

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR  
TRANSFER OF REAL PROPERTY

93020014

The following information is provided under IC 13-7-22, the Responsible Property Transfer Law.

For Use by County Recorder's Office  
County \_\_\_\_\_  
Date \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_  
Page \_\_\_\_\_  
Rec'd by: \_\_\_\_\_

Chicago Title Insurance Company

STATE OF INDIANA  
LAKE COUNTY  
FILED 5/11/11

I. PROPERTY IDENTIFICATION

A. Address of property: 6378 KENNEDY Ave  
Street

This Document is the property of  
HIGHLAND NORTH  
City or Town Township

Permanent Real Estate Index No.: 27-120-4

B. Legal Description:

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  
Enter or attach complete legal description in this area:

South 15' of lot 4 and all of lot 5, Block 2, HIGHLAND, TERLACE ADDN.,  
PLAT BOOK 21, PAGE 30, IN LAKE COUNTY, INDIANA

LIABILITY DISCLOSURE

Transferees 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 40 x 128 Acreage \_\_\_\_\_

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) \_\_\_\_\_

Handwritten initials/signature

II. NATURE OF TRANSFER

YES NO

- A. (1) Is there a transfer by deed or other instrument of conveyance? \_\_\_\_\_
- (2) Is there a transfer by assignment of over 25% of beneficial interest of a land trust? \_\_\_\_\_ ✓
- (3) A lease exceeding a term of 40 years? \_\_\_\_\_ ✓
- (4) A mortgage or collateral assignment of beneficial interest? \_\_\_\_\_ ✓
- (5) A contract for the sale of property? \_\_\_\_\_ ✓

B. (1) Identify Transferor:

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

Name and Current Address of Transferor

Milan A. AND Susan K. Chodanov, 3314 Wirth Road, Highland, IN.

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:

Milan A. Chodanov, 3314 Wirth Rd, Highland IN, 858-7854  
 Name, Position (if any), and address Telephone No.

C. Identify Transferee:

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 "hazardous waste", as defined by IC 13-7-1?

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 ✓

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 13-7-1?

Yes \_\_\_\_\_  
 No ✓

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
- Surface Impoundment
- Land Treatment
- Waste Pile
- Incinerator
- Storage Tank (Above Ground)
- Storage Tank (Underground)
- Container Storage Area
- Injection Wells
- Wastewater Treatment Units
- Septic Tanks
- Transfer Stations
- Waste Recycling Operations
- Waste Treatment Detoxification
- Other Land Disposal Area

YES NO

_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>
_____	<u>✓</u>

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 collateral assignment of beneficial interest, 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?

- (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 Yes  No

which a final order or consent decree was entered.

(C) If the answer to question (B) was Yes  Yes, then indicate whether or not No  the final order or decree is still in effect for this property.

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 were released come into direct contact with the ground at this site?

Yes   
No

If the answers to questions (A) and (B) are Yes, have any of the following actions or events been associated with a release on the property?

\_\_\_\_\_ Use of 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 on-site or nearby water well because of offensive characteristics of the water?

\_\_\_\_\_ Coping with fumes from subsurface storm drains or inside basements?

\_\_\_\_\_ Signs of substance leaching out of the



ground along the base of slopes or at other low points on or immediately adjacent to the site?

10. Is the facility currently operating under a variance granted by the Commissioner of the Indiana department of environmental management?

Yes  
No

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

No

Document is NOT OFFICIAL!

B. Site Information under the property for Operation

the Lake County Recorder!

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: N/A

Type of business or property usage RESIDENCE

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 Treatment	<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 Tank (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  
Waste Recycling Operations  
Waste Treatment Detoxification  
Other Land Disposal Area

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
JKK

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.

Susan K. Chobanov Milan A. Chobanov  
Susan K. Chobanov TRANSFEROR (or on behalf of  
Milan A. Chobanov Transferor)

B. This form was delivered to me with all elements completed on March 25th 1993. This document is the property of the Lake County Recorder!



Wayne Micka  
TRANSFEEE (or on behalf of  
Wayne Micka Transferee)

mcm.10\5524

STATE OF INDIANA  
COUNTY OF LAKE

BEFORE ME, THE UNDERSIGNED, ARLYNE K. ROYAL, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED Wayne Micka and Milan A. Chobanov and Susan K. Chobanov

AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, THIS 25th DAY OF MARCH 1993.

Arlyne K. Royal  
ARLYNE K. ROYAL

MY COMMISSION EXPIRES:  
APRIL 18 1995  
MY RESIDENCE IS LAKE COUNTY

Prepared by Milan A. Chobanov.