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INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Eric J. Holcomb
Governor

2017 081451

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 DEC 1 AM 9:22
Bono-L Piggitt
Commissioner

MICHAEL B. BROWN
RECORDER

CMA Property Corporation, LTD
c/o SMS Realty (East Chicago) LLC
13830 Brainard Ave.
Burnham, Illinois, 60633
Attn: Kerry Davidson Esq

Dear Ms. Davidson:

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the Lake County Recorder!

Re: Certificate of Completion
Scholz US Inc. - East Chicago
415 E. 151st Street
East Chicago, IN 46312
VRR # 6156305

The Indiana Department of Environmental Management (IDEM) is pleased to issue the enclosed Certificate of Completion to CMA Property Corporation, LTD for the successful conclusion of the voluntary remediation conducted at Scholz US Inc. - East Chicago site located in East Chicago, Indiana. The issuance of the Certificate of Completion under IC 13-25-5-16 is the final agency action for purposes of IC 4-21.5.

Please note that as required by IC 13-25-5-16, CMA Property Corporation, LTD must record a copy of the Certificate of Completion and its Exhibits in the Recorder's Miscellaneous Book in the county in which the property is located. This must be cross-referenced to the recorded deed that concerns the property on which the remediation took place. To show compliance with this section, a copy of the recorded Certificate and its Exhibits showing the book and page number or the instrument number must be returned to the Voluntary Remediation Program project manager along with the completed and notarized affidavit.

When IDEM receives confirmation that the Certificate and its Exhibits have been properly recorded, IDEM will begin working on the Covenant Not To Sue for the CMA Property Corporation, LTD site that will be signed by the Governor's office. The information contained in the enclosed packet defines the contaminants and environmental media that will be included in the Covenant Not To Sue.

43247

Cash

FILED

\$25,000

DEC 1 2017

JTB

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Recycled Paper



A State that Works

IDEM appreciates your participation in the Voluntary Remediation Program. The Certificate of Completion and the Covenant Not To Sue provide both the applicant and future landowners with an assurance that a voluntary cleanup has been performed and approved by the State of Indiana. Please contact your project manager, Damon Ridley, at (317) 234-0972, (800) 451-6027, or at dridley@idem.IN.gov if you have any questions.

Sincerely,



Bruno L. Pigott
Commissioner

DR:tr
Enclosure



FILED

DEC 1 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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IDEM

Indiana Department of Environmental Management

Certificate of Completion

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STOP
Voluntary Remediation Program



**Scholz US Inc. – East Chicago
East Chicago, Indiana**

VRP Project #6150305

Indiana Department of Environmental Management



Certificate of Completion

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Issued to

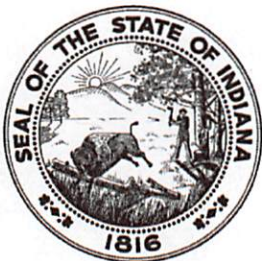
CMA Property Corporation, LTD

FOR The successful completion of the Voluntary Remediation Work Plan for Scholz US Inc. – East Chicago site, IDEM #6150305, located at 415 E. 151 Street, East Chicago, IN 46312, (Lake County), Indiana, as more specifically described in the attached Exhibits 1-3, which are incorporated herein by reference. The issuance of a Certificate of Completion under IC 13-25-5 is a final agency action for purposes of IC 4-21.5.



GIVEN UNDER MY HAND IN THE CITY OF INDIANAPOLIS
THIS 30 DAY OF November, 2017

Bruno L. Pigott, Commissioner
Department of Environmental Management



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Exhibit 1

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STOP
Project Summary



Exhibit 1

Project Summary
Certificate of Completion for the Voluntary Remediation Program
Indiana Department of Environmental Management
Scholz US Inc. – East Chicago
VRP Site # 6150305

VRP APPLICANT: CMA Property Corporation, LTD

APPLICANT ADDRESS: c/o SMS Realty (East Chicago) LLC, 13830 Brainard Ave.
Burnham, Illinois, 60633, Attn: Kerry Davidson Esq.

PROJECT NAME: Scholz US Inc. – East Chicago

VRP PROJECT ADDRESS: 415 E. 15th Street, East Chicago, IN 46312

CITY, COUNTY: East Chicago, Lake County

DATE APPLICATION RECEIVED: June, 2015

DATE COMPLETION REPORT APPROVED: November, 2017

**DID THE REMEDY ENTAIL ACTIVE / PHYSICAL REMEDIATION OF
CONTAMINATION IN ORDER TO ACHIEVE CLOSURE?** Yes

REMEDICATION CLEANUP GOALS ACHIEVED: Remediation Closure Guidance
Default and Non Default
Screening Levels. See Exhibit 2

MEDIA ADDRESSED: Surface Soil, Subsurface Soil, Ground Water

VRP PROJECT AREA: See Exhibit 3

ENVIRONMENTAL RESTRICTIVE COVENANT (ERC) USE RESTRICTIONS:

(a) Shall not use or allow the use of the Real Estate for residential purposes, including, but not limited to, daily child care facilities or educational facilities for children (e.g., daycare centers or K-12 schools).

(b) Shall not use or allow the use or extraction of ground water at the Real Estate for any purpose, including, but not limited to: human or animal consumption, gardening, industrial processes, or agriculture, except that ground water may be extracted in conjunction with environmental investigation and/or remediation activities.

(c) Shall not use the Real Estate for any agricultural use.

(d) Shall restore soil disturbed as a result of excavation and construction activities in such a manner that the remaining contaminant concentrations do not present a threat to human health or the environment. This determination shall be made using the department's current risk based guidance. Upon the department's request, the Owner shall provide the department written evidence (including sampling data) showing the excavated and restored area, and any other area affected by the excavation, does not represent such a threat. Contaminated soils that are excavated must be managed in accordance with all applicable federal and state laws, and disposal of such soils must also be done in accordance with all applicable federal and state laws.

(e) Shall maintain the integrity of the existing asphalt and concrete pavement, gravel covered surfaces, and buildings, which is depicted on Exhibit C; these areas serve as engineered barriers to prevent direct contact with the underlying soils and must not be excavated, removed, disturbed, demolished, or allowed to fall into disrepair.

The land-use restrictions above are contained in an ERC recorded on the property. The ERC can be reviewed at the Lake County Recorder's Office (Document #2017080161), or in IDEM's Virtual File Cabinet (VFC) as document #80564288 at the following internet web address: <http://vfc.idem.in.gov/>. The ERC is hereby incorporated by reference into Exhibit 1 of this Certificate of Completion (COC).

ENGINEERING CONTROL(S) TO BE MAINTAINED: the existing asphalt area (as seen in Exhibit C of the ERC) serves as an engineered barrier to prevent direct contact with the underlying soils and must not be excavated, removed (unless replaced with an equivalent barrier), disturbed, demolished, or allowed to fall into disrepair. The applicant will inspect these areas annually.

SUMMARY OF PROJECT:

This Site has been utilized by several industrial companies since 1915. Operations performed at the Site have included detinning, tire shredding, and de-zincing. These historical operations are the known/suspected sources of impacts to soil and ground water at the Site. The Site covers 10.16 acres and is currently developed with four buildings. The oldest structure located at the Site is utilized as an office building. The three newer structures are involved in the de-zincing process operations conducted at the Site and include the de-zincing building, zinc recovery building, and storage tank building. Also present at the Site are truck scales, a metal shredder, and a cooling tower. The eastern portion of the Site is covered by asphalt pavement. Concrete pavement is present around the shredder and de-zincing building. Gravel is present on the surface across the remainder of the Site. Potable water and sewer service are provided by the City of East Chicago.

A gasoline underground storage tank (UST) was present on the eastern side of the Site but was removed and closed in 1998. The Site was entered into the IDEM VRP in March 2015. All other reports are located in IDEM's Virtual File Cabinet under Scholz US Inc.-East Chicago (VRP #6150305).

Soil and ground water sampling was performed in suspected source areas in 1995, 2008 and 2014. The data provided in the previous investigations was determined to be limited, with only ten (10) sample locations completed to characterize the Site; and at numerous areas of the Site, analyte levels exceeded the applicable Screening Levels (SLs). Impact delineation and remedial activities were performed in only one identified area (northwest portion of the Site).

The sale of the property led to additional investigations in 2014 and 2015. The investigations advanced soil borings and installed permanent monitoring wells. Based on Toxicity Characteristic Leaching Procedure (TCLP) analytical results, characteristically hazardous lead soils were identified near the southwest corner of the Site. In addition, impacts from polycyclic aromatic hydrocarbons (PAHs) and other Resource Conservation and Recovery Act (RCRA) metals were present in several areas of the Site.

A Remediation Work Plan (RWP) was submitted to IDEM in December 2015 and revised in July 2016 (VFC #80339090). The revised RWP updated the proposed remedial measures based upon the findings of a May/June 2016 supplemental investigation. The RWP identified the following factors in the evaluation of remedial alternatives for the Site:

- The Site is utilized as a heavy industrial facility and is zoned as such;
- The remedy for the Site will include a nonresidential (commercial/industrial) Site use limitation;
- The remedy for the Site will include a prohibition on installation of ground water withdrawal wells at the Site; and
- No potable ground water supply wells have been identified within 2 miles of the Site and surface water (withdrawn from Lake Michigan) is utilized as the public water supply source.

The RWP proposed chemical fixation as an appropriate method to address the soils. Subsequently, the work plan proposed to treat the hazardous lead soils using Maectite®, a patented chemical fixation process that would render lead (and other metals) nonhazardous (based on TCLP testing). Confirmatory sampling was performed on the treated soils to ensure that lead levels characteristic of hazardous waste would not remain after treatment.

The completion of the chemical fixation remediation in the area of characteristically hazardous lead soils (southwestern portion of Site), the placement of engineering controls (existing pavement areas) in select areas, and the subsequent implementation of institutional controls allow the treated soils and residual subsurface impacts identified at the Site to remain at the Site without requiring additional remediation. This was acceptable to IDEM and approved August 31, 2016.

Based on IDEM staff review, impacts identified in soil have been delineated and no impacts to ground water have been identified. The remediation completion report was approved November 2017.

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.



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Exhibit 2

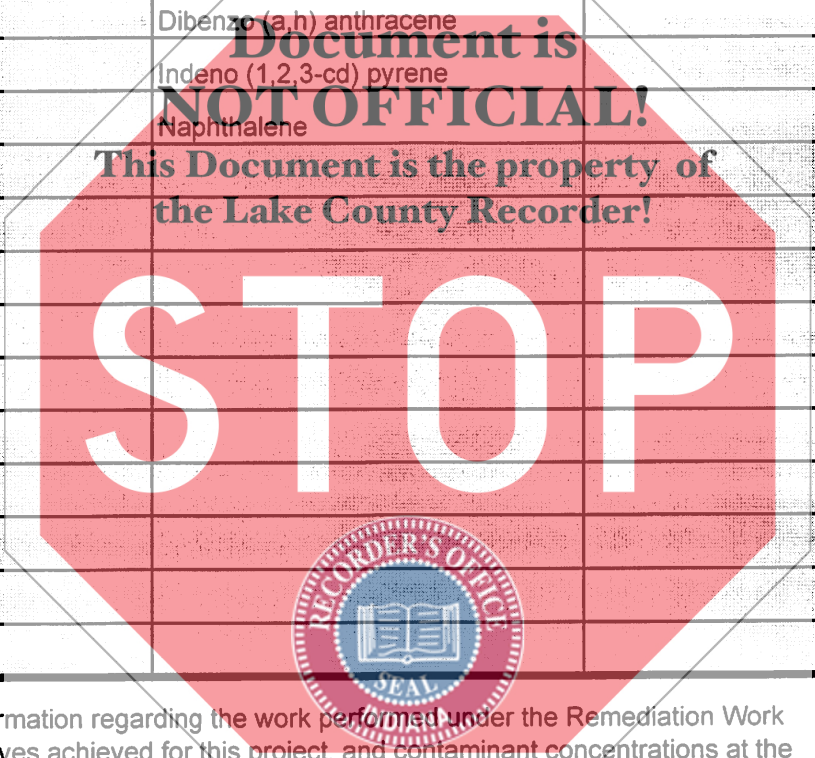
STOP

**Table of Contaminants
Addressed in Project**



EXHIBIT 2
SITE CONTAMINANTS OF CONCERN
Addressed by the Remediation Work Plan

Volatile Organic Compounds	Polyaromatic Hydrocarbons	Metals and Other
Actone	Benzo (a) anthracene	Arsenic
Trichloroethylene	Benzo (a) pyrene	Cadmium
	Benzo (b) fluoranthene	Lead
	Benzo (g,h,i) perylene	Mercury
	Benzo (k) fluoranthene	Zinc
	Dibenzo (a,h) anthracene	
	Indeno (1,2,3-cd) pyrene	
	Naphthalene	



Specific and detailed information regarding the work performed under the Remediation Work Plan, the remedial objectives achieved for this project, and contaminant concentrations at the time of closure are available online on the Indiana Department of Environmental Management's Virtual File Cabinet located at <http://vfc.idem.in.gov/DocumentSearch.aspx>.

The Remediation Work Plan is indexed on the Virtual File Cabinet as Document # 80339090, and the Remediation Completion Report is indexed as Document # 80517161.

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Site Map and Legal
Description of Project Area



VRP # 6150305 - General Extent of VRP Project Area & ERC



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Mapped By: Mike Hill, IDEM, Office of Land Quality, Science Services Branch, Engineering & GIS Services, November 30, 2017

ERC Info: Instrument # 2017 080161 Recorded 2017 NOV 28
Environmental Restrictive Covenant

General Extent Info: General Extent of VRP Project Area is typical with above referenced ERC Real Estate.

Parcel ID: 45-03-33-151-003.000-024

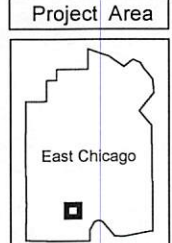
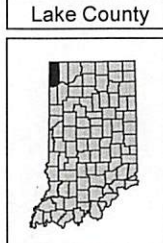
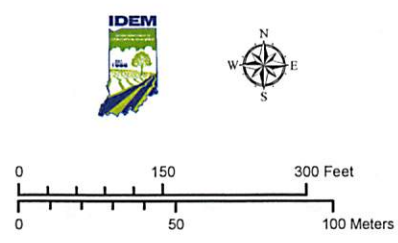
PLSS Info: Section 33, T37N, R9W, North Township, Lake County, IN

Property: 415 East 151st Street, East Chicago, IN

Disclaimer: This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

General Extent of VRP Project Area & ERC

Engineered Barrier



Affidavit for Review and Redaction of Social Security Numbers

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

Valerie Tachtiris
Valerie Tachtiris, Deputy Assistant Commissioner
Indiana Department of Environmental Management
Office of Legal Counsel

STATE OF Indiana)
COUNTY OF Marion) SS: **Document is NOT OFFICIAL!**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Valerie Tachtiris and signed this before me.

Witness my hand and Notarial Seal this 30 day of December, 2017.



Krystyna Klimczak
Krystyna Klimczak
Notary Public (please sign and print)

Residing in Marion County, Indiana

My Commission Expires: December 8, 2023

This document was prepared by:
Valerie Tachtiris, Deputy Assistant Commissioner
Indiana Department of Environmental Management
Office of Legal Counsel
100 N. Senate Avenue, Room #1307
Indianapolis, Indiana 46204