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CERTIFICATE OF COMPLETION SIGNATURE PAGE

202424007706
FILED FOR RECORD IN
TIPPECANOE COUNTY, IN
KRISTY MARTIN, RECORDER
06/13/2024 10:54 AM
RECORDING FEE 25.00

Pragnesh Patel, 2557 Killians Pass Brownsburg In 46112
[Insert name and mailing address of property owner]

("Owner") hereby attests to the accuracy of the statements in this document and all attachments.

IN WITNESS WHEREOF, Pragnesh Patel the said Owner of
[Insert Owner's Name]

2001 Kossuth St Lafayette parcel identification number[s] 79-07-28-410-003.000-004
[insert address of site], [insert 18-digit parcel identification number(s) as described in 50 IAC 23-8-1]
has caused this Certificate of Completion to be executed on this Thurs day of
June-13, 2024.

[Signature]
[Owner's or Representative's Signature]

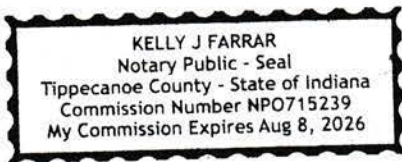
Name: Pragnesh Patel

Title: OWNER

STATE OF Indiana)
) SS:
COUNTY OF Tippecanoe

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Pragnesh Patel, the KOMAL LLC of the Owner, President, who acknowledged the execution of the foregoing instrument for and on behalf of said entity.

Witness my hand and Notarial Seal this 13 day of June, 2024



Kelly J. Farrar
Kelly J. Farrar, Notary Public

Residing in Tippecanoe County, Indiana

My Commission Expires (Include Seal):



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

Brian C. Rockensuess
Commissioner

May 8, 2024

Mark and Mary Payne
Vogue Cleaners Fabricare Services, Inc.
Vogue Cleaners of Lafayette, Inc.
2001 Kossuth Street
Lafayette, IN 47905

Re: Certificates of Completion
Vogue Cleaners
2001 Kossuth Street
Lafayette, Indiana
VRP #6070501

Dear Mr. and Mrs. Payne:

The Indiana Department of Environmental Management (IDEM) is pleased to issue the enclosed Certificates of Completion to Vogue Cleaners Fabricare Services, Inc. and Vogue Cleaners of Lafayette, Inc. for the successful conclusion of the voluntary remediation conducted at Vogue Cleaners site located in Lafayette, Indiana. The issuance of the Certificates 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, the owner of the property or an authorized representative must record a copy of the Certificates of Completion and their Exhibits in the Recorder's Miscellaneous Book in the county in which the property is located. The included Certificate of Completion Signature Page must also be completed prior to recording. The Certificates of Completion, all Exhibits, the Certificate of Completion Signature Page, and the Social Security Redaction Form 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 which displays the book and page number, or the instrument number, of the recorded Certificates of Completion, all Exhibits, the Certificate of Completion Signature Page, and the Social Security Redaction Form, must be returned to the Voluntary Remediation Program project manager.

When IDEM receives confirmation that the Certificates of Completion and their Exhibits have been properly recorded, IDEM will begin working on the Covenant Not To Sue for the Vogue Cleaners 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.



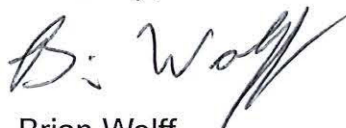
Visit on.IN.gov/survey or scan the QR code to provide feedback.

We appreciate your input!



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, Sam Schreiner at (317) 233-1961, (800) 451-6027, or at SSchrein@idem.IN.gov if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Wolff". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brian Wolff
Assistant Commissioner
Office of Land Quality

SS:TT
Enclosure

**Indiana Department of Environmental
Management**

Certificate of Completion



Voluntary Remediation Program

Vogue Cleaners

Lafayette, Indiana

VRP Project #6070501

Indiana Department of Environmental Management



Certificate of Completion

Issued to

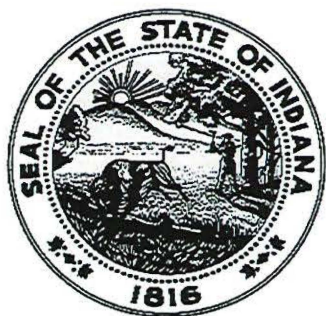
Vogue Cleaners Fabricare Services, Inc.

FOR The successful completion of the Voluntary Remediation Work Plan for the Vogue Cleaners site, IDEM #6070501, located at 2001 Kossuth Street, Lafayette, (Tippecanoe 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 May 8th, 2024

A handwritten signature in black ink that reads "B. Wolff". The signature is written over a horizontal line.

Brian Wolff, Assistant Commissioner, Office of Land Quality
Department of Environmental Management



A State that Works

Indiana Department of Environmental Management



Certificate of Completion

Issued to

Vogue Cleaners of Lafayette, Inc.

FOR The successful completion of the Voluntary Remediation Work Plan for the **Vogue Cleaners** site, IDEM #6070501, located at **2001 Kossuth Street, Lafayette, (Tippecanoe 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 May 8th, 2024

Brian Wolff, Assistant Commissioner, Office of Land Quality
Department of Environmental Management



A State that Works

Exhibit 1

Project Summary

Exhibit 1

Project Summary
Certificate of Completion for the Voluntary Remediation Program
Indiana Department of Environmental Management
Vogue Cleaners
VRP Site # 6070501

VRP APPLICANTS: Vogue Cleaners Fabricare Services, Inc. & Vogue Cleaners of Lafayette, Inc.

APPLICANT ADDRESS: 2001 Kossuth Street, Lafayette, IN 47905

PROJECT NAME: Vogue Cleaners

VRP PROJECT ADDRESS: 2001 Kossuth Street

CITY, COUNTY: Lafayette, Tippecanoe County

PROJECT MANAGER: Sam Schreiner, LPG

DATE APPLICATION RECEIVED: May 14, 2007

DATE COMPLETION REPORT APPROVED: March 8, 2024

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

REMEDICATION CLEANUP GOALS ACHIEVED: 2001 Risk-Integrated System of Closure (RISC) Non-Default Non-Residential Closure Levels

MEDIA ADDRESSED: Surface Soil, Subsurface Soil, Groundwater, Vapor (Sub-Slab and Indoor Air)

VRP PROJECT AREA: Entire facility including portions of neighboring properties. See Exhibit 3.

ENVIRONMENTAL RESTRICTIVE COVENANT (ERC) USE RESTRICTIONS:

2001 Kossuth Street:

- 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.

- 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 operate and maintain the *Vapor Mitigation System*, depicted in *Exhibit B* (of the ERC) so as to protect its functional integrity in accordance with *Vapor Mitigation System Operation and Maintenance Plan, dated January 28, 2019* (VFC #82690785). Owner shall notify the Department in writing at least fifteen (15) days in advance of conducting any construction or excavation work that may impact an engineered control, unless an emergency exists. Owner shall ensure that the integrity of the vapor mitigation system is restored immediately after disturbance by any construction or excavation work. Upon IDEM's request, the Owner shall provide written evidence showing the engineered control has been restored to its complete integrity.
- f) Shall maintain the integrity of the existing concrete building slab area depicted in *Exhibit B* (of the ERC); this concrete area serves as an engineered vapor barrier to prevent vapor migration of underlying soils to indoor air and must not be excavated, removed, disturbed, demolished, or allowed to fall into disrepair. Owner shall notify the Department in writing at least fifteen (15) days in advance of conducting any construction or excavation work that may impact an engineered control, unless an emergency exists. Owner shall ensure that the integrity of the concrete slab within the area depicted on *Exhibit B* (of the ERC) is restored immediately after disturbance by any construction or excavation work. Upon IDEM's request, the Owner shall provide written evidence showing the engineered control has been restored to its complete integrity.

The land-use restrictions above are contained in an ERC recorded on the property. The ERC can be reviewed at the Tippecanoe County Recorder's Office (Document #202323002645), or in IDEM's Virtual File Cabinet (VFC) as document #83444886 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).

2007 Kossuth Street:

- 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 Tippecanoe County Recorder's Office (Document #202323005128), or in IDEM's Virtual File Cabinet (VFC) as document # 83468058 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: 2001 Kossuth Street Vapor Mitigation System and concrete building slab area

SUMMARY OF PROJECT:

The site consists of a commercial building with an asphalt parking lot and driveways on the north and southwest sides, and grassy areas on the east and west sides. It is bound by Kossuth Street to the north, the former Barrier Window of Lafayette to the east, a residence to the south, and 20th Street to the west.

The site property began operating in approximately 1920 and continues to operate as a dry-cleaning business under the name "Vogue Cleaners". Stoddard Solvent was reportedly used for dry cleaning operations from approximately 1950 to the late 1950s. This solvent was reportedly stored in an underground storage tank (UST) area formerly located in the southeast corner of the site. Dry cleaning operations reportedly transitioned to tetrachloroethylene (PCE) in the late 1950s, and PCE remained the solvent of choice through 2015. Based on historic site reports, the dry-cleaning machines were directly filled with PCE upon delivery. The PCE dry cleaning

machine was replaced in January 2016 with DF2000 laundry machines that utilize a petroleum-based dry-cleaning solvent.

EnviroForensics, Inc. (EFI) submitted a Remediation Work Plan (RWP) dated February 12, 2014 that proposed a series of on- and off-site remedial activities including low-pressure Enhanced Reductive Dechlorination (ERD) / In-Situ Chemical Reduction (ISCR) remedial injections beneath the on-site building and east of the building within an impacted portion of the deep aquifer unit, the excavation of areas of impacted soil in an area east of the on-site building, the emplacement of ERD and ISCR substrate within the base of the excavation cavities prior to backfilling, and the completion of a series of low-pressure ERD/ISCR injections at locations oriented transverse to the plume along the alley east of the site to effect a Permeable Reactive Barrier (PRB) to control the downgradient migration of dissolved impacts.

IDEM approved the RWP on December 14, 2014. EFI subsequently completed the proposed remedial excavations in November 2014 and the proposed injections in December 2014. A remedial implementation report was filed in December 2015 indicating that post-remedial dissolved PCE and TCE concentrations were non-detect, however, elevated concentrations of chlorinated volatile organic compound (cVOC) degradation products and methane were observed. Post-excavation confirmatory soil sidewall and base samples (from the southern cavity) indicated that the bulk of impacted soil had likely been removed from the site. Post-remedial groundwater monitoring began in November 2016 and indicated groundwater cVOC exceedances were restricted to the 2001 and 2007 Kossuth Street properties. Additional sampling of off-site monitoring well MW-9s in 2023 confirmed that the contaminant plume was no longer impacting the 2011 Kossuth Street property.

A Sub-Slab Depressurization System (SSDS) has been operating at the site property (2001 Kossuth Street) to address cVOC impacts to sub-slab vapor and indoor air. Sub-slab vapor PCE impacts have been identified at concentrations up to 247,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) beneath the on-site building slab. Based on post-installation indoor air sampling data, SSDS operations appear to effectively mitigate the sub-slab to indoor air exposure pathway into the building. Subsequent vapor intrusion (VI) testing indicated that the continuing operation of SSD systems was no longer needed in the 709 South 20th Street, 711 South 20th Street, and 2007 Kossuth Street buildings. IDEM agreed to the shutdown of off-site systems in a letter dated July 7, 2018 (misdated July 6, 2017). The SSDS installed beneath the 2001 Kossuth Street (site) building continues to operate and was reportedly upgraded in March 2018.

Post-remediation groundwater sampling results from the east adjacent 2007 Kossuth Street property indicated concentrations of chemicals of concern in excess of residential closure levels. Two paired indoor air/crawlspace vapor sampling events were conducted at the property and did not indicate the need for a vapor remedy. Environmental Restrictive Covenants (ERCs) have been recorded on the site property and the 2007 Kossuth Street property that restrict groundwater use and residential use, therefore effectively managing the groundwater exposure and residential vapor

exposure pathways. The on-site ERC also restricts soil excavation, requires the continued operation of the vapor mitigation system, and requires that the site's concrete building slab remains in place. Based on these recorded ERC restrictions as outlined above, IDEM approved closure of VRP Project #6070501.

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.

Exhibit 2

Table of Contaminants Addressed in Project

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

Volatile Organic Compounds		
Tetrachloroethene	Trichloroethene	1,1-Dichloroethene
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>.

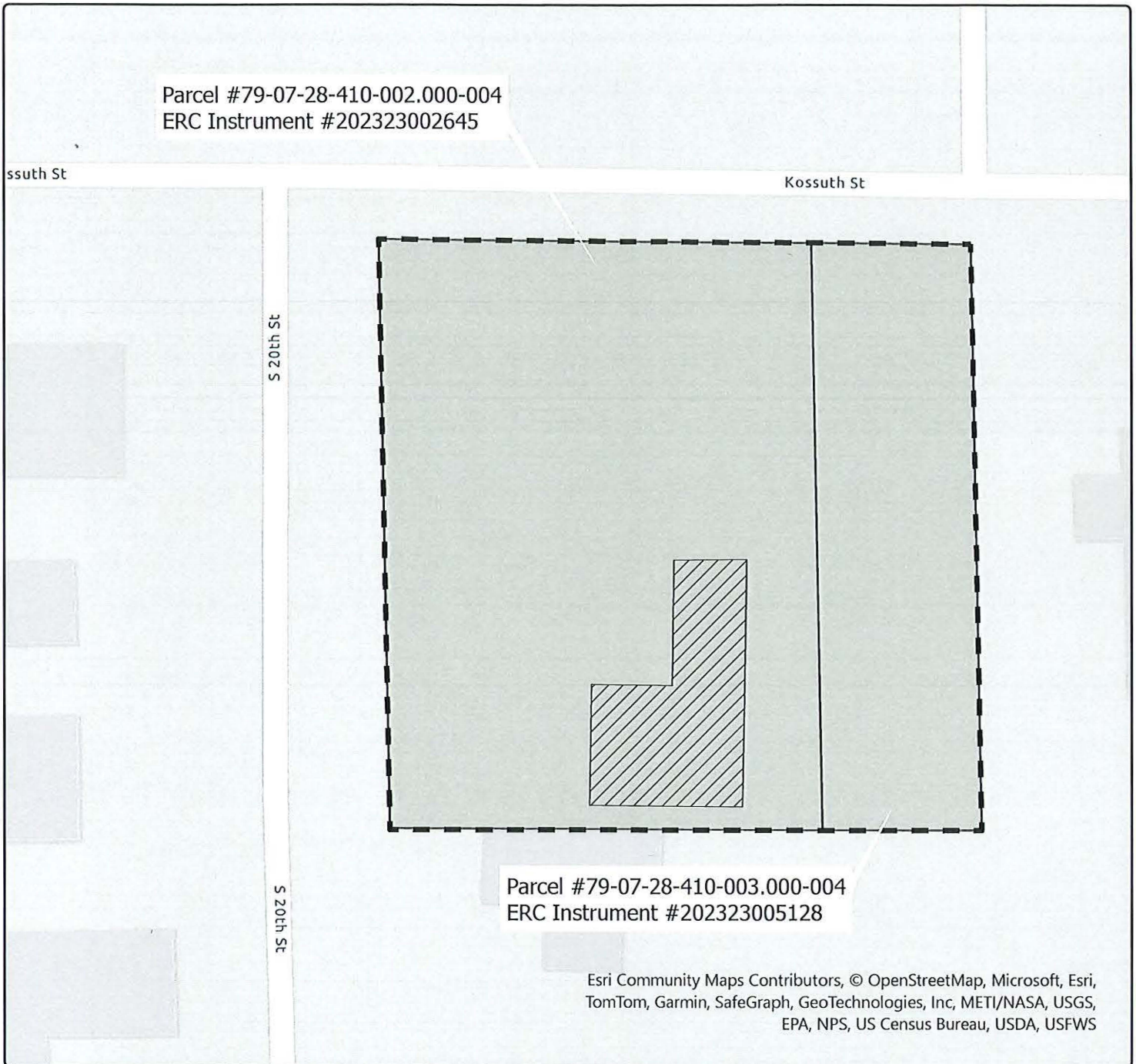
The Remediation Work Plan for Vogue Cleaners is indexed on the Virtual File Cabinet as Documents # 69624665, 69929441, and 70156715, and the Remediation Completion Report is indexed as Documents # 83084958 and 83558250.

Exhibit 3

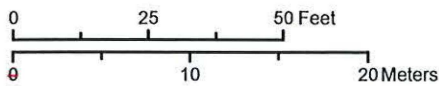
Site Map

Exhibit 3 - Vogue Cleaners - VRP # 6070501

General Extent of VRP Project Area and ERC



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



- General Extent of Project Area
- Vapor Mitigation System and Slab Maintenance Area within ERC 202323002645
- Environmental Restrictive Covenant Boundary & Parcel Boundary

Tippecanoe County	Project Location
 Lafayette	

Mapped By: Griffin Wells, IDEM, Office of Land Quality, Science Services Branch, Engineering & GIS Services, March 5, 2024

General Extent Info: General Extent of Project Area based on ERC

Recorded ERC Info: Instrument # 202323005128 & 202323002645

Parcel ID: 79-07-28-410-003.000-004 & 79-07-28-410-002.000-004

PLSS Info: Section 28, T23N, R4W, Tippecanoe County, IN

Property: 2001 & 2007 Kossuth Street, Lafayette, Indiana

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



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 IDEM Certificate of Completion document, unless required by law.

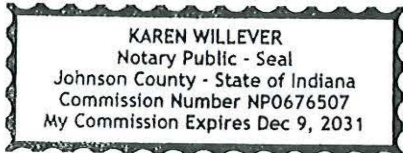


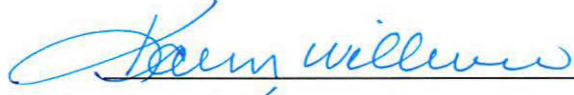
Valerie Tachtiris, Deputy Assistant Commissioner
Indiana Department of Environmental Management
Office of Legal Counsel

STATE OF Indiana)
) SS:
COUNTY OF Marion)

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 30th day of April, 2024.





Karen Willaver

Notary Public (please sign and print)

Residing in Johnson County, Indiana

My Commission Expires: 12/9/2031

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