

# Environmental Disclosure Document for Transfer of Real Property



## For Use By County Recorder's Office

County LAKE	Date 2/23/2005
Document number	Volume
Page	Received by

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

### I. Property Identification

#### A. Address of property:

Street 23906 SHELBY ROAD	City or town SHELBY
Township	Permanent real estate index number 02-03-0027-0027 & 02-03-0027-0026

#### B. Legal description:

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

SEE ATTACHED ADDENDUM A

### Liability Disclosure

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
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 type="checkbox"/> Other (specify)

### 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(5) A contract for the sale of property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

Name and current address of Transferor DAVID A. LARSON 23906 SHELBY RD. SHELBY IN 46377	Trust number
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:

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

Name and current address of Transferee WELLS FARGO FINANCIAL INDIANA, INC. 2627 E 80TH AVENUE MERRILLVILLE IN 46410
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### III. Environmental Information

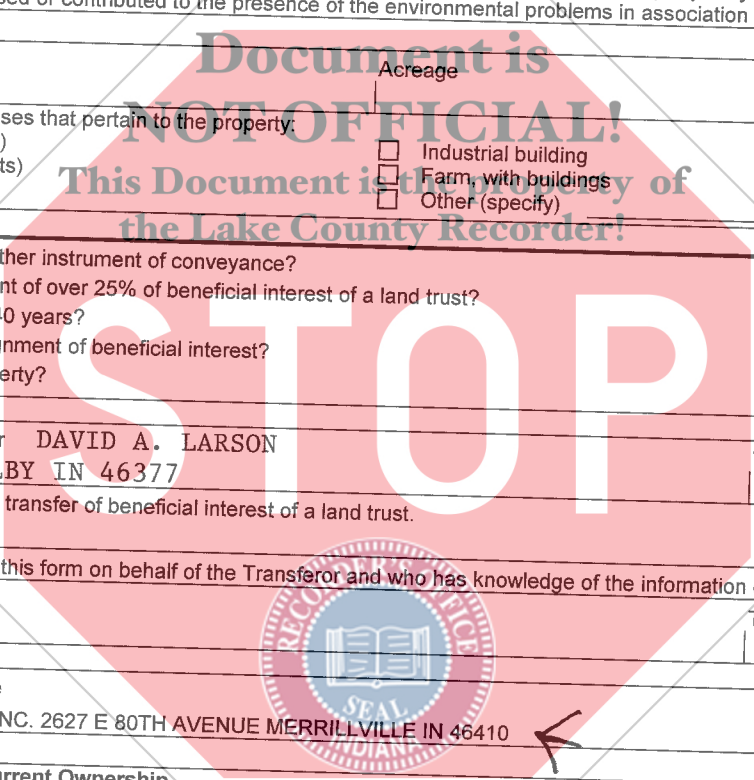
#### A. Regulatory Information During Current Ownership

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

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MICHIANA RECORDERS OFFICE  
LAKE COUNTY INDIANA  
FILED FOR RECORD

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 emission 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 of 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 results 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 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?
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?

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**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 \_\_\_\_\_

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  Yes  No
- Surface Impoundment  Yes  No
- Land Treatment  Yes  No
- Waste Pile  Yes  No
- Incinerator  Yes  No
- Storage Tank (Above Ground)  Yes  No
- Storage Tank (Underground)  Yes  No
- Container Storage Area  Yes  No
- Injection Wells  Yes  No
- Wastewater Treatment Units  Yes  No
- Septic Tanks  Yes  No
- Transfer Stations  Yes  No
- Waste Recycling Operations  Yes  No
- Waste Treatment Detoxification  Yes  No
- Other Land Disposal Area  Yes  No

**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.

Mortgagor/Transferor (type name as signed): David A. Larson  
 DAVID A. LARSON

B. This form was delivered to me with all elements completed on FEBRUARY 23, 2005

Wells Fargo Financial Indiana, Inc. (type name as signed): William A. Lionhood  
 WILLIAM A. LIONHOOD

State of Indiana )  
 ) ss.  
 County of NEWTON )

Before me, the undersigned, a Notary Public in and for said County, this 23RD day of FEBRUARY 2005, came DAVID A. LARSON, and acknowledged the execution of the foregoing. Witness my hand and official seal.

Brenda M. Marquis, Notary Public

Type name as signed: BRENDA M. MARQUIS  
 My Commission Expires: FEBRUARY 9, 2007  
 This instrument was prepared by: WILLIAM A. LIONHOOD/WELLS FARGO FINANCIAL INDIANA, INC.



**Wells Fargo Financial**  
 MAC F3915-011  
 The Crossing of Hobart  
 2627 East 80th Avenue  
 Merrillville, Indiana 46410  
 219 947-1999  
 219 947-4434 Fax

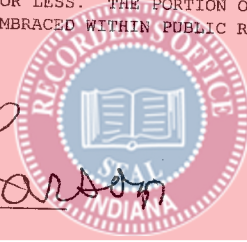
**“ADDENDUM FOR LEGAL DESCRIPTION OF MORTGAGE/DEED OF TRUST DATED FEBRUARY 23, 2005 DAVID A. LARSON MORTGAGOR.”**

THE PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 32 NORTH, RANGE 8 WEST OF THE 2ND P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1180 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 266.92 FEET; THENCE SOUTH 24 DEGREES 12 MINUTES EAST, A DISTANCE OF 252.12 FEET; THIS BEING THE BEGINNING POINT OF THIS DESCRIPTION; THENCE WEST A DISTANCE OF 178.11 FEET; THENCE NORTH A DISTANCE OF 200 FEET, TO THE SOUTH BOUNDARY OF HIGHWAY 55; THENCE EAST AND SOUTHEAST ALONG THE SOUTHERN AND WESTERN BOUNDARY OF HIGHWAY 55 TO THE POINT OF BEGINNING, THIS LAND COMPRISING LOTS 9, 10 AND 11 ON THE PLAT OF BAYOU PARK, NOT YET RECORDED, IN LAKE COUNTY, INDIANA, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 32 NORTH, RANGE 8 WEST OF THE 2ND P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE SOUTH ALONG THE WEST LINE THEREOF 1180 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE THEREOF 266.92 FEET TO A POINT IN THE WESTERLY LINE OF STATE ROAD NO. 55, THENCE SOUTH 24 DEGREES 12 MINUTES EAST ALONG SAID WESTERLY LINE, 252.12 FEET TO THE PLACE OF BEGINNING; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 178.11 FEET; THENCE SOUTH 24 DEGREES 12 MINUTES EAST, 408.17 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE WEST LINE OF STATE ROAD #55, THENCE NORTHWESTERLY ALONG THE WEST LINE OF STATE ROAD #55 TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

EXCEPT THE FOLLOWING DESCRIBED PARCEL; A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 32 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 26 MINUTES 48 SECONDS EAST 1,180.00 FEET ALONG THE WEST LINE OF SAID SECTION TO THE CENTER LINE OF S.R. 55; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST 190.45 FEET ALONG SAID CENTER LINE TO THE NORTHWEST CORNER OF THE OWNERS' LAND AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST 109.35 FEET ALONG THE CENTER LINE OF SAID S.R. 55; THENCE SOUTH 24 DEGREES 13 MINUTES 15 SECONDS EAST 550.29 FEET ALONG SAID CENTER LINE TO THE SOUTHEAST CORNER OF THE OWNER'S LAND; THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST 71.26 FEET ALONG THE SOUTH LINE OF THE OWNERS' LAND; THENCE NORTH 24 DEGREES 17 MINUTES 01 SECOND EAST 16.73 FEET TO THE WESTERN BOUNDARY AT S.R. 55, THENCE NORTH 24 DEGREES 13

MINUTES 15 SECONDS WEST 210.00 FEET; THENCE SOUTH 65 DEGREES 46 MINUTES 45 SECONDS WEST 10.00 FEET; THENCE NORTH 24 DEGREES 13 MINUTES 15 SECONDS WEST 30.00 FEET; THENCE NORTH 65 DEGREES 46 MINUTES 45 SECONDS EAST 10.00 FEET TO THE WESTERN BOUNDARY OF SAID S.R. 55; THENCE NORTH 24 DEGREES 13 MINUTES 15 SECONDS WEST 302.26 FEET ALONG SAID BOUNDARY; THENCE NORTH 55 DEGREES 10 MINUTES 28 SECONDS WEST 39.05 FEET ALONG SAID BOUNDARY; THENCE NORTH 72 DEGREES 43 MINUTES 16 SECONDS WEST 42.91 FEET ALONG SAID BOUNDARY; THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST 32.48 FEET ALONG SAID BOUNDARY TO THE WEST LINE OF THE OWNERS' LAND; THENCE NORTH 0 DEGREES 26 MINUTES 48 SECONDS WEST 30.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.555 ACRES, MORE OR LESS. THE PORTION OF THE ABOVE-DESCRIBED REAL ESTATE WHICH IS NOT ALREADY EMBRACED WITHIN PUBLIC RIGHTS OF WAY CONTAINS 0.026 ACRES, MORE OR LESS.

*David A. Larson*  
 DAVID A. LARSON  
*David A. Larson*



*2-23-05*  
 DATE  
*2-23-05*  
 DATE