

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

For the

**VACANT 2.3-ACRE LOT
4601 WEST 71ST STREET
INDIANAPOLIS, MARION COUNTY, INDIANA
46268**

Prepared for

**MALLESS BUSINESS SERVICES, INC.
1726 WOODSTOCK DRIVE
BROWNSBURG, INDIANA 46112**

Prepared by

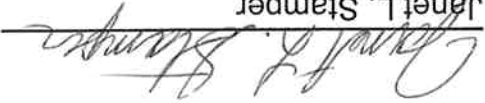
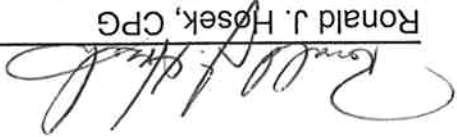
**Professional Service Industries, Inc.
7225 Georgetown Road
Indianapolis, IN 46268
Telephone (317) 216-7131**

PSI PROJECT NO. 017-3E081

November 26, 2003

**Ronald J. Hasek, CPG
Senior Technical Professional**

**Janet L. Stamper
Environmental Professional**



November 26, 2003

Malleis Business Services, Inc.
1726 Woodstock Drive
Brownsburg, Indiana 46112

Attn: Mr. Don Malleis
President

Re: Phase I Environmental Site Assessment Report
Vacant 2.3-Acre Lot
4601 West 71st Street
Indianapolis, Marion County, Indiana 46268
PSI Project No.: 017-3E081

Dear Mr. Malleis:

In accordance with our agreement dated November 11, 2003, Professional Service Industries, Inc. (PSI) has performed a Phase I Environmental Site Assessment of the above referenced property. Please find three copies of the final report enclosed.

Thank you for choosing PSI as your consultant for this project. If you have any questions, or if we can be of additional service, please call us at (317) 216-7131.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.

Janet L. Stamper
Janet L. Stamper
Staff Scientist

Ronald J. Hosek
Ronald J. Hosek, CPG
Environmental Department Manager

Enclosures

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1. EXECUTIVE SUMMARY

Professional Service Industries, Inc. (PSI) has completed a Phase I Environmental Site Assessment (ESA) of the Vacant 2.3-Acre Lot (the subject property) located at 4601 West 71st Street in Indianapolis, Marion County, Indiana. The assessment was performed in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E 1527-00, to comply with the contract between PSI and Malleus Business Services, Inc. dated November 11, 2003. Any exceptions to, or deletions from the ASTM E 1527-00 standard of practice are described in Section 2.4 of this report. In connection with the Phase I ESA, assessment of other environmental issues to evaluate business environmental risks that are beyond the scope of the ASTM E 1527-00 standard of practice was not conducted pursuant to the authorized scope of services.

The subject property consists of an L-shaped, vacant 2.3-acre lot currently vegetated with tall grasses and weeds. The property has been vacant since approximately 1990, prior to which it had been developed as a filling station for home heating oil delivery trucks. The vicinity of the property can generally be described as mixed commercial and residential. Current usage of adjoining property includes: Reggie's sandwich shop and a residential neighborhood to the north, vacant land to the south, a residential neighborhood to the east, and Union Planters Bank and a warehouse structure containing Calderon Textiles West and Star Environmental Corporation to the west.

1.1 PHASE I ESA

In accordance with ASTM Standard E 1527-00, this Phase I Environmental Site Assessment included reconnaissance of the subject and adjoining properties, interviews, and review of historical records and regulatory databases in an effort to identify evidence of recognized environmental conditions that may impact the property. This assessment has revealed the following evidence of recognized environmental conditions in connection with the property:

ON-SITE CONDITIONS

Recognized Environmental Conditions

- None

Historical Recognized Environmental Conditions

- None

OFF-SITE CONDITIONS

Recognized Environmental Conditions

- The historical land use information researched for this ESA identified the apparent historical presence of a filling station immediately adjoining the subject property to the north (the existing Reggie's sandwich shop location) from at least 1962 through at least

1975. However, because this site appears to have been closed prior to the passing of UST maintenance and closure regulations in Indiana, no information is readily available regarding whether the USTs have been removed and whether petroleum impacts were identified and/or remediated upon removal of the USTs. Therefore, based on the standard petroleum storage and usage practices in the 1960s and 1970s, on the fact that this site appears to be located up-gradient from the subject property, and on the lack of information available regarding former USTs at this site, this former filling station site on an adjoining property represents evidence of an off-site recognized environmental condition in connection with the subject property.

The historical land use information researched for this ESA identified the apparent historical presence of a filling station immediately adjoining the subject property to the east from at least 1950 through at least 1967. However, because this site appears to have been closed prior to the passing of UST maintenance and closure regulations in Indiana, no information is readily available regarding whether the USTs have been removed and whether petroleum impacts were identified and/or remediated upon removal of the USTs. Therefore, based on the standard petroleum storage and usage practices in the 1950s and 1960s, and on the lack of information available regarding former USTs at this site, this former filling station site on an adjoining property represents evidence of an off-site recognized environmental condition in connection with the subject property.

According to Mr. Steve Jones of the Pike Township Fire Department, there is documented groundwater contamination at the adjoining warehouse property to the southwest, located at 7007 Coffman Road. He does not know the cause or extent of the contamination, but believes that the facility is working with the Indiana Department of Environmental Management (IDEM) on this issue. No information regarding this groundwater contamination was reported in the EDR database. However, based on this information regarding existing groundwater contamination on an adjoining property, without further information to delineate the extent of the impact, this represents evidence of a recognized environmental condition with respect to the subject property.

Historical Recognized Environmental Conditions

- None

1.2 RECOMMENDATIONS

Based on investigation of the property for evidence of recognized environmental conditions, PSI offers the following recommendations.

- PSI recommends Phase II soil and groundwater sampling on the subject property to assess whether the property has been impacted by former filling station activities on adjoining properties to the north and east.
- PSI also recommends a file review be conducted at IDEM regarding the reported groundwater contamination on the adjoining warehouse facility to the southwest. Based on the information obtained from this file review, PSI may also recommend

Phase II soil and groundwater sampling on the subject property to assess whether the property has been impacted by this reported contamination.

This summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided, and to aid in any decisions made or actions taken based on this information.