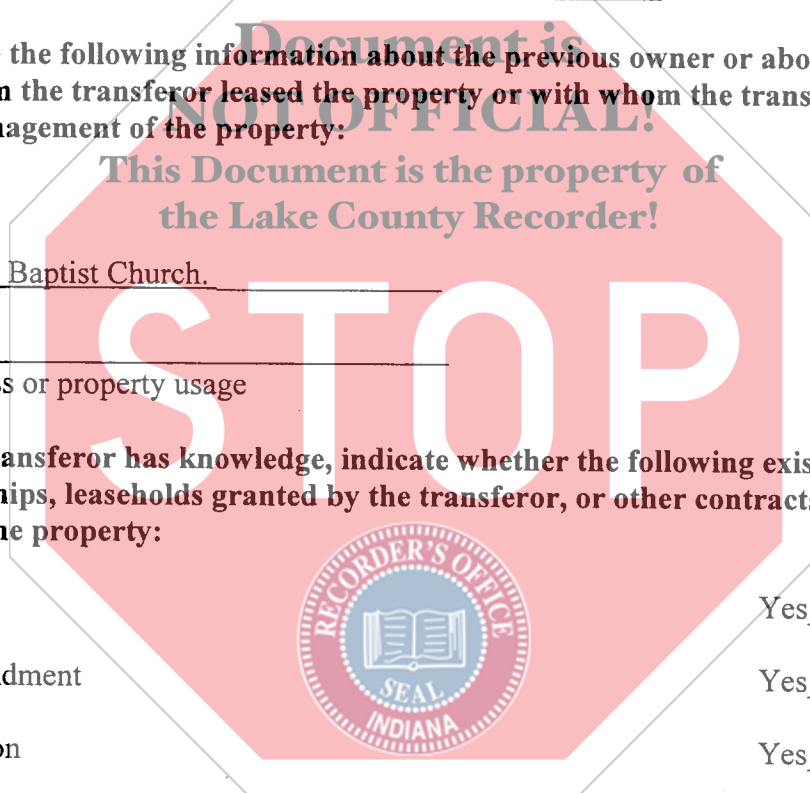
Yes ___ No ___

Waste Pile

Yes ___ No ___

Incinerator

Yes ___ No ___



Storage Tank (Above Ground)	Yes ___ No ___
Storage Tank (Underground)	Yes <u>X</u> No ___
Container Storage Area	Yes ___ No ___
Injection Wells	Yes ___ No <u>X</u>
Wastewater Treatment Units	Yes ___ No ___
Septic Tanks	Yes <u>X</u> No ___
Transfer Stations	Yes ___ No ___
Waste Recycling Operations	Yes ___ No ___
Waste Treatment Detoxification	Yes ___ No ___
Other Land Disposal Area	Yes ___ No ___

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.

Elton L. Parker, Esq.

TRANSFEROR (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on June 30, 2003

Dwain S. Cohen, President

TRANSFeree (or on behalf of Transferee)

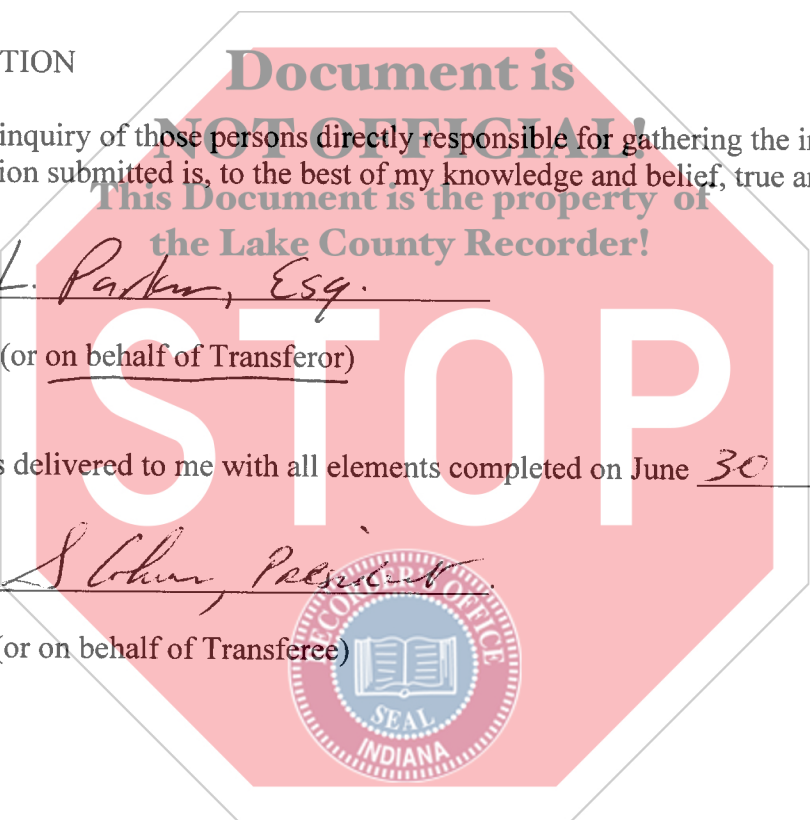


Exhibit A

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE NORTH ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 2654.57 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE LEAVING SAID EAST SECTION LINE, NORTH 89° 08' 42" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1055.83 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF SHEFFIELD AVENUE (80' R-O-W); THENCE ALONG SAID WEST RIGHT OF WAY LINE NORTH 13° 41' 43" EAST, A DISTANCE OF 285.95 FEET TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 89° 02' 14" WEST, ALONG THE NORTH ROAD RIGHT OF WAY LINE OF 129TH STREET, A DISTANCE OF 539.17 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, WEST, A DISTANCE OF 67.97 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, OF 129TH STREET, NORTH 14° 03' 21" EAST, A DISTANCE OF 444.23 FEET; THENCE SOUTH 75° 56' 08" EAST, A DISTANCE OF 66.00 FEET; THENCE NORTH 14° 04' 20" EAST, A DISTANCE OF 264.54 FEET; THENCE SOUTH 89° 08' 42" EAST, A DISTANCE OF 539.46 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF SHEFFIELD AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 14° 04' 17" WEST, A DISTANCE OF 693.31 FEET TO THE POINT OF BEGINNING, CONTAINING 9.01 ACRES, MORE OR LESS.



