



Heartland Environmental Associates, Inc.

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

**Former Thomson Consumer Electronics / Former Radio
Corporation of America / Former General Electric – Sherman Park
Facility Properties
3324 East Michigan Street
Indianapolis, Indiana 46201**

**Parcel Numbers:
1081431, 1019386 & 1067883**

October 3, 2016

This report is prepared by:

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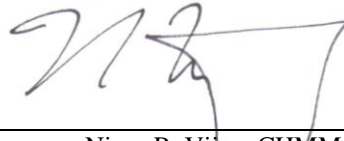
For the Site:

Former Thomson Consumer Electronics / Former Radio Corporation of America /
Former General Electric – Sherman Park Facility Properties
3324 East Michigan Street
Indianapolis, Indiana 46201

Report prepared by Heartland Environmental Associates, Inc. representatives:



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Heartland declares that, to the best of our professional knowledge and belief, that this report was prepared by personnel meeting the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

Heartland personnel conducting this report have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. Heartland has developed and performed the all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.

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EXECUTIVE SUMMARY

This report will assist the City of Indianapolis Department of Metropolitan Development (City) in establishing "due diligence" regarding the former General Electric – Sherman Park facility (GE) properties addressed at 3324 East Michigan Street, 628 North Tuxedo Street and 3309 East Saint Clair Street in Indianapolis, Indiana. The assessment area consists of three (3) parcels of land containing three vacant and abandoned site buildings, concrete and asphalt paved areas, graveled and landscaped areas and a parking lot area located on approximately 9.18-acres. The parcels are currently owned by Midwest Commercial Investments X, LLC. Mr. Ryan M. Orzechowicz, Project Manager and Mr. Nivas R. Vijay, Senior Project Manager with Heartland Environmental Associates, Inc. (Heartland) conducted this Phase I Environmental Site Assessment (Phase I ESA).

This Phase I ESA was conducted in general conformance with American Society of Testing and Materials (ASTM) Standards for Phase I Environmental Site Assessments (ASTM E 1527-13), including the United States Environmental Protection Agency's (USEPA) All Appropriate Inquiries (AAI) Rule that was effective on November 1, 2006 and finalized December 31, 2013. The Phase I ESA scope of services included a review of environmental regulatory records and a visual inspection of the subject property. Issues considered include site history, adjacent properties that could have an impact on the site, the presence of wetlands, the presence of other hazardous material(s) onsite, tanks (underground and aboveground), and Comprehensive Environmental Response, Compensation, and Liability Act/Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLA/ CERCLIS) involvement and spills.

The following limitations and/or exceptions to ASTM E 1527-13 apply to this investigation:

- Heartland was not able to contact the former property owners to fully or partially conduct a site interview.
- Property ownership records to only be definitely traced back to 1970.

Heartland has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-13 and USEPA AAI Rule for the properties addressed at 3324 East Michigan Street, 628 North Tuxedo Street and 3309 East Saint Clair Street in Indianapolis, Indiana. This assessment has revealed no evidence of RECs in connection with the property except for the following:

- According to city directories, Sanborn Maps, aerial photographs and historic documents reviewed, the southern portion of the site historically operated as Radio Corporation of America (RCA) Manufacturing Company, a manufacturer of electronic components for radios and televisions. The site was developed by RCA by at least the mid-1940s, and operated as RCA from at least the mid-1940s to 1987, when the site began operation as Thomson Consumer Electronics, an electronic and plastics manufacturer. The site operated as Thomson Consumer

Electronics through 1995 when the site ceased operations as an electronics and plastics manufacturer and was utilized primarily for storage and warehousing of heavy machinery. The site was vacated by 2001, and remains vacant.

Manufacturing operations conducted at the site included plating operations, paint booths and light and heavy machining operations. The site historically operated several aboveground storage tanks (ASTs) and an 8,000-gallon acid storage tank, located on the exterior of the site east of the main site buildings. These operations incorporated the usage of both hazardous and non-hazardous wastes which included, but were not limited to: flammable liquids and solids, chlorinated solvents, bulk and waste petroleum products, heavy metals and paints.

Subsurface investigations at the site have indicated the presence of extensive impacts to both soil and groundwater due to historic industrial development. Impacts of volatile organic compounds (VOCs), specifically chlorinated volatile organic compounds (CVOCs) in the form of tetrachloroethene (PCE), trichloroethene (TCE), 1,2-dichloroethane (1,2-DCA) and 1,1,1-trichloroethane (1,1,1-TCA), along with impacts of total petroleum hydrocarbons (TPHs) and heavy metals in the form of arsenic, cadmium and lead have been encountered throughout the site.

Heartland conducted a Phase II Environmental Site Assessment (Phase II ESA) for the site in September 2016. Based on the results of the Phase II ESA, soil impacts exceeding IDEM Remediation Closure Guide (RCG) Residential Migration to Groundwater Screening Levels (RMGSLs) for select VOCs and polynuclear aromatic hydrocarbons (PAHs) constituents were encountered. Groundwater impacts exceeding IDEM RCG Residential Screening Levels (RSLs) for select VOCs, PAHs and lead were also encountered.

- After the site was vacated, large quantities of abandoned chemical containers, including 250-gallon totes, 55-gallon drums, propane canisters and smaller containers were still present throughout the site buildings. These containers were previously observed to be in poor condition, with evidence of leakage observed. Areas of stained ground and chemical odors in the areas of the containers were identified within the site buildings and throughout the site grounds. Between September 18, 2015 and December 15, 2015, these containers were removed from the site as part of USEPA emergency response activities.
- As part of prior due diligence activities conducted at the site, the site was provided with a Comfort/Site Status Letter from the Indiana Brownfields Program.

As part of this Comfort/Site Status Letter an Environmental Restrictive Covenant (ERC) was placed on the southern portion of the site identified as “Parcel B” establishing restrictions in site usage due to known environmental impacts. Restrictions placed on “Parcel B” as part of the ERC included limiting future reuse of the property for commercial/industrial purposes, disallowing the installation of groundwater potable wells on the site and restricting the disturbing of subsurface soils at the site. The stipulations within the ERC further constitute a

controlled REC for the site. This ERC was recorded for the site in 2012.

In addition to the above referenced RECs, the following environmental concerns were noted for the site:

- The site is located in an area historically developed as both residential and industrial/commercial. Several commercial/industrial properties located in close proximity to the site were subject to remedial and corrective action measures. These include a site located immediately downgradient to the south of the site beyond East Michigan Street, which historically operated as a bulk fuel oil and gasoline storage facility and a chemical storage and warehousing facility. This site is currently subject to environmental remediation due to the presence of chemical impacts to soil and groundwater resulting from historic site usage. These facilities pose a potential environmental concern to the site due to their proximity with respect to the site.
- During the site reconnaissance, potential asbestos containing materials (ACMs) in the form of resilient vinyl flooring and associated mastics, drywalls, plasters, suspect pipe wrapping, insulation and asphaltic roofing materials were identified within the site buildings located on the southern portion of the site. Based on the age of construction of these buildings, it was likely that ACMs were present.

An asbestos building inspection and lead based paint (LBP) survey report was conducted by Heartland on June 22, 2016. The results of the inspection indicated ACMs in the form of thermal system insulation (TSI) in the form of pipe wrap and mudded joint insulation wrapping, transite paneling, resilient flooring materials and exterior window caulk were encountered throughout the office/manufacturing building and LBP was encountered in paint covering select surfaces in both the large office/manufacturing building and the warehouse building. These materials were being subject to abatement during the time of publish of this Phase I ESA.

It should be noted that these RECs mainly reference the southernmost site parcel (Parcel ID# 1081431) and do not necessarily involve the northern two parcels incorporated in this Phase I ESA. It does not appear that historic development on these northern parcels constitute an REC; however, the potential exists that these parcels may have been adversely impacted by operations from the southernmost parcel.

The findings and conclusions made as part of this project report are not to be construed as legal advice. No environmental investigation can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Further, there is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions.