

Environmental Disclosure Document for Transfer of Real Property

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD



For Use By County Recorder's Office **2005 055064** **2005 JUL -5 PM 12:11**

County **LAKE** Date **06/15/05**

Document number _____ Volume _____ Page _____ Received by **MICHAEL J. O'NEILL**

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

I. Property Identification

A. Address of property:

Street **215 HALSTED STREET** City or town **LOWELL**

Township _____ Permanent real estate index number **17-04-0003-0026**
17-04-0036-0024 17-04-0036-0025 17-04-0036-0023

B. Legal description:

Section _____ Township _____ Range _____

Enter or attach complete legal description in this area:

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 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? Yes No

(2) Is this a transfer by assignment of over 25% of beneficial interest of a land trust? Yes No

(3) A lease exceeding a term of 40 years? Yes No

(4) A mortgage or collateral assignment of beneficial interest? Yes No

(5) A contract for the sale of property? Yes No

B. (1) Identify Transferor:

Name and current address of Transferor **MICHAEL J/ O'NEILL & BETTY G. O'NEILL** Trust number _____
215 HALSTEAD STREET LOWELL IN 46356

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 _____

C. Identify Transferee:

Name and current address of Transferee **Wells Fargo Financial INDIANA, INC 2627 E 80TH AVENUE MERRILLVILLE IN 46410**

III. Environmental Information

A. 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. Yes 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? Yes 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? Yes 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)

142
#0075
35165

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?

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

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):

MICHAEL J. O'NEILL & BETTY G. O'NEILL

Michael J. O'Neill Betty G. O'Neill

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

JUNE 15, 2005

Wells Fargo Financial Indiana, Inc. (type name as signed):

SEAN D. COLLINS

Sean D. Collins

State of Indiana)

) ss.

County of LAKE)

Before me, the undersigned, a Notary Public in and for said County, this 15TH day of JUNE 2005, came MICHAEL J. O'NEILL & BETTY G. O'NEILL, and acknowledged the execution of the foregoing. Witness my hand and official seal.

[Signature]
 _____, Notary Public

Type name as signed: RYAN D. GELDMYER

My Commission Expires: MARCH 30, 2013

This instrument was prepared by: BRENDA M. MARQUIS/WELLS FARGO FINANCIAL INDIANA, INC.

Addendum A

Legal description:

PARCEL I:

LOTS 21, 22 AND 23 IN HALSTED'S SIXTH ADDITION TO LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3 PAGE 85, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL II:

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF LOWELL, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 23, IN HALSTED'S SIXTH ADDITION TO LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 85 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE WEST 174 FEET, MORE OR LESS, TO THE EAST BANK OF CEDAR CREEK; THENCE NORTHERLY ALONG SAID EAST BANK OF CEDAR CREEK TO A POINT 120 FEET NORTH OF THE SOUTH LINE OF SAID TRACT AND A POINT DUE WEST OF THE NORTHWEST CORNER OF LOT 21 IN THE AFORE DESCRIBED HALSTED'S SIXTH ADDITION TO LOWELL; THENCE EAST 174 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 23 IN HALSTED'S SIXTH ADDITION TO LOWELL; THENCE SOUTH 120 FEET TO THE PLACE OF BEGINNING, COMMONLY KNOWN AS 213 HALSTED, LOWELL, INDIANA.

Document is NOT OFFICIAL!

This document is the property of the Lake County Recorder!

Michael J O'Neill
MICHAEL J O'NEILL

Date 6-15-05

Betty G O'Neill
BETTY G O'NEILL

Date 6-15-05

STOP

