

2 pages

# Environmental Disclosure Document for Transfer of Real Property



## For Use By County Recorder's Office

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

### I. Property Identification

#### A. Address of property:

Street 2609 141ST PL.	City or town EAST CHICAGO
Township	Permanent real estate index number

#### B. Legal description:

Section	Township	Range
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Enter or attach complete legal description in this area: THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, INDIANA  
SUNNY SIDE ADDITION L. 11 BL. 13

### 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 the environmental problems in association with the property.

#### C. Property Characteristics:

Lot size	Acreage
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Check all types of improvements 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) SINGLE FAMILY RESIDENTIAL |

### II. Nature of Transfer

- |                                                                                          |                                                                     |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| A. (1) Is this a transfer by deed or other instrument of conveyance?                     | <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 mortgage or collateral assignment of beneficial interest?                          | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| (5) A contract for the sale of property?                                                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

#### B. (1) Identify Transferor:

Name and current address of Transferor	Trust number
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Name and address of Trustee if this is a transfer of beneficial interest of a land trust.
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#### (2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:

Name, position (if any), and address	Telephone number
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#### C. Identify Transferee:

Name and current address of Transferee WELLS FARGO FINANCIAL SERVICES, INC. INDIANA 1155 E. RIDGE ROAD GRIFFITH IN 46319
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### III. Environmental Information

#### Regulatory Information During Current Ownership

- 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.
- |                                                                     |
|---------------------------------------------------------------------|
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|---------------------------------------------------------------------|
- 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?
 

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---------------------------------------------------------------------
  - 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?
 

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

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.

(continued on reverse side)

170 DB  
CF #0488-30929



Before me, the undersigned, a Notary Public in and for said County, this \_\_\_\_\_ day of \_\_\_\_\_, 2003, CHRISTINE S KOESTNER, Notary Public, came \_\_\_\_\_ and acknowledged the execution of the foregoing. Witness my hand and official seal.

Type name as signed: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_  
 This instrument was prepared by: \_\_\_\_\_

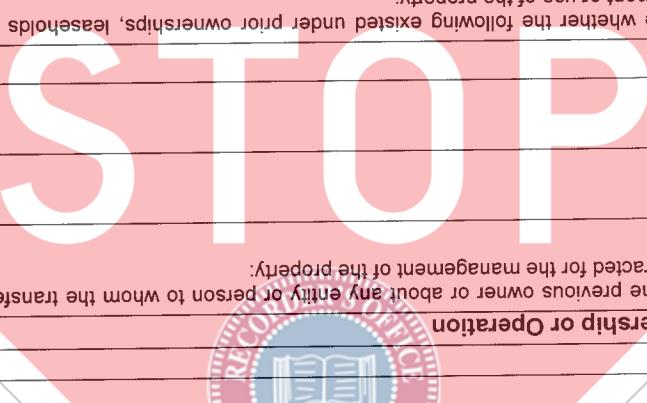
County of LAKE  
 State of Indiana  
 Wells Fargo Financial Indiana, Inc. (type name as signed): \_\_\_\_\_  
 TINA S KOESTNER  
 B. This form was delivered to me with all elements completed on \_\_\_\_\_  
 KEITH MILLER AND BONNIE J MILLER AND AARON MILLER  
 Mortgage/Transferor (type name as signed): \_\_\_\_\_  
 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.

**IV. Certification**

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Yes
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<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Yes

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:

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



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 \_\_\_\_\_  
 Type of business or property usage \_\_\_\_\_

9. Environmental Releases During Transferor's Ownership.

(A) Written notification regarding known, suspected, or alleged contamination on or emanating from the property.  
 (B) Filing an environmental enforcement case with a court of the solid waste management board for which a final order or consent decree was entered.  
 (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.

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?

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

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.  
 (B) Filing an environmental enforcement case with a court of the solid waste management board for which a final order or consent decree was entered.  
 (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 results in a reportable "release" of any hazardous substances or petroleum as required under state or federal laws?  
 (B) Have any hazardous substances or petroleum which were released come into direct contact with the ground at this site?  
 If the answers to question (A) and (B) are 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?