



**ENVIRONMENTAL DISCLOSURE FOR
TRANSFER OF REAL PROPERTY (IC 13-25-3-7.5)**

State Form 52653 (5-06)
Indiana Department of Environmental Management

A WARNING TO THE PARTIES TO A TRANSFER OF PROPERTY:
The single act of reading this document does not constitute "all appropriate inquiries" into the previous ownership and uses of the facility to satisfy that requirement under the federal Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601(35)(B)). You are strongly encouraged to read this document carefully and to take all other actions necessary to make a due diligence inquiry into the previous ownership and uses of the facility if you intend to satisfy the criteria to avoid liability under the federal Comprehensive Environmental Response, Compensation and Liability Act or IC 13-25-4.

For Use By County Recorder's Office	
County	
Date	
Doc. No.	
Vol.	
Page	
Rec'd by:	
The following information is provided under IC 13-25-3-7.5, the Responsible Property Transfer Law.	

PART ONE: PROPERTY IDENTIFICATION

A. Address of Property:		2006 091762				
City or Town	Hammond		Township	North		
Tax Parcel Identification No. (Key Number): 26-37-0039-0047						
B. Legal Description:		2006 091762				
Section			Township		Range	
Enter or attach complete legal description in this area: see attached						
<p>Document is NOT OFFICIAL!</p> <p>This LIABILITY DISCLOSURE property of</p> <p>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.</p>						
C. Property Characteristics:		2006 091762				
Lot Size			Acreage			
Check all types of improvement and uses that pertain to the property:						
<input type="checkbox"/> Apartment Building (6 units or less)	<input type="checkbox"/> Industrial Building					
<input type="checkbox"/> Commercial Apartment (over 6 units)	<input type="checkbox"/> Farm, with Buildings					
<input type="checkbox"/> Store, Office, Commercial Building	<input checked="" type="checkbox"/> Other (specify) gas station					

Stewart Title Services
 of Northwest Indiana
 The Pointe
 5521 W. Lincoln Hwy.
 Crown Point, IN 46307

PART TWO: NATURE OF TRANSFER

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

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PART TWO: NATURE OF TRANSFER (continued)

B. (1) Identify Transferor:

Name and Current Address of Transferor Wilgus M. and Bonnie A. Allen

Address 14 Helene City Schererville

State: IN ZIP 46375

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 this form on behalf of the Transferor and who has knowledge of the information contained in this form. Include name, position (if any), and address and telephone number.

Name Wilgus Allen Position Owner

Address 14 Helene City Schererville State: IN ZIP 46375

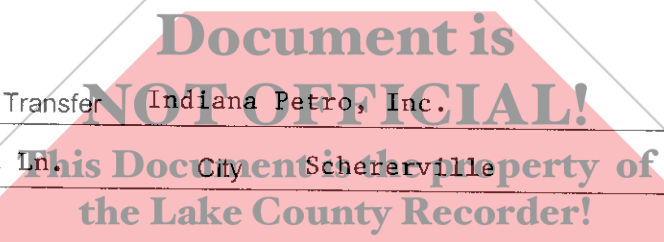
Telephone (219)746 - 2355

C. Identify Transferee:

Name and Current Address of Transferor Indiana Petro, Inc.

Address 1217 Cambridge In. City Schererville

State: IN ZIP 46375



PART THREE: 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 IC 13-11-2-99(a))?

Yes No

4. Are there any of the following units (operating or closed) at the property that are used or were used by the transferor to manage hazardous wastes, hazardous substances, or petroleum?

PART THREE: ENVIRONMENTAL INFORMATION (continued)

Landfill	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Injection Wells	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Surface Impoundment	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Wastewater Treatment Units	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Land Application	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Septic Tanks	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Waste Pile	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Transfer Stations	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Incinerator	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Waste Recycling Operations	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Storage Tank (above ground)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Waste Treatment Detoxification	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Storage Tank (underground)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Other Land Disposal Area	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Container Storage Area	<input type="checkbox"/> Yes	<input type="checkbox"/> No			

If there are "YES" answers to any of the items on the preceding page 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
- (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 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

(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

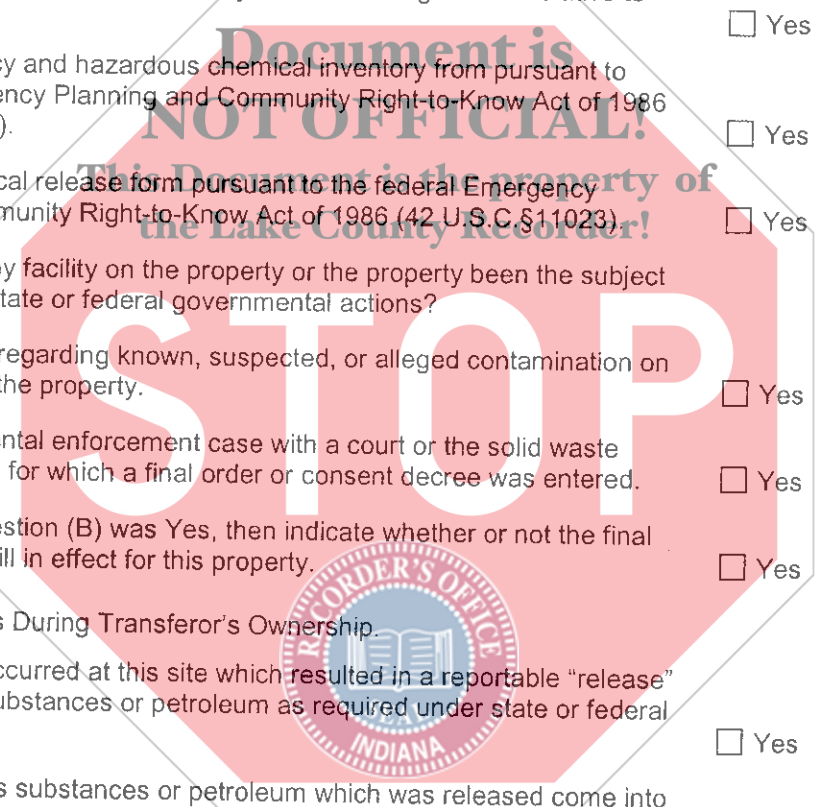
(B) Have any hazardous substances or petroleum which was released come into direct contact with the ground at this site?

Yes 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?



PART THREE: ENVIRONMENTAL INFORMATION (continued)

- 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:

10. Is the facility currently operating under a variance granted by the commissioner of the Indiana Department of Environmental Management? Yes No

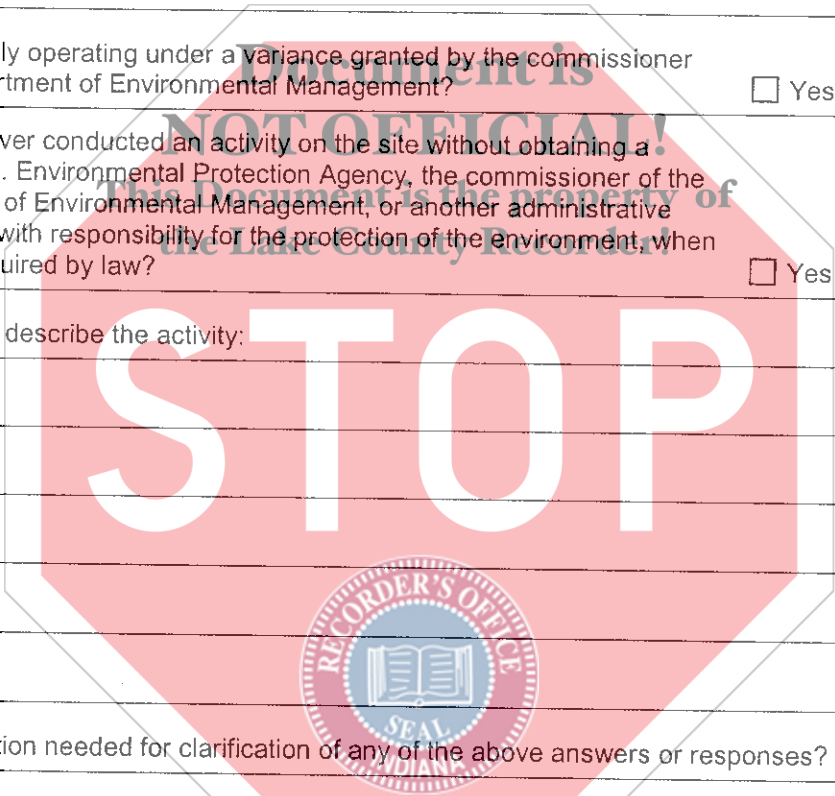
11. Has the transferor ever conducted an activity on the site without obtaining a permit from the U. S. Environmental Protection Agency, the commissioner of the Indiana Department of Environmental Management, or another administrative agency or authority with responsibility for the protection of the environment, when such 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?

Item 5(c) - Permits were obtained for disposal of oil, antifreeze, freon through Safety-Kleen.

Item 9(a)-Transferor is unaware of any Environmental Releases. However, the prior operator BP Amoco monitors the groundwater on the location.



PART THREE: ENVIRONMENTAL INFORMATION (continued)

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: Amoco

Type of Business or Property Usage: gas station

2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leaseholds granted by the transferor, other contracts for management of use of the property:

Landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Injection Wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Surface Impoundment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Wastewater Treatment Units	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Land Application	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Septic Tanks	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Waste Pile	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Transfer Stations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Incinerator	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Waste Recycling Operations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Storage Tank (above ground)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Waste Treatment Detoxification	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Storage Tank (underground)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Other Land Disposal Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Container Storage Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			

PART FOUR: 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.

TRANSFEROR (or on behalf of Transferor)

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

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TRANSFeree (or on behalf of Transferee)

9/1/06

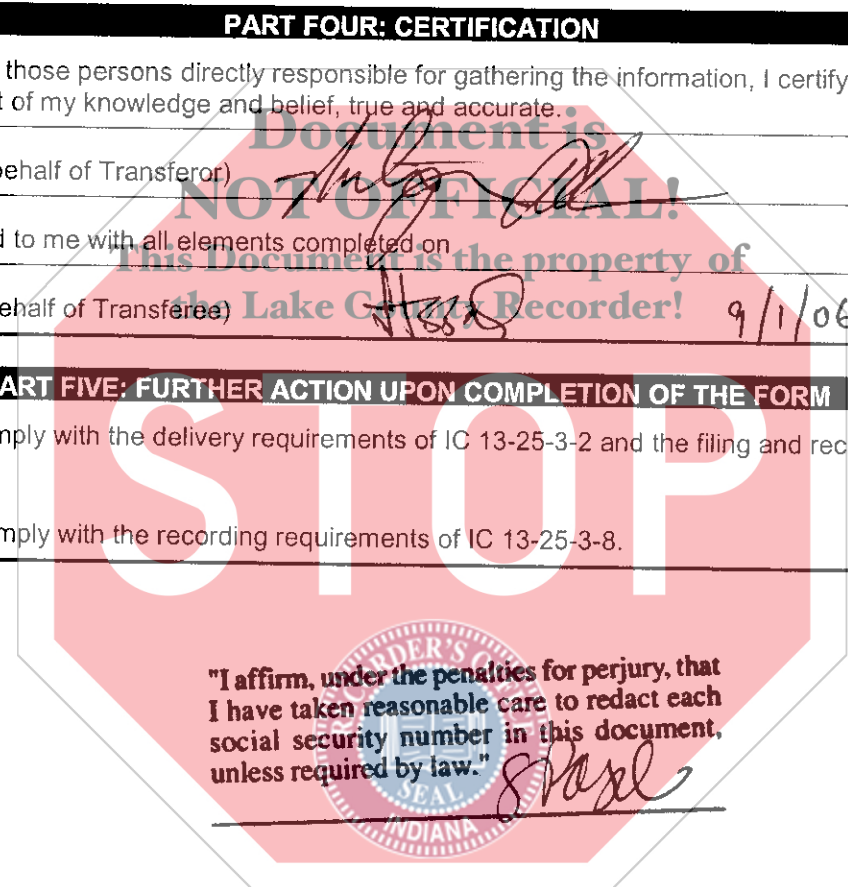
PART FIVE: FURTHER ACTION UPON COMPLETION OF THE FORM

A. The transferor must comply with the delivery requirements of IC 13-25-3-2 and the filing and recording requirements of IC 13-25-3-8.

B. The transferee must comply with the recording requirements of IC 13-25-3-8.

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

[Signature]



REAL ESTATE DESCRIPTION:

Aug # 37-39-47

A parcel of land located in the Southwest quarter of Section 10, Township 36 North, Range 9 West of the 2nd P.M. and more particularly described as beginning at the Northeast corner of said quarter section, (said point being the intersections of the center line of 169th Avenue and Grand Avenue); thence Westerly along the center line of 169th Avenue (said center line being the North line of the Southwest quarter of Section 10, Township 36 North, Range 9 West), a distance of 30 feet to a point; thence Southerly, a distance of 33 feet to the point of intersections of the Southline of 169th and the West line of Grand Avenue, said point being the beginning for the following described parcel of land; thence Westerly along the South line of 169th Avenue, a distance of 200 feet to a point; thence Southerly along a line parallel with the center line of Grand Avenue, a distance of 200 feet; thence Easterly along a line parallel with the center line of 169th Avenue to a point in the West line of Grand Avenue (point being 30 feet West of the East line of the Southwest quarter, Section 10, Township 36 North, Range 9 West); thence Northerly along the West line of Grand Avenue, a distance of 200 feet to the place of beginning, all in the City of Hammond, Lake County, Indiana, excepting therefrom any portion of above described real estate lying within the right-of-way of 169th Avenue, Hammond, Indiana.



PARCEL NO. 49
RIGHT OF WAY

A part of the Southwest Quarter of Section 10, Township 36 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the northeast corner of said quarter section, thence North 89 degrees 00 minutes 37 seconds West (assumed bearing) 9.144 meters (30.00 feet) along the north line of said quarter section, thence South 0 degrees 59 minutes 28 seconds East 10.058 meters (33.00 feet) to the point of beginning of this description, which point is at the intersection of the south boundary of 169th Street and the west boundary of Grand Avenue; thence continuing South 0 degrees 59 minutes 28 seconds East 7.961 meters (26.12 feet) along said west boundary; thence North 59 degrees 54 minutes 00 seconds West 10.278 meters (33.72 feet) thence North 89 degrees 00 minutes 28 seconds West 52.153 meters (171.11 feet) to the west line of the grantors' land; thence North 0 degrees 59 minutes 28 seconds West 2.958 meters (9.70 feet) along said west line to the south boundary of said 169th Street, thence South 89 degrees 00 minutes 37 seconds East 60.960 meters (200.00 feet) along said south boundary to the point of beginning and containing 202.2 square meters (2.1/6 square feet) more or less.

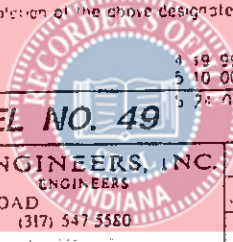
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PARCEL NO. 49
 TEMP. R/W FOR DRIVEWAY CONSTR. & SIDEWALK CONSTR.
 (WORK AREA ONLY)
 This is the property of the Lake County Recorder!

Also an easement in and to the following described real estate: A part of the Southwest Quarter of Section 10, Township 36 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the northeast corner of said quarter section, thence North 89 degrees 00 minutes 37 seconds West (assumed bearing) 9.144 meters (30.00 feet) along the north line of said quarter section, thence South 0 degrees 59 minutes 28 seconds East 18.019 meters (59.17 feet) thence North 59 degrees 54 minutes 00 seconds West 6.167 meters (20.23 feet) to the point of beginning of this description, thence North 59 degrees 00 minutes 28 seconds West 41.597 meters (136.46 feet) thence South 0 degrees 59 minutes 37 seconds West 1.000 meters (3.28 feet) thence 89 degrees 00 minutes 28 seconds West 12.000 meters (39.37 feet) thence North 0 degrees 59 minutes 37 seconds East 1.000 meters (3.28 feet), to the west line of the grantors' land, thence North 0 degrees 59 minutes 28 seconds West 2.001 meters (6.56 feet) along said west line, thence South 89 degrees 00 minutes 28 seconds East 52.153 meters (171.11 feet) thence South 59 degrees 54 minutes 00 seconds East 4.111 meters (13.49 feet) to the point of beginning and containing 119.2 square meters (1.290 square feet) more or less for the purpose of driveway construction to the grantors' real estate and sidewalk construction (working area only), which easement will revert to the grantors upon completion of the above designated project.

4-19-99 REV. R/W
 5-10-00 REV. ADDITION R/W
 5-28-00 REV. TEMP R/W

PARCEL NO. 49

AMERICAN CONSULTING ENGINEERS, INC.
 ARCHITECTS SURVEYORS ENGINEERS
 4165 MILLERSVILLE ROAD
 INDIANAPOLIS, INDIANA 46205 (317) 547-5580



THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY

CENTER LINE STATIONING IS IN METRIC SCALE

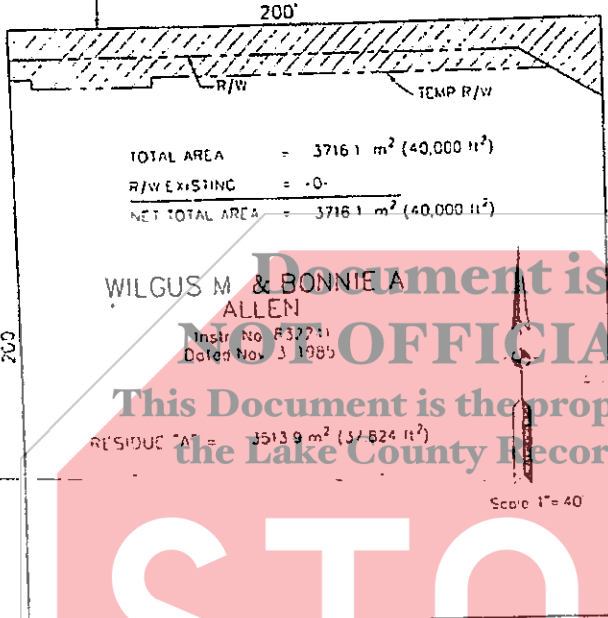
169th STREET

15+550



Line "PR-A"

1/4 SEC. LINE



TOTAL AREA = 3716.1 m² (40,000 ft²)
R/W EXISTING = -0-
NET TOTAL AREA = 3716.1 m² (40,000 ft²)

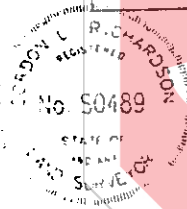
WILGUS M & BONNIE ALLEN

Instr. No. #32711
Date: Nov. 3, 1985

RESIDUE AREA = 3513.9 m² (37,624 ft²)

Scale 1" = 40'

GRAND AVE.



Corrected under 10/1/2010 and 5001 May 24, 2010

R. Richardson
Registered Professional Engineer
Professional Land Surveyor No. 50489

4 19 99 REV R/W
5 10 00 ADD 5' TEMP R/W
5 24 00 REV TEMP R/W

PARCEL NO. 49

AMERICAN CONSULTING ENGINEERS, INC.
ARCHITECTS ENGINEERS
4165 MILLERSVILLE ROAD
INDIANAPOLIS, INDIANA 46205 (317) 547-5580

SO# 70779

Owner: Amoco Oil Co.

Site# N/A

MONITOR WELLS

Well Number	1	2	3	4	5	6	7	8	9	10	11	12
Well Depth												
Depth to Water												
Product Detected AMOUNT In inches	NO wells		Present									

Location Diagram

169th St.

B S G

B S G

B
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B
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STORE

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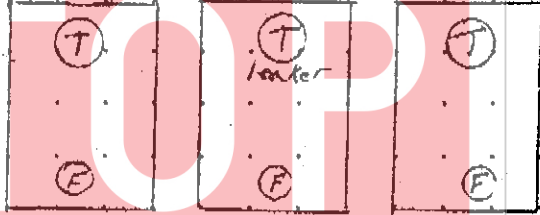
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○○○
vents

Gold

Silver

Blue



⊕ = Turbine
⊙ = Fill

