



# INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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

Frank O'Bannon  
Governor

Lori F. Kaplan  
Commissioner

100 North Senate Avenue  
P.O. Box 6015  
Indianapolis, Indiana 46206-6015  
(317) 232-8603  
(800) 451-6027  
[www.state.in.us/idem](http://www.state.in.us/idem)

April 15, 2003

Mr. Joe Flacke  
Bivona, Inc.  
5700 W. 23<sup>rd</sup> Avenue  
Gary, IN 46406

Re: Certificate of Completion  
Bivona, Inc.  
5700 W. 23<sup>rd</sup> Avenue  
Gary, IN  
VRP # 6000201

Dear Mr. Flacke:

The Indiana Department of Environmental Management (IDEM) is pleased to issue the enclosed Certificate of Completion to Bivona, Inc. for the successful conclusion of the voluntary remediation conducted at the Bivona, Inc., located in Gary, 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, Bivona, Inc. must record a copy of the Certificate of Completion and its Attachments 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 Attachments 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.

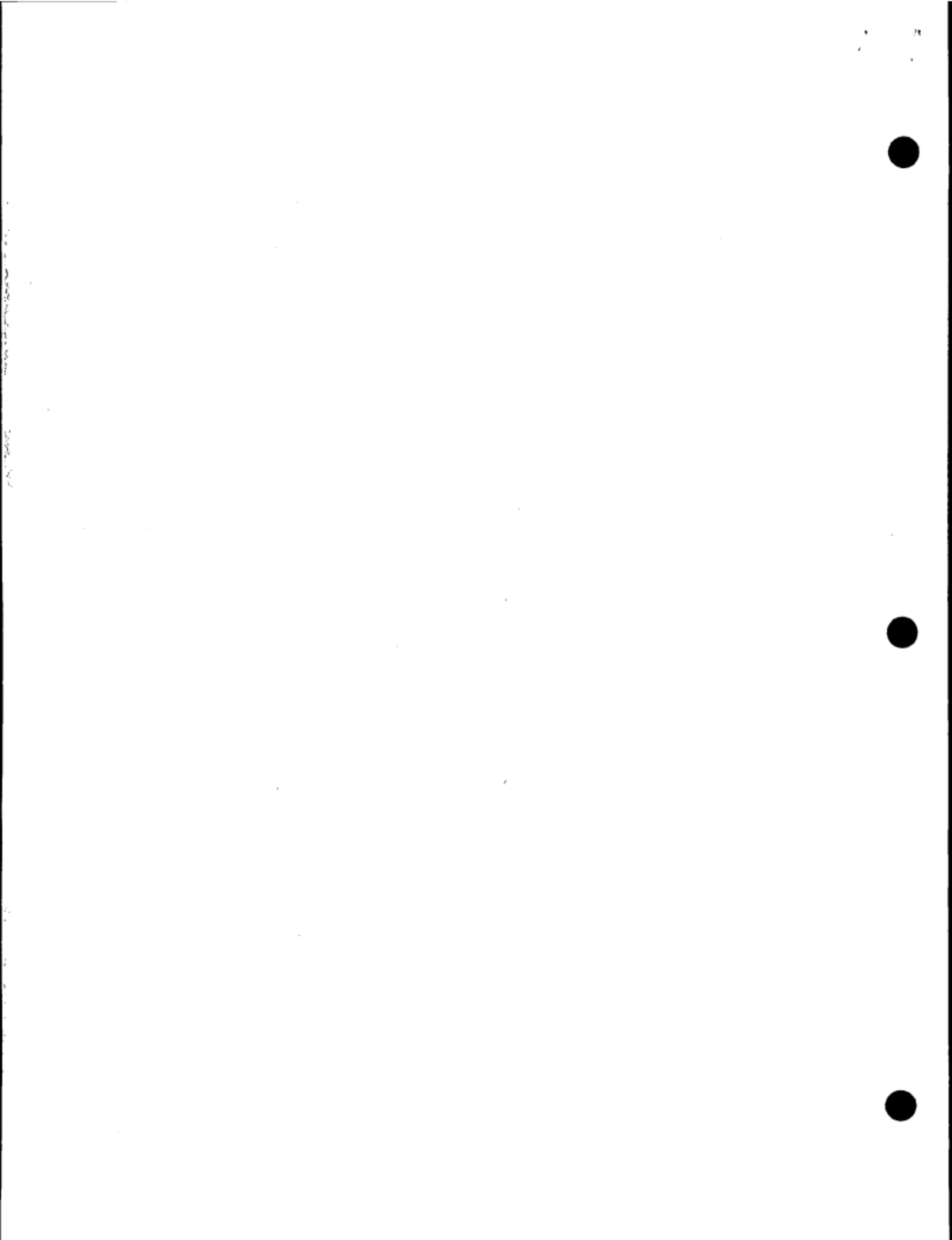
When IDEM receives confirmation that the Certificate and its Attachments have been properly recorded, IDEM will begin working on the Covenant Not To Sue for the Bivona, Inc. that will be signed by the Governor's office. The information contained in the enclosed packet defines the contaminants and environmental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

The IDEM appreciates your participation in the Voluntary Remediation Program. The Certificate of Completion and the Covenant Not to Sue provide both the applicant and the future land owners with an assurance that a voluntary cleanup has been performed, and has been approved by the State of Indiana. Please contact your Project Manager, Brent Dayharsh, at (317) 234-0341, (800) 451-6027, or at [bdayhars@dem.state.in.us](mailto:bdayhars@dem.state.in.us), if you have any questions.

Sincerely,

Lori F. Kaplan  
Commissioner

Enclosure



**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 LAKE 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: 2003 054410 2003 MAY 29

Number of Pages Recorded: 2

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.

John M. Sandie  
Applicants Signature

John M. Sandie  
Print or type name

5/29/03  
Date

Eng. Manager  
Position



Signed before me the 29 day of MAY, 2003.

[Signature]  
Notary Public

My Commission Expires:  
5/26/07

County and State of Residence:  
LAKE INDIANA

2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2003 054410

2003 MAY 29 PM 12: 25

MORRIS W. CARTER  
RECORDER



# INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT CERTIFICATE OF COMPLETION

ISSUED TO: **Bivona, Inc.**

FOR: The successful completion of the Voluntary Remediation Work Plan for the Bivona, Inc., IDEM #6000201, located at 5700 W. 23<sup>rd</sup> Avenue, (Lake County), Indiana. 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 14<sup>th</sup> DAY OF April, 2003



*Lori F. Kaplan*  
Lori F. Kaplan, COMMISSIONER  
Department of Environmental Management

Recycled Paper

*102-1  
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## Attachment 1

### Project Summary

Certificate of Completion for the Voluntary Remediation Program  
Indiana Department of Environmental Management  
Bivona, Inc.  
VRP Site # 6000201

**VRP APPLICANT:** Bivona, Inc.

**ADDRESS:** 5700 W. 23<sup>rd</sup> Avenue, Gary 46406

**VRP PROJECT:** Bivona, Inc.

**VRP PROJECT ADDRESS:** 5700 W. 23<sup>rd</sup> Avenue

**CITY, COUNTY:** Gary, Lake County

**DATE APPLICATION RECEIVED:** February 3, 2000

**DATE COMPLETION REPORT APPROVED:** December 4, 2002

**SPECIFIC CONTAMINANTS ADDRESSED:** See Attachment 2—Specific Contaminants

**REMEDIATION CLEANUP GOALS ACHIEVED:** VRP 1996 Guidance Tier II Nonresidential

**MEDIA ADDRESSED:** Surface Soil, Subsurface Soil, Groundwater

**VRP PROJECT AREA:** Only a portion of the property has been addressed - see Attachment 3

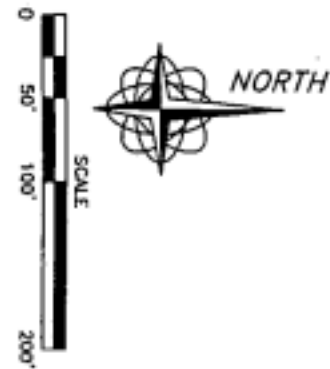
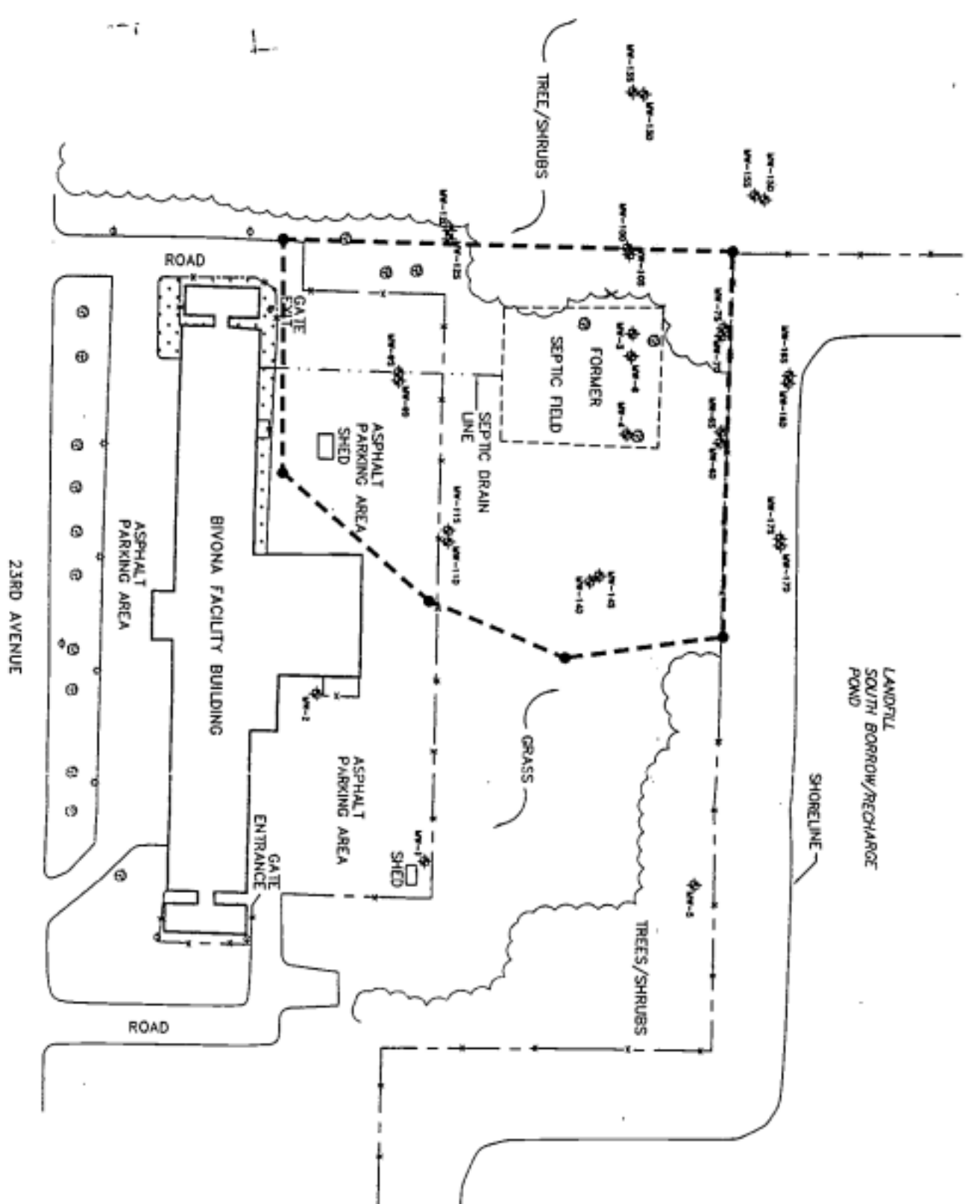
**INSTITUTIONAL CONTROLS/LAND USE RESTRICTIONS:** The property shall not be used for residential purposes

**ENGINEERING CONTROL(S) TO BE MAINTAINED:** Not Applicable

**SUMMARY OF PROJECT:** Site investigations conducted in 1999 indicated that groundwater in the vicinity of a former septic field had been impacted by chlorinated solvents, mainly 1,1,1-TCA, 1,1-DCA, and chloroethane. The site enrolled in the VRP in 2000 to address the chlorinated solvent impacts. Following delineation of the extent of contamination, removal of the suspected source was accomplished by excavation and disposal of the former septic system and associated soils. The contaminated groundwater at the site was treated with an in-situ air-sparging system designed to volatilize dissolved contaminants. The air-sparging system was operated for approximately 144 hours in late 2001 and early 2002. Continued groundwater monitoring following termination of remedial activities at the site indicated that contaminant concentrations in groundwater were reduced from their pre-remediation levels. Confirmation soil and groundwater sampling conducted in 2002 demonstrated that contaminant levels were below nonresidential cleanup goals.

The complete Remediation Work Plan for this VRP project is available for review in the IDEM public file room located at 100 N. Senate Avenue, Indianapolis, Indiana between the hours of 8:30 a.m. and 4:30 p.m. on normal business days (12th Floor of the Indiana Government Center North).

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.



- LEGEND
- LIGHT STANDARD
  - HYDRO POLE
  - MONITORING WELL LOCATION
  - FENCE
  - PROPOSED GPS BOUNDARY POINT (TYPICAL)
  - APPROXIMATE BOUNDARY AREA TO BE ADDRESSED UNDER CERTIFICATE OF COMPLETION (COC) AND COVENANT NOT TO SUE (CNS)

APPROXIMATE BOUNDARY OF AREA TO BE ADDRESSED UNDER COC AND CNS

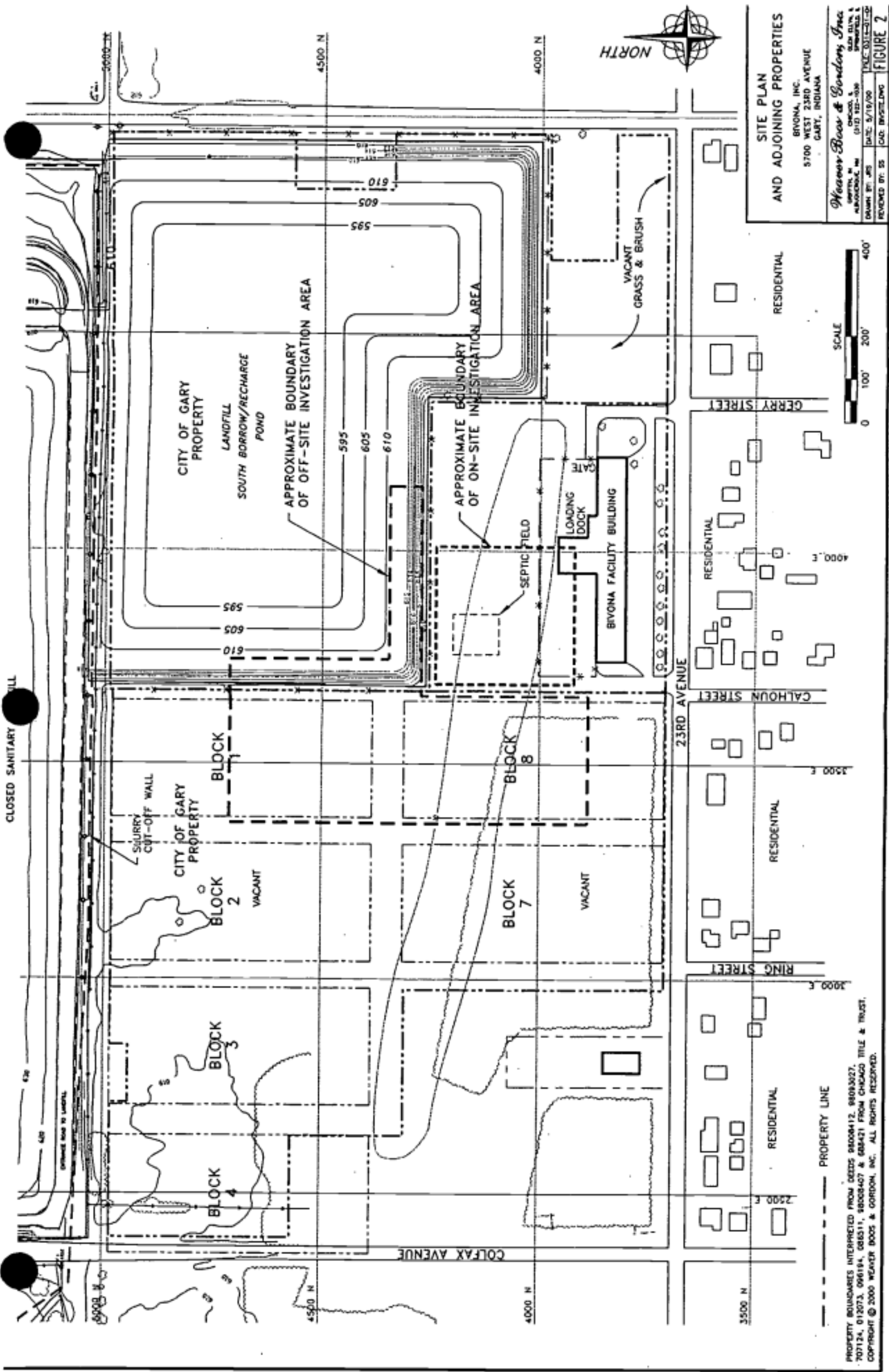
BIVONA, INC.  
5700 WEST 23RD AVENUE  
GARY, INDIANA

*Wesley Boos & Gordon, Inc.*  
GARY, IN  
ADDRESS: 1000 W. 12TH ST., GARY, IN 46408  
PHONE: 773-237-1234  
FAX: 773-237-1234  
DATE: 3/29/03  
DRAWN BY: TAD  
REVIEWED BY: ADP  
JOB: 000003-000

FIGURE 8

NO.	DATE	REVISIONS	DESCRIPTION

SITE PLAN ADAPTED FROM A FIELD SURVEY BY WESLEY BOOS & GORDON, INC. ON 9/7/00.  
COPYRIGHT © 2002 WESLEY BOOS & GORDON, INC. ALL RIGHTS RESERVED.



**SITE PLAN AND ADJOINING PROPERTIES**  
 BIVONA, INC.  
 5700 WEST 23RD AVENUE  
 GARY, INDIANA

*Weaver Boos & Gordon, Inc.*  
 ARCHITECTS & ENGINEERS  
 1015 WEST 10TH  
 GARY, INDIANA 46408  
 DRAWN BY: JES DATE: 5/19/99 FILE: 012-23-25  
 REVISED BY: BS CAR: BR/SGLDNG **FIGURE 2**

PROPERTY BOUNDARIES INTERPRETED FROM DEEDS 98008412, 98093027, 707124, 012073, 096194, 088311, 98008407 & 688421 FROM CHICAGO TITLE & TRUST. COPYRIGHT © 2000 WEAVER BOOS & GORDON, INC. ALL RIGHTS RESERVED.

--- PROPERTY LINE

SPECIFIC CONTAMINANTS - Nonresidential

Volatile Organics Contaminant (ppm)	Surface Soil Cleanup Goal	Subsurface Soil Cleanup Goal	Groundwater Cleanup Goal	Remediation Effort
Acetone	1000.00	136.29	10.220	Excavation, Air-Sparging
Benzene	16.63	4.77	0.099	Excavation, Air-Sparging
Bromodichloromethane	17.00	0.63	0.100	Excavation, Air-Sparging
Bromoform	580.00	2.70	0.360	Excavation, Air-Sparging
Bromomethane	13.00	0.70	0.140	Excavation, Air-Sparging
Carbon disulfide	1200.00	82.00	10.000	Excavation, Air-Sparging
Carbon tetrachloride	5.20	0.29	0.022	Excavation, Air-Sparging
Chlorobenzene	510.00	27.00	2.000	Excavation, Air-Sparging
Chloroethane	1000.00	1000.00	23.161	Excavation, Air-Sparging
Chloroform	5.28	20.33	0.469	Excavation, Air-Sparging
Chloromethane	0.01	0.01	0.010	Excavation, Air-Sparging
1,1-Dichloroethane	973.47	1000.00	10.220	Excavation, Air-Sparging
1,2-Dichloroethane	5.27	0.37	0.031	Excavation, Air-Sparging
1,1-Dichloroethylene	0.15	0.08	0.007	Excavation, Air-Sparging
cis-1,2-Dichloroethylene	1000.00	102.49	1.022	Excavation, Air-Sparging
trans-1,2-Dichloroethylene	230.00	14.00	2.000	Excavation, Air-Sparging
1,2-Dichloropropane	7.20	0.25	0.042	Excavation, Air-Sparging
cis-1,3-Dichloropropene	16.00	0.20	0.029	Excavation, Air-Sparging
trans-1,3-Dichloropropene	16.00	0.20	0.029	Excavation, Air-Sparging
Ethylbenzene	1000.00	1000.00	10.220	Excavation, Air-Sparging
2-Hexanone	0.01	0.01	0.010	Excavation, Air-Sparging
Methyl ethyl ketone	1000.00	146.24	5.110	Excavation, Air-Sparging
4-Methyl-2-pentanone(MIBK)	1000.00	407.48	5.110	Excavation, Air-Sparging
Methylene chloride	200.00	1.80	0.380	Excavation, Air-Sparging
Styrene	16000.00	720.00	20.000	Excavation, Air-Sparging
1,1,2,2-Tetrachloroethane	75.41	0.21	0.014	Excavation, Air-Sparging
Tetrachloroethylene	101.23	8.01	0.056	Excavation, Air-Sparging
Toluene	1000.00	1000.00	20.440	Excavation, Air-Sparging
1,1,1-Trichloroethane	1000.00	1000.00	9.198	Excavation, Air-Sparging
1,1,2-Trichloroethane	22.74	1.05	0.050	Excavation, Air-Sparging
Trichloroethylene	24.97	25.73	0.260	Excavation, Air-Sparging
Vinyl acetate	1400.00	430.00	100.000	Excavation, Air-Sparging
Vinyl chloride	0.02	0.13	0.010	Excavation, Air-Sparging
Xylene, Total	1000.00	1000.00	204.400	Excavation, Air-Sparging

LANDFILL SOUTH BORROW/RECHARGE POND

SHORELINE

TREE/SHRUBS

GRASS

FORMER SEPTIC FIELD

SEPTIC DRAIN LINE

ASPHALT PARKING AREA

SHED

ASPHALT PARKING AREA

ENTRANCE

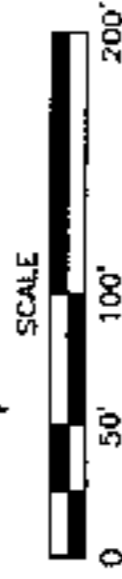
BIVONA FACILITY BUILDING

ASPHALT PARKING AREA

ROAD

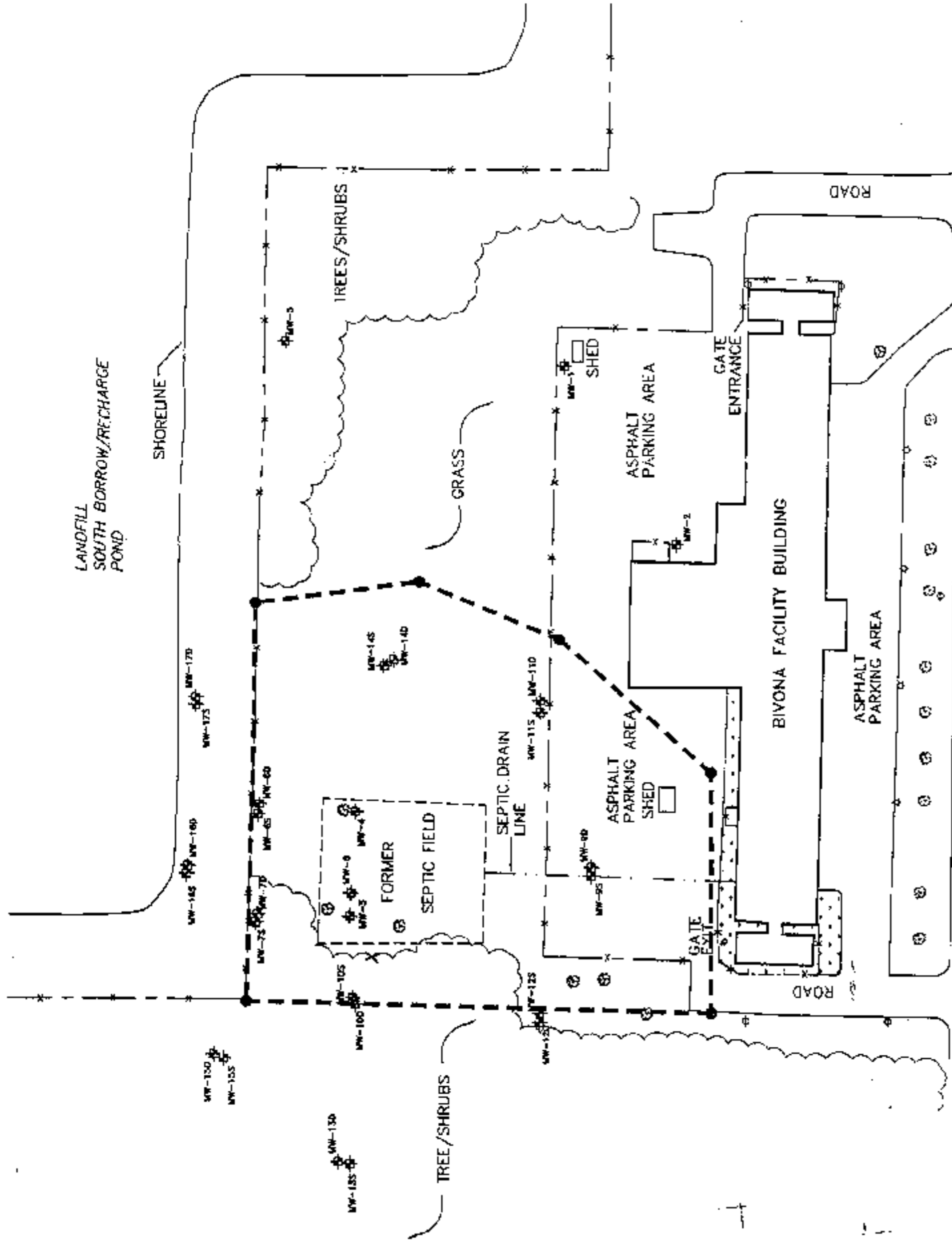
ROAD

23RD AVENUE



LEGEND

- LIGHT STANDARD
- HYDRO POLE
- MW-# MONITORING WELL LOCATION
- - - - FENCE
- PROPOSED GPS BOUNDARY POINT (TYPICAL)
- - - - APPROXIMATE BOUNDARY AREA TO BE ADDRESSED UNDER CERTIFICATE OF COMPLETION (COC) AND COVENANT NOT TO SUE (CNS)



APPROXIMATE BOUNDARY OF AREA TO BE ADDRESSED UNDER COC AND CNS  
 BIVONA, INC.  
 5700 WEST 23RD AVENUE  
 GARY, INDIANA

Weaver Boos & Gordon, Inc.  
 CHICAGO, IL  
 ALABASTER, AL  
 DATE: 3/29/02  
 FILE: 0334-01-04  
 DRAWN BY: TAC  
 REVIEWED BY: AMP  
 CAD: BIV00019.DWG

NO.	DATE	REVISIONS DESCRIPTION

SITE PLAN ADAPTED FROM A FIELD SURVEY BY WB&G PERSONNEL ON 9/7/00.

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