

13

IDEM

Indiana Department of Environmental Management

Certificate of Completion

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STOP
Voluntary Remediation Program



**One Hour Martinizing
Hammond, IN**

VRP Project #6161101

25-
CS
RT

Indiana Department of Environmental Management



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Issued to

Code 48 LLC

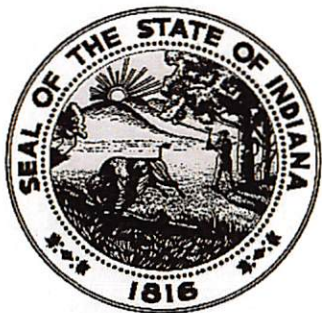
STOP

FOR The successful completion of the Voluntary Remediation Work Plan for the One Hour Martinizing site, IDEM #6161101, located at 6823 Grand Avenue, Hammond (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.



Signed this date January 26, 2020

Peggy Dorsey, Assistant Commissioner, Office of Land Quality



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Exhibit 1

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Project Summary



Exhibit 1

Project Summary
Certificate of Completion for the Voluntary Remediation Program
Indiana Department of Environmental Management
One Hour Martinizing
VRP Site # 6161101

VRP APPLICANT: Code 48, LLC

APPLICANT ADDRESS: 1720 W. Algonquin Road, Mt. Prospect, IL 60056

PROJECT NAME: One Hour Martinizing

VRP PROJECT ADDRESS: 6823 Grand Avenue

CITY, COUNTY: Hammond, Lake

DATE APPLICATION RECEIVED: November 28, 2016

DATE COMPLETION REPORT APPROVED: January 31, 2020

DID THE REMEDY ENTAIL ACTIVE / PHYSICAL REMEDIATION OF CONTAMINATION IN ORDER TO ACHIEVE CLOSURE?: No

REMEDICATION CLEANUP GOALS ACHIEVED: Remediation Closure Guide Non-residential use. See Exhibit 2

MEDIA ADDRESSED: Surface Soil, Subsurface Soil, Groundwater

VRP PROJECT AREA: See Exhibit 3

ENVIRONMENTAL RESTRICTIVE COVENANT (ERC) USE RESTRICTIONS:

The Owner:

- 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 groundwater at the Real Estate for any purpose, including, but not limited to: human or animal consumption, gardening, industrial processes, or agriculture, except that groundwater may be extracted in conjunction with environmental investigation and/or remediation activities.

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 # 2019-

071562), or in IDEM's Virtual File Cabinet (VFC) as document # 82854617 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: None

SUMMARY OF PROJECT:

One Hour Martinizing was a dry cleaning facility, which used tetrachloroethylene from 1969 to 1976. The site is currently occupied by Big Daddy's BBQ located within a multiple tenant shopping complex in Hammond, Indiana. The site is bound to the north and south by commercial properties and residences to the east and west. The site is not in a Wellhead Protection Area and the City of Hammond provides potable water to all residential, commercial and industrial sites located within the city. Groundwater is generally found 5-8 feet below ground surface and flows to the north/northeast.

Investigations were conducted from 2015-2017. The results from this investigation indicated tetrachloroethylene was present in the soil beneath the former dry cleaner and tetrachloroethylene and breakdown products were detected in the groundwater at or above IDEM residential tap screening levels. Soil borings B-1, B-2, B-3b, B-5, B-6 and B-7 exceeded the soil migration to groundwater screening level for tetrachloroethylene but not above soil direct contact screening levels. Seven monitoring wells have been sampled quarterly from 2017-2019. Historically, tetrachloroethylene has been detected in monitoring wells MW-1, MW-2 and MW-4 above residential tap groundwater screening levels and vinyl chloride was detected in MW-1 and MW-2 just above the residential tap groundwater screening level. The objective for this site is to address any risk to human health and the environment. The groundwater monitoring well network was sampled for eight quarters in attempt to monitor plume stability. The remaining risks are addressed with an environmental restrictive covenant which restricts the property to no residential use and does not allow the extraction of groundwater. The Remediation Work Plan was approved May 1, 2018. The environmental restrictive covenant was recorded on October 21, 2019.

The final groundwater monitoring event was conducted in May 2019 and had the following detections of tetrachloroethylene: MW-1 (11.8 micrograms per liter) above residential tap groundwater screening level (5 micrograms per liter) and MW-2 had detections of vinyl chloride (2.28 micrograms per liter) just above residential tap screening level (2 micrograms per liter). The low concentrations are not significantly greater than previous sampling results and the plume is qualitatively stable. Given the time since the dry cleaning operations ceased and the low levels of groundwater and soil contamination that remain on-site the levels of contamination will likely continue to lessen over time. The remaining risks will be controlled with the restrictions and the project is ready for closure.

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

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**Table of Contaminants
Addressed in Project**



EXHIBIT 2

ONE HOUR MARTINIZING CONTAMINANTS OF CONCERN

Addressed by the Remediation Work Plan

Volatile Organic Compounds

Tetrachloroethene

Trichloroethene

cis-1,2-Dichloroethene

trans-1,2-Dichloroethene

Vinyl Chloride

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 numbers 80527158 and 80592625 and the Remediation Completion Report is indexed as document number 82824541.

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Exhibit 3

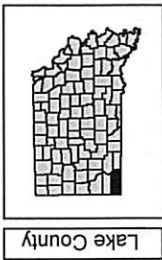
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Site Map

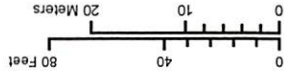




Project Area



Lake County



VRP Project General Extent

Environmental Restrictive Covenant

Mapped By: Shane Moore, IDEM, Office of Land Quality, Science Services Branch, Engineering & GIS Services, January 21, 2020

General Extent Info: General Extent of VRP Project Area based on Exhibit A in recorded ERC. Marion County ERC Info: Instrument #2019071562 Recorded 10/21/2019

Parcel ID's: 45-07-10-253-004.000-023

Orthophoto Info: GIS Layer Name: ImageryBestAvailable State of Indiana Best Available Orthophotography (2013 to 2017)

PLSS Info: Section 10, T36N, R9W, North Township, Lake County, IN

Property: 6823-6839 Grand Avenue, Hammond, 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.



VRP # 6161101 (One Hour Martinizing) - General Extent of VRP Project Area & ERC

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 9th day of December, 2004, by **BRESLER REALTY COMPANY**, an Illinois corporation, with its address located at 1720 West Algonquin Road, Mount Prospect, Illinois 60056, hereinafter called the *Grantor*, and

CODE 48, LLC, an Illinois limited liability company, with its address located at 1720 West Algonquin Road, Mount Prospect, Illinois 60056, hereinafter called the *Grantee*.

That the *Grantor*, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys and quit claims unto the *Grantee* all that certain land situated in Lake County, Indiana, to-wit:

(See Exhibit A attached hereto)

Parcel Identification Number: 26-37-0037-0011

Subject to easements, conditions, covenants, restrictions and reservations of record; zoning ordinances and legal highways, if any, contained in prior instruments of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, GRANTOR has caused this instrument **STANLEY BRESLER**, its President, this 9th day of December

BRESLER REALTY COMPANY, an Illinois corporation

By: Stanley Bresler
STANLEY BRESLER, President

STATE OF ILLINOIS
COUNTY OF COOK, ss:

I HEREBY CERTIFY that on this 9th day of December, 2004, before me, the subscriber, a notary public in and for said county and state, duly authorized in the State aforesaid to take acknowledgments, personally appeared **STANLEY BRESLER**, President of Bresler Realty Company, an Illinois corporation, the Grantor in the foregoing deed, and acknowledged the signing thereof to be the free act and deed of said corporation, and as the free act and deed personally and as such President.

IN TESTIMONY WHEREOF, on behalf of the said Grantor, **STANLEY BRESLER**, President, has hereunto set his hand and seal the day and year first above written.

Robin A. Suvada
Robin A. Suvada Notary Public
My Commission Expires 5-27-06

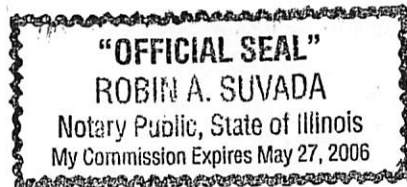
THIS INSTRUMENT PREPARED BY:

Craig T. Martin
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
835 McClintock Drive
Second Floor
Burr Ridge, IL 60527

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

FEB 18 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR



MAIL TAX BILLS TO:
Code 48, LLC
1720 West Algonquin Road
Mount Prospect, IL 60056

Corp-Link Services Inc.

001693

16.00/Rm



2005 FEB 24 12
2005 FEB 22 AM 10:05
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHELE A. HOCHSTETTER

Exhibit A to
Quit Claim Deed
for Code 48, LLC

Legal Description of Real Estate:

The North 200 feet of the South 403 feet of the West 183 feet of the South half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana.



Legal Description of Real Estate:

The North 200 feet of the South 403 feet of the West 183 feet of the South half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana.

PARCEL NO. 45-07-10-253-004.000-023

