

REMEDIATION COMPLETION REPORT

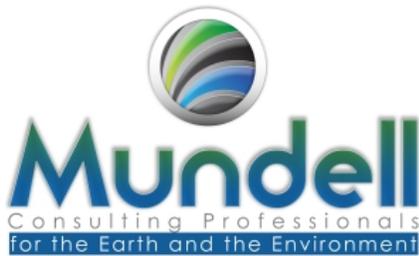
Oak-Rite Manufacturing Corporation
701 N. Carr Road
Plainfield, Indiana
MUNDELL Project No. M13043
IDEM VRP Site # 6130801

Prepared for:
Mr. Daniel McInerney
Bose McKinney & Evans LLP
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Indianapolis, Indiana

November 28, 2016



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November 28, 2016

Mr. Bill Holland
Project Manager
Indiana Department of Environmental Management
Voluntary Remediation Program
MC66-22 IGCN #1101
100 North Senate Avenue
Indianapolis, Indiana 46204-2251

**Re: Remediation Completion Report
Oak-Rite Manufacturing Corporation
701 N. Carr Road
Plainfield, Indiana
VRP Site No. 6130801**

Dear Mr. Holland:

MUNDELL & Associates, INC. ("MUNDELL"), on behalf of Oak-Rite Manufacturing Corporation ("Oak-Rite"), former owner of the above-referenced property, is submitting this Remediation Completion Report (RCR) to the Indiana Department of Environmental Management (IDEM) for approval. This RCR provides an overview of previous subsurface investigations, remediation activities, and cumulative quarterly groundwater monitoring, and summarizes the evidence for the Site to be granted closure. We appreciate the opportunity to provide you with this information. If you should have any questions regarding the attached submittal, please call MUNDELL at (317-630-9060) at your convenience.

Sincerely,
Mundell & Associates, Inc.

A handwritten signature in black ink that reads "Yanni Mao".

Yanni Mao
Staff Environmental Engineer

A handwritten signature in black ink that reads "Brent A. Dayharsh".

Brent A. Dayharsh, L.P.G.
Director of Technical Services

A handwritten signature in black ink that reads "Matthew Deaner".

Matthew Deaner, C.H.M.M.
Senior Project Scientist

A handwritten signature in black ink that reads "John A. Mundell".

John A. Mundell, P.E., L.P.G.
Senior Environmental Consultant

/ym

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EXECUTIVE SUMMARY

The former Oak-Rite facility (herein termed "the Site") is located in an industrial/commercial area of the western portion of Plainfield. The Site had been operated as a metal stamping and fabrication facility from the late 1960s to 2014. Currently, the site is occupied by Integrity Rotational Molding, LLC, with rotationally molded plastic products manufactured on-Site since the third quarter of 2014. The source of impacts to soil and groundwater is believed to be industrial operation, primarily trichloroethylene (TCE) use associated with a former vapor degreaser operated from the early 1980s to June, 2014.

Previous investigations by MUNDELL and others had identified the presence of chlorinated solvents and petroleum compounds in the Site soil and groundwater. The cumulative results of Site investigations indicated that the chemicals of concern (COCs) for the Site are chlorinated volatile organic carbon (cVOCs), primarily TCE and associated breakdown products along with petroleum constituents, specifically naphthalene and trimethylbenzenes. Petroleum impacts are not a significant concern at the Site based on the relatively minor concentrations observed in soil and groundwater.

As proposed in the *Remediation Work Plan & Vapor Mitigation System Implementation Report* (RWP & VMSIR), the soil cleanup goals are commercial/ industrial (C/I) direct contact screening levels (DCSLs) for near-surface soil and calculated soil migration to groundwater C/I vapor intrusion screening levels (C/I MTG_{VI}) for subsurface soils, considering potential exposure pathways and projected future Site use. The groundwater cleanup goals for the Site are C/I vapor intrusion (VI) groundwater screening levels (GWSLs).

Soil cVOC cleanup goals have been met, with no exceedance of C/I DCSLs and only two saturated soil samples and one surface soil sample exceeding the calculated C/I MTG_{VI} screening levels. For groundwater, eight consecutive quarters of monitoring have been completed as of the end of the third quarter of 2016. Cumulative groundwater analytical results indicate stable or decreasing cVOC concentrations below the applicable Site screening levels with only one monitoring well currently exceeding Site C/I VI GWSLs for one constituent (TCE). Quarterly monitoring demonstrates that the cVOC plume is stable and/or decreasing and will not migrate off-site at levels that could potentially constitute a risk to a receptor. Potential Site vapor intrusion issues have been addressed with the installation and operation of seven on-site air mitigation systems in October 2013.

Additionally, an ERC was executed on January 14, 2016 with restrictions on residential land use and groundwater usage. The ERC has requirements for soil management and also for operation and maintenance of the vapor mitigation system. Based on the above factors, MUNDELL requests closure for the former Oak-Rite Manufacturing property and the issuance of a Certificate of Completion and Covenant Not to Sue.

1.0 INTRODUCTION

1.1 Project Identification and Site Background

The former Oak-Rite Manufacturing Corporation facility is located at 701 North Carr Road in Plainfield, Indiana. The site entered into the Indiana VRP in September 2013 to address soil and groundwater impacts as a result of historic Site activities and was assigned VRP ID #6130801.

The Site is located in an industrial/commercial area in the western portion of Plainfield as shown in **Figure 1**. The Site is approximately 7.2 acres in size and currently consists of two interconnected commercial buildings constructed of steel and cement block. Adjacent properties are as follows: Ray's Trash to the north, residential apartments to the northeast, a former railroad (now the Vandalia recreational trail) followed by a Duke Energy service facility and administrative offices to the south, a church to the southwest, a U.S. Post Office and variety of commercial facilities including a vehicle service company, moving company, and insurance agency to the west across North Carr Road. The site location and surrounding property uses are shown in **Figure 2A** and a Site Plan is depicted on **Figure 2B**.

The contacts and information for the former Site owner (Oak-Rite), Site operator (Integrity), legal representative (Bose McKinney & Evans LLP) and environmental consultant (MUNDELL) are as follows:

Former Oak-Rite President

Mr. Tim J. Shaul
1411 Iron Liege Road
Indianapolis, IN 46217
317-882-6148

Integrity Rotational Molding (Building Occupant)

Mr. Terry Stemple
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317-837-1101

Formal Contact Person

Mr. Daniel McInerny
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317-684-5102

MUNDELL Project Manager

Mr. Brent Dayharsh, L.P.G.
110 South Downey Avenue
Indianapolis, IN 46219
317-630-9060

1.2 Historical Site Ownership

Based on historic records, the Site was primarily used for row crop agriculture prior to the sale of the parcel to Oak-Rite in 1968. From 1968 to 2014, the Site was owned and occupied by Oak-Rite for metal stamping and fabrication operation. Oak-Rite leased the Site to Integrity Rotational Molding, LLC for plastic products manufacturing in 2014, and completed the formal conveyance of the property to RS Realty, LLC on April 19, 2016.

1.3 Site Operational History

A warehouse building and manufacturing building (measuring approximately 30,000 and 35,000 square feet, respectively) were reportedly constructed at the Site in the late 1960s. From that point on, the Site had been operated as a metal stamping and fabrication facility. The northernmost building was used to store raw materials and finished products, and the southern building was used for manufacturing operations that included metal stamping, welding, machining and degreasing (see **Figure 3A**).

Currently, the site is occupied by Integrity Rotational Molding, LLC. Rotationally molded plastic products have been manufactured in the northern building, and the southern building has been primarily used for the warehousing of raw materials, tooling, and finished products since the third quarter of 2014 (See **Figure 3B**).

The source of impacts to soil and groundwater is believed to be industrial operations, primarily TCE use associated with a vapor degreaser formerly housed within the southern building from the early 1980s to June 2014.

2.0 INVESTIGATION ACTIVITIES

2.1 Site Baseline Information Summary

2.1.1 Geologic and Hydrologic Information Summary

Regional and site-specific surface soils, geology and hydrogeology are described in the following sections.

2.1.1.1 Surficial and Unconsolidated Geology

Hendricks County is located within the water management area known as the West Fork White River Basin. The county is located within the Tipton Till Plain physiographic regions of central Indiana. The Tipton Till Plain is a flat to gently rolling plain situated in central Indiana, measuring approximately 45 miles east-to-west and 50 miles north-to-south. The flat to gently rolling landscape of the Site area is attributable to the repeated advancement and recession of Wisconsin age glaciers. Each glacier recession resulted in the uniform deposition of till from the retreating ice margin. The end result is a thick stack of till units, with the vertical boundaries between the till units representing buried former till plain surfaces (IDNR, 2002).

The Site is located in the Tipton Till Aquifer System, which is primarily comprised of glacial till with inter-till sand and gravel layers (IDNR, 2010). Sand and gravel aquifers in this system are generally thin and discontinuous. This unconsolidated aquifer system is up to 270 feet in thickness (IDNR, 2002).

Based on the stratigraphy observed during site investigations, area soils are primarily comprised of silty clay glacial till with interbedded and semi-continuous sand and gravel layers of one foot or less in thickness.

The United States Department of Agriculture Soil Survey of Hendricks County, Indiana (USDA, 1974) indicates that soil in the Site vicinity is primarily classified as Crosby silt loam, with estimated slopes between zero and three percent. Crosby soils are generally located in till plains, and are nearly level and somewhat poorly-drained. They typically have a surface layer of silt loam to a depth of approximately 17 inches below ground surface (in-bgs), followed by a clay loam to 33 in-bgs, and a loam to 60 in-bgs.

Brookston silty clay loam soil is reportedly present on the northeastern and northwestern corners of the Site. Brookston soils are poorly-drained and are generally located in glacial drainage channels on footslope areas of zero to two

percent. The typical vertical profile of a Brookston soil includes silty clay loam to 17 in-bgs, clay loam to 50 in-bgs, and loam to 60 in-bgs.

2.1.1.2 Bedrock Geology

The West Fork White River basin is located southwest of the Cincinnati Arch, within the eastern portion of the Illinois Basin. Regional bedrock surfaces are generally sloped to the southwest from the Cincinnati Arch into the Illinois Basin.

The bedrock beneath the unconsolidated deposits at the project area consists of Mississippian-age Borden Group parent material that is primarily comprised of siltstone (Bechert and Heckard, 1966; Clark, 1980). The top of the regional bedrock surface at the Site is estimated to be approximately 700-feet above MSL (Gray, 1982); however, based on IDNR water well records completed to bedrock within a one-mile radius of the Site, the top of the bedrock surface is highly variable, ranging between approximately 621 and 762 feet above MSL. A well log for a groundwater well located within 1/4-mile of the site suggests that bedrock may be located at approximately 640-feet above MSL in the Site vicinity.

2.1.1.3 Hydrogeology

The West Fork White River basin covers an area of 5,600 square miles and spans 29 counties from Randolph county to the northeast to Gibson county to the southwest. The largest river in the basin is its namesake. Rivers in the basin generally flow southwest, following the bedrock slope.

The Site is located in the Tipton Till unconsolidated aquifer system, which is up to 270 feet in thickness and is primarily comprised of glacial till with intertill sand and gravel layers (IDNR, 2010). Sand and gravel aquifers in this system are generally thin and discontinuous.

Regional groundwater flow near the Site is expected to be directed to the south-southeast toward Clarks Creek, which is also topographically downslope of the Site.

2.1.2 Physical and Political Geographic Information Summary

The Site lies in Guilford Township, in Section 26, Township 15 North, Range 1 East, in Hendricks County, Indiana. It lies in the Universal Transverse Mercator (UTM) Zone 16N. The UTM coordinates are as follows:

UTM X (Meters): 552996.3 East

UTM Y (Meters): 4396227.8 North

Topography in the Site study area is generally level, with a gentle slope to the south-southeast with an elevation change of approximately one foot from the northwestern to the southeastern property boundaries.

2.2 Subsurface Investigation Summary

Site environmental investigations were initiated by Terra during the spring of 2013 and have been conducted by MUNDELL since July 2013. Investigation activities have delineated petroleum and cVOC impacts in soil and groundwater. Specifically, small, isolated areas of on-site soil impacts have been identified as exceeding IDEM Remediation Closure Guide (RCG) residential migration to groundwater (R-MTG) screening levels. Constituents that have exceeded screening levels include TCE, cis-1,2-dichloroethylene (cis-1,2-DCE), naphthalene, m&p xylene, 1,2,4-trimethylbenzene (1,2,4-TMB) and 1,3,5-trimethylbenzene (1,3,5-TMB). No soil concentrations have exceeded RCG C/I DCSLs.

Dissolved-phase groundwater impacts are generally centered near the chemical storage shed on the southeast corner of the manufacturing building, with the plume extending to the south before terminating beneath the Town of Plainfield property located south of the Site property. In groundwater, TCE concentrations were detected in exceedance of the associated IDEM C/I VI GWSL in one on-site monitoring well and one piezometer. Cis-1,2-DCE, 1,2,4-TMB, 1,1-dichloroethane (1,1-DCA), naphthalene, 1,1-dichloroethene (1,1-DCE) and vinyl chloride (VC) were identified in groundwater at concentrations in exceedance of respective residential drinking water screening levels (R-DWSLs).

Sub-slab vapor sampling beneath the factory building in August 2013 identified sub-slab soil gas TCE results exceeding IDEM RCG C/I screening levels. Based on the sub-slab soil gas results, MUNDELL installed seven vapor intrusion mitigation systems in the factory building to address any potentially completed exposure pathway. The VI mitigation systems have been operating since October 2013. Sub-slab and indoor air sampling events in October 2014 and February 2015 confirmed that the VI systems are successfully reducing sub-slab soil gas concentrations to below Site RCG C/I screening levels.

The various Site investigations, closure plans and quarterly groundwater monitoring are documented in various reports beginning with the *RWP & VMSIR* dated November 14, 2013. The *RWP & VMSIR* and other reports are listed below:

- *RWP & VMSIR* (November 14, 2013) - Quarters 3 and 4, 2013
- *RWP Addendum #1* (March 6, 2014)
- *RWP Addendum #2* (April 9, 2014) - Quarter 1, 2014
- *RWP Addendum #3* (July 28, 2014) - Quarter 2, 2014
- *RWP Addendum* (January 26, 2015) - Quarters 3 and 4, 2014
- *Quarterly Monitoring Reports* – Quarter 1, 2015 through Quarter 3, 2016
- *Fully Executed ERC* – January 20, 2016
- *Groundwater Evaluation* – February 26, 2016

The *RWP & VMSIR* report recommended at least eight quarters of groundwater monitoring, with evaluation of the need for active remediation after the first four quarters of monitoring. MUNDELL further proposed to evaluate the feasibility of closure following soil confirmation sampling (if necessary) and the successful demonstration that the groundwater plume does not pose an exposure risk and is stable and/or decreasing. Finally, MUNDELL recommended the placement of an ERC on the property to prevent uncontrolled groundwater use, to ensure the continued operation of the VI mitigation systems, and to limit future Site land uses to commercial/industrial purposes. The investigative conclusions provided in the *RWP & VMSIR* report were modified slightly in the following reports but the main concepts remained substantially unchanged. IDEM issued a *Technical Approval* letter dated June 12, 2015, approving the RWP and related follow-up reports. IDEM then granted final RWP approval with a *Remediation Work Plan Approval* letter dated August 7, 2015, following a public comment period (**Appendix A**). A Site map depicting soil borings, monitoring wells, piezometers, air sampling, and air mitigation system locations is presented in **Figure 2B**.

2.3 Site Chemicals of Concern

2.3.1 Chlorinated VOCs

Chlorinated VOCs including TCE and associated daughter products are the predominant COCs in soil and groundwater at the Site.

Soil cVOC impacts appear very limited and dispersed. It appears that minor, incidental releases at material staging areas and vapor discharge from the TCE degreaser have contributed to low-level soil impacts in the vicinity of the vapor degreaser and outdoors where waste/scrap materials are stored in uncovered bins.

Groundwater cVOC impacts are most elevated in the vicinity of MW-02, and appear to attenuate significantly before reaching the next downgradient well (PZ-02). Relatively high concentrations of daughter products in proportion to TCE concentrations at PZ-02 and low dissolved oxygen concentrations identified during low-flow groundwater sampling activities suggest that reductive dechlorination is well underway at the Site. The dissolved plume slightly exceeds associated RCG R-DWSL concentrations at off-site monitoring well MW-8 and on an occasional basis at MW-4, and terminates in the vicinity of the Vandalia Trail based on non-detect results observed at several downgradient sentinel wells (MW-5, MW-9, MW-11, MW-12 and MW-13).

While TCE is present in on-site monitoring well MW-2 at concentrations exceeding IDEM C/I VI GWSLs, the corresponding on-site exposure pathway (vapor exposure within the on-site building) has been addressed through the installation of seven vapor mitigation systems. The ERC placed on the property will prevent uncontrolled groundwater use, ensure the continued operation of the

VI mitigation systems, and limit future usage of the Site to commercial/industrial purposes.

2.3.2 BTEX/Naphthalene

Petroleum impacts are not a significant concern at the Site based on the relatively low concentrations and the ERC, coupled with the current industrial usage of the property and the lack of off-site surface water bodies or drinking water receptors. Additionally, the petroleum impacts appear to be acting as an electron donor and food source for dechlorinating micro-organisms, thus degrading and attenuating the cVOC plume.

The following petroleum constituents have historically been detected in soil at concentrations exceeding the associated IDEM RCG R-MTG screening level: Naphthalene, 1,2,4-TMB, 1,3,5-TMB, and M&P Xylenes; In groundwater, dissolved naphthalene, 1,2,4-TMB, and 1-methylnaphthalene were initially observed in exceedance of the associated IDEM residential tap screening criteria in one piezometer (PZ-02). However, concentrations quickly declined below the R-DWSLs and then below laboratory detection limits leading to the discontinuation of sampling for the petroleum constituents.

3.0 REMEDIATION EFFORT

Based on the COC concentrations present, the current and planned future use of the property and the lack of completed exposure pathways, no active remediation was necessary at the Site. Soil samples collected over the course of multiple investigations (48 samples total) did not have any exceedances of RCG Direct Contact screening levels. Quarterly monitoring was conducted for a minimum of eight quarters on the key monitoring wells within the groundwater plume. Monitoring results demonstrated that the plume was stable and/or decreasing.

Seven VI mitigation systems were installed in 2013 to address elevated sub-slab vapor concentrations beneath the southern Site manufacturing building. Follow-up sub-slab vapor and indoor air sampling indicated that concentrations are below the applicable RCG screening levels. Additionally, the TCE vapor degreaser was removed from the Site in 2014. The property has an ERC restricting residential and groundwater usage in addition to requiring the continued operation of the VI mitigation systems. Additionally, the property has an Acknowledgement/Planning letter from the Town of Plainfield acknowledging that the groundwater impacts will be taken into consideration in future planning for the Town of Plainfield property (Vandalia Trail) south of the Oak-Rite facility.

4.0 CONFIRMATION SAMPLING

4.1 Soil

The soil cleanup goals for the Site are C/I DCSLs for near-surface soils and calculated soil migration to groundwater C/I MTG_{VI} for subsurface soils considering current and projected future Site use.

Based on cumulative soil analytical results, adsorbed cVOCs were present beneath the manufacturing building in the south-east section both within and immediately outside the building near the TCE-vapor degreasing unit. Petroleum impacts below RCG C/I DCSLs were located south and east of the manufacturing building. Soil indicated that applicable screening levels were met with no samples exceeding C/I DCSLs and only two saturated soil samples and one surface soil sample above the calculated C/I MTG_{VI} screening levels. Groundwater monitoring in the area of the soil C/I MTG_{VI} screening level exceedances demonstrated that these locations did not act as a source of groundwater concentrations that would pose an exposure risk. MUNDELL believes soil closure is appropriate given the historical results and that no additional soil confirmation sampling is needed.

The cumulative soil analytical results are summarized in **Table 1** and are depicted on **Figure 4**.

4.2 Groundwater

A minimum of eight consecutive quarters of groundwater quarterly monitoring have been completed at the end of third quarter 2016. The most recent quarterly monitoring event was conducted on September 22-23, 2016. A final groundwater sampling event may take place in December 2016, pending IDEM review of this RCR, so that the IDEM project chemist may observe the sampling event.

During the September 2016 monitoring event, groundwater samples were collected after purging approximately three well volumes from each well or piezometer. Samples were discharged directly from disposable bailers into laboratory-provided containers, packed in an iced cooler and returned to the MUNDELL office. The samples were refrigerated and held at the MUNDELL office prior to courier pickup by Envision Laboratories (Envision) in Indianapolis, Indiana for analysis of cVOCs via U.S EPA SW-846 Method 8260B.

Based on the most recent quarterly monitoring event, the groundwater flow direction is predominately south-southeast from the Site with a localized hydraulic low along an open drainage ditch between the Site and the Vandalia Trail, consistent with previous events.

TCE was detected in exceedance of the C/I VI GWSL in the sample collected from monitoring well MW-02. Ongoing groundwater monitoring since the installation of MW-2 has demonstrated that TCE concentrations in MW-2 are stable and generally decreasing, with the 3 most recent sampling events representing the lowest concentrations to date (out of 13 total sampling events). TCE has also historically exceeded the C/I VI GWSL in piezometer PZ-02 but concentrations have again exhibited a stable/decreasing trend and were below the C/I VI GWSL during the 3rd quarter of 2016 (and 3 of the past 5 quarters).

Other constituents were detected above R-DWSLs including: cis-1,2-DCE (MW-2, MW-3, MW-8) and VC (MW-2, MW-4, MW-8). All of these concentrations remained stable at or near the lower end of their historical concentration ranges. Overall results of the eight (or more) consecutive quarterly monitoring events result indicate the plume is stable and decreasing as expected. Sentinel wells bordering the plume extents, including MW-5, MW-9, MW-11, MW-12 and MW-13, have been consistently non-detect for the Site COCs.

The groundwater cleanup goals for the Site are C/I VI GWSLs. Monitoring well MW-2 has consistently exceeded the goal for TCE, as has piezometer PZ-02 (occasionally). However due to the installation of vapor mitigation systems in the vicinity of MW-2 and lack of drinking water wells in the study area, neither exposure pathway is completed. Therefore, groundwater closure is recommended based on the lack of a completed exposure pathway in addition to evidence that the plume is stable and/or decreasing and will not migrate off-site at levels that could potentially constitute a risk to a receptor.

The most recent groundwater gauging data collected during September 22, 2016 are summarized in **Table 2**. The potentiometric surface map depicting local groundwater flow conditions is included in **Figure 5**. Cumulative groundwater analytical results are summarized in **Table 3**. A groundwater analytical map depicting the most recent groundwater analytical results is provided in **Figure 6**. Groundwater concentration trends for selected wells/piezometers are provided in **Figure 7**. Laboratory certificates of analysis and chains-of-custody are presented in **Appendix B**.

4.3 Vapor

Based on IDEM RCG guidance and the observed groundwater COC concentrations, MUNDELL initiated sub-slab vapor sampling in August 2013. Indoor air sampling began in October 2014 after the removal of the TCE-based vapor degreasing unit.

The sub-slab air analytical results indicated the presence of chlorinated compounds (mainly TCE) at concentrations exceeding the associated IDEM C/I screening levels. This was addressed through the installation of seven air mitigation systems within the southern on-site building. Post-installation sub-slab vapor and indoor air sampling has demonstrated that concentrations have decreased rapidly and are now below applicable RCG C/I VI Screening Levels. MUNDELL believes that the operation of the air mitigation systems will continue to eliminate the vapor exposure pathway and that no further air

confirmation sampling is needed. Additionally, operation of the TCE vapor degreaser was discontinued in 2014 and the degreaser was removed from the Site.

Locations of the vapor mitigation systems are depicted on **Figure 2B**. Cumulative air analytical results are summarized in **Table 4**.

5.0 CONCLUSION

MUNDELL completed delineation of the adsorbed and dissolved impacts associated with historical Site TCE use. Soil analytical results indicated that soil impacts were confined to on-site locations and did not exceed applicable RCG C/I DCSLs.

A minimum of eight consecutive quarterly groundwater monitoring events were conducted on monitoring wells and piezometers within the groundwater plume. Groundwater analytical results obtained during quarterly monitoring indicated stable or decreasing COC levels. A final confirmation groundwater sampling event is scheduled for December 2016, pending IDEM review of this RCR. IDEM technical staff may observe the groundwater sampling event if desired.

Operation of the vapor mitigation systems has eliminated the inhalation exposure pathway. The TCE vapor degreaser was shut down and removed from the Site in June 2014. Post-removal sub-slab and indoor air sampling has demonstrated that concentrations are now below applicable RCG Indoor Air and Sub-Slab Screening Levels. The concentrations are expected to decrease further with the degreaser removed and groundwater concentrations also declining.

The ERC was signed and executed on January 14, 2016 by the Oak-Rite Manufacturing Corporation and includes conditions such as restricted land use, no groundwater use, soil restrictions and the requirement to operate and maintain the vapor mitigation system. The ERC is provided in **Appendix C**. In addition, on January 23, 2015, MUNDELL received notice from the Town of Plainfield confirming acknowledgement of the contamination at the Site and underneath the recreational trail (Vandalia Trail) owned by the Town of Plainfield and stating that it will be considered in future planning. The Acknowledgement Letter is provided in **Appendix D**.

Based on these factors, MUNDELL believes there is no completed exposure risk pathway at the Site and requests VRP closure and the issuance of the Certificate of Completion and Covenant Not to Sue for the former Oak-Rite Manufacturing Corporation property. Following RCR approval, MUNDELL will abandon all existing monitoring wells/piezometers according to Indiana Department of Natural Resource (INDR) regulations.

6.0 REFERENCES

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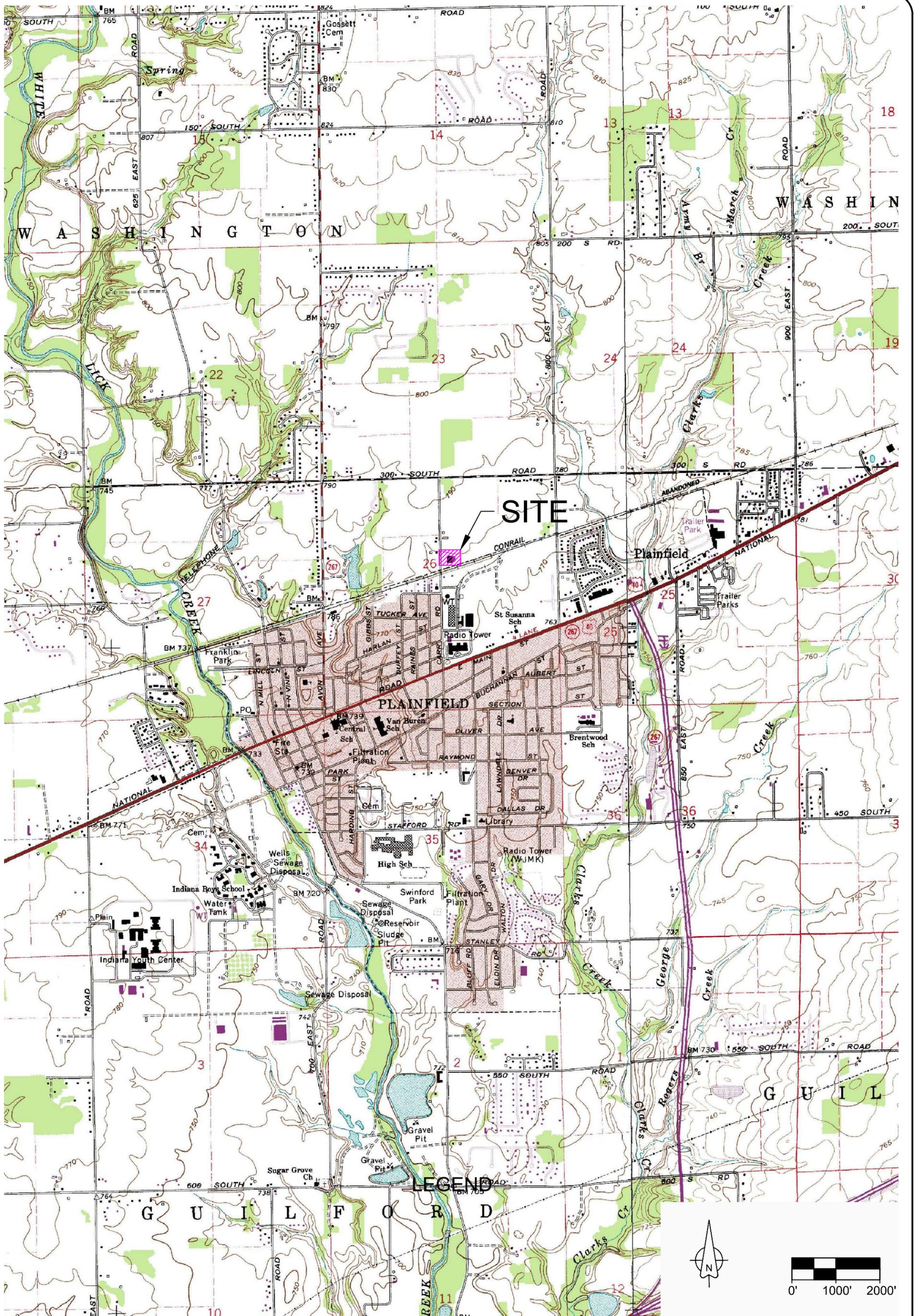
Terra Environmental Corporation, 2013, Limited Subsurface Investigation Report, Oak-Rite Manufacturing Corporation, 701 N. Carr Road, Plainfield, Indiana, August 12, 2013

United States Department of Agriculture, Soil Conservation Service. 1972, Soil Survey of Hendricks County, Indiana, 151p.

MUNDELL & Associates, 2013, Remediation Work Plan & Vapor Mitigation System Installation Report, Former Oak-Rite Manufacturing Corporation, 701 N. Carr Road, Plainfield, Indiana, November 14, 2013.

MUNDELL & Associates, 2016, Fully Executed Environmental Restrictive Covenant, Former Oak-Rite Manufacturing Corporation, 701 N. Carr Road, Plainfield, Indiana, January 20, 2016

FIGURES



PROJECT NO.: M13043	FILE NO.:
DRAWING:	PLOT SIZE: 11"X17"
DRAFTED BY: YM	DATE: 9/5/2014
CHECKED BY: MND	DATE: 9/5/2014
APPROVED BY: BAD	DATE: 9/5/2014

SITE TOPOGRAPHIC MAP

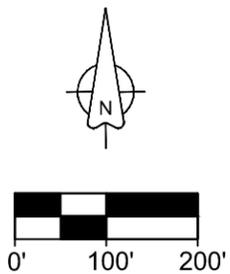
701 N. CARR ROAD
PLAINFIELD, INDIANA

FIGURE

1



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317-630-9060, fax 317-630-9065
www.MundellAssociates.com



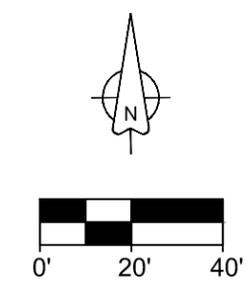
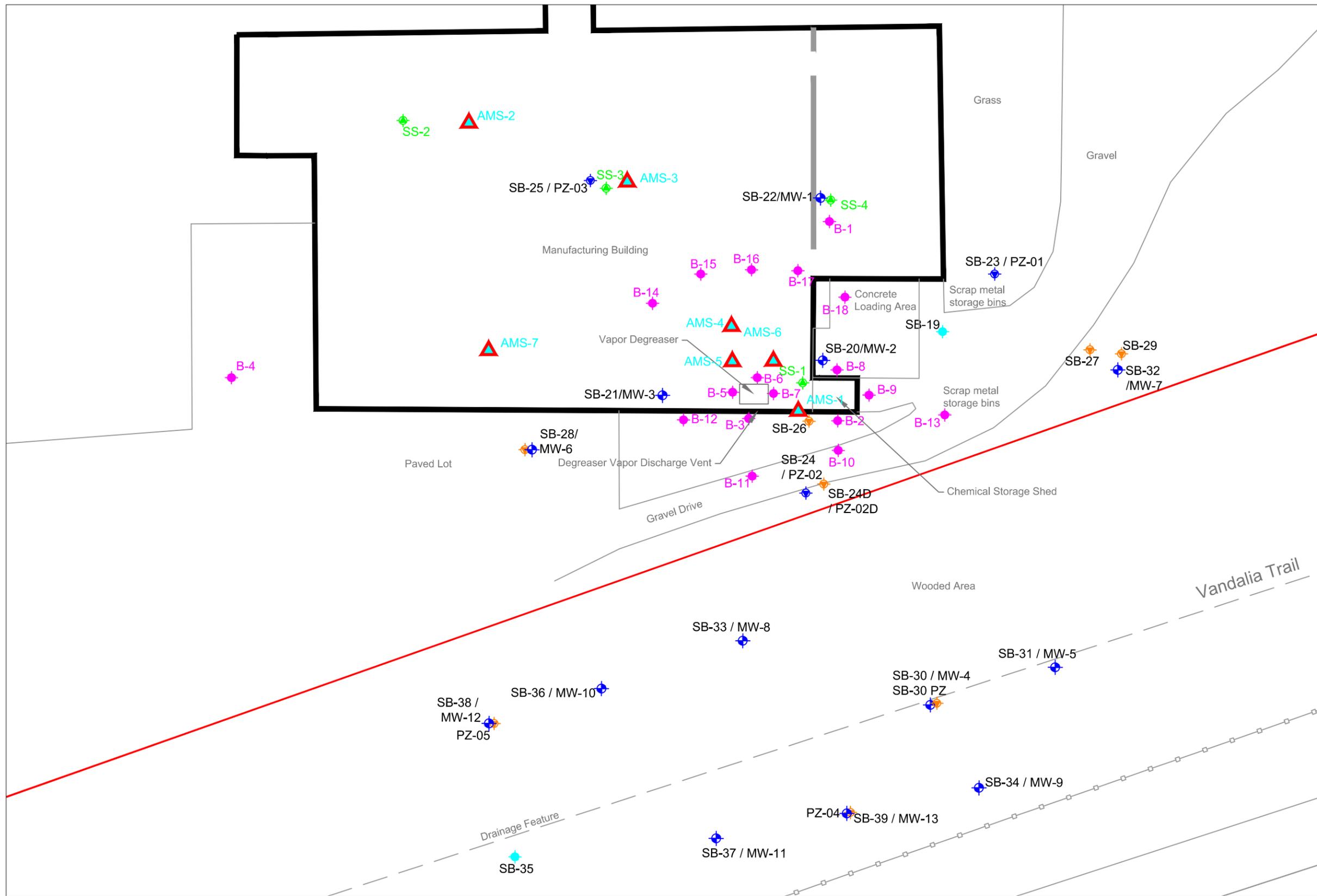
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REV.	DATE	DESCRIPTION	BY	APPR	PROJECT NO.: M13043	FILE NO.: M13043 Carr Rd.dwg
					DRAWING:	PLOT SIZE: 11"X17"
					DRAFTED BY: YM	DATE: 9/5/2014
					CHECKED BY: MND	DATE: 9/5/2014
					APPROVED BY: BAD	DATE: 9/5/2014

SITE AND VICINITY MAP

701 N. Carr Road
 Plainfield, Indiana 46168

**FIGURE
 2A**



LEGEND

- Building
- Site Features
- Approximate Site Boundary
- Approximate Fenceline
- Terra Soil Boring
- Mundell Soil Boring
- Soil Boring with Permanent Piezometer
- Soil Boring with Temporary Piezometer
- Monitoring Well Location
- Sub-Slab Air Sampling Location
- Air Mitigation System

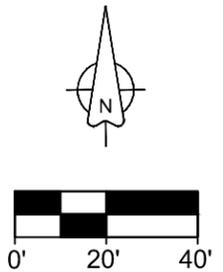
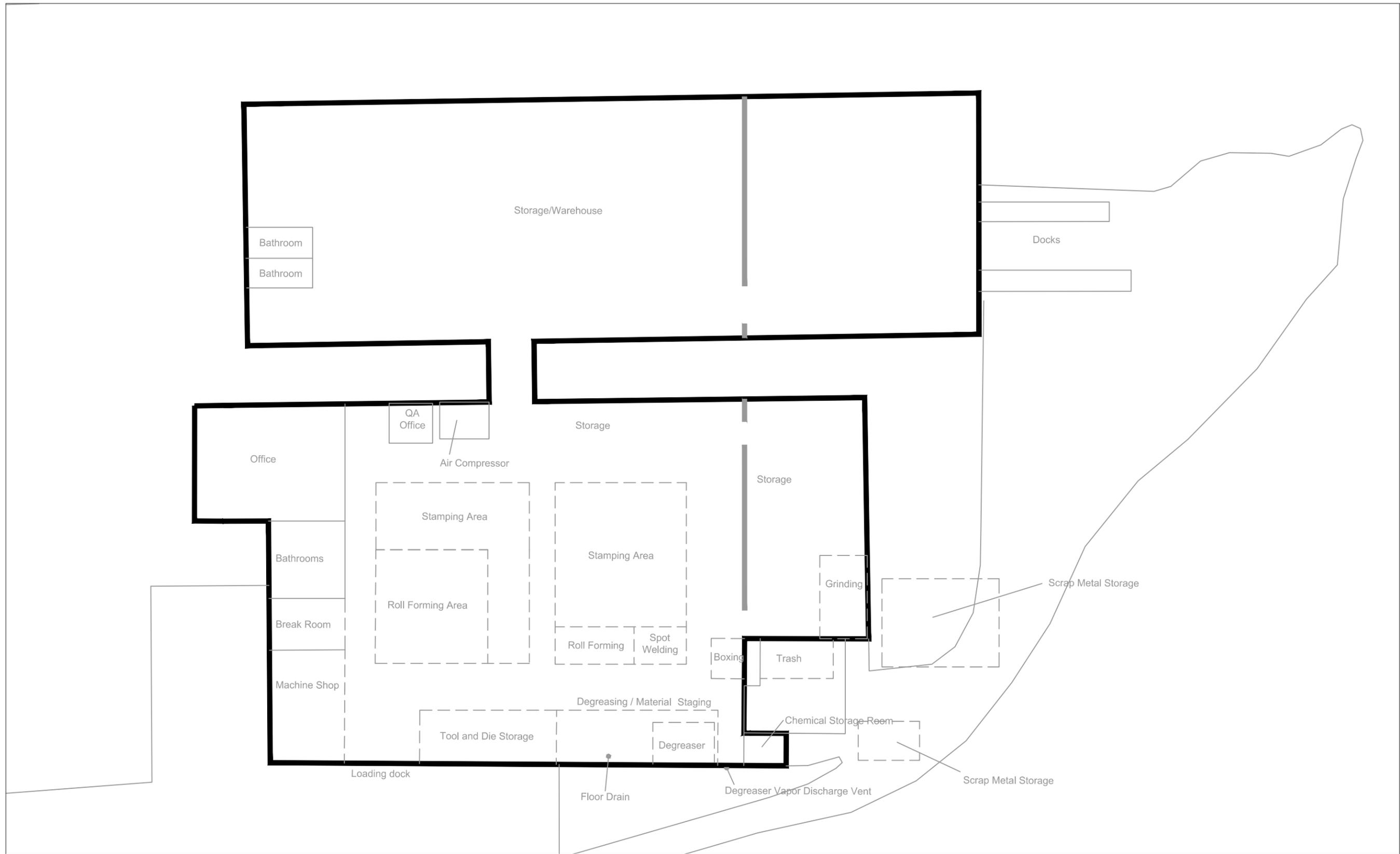


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					DRAWING:	PLOT SIZE: 11"X17"
					DRAFTED BY: YM	DATE: 10/6/2015
					CHECKED BY: MND	DATE: 10/6/2015
					APPROVED BY: BAD	DATE: 10/6/2015

SITE PLAN - ENVIRONMENTAL BORINGS
701 N. Carr Road
Plainfield, Indiana 46168

FIGURE 2B



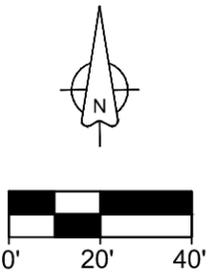
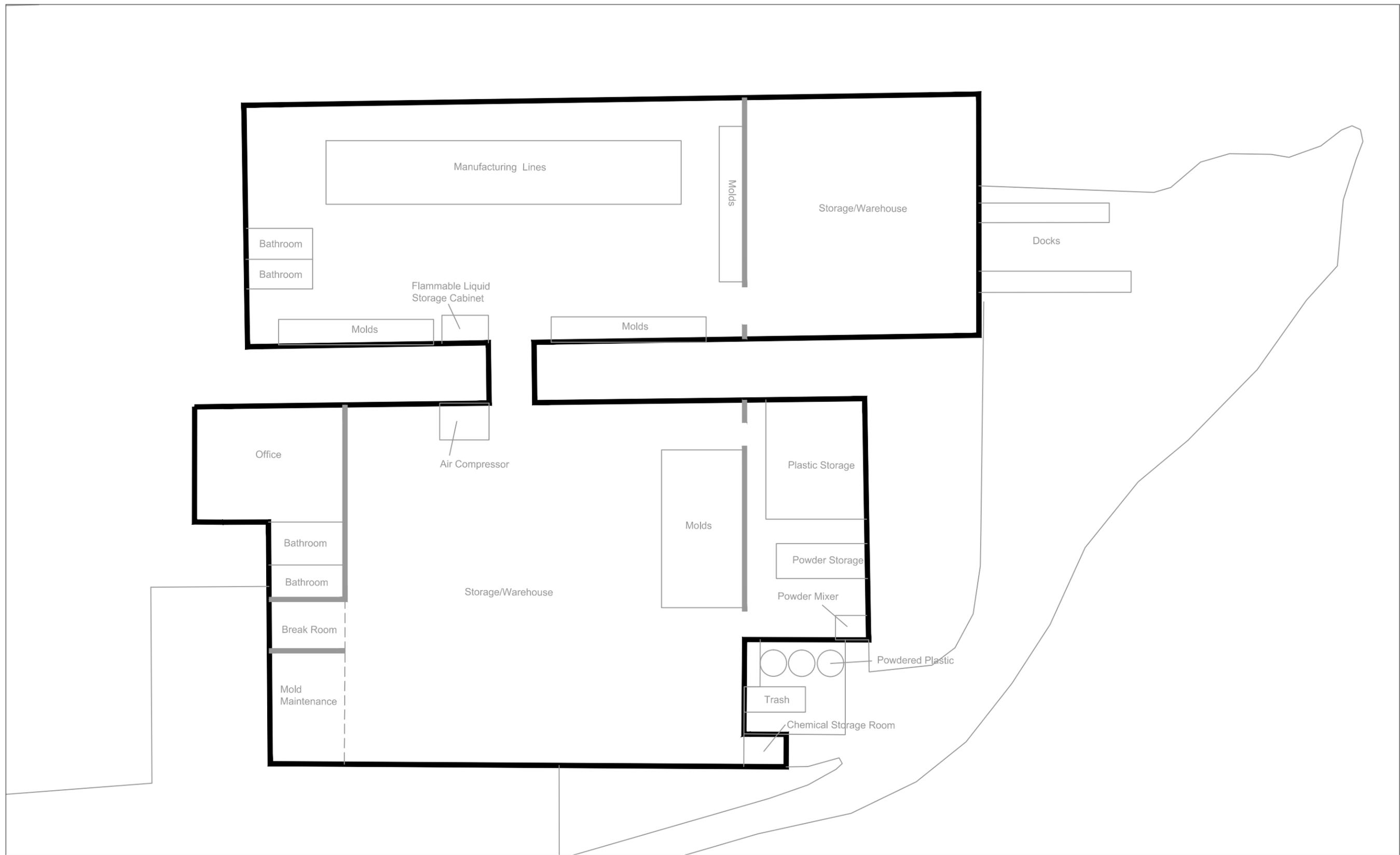
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					DRAFTED BY: YM	DATE: 9/15/2014
					CHECKED BY: MND	DATE: 9/15/2014
					APPROVED BY: BAD	DATE: 9/15/2014

**HISTORICAL SITE OPERATION LAYOUT
 DURING OAK-RITE OPERATIONS
 (BASED ON FEBRUARY 16, 2014 RECONNAISSANCE VISIT)**

Oak-Rite Manufacturing Inc.
 701 N. Carr Road
 Plainfield, Indiana 46168

**FIGURE
 3A**



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PROJECT NO.: M13043	FILE NO.: M13043 Carr Rd.dwg
DRAWING:	PLOT SIZE: 11"X17"
DRAFTED BY: YM	DATE: 9/15/2014
CHECKED BY: MND	DATE: 9/15/2014
APPROVED BY: BAD	DATE: 9/15/2014

CURRENT SITE OPERATION LAYOUT
DURING INTEGRITY OPERATIONS
(BASED ON SEPTEMBER 2, 2014 RECONNAISSANCE VISIT)

Oak-Rite Manufacturing Inc.
701 N. Carr Road
Plainfield, Indiana 46168

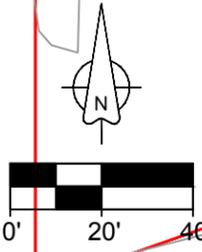
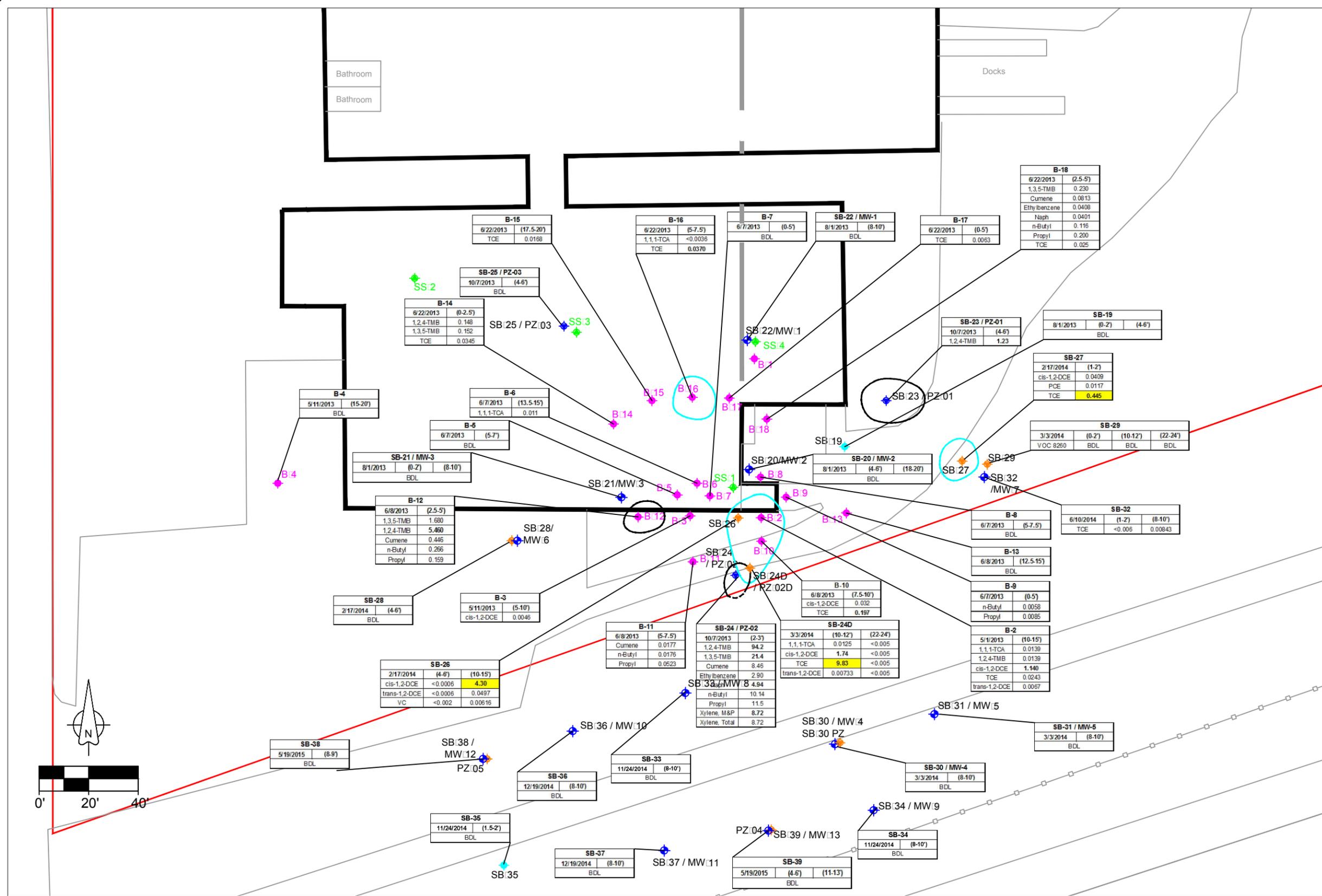
FIGURE
3B

LEGEND

- Interpolated Extent of Adsorbed Chlorinated Constituents Exceeding 2015 IDEM R/MTG Screening Levels
- Interpolated Extent of Adsorbed Petroleum Constituents Exceeding 2015 IDEM R/MTG Screening Levels
- Approximate Site Boundary
- Approximate Fenceline
- Building
- Terra Boring Location
- Mendell Soil Boring Location
- Piezometer
- Soil Boring with Temporary Piezometer
- Monitoring Well Location
- Still Air Sampling Location

Soil Boring ID	
Date	Depth
1,1,1-TCA	1,1,1-Trichloroethane (mg/kg)
1,1-DCA	1,1-Dichloroethane (mg/kg)
1,1-DCE	1,1-Dichloroethene (mg/kg)
1,2,4-TMB	1,2,4-Trimethylbenzene (mg/kg)
1,3,5-TMB	1,3,5-Trimethylbenzene (mg/kg)
cis-1,2-DCE	cis-1,2-Dichloroethene (mg/kg)
Cumene	Cumene (mg/kg)
Ethylbenzene	Ethylbenzene (mg/kg)
Naph	Naphthalene (mg/kg)
n-Butyl	n-Butylbenzene (mg/kg)
PCE	Tetrachloroethene (mg/kg)
Propyl	Propyl benzene (mg/kg)
TCE	Trichloroethene (mg/kg)
trans-1,2-DCE	trans-1,2-Dichloroethene (mg/kg)
VC	Vinyl Chloride (mg/kg)
Xylene, M&P	M&P Xylene (mg/kg)
Xylene, Total	Total Xylene (mg/kg)

Concentrations in **BOLD** are reported in exceedance of the associated Residential Migration to Groundwater Screening Level.
 Concentration in **BOLD** Yellow are reported in exceedance of Migration to Groundwater Screening Level Based on Industrial Variator Intrusion Groundwater Screening Level
 BDL Below Detection Limit

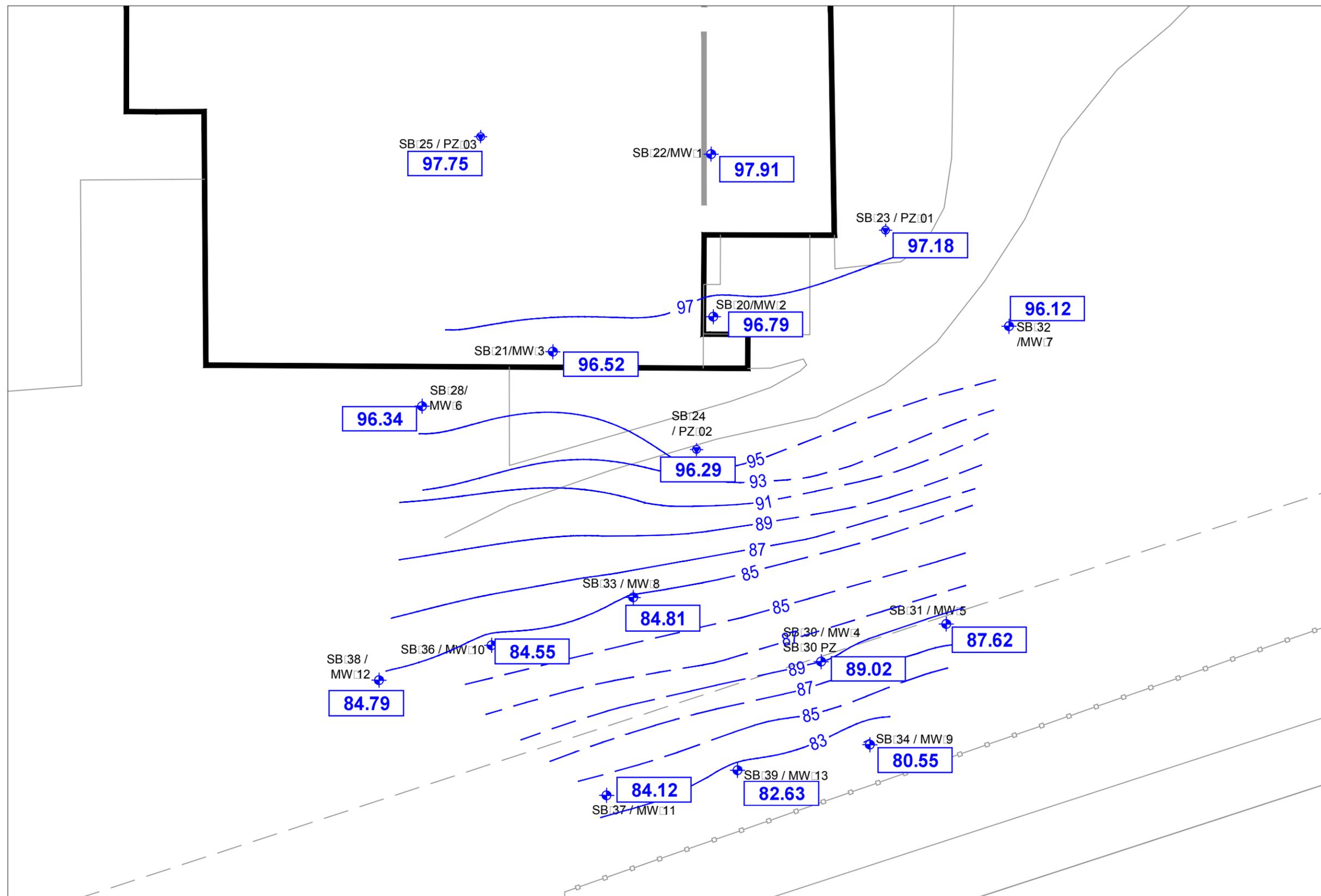
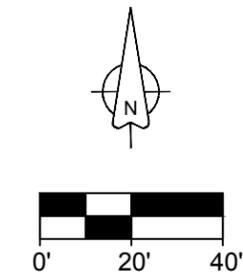


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					DRAWING:	PLOT SIZE: 11"X17"
					DRAFTED BY: YM	DATE: 7/10/2015
					CHECKED BY: MND	DATE: 7/10/2015
					APPROVED BY: BAD	DATE: 7/10/2015

SOIL ANALYTICAL RESULTS

701 N. Carr Road
 Plainfield, Indiana 46168



LEGEND

- Building
 - Site Features
 - Approximate Fence line
 - Monitoring Well
 - Piezometer
 - Inferred Groundwater elevation (ft) relative to arbitrary benchmark of 100 ft
 - Indicated groundwater elevation (ft) relative to arbitrary benchmark of 100 ft
- Elevation benchmark established at northwestern corner of the southeastern corner of loading pad.
Dashed contour indicates lackage of control point, interpolation of elevation is based on estimation.



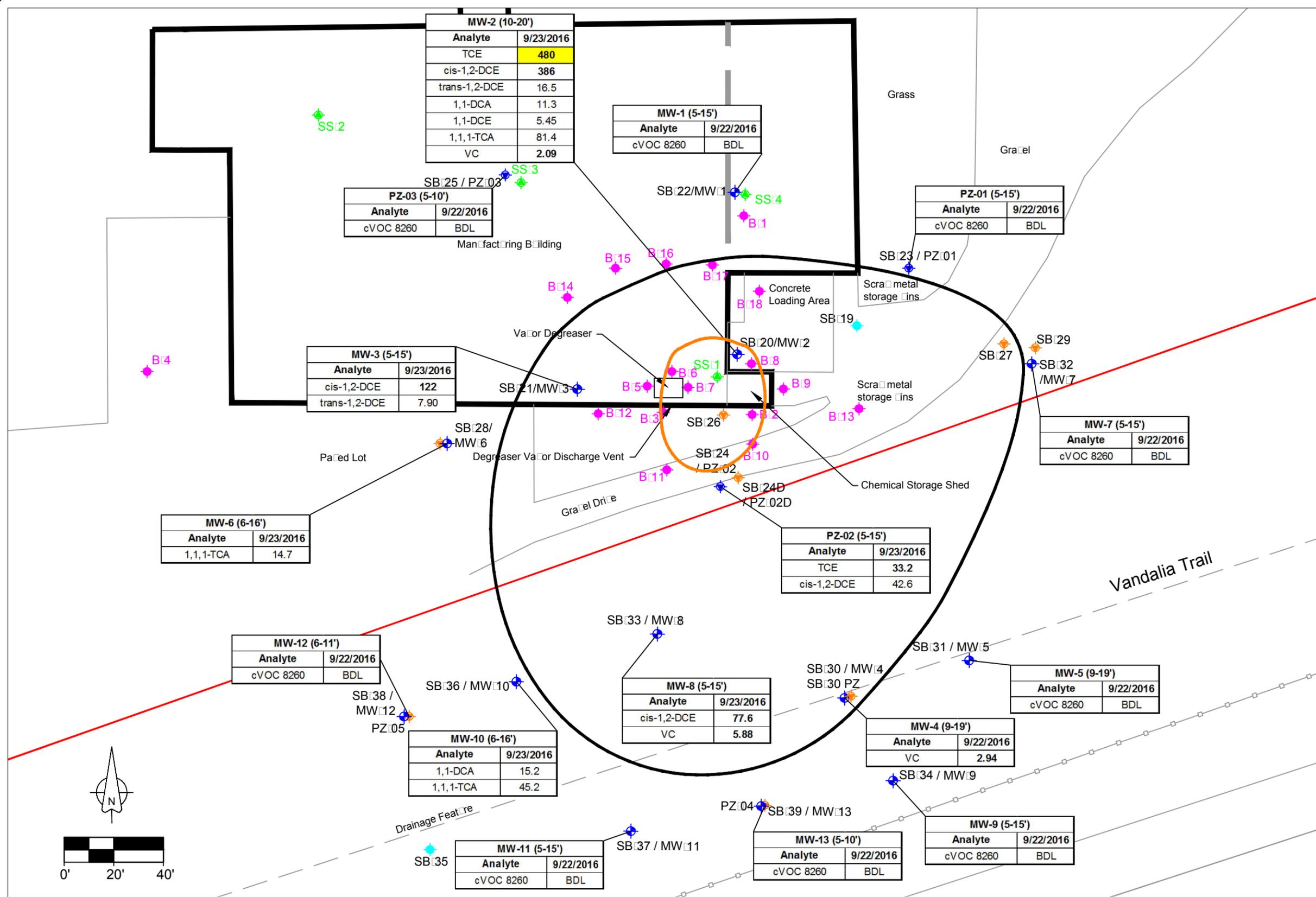
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					DRAFTED BY: YM	DATE: 9/29/2016
					CHECKED BY: MND	DATE: 9/29/2016
					APPROVED BY: BAD	DATE: 9/29/2016

POTENTIOMETRIC SURFACE MAP SEPTEMBER 22, 2016

701 N. Carr Road
Plainfield, Indiana 46168

FIGURE 5



LEGEND

- Interpolated Elliptical of Chlorinated Constituents Exceeding 2015 IDEM Industrial VI Screening Levels
- Interpolated Elliptical of Chlorinated Constituents Exceeding 2015 IDEM Residential Tap Screening Levels
- Approximate Site Boundary
- - - Approximate Fence Line
- Terra Boring Location
- Mendell Soil Boring Location
- Piezometer
- Soil Boring with Temporary Piezometer
- Monitoring Well Location
- Sub-Slab Air Sampling Location

Monitoring Point ID (Screening Level) /Sub-Slab Point ID	
Analyte	Date
TCE	Trichloroethene (µg/L)
cis-1,2-DCE	cis-1,2-Dichloroethene (µg/L)
trans-1,2-DCE	trans-1,2-Dichloroethene (µg/L)
VC	Vinyl Chloride (µg/L)
1,1-DCE	1,1-Dichloroethene (µg/L)
1,1-DCA	1,1-Dichloroethane (µg/L)
1,1,1-TCA	1,1,1-Trichloroethane (µg/L)

Concentrations **BOLD** or **YELLOW** Exceed Industrial Vapor Intrusion Groundwater Screening Levels

Concentrations in **BOLD** are reported in exceedance of the associated Residential Tap Levels

BDL = Below Detection Limit

MW-2 (10-20')	
Analyte	9/23/2016
TCE	480
cis-1,2-DCE	386
trans-1,2-DCE	16.5
1,1-DCA	11.3
1,1-DCE	5.45
1,1,1-TCA	81.4
VC	2.09

MW-1 (5-15')	
Analyte	9/22/2016
cVOC 8260	BDL

PZ-03 (5-10')	
Analyte	9/22/2016
cVOC 8260	BDL

PZ-01 (5-15')	
Analyte	9/22/2016
cVOC 8260	BDL

MW-3 (5-15')	
Analyte	9/23/2016
cis-1,2-DCE	122
trans-1,2-DCE	7.90

MW-7 (5-15')	
Analyte	9/22/2016
cVOC 8260	BDL

MW-6 (6-16')	
Analyte	9/23/2016
1,1,1-TCA	14.7

PZ-02 (5-15')	
Analyte	9/23/2016
TCE	33.2
cis-1,2-DCE	42.6

MW-12 (6-11')	
Analyte	9/22/2016
cVOC 8260	BDL

MW-8 (5-15')	
Analyte	9/23/2016
cis-1,2-DCE	77.6
VC	5.88

MW-5 (9-19')	
Analyte	9/22/2016
cVOC 8260	BDL

MW-10 (6-16')	
Analyte	9/23/2016
1,1-DCA	15.2
1,1,1-TCA	45.2

MW-4 (9-19')	
Analyte	9/22/2016
VC	2.94

MW-11 (5-15')	
Analyte	9/22/2016
cVOC 8260	BDL

MW-13 (5-10')	
Analyte	9/22/2016
cVOC 8260	BDL

MW-9 (5-15')	
Analyte	9/22/2016
cVOC 8260	BDL



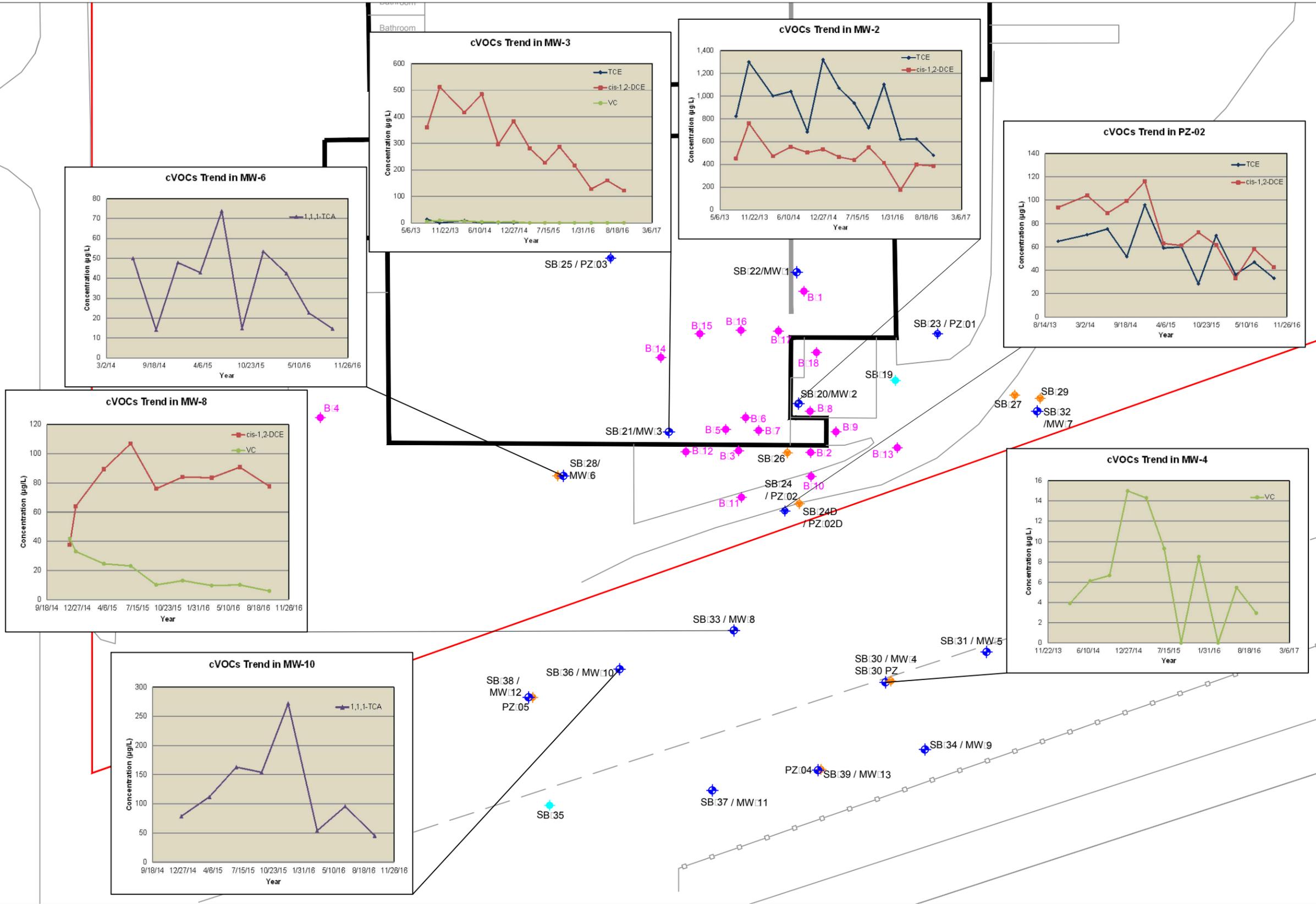
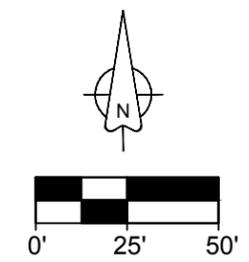
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					DRAFTED BY: YM	DATE: 10/03/2016
					CHECKED BY: MND	DATE: 10/03/2016
					APPROVED BY: BAD	DATE: 10/03/2016

GROUNDWATER ANALYTICAL RESULTS - 3RD QUARTER, 2016

701 N. Carr Road
Plainfield, Indiana 46168

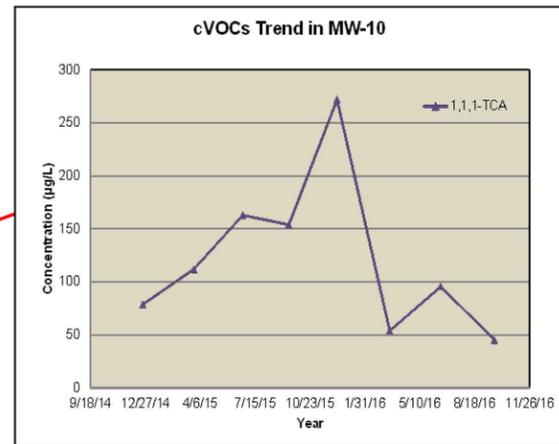
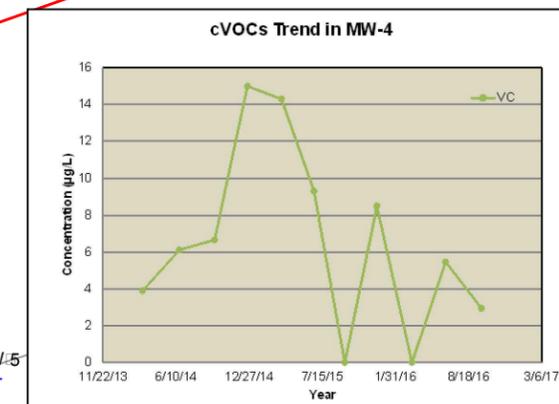
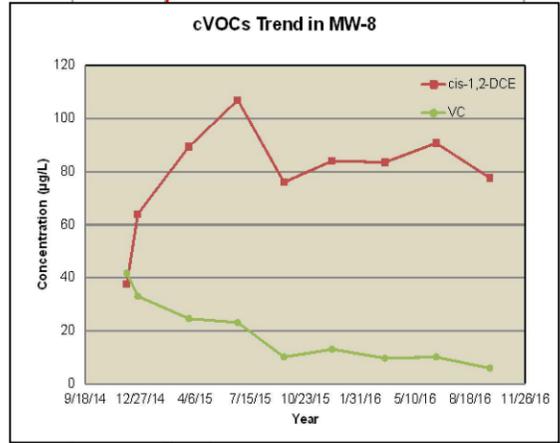
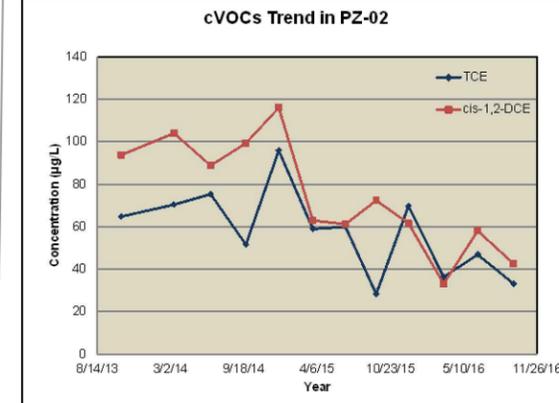
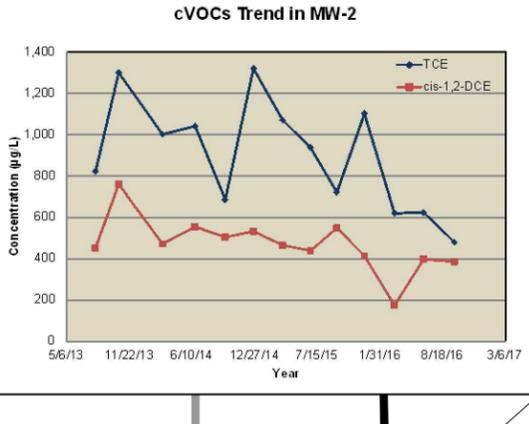
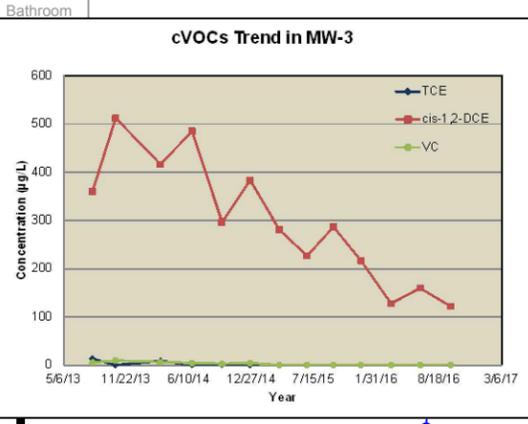
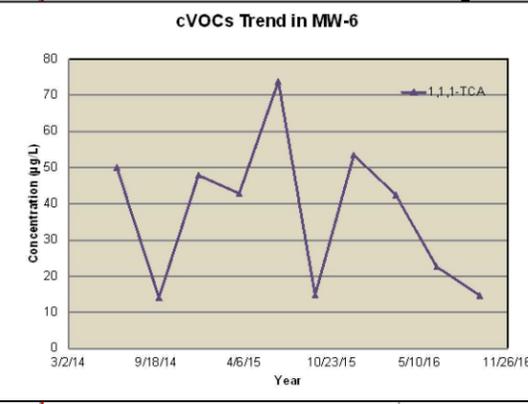
FIGURE 6



LEGEND

- Approximate Site Boundary
- Terra Boring Location
- Mandell Soil Boring Location
- Piezometer
- Soil Boring with Temporary Piezometer
- Monitoring Well Location

Monitoring Point ID	
Analyte	Date
PCE	Tetrachloroethene (µg/L)
TCE	Trichloroethene (µg/L)
cis-1,2-DCE	cis-1,2-Dichloroethene (µg/L)
trans-1,2-DCE	trans-1,2-Dichloroethene (µg/L)
VC	Vinyl Chloride (µg/L)
1,1-DCE	1,1-Dichloroethene (µg/L)
1,1-DCA	1,1-Dichloroethane (µg/L)
1,1,1-TCA	1,1,1-Trichloroethane (µg/L)
Cumene	Cumene (µg/L)
1,2,4-Tri	1,2,4-Trimethylbenzene (µg/L)
1,3,5-Tri	1,3,5-Trimethylbenzene (µg/L)
1-Methyl	1-Methylnaphthalene (µg/L)
Naph	Naphthalene (µg/L)



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REV.	DATE	DESCRIPTION	BY	APPR	PROJECT NO.: M13043	FILE NO.: M13043 Carr Rd.dwg
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					DRAFTED BY: YM	DATE: 10/21/2016
					CHECKED BY: YM	DATE: 10/21/2016
					APPROVED BY: BAD	DATE: 10/21/2016

TRENDS FOR SELECTED WELLS/PIEZOMETERS

701 N. Carr Road
Plainfield, Indiana 46168

FIGURE 7

TABLES

Table 1
Soil Analytical Results
Oak Rite Mfg
701 N. Carr Road
Plainfield, Indiana
MUNDELL Project Number M13043

Sample ID	Sample Date	Butylbenzene, n-	Butylbenzene, sec-	Cumene	Dichloroethane, 1,1-	Dichloroethylene, 1,1-	Dichloroethylene, 1,2-cis-	Dichloroethylene, 1,2-trans-	Ethylbenzene	Isopropyltoluene, p-	Naphthalene	Propyl benzene	Tetrachloroethylene (PCE)	Trichloroethylene (TCE)	Trichloroethane, 1,1,1-	Trimethylbenzene, 1,2,4-	Trimethylbenzene, 1,3,5-	Vinyl Chloride	Xylene, M&P	Xylene, Total
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
B-2 (10-15')	5/1/2013	<0.0048	NA	<0.0048	<0.0048	<0.0048	1.140	0.0067	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	0.0243	0.0139	0.0139	<0.0048	<0.0048	NA	<0.0097
B-3 (5-10')	5/11/2013	<0.0042	NA	<0.0042	<0.0042	<0.0042	0.0046	<0.0042	<0.0042	<0.0042	<0.0042	<0.0042	<0.0042	<0.0042	<0.0042	<0.0042	<0.0042	<0.0042	NA	<0.0084
B-4 (15-20')	5/11/2013	<0.0058	NA	<0.0058	<0.0058	<0.0058	<0.0058	<0.0058	<0.0058	<0.0058	<0.0058	<0.0058	<0.0058	<0.0058	<0.0058	<0.0058	<0.0058	<0.0058	NA	<0.0116
B-5 (5-7')	6/7/2013	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	NA	<0.0080
B-6 (13.5-15')	6/7/2013	<0.0035	NA	<0.0035	<0.0035	<0.0035	<0.0035	<0.0035	<0.0035	<0.0035	<0.0035	<0.0035	<0.0035	<0.0035	0.011	<0.0035	<0.0035	<0.0035	NA	<0.0071
B-7 (0-5')	6/7/2013	<0.0051	NA	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	NA	<0.0102
B-8 (5-7.5')	6/7/2013	<0.0040	NA	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	NA	<0.0080
B-9 (0-5')	6/7/2013	0.0058	NA	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	0.0085	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	NA	<0.0088
B-10 (7.5-10')	6/8/2013	<0.0036	NA	<0.0036	<0.0036	<0.0036	0.032	<0.0036	<0.0036	<0.0036	<0.0036	<0.0036	<0.0036	0.197	<0.0036	<0.0036	<0.0036	<0.0036	NA	<0.0080
B-11 (5-7.5')	6/8/2013	0.0176	NA	0.0177	<0.0036	<0.0036	<0.0036	<0.0036	<0.0036	<0.0036	<0.0036	0.0523	<0.0036	<0.0036	<0.0036	<0.0036	<0.0036	<0.0036	NA	<0.0072
B-12 (2.5-5')	6/8/2013	0.266	NA	0.446	<0.109*	<0.109*	<0.109*	<0.109*	<0.109*	<0.109	<0.109*	0.159	<0.109*	<0.109*	<0.109*	5.460	1.680	<0.109*	NA	<0.219
B-13 (12.5-15')	6/8/2013	<0.0040	NA	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	<0.0040	NA	<0.0080
B-14 (0-2.5')	6/22/2013	<0.0044	NA	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	<0.0044	0.0345	<0.0044	0.148	0.152	<0.0044	NA	<0.0087
B-15 (17.5-20')	6/22/2013	<0.0051	NA	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	<0.0051	0.0168	<0.0051	<0.0051	<0.0051	<0.0051	NA	<0.0102
B-16 (5-7.5')	6/22/2013	<0.0036	NA	<0.0036	<0.0036	<0.0036	<0.0036	<0.0036	<0.0036	<0.0036	<0.0036	<0.0036	<0.0036	0.0370	<0.0036	<0.0036	<0.0036	<0.0036	NA	<0.0073
B-17 (0-5')	6/22/2013	<0.0037	NA	<0.0037	<0.0037	<0.0037	<0.0037	<0.0037	<0.0037	<0.0037	<0.0037	<0.0037	<0.0037	0.0063	<0.0037	<0.0037	<0.0037	<0.0037	NA	<0.0074
B-18 (2.5-5')	6/22/2013	0.116	78.5	0.0813	<0.0047	<0.0047	<0.0047	<0.0047	0.0408	0.0133	0.0401	0.200	<0.0047	0.0250	<0.0047	<4.7	0.230	<0.0047	NA	<0.0094
SB-19 (0-2')	8/1/2013	NA	NA	NA	<0.006	<0.006	<0.006	<0.006	NA	NA	NA	NA	<0.006	<0.006	<0.006	NA	NA	<0.002	NA	NA
SB-19 (4-6')	8/1/2013	NA	NA	NA	<0.006	<0.006	<0.006	<0.006	NA	NA	NA	NA	<0.006	<0.006	<0.006	NA	NA	<0.002	NA	NA
SB-20 / MW-2 (4-6')	8/1/2013	NA	NA	NA	<0.291*	<0.291*	<0.291	<0.291	NA	NA	NA	NA	<0.291*	<0.291*	<0.291*	NA	NA	<0.116*	NA	NA
SB-20 / MW-2 (18-20')	8/1/2013	NA	NA	NA	<0.005	<0.005	<0.005	<0.005	NA	NA	NA	NA	<0.005	<0.005	<0.005	NA	NA	<0.002	NA	NA
SB-21 / MW-3 (0-2')	8/1/2013	NA	NA	NA	<0.006	<0.006	0.0089	<0.006	NA	NA	NA	NA	<0.006	<0.006	<0.006	NA	NA	<0.002	NA	NA
SB-21 / MW-3 (8-10')	8/1/2013	NA	NA	NA	<0.005	<0.005	0.0568	<0.005	NA	NA	NA	NA	<0.005	<0.005	<0.005	NA	NA	<0.002	NA	NA
SB-22 / MW-1 (8-10')	8/1/2013	NA	NA	NA	<0.005	<0.005	<0.005	<0.005	NA	NA	NA	NA	<0.005	<0.005	<0.005	NA	NA	<0.002	NA	NA
SB-23 / PZ-01 (4-6')	10/7/2013	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	1.23	<0.006	<0.002	<0.006	<0.012
SB-24 / PZ-02 (2-3')	10/7/2013	10.14	7.38	8.46	<0.313*	<0.313*	<0.313*	<0.313*	2.90	10.54	4.94	11.5	<0.313*	<0.313*	<0.313*	94.2	21.4	<0.125*	8.72	8.72
SB-24D (10-12')	3/3/2014	<0.005	<0.005	<0.005	<0.005	<0.005	1.74	0.00733	<0.005	<0.005	<0.005	<0.005	<0.005	9.83	0.0125	<0.005	<0.005	<0.002	<0.005	<0.011
SB-24D (22-24')	3/3/2014	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.002	<0.005	<0.011
SB-25 / PZ-03 (4-6')	10/7/2013	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.002	<0.006	<0.011
SB-26 (4-6')	2/17/2014	<0.006	0.00905	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.002	<0.006	<0.012
SB-26 (10-12')	2/17/2014	<0.006	<0.006	<0.006	<0.006	<0.006	4.30	0.0497	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	0.00616	<0.006	<0.011
SB-27 (1-2')	2/17/2014	<0.006	<0.006	<0.006	<0.006	<0.006	0.0409	<0.006	<0.006	<0.006	<0.006	<0.006	0.0117	0.445	<0.006	<0.006	<0.006	<0.002	<0.006	<0.012
SB-28 (4-6')	2/17/2014	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.002	<0.006	<0.011
SB-29 (0-2')	3/3/2014	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.002	<0.006	<0.012
SB-29 (10-12')	3/3/2014	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.002	<0.005	<0.011
SB-29 (22-24')	3/3/2014	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.002	<0.005	<0.011

Table 1
Soil Analytical Results
Oak Rite Mfg
701 N. Carr Road
Plainfield, Indiana
MUNDELL Project Number M13043

Sample ID	Sample Date	Butylbenzene, n-	Butylbenzene, sec-	Cumene	Dichloroethane, 1,1-	Dichloroethylene, 1,1-	Dichloroethylene, 1,2-cis-	Dichloroethylene, 1,2-trans-	Ethylbenzene	Isopropyltoluene, p-	Naphthalene	Propyl benzene	Tetrachloroethylene (PCE)	Trichloroethylene (TCE)	Trichloroethane, 1,1,1-	Trimethylbenzene, 1,2,4-	Trimethylbenzene, 1,3,5-	Vinyl Chloride	Xylene, M&P	Xylene, Total
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
SB-30 (8-10')	3/3/2014	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.002	<0.005	<0.011
SB-31 (8-10')	3/3/2014	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.002	<0.005	<0.011
SB-32 (1-2')	6/10/2014	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.002	<0.006	<0.012
SB-32 (8-10')	6/10/2014	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	0.00843	<0.005	<0.005	<0.005	<0.002	<0.005	<0.011
SB-33 (8-10')	11/24/2014	NA	NA	NA	<0.005	<0.005	<0.005	<0.005	NA	NA	NA	NA	<0.005	<0.005	<0.005	NA	NA	<0.002	NA	NA
	11/24/2014 (DUP)	NA	NA	NA	<0.005	<0.005	<0.005	<0.005	NA	NA	NA	NA	<0.005	<0.005	<0.005	NA	NA	<0.002	NA	NA
SB-34 (8-10')	11/24/2014	NA	NA	NA	<0.005	<0.005	<0.005	<0.005	NA	NA	NA	NA	<0.005	<0.005	<0.005	NA	NA	<0.002	NA	NA
SB-35 (1.5-2.0')	11/24/2014	NA	NA	NA	<0.006	<0.006	<0.06	<0.006	NA	NA	NA	NA	<0.006	<0.006	<0.006	NA	NA	<0.002	NA	NA
SB-36 (8-10')	12/19/2014	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.002	<0.006	<0.012
SB-37 (8-10')	12/19/2014	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.002	<0.006	<0.012
SB-38 (8-9)	5/19/2015	NA	NA	NA	<0.006	<0.006	<0.006	<0.006	NA	NA	NA	NA	<0.006	<0.006	<0.006	NA	NA	<0.002	NA	NA
	5/19/2015 (DUP)	NA	NA	NA	<0.006	<0.006	<0.006	<0.006	NA	NA	NA	NA	<0.006	<0.006	<0.006	NA	NA	<0.002	NA	NA
SB-39 (4-6)	5/19/2015	NA	NA	NA	<0.007	<0.007	<0.007	<0.007	NA	NA	NA	NA	<0.007	<0.007	<0.007	NA	NA	<0.003	NA	NA
SB-39 (11-13)	5/19/2015	NA	NA	NA	<0.005	<0.005	<0.005	<0.005	NA	NA	NA	NA	<0.005	<0.005	<0.005	NA	NA	<0.002	NA	NA
Residential MTG (mg/kg)		64	120	15	0.15	0.05	0.41	0.59	16	--	0.11	25	0.045	0.036	1.4	0.44	3.4	0.014	3.7	200
MTG based on Industrial VI-GWSL (C/I MTG_{VI})**		NC	--	NC	3.12	9.26	4.11	NC	NC	--	30.26	NC	--	0.27	377	NC	NC	0.24	NC	NC
Industrial Direct Contact (mg/kg)		110	150	270	160	1,000	2,300	1,700	250	--	170	260	170	19	640	220	180	17	390	260

Notes:

- 1) Each of the above samples analyzed for volatile organic compounds (VOCs) or chlorinated VOCs using U.S. EPA SW-846 8260B.
- 2) mg/kg = milligrams per kilogram (parts per million)
- 3) < = compound not detected at a concentration above the reporting limit
- 4) Residential MTG = Residential migration to ground water screening levels
- 5) * = Reporting limits elevated due to interference by non-target analytes
- 6) Concentrations in Bold are reported in exceedance of the associated Residential MTG levels
- 7) Concentrations in Bold & Orange Exceed MTG based on Industrial VI-GWSL (C/I MTG_{VI})
- 8) Concentrations Bold & Yellow Exceed Industrial Direct Contact Goals
- 9) NA = Not Analyzed
- 10) ** Calculated soil closure levels based on soil migration to groundwater calculation using commercial/industrial VI groundwater screening levels.
- 11) NC = Not Calculated
- 12) J = Reported value is below the reporting limit, but is above the method detection limit. Therefore, the reported value is an estimate.

Table 2
Groundwater Elevations
Gauging Date: September 22, 2016
Oak-Rite Mfg.
701 N. Carr Road
Plainfield, Indiana
MUNDELL Project Number M13043

Monitoring Well ID	Top of Casing Elevation (ft)*	Depth to Groundwater (ft)	Screened Interval (ft)	Free Product Thickness (ft)	Groundwater Elevation (ft)
MW-1	99.64	1.73	5-15	0.00	97.91
MW-2	99.70	2.91	10-20	0.00	96.79
MW-3	99.71	3.19	5-15	0.00	96.52
MW-4	94.17	5.15	9-19	0.00	89.02
MW-5	94.23	6.61	9-19	0.00	87.62
MW-6	99.37	3.03	6-16	0.00	96.34
MW-7	98.68	2.56	5-15	0.00	96.12
MW-8	89.73	4.92	5-15	0.00	84.81
MW-9	87.56	7.01	5.5-15.5	0.00	80.55
MW-10	89.37	4.82	6-16	0.00	84.55
MW-11	87.47	3.35	5-15	0.00	84.12
MW-12	88.91	4.12	6-11	0.00	84.79
MW-13	87.58	4.95	5-10	0.00	82.63
PZ-01	99.72	2.54	5-15	0.00	97.18
PZ-02	99.10	2.81	5-15	0.00	96.29
PZ-03	100.05	2.30	5-10	0.00	97.75

Notes:

* Survey benchmark = southeast corner of outdoor loading pad

Table 3
Monitoring Well / Piezometer Network Groundwater Analytical Results
 Oak Rite Mfg
 701 N. Carr Road
 Plainfield, Indiana
 MUNDELL Project Number M13043

Sample ID	Screened Interval	Sample Date	Depth to Water	Cumene	Dichloroethane, 1,1-	Dichloroethylene, 1,1-	Dichloroethylene, 1,2-cis-	Dichloroethylene, 1,2-trans-	n-propylbenzene	Methylnaphthalene, 1-	Methylnaphthalene, 2-	Naphthalene	Tetrachloroethylene (PCE)	Trichloroethylene (TCE)	Trichloroethane, 1,1,1-	Trimethylbenzene, 1,2,4-	Trimethylbenzene, 1,3,5-	Vinyl Chloride	
			feet	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
MW-8	5-15	12/2/2014	5.06	NA	<5	<5	37.5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	41.8	
		12/2/2014 (DUP)	5.06	NA	<5	<5	37.7	<5	NA	NA	NA	NA	<1	6	6	NA	NA	44.6	
		12/22/2014	5.13	<5	<5	<5	64.0	<5	<5	<1.4	<6	<6	<6	<6	<6	<6	<6	<6	33.0
		3/25/2015	4.14	NA	<5	<5	89.4	<5	NA	NA	NA	NA	<1	6	6	6	NA	NA	24.6
		6/22/2015	3.95	NA	<5	<5	107	6.27	NA	NA	NA	NA	<1	6	6	6	NA	NA	23.1
		9/14/2015	6.77	NA	<5	<5	76.0	<5	NA	NA	NA	NA	<1	6	6	6	NA	NA	10.1
		12/11/2015	5.65	NA	<5	<5	84.1	<5	NA	NA	NA	NA	<1	6	6	6	NA	NA	13.0
		3/16/2016	4.05	NA	<5	<5	83.5	<5	NA	NA	NA	NA	<1	6	6	6	NA	NA	9.65
		6/17/2016	4.96	NA	<5	<5	90.8	<5	NA	NA	NA	NA	<1	6	6	6	NA	NA	10.1
9/23/2016	4.92	NA	<5	<5	77.6	<5	NA	NA	NA	NA	<1	6	6	6	NA	NA	5.88		
MW-9	5.5-15.5	12/2/2014	6.67	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		12/22/2014	6.24	<5	<5	<5	<5	<5	<5	<5	<5	<1.4	6	6	6	<5	<5	<2	
		3/25/2015	4.91	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	6	NA	NA	<2
		6/22/2015	5.84	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	6	NA	NA	<2
		9/14/2015	8.10	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	6	NA	NA	<2
		12/11/2015	7.63	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	6	NA	NA	<2
		3/16/2016	3.93	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	6	NA	NA	<2
		6/16/2016	7.20	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	6	NA	NA	<2
		9/22/2016	7.01	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	6	NA	NA	<2
MW-10	6-16	12/22/2014	5.00	<5	26.6	<5	<5	<5	<5	<5	<5	<1.4	6	6	78.8	<5	<5	3.68	
		3/25/2015	3.99	NA	14.9	<5	<5	<5	NA	NA	NA	NA	<1	6	112	NA	NA	4.39	
		6/22/2015	4.06	NA	30.1	<5	<5	<5	NA	NA	NA	NA	<1	6	163	NA	NA	7.09	
		9/14/2015	6.65	NA	23.5	<5	<5	<5	NA	NA	NA	NA	<1	6	154	NA	NA	<2	
		12/11/2015	5.47	NA	33.5	7.45	<5	<5	NA	NA	NA	NA	<1	6	272	NA	NA	<2	
		3/16/2016	4.10	NA	17.5	<5	<5	<5	NA	NA	NA	NA	<1	6	54.0	NA	NA	8.25	
		6/17/2016	4.84	NA	19.1	<5	<5	<5	NA	NA	NA	NA	<1	6	95.6	NA	NA	<2	
		9/23/2016	4.82	NA	15.2	<5	<5	<5	NA	NA	NA	NA	<1	6	45.2	NA	NA	<2	
		MW-11	5-15	12/22/2014	3.70	<5	<5	<5	<5	<5	<5	<5	<5	<1.4	6	6	6	<5	<5
3/25/2015	1.12			NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
6/22/2015	1.39			NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
9/14/2015	6.01			NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
12/11/2015	5.56			NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
3/16/2016	1.57			NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
6/16/2016	5.16			NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
9/22/2016	3.35			NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
MW-12	6-11			6/22/2015	3.67	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA
		9/14/2015	5.99	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		12/11/2015	4.30	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		3/16/2016	3.68	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		6/16/2016	3.84	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		9/22/2016	4.12	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
MW-13	5-10	6/22/2015	4.08	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		9/14/2015	5.76	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		12/11/2015	6.29	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		3/16/2016	3.13	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		6/16/2016	5.90	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		9/22/2016	4.95	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
PZ-01	5-15	10/18/2013	4.41	<5	5.42	<5	<5	<5	<5	<5	<5	<1.4	6	6	6	<5	<5	<2	
		3/7/2014	2.84	<5	<5	<5	<5	<5	<5	<5	<5	<1.4	6	6	6	<5	<5	<2	
		6/19/2014	3.42	<5	<5	<5	<5	<5	<5	<5	<5	<1.4	6	6	6	<5	<5	<2	
		9/23/2014	4.20	<5	<5	<5	<5	<5	<5	<5	<5	<1.4	6	6	6	<5	<5	<2	
		12/22/2014	2.81	<5	<5	<5	<5	<5	<5	<5	<5	<1.4	6	6	6	<5	<5	<2	
		3/25/2015	1.68	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		6/22/2015	1.46	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		9/14/2015	5.56	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		12/11/2015	3.85	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	5.94	NA	NA	<2
		3/16/2016	1.57	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		6/16/2016	2.72	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
		9/22/2016	2.54	NA	<5	<5	<5	<5	NA	NA	NA	NA	<1	6	6	NA	NA	<2	
PZ-02	5-15	10/18/2013	4.50	5.49	<5	<5	93.8	<5	14.8	22.2	21.5	16.2	<6	64.8	6	175	16.6	4.68	
		3/11/2014	NG	<5	<5	<5	104	<5	<5	<5	<5	<1.4	6	70.4	6	<5	<5	2.42	
		6/19/2014	3.92	<5	<5	<5	88.8	<5	5.92	<5	<5	<1.4	6	75.3	6	26.4	<5	<2	
		6/19/2014 (DUP)	3.92	<5	<5	<5	64.7	<5	<5	<5	<5	<1.4	6	53.3	6	11.5	<5	<2	
		9/23/2014	4.59	<5	<5	<5	99.3	<5	<5	<5	<5	<1.4	6	51.6	6	<5	<5	2.64	
		12/22/2014	3.25	<5	<5	<5	116	<5	<5	<5	<5	<1.4	6	95.9	6	<5	<5	2.14	
		3/25/2015	2.03	NA	<5	<5	62.9	<5	NA	NA	NA	NA	<1	6	58.9	6	NA	NA	<2
		6/22/2015	1.67	NA	<5	<5	61.2	<5	NA	NA	NA	NA	<1	6	60.0	6	NA	NA	<2
		9/14/2015	5.34	NA	<5	<5	72.3	<5	NA	NA	NA	NA	<1	6	28.3	6	NA	NA	<2
		12/11/2015	3.91	NA	<5	<5	61.6	<5	NA	NA	NA	NA	<1	6	69.7	6	NA	NA	2.22
		3/16/2016	1.77	NA	<5	<5	33.2	<5	NA	NA	NA	NA	<1	6	36.4	6	NA	NA	<2
		6/17/2016	3.14	NA	<5	<5	58.1	<5	NA	NA	NA	NA	<1	6	46.9	6	NA	NA	<2
9/23/2016	2.81	NA	<5	<5	42.6	<5	NA	NA	NA	NA	<1	6	33.2	6	NA	NA	<2		
PZ-03	5-10	10/18/2013	3.64	<5	<5	<5	<5	<5	<5	<5	<5	<1.4	6	6.59	6	<5	<5	<2	
		3/11/2014	2.41	<5	<5	<5	<5	<5	<5	<5	<5	<1.4	6	25.8	6	<5	<5</		

Table 4
Air Analytical Results
Oak Rite Mfg
701 N. Carr Road
Plainfield, Indiana
MUNDELL Project Number M13043

Sample ID	Sample Type	Sample Date	Initial Pressure	Final Pressure	Chloroform	Dichloroethylene, 1,2-cis-	Dichloroethylene, 1,2-trans-	Dichloroethylene, 1,1-	Dichloroethane, 1,1-	Tetrachloroethylene (PCE)	Trichloroethylene (TCE)	Trichloroethane, 1,1,1-	Vinyl Chloride
			(in. Hg)	(in. Hg)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)	(µg/m ³)
SS-1	Sub-slab	8/5/2013	-28.5	-2.0	9.28	755	< 396	< 1,980	< 40.5	80.0	20,200	< 5,460	< 12.8
		4/15/2014	-29.0	-10.4	< 8.30	< 198	< 396	< 1,980	< 40.5	< 31.9	24,400	< 5,460	< 12.8
		10/2/2014	-29.0	-9.0	< 0.91	31.8	2.1	< 1.5	< 1.5	4.4	772	< 2.0	< 0.48
		2/26/2015	-27.5	-13.0	NA	38.3	7.5	NA	NA	4.3	509	< 1.7	< 1.2
SS-2	Sub-slab	8/5/2013	-29.0	-4.0	< 8.30	< 198	< 396	< 1,980	< 40.5	< 31.9	8,540	< 5,460	< 12.8
		4/15/2014	-28.0	-10.0	< 8.30	< 198	< 396	< 1,980	< 40.5	236	18,900	< 5,460	< 12.8
		10/2/2014	-28.0	-5.5	< 0.83	< 1.4	< 1.4	< 1.4	< 1.4	2.0	129	2.0	< 0.44
		2/26/2015	-30.0	-5.0	NA	< 2.8	< 1.1	NA	NA	< 1.9	31.2	< 0.97	< 0.72
SS-3	Sub-slab	8/5/2013	-28.5	-2.0	< 8.30	< 198	< 396	< 1,980	< 40.5	< 31.9	4,680	< 5,460	< 12.8
		4/15/2014	-28.0	-10.4	< 8.30	< 198	< 396	< 1,980	< 40.5	< 31.9	10,800	< 5,460	< 12.8
		10/2/2014	-30.0	-7.0	< 0.83	< 1.4	< 1.4	< 1.4	< 1.4	1.4	57.4	< 1.9	< 0.44
		2/26/2015	-29.0	-5.0	NA	< 3.0	< 1.2	NA	NA	3.4	3.3	< 1.0	< 0.77
SS-4	Sub-slab	8/5/2013	-28.5	-2.0	< 8.30	< 198	< 396	< 1,980	< 40.5	< 31.9	2,280	< 5,460	< 12.8
		10/2/2014	-29.0	-6.0	< 0.83	< 1.4	< 1.4	< 1.4	< 1.4	< 1.2	4.0	4.2	< 0.44
		2/26/2015	-28.5	-5.5	NA	< 3.0	< 1.2	NA	NA	< 2.1	< 1.6	< 1.0	< 0.77
AMS-1	Mitigation System	4/15/2014	-27.0	-3.0	< 8.30	< 198	< 396	< 1,980	< 40.5	< 31.9	19,100	< 5,460	< 12.8
		10/2/2014	-28.0	0.0	< 0.83	6.0	< 1.4	< 1.4	< 1.4	1.4	45.2	2.0	< 0.44
		2/26/2015	-10.0 J	0.0	NA	< 3.2	< 1.3	NA	NA	< 2.2	15.6	< 1.1	< 0.82
AMS-2	Mitigation System	4/15/2014	-28.0	-3.0	< 8.30	< 198	< 396	< 1,980	< 40.5	79.4	6,790	< 5,460	< 12.8
		10/2/2014	-28.0	0.0	< 0.83	< 1.4	< 1.4	< 1.4	< 1.4	1.6	15.9	2.4	< 0.44
		2/26/2015	-6.0 J	0.0	NA	< 3.4	< 1.4	NA	NA	4.5	14.7	< 1.2	< 0.87
AA	Ambient	10/2/2014	-30.0	-6.0	< 0.83	< 1.4	< 1.4	< 1.4	< 1.4	< 1.2	2.7	1.90	< 0.44
		2/26/2015	-30.0	-6.0	NA	< 3.0	< 1.2	NA	NA	< 2.1	< 1.6	< 1.0	< 0.77
IA-1	Indoor	10/2/2014	-27.0	0.0	< 0.80	< 1.3	< 1.3	< 1.3	< 1.3	< 1.1	3.8	1.80	< 0.42
		2/26/2015	-26.0	-2.0	NA	< 2.8	< 1.1	NA	NA	4.7	< 1.5	< 0.97	< 0.72
IA-2	Indoor	10/2/2014	-30.0	-8.0	< 0.91	< 1.5	< 1.5	< 1.5	< 1.5	< 1.3	3.1	< 2.0	< 0.48
		2/26/2015	-30.0	-2.0	NA	< 2.8	< 1.1	NA	NA	22.4	< 1.5	< 0.97	< 0.72
IA-3	Indoor	10/2/2014	-30.0	-8.0	< 0.87	< 1.4	< 1.4	< 1.4	< 1.4	2.4	4.7	< 1.9	< 0.46
		2/26/2015	-28.0	-2.0	NA	< 2.8	< 1.1	NA	NA	2.1	< 1.5	< 0.97	< 0.72
2015 IDEM RCG Indoor Air Screening Level Commercial/Industrial			-	-	5.3	*51	**260	880	77	180	8.8	22,000	28
2015 IDEM RCG Sub-Slab Screening Level Commercial/Industrial ***			-	-	530	*5100	**26,000	88,000	7,700	18,000	880	2,200,000	2,800

Notes:

- 1) Each of the above samples analyzed for chlorinated volatile organic compounds (cVOCs) using U.S. EPA SW-846 to-15.
- 2) Exceedances of applicable 2014 IDEM RCG Commercial/Industrial Indoor Air Screening Level in **BOLD**.
- 3) Exceedances of applicable 2014 IDEM RCG Commercial/Industrial Sub-slab Screening Level in **BOLD** and **YELLOW HIGHLIGHTED**.
- 4) * = Screening Level for cis-1,2-dichloroethene based on IDEM Draft Vapor Intrusion Guidance Supplement dated February 4, 2010.
- 5) ** = Screening Level for trans-1,2-dichloroethene based on 2014 IDEM Vapor Intrusion Guidance
- 6) NA = Not Analyzed
- 7) 100 X attenuation factor selected based on building conditions in accordance with Chapter 10 of the IDEM RCG.
- 8) J = Initial reading was estimated due to unexpectedly sudden pressure change.

APPENDIX A

IDEM RWP Approval Letter



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

Michael R. Pence
Governor

Thomas W. Easterly
Commissioner

Aug. 7, 2015

Daniel P. McInerney
Bose McKinney & Evans LLP
111 Monument Circle, Suite 2700
Indianapolis, Indiana 46204

Dear Mr. McInerney:

Re: Remediation Work Plan Approval
Oak-Rite Manufacturing
Corporation 701 N. Carr Road
Plainfield, IN 46168
VRP # 6130801

Pursuant to Indiana Code 13-25-5-9, the Indiana Department of Environmental Management (IDEM) has reviewed the Voluntary Remediation Work Plan (RWP) submitted for the Oak-Rite Manufacturing site to ensure the requirements for approval have been met. The RWP was also placed on public notice with no comments or requests for a public hearing received.

In accordance with the authority granted by that provision, staff has recommended that the RWP be approved. Based on that recommendation, the RWP is hereby approved. Please note that in accordance with Indiana Code 13-25-5-14, if you intend to proceed with the implementation of the work plan you must notify IDEM in writing within sixty days from the date of this letter of this intent.

In accordance with the Indiana Code 13-25-5-13, this notice is issued to comply with due process requirements under Indiana Code 4-21.5-3-5(b) and (c). Additionally, other people have been notified of this action pursuant to Indiana Code 4-21.5-3-5(b)5. They are identified at the end of this letter.

Pursuant to Indiana Code 13-25-5-13(3), you, as the Applicant, may appeal this action. Should you decide to appeal this action, Indiana Code 4-21.5-3-7(a)(2) requires that you do so within fifteen (15) days of receipt of this notice. A petition for appeal must be submitted in writing to the Office of Environmental Adjudication, IGCN, Room 1049, 100 North Senate Avenue, Indianapolis, Indiana 46204. Interested parties who appeal this action are requested to submit a copy of the petition to the Voluntary Remediation Program, IGCN 1101, Indianapolis, Indiana 46204-2251. Please consult Indiana Code 4-21.5 for requirements to appeal this decision.

Thank you for your participation in the Voluntary Remediation Program and I look forward to the successful completion of this project. If you have any questions regarding this project, please contact Bill Holland at (317) 234-0967 or at bholland@idem.IN.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peggy Dorsey', is written over the typed name.

Peggy Dorsey
Deputy Assistant Commissioner
Office of Land Quality

cc: Robin G. Brandgard
Town Council President
206 W. Main St.
Plainfield, IN 46168

Dr. David M. Stopperich, Hendricks County Health Department
Hendricks@isdh.IN.gov

APPENDIX B

Laboratory Certificates of Analysis and Chains-of-Custody

APPENDIX C

Environmental Restrictive Covenant (ERC)

Environmental Restrictive Covenant

THIS ENVIRONMENTAL RESTRICTIVE COVENANT ("Covenant") is made this 14 day of JANUARY, 2016, by Oak-Rite Manufacturing Corporation, an Indiana corporation whose headquarters are located in Plainfield, Indiana ("Owner").

WHEREAS: Owner is the fee owner of certain real estate in the County of Hendricks, Indiana, which is located 701 N. Carr Road, Plainfield, Indiana 46168, and more particularly described in the attached **Exhibit 1** ("Real Estate"), which is hereby incorporated and made a part hereof. This Real Estate was acquired by O.R. Industries, Inc., which was later merged into Oak-Rite Manufacturing Corporation, by deed on January 22, 1968, and recorded on January 23, 1968, as Deed Record 205, Page 487, in the Office of the Recorder of Hendricks County, Indiana. The Real Estate consists of approximately seven and four-tenths (7.4) acres and has also been identified by the county as parcel identification number 32-10-26-200-015.000-012. The Real Estate to which this Covenant applies is depicted on a map attached hereto as **Exhibit 2**.

WHEREAS: Owner entered into Indiana's Voluntary Remediation Program ("VRP") to address minor historic releases of hazardous substances ("contaminants of concern") relating to the Real Estate. The Indiana Department of Environmental Management ("IDEM" or the "Department") assigned project number VRP Site #6130801 to the Real Estate. A Remediation Work Plan and Remediation Work Plan Implementation Report ("Plan and Report") was prepared in accordance with Ind. Code § 13-25-5, along with responses to subsequent IDEM requests for information "VRP Documents".

WHEREAS: The Plan and Report allows certain contaminants of concern to remain in soil and groundwater, provided that certain land use restrictions are implemented to protect human health. The contaminants of concern are listed in **Exhibit 3** and their location is depicted in **Exhibit 4**, which are attached hereto and incorporated herein.

WHEREAS: The Plan and Report, as well as related documents, are hereby incorporated by reference and may be examined at the offices of the Department, which is located in the Indiana Government Center North, 100 N. Senate Avenue, Indianapolis, Indiana. The documents may also be viewed electronically in the Department's Virtual File Cabinet by accessing the Department's Web Site (currently www.in.gov/idem/).

NOW THEREFORE, Oak-Rite Manufacturing Corporation, the Owner, subjects the Real Estate to the following restrictions and provisions, which shall be binding on the current Owner and all future Owners:

I. RESTRICTIONS

1. 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 installation or use of drinking water wells or industrial

process extraction wells on the Real Estate without prior Department approval.

- (c) Shall not engage in nor allow use of the groundwater underlying the Real Estate for human consumption.
- (d) Shall restore any soil disturbed as a result of future 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 continue to operate and maintain the vapor mitigation system installed on the Real Estate according to the Operation, Maintenance and Monitoring (OM&M) Plan attached as **Exhibit 5**. The vapor mitigation system must be operated until IDEM concurs that its operation is no longer necessary to protect human health, based upon verified achievement of the applicable indoor air vapor exposure levels contained within IDEM's RCG or site-specific levels calculated utilizing equations contained in IDEM's RCG or the language out of the VRP ERC template.
- (f) Shall prohibit any activity at the Real Estate that may interfere with the vapor mitigation system or the groundwater monitoring well network.

II. GENERAL PROVISIONS

2. Restrictions to Run with the Land. The restrictions and other requirements described in this Covenant shall run with the land and be binding upon, and inure to the benefit of the Owner of the Real Estate and the Owner's successors, assignees, heirs and lessees and their authorized agents, employees, contractors, representatives, agents, lessees, licensees, invitees, guests, or persons acting under their direction or control (hereinafter "Related Parties") and shall continue as a servitude running in perpetuity with the Real Estate. No transfer, mortgage, lease, license, easement, or other conveyance of any interest in or right to occupancy in all or any part of the Real Estate by any person shall affect the restrictions set forth herein. This Covenant is imposed upon the entire Real Estate unless expressly stated as applicable only to a specific portion thereof.
3. Binding upon Future Owners. By taking title to an interest in or occupancy of the Real Estate, any subsequent Owner or Related Party agrees to comply with all of the restrictions set forth in paragraph 1 above and with all other terms of this Covenant.
4. Access for Department. The Owner shall grant to the Department and its designated representatives the right to enter upon the Real Estate at reasonable times for the purpose of monitoring compliance with this Covenant and ensuring its protectiveness; this right includes the right to take samples and inspect records.

5. Written Notice of the Presence of Contamination. Owner agrees to include in any instrument conveying any interest in any portion of the Real Estate, including but not limited to deeds, leases and subleases (excluding mortgages, liens, similar financing interests, and other non-possessory encumbrances), the following notice provision (with blanks to be filled in):

NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL RESTRICTIVE COVENANT, DATED _____ 2016, RECORDED IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY ON _____, 2016, INSTRUMENT NUMBER (or other identifying reference) _____ IN FAVOR OF AND ENFORCEABLE BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

6. Notice to Department of the Conveyance of Property. Owner agrees to provide notice to the Department of any conveyance (voluntary or involuntary) of any ownership interest in the Real Estate (excluding mortgages, liens, similar financing interests, and other non-possessory encumbrances). Owner must provide the Department with the notice within thirty (30) days of the conveyance and: (a) include a certified copy of the instrument conveying any interest in any portion of the Real Estate; (b) if it has been recorded, its recording reference; and (c) the name and business address of the transferee.
7. Indiana Law. This Covenant shall be governed by, and shall be construed and enforced according to, the laws of the State of Indiana.

III. ENFORCEMENT

8. Enforcement. Pursuant to IND. CODE § 13-14-2-6 and other applicable law, the Department may proceed in court by appropriate action to enforce this Covenant. Damages alone are insufficient to compensate IDEM if any owner of the Real Estate or its Related Parties breach this Covenant or otherwise default hereunder. As a result, if any owner of the Real Estate, or any owner's Related Parties, breach this Covenant or otherwise default hereunder, IDEM shall have the right to request specific performance and/or immediate injunctive relief to enforce this Covenant in addition to any other remedies it may have at law or at equity. Owner agrees that the provisions of this Covenant are enforceable and agrees not to challenge the provisions or the appropriate court's jurisdiction. In the event Owner, its successors or assigns, learn that subsequent purchasers or other entities are in violation of the restrictions of this Covenant, Owner, its successors or assigns, may also proceed in court by appropriate action to enforce the terms of this Covenant.

IV. TERM, MODIFICATION AND TERMINATION

9. Term. The restrictions shall apply until the Department determines that the contaminants of concern no longer present an unacceptable risk to the public health, safety, or welfare, or to the environment. This determination shall be made using the Department's current risk based guidance. The vapor mitigation system must be operated until IDEM concurs that its operation is no longer necessary to protect human health, based upon verified achievement of the applicable indoor air vapor exposure levels contained within IDEM's

RCG or site-specific levels calculated utilizing equations contained in IDEM's RCG or the language out of the VRP ERC template.

10. Modification and Termination. This Covenant shall not be amended, modified, or terminated without the Department's prior written approval. Within thirty (30) days of executing an amendment, modification, or termination of the Covenant, Owner shall record such amendment, modification, or termination with the Office of the Recorder of Hendricks County and within thirty (30) days after recording, provide a true copy of the recorded amendment, modification, or termination to the Department.

V. MISCELLANEOUS

11. Waiver. No failure on the part of the Department or the Owner, its successors or assigns, at any time to require performance by any person of any term of this Covenant shall be taken or held to be a waiver of such term or in any way affect their right to enforce such term, and no waiver on the part of the Department or the Owner, its successors or assigns, of any term hereof shall be taken or held to be a waiver of any other term hereof or the breach thereof.
12. Conflict of and Compliance with Laws. If any provision of this Covenant is also the subject of any law or regulation established by any federal, state, or local government, the strictest standard or requirement shall apply. Compliance with this Covenant does not relieve the Owner of its obligation to comply with any other applicable laws.
13. Change in Law, Policy or Regulation. In no event shall this Covenant be rendered unenforceable if Indiana's laws, regulations, guidance, or remediation policies (including those concerning environmental restrictive covenants, or institutional or engineering controls) change as to form or content. All statutory references include any successor provisions.
14. Notices. Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other pursuant to this Covenant shall be in writing and shall either be served personally or sent by first class mail, postage prepaid, addressed as follows:

To Owner:

Tim J. Shaul
President, Oak-Rite Manufacturing Corporation
701 N. Carr Road
Plainfield, IN 46168

To Department:

IDEM, Office of Land Quality
100 N. Senate Avenue
IGCN 1101
Indianapolis, IN 46204-2251
Attn: Section Chief, Voluntary Remediation Program

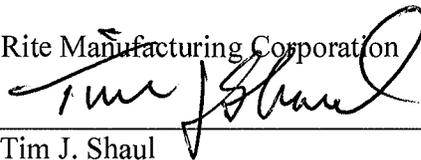
An Owner may change its address or the individual to whose attention a notice is to be sent by giving written notice via certified mail.

- 15. Severability. If any portion of this Covenant or other term set forth herein is determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions or terms of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.
- 16. Authority to Execute and Record. The undersigned person executing this Covenant represents that he or she is the current fee Owner of the Real Estate or is the authorized representative of the Owner, and further represents and certifies that he or she is duly authorized and fully empowered to execute and record, or have recorded, this Covenant.

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

IN WITNESS WHEREOF, Oak-Rite Manufacturing Corporation, the Owner of the Real Estate described above has caused this Environmental Restrictive Covenant to be executed on this 14 day of January, 2016.

Oak-Rite Manufacturing Corporation

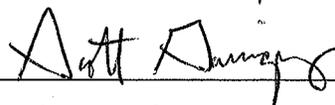


By: Tim J. Shaul
President, Oak-Rite Manufacturing Corporation

STATE OF Indiana)
) SS:
COUNTY OF Marion)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tim J. Shaul, President of Oak-Rite Manufacturing Corporation, who acknowledged the execution of the foregoing instrument for and on behalf of said entity.

Witness my hand and Notarial Seal this 14th day of January, 2016.



Scott Garrigus, Notary Public

Residing in Marion County, IN

My Commission Expires:

5-6-2018

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, as required by law.

Date: 5/19/16



Daniel P. McNerny

This instrument prepared by:

Daniel P. McNerny
Bose McKinney & Evans LLP
111 Monument Circle
Suite 2700
Indianapolis, IN 46204
Phone: 317-684-5102
Email: dmcinerny@boselaw.com

2440173

EXHIBIT 1

LEGAL DESCRIPTION OF REAL ESTATE

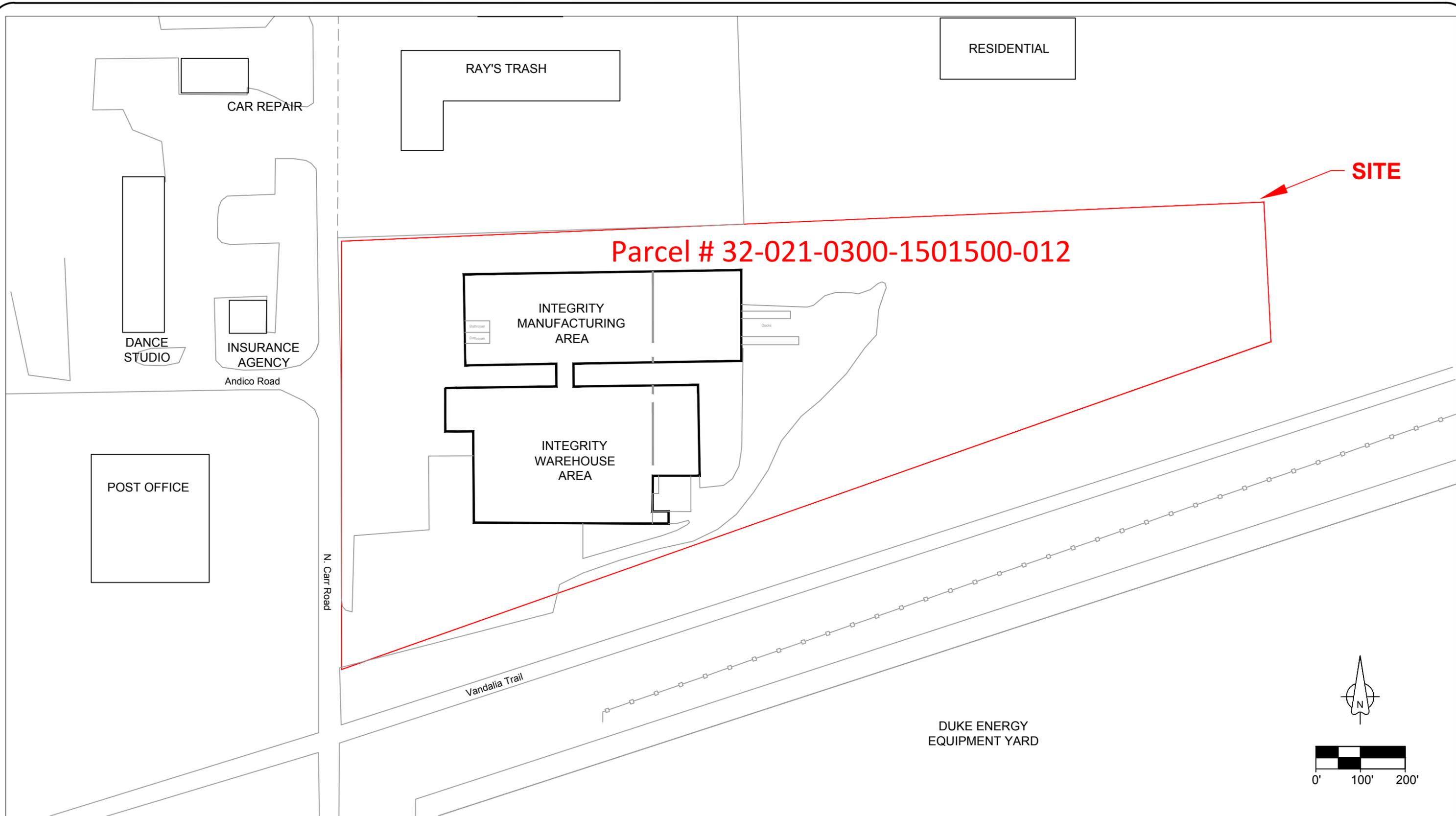
EXHIBIT A

A part of the Southwest quarter of the Northeast quarter of Section 26, Township 15 North, Range 1 East, bounded and described as follows, to-wit: Beginning at a point where the North line of the Indianapolis and Terre Haute Railroad (now the Pennsylvania) intersects the West line of said quarter section; thence North on the line running North and South through the center of the above named Section 7 chains and 54 1/2 links; thence East 15 chains and 45 1/2 links; thence South 2 chains and 80 1/3 links an to the above named railroad; thence South 73 degrees West with the North line of said Railroad to the place of beginning, estimated to contain 8 acres, more or less. EXCEPTING therefrom that part of the above real estate described and conveyed to the Pittsburgh, Cincinnati Chicago and St. Louis Railroad Company by virtue of a deed appearing in Deed Record 136 page 133 of the Hendricks County Records.

EXCEPTING also a strip 31 feet in width off the entire West side of said 8 acre tract, theretofore conveyed to Indianapolis and Western Railway Company by deed recorded in Book 101 at page 369 of said records; containing in said tract, less said exceptions 7.40 acres, more or less.

EXHIBIT 2

MAP OF REAL ESTATE



110 South Downey Avenue
Indianapolis, Indiana 46219
317-630-9060, fax 317-630-9065
www.MundellAssociates.com

REV.	DATE	DESCRIPTION	BY	APPR	PROJECT NO.: M13043	FILE NO.: M13043 Carr Rd.dwg
					DRAWING:	PLOT SIZE: 11"X17"
					DRAFTED BY: YM	DATE: 9/5/2014
					CHECKED BY: MND	DATE: 9/5/2014
					APPROVED BY: BAD	DATE: 9/5/2014

SITE AND SURROUNDING AREAS

701 N. Carr Road
Plainfield, Indiana 46168

FIGURE
2B

EXHIBIT 3

LIST OF CONTAMINANTS OF CONCERN

EXHIBIT 3

LIST OF CHEMICALS OF CONCERN AND CONCENTRATION LEVELS

Final Concentrations Detected

COC	Soil Samples		Groundwater <i>Dec. 2014 Sampling Event</i>	
	Max	Average	Max	Average
	mg/kg		ug/L	
1,1-Dichloroethane	BDL	BDL	26.6	<R-DW
1,1-Dichloroethylene	BDL	BDL	7.41	<R-DW
Cis-1,2-Dichloroethylene	4.30	<R-MTG	391	<R-DW
Naphthalene	4.94	0.15	BDL	BDL
Trichloroethylene	9.83	0.24	947	65.2
1,2,4-Trimethylbenzene	94.2	2.97	BDL	BDL
1,3,5-Trimethylbenzene	21.4	<R-MTG	BDL	BDL
Xylene, Total	8.72	<R-MTG	BDL	BDL
Vinyl Chloride	<R-MTG	<R-MTG	33.0	3.78

*Note that COCs below RCG Residential Screening Levels in all samples are not included in table

mg/kg = milligrams per kilogram (parts per million)

ug/L = micrograms per liter (parts per billion)

RCG – Remediation Closure Guide

R-DW = RCG Residential Tap Drinking Water Screening Level

R-MTG = RCG Residential Migration to Groundwater Screening Level

BDL = Below Detection Limits

EXHIBIT 4

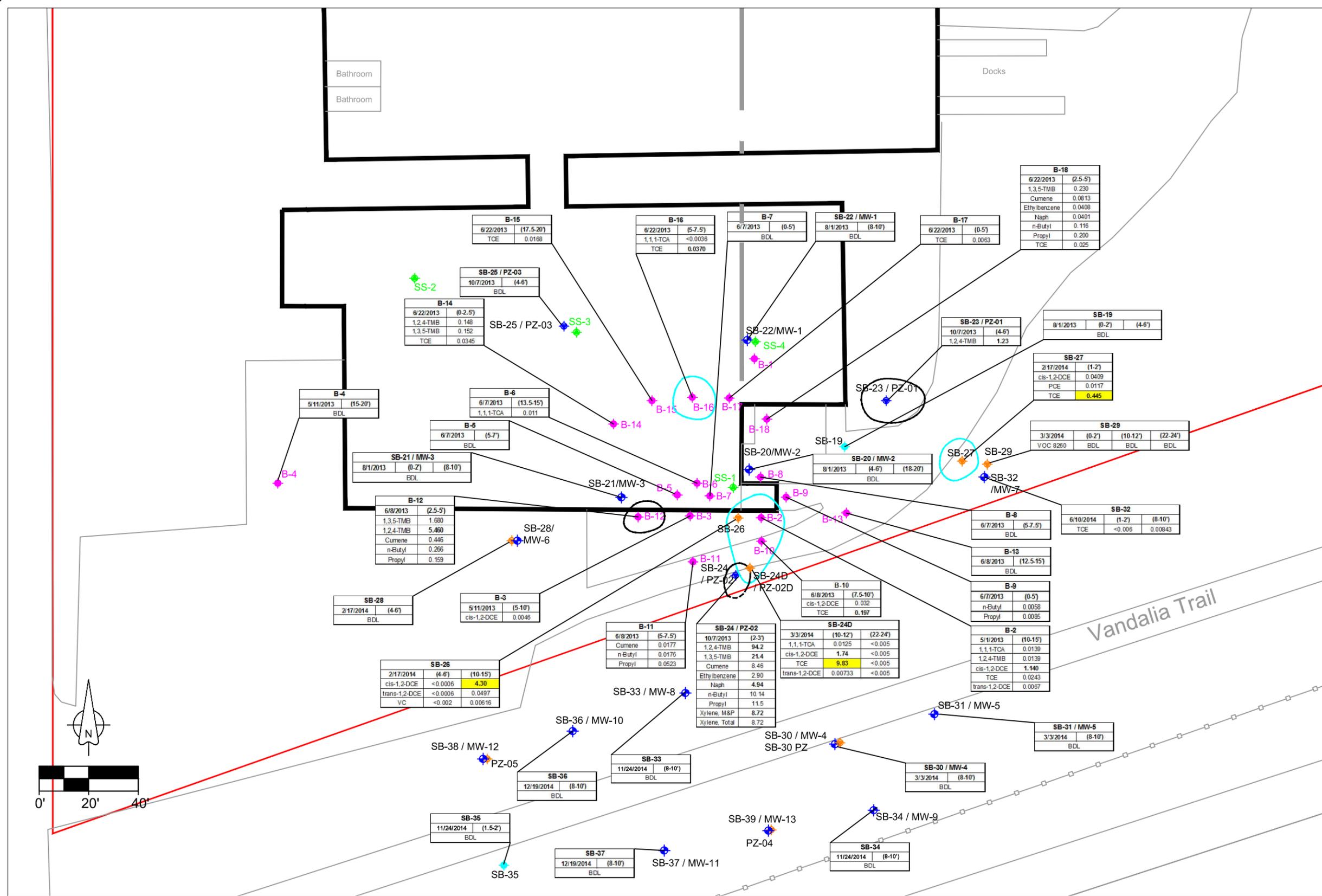
LOCATION OF CONTAMINANTS OF CONCERN

LEGEND

- Interpolated Extent of Adsorbed Chlorinated Constituents Exceeding 2015 IDEM R-MTG Screening Levels
- Interpolated Extent of Adsorbed Petroleum Constituents Exceeding 2015 IDEM R-MTG Screening Levels
- Approximate Site Boundary
- Approximate Fenceline
- Building
- Terra Boring Location
- Mundell Soil Boring Location
- Piezometer
- Soil Boring with Temporary Piezometer
- Monitoring Well Location
- Sub-Slab Air Sampling Location

Soil Boring ID	
Date	Depth
1,1,1-TCA	1,1,1-Trichloroethane (mg/kg)
1,1-DCA	1,1-Dichloroethane (mg/kg)
1,1-DCE	1,1-Dichloroethene (mg/kg)
1,2,4-TMB	1,2,4-Trimethylbenzene (mg/kg)
1,3,5-TMB	1,3,5-Trimethylbenzene (mg/kg)
cis-1,2-DCE	cis-1,2-Dichloroethene (mg/kg)
Cumene	Cumene (mg/kg)
Ethylbenzene	Ethylbenzene (mg/kg)
Naph	Naphthalene (mg/kg)
n-Butyl	n-Butylbenzene (mg/kg)
PCE	Tetrachloroethene (mg/kg)
Propyl	Propyl benzene (mg/kg)
TCE	Trichloroethene (mg/kg)
trans-1,2-DCE	trans-1,2-Dichloroethene (mg/kg)
VC	Vinyl Chloride (mg/kg)
Xylene, M&P	M&P Xylene (mg/kg)
Xylene, Total	Total Xylene (mg/kg)

Concentrations in **BOLD** are reported in exceedance of the associated Residential Migration to Groundwater Screening Level.
 Concentration in **BOLD & Yellow** are reported in exceedance of Migration to Groundwater Screening Level Based on Industrial Vapor Intrusion Groundwater Screening Level
 BDL = Below Detection Limit



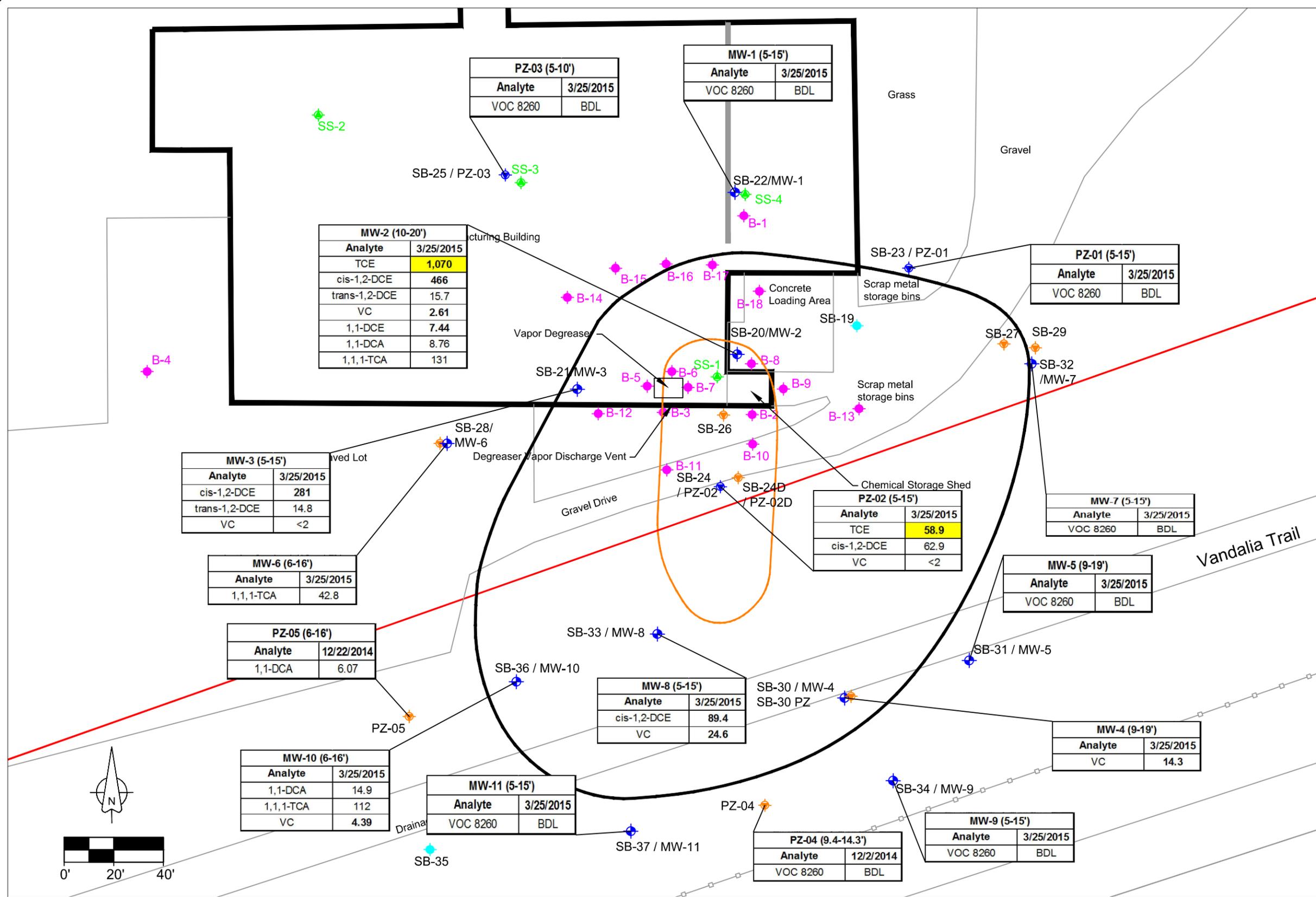
110 South Downey Avenue
 Indianapolis, Indiana 46219
 317-630-9060, fax 317-630-9065
 www.MundellAssociates.com

REV.	DATE	DESCRIPTION	BY	APPR	PROJECT NO.: M13043	FILE NO.: M13043 Carr Rd.dwg
					DRAWING:	PLOT SIZE: 11"X17"
					DRAFTED BY: YM	DATE: 4/6/2015
					CHECKED BY: MND	DATE: 4/6/2015
					APPROVED BY: BAD	DATE: 4/6/2015

SOIL ANALYTICAL RESULTS

701 N. Carr Road
 Plainfield, Indiana 46168

FIGURE 1



LEGEND

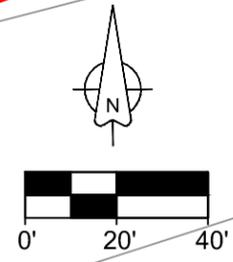
- Interpolated Extent of Chlorinated Constituents Exceeding 2015 IDEM Industrial VI Screening Levels
- Interpolated Extent of Chlorinated Constituents Exceeding 2015 IDEM Residential Tap Screening Levels
- Approximate Site Boundary
- Approximate Fenceline
- Terra Boring Location
- Mundell Soil Boring Location
- Piezometer
- Soil Boring with Temporary Piezometer
- Monitoring Well Location
- Sub-Slab Air Sampling Location

Monitoring Point ID (Screening Level) /Sub-Slab Point ID	
Analyte	Date
TCE	Trichloroethene (µg/L)
cis-1,2-DCE	cis-1,2-Dichloroethene (µg/L)
trans-1,2-DCE	trans-1,2-Dichloroethene (µg/L)
VC	Vinyl Chloride (µg/L)
1,1-DCE	1,1-Dichloroethene (µg/L)
1,1-DCA	1,1-Dichloroethane (µg/L)
1,1,1-TCA	1,1,1-Trichloroethane (µg/L)

Concentrations **BOLD & YELLOW** Exceed Industrial Vapor Intrusion Groundwater Screening Levels

Concentrations in **BOLD** are reported in exceedance of the associated Residential Tap Levels

BDL = Below Detection Limit



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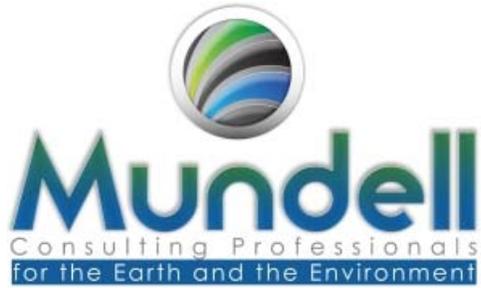
REV.	DATE	DESCRIPTION	BY	APPR	PROJECT NO.: M13043	FILE NO.: M13043 Carr Rd.dwg
					DRAWING:	PLOT SIZE: 11"X17"
					DRAFTED BY: YM	DATE: 5/7/2015
					CHECKED BY: MND	DATE: 5/7/2015
					APPROVED BY: BAD	DATE: 5/7/2015

GROUNDWATER ANALYTICAL RESULTS - 1ST QUARTER, 2015

701 N. Carr Road
Plainfield, Indiana 46168

EXHIBIT 5

**VAPOR MITIGATION SYSTEM OPERATION, MAINTENANCE AND MONITORING
(OM&M) PLAN**



110 South Downey Avenue, Indianapolis, Indiana 46219-6406
Telephone 317-630-9060, Facsimile 317-630-9065
www.MundellAssociates.com

Vapor Mitigation System Operation, Maintenance, and Monitoring (OM&M) Plan

Mr. Bill Holland
Project Manager
Indiana Department of Environmental Management
Voluntary Remediation Program
MC66-22 IGCN # 1101
100 North Senate Avenue
Indianapolis, Indiana 46204-2251

**Oak-Rite Manufacturing Corporation
701 N. Carr Road
Plainfield, Indiana
VRP Site No. 6130801
Mundell Project No. M13043**

1.0 SITE BACKGROUND

1.1 Site Information

The subject property is located at 701 N Carr. Road, Plainfield, Indiana in Hendricks County (herein termed "the Site"). The Site entered into the Indiana Voluntary Remediation Program (VRP) in September 2013 (VRP Identification Number #130801) to address soil and groundwater impacted as a result of historic Site activities.

Chlorinated Volatile Organic Compound (cVOC) air impacts were identified beneath the southern on-site building during historic site investigations. Seven (7) vapor intrusion mitigation systems were installed within the southern building to prevent the impacted air from entering indoor spaces.

Confirmation sampling indicated that the mitigation systems effectively remedied indoor air exposure issues. However, ongoing supervision and maintenance of the systems is required to keep them in proper operational condition. If the systems are not maintained, then impacted air may migrate into the Site building resulting in exposure to on-site workers.

1.2 Environmental Consultant Information

Consulting Firm	Mundell & Associates, Inc.
Project Manager:	Mr. Brent Dayharsh
Mailing Address:	110 South Downey Ave
City, State, Zip Code:	Indianapolis, Indiana 46219
Area Code/Telephone Number:	(317) 630-9060

2.0 SYSTEM DESCRIPTION

2.1 System Specifications

Each of the seven (7) vapor mitigation systems were installed by an American Association of Radon Scientists and Technologists (AARST) licensed installer. Each system was equipped with 4" piping extending from a floor cavity through the overhead roof. An externally mounted, rooftop fan system was mounted to each system riser. The selected fans were RadonAway® model GP-501, with a typical lifespan of approximately 10-12 years. A pressure gauge was fitted to each indoor riser stack to allow performance monitoring by on-site personnel.

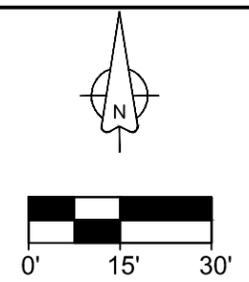
3.0 SYSTEM OPERATION AND MAINTENANCE

3.1 Annual Inspection Recommendations

- Visually inspect building floor surfaces to ensure that there are no changes that would alter system effectiveness, including the following:
 - Concrete trench, drain, or sump installations that were not properly sealed following completion
 - Cracks or other damage to concrete
 - Compromised caulking in the vicinity of each system riser
- Perform the following inspection of each mitigation system:
 - Inspect the pressure gauge to ensure that negative vacuum is maintained
 - Inspect the fan unit to check for signs of pending failure including noise, vibration, or excess heat.
 - Ensure that the PVC exhaust pipe is clear of debris and water
 - Inspect the electrical wire above the roofline, and replace if weathered.

3.2 Recordkeeping Recommendations

Maintain a record noting the date each inspection was completed, the personnel that completed the inspection, and whether repairs were necessary. A map depicting the location and number of each system is included as **Figure 1**.



LEGEND

	Building
	Site Features
	Air Mitigation System



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					DRAWING:	PLOT SIZE: 11"X17"
					DRAFTED BY: YM	DATE: 6/17/2015
					CHECKED BY: MND	DATE: 6/17/2015
					APPROVED BY: BAD	DATE: 6/17/2015

VI Mitigation System Locations

701 N. Carr Road
 Plainfield, Indiana 46168

FIGURE 1

APPENDIX D

Town of Plainfield Acknowledgement/Planning Letter



TOWN OF PLAINFIELD

206 W. Main Street Plainfield, Indiana 46168
Phone (317) 839-2561 Fax (317) 838-5236
website: townofplainfield.com

TOWN COUNCIL

ROBIN G. BRANDGARD
President
Water Department
Fire Department

BILL KIRCHOFF
Vice-President
Street Department

KENT McPHAIL
Police Department
Public Relations

EDMUND GADDIE, JR.
Sewer Department
Sanitation

LANCE ANGLE
Parks Department
Properties

WESLEY R. BENNETT
Clerk-Treasurer

TOWN MANAGER
Richard A. Carlucci

HR DIRECTOR
Ronald Lydick

TOWN ENGINEER
Timothy A. Belcher

**DIRECTOR OF
TRANSPORTATION**
Scott Singleton

**DEPUTY BUILDING
COMMISSIONER**
Edward Rudolphi

**DIRECTOR OF
PLANNING**
Joe Y. James

**PUBLIC WORKS
SUPERINTENDENT**
Jason Castetter

FIRE CHIEF
Brian Russell

POLICE CHIEF
Darel Krieger

ATTORNEY
Melvin R. Daniel

January 23, 2015

Bose McKinney & Evans LLP
111 Monument Circle, Suite 2700
Indianapolis, Indiana 46204

Attn: Daniel P. McInerny

RE: Oak-Rite Remediation Work Plan

Dear Mr. McInerny,

This letter confirms that the Town of Plainfield has been notified by Oak-Rite or their representatives of the contamination on its property. The Town hereby acknowledges the contamination in this area which will be considered in future planning.

If you have additional needs with respect to this letter I can be contacted via email at tbelcher@town.plainfield.in.us or by phone at 317-839-2561, ext 218.

Sincerely,

Timothy A. Belcher, P.E.
Town Engineer