



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

State Form 52653 (R / 1-07)
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	2011 03 22
Doc. No.	
Vol.	
Page	
Rec'd by:	
The following information is provided under IC 13-25-3-7.5 the Responsible Property Transfer Act.	

PART ONE: PROPERTY IDENTIFICATION

A. Address of Property: 1340 141st Street, 4100-4300 Columbia Avenue, 4200-4240 White Oak Avenue, 1425 Huehn Street, 1445 Huehn Street, 1505 Huehn Street, 1515 Huehn Street and 1533 Huehn Street

City or Town: Hammond Township

Tax Parcel Identification No. (Key Number): 45-03-30-201-002.000-023, 45-03-30-226-001.000-023, 45-03-30-251-001.000-023, 45-03-30-251-002.000-023, 45-03-30-276-001.000-023, 45-03-30-276-002.000-023, 45-03-30-276-003.000-023, 45-03-30-276-004.000-023, 45-03-30-276-005.000-023

B. Legal Description: Section 30 Township 37N Range 9W 45-03-30-201-001.000-023

Enter or attach complete legal description in this area: See Exhibit "A" attached hereto and incorporated herein by reference.

LIABILITY DISCLOSURE
Transferee 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 Characteristics: Lot Size _____ Acreage Approximately 76.82 acres

Check all types of improvement and uses that pertain to the property:

- Apartment Building (6 units or less)
- Industrial Building
- Commercial Apartment (over 6 units)
- Farm, with Buildings
- Store, Office, Commercial Building
- Other (specify) _____

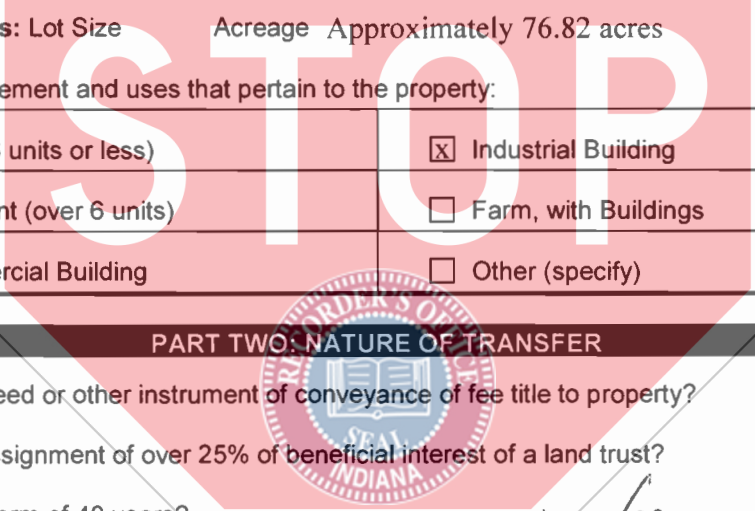
PART TWO: NATURE OF TRANSFER

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

AMOUNT \$ 2000
CASH _____ CHARGE _____
CHECK # 1742 3159
OVERAGE _____
COPY _____
NON-COM _____
CLERK _____

692142

Document is NOT OFFICIAL!



NCS-480030

22nd
1742 113475
Ref 1
AS
→

PART TWO: NATURE OF TRANSFER (continued)

B. (1) Identify Transferor:

Name and Current Address of Transferor FAEM Properties V, LLC

Address 12225 Stephens Road City Warren

State: MI ZIP 48089-2010

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 David D. Marsh Position Attorney for Transferor/Transferee

Address 201 W. Big Beaver, Suite 600 City Troy State: MI ZIP 48084

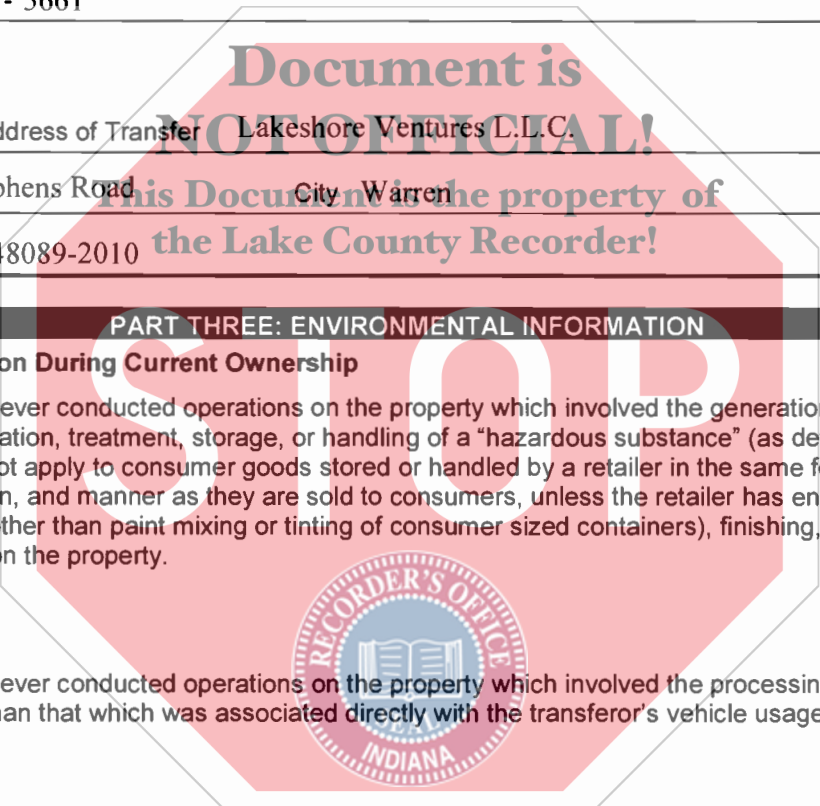
Telephone (248) 740- 5661

C. Identify Transferee:

Name and Current Address of Transferor Lakeshore Ventures L.L.C.

Address 12225 Stephens Road City Warren

State: MI ZIP 48089-2010



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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Waste Treatment Detoxification	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Storage Tank (underground)	<input type="checkbox"/> Yes	<input checked="" 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			

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 from 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.

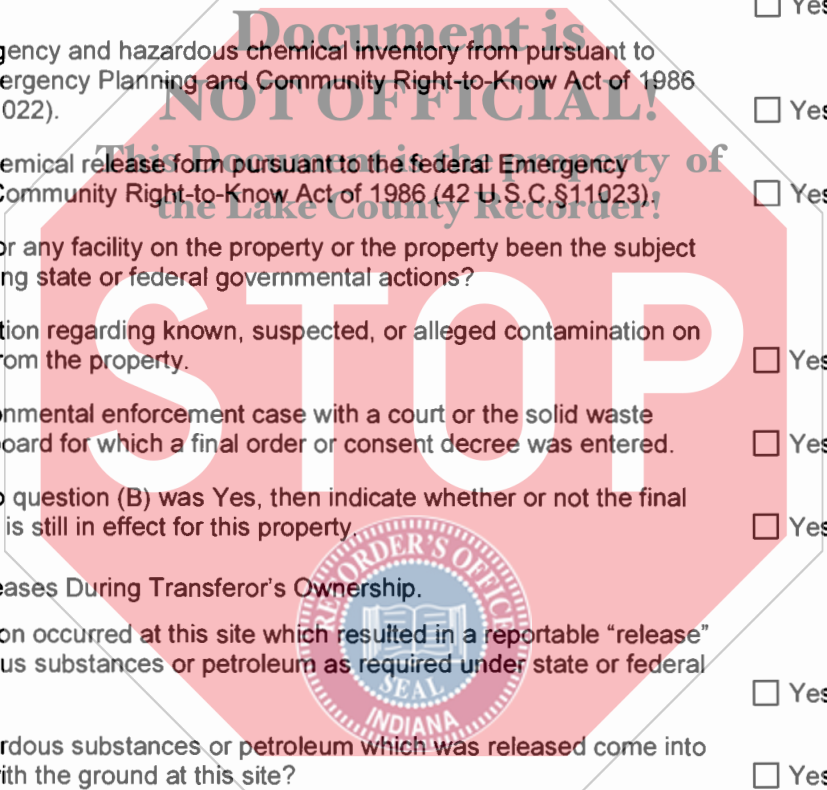
(A) Has any situation occurred at this site which resulted in a reportable "release" of any hazardous substances or petroleum as required under state or federal laws? Yes No

(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

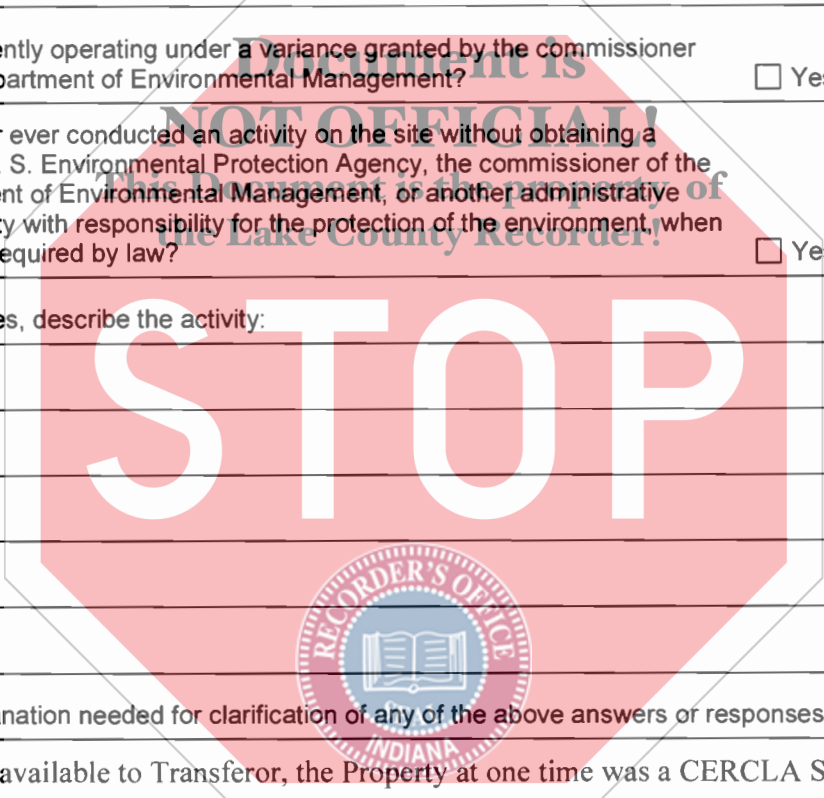
If the answer is Yes, describe the environmental defect:

Based on information available to Transferor, the Property is subject to a Voluntary Remediation Program administered by the Indiana Department of Environmental Management ("IDEM") and the Remediation Work Plan of 2001 as developed by Bascor Engineering, Inc. and approved by IDEM. In addition, a portion of the Property is being monitored through the Mitigation Management Plan as set forth in Document No. 1999-193-45-MTM-A and is subject to certain covenants as set forth in Corporate Deed dated October 17, 2001 and recorded with Lake County, Indiana Register as document no. 2001092478.

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?

Based on information available to Transferor, the Property at one time was a CERCLA Site (Environmental Disclosure Document recorded with Lake County, Indiana Register as document no. 2001096636).

✓

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: Urban Enterprise Association of Hammond, Indiana, Inc.

Type of Business or Property Usage: Vacant Property

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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Incinerator	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Waste Recycling Operations	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Storage Tank (above ground)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Waste Treatment Detoxification	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Storage Tank (underground)	<input 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		<input type="checkbox"/> Yes	<input 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)

Ken E. Stopczynski, CFO of Transferor,
Sole Member of Transferor

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

2011

TRANSFeree (or on behalf of Transferee)

Ken E. Stopczynski,
CFO of Transferee

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.

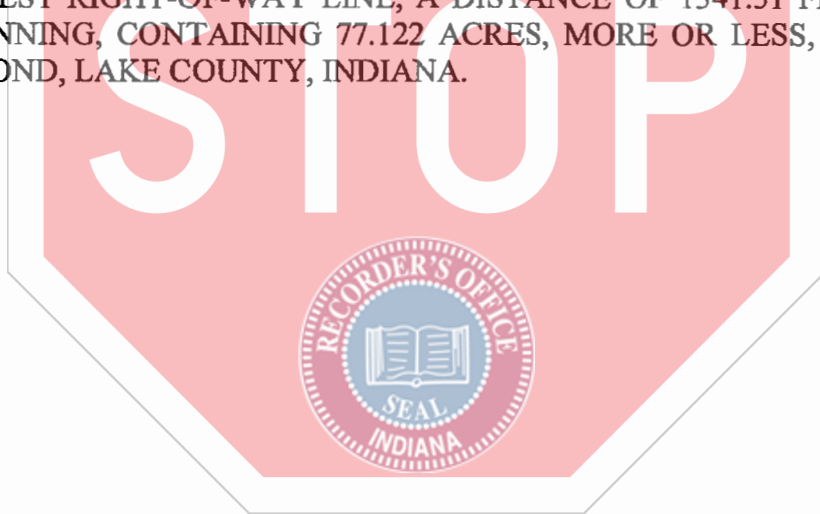
B. The transferee must comply with the recording requirements of IC 13-25-3-8.



EXHIBIT A

Legal Description

Legal Description: PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, INCLUDING A PORTION OF WEST POINT INDUSTRIAL PLAZA, AN ADDITION TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 62, PAGE 47 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WHITE OAK AVENUE (90 FEET WEST OF AND PARALLEL WITH, BY PERPENDICULAR MEASUREMENT, THE EAST LINE OF SAID SECTION 30) AND A LINE 50 FEET SOUTH OF AND PARALLEL WITH, BY PERPENDICULAR MEASUREMENT, THE NORTH LINE OF SAID WEST POINT INDUSTRIAL PLAZA; THENCE NORTH 89° 50' 28" WEST, ALONG SAID 50 FEET SOUTH OF AND PARALLEL LINE, A DISTANCE OF 2504.23 FEET; THENCE NORTH 01° 11' 48" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF COLUMBIA AVENUE (80 FEET WIDE), A DISTANCE OF 1342.12 FEET; THENCE SOUTH 89° 57' 38" EAST, 30 FEET SOUTH OF AND PARALLEL WITH, BY PERPENDICULAR MEASUREMENT, THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 2504.10 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID WHITE OAK AVENUE; THENCE SOUTH 01° 11' 30" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1341.51 FEET, TO THE POINT OF BEGINNING, CONTAINING 77.122 ACRES, MORE OR LESS, ALL IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA.



[Handwritten mark]