



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

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Eric J. Holcomb
Governor

Bruno L. Pigott
Commissioner

December 14, 2020

VIA EMAIL

400 Forsythe, LLC
ATTN: Kevin & Carrie Lawrence
1800 Churchman Avenue
Indianapolis, Indiana 46203
Email: kevindl@m-h-e.com

Dear Mr. & Mrs. Lawrence:

Re: **No Further Action**

Former Franklin Power Products, Inc.
400 North Forsythe Street
Franklin, Johnson County
State Cleanup Site #0000807

The Indiana Department of Environmental Management (IDEM) reviewed the file pertaining to a suspected release of hazardous substances at the Former Franklin Power Products, Inc. facility located at 400 North Forsythe Street, Franklin, Indiana (Site). A copy of the public file for the Site will be maintained on IDEM's Virtual File Cabinet, which can be accessed online at: <https://vfc.idem.in.gov/DocumentSearch.aspx>.

A Notice of Liability and Information Request Letter was issued on August 21, 2018 to 400 Forsythe, LLC, as the current owner and operator, and BorgWarner, corporate successor in interest to Former Franklin Power Products, as a previous owner of the Site. 400 Forsythe, LLC and Borg Warner responded to the Notice of Liability and Information Request Letter on October 26, 2018.

The Site was formerly a remanufacturer of diesel and gasoline engines, a remanufacturer of water pumps and cylinder heads, and a tomato canning plant. The Site is currently a general warehousing and storage facility and an indoor baseball training center. The Site was subject to several environmental investigations, including a Phase I Investigation completed in 2002, a Phase II Investigation completed in 2005, additional soil borings were advanced in 2008, a vapor intrusion investigation was completed in 2018 and 2020, and an Initial Site Investigation was completed in 2019. All of the investigations indicated low levels of contamination throughout the Site. Based on the data submitted and reviewed by IDEM, the contamination discovered on the eastern portion of the Site, nearest to Forsythe Street, has been determined to be originating from the migrating groundwater contaminant plume from the up-gradient Amphenol Facility.


An Environmental Restrictive Covenant (ERC), as approved by the Commissioner and/or his designee, was recorded with the Johnson County Recorder's Office on November 3, 2020 as

Instrument Number #2020-033698 by the property owner, 400 Forysthe, LLC. Based on the technical reports reviewed by IDEM, current use of the Site and the restrictions outlined in the ERC, IDEM concludes that no further response actions are required provided that current and successive owners of the Site comply with the requirements and restrictions presented in the ERC. If additional information is subsequently obtained by IDEM indicating that the Site poses a risk to human health or the environment, including information about a land use inconsistent with the conditions of the ERC, IDEM reserves the right to modify or change the no further action determination as the situation may warrant.

In order to adequately and responsibly protect against potential future liability associated with the risk that improperly abandoned groundwater wells may pose in regard to future contamination of groundwater resources, any monitoring wells and/or piezometers that are no longer necessary to monitor the groundwater quality or groundwater levels should be permanently abandoned at this time by an Indiana licensed water well driller or water well pump installer in accordance with 312 Indiana Administrative Code (IAC) 13-10-2. As required by 312 IAC 13-10-2, the Indiana Department of Natural Resources Division of Water should be notified in writing (submittal of abandonment record) within 30 days of well abandonment. As a courtesy, please copy the project manager, Haley Faulds, on this correspondence.

If you have questions, or to notify IDEM of a change in Site conditions, please contact Haley Faulds by phone at (317) 234-3505 or hfaulds@idem.in.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan L. Groves", written over a horizontal line.

Ryan L. Groves, Chief
State Cleanup Section
Office of Land Quality

RLG:HF:sb
EC: State Cleanup File #0000807
Lisa McCoy, Office of Legal Counsel
Johnson County Health Department