



**REMEDATION SERVICES BRANCH
ANNUAL REPORT**

State Form 57108 (R / 12-21)

INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF LAND QUALITY
REMEDATION SERVICES BRANCH
Submit report to: Program e-Submission folder and
project manager

Purpose: For the Voluntary Remediation Program (VRP), this Annual Report form satisfies Indiana Code (IC) 13-25-5-15, *Voluntary remediation work plan; implementation; reports*, for making regular reports to the commissioner concerning the remediation and Paragraph 20, *Progress Reports* of the current Voluntary Remediation Agreement (VRA). The purpose of progress reports is to assure IDEM that (a) work is progressing in line with the schedule provided in the VRA and the approved Remediation Work Plan (RWP), and (b) completion of the project can be reasonably assured on the scheduled date. If IDEM determines that the Applicant has not made good faith efforts to execute the VRA or fails to maintain the schedule in the RWP, VRP can withdraw from the VRA and terminate the project.

For the State Cleanup Program (SCP), this Annual Report form satisfies the requirement for annual reporting of project progress under the Scope of Work (SOW), contained in the Notice of Liability and Information Request letter (NL Letter). This form does not take the place of the need for submittal of other work plans and reports, which are required per the SOW, contained in the NL Letter and which are necessary to document the completion of site characterization and implementation of remedial actions under IC 13-25-4-9(a) and IC 13-24-1-2.

Due Date: January 31, annually, until site achieves closure (receives *Covenant Not to Sue* from VRP or *No Further Action* letter from SCP). Information submitted is for the prior calendar year.

| Project Identification | | Current Information | |
|---|---|---------------------|--|
| Program | <input checked="" type="checkbox"/> Voluntary Remediation <input type="checkbox"/> State Cleanup | | |
| Site program number | 6200903 | | |
| Site name | Former Excelsior Laundry / Near North Development Corporation | | |
| Site address | 2179 North Illinois Street Indianapolis, IN | | |
| Submitter's name | Jozef Pichtel - Wilcox Environmental Engineering Inc. | | |
| Submitter's email address | JPichtel@wilcoxenv.com | | |
| Current site owner(s) name | Near North Development Corporation | | |
| Current site owner(s) address | 1630 N. Meridian Street, Ste 1110, Indianapolis, IN 46202 | | |
| Current site owner(s) email | contact through legal counsel - Erik Mroz emroz@dsvlaw.com | | |
| Current site owner(s) phone number | contact through legal counsel - Erik Mroz emroz@dsvlaw.com | | |
| Responsible party/Applicant name, address, email and phone number (if different than current owner) | Wilcox Environmental Engineering obo Former Excelsior Laundry / Near North Development Corporation | | |
| Any other IDEM programs and program number | HW Site | | |
| Consultant or Representation for the Applicant(s) | Jozef Pichtel - Wilcox Environmental Engineering, Inc. JPichtel@wilcoxenv.com, (765) 716-3167 Erik Mroz - Drewry Simmons Vornehm, LLP emroz@dsvlaw.com, (317) 850-4848 | | |
| Project Background | | | |
| Current site use (Brief) | Vacant - Currently under construction for residential dwellings | | |
| Any significant change in surrounding site use | None | | |
| Current project stage (site characterization, active remediation, post-remedial monitoring, plume stability monitoring, etc.) | Site deliniation of GW and SG is pending discussion with counsel and IDEM. | | |

| | |
|------------------------------------|--|
| Release-related chemical(s) | Tetrachloroethene, Trichloroethene, cis-1,2-Dichloroethene, trans-1,2-Dichloroethene, & Vinyl Chloride |
| Off-site contamination (yes or no) | Yes - Groundwater contamination above IDEM ingestion screening levels to the southwest; Potential Vapor exposure part of planned investigation |
| Potentially completed pathways | Groundwater ingestion; Potential Vapor exposure part of planned investigation; VI ruled out at St. George apartments via sampling. |

| Delineation Status | | |
|---|--|---------------|
| <i>Identify the status of contaminant delineation in each medium as "On-going" or "Completed." If on-going, specify data gaps and a projected completion date. If marked completed on this form, include VFC # of document demonstrating evidence of completed delineation.</i> | | |
| Soil/Sediment | <input type="checkbox"/> On-going <input checked="" type="checkbox"/> Complete | VFC# 83680879 |
| Groundwater | <input checked="" type="checkbox"/> On-going <input type="checkbox"/> Complete | VFC #83877349 |
| Vapor | <input checked="" type="checkbox"/> On-going <input type="checkbox"/> Complete | VFC# 83419921 |
| Preferential pathways | <input type="checkbox"/> On-going <input checked="" type="checkbox"/> Complete | VFC# 83419921 |
| Ecological assessment | <input type="checkbox"/> On-going <input checked="" type="checkbox"/> Complete | VFC# 83419921 |

| Schedules | |
|--|--|
| Schedule of all field work previous year | Additional Well installation and groundwater sampling. |
| Proposed field schedule for coming year | Pending discussion with Counsel and IDEM. |
| Proposed schedule for document submittals in coming year | Pending discussion with Counsel and IDEM. |
| Items proposed but not completed in the past year | NA |
| Schedule with next steps for the coming year (more investigation, develop RWP, suspend active remediation, etc.) | Pending discussion with Counsel and IDEM. |
| Expected timeline to closure | TBD |

| Operating Systems | |
|--|----|
| Description of any systems that operated during the year (Remediation or vapor mitigation) | NA |
| Down time | NA |
| Still operable or that could be operable | NA |
| Expected life | NA |

| Institutional Control Development | |
|---|--|
| Steps to develop onsite and off-site institutional controls (completed and planned) | Vapor barriers for new construction on-Site. |

| Administrative Record | |
|---|--|
| List of the documents, including VFC numbers, documenting current status of site characterizations and/or remedial actions. | Interim Remediation Workplan Addendum Implementation Report – Soil Removal (VFC #83809659), 3Q25 Further Site Investigation Report (VFC #83877349) |

I, Jozef Pichtel/Wilcox Environmental Engineering , certify that this document and all attachments were prepared
 (Print or Type Name of Submitter)

under my direction or supervision by qualified personnel. Based on my inquiry of the persons who gathered the information, it is, to the best of my knowledge, true, accurate, and complete. I further certify that I am authorized to submit this information.

Submitter's signature or designated representative

Jozef Pichtel

1/27/26
Date (month, day, year)