

ENVIRONMENTAL DISCLOSURE FOR TRANSFER OF REAL PROPERTY (IC 13-25-3-7.5)

State Form 52653 (R4 / 2-12)
INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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.

For Use By Coun	ty Recorder's	Office
County		
Date		1
Doc. No.	20	
Vol.	12	
Page	0	
Rec'd by:	034	
The following information is the Responsible Property T	provide d un der IC ransfer Lawy	13-25-3-7.5,

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AAN AAN		2	
PART ONE: PROPER	TY IDENTIFICATION		
A, Address of Property: 3077 Broadway			
Li Lity, or Town Gary	Township		
Tax Parcel Identification No. (Key Number): 45-08-22-105-0	020.000-004	Mac 2012	33 677
B. Legal Description: Section Township Range	е		B\$m
Enter or attach complete legal description in this area: See	Attached	22	33
Docume	entis	H. S	RES
o NOT OFF	ICIAII): 38 -/∖N	JRD VA
LIABILITY DIS		1984 - 1979 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984 - 1984	
Transferors and transferees of real property are advised that them liable for environmental cleanup costs whether or not the problems in association with the property.	heir ownership or other control of ey caused or contributed to the pr	such property esence of envir	onmental
N C			
C. Property Characteristics: Lot Size Acreage			
Check ell types of improvement and uses that pertain to the	e property:		
Apartment Building (6 units or less)	☐ Industrial Building		
☐ Commercial Apartment (over 6 units)	Farm, with Buildings		
Store, Office, Commercial Building ■ Store ■ Commercial Building ■ Commerci	Other (specify)		
	TO ANGEED		
PART TWO: NATUR	RE OF TRANSFER		
A. (1) Is this a transfer by deed or other instrument of conveya	ance of fee title to property?	⊠ Yes	☐ No
(2) Is this a transfer by assignment of over 25% of beneficial AMOU		☐ Yes	⊠ No
(3) A lease exceeding a term of 40 years? CASH—	CHARGE FN	☐ Yes	⊠ No
(· / · · · · · · · · · · · · · · · · ·	<#P\$	☐ Yes	⊠ No
(5) An installment contract for the sale of property? COPY	AGE	☐ Yes	⊠ No
(0) / infortgage of trast accas	OOM	☐ Yes	⊠ No
(7) A lease of any duration that includes an option to purcha	The second secon	☐ Yes	⊠ No
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TITLE COMMON

PART TWO: NATURE OF TRAI	NSFER (continued)
B. (1) Identify Transferor:	
Name and Current Address of Transferor Leela Corporation	
Address 3077 Broadway City G	ary
State: IN ZIP 46409	
Trust No.	
Name and Address of Trustee if this is a transfer of beneficial in	terest of a land trust.
(2) Identify person who has completed this form on behalf or information contained in this form. Include name, position	f the Transferor and who has knowledge of the n (if any), and address and telephone number.
Name Michael Lacy	Position Attorney
Address Two Mid America Plaza ZIP 60181	City Oakbrook Terrace State: IL
Telephone (630) 873 - 3484	
C. Identify Transferee:	
Name and Current Address of Transfer Northlake Marketing, LI	
Address 3592 North Hobart Road. Document is the	
State: IN ZIP 46342 the Lake County R	ecorder!
PART THREE: ENVIRONMENT	TAL INFORMATION
A. Regulatory Information During Current Ownership	
1. Has the transferor ever conducted operations on the propert processing, transportation, treatment, storage, or handling of a This question does not apply to consumer goods stored or han amount, concentration, and manner as they are sold to consum commercial mixing (other than paint mixing or tinting of consum cleaning operations on the property.	"hazardous substance" (as defined by IC13-11-2-98)? dled by a retailer in the same form and approximate ners, unless the retailer has engaged in any
☐ Yes ☑ No	
Has the transferor ever conducted operations on the propert of petroleum, other than that which was associated directly with	y which involved the processing, storage, or handling the transferor's vehicle usage?
⊠ Yes □ No	
Has the transferor ever conducted operations on the propert storage, treatment, or disposal of "hazardous waste" (as define	y which involved the generation, transportation, ed in IC 13-11-2-99(a))?
☐ Yes	
Are there any of the following units (operating or closed) at transferor to manage hazardous wastes, hazardous substance	

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PART THRE	E: ENVIR	ONMENT	AL INFORMATION (continue	ed)		
Landfill	Yes	⊠ No	Injection Wells		☐ Yes	⊠ No
Surface Impoundment	☐ Yes	⊠ No	Wastewater Treatment Units	;	☐ Yes	⊠ No
Land Application	☐ Yes	⊠ No	Septic Tanks		☐ Yes	⊠ No
Waste Pile	☐ Yes	⊠ No	Transfer Stations		☐ Yes	⊠ No
Incinerator	☐ Yes	⊠ No	Waste Recycling Operations	;	☐ Yes	⊠ No
Storage Tank (above ground)	☐ Yes	⊠ No	Waste Treatment Detoxificat	tion	☐ Yes	⊠ No
Storage Tank (underground)	⊠ Yes	☐ No	Other Land Disposal Area		☐ Yes	⊠ No
Container Storage Area	☐ Yes	⊠ No				
If there are "YES" answers to any of the filing of this document is other than a trust, you must attach to the copies of environmental management a site plant	mortgage of this docur in that ider	or trust dea ment that y ntifies the lo	ed or a collateral assignment ou file with the county record ocation of each unit.	of beneficial i	nterest in	a land
5. Has the transferor ever held any of				☐ Yes	⊠ No	
(A) Permits for discharges of waste	ewater to v	vaters or in	idiana.	_		
(B) Permits for emissions to the at	mosphere.			∐ Yes	⊠ No	
(C) Permits for any waste storage,	waste trea	atment, or	waste disposal operation?	☐ Yes	⊠ No	
Has the transferor ever discharged publicly owned treatment works?			er than sewage) to a	☐ Yes	⊠ No	
7. Has the transferor been required to this property?	O1 (OFF	ICIAL:	☐ Yes	⊠ No	
(A) Filed an emergency and haza the federal Emergency Plannir (42 U.S.C. §11022).	rdous cher ng and Cor	nical inven mmunity R	itory from pursuant to 1 ight-to-Know Act of 1986	☐ Yes	⊠ No	
(B) Filed a toxic ch <mark>emical release t</mark> Planning and C <mark>omm</mark> unity Righ				☐ Yes	⊠ No	
Has the transferor or any facility on of any of the following state or fede						
(A) Written notificat <mark>ion regarding</mark> k or emanating fr <mark>om the</mark> property		pected, or	alleged contamination on	⊠ Yes	□No	
(B) Filing an enviro <mark>nmental enforcement board for which a</mark>				Yes	⊠ No	
(C) If the answer to question (B) w order or decree is still in effect			whether or not the final	☐ Yes	☐ No	
9. Environmental Releases During Tr	ansferor's	Ownership				
(A) Has any situation occurred at t of any hazardous substances laws?				⊠ Yes	□ No	
(B) Have any hazardous substanc direct contact with the ground a			h was released come into	⊠ Yes	□No	
If the answer to question (A) o events been associated with a						

` Use of a cleanup contractor to remove or treat materials including soils, pave materials?	ement, or oth	er surficial
Assignment of in-house maintenance staff to remove or treat materials inclu other surficial materials?		evement, or
PART THREE: ENVIRONMENTAL INFORMATION (contin	ued)	
⊠ 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 chara	acteristics 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 of immediately adjacent to the site?	or at other lov	w points on or
(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:		
Document is		
NOTOFFICIAL		
This Decorporation the appropriate of		
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:		
Mojana Julia		
12. Is there any explanation needed for clarification of any of the above answers or re	esponses? A	n NFA was issued
pertaining the reported release at the site release.		

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PART	THREE: ENV	IRONMENT	AL INFORMATION	ON (continued)		
B. Site Information Under Other						
Provide the following informa	tion about the	nrevious ov	vner or about any	entity or person t	to whom the	transferor
leased the property or with w	hom the transf	eror contra	cted for the mana	gement of the pro	perty:	
Name: PHILOMINA, INC.						
Type of Business or Property	Usage: Gasol	ine Station				
2. If the transferor has knowled	ge, indicate wh	ether the fo	ollowing existed u	nder prior owners	hips, leaseh	olds granted
by the transferor, other contra	acts for manag	ement of u	se of the property	:		
Landfill	□ Yes	⊠ No	Injection Wells		☐ Yes	⊠ No
Surface Impoundment	☐ Yes	⊠ No	Wastewater Tr	eatment Units	☐ Yes	⊠ No
Land Application	☐ Yes	⊠ No	Septic Tanks		☐ Yes	⊠ No
Waste Pile	☐ Yes	⊠ No	Transfer Statio	ns	☐ Yes	🛛 No
Incinerator	☐ Yes	🛛 No	Waste Recyclir	ng Operations	☐ Yes	⊠ No
Storage Tank (above ground)	☐ Yes	⊠ No	Waste Treatme	ent Detoxification	☐ Yes	⊠ No
Storage Tank (underground)	⊠ Yes	☐ No	Other Land Dis	posal Area	☐ Yes	⊠ No
Container Storage Area	Yes	⊠ No	ent is			
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			RICIAL	1		
	PAR	RT FOUR:	CERTIFICATION	Ty of		
A. Based on my inquiry of those p	ersons directly	responsible	e for gathering the	information, I ce	rtify that the	information
submitted is, to the best of my k	nowledge and	belief, true	and accurate.	A 16		
TRANSFEROR (or on behalf of	Transferor) Th	iomas V <mark>arg</mark>	hese Acon	Slow ?		
B. This form was delivered to me	with all elemen	ts complete	ed on April 26			2012
TRANSFEREE (or on behalf of	Transferee)					
DART FO	/E. FURTUER	ACTION	JPON COMPLET	ION OF THE FOR	> N/I	
						auirom onte
A. The transferor must comply with IC 13-25-3-8.	n the delivery r	equirement	S OT IC 13-25-3-2	and the filing and	recording re	equirements
			ents of IC 13-25-3			

EXHIBIT A

LEGAL DESCRIPTION

Lots 18, 19, 20, 21 and 22 in Block in Broadway Parkview, in the city of Gary, as per plat thereof, recorded in Plat Book 20, page 32, in the Office of the Recorder of Lake County, Indiana and the North half of vacated 31st Avenue lying south of and adjacent to said Lot 18.

Property Address: 3077 Broadway, Gary, Indiana 46409

Property Tax #: 45-08-22-105-020.000-004

