

**PHASE II ENVIRONMENTAL SITE
ASSESSMENT**

For the

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

Prepared for

**JANET S. KING MUSGRAVE
1900 SOUTH 450 WEST
DANVILLE, INDIANA 46122**

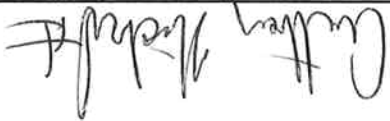
Prepared by

**Professional Service Industries, Inc.
5362 West 78th Street
Indianapolis, Indiana 46268
Telephone (317) 876-7723**

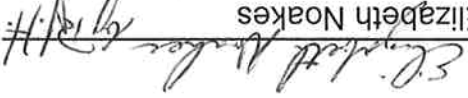
PSI PROJECT NO. 017-4E001

February 10, 2004

**Anthony Nickels II
Environmental Professional**



**Elizabeth Noakes
Senior Technical Professional**



Enclosures

Staff Scientist

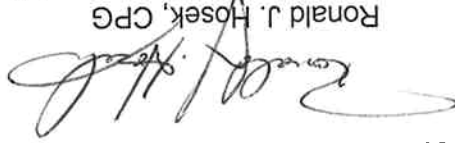
Anthony Nickels II



PROFESSIONAL SERVICE INDUSTRIES, INC.

Ronald J. Hosek, CPG

Environmental Department Manager



Respectfully submitted,

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) 876-7723.

In accordance with the agreement between Janet S. King Musgrave and PSI, dated December 7, 2003, Professional Service Industries, Inc. (PSI) has performed a Phase II Environmental Site Assessment of the above referenced property and a records review of an adjoining property. Please find three copies of the final report enclosed.

Dear Mrs. Musgrave:

Attn: Mrs. Janet S. King Musgrave
Trustee for the Janet King Revocable Trust
Re: Phase II Environmental Site Assessment Report
Vacant 2.3-Acre Lot
4601 West 71st Street
Indianapolis, Marion County, Indiana 46268
PSI Project No.: 017-4E001

Janet S. King Musgrave
1900 South 450 West
Danville, Indiana 46122

February 10, 2004

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1 EXECUTIVE SUMMARY

PSI has conducted a Phase II Environmental Site Assessment (ESA) of the Vacant 2.3-Acre Lot 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 1903-97 and the contract between PSI and Janet S. King Musgrave, dated December 7, 2003. The assessment was performed for Janet S. King Musgrave, any exceptions or deletions from the scope of work are described in Section 2.4 of this report. A file review of an adjoining property was also conducted as part of the assessment.

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 heating oil delivery trucks.

A Phase I ESA, issued on November 26, 2003, was prepared by PSI. The Phase I assessment identified the following recognized environmental conditions in connection with the site:

- The historical land use information researched 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 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.

The scope of the Phase II Environmental Site Assessment was intended to address the identified recognized environmental conditions regarding the apparent historical presence of a filling station on the adjoining property to the north and east, and known groundwater contamination on the adjoining property to the southwest. The assessment included the advancement of four direct push type (Geoprobe[®], or similar) soil borings to 24 feet below ground surface (bgs), to groundwater, or to refusal, whichever was encountered first near the former filling station on the adjoining property to the north, two borings to 24 feet below ground surface (bgs), to groundwater, or to refusal, whichever was encountered first in the area of the former filling station on the adjoining property to the east, and one boring to 24 feet below adjoining property to the southwest. Soil samples collected from these borings were field screened for organic vapors using a Photo-Ionization Detector (PID). Soil samples were collected and selected for laboratory analyses based on field screening results, visual observations, evident odors, and/or specific depth. Groundwater samples were also collected, if sufficient groundwater was present. Soil samples were analyzed for Total Petroleum Hydrocarbons-Gasoline Range (TPH-GRO) and Total Petroleum Hydrocarbons-Extended Range Organics (TPH-ERO). Groundwater samples were analyzed for Polynuclear Aromatic Hydrocarbons (PNA) and for benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary-butyl ether (MTBE).

A file review conducted on the adjoining property to the southwest found no records on file regarding any known groundwater contamination.

Based on the methodologies described in this report, this assessment has confirmed that residual petroleum constituents are present on the subject property in the soil. Although petroleum constituents are present, they are not in concentrations that exceed the Indiana Department of Environmental Management's guidelines for LUST sites.

Based on this information, additional investigation does not appear warranted at this time.

2 INTRODUCTION

PSI conducted a Phase II Environmental Site Assessment (ESA) of the Vacant 2.3-Acre Lot located in Indianapolis, Indiana. The purpose of the Phase II ESA was to develop information with respect to the recognized environmental conditions assessed, to evaluate whether hazardous substances or petroleum products are present under conditions indicating disposal or release at the property. A file review was also conducted on the adjoining property to the southwest. This report documents the scope of work, field investigation activities, laboratory analyses and evaluation of data with respect to the recognized environmental conditions assessed. The assessment was conducted in general accordance with ASTM Standard E 1903-97, Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process.

2.1 AUTHORIZATION

Authorization to perform the assessment was given on December 7, 2003 by a signed copy of PSI Proposal Number 017-3EN302 between Janet S. King Musgrave and PSI, dated December 3, 2003. Access to the property was granted by Mrs. Janet S. King Musgrave.

2.2 SITE DESCRIPTION

The subject property is known as the Vacant 2.3-Acre Lot, and it is located at 4601 West 71st Street in Indianapolis, Marion County, Indiana. The subject property is located near the southeast corner of West 71st Street and Dobson Street. The intersection of West 71st Street and Michigan Road is located approximately 1 ½ miles east of the subject property, and the intersection of Michigan Road and Interstate 465 is located approximately 2 ¾ miles north of the subject property. The subject property is located in the Northwest Quarter of the Northwest Quarter of Section 31, Township 17 North, Range 3 East. Figure 1 illustrates the general location of the subject site.

The Vacant 2.3-Acre Lot consists of an L-shaped, vacant 2.3-acre lot currently vegetated with tall grasses and weeds. The property is bordered to the north by West 71st Street and Reggie's sandwich shop, to the south and east by tree lines, and to the west by a paved service drive. The property is relatively level, with no apparent water bodies, areas of ponding, and no improvements.

No heating ventilating and air conditioning (HVAC) system, sewage disposal system or potable water source was identified on the property; however, overhead electricity lines were observed along the west side of the property, indicating that electrical service is available to the area. In addition, given that adjoining properties to the south, east, and west, were developed with commercial and residential structures, it is likely that potable water and sewage disposal services, provided by the City of Indianapolis, are available to the area.

The 1967 (photorevised 1988) USGS Carmel, Indiana quadrangle map was reviewed. According to the contour lines on the topographic map, the property is located approximately 830 feet above mean sea level. The contour lines in the area of the property indicate the area slopes generally downward in a southeasterly direction towards Little Eagle Creek. Water bodies are not evident on or adjoining to the property. The property appears on the map as developed with two small structures, located near the western border of the property.