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INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT CERTIFICATE OF COMPLETION ARTIM INDUSTRIAL PROPERTIES

ISSUED TO:

FOR: The successful completion of the Voluntary Remediation Work Plan for ARTIM INDUSTRIAL PROPERTIES, IDEM #6950101 located at 2345 Summer Street, Hammond (Lake County), Indiana. The issuance of a Certificate of Completion under IC 13-25-5.4 thru 17 is a final agency action for purposes of IC 4-21.5. For detailed information on the certificate please reference its attachments.

GIVEN UNDER MY HAND IN THE CITY OF INDIANAPOLIS
THIS 11th DAY OF May, 1998

John M. Hamilton
John M. Hamilton, COMMISSIONER
Department of Environmental Management



Recycled Paper

JES, Inc

2301 S Clem Ave. Ste 205
Hammond 46376

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Attachment 1

Certificate of Completion for the Voluntary Remediation Program Indiana Department of Environmental Management SITE NAME AND ID#6950101

PROGRAM AREA: Voluntary Remediation Program (VRP)

OPEN DATE: January 1995

DATE LAST REVISED: April 1998

VRP APPLICANT: Artim Industrial Properties

ADDRESS: 7107 Kennedy Avenue
Hammond, Indiana

VRP PROJECT: Artim Industrial Properties

VRP PROJECT ADDRESS: 2345 Summer Street

VRP PROJECT CITY, COUNTY: Hammond, Lake County

VRP PROJECT AREA: Entire Site
(See attached site map)

TOPIC: The Certificate of Completion - This Certificate of Completion is not meant to modify the terms or conditions of the completed Remediation Work Plan and Covenant Not to Sue. In the event this Certificate of Completion should be inconsistent with the Remediation Work Plan or the Covenant Not to Sue, the Remediation Work Plan shall control.

ISSUE STATEMENT: Artim Industrial Properties has completed the necessary requirements in the VRP for closure of their site located at 2345 Summer Street in Hammond, Indiana. Please see attached map.

SUMMARY OF ACTIONS TO DATE: The site entered into the VRP in January 1995. The site was a previous salvage yard and trucking terminal. The applicant wanted to document that the previous activities did not impact the surface soils with semi-volatile organic compounds and lead. Final sampling confirmed that non-residential clean up levels were met. The Remediation Work Plan was approved in April 1998.

REMEDICATION CLEANUP GOALS ACHIEVED: Tier II Non - Residential

SPECIFIC CONTAMINANTS:

Contaminant	Cleanup Goal	Media	Remediation Effort
Acenaphthene	10,000 ppm	Surface Soil	No Remediation Required
Acenaphthylene	800 ppm (adopted)	Surface Soil	No Remediation Required
Aniline	1000 ppm (adopted)	Surface Soil	No Remediation Required
Anthracene	10,000 ppm	Surface Soil	No Remediation Required
Benzo (a) anthracene	79.45 ppm	Surface Soil	No Remediation Required
Benzo (a) fluoranthene	79.45 ppm	Surface Soil	No Remediation Required
Benzo (k) fluoranthene	794.52 ppm	Surface Soil	No Remediation Required
Benzo (a) pyrene	7.94 ppm	Surface Soil	No Remediation Required
Benzo (g,h,i) perylene	30 ppm (adopted)	Surface Soil	No Remediation Required
Benzyl alcohol	10,000 ppm	Surface Soil	No Remediation Required

Contaminant	Cleanup Goal	Media	Remediation Effort
Benzyl butyl phthalate	10,000 ppm	Surface Soil	No Remediation Required
Bis (2-chloroethoxy) ether	4.06 ppm	Surface Soil	No Remediation Required
Bis (2-ethylhexyl) phthalate	4,142.86 ppm	Surface Soil	No Remediation Required
Bis (2-chloroisopropyl) ether	93.12 ppm	Surface Soil	No Remediation Required
4-Bromophenyl phenyl ether	120,000 ppm (adopted)	Surface Soil	No Remediation Required
Carbazole	290 ppm (adopted)	Surface Soil	No Remediation Required
4-Chloroaniline	8,160 ppm	Surface Soil	No Remediation Required
2-Chloronaphthalene	10,000 ppm	Surface Soil	No Remediation Required
Chrysene	7,945.21 ppm	Surface Soil	No Remediation Required
Dibenzo (a,h) anthracene	7.95 ppm	Surface Soil	No Remediation Required
Dibenzofuran	8,200 ppm (adopted)	Surface Soil	No Remediation Required
Di-n-butylphthalate	10,000 ppm	Surface Soil	No Remediation Required
1,3-Dichlorobenzene	500 ppm (adopted)	Surface Soil	No Remediation Required
1,2-Dichlorobenzene	10,000 ppm	Surface Soil	No Remediation Required
1,4-Dichlorobenzene	2,416.87 ppm	Surface Soil	No Remediation Required
3,3-Dichlorobenzidine	128.89 ppm	Surface Soil	No Remediation Required
Diethyl phthalate	10,000 ppm	Surface Soil	No Remediation Required
1,2-Diphenylhydrazine	7.2 ppm (adopted)	Surface Soil	No Remediation Required
Dimethyl phthalate	10,000 ppm	Surface Soil	No Remediation Required
2,4-Dinitrotoluene	4,080 ppm	Surface Soil	No Remediation Required
2,6-Dinitrotoluene	2,000 ppm (adopted)	Surface Soil	No Remediation Required
Di-n-octylphthalate	10,000 ppm	Surface Soil	No Remediation Required
Fluoroanthene	10,000 ppm	Surface Soil	No Remediation Required
Fluorene	10,000 ppm	Surface Soil	No Remediation Required
Hexachlorobenzene	6.87 ppm	Surface Soil	No Remediation Required
Hexachloroethane	408 ppm	Surface Soil	No Remediation Required
Indeno (1,2,3-cd) pyrene	79.45 ppm	Surface Soil	No Remediation Required
Isophrone	10,000 ppm	Surface Soil	No Remediation Required
2-Methylnaphthalene	7 ppm (adopted)	Surface Soil	No Remediation Required
Naphthalene	10,000 ppm	Surface Soil	No Remediation Required
2-Nitroaniline	42.9 ppm	Surface Soil	No Remediation Required

Contaminant	Cleanup Goal	Media	Remediation Effort
3-Nitroaniline	6,100 ppm (adopted)	Surface Soil	No Remediation Required
4-Nitroaniline	6,100 ppm (adopted)	Surface Soil	No Remediation Required
Nitobenzene	1,020 ppm	Surface Soil	No Remediation Required
N-Nitrosodiphenyl amine	10,000 ppm	Surface Soil	No Remediation Required
N-Nitrosodi-n- propylamine	8.29 ppm	Surface Soil	No Remediation Required
Phenanthrene	100 ppm (adopted)	Surface Soil	No Remediation Required
Pyrene	10,000 ppm	Surface Soil	No Remediation Required
1,2,4- Trichlorobenzene	10,000 ppm	Surface Soil	No Remediation Required
2-Chlorophenol	10,000 ppm	Surface Soil	No Remediation Required
2,4-Dichlorophenol	6,120 ppm	Surface Soil	No Remediation Required
2,4-Dimethylphenol	10 ppm (adopted)	Surface Soil	No Remediation Required
2,4-Dinitrophenol	4,080 ppm	Surface Soil	No Remediation Required
4,6-Dinitro-2- methylphenol	200 ppm (adopted)	Surface Soil	No Remediation Required
2-Methylphenol	10,000 ppm	Surface Soil	No Remediation Required
3 & 4 Methylphenol	10,000 ppm	Surface Soil	No Remediation Required
4-Nitrophenol	16,000 (adopted)	Surface Soil	No Remediation Required
Pentachlorophenol	483.33 ppm	Surface Soil	No Remediation Required
Phenol	10,000	Surface Soil	No Remediation Required
2,4,6- Trichlorophenol	1,922.89	Surface Soil	No Remediation Required
2,4,5- Trichlorophenol	10,000 ppm	Surface Soil	No Remediation Required
Lead	1,000 ppm	Surface Soil	No Remediation Required

No Tier II criteria available and other Human Health clean-up levels adopted from Federal or State sources

LAND-USE RESTRICTION(S): Non-residential

The complete Remediation Work Plan for VRP Site Number: 6950101 is available for review in the public files of the Office of Environmental Response, 2525 N. Shadeland Avenue, Indianapolis, IN between the hours of 8:15 a.m. and 4:45 p.m. during normal business days.

AFFIDAVIT

I, the undersigned, being duly sworn upon my oath, have personal knowledge of the facts stated herein;

- the enclosed copy of the Certificate of Completion and its Attachments were recorded in the County Recorder's Miscellaneous Book and were cross-referenced to the recorded deed that concerns the property on which the remediation took place;
- the enclosed copy represents the Certificate and its Attachments in their entirety as received from the Indiana Department of Environmental Management.

County Recorder's Book and Page or Instrument Number: _____

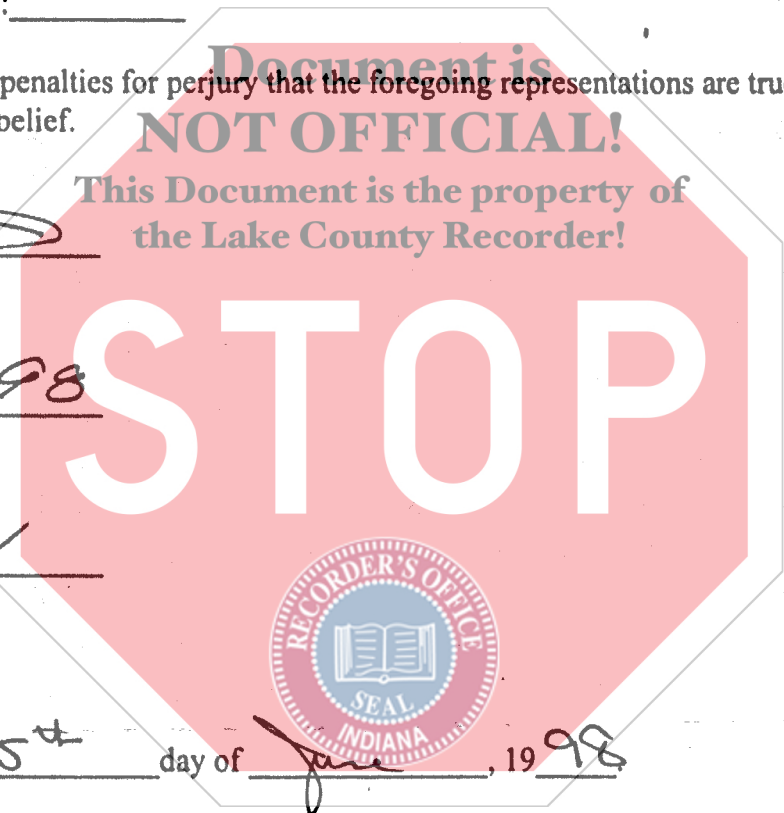
Number of Pages Recorded: _____

I swear or affirm under the penalties for perjury that the foregoing representations are true and accurate to the best of my knowledge and belief.

[Signature]
Signature

6-5-98
Date

[Signature]
Position

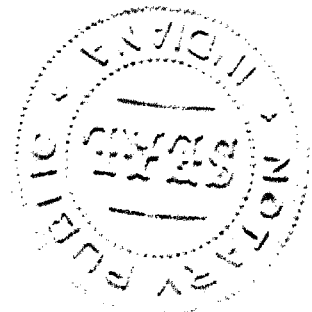


Signed before me the 5th day of June, 1998

Caryn Sue Arden
Notary Public CARYN SUE ARDEN

My Commission Expires:
4-2099

County and State of Residence:
Porter Co. - Indiana



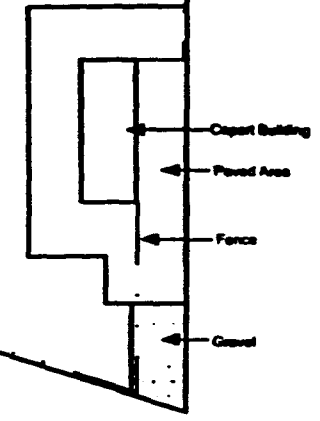
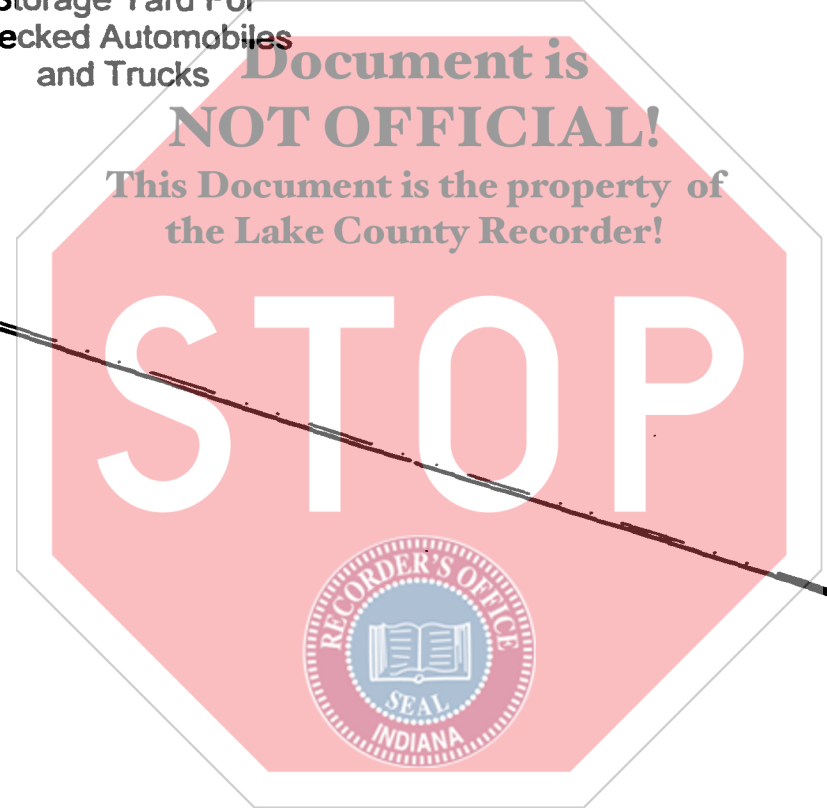
**Legal Description
Artim Industrial Properties
2345 Summer Street
Hammond, Indiana
VRP No. 6950101**

A tract of land in the East Half of Section 5, Township 36 North, Range 9, West of the Second Principal Meridian in the City of Hammond, North Township, Lake County, Indiana and described as beginning at a point in the East 125 foot Right of Way line of Indianapolis Boulevard, said point of beginning is in the East-West centerline of said Section 5 at a distance of 125 feet East of the Center of said Section 5 which is beneath the 9 span steel bridge; thence North 0 degrees 21 minutes 01 seconds West on said East 125.00-foot Right of Way line for a distance of 50.00 feet to an iron pipe set in concrete on the South line of the I.H.B. Gibson Yards; thence North 89 degrees 15 minutes 59 seconds East on the South line of the I.H.B. Gibson Yard South line which is also a line parallel to and 50 feet North of the South line of the Northeast Quarter of said Section 5 for a distance of 806.03 feet to a point in a Northwesterly projection of the North line of the 600-foot deep strip of land described in Deed Record 404, page 533, in the Recorder's Office, Lake County, Indiana; thence South 71 degrees 20 minutes 01 seconds East on said projection and the North line of said 600-foot deep strip of land for a distance of 698.28 feet; thence South 0 degrees 02 minutes 51 seconds East for a distance of 633.50 feet to the South line of the South 600-feet of the property described in said deed Record 404, Page 533; thence North 71 degrees 20 minutes and 01 seconds with West on said Southline of the South 600 feet aforesaid and the North line of property described and Deed Record 655, Page 439, in the Recorder's Office, Lake County, Indiana for a distance of 1372.87 feet; thence North 54 degrees 53 minutes 01 seconds West for a distance of 202.49 to a line that is parallel to and 125.00 feet East of the West line of the Boulevard; thence North 0 degrees 21 minutes 01 seconds West on said 125.00 foot parallel line for a distance of 239.84 feet to the East-West centerline of said Section 5 and the point of beginning and containing 808,809.40 square feet which is 18.570 acres and is presently cleared vacant piece of land.





Storage Yard For
Wrecked Automobiles
and Trucks



Integrated Environmental Solutions, Inc.
2201 South Cline Avenue, Suite 205
Schervodite, Indiana 46372
Tel. 219-884-7334 Fax 219-884-7338

Site Map
Artim Industrial Properties
Hammond, Indiana

Prepared By RJC	Checked By RGM
Date Revised	
Date Revised	

Date prepared 11-10-97	IES Project No. 61125-03801
Scale 1 inch = 120 feet	Figure No. 2