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INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We make Indiana a cleaner, healthier place to live*

Frank O'Bannon  
Governor

John M. Hamilton  
Commissioner

100 North Senate Avenue  
P.O. Box 6015  
Indianapolis, Indiana 46206-6015  
Telephone 317-232-8603  
Environmental Helpline 1-800-451-6027

December 3, 1997

Mr. Robert Brownson  
Rubloff Development Group  
280 West Higgins Road, Suite 205  
Hoffman Estates, IL 60195

Dear Mr. Brownson:

Re: The Certificate of Completion - Swift Adhesives  
and Coatings, VRP site # 6960704

The Indiana Department of Environmental Management (IDEM) is pleased to issue the enclosed Certificate of Completion for the successful conclusion of the voluntary remediation conducted at the former Swift Adhesives and Coatings/Ashland Chemical facility in Hammond, 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, Rubloff Development Group, Inc. must record a copy of the certificate and its attachment in the Recorder's Miscellaneous Book. 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 showing the book and page number or the instrument number must be returned to the IDEM Project Manager.

Gregg Romaine from our Office of Legal Counsel is currently working on the Covenant-Not-To-Sue for the former Swift Adhesives and Coatings facility that the Governor will sign. Please contact Gregg Romaine with any questions that you might have concerning the Covenant-Not-To-Sue at (317) 232-8577.

Please contact the site Project Manager, Richard Harris, if you have any questions at 317/308-3128.

Sincerely,

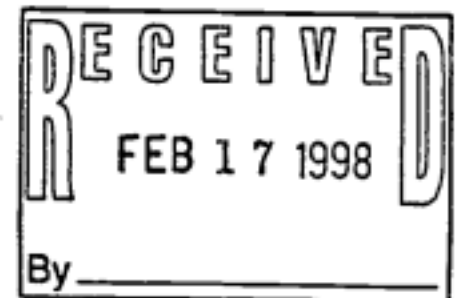
  
John M. Hamilton  
Commissioner

Enclosure

cc: Gregg Romaine, OLC  
Mr. Duane Dedelow, Mayor, City of Hammond  
Mr. Ron Novak, Hammond Dept. of Environmental Management

STATE OF INDIANA  
LAKE COUNTY  
Certificate of Completion Memo

98004631  
A. OPEN DATE: 98 JAN 21 AM 10:13 September 19, 1997  
DATE LAST REVISED: September 19, 1997



COUNTY: Lake  
PROGRAM AREA: Voluntary Remediation Program

B. TOPIC: Approval of Certificate of Completion

FACILITY: Swift Adhesives and Coatings, VRP site #6960704

ISSUE STATEMENT: Swift Adhesives has met VRP cleanup objectives and is awaiting the Certificate of Completion and Covenant not to Sue.

SUMMARY OF ACTIONS: Swift Adhesives application to the Voluntary Remediation Program was approved on July 23, 1996. The site entered the program for a soil cleanup only. Preliminary site information indicated low levels of VOCs, SVOCs, and PCBs. Confirmatory sampling results detected Polynuclear Aromatic Hydrocarbons (PAH) above tier II criteria in surface soil in a confined area. A limited soil removal was conducted and a tier III risk assessment completed for a single PAH in surface soil. An Environmental Notice will be filed to limit future land use to nonresidential uses, and to require that the PAH contaminated area remain capped.

NEXT STEPS: Issue the Certificate of Completion and Covenant not to Sue.

C. CONTACT FMI: Richard Harris, Project Manager  
Voluntary Remediation Program  
308-3128

BRIEFING PREPARED BY: Richard Harris

33-00  
ch 2501014  
2/1/98



# INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

## CERTIFICATE OF COMPLETION

ISSUED TO: RUBLOFF DEVELOPMENT GROUP, INC.

FOR: The successful completion of the Voluntary Remediation Work Plan for Swift Adhesives and Coatings, IDEM #6960704 located at 1801 167<sup>th</sup> Street (Lake County) Hammond, 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.

GIVEN UNDER MY HAND IN THE CITY OF INDIANAPOLIS  
THIS 7<sup>th</sup> DAY OF November 1997



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

## ATTACHMENT 1

### CERTIFICATE OF COMPLETION FOR VOLUNTARY REMEDIATION SITE 6960704

Issued to: Rubloff Development Group, Inc.  
2800 West Higgins Road, Suite 205  
Hoffman Estates, IL 60195

Site: Former Swift Adhesives and Coatings/Ashland Chemical Company Facility  
1801 167th Street  
Hammond, IN 46320

A legal description is contained on page 4 of this Attachment. Parcel 4 was not included in this site remediation.

Site maps are contained on pages 5-8 of this Attachment. Consult the maps for detailed information regarding areas where cleanup objectives were achieved.

#### Cleanup Goals Achieved:

(1a) Tier I cleanup objectives were achieved for the **Volatile Organic Compounds** listed below for surface and subsurface soils in parcels 2 (on the north side of the site along 165<sup>th</sup> street), parcel 3 (on the east side of the site) and in a section of parcel 1 in the east-central portion of the site (figure 1).

1,2-Dichloropropane  
2-Butanone (methyl ethyl ketone)  
2-Chloroethyl vinyl ether  
Bromodichloromethane  
Bromoform  
Bromomethane  
Carbon tetrachloride  
Carbon disulfide  
Chlorobenzene  
Chlorodibromomethane  
Chloromethane  
cis-1,3-Dichloropropene  
Methylene chloride

Styrene  
trans 1,3-Dichloropropene  
trans-1,2-Dichloroethene  
Trichlorofluoromethane  
Vinyl acetate

(1b) Tier II nonresidential cleanup objectives were achieved for the **Volatile Organic Compounds** listed below for surface and subsurface soils in parcels 2 (on the north side of the site along 165<sup>th</sup> street), parcel 3 (on the east side of the site) and in a section of parcel 1 in the east-central portion of the site (figure 1).

Acetone  
Benzene  
Chloroethane  
Chloroform  
1,1-Dichloroethane  
1,2-Dichloroethane  
1,1-Dichloroethene  
cis-1,2-Dichloroethene  
Ethylbenzene  
4-Methyl-2-pentanone  
1,1,2,2-Tetrachloroethane  
Tetrachloroethene  
Toluene  
1,1,1-Trichloroethane  
1,1,2-Trichloroethane  
Trichloroethene  
Vinyl chloride  
Total Xylenes

(2) Tier II nonresidential cleanup objectives were achieved for **PCBs** for surface and subsurface soils in portions of parcel 1 as indicated on the attached site map (figure 2).

(3a) Tier II nonresidential cleanup objectives were achieved for the **polynuclear aromatic hydrocarbons** listed below for surface and subsurface soils (except as noted in 3b below) in the area of the site designated on the attached site map (figure 3) as "Area of Concern".

Acenaphthylene\*  
Acenaphthene  
Anthracene  
Benzo(a)anthracene  
Benzo(a)pyrene  
Benzo(b)fluoranthene  
Benzo(g,h,i)perylene\*  
Benzo(k)fluoranthene  
Chrysene  
Dibenzo(a,h)anthracene  
Fluoranthene  
Fluorene  
Indeno(1,2,3-cd)pyrene  
Naphthalene  
Phenanthrene\*  
Pyrene

Cleanup criteria for contaminants noted with an asterisk above have not been established by the Voluntary Remediation Program (VRP). Contaminant concentrations at the site were compared to other established risk-based concentrations and it was determined that they did not present an unacceptable risk.

(3b) Tier III cleanup objectives were achieved for benzo(a) pyrene in surface soil in the area of the site designated on the attached site map (figure 3) as "Approximate Extent of PNA Contamination".

(4) Tier II nonresidential cleanup objectives were achieved for acetone and cyanide for surface and subsurface soils in the area of the site designated on the attached site map (figure 4).

Land use restrictions:

1. Future land use for the site shall remain nonresidential.
2. Construction or excavation in the asphalt capped area of the site designated on the site map as "Approximate Extent of PNA Contamination" shall not occur without expressed prior approval from the VRP.

The complete Remediation Work Plan for the former Swift Adhesives and Coatings/Ashland Chemical facility (IDEM site #6960704) is available for review in the public files of the Office of Environmental Response, IDEM, 2525 North Shadeland Avenue, Indianapolis, Indiana, between 8:30 a.m. and 12:00 p.m. and 1:00 p.m. and 4:30 p.m. during normal business days.

## LEGAL DESCRIPTION

1801 167th Street  
Hammond, Indiana

Parcel 1: The South 50 feet of the North 90 feet of the Northwest 1/4 of Section 8, Township 36 North, Range 9 West of the 2nd Principal Meridian lying West of the West right of way of Indianapolis Boulevard, Lake County, Indiana. Excepting from the above tract the following: A part of the Northwest 1/4 of Section 8, Township 36 North, Range 9 West, City of Hammond, Lake County, Indiana, described as follows: Commencing at the Northeast corner of said 1/4 Section; thence South 89 degrees 39 minutes 00 second West 54.00 feet along the North line of said 1/4 Section, thence South 0 degrees 39 minutes 30 seconds East 40.00 feet to the point of beginning of this description, which point is the intersection of the West boundary of Indianapolis Boulevard with the South boundary of 165th Street; thence South 89 degrees 39 minutes 30 seconds East 26.16 feet along said West boundary; thence North 40 degrees 47 minutes 52 seconds West 15.25 feet; thence South 89 degrees 33 minutes 45 seconds West 335.00 feet; thence North 87 degrees 34 minutes 01 seconds West 310.39 feet to South boundary of 165th Street; thence North 89 degrees 39 minutes 00 seconds East 654.77 feet along said South boundary to the point of beginning.

Parcel 2: The South 50 feet of the North 90 feet of the Northeast 1/4 of Section 7, Township 36 North, Range 9 West of the second Principal Meridian, except the West 765.94 feet thereof, Lake County, Indiana.

Parcel 3: Lot 2 in Woodmar Commercial-Industrial Centre, as per plat thereof, recorded in Plat Book 62 page 7, in the office of the Recorder of Lake County, Indiana. Except that part described as follows: Beginning at an iron rod at the Southwest corner of said Lot 2; thence North 0 degrees 04 minutes 07 seconds East 421.42 feet along the West line of said Lot 2, to an iron rod; thence South 89 degrees 57 minutes 37 seconds East 445.0 feet, parallel with the South line of said Lot 2, to a "PK" nail; thence South 46 degrees 26 minutes 34 seconds East, 108.90 feet to an iron rod; thence South 0 degrees 04 minutes 07 seconds West 346.42 feet, parallel with the West line of said Lot 2, to an iron rod on the South line of said Lot 2; thence North 89 degrees 57 minutes 37 seconds West 524.0 feet along the South line of Lot 2, to the point of beginning.

Parcel 4: Lot 2 in Eagle's Commercial-Industrial Centre, in the City of Hammond, as per plat thereof, recorded in Plat Book 79 page 57, in the Office of the Recorder of Lake County, Indiana.



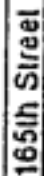
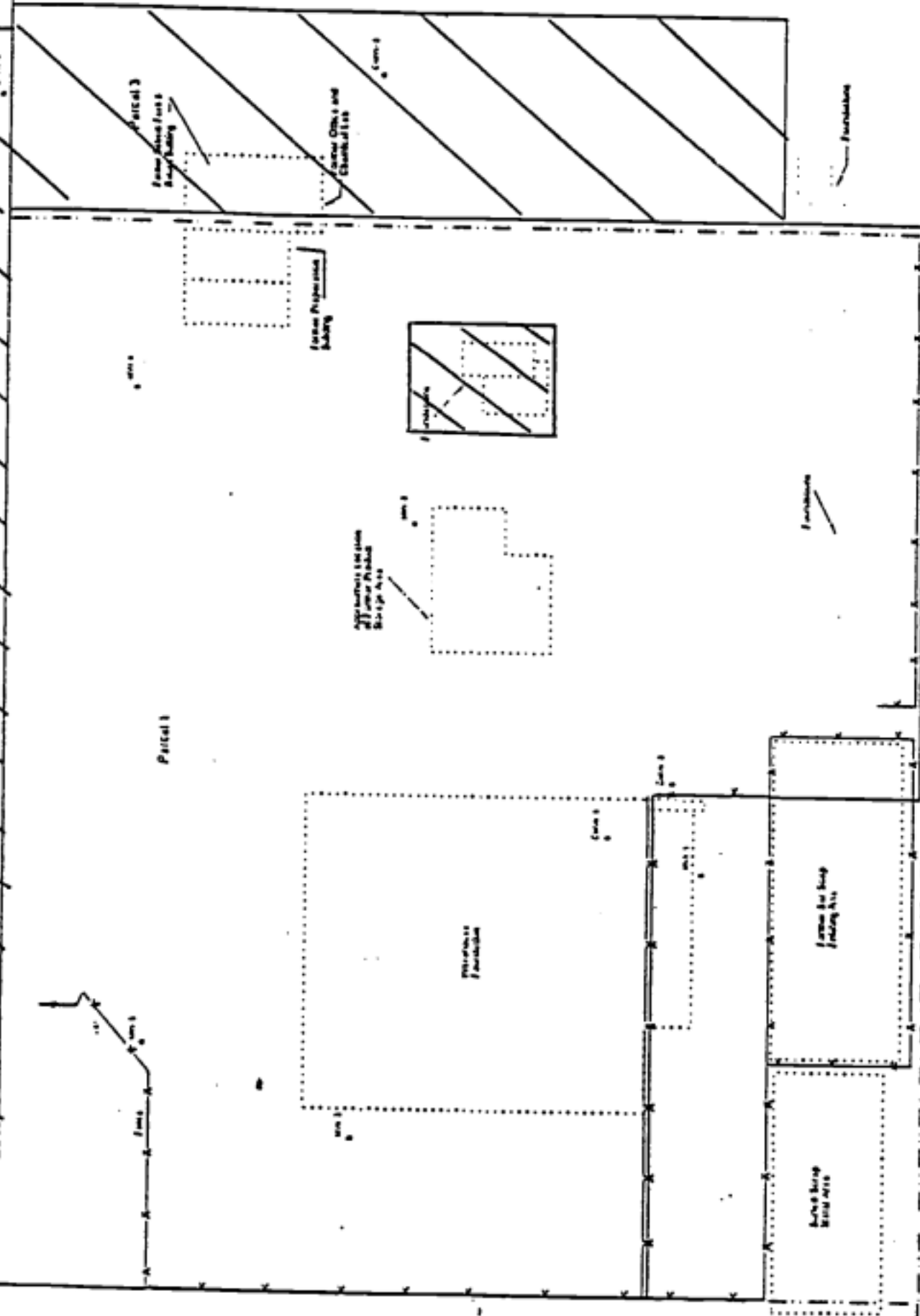


Figure (1)  
VOCs

Hash-marked areas indicate portions of the facility where tier II objectives were achieved for volatile organic compounds.



167th Street

MOLCO	
Center:	651 North Irving Street
City:	PAOLA, Missouri 64654

**SITE MAP**  
1801 167th Street  
Hammond, Indiana

**CARLSON ENVIRONMENTAL, INC.**  
312 W. RANDOLPH STREET  
CHICAGO, ILLINOIS  
(312) 346-2140



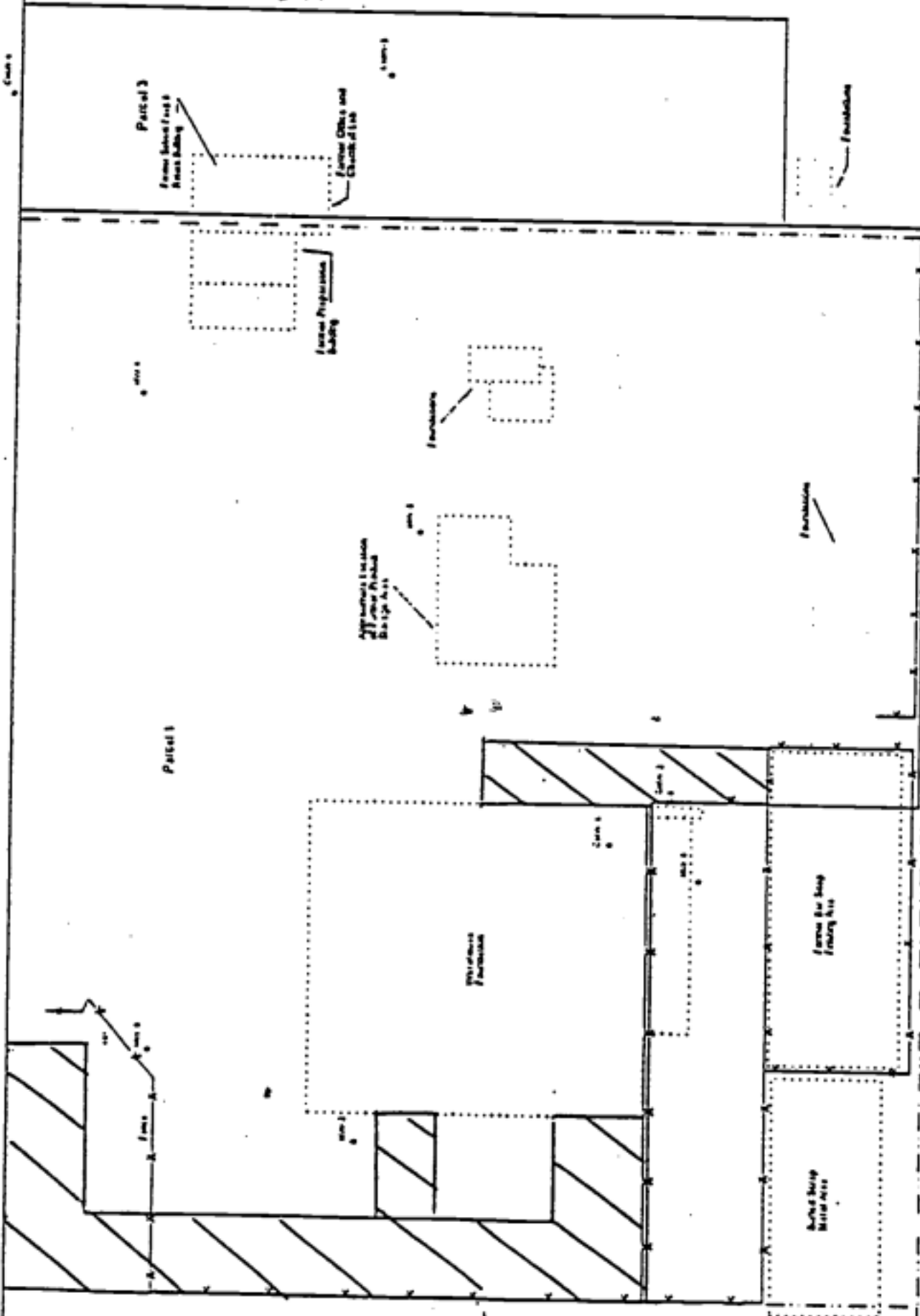




Figure (2)

**PCBs**

Hash-marked areas indicate portions of the facility where tier II objectives were achieved for PCBs.



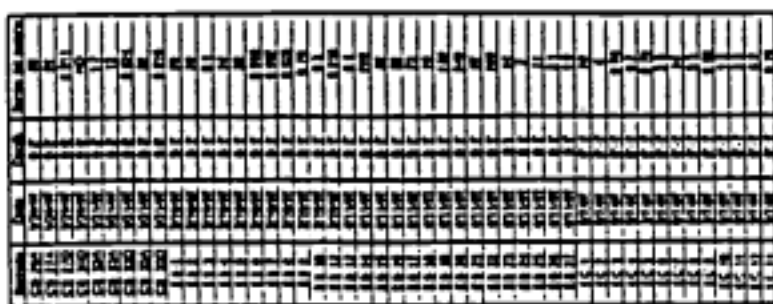
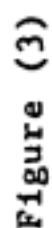
165th Street

167th Street

Legend  
 \* Contaminated Areas  
 \* PCBs  
 \* PCBs  
 \* PCBs

Approximate Scale

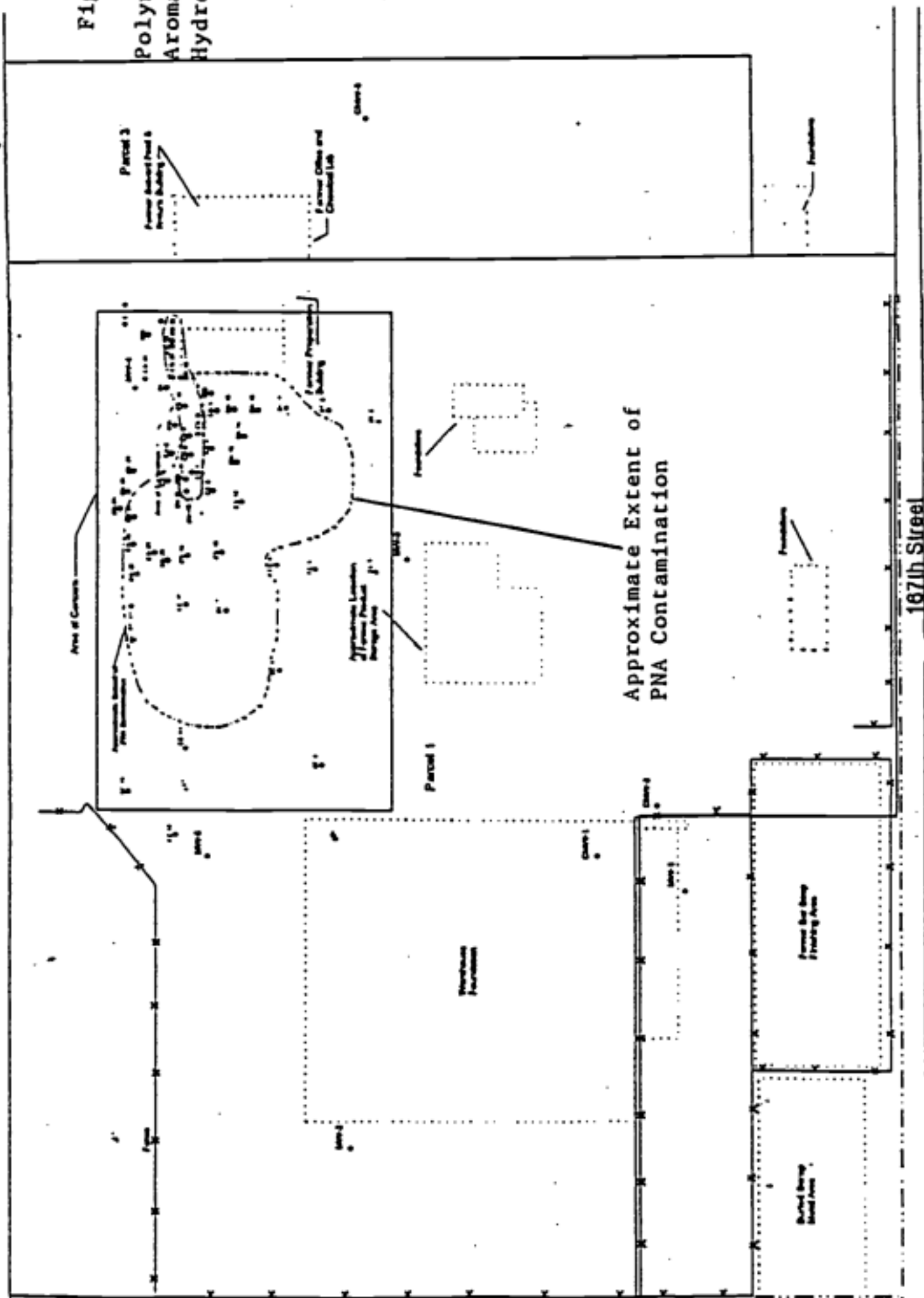
<b>CARLSON ENVIRONMENTAL, INC.</b> 312 W. RAYMOND STREET CHICAGO, ILLINOIS (312) 346-2140		<b>SITE MAP</b> 1601 167th Street Hammond, Indiana	
Date: _____ Drawn by: _____ Checked by: _____ Approved by: _____	Date: _____ Drawn by: _____ Checked by: _____ Approved by: _____	Date: _____ Drawn by: _____ Checked by: _____ Approved by: _____	Date: _____ Drawn by: _____ Checked by: _____ Approved by: _____



11-21-23

DATE	CDJ Monitoring Wet Location
10/10/00	CDJ Monitoring Wet Location
10/10/00	CDJ Monitoring Wet Location
10/10/00	CDJ Sample Location 10/10/00
10/10/00	CDJ Sample Location 10/10/00
10/10/00	CDJ Sample Location 10/10/00
10/10/00	CDJ Sample Location 10/10/00

Approximate Grade



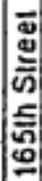
Approximate Extent of  
PNA Contamination

**CARLSON ENVIRONMENTAL, INC.**  
312 W. RANDOLPH STREET  
CHICAGO, ILLINOIS  
(312) 346-2140



**Summary of PNA Sampling Locations and  
Approximate Extent of Contamination**  
1801 167th Street  
Hammond, Indiana

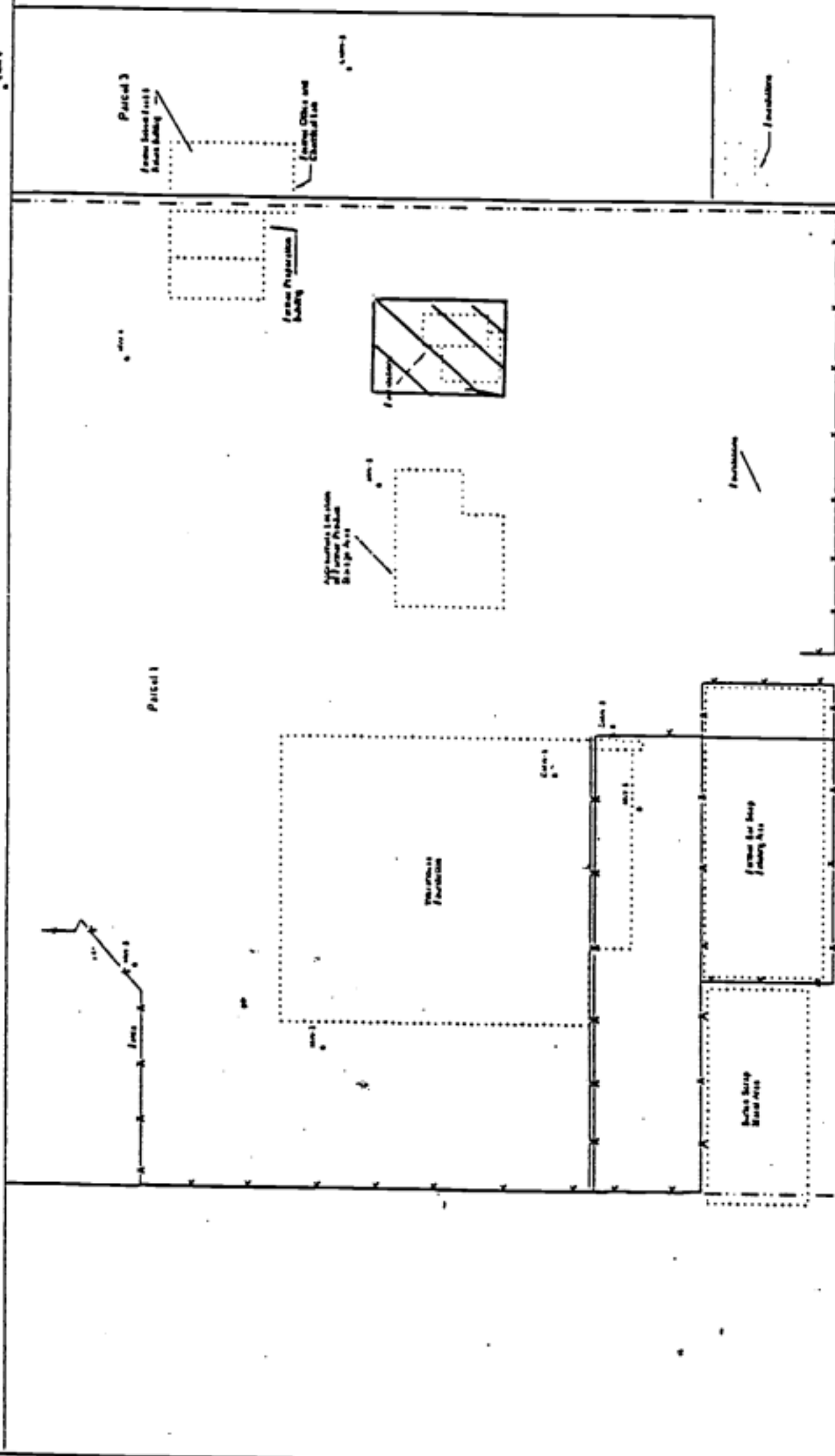
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**Figure (4)**

Acetone/Cyanide

Hash-marked area indicates portion of the facility where tier II objectives were achieved for acetone and cyanide.



167th Street

42

1

TABLE 1	
Catalytic activity of the polymer	
Run	Activity (mmol/min/g of catalyst)
1	0.00
2	0.00
3	0.00
4	0.00
5	0.00
6	0.00
7	0.00
8	0.00
9	0.00
10	0.00
11	0.00
12	0.00
13	0.00
14	0.00
15	0.00
16	0.00
17	0.00
18	0.00
19	0.00
20	0.00
21	0.00
22	0.00
23	0.00
24	0.00
25	0.00
26	0.00
27	0.00
28	0.00
29	0.00
30	0.00
31	0.00
32	0.00
33	0.00
34	0.00
35	0.00
36	0.00
37	0.00
38	0.00
39	0.00
40	0.00
41	0.00
42	0.00
43	0.00
44	0.00
45	0.00
46	0.00
47	0.00
48	0.00
49	0.00
50	0.00
51	0.00
52	0.00
53	0.00
54	0.00
55	0.00
56	0.00
57	0.00
58	0.00
59	0.00
60	0.00
61	0.00
62	0.00
63	0.00
64	0.00
65	0.00
66	0.00
67	0.00
68	0.00
69	0.00
70	0.00
71	0.00
72	0.00
73	0.00
74	0.00
75	0.00
76	0.00
77	0.00
78	0.00
79	0.00
80	0.00
81	0.00
82	0.00
83	0.00
84	0.00
85	0.00
86	0.00
87	0.00
88	0.00
89	0.00
90	0.00
91	0.00
92	0.00
93	0.00
94	0.00
95	0.00
96	0.00
97	0.00
98	0.00
99	0.00
100	0.00

—

**CARLSON ENVIRONMENTAL, INC.**

312 W. RANDOLPH STREET  
CHICAGO, ILLINOIS  
(312) 346-2140

**SITE MAP**  
1801 167th Street  
Hermiston, Indiana

<p> <b>PLANO A C B 1993</b>  <b>PLANO A C B</b>  <b>Credito Contabile A C</b> </p>	<p> <b>1993-1994</b>  <b>1994-1995</b> </p>
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14 of 14

Q.10	Q.11

**CARLSON ENVIRONMENTAL, INC.**  
312 W. RANDOLPH STREET  
CHICAGO, ILLINOIS  
(312) 346-7140

STATE OF Illinois )  
 ) SS:  
COUNTY OF McHenry )

Before me, a Notary Public in and for said County and State, personally appeared

Robert S. Brownson, by me known to be the  
Vice President  
of Rubloff Development Group, Inc., who being first duly sworn upon his/her oath, has  
executed

the foregoing Certificate of Completion Memo for and on behalf of said Rubloff Development Group, Inc.

WITNESS my hand and Notarial Seal this 6<sup>th</sup> day of January, 1998.



Laura Picard  
Notary Public

Laura Picard  
(Printed signature)

My Commission Expires:

June 4, 2001

My County of Residence:

McHenry

This instrument was prepared by William A. O'Rourke, Attorney,  
900 Ridge Road, Suite T, Munster,  
Indiana 46321.

I hereby submit the attached certificate of completion.

Rubloff-Hammond, L.L.C.

By: Rubloff Development Group, Inc.,  
an Illinois corporation as manager

By: Robert S. Brownson  
Robert S. Brownson

its: Vice President