

5

2008 063015

7021928

Environmental Disclosure Document for Transfer of Real Property (IC 13-25-3-7.5)

State Form 52653 (R/1-07)
Indiana Department of Environmental Management

For Use By County Recorder's Office	
County	
Date	
Document Number	
Volume	
Page	
Received by	
The following information is provided under IC 13-25-3-7.5, the Responsible Property Transfer Law.	

A WARNING TO THE PARTIES TO A TRANSFER OF PROPERTY:
The single act of reading this document does not constitute "all appropriate inquiries" into the previous ownership and uses of the facility to satisfy that requirement under the federal Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601(35)(B)). You are strongly encouraged to read this document carefully and to take all other actions necessary to make a due diligence inquiry into the previous ownership and uses of the facility if you intend to satisfy the criteria to avoid liability under the federal Comprehensive Environmental Response, Compensation and Liability Act or IC 13-25-4.

I. Property Identification

A. Address of Property:

Street	City or town
6051 HARRISON STREET	MERRILLVILLE
Township	Tax Parcel Identification No. (Key Number):
	08-15-0018-0041

B. Legal Description:

Section	Township	Range

Enter or attach complete legal description in this area:
SEE ATTACHED ADDENDUM B

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 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 of fee title to property?	<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 collateral assignment of beneficial interest?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(5) An installment contract for the sale of property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(6) A mortgage of trust deed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(7) A lease of any duration that includes an option to purchase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

B. (1) Identify Transferor:

Name of Transferor	
JAMES F. PESCHKE TERRI PESCHKE	
Address	City/State
6051 HARRISON STREET	MERRILLVILLE IN
Zip	Trust number
46410	

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

(Continued on reverse side)

→ MIS
4877 Galaxy Pkwy Ste. 1
Cleveland, OH 44128

#51072 20⁰⁸
BP

(2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form. Include name, position (if any), and address and telephone number.

Name	Position
Address	City/State
Zip	Telephone number () -

C. Identify Transferee:

Name of Transferee WELLS FARGO FINANCIAL INDIANA, INC.	
Address 2627 E 80TH AVENUE	City/State MERRILLVILLE, IN
Zip 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 a "hazardous substance," (as defined by IC 13-11-2-98)? 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 13-11-2-99(a))? Yes No
- Are there any of the following 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 Yes No
 - Surface Impoundment Yes No
 - Land Application 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

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.
- 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
- Has the transferor ever discharged any wastewater (other than sewage) to a publicly owned treatment works? Yes No
- 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
- 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
- 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
 - (B) Have any hazardous substances or petroleum which were released come into direct contact with the ground at this site? Yes No

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 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 13-11-2-70) on the property that is not reported under question (A) or (B)? Yes No

If the answer is Yes, describe the environmental defect:

(Continued on next page)

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 Indiana Department of Environmental Management, or another administrative agency or authority with responsibility for the protection of the environment, when such permit was required by law? Yes No

If the answer is Yes, describe the activity:

 n/a

12. Is there any explanation needed for clarification of any of the above answers or responses?

B. Site Information Under Other Ownership or Operation

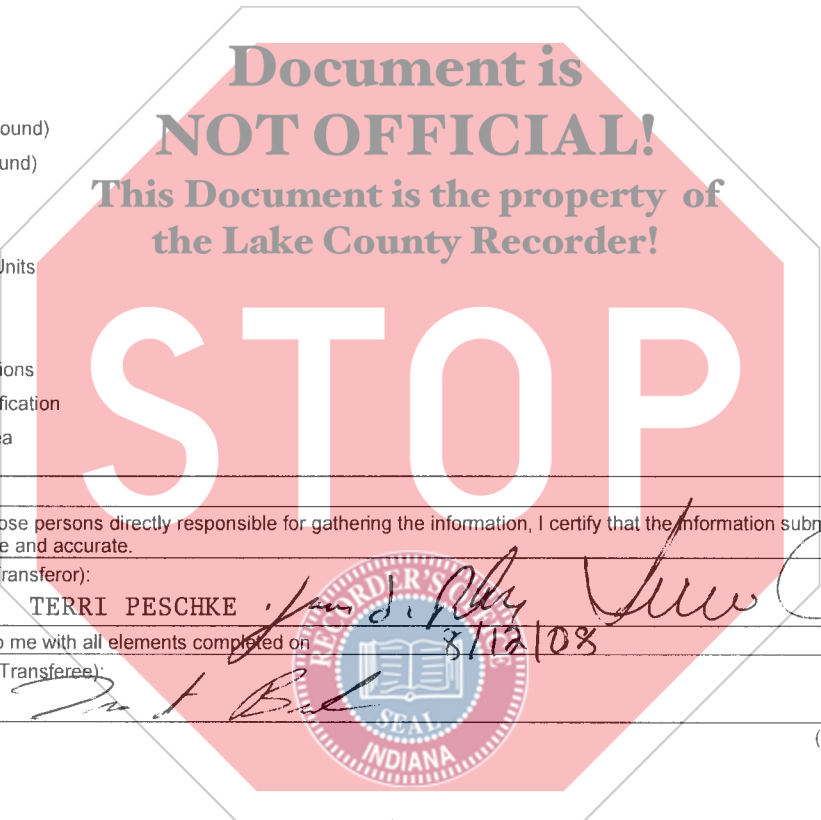
1. Provide the following information about the previous owner or about any entity or person to whom the transferor leased the property or with whom the transferor contracted for the management of the property:

Name

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, other contracts for management or use of the property:

- Landfill Yes No
- Surface Impoundment Yes No
- Land Application 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.

Transferor (or on behalf of Transferor):

JAMES F PESCHKE TERRI PESCHKE *[Signature]* *[Signature]*

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

Transferee (or on behalf of Transferee):

TRAVIS BUNCH *[Signature]*

8/12/08

(Continued on reverse side)

V. Further Action Upon Completion of the Form

A. The transferor must comply with the delivery requirements of IC 13-25-3-2 and the filing and recording requirements of IC 13-25-3-8.

B. The transferee must comply with the recording requirements of IC 13-25-3-8.

NOTARY ACKNOWLEDGMENT

State of INDIANA)
County of LAKE) ss.

Before me, the undersigned, a Notary Public in and for said county, this 12TH day of AUGUST, 2008 came JAMES F PESCHKE AND TERRI PESCHKE and acknowledged the execution of the foregoing instrument. Witness my hand and official seal.

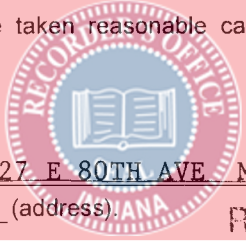
My Commission Expires: OCTOBER 1ST, 2014
Resident of Lake County DAVID WESLEY HOUSTON, Notary Public

Instrument prepared by: TRAVIS ALLEN BUNCH (name) Wells Fargo Financial
Indiana, Inc. 2627 E 80TH AVE MERRILLVILLE, IN 46410 (address).

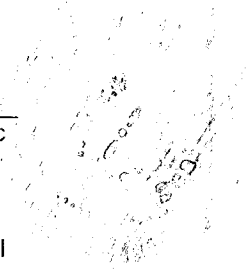
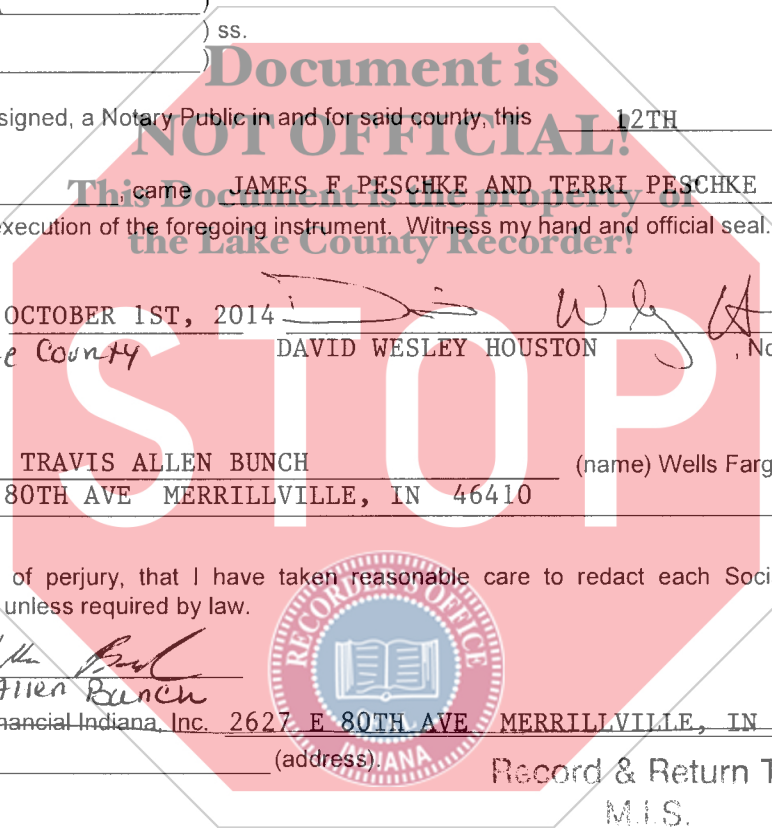
I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature: *Travis Allen Bunch*
Travis Allen Bunch

Return to: Wells Fargo Financial Indiana, Inc. 2627 E 80TH AVE MERRILLVILLE, IN 46410
(address).



Record & Return To:
M.I.S.
4877 Galaxy Pkwy Ste I
Cleveland, OH 44128



ADDENDUM B
TO
ENVIRONMENTAL DISCLOSURE

Description of Property

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF LAKE AND THE STATE OF INDIANA IN DEED INSTRUMENT NUMBER 92052495 AND DESCRIBED AS FOLLOWS.

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN LAKE COUNTY, INDIANA, TO WIT:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 487.32 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE EAST 184.5 FEET, THENCE SOUTH 54 FEET; THENCE 447.38 FEET, MORE OR LESS, TO THE EAST LINE OF A LEGAL SURVEY FILED ON APRIL 7, 1953 IN LEGAL SURVEY RECORD 6 AND PAGE 173 IN THE OFFICE OF THE SURVEYOR OF LAKE COUNTY, INDIANA, THENCE NORTH ALONG SAID EAST LINE 312 FEET; THENCE WEST 631.84 FEET MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER (SAID POINT BEING 258 FEET NORTH OF THE PLACE OF BEGINNING) THENCE SOUTH ON SAID WEST LINE 258 FEET TO THE BEGINNING.

