

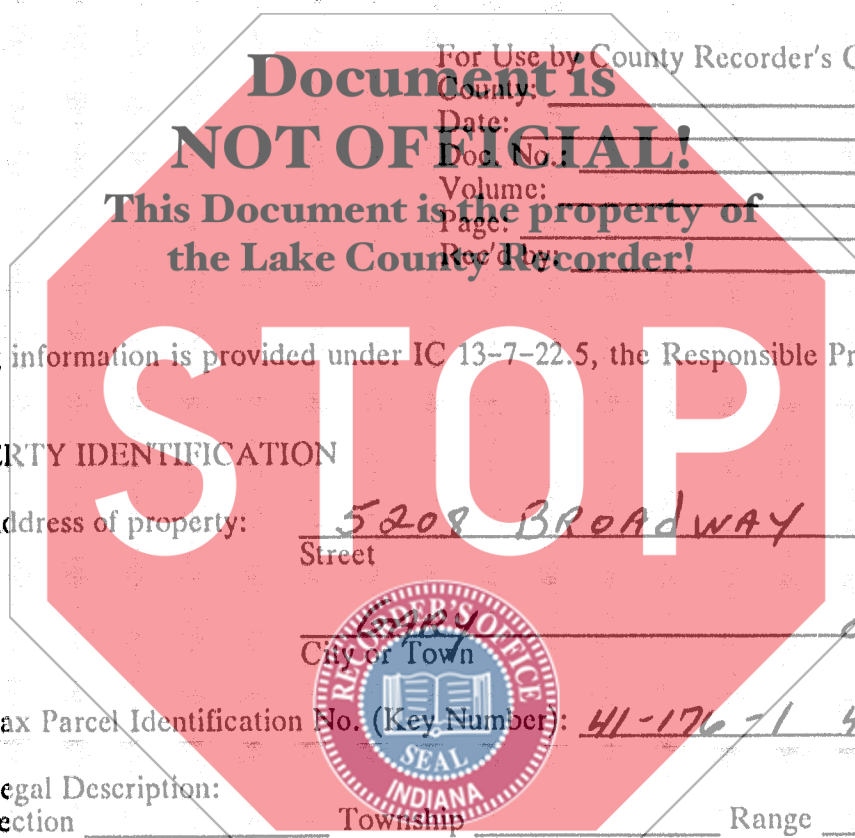
8

5208 Broadway
→ men-48410
Gene & Jeff
Service

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.

95002475

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



For Use by County Recorder's Office

County: _____
Date: _____
Doc. No.: _____
Volume: _____
Page: _____
Rec. No.: _____

**This Document is the property of
the Lake County Recorder!**

AMASA G. COLEY
CHIEF CLERK RECORDER

95 JAN 12 PM 3:03

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

The following information is provided under IC 13-7-22.5, the Responsible Property Transfer Law.

I. PROPERTY IDENTIFICATION

A. Address of property: 5208 BROADWAY
Street

GARY City or Town CALUMET Township

Tax Parcel Identification No. (Key Number): 41-176-1 41-176-2

B. Legal Description:
Section _____ Township _____ Range _____

Enter or attach complete legal description in this area:

LOTS 1, 2 AND 3 BLOCK 5 BROADWAY
HOME ACRES CITY OF GARY AS SHOWN IN
PLAT BOOK 16, PAGE 17 LAKE COUNTY INDIANA

23.00

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 Characteristics:

Lot Size _____ 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) _____

II. NATURE OF TRANSFER



- | | | Yes | No |
|----|--|-------|-------|
| 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? | _____ | _____ |

B. (1) Identify Transferor:

Name STEVEN KUNCH Telephone 219-759-5600

Current Address of Transferor 366-1 Midway DR

City VIA PARRISO State IND Zip Code 46383

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust.

Name _____ Telephone _____

Current Address of Trustee _____ Trust No. _____

City _____ State _____ Zip Code _____

- (2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:

STEVEN KUNCH 219-759-5600
Name Telephone

Position (if any) _____

Address _____

City State Zip Code

- C. Identify Transferee:

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HARJIT SARKI _____
Name Telephone

1317 LANZ LANE _____
Current Address of Transferee

SCHERVILLE IN 46375
City State Zip Code

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 _____
No X

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	_____	<u> X </u>
Surface Impoundment	_____	<u> X </u>
Land Application	_____	<u> X </u>
Waste Pile	_____	<u> X </u>
Incinerator	_____	<u> X </u>
Storage Tank (Above Ground)	_____	<u> X </u>
Storage Tank (Underground)	<u> X </u>	_____
Container Storage Area	_____	<u> X </u>
Injection Wells	<u> X </u>	_____
Wastewater Treatment Units	_____	<u> X </u>
Septic Tanks	_____	<u> X </u>
Transfer Stations	_____	<u> X </u>
Waste Recycling Operations	_____	<u> X </u>
Waste Treatment Detoxification	_____	<u> X </u>
Other Land Disposal Area	_____	<u> X </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 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.	_____	<u> X </u>
(B) Permits for emissions to the atmosphere.	_____	<u> X </u>
(C) Permits for any waste storage, waste treatment, or waste disposal operation.	_____	<u> X </u>

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?

- | | 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). | _____ | _____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?

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 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 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
No

If the answer is yes, describe the environmental defect:

HAVE SOME CONTAMINATION ON
DRIVE WAY AND NEAR FILL TANKS. THIS
HAS BEEN A SERVICE STATION FOR
MANY YEARS.

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 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

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: WELSH OIL; THOMAS TRAVIS; JIM ZIVKO SIMONOVSKI
Type of business or property usage: KEY FARMING
GAS STATION

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

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.

Steven Knoch
TRANSFEROR (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on _____
_____, 19_____

TRANSFeree (or on behalf of Transferee)

