

**ENVIRONMENTAL DISCLOSURE DOCUMENT FOR  
93088771 TRANSFER OF REAL PROPERTY**

LAWYERS TITLE INS. CORP.  
ONE PROFESSIONAL CENTER  
SUITE 215  
CROWN POINT, IN 46307

**I. PROPERTY IDENTIFICATION**

A. Address of property: 1401 East Ridge Road  
Gary, Indiana 46409

Tax Parcel Identification No. (Key Numbers): 45-0359-0003

B. Legal Description:

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  
Enter or attach complete legal description in this area:  
See Exhibit A attached hereto.

**Document is  
NOT OFFICIAL!**

Transfers of real property are advised that the 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 Characteristics:

Lot Size: 300' frontage (irregular)  
Acreage approx. 0.6 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
- Industrial building
- Farm, with buildings
- Other:



Dec 29 11 29 AM '93  
SARAH J. WILSON  
RECORDER

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

**II. NATURE OF TRANSFER**

- A. (1) Is this a transfer by deed or other instrument of conveyance of fee title to property?
- (2) Is this 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 collateral assignment of beneficial interest?
- (5) An installment contract for the sale of property?
- (6) A mortgage or trust deed?
- (7) A lease of any duration that includes an option to purchase?

Yes	No
_____	<u>x</u>
_____	<u>x</u>
_____	<u>x</u>
_____	<u>x</u>
<u>x</u>	_____
_____	<u>x</u>
_____	<u>x</u>

**FILED**

DEC 22 1993

*Laura N. Anton*  
AUDITOR LAKE COUNTY

2000  
5/6/93

B. (1) Identify Transferor:  
R.O. MINDER, INC., an Indiana corporation  
Name and Current Address of Transferor  
Dorothy S. Forbes, President  
1437 E. Ridge Road, Gary, Indiana 46409  
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: Dorothy S. Forbes, President, 1437 E. Ridge Road, Gary, IN 219-887-6655  
Name, Position (if any), and Address Telephone No.

C. Identify Transferee: Nirjodh C. Singh, 704 West 40th Place, Apt. 1B, Hobart, Indiana 46342  
Name and Current Address of Transferee

This Document is the property of  
the Lake County Recorder!

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   x    
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   x    
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   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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Application	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Transfer Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Recycling Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Treatment Detoxification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Land Disposal Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If there is any transfer 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(B) Permits for emissions to the atmosphere.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(C) Permits for any waste storage, waste treatment, or waste disposal operation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Yes  No

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).

             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).

             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.

             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.

             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.

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?

             x  

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

  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?

  x   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?

  x   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   x    
No \_\_\_\_\_

If the answer is Yes, describe the environmental defect: Property probably has been contaminated from time to time by petroleum products. Owner has never operated the service station on the premises, and therefore has no direct knowledge.

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?

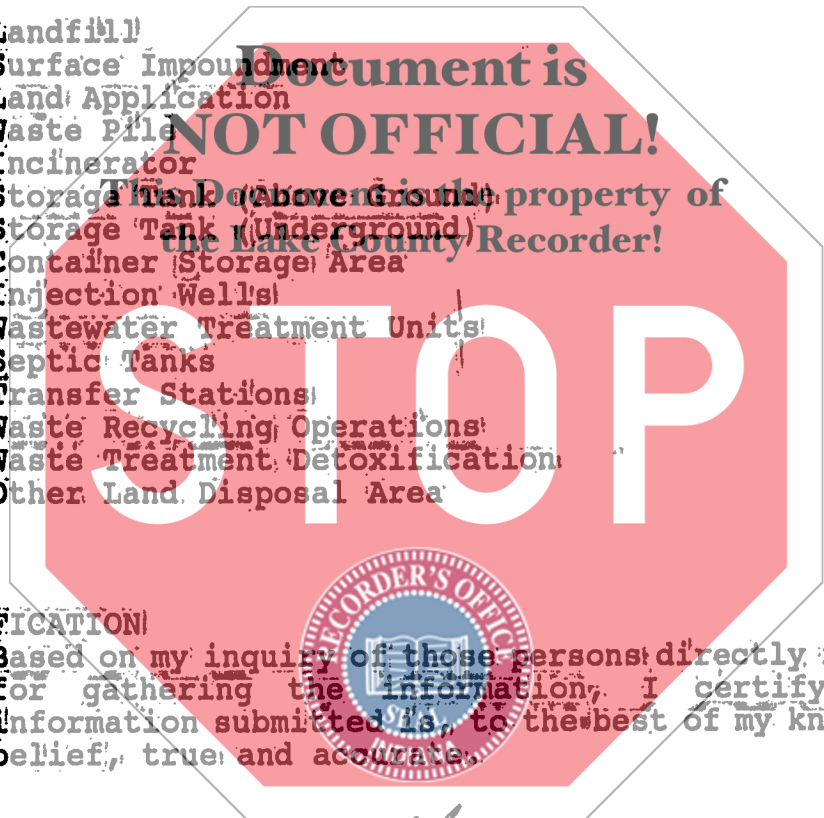
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Cornwall Properties, Inc.

Type of business or property usage: gasoline service station.

2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leaseholds, granted by the transferor, 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 Application	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
Storage Tank (underground)	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Transfer Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Recycling Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Treatment/Detoxification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Land Disposal Area	<input type="checkbox"/>	<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.

*Dorothy S. Forbes*  
 R.O. MINDERT, INC., an Indiana corporation  
 by: Dorothy S. Forbes, President  
 TRANSFEROR (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on December 16, 1993.

*Nirjodh C. Singh*  
 Nirjodh C. Singh  
 TRANSFEEE (or on behalf of Transferee)

STATE OF INDIANA

COUNTY OF PORTER

SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared R.O. MINDER, INC., an Indiana corporation, by its President, Dorothy S. Forbes, and Nirjodh C. Singh, who voluntarily executed this Environmental Disclosure Document for the purpose of Real Property this 16th day of December, 1993.



A handwritten signature in black ink, appearing to read "Steven W. Handlon".

Steven W. Handlon, Notary Public  
Resident County: Porter



Part of the West 25 feet of Lot 3, part of Lot 4, part of Lot 5 and part of Lot 6, all of Lot 7 and Lot 8 in Block 15 in Great Gary Realty Company's First Addition, City of Gary, Calumet Township, Lake County, Indiana as shown in Plat Book 11, page 8, in the Recorder's Office, Lake County, Indiana. The parts of the West 25 feet of Lot 3, part of Lot 4, part of Lot 5 and part of Lot 6 is described as all that part of above list parts of the West 25 feet of Lot 3, all of parts of Lots 4, 5, and 6 that are lying North of the following described lines to wit: Beginning at a point on the East line of the West 25 feet of said Lot 3 at a point 52.89 feet South of the North line of said West 25 feet of Lot 3 (South line of 60-foot wide 37th Avenue) and thence Southwesterly in a straight line that makes a deflection to the right at the aforesaid 52.89-foot point of 59 degrees 57 minutes from said 52.89-foot line for a distance of 49.22 feet to a railroad spike set; thence South-Southwesterly in a straight line that deflects 36 degrees 18 minutes to the left from the 49.22-foot line for a distance of 62.0 feet to the South line of said Lot 6, said point is 90 feet Northeasterly of the Southwest corner of said Lot 8, measured along said Lots 8, 7 and part of Lot 6.

Document is  
NOT OFFICIAL  
the Lake County Recorder



Key # 43-359-36

EXHIBIT "A"