

# ENVIRONMENTAL ASSESSMENT

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## PHASE I ENVIRONMENTAL SITE ASSESSMENT

of

### PAMIDA STORE-3215

657 West Main Street  
Hodgenville, Kentucky 42748

#### PREPARED BY:

**EMG**  
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**EMG Project #:** 76377.06R-129.111  
**Date of Conversion:** April 27, 2006  
**Original Project #:** 70599.05R-134.050  
**Date of Report:** June 27, 2005  
**On site Date:** May 26, 2005

**PROJECT SUMMARY**

**Pamida Store  
657 West Main Street  
Hodgenville, Kentucky 42748**

Assessment Component	Acceptable	Routine Solution	Phase II	Estimated Cost	Reference Section	Page
Historical Review	✓				4.	5
Operational Activities	✓				5.	7
Hazardous Materials	✓				5.	7
Waste Generation	✓				5.	7
PCBs	✓				5.	7
Asbestos	✓				5.	7
Radon	✓				5.	7
Lead-Based Paint	✓				5.	7
Lead in Drinking Water	✓				5.	7
Tanks/Pipelines	✓				5.	7
Surface Areas	✓				5.	7
Mold	✓				5.	7
Adjacent Properties	✓				6.	10
Regulatory Database Review	✓				7.	11

*Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand alone document.*

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## 1. CERTIFICATION

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EMG has completed a Phase I Environmental Site Assessment of the Pamida Store (the “Project”), located at 657 West Main Street in Hodgenville, Kentucky 42748. The assessment was performed at the Client’s request using the methods and procedures consistent with good commercial and customary practice designed to conform to acceptable industry standards.

This report is addressed to Citigroup Global Markets Realty Corp., Barclays Capital Real Estate Inc. Corporation (“BCRE”) and its affiliates, and Spirit Finance Corporation. Citigroup Global Markets Realty Corp., BCRE and its affiliates, Spirit Finance Corporation, their respective successors and assigns (including, without limitation, investors who purchase the mortgage loan or a participation interest in the mortgage loan and the trustee in a securitization that includes the mortgage loan), each servicer of the mortgage loan, and all rating agencies involved in any sale, securitization or syndication involving the mortgage loan may use and rely upon this Report, including, without limitation, utilizing selected information from the Report in the offering materials (either in electronic or hard copy format) relating to any sale, securitization or syndication involving the mortgage loan. The Assessor agrees to cooperate in answering questions by any of the above parties in connection with the sale, securitization or syndication, as communicated by BCRE personnel. In addition, this Report or a reference to this Report may be included or quoted in any offering circular, registration statement, prospectus or sales brochure (either in electronic or hard copy format) in connection with a sale, securitization or syndication, or transaction involving such debt and or debt securities.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity except Citigroup Global Markets Realty Corp, BCRE and its affiliates, Spirit Finance Corporation, their respective successors and assigns, for any purpose without the advance written consent of EMG. In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on site visit.

If you have any questions regarding this report, please contact the Technical Relationship Manager listed below at 800.733.0660, Ext. 6534.

**Researched by:** Julie R. Norrell, Project Manager

**Surveyed by:** Julie R. Norrell, Project Manager

**Written by:** Julie R. Norrell, Project Manager

**Reviewed by:**



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Jeffrey B. Gibson for  
LaNeicia A. Stone, Senior Technical Relationship Manager  
[lastone@emgcorp.com](mailto:lastone@emgcorp.com)

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## **2. EXECUTIVE SUMMARY**

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EMG performed a Phase I Environmental Site Assessment, that included on site observations of the accessible areas of the Pamida Store (the "Project"), on May 26, 2005. The Project is located at 657 West Main Street in Hodgenville, Kentucky 42748, and consists of approximately 5.5 acres of land.

The Project, originally constructed in 1999, is currently a retail department store. Prior to construction of the current improvements, the Project was farmland. Properties in the general vicinity of the Project include residential and commercial land uses.

The following summarizes the independent conclusions representing EMG's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative has been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 and the Bank of America Scope of Work.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 657 West Main Street, the Project. Any exceptions, to or deletions from, this practice are described in the Scope of Work Section. Based on the results of the assessment, no recognized environmental conditions (RECs) were identified in connection with the Project or historical RECs were identified in connection with the Project.

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### **2.1. RECOMMENDATIONS**

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No further action or investigation is recommended at this time.

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### 3. SCOPE OF WORK

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EMG conducted a Phase I Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives.

A Pre-Survey Questionnaire was completed as a part of this assessment which is included in the Appendices. The Questionnaire was completed with the POC. Information obtained from the Questionnaire has been used in the preparation of this report.

Visual observation above the drop ceiling tiles was not performed as a part of this assessment.

Visual observation of pipe chases and behind walls was not performed as a part of this assessment.

According to Ms. Carlotta Merchant, the areas not assessed were similar in construction and conditions to the areas assessed. Ms. Merchant also stated that she is unaware of any practices in the unaccessed areas (such as the improper handling of hazardous materials or the generation of hazardous, medical, or regulated wastes) which would constitute a material threat or release to the environment, or a hazard to human health. Based on a review of tenant activities and interviews with knowledgeable personnel, it is unlikely that the operations in the unaccessed areas have had an adverse impact on the environmental integrity of the Project.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project which could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 and the Bank of America Scope of Work. The scope of work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project as identified through review of reasonably ascertainable standard historical sources.
- Physical characteristics of the Project as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and groundwater data.
- Current Project conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
  - Facility storage tanks, drums, containers (above or below ground), etc.
  - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
  - The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes

- A screening approach for the potential existence of:
  - Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior) and the collection and analysis of three bulk samples from homogeneous areas of friable and damaged non-friable suspect ACM. Any materials not sampled are considered suspect until tested and proven otherwise. Friable materials are those which can be easily crumbled or pulverized by hand pressure.

This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for “suspect” determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Place* (the “Green Book”). Only materials listed in the Green Book which were installed prior to 1985 are considered suspect.

- Radon gas propensity, through the review of the USEPA’s Map of Radon Zones and radon gas concentrations through the exposure and analysis of canisters, using the charcoal liquid scintillation method for all residential properties.
  - Lead-based paint for properties constructed prior to 1978. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. Therefore, all paint applied prior to 1978 is considered suspect.
  - Lead in water, based on information provided by the municipal water provider.
  - Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as a part of this assessment. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify any sites that would have the potential to impact the environmental integrity of the Project.

The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search which focuses on both the Project and neighboring sites that may impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard E 1527-00. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

## 4. HISTORICAL REVIEW

Based upon historical review, the previous Project use includes farmland prior to the development of the current Project improvements in 1999. The following historical resources were researched as part of the historical review:

Resource:	Available from:	Results:
<b>Tax Map</b>	Larue County Property Valuation Administrator	The Tax Map was unavailable at the time of this assessment.
<b>Interviews</b>	Ms. Carlotta Merchant, Store Associate	No environmentally significant information was identified through discussions with Ms. Merchant.
<b>Local agency records</b>	Hodgenville Fire Department	A Freedom of Information Act request was made to the Hodgenville Fire Department. The requested information has not yet been received. Once received, EMG will review and any environmentally significant information will be forwarded in the form of an addendum letter; however based upon the results of the assessment to date, it is not anticipated that the conclusions drawn will change when this information is received.
	Hodgenville Building Department	No environmentally significant information was identified on file for the Project.
<b>Historical Maps (Sanborn, Baist, etc.)</b>	Larue County Public Library	No historical maps identified for the area of the Project.
<b>Historical Topographic Maps dated: 1953 and 1966</b>	Environmental Data Resources, Inc.	The Project appears to be unimproved. Adjacent properties are shown as mostly undeveloped land. No environmental concerns with the Project or adjacent property uses.
<b>City Directories</b>	Larue County Public Library/ Environmental Data Resources, Inc.	No historical city directories identified for the area of the Project.
<b>Aerial Photograph dated: 1982</b>	Larue County USDA Service Center	The Project appears to be unimproved. Adjacent properties are shown as mostly undeveloped land. No environmental concerns with the Project or adjacent property uses.
<b>Aerial Photograph dated: 1997</b>	TerraServer	The Project is shown as unimproved. Adjacent properties are shown as a mixture of undeveloped land and commercial property types. No environmental concerns with the Project or adjacent property uses.
<b>Previous Investigations and Assessments</b>	Client	Previous reports for the Project, which are discussed after this Table.
<b>Plans and Specifications</b>	N/A	None available at the Project or local agency offices visited for this assessment.



EMG was provided with a copy of a previous Geotechnical Engineering report for the Project, prepared by Greenbaum Associates, Inc. and dated October 14, 1998. Pertinent information identified in that report is as follows:

- The Project was unimproved at the time of the investigation.
- Eight borings were advanced at the Project to depths between 6.5 and 16.5 feet below ground surface. Overall slope of the Project it toward the north.
- Groundwater was not encountered in any of the borings advanced at the Project.

## 5. PROJECT RECONNAISSANCE

Property Summary	
<b>Address:</b>	657 West Main Street, Hodgenville, Larue County, Kentucky 42748
<b>On site Point of Contact (POC)</b>	Ms. Carlotta Merchant, Store Manager
<b>Areas accessed:</b>	Included office areas; storage areas; all common areas; all exterior areas (except the roof); and the Project boundaries.
<b>Inaccessible areas:</b>	Roof
<b>Weather conditions:</b>	Clear, with temperatures in the mid 60s (°F) and light winds.
<b>Current Project use:</b>	The Project is currently a retail department store.
<b>Land area:</b>	Approximately 5.5 acres.
<b>Construction/renovation date(s):</b>	1999
<b>Improvements:</b>	Project improvements consist of one structure, one ancillary building used as a greenhouse, landscaping, and surface-level asphalt paved parking/drive areas.
<b>Water/sewer service:</b>	The Project is serviced by public water and sanitary sewer systems.
<b>Mechanical/HVAC systems:</b>	The Project uses an electrically powered water heater. Heat and air-conditioning are supplied to the Project from electrically operated package units.
<b>Topography</b>	Source: Tonieville, Kentucky Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1976 (photorevised 1992): - Slope of the Project is to the north. - Slope in the general area of the Project is to the north. - The nearest surface water feature is a creek, which is located approximately 3,500 feet north of the Project.
<b>Wetlands</b>	A National Wetlands Inventory (NWI) Map for the area of the Project, published by the United States Fish and Wildlife Service, was not identified at the local agencies visited as a part of this assessment; however, review of the USGS Topographic Map and observations during the on site assessment identified the following: - No surface water features or vegetation indicative of wetland areas (i.e., cattails and sedges) were identified at the Project or adjacent properties.
<b>Floodplain</b>	Review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA), indicated the following: - The Project is located in Zone X, areas outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

<b>Property Summary</b>	
<b>Soils/Geology</b>	<p>Review of the Soil Survey of Larue County, Kentucky published by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), indicated the following:</p> <ul style="list-style-type: none"> <li>- The Project is located in an area comprised of Crider soil types with estimated slopes between zero and five percent.</li> <li>- The Crider soil series is considered to be a well drained, silt loam textured soil with a depth of at least 80 inches. General characteristics of the Crider soil include moderate permeability and a slightly acidic soil reaction. Depth to the seasonal high water table is greater than six feet.</li> </ul> <p>Review of the Geologic Map of Kentucky, published by the Kentucky Geological Survey and dated 1979, indicated the following:</p> <ul style="list-style-type: none"> <li>- The Project is located within the Valley and Ridge physiographic province of Kentucky, which consists of limestone, shale, and sandstone materials. The Project is further located over a Mississippian-aged formation with various thicknesses.</li> </ul>
<b>Groundwater Hydrology</b>	<p>Review of the Groundwater Atlas of the United States, published by the USGS and dated 1995, indicated the following:</p> <ul style="list-style-type: none"> <li>- The Project is located within the Mississippian aquifer system with estimated groundwater levels between 50 and 150 feet below ground surface (bgs). Shallow groundwater flow is expected to follow the ground level slope of surface elevations toward the nearest open body of water or intermittent stream. The direction of this flow at the Project is anticipated to be toward the north.</li> </ul> <p>Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.</p>

<b>Assessment component</b>	<b>Result:</b>
<b>Operational Activities/Noteworthy Tenants</b>	Considering the operations assessed at the Project, no environmental permits, registrations, or notifications appear to be required.
<b>Hazardous Materials and Petroleum Products Storage/Handling</b>	The Project is involved in the use of hazardous materials in the form of routine janitorial and maintenance supplies, and is involved in the sale of hazardous materials and petroleum products in the form of engine oil and various other lubricant oils, bleaches, detergents, pesticides, antifreeze, paints and thinners, herbicides, fertilizers, and self-contained 30-gallon propane tanks. No environmental concerns noted.
<b>Waste Generation, Treatment, Storage, and Disposal</b>	The Project generates regulated waste in the form of refrigerants from HVAC maintenance and used vehicle batteries (which are recycled through the distributor), as well as non-hazardous solid and liquid wastes. No environmental concerns noted.
<b>Polychlorinated Biphenyls (PCBs)</b>	<p>The Project is supplied with secondary electrical service from a utility-owned pole-mounted transformer. No environmental concerns noted.</p> <p>The Project also uses secondary electrical service from one privately owned "dry type" step-down transformer. Dry type transformers do not use oils for cooling purposes; therefore, this transformer is not expected to contain PCBs.</p> <p>A hydraulic freight lift and a hydraulic cardboard bailer are located at the Project. PCB-containing hydraulic fluid has not been manufactured since 1977. Therefore, based on the dates of installation (1999), PCB-containing hydraulic fluid is not likely to be found in either the lift or the bailer operating systems. No environmental concerns noted.</p>

Assessment component	Result:
<b>Asbestos-Containing Materials (ACM)</b>	Based on the date of construction and the Scope of Work, no suspect ACM were identified at the Project.
<b>Radon Gas</b>	<p>Review of the USEPA’s Radon Map for Larue County, Kentucky indicated that the Project is located in Zone 2, areas with a predicted average indoor radon screening level between 2 and 4 pCi/L (picoCuries per liter of air).</p> <p>However, based on the type of construction, the presence of commercial HVAC systems, and the commercial use of the buildings, there is reduced potential for the build-up of radon gas in the building at the Project.</p> <p>Consequently, based on the commercial use of the Project, radon sampling was not performed as a part of this assessment.</p>
<b>Lead-Based Paint (LBP)</b>	<p>The building at the Project was originally constructed in 1999. The painted surfaces were observed to be in good condition, with no chipping, peeling, or cracking paint observed.</p> <p>Generally, due to the date of construction (post-1977), the potential use of LBP was minimized due to regulatory requirements and sound business practice.</p>
<b>Lead-in-Drinking Water</b>	According to a representative of the local water utility, the water supplied to the Project is within federal, state, and local drinking water quality standards. In addition, the building was constructed after the 1986 ban on lead drinking water piping and lead solder and flux on copper drinking water piping.
<b>Facility Storage Tanks and Pipelines (above or belowground)</b>	No evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) or a pipeline (above or belowground) was identified. No environmental concerns noted.
<b>Surface Areas</b>	No evidence of spills or staining was observed in the areas of hazardous material/petroleum product or waste generation/pre-disposal storage. No environmental concerns noted with surface areas.
<b>Mold</b>	EMG did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the Project buildings.

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## **6. ADJACENT PROPERTIES**

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The following properties were observed:

<b>Direction</b>	<b>Use(s)</b>
<b>North</b>	The Project is bordered to the north by a grassy area and a nursery.
<b>East</b>	The Project is bordered to the east a grass lot, an electrical substation, and Vic's Service Center.
<b>South</b>	The Project is bordered to the south by farmland.
<b>West</b>	The Project is bordered to the west by Farm Equipment Storage and Highway 61.

Based on observations and available regulatory information, the adjacent property uses are not anticipated to adversely impact the environmental integrity of the Project.

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## **7. REGULATORY DATABASE REVIEW**

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EMG obtained a regulatory database report from Environmental Data Resources, Inc. (EDR) in an effort to determine if the Project is a listed regulatory site and whether there are any mappable regulatory database sites; the regulatory database search was run in accordance with the scope of work for this assessment. In addition, EMG reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. A copy of the Regulatory Database Report is included in the Appendices, Section 8.

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is not a listed site.

The area search of the Project for sites listed in these databases identified various sites within the specified search radii.

Based on various factors such as distance, topographic relations, estimated groundwater flow, and/or regulatory status, the off site listed properties are not anticipated to have adversely impacted the environmental integrity of the Project

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## **8. APPENDICES**

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- APPENDIX A: Photographic Documentation
- APPENDIX B: Field Sketch
- APPENDIX C: Maps and Aerial Photographs
- APPENDIX D: Records of Communication
- APPENDIX E: Regulatory Database Report
- APPENDIX F: Supporting Documentation
- APPENDIX G: Resumes

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**APPENDIX A:  
PHOTOGRAPHIC DOCUMENTATION**

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Photo #1: Entrance sign



Photo #2: Front of building



Photo #3: North border — to the east



Photo #4: East border — to the south



Photo #5: South border — to the east



Photo #6: West border — to the south



Photo #7: Transformer



Photo #8: Dry transformer



Photo #9: Hydraulic cardboard bailer



Photo #10: Hydraulic freight lift



Photo #11: Janitor's supplies



Photo #12: Water heater



Photo #13: Propane for retail sale



Photo #14: Greenhouse



Photo #15: Typical dumpster



Photo #16: Water damage in retail area



Photo #17: Adjacent north — grassy area/nursery



Photo #18: Adjacent east — electrical substation



Photo #19:	Adjacent east — Vic's Service Center
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Photo #20:	Adjacent south — farmland
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Photo #21:	Adjacent west — farm equipment storage
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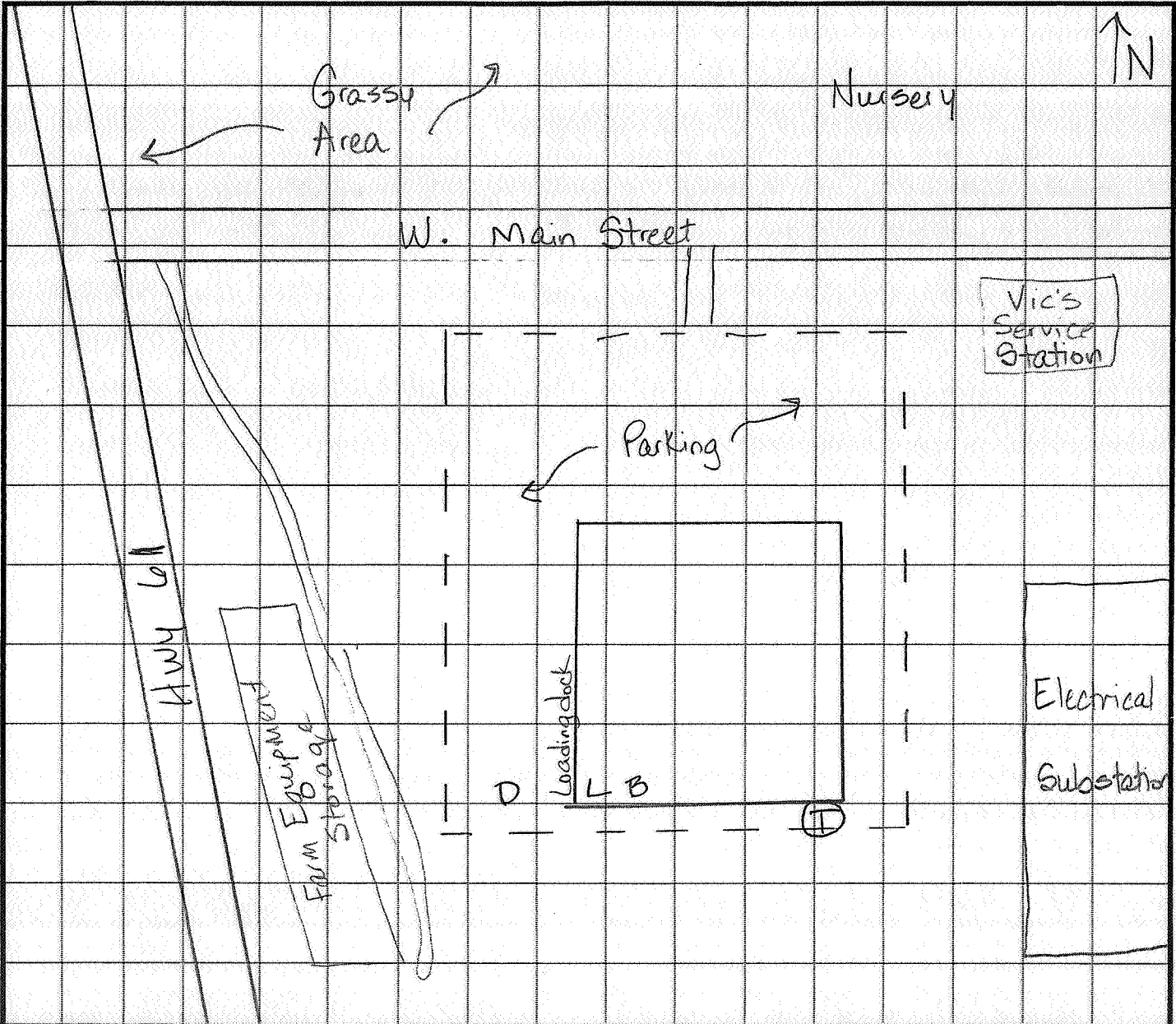
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**APPENDIX B:  
FIELD SKETCH**

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**Field Sketch**



**Key:**

- Project Boundary
- T Transformer
- B Barrier
- L Lift
- D Dumpster

**Project Number:**

70599.05R-134.050

**Project Name:**

Panida Store

**On-Site Date:**

5-26-05

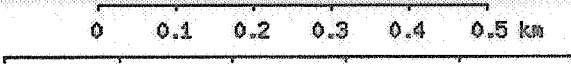
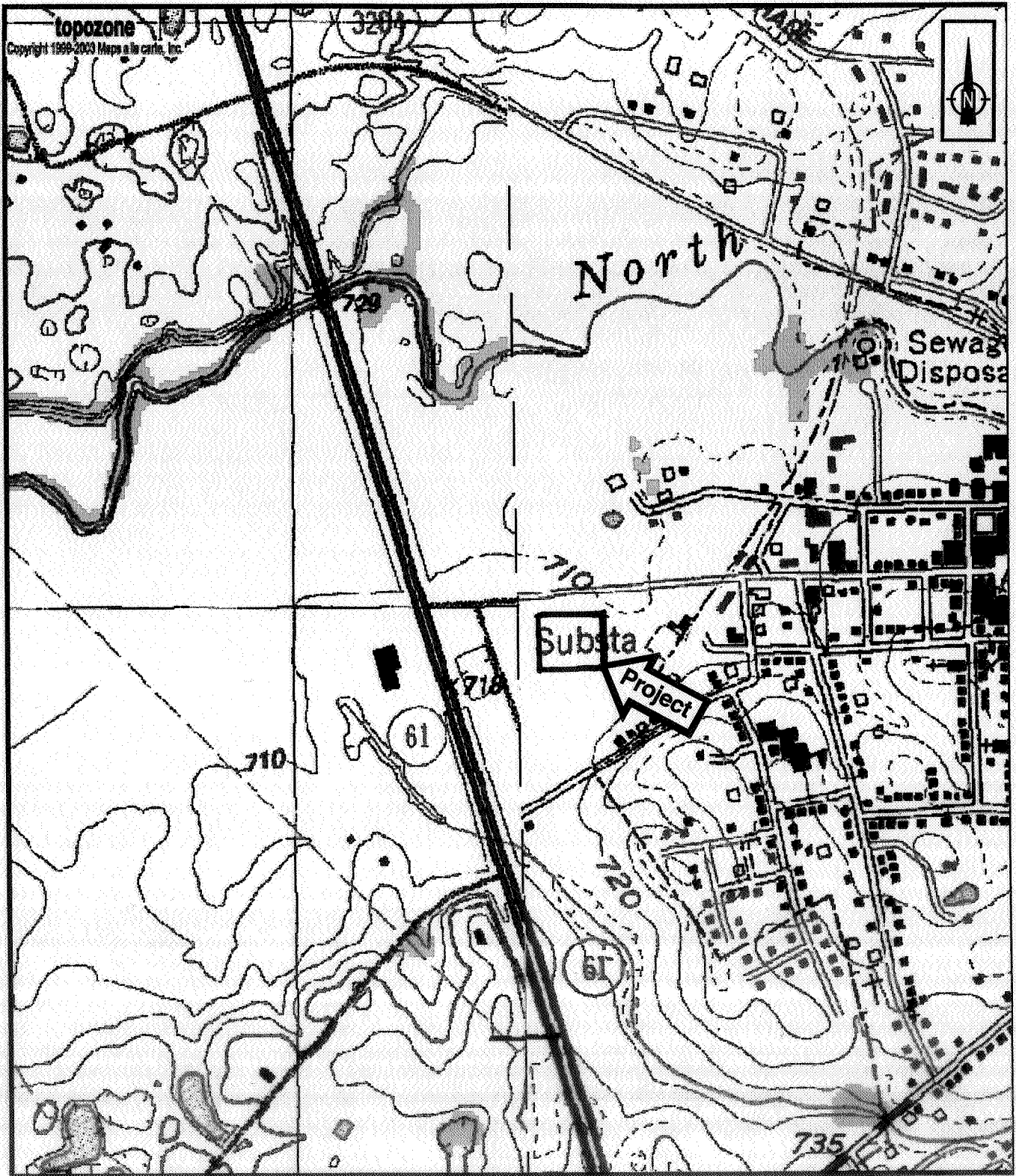
Not drawn to scale.


The north arrow indicator is an approximation of 0° North.


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**APPENDIX C:  
MAPS AND AERIAL PHOTOGRAPHS**

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	Project Number:	70599.05R-134.050
	Project Name:	Pamida Store
	Description:	1976 USGS Topographic Map Tonieville, Kentucky Quadrangle
	Photorevised:	1992
	The north arrow indicator is an approximation of 0°North	

  
 I=-3.786  
 S=0.762



0 21123 182

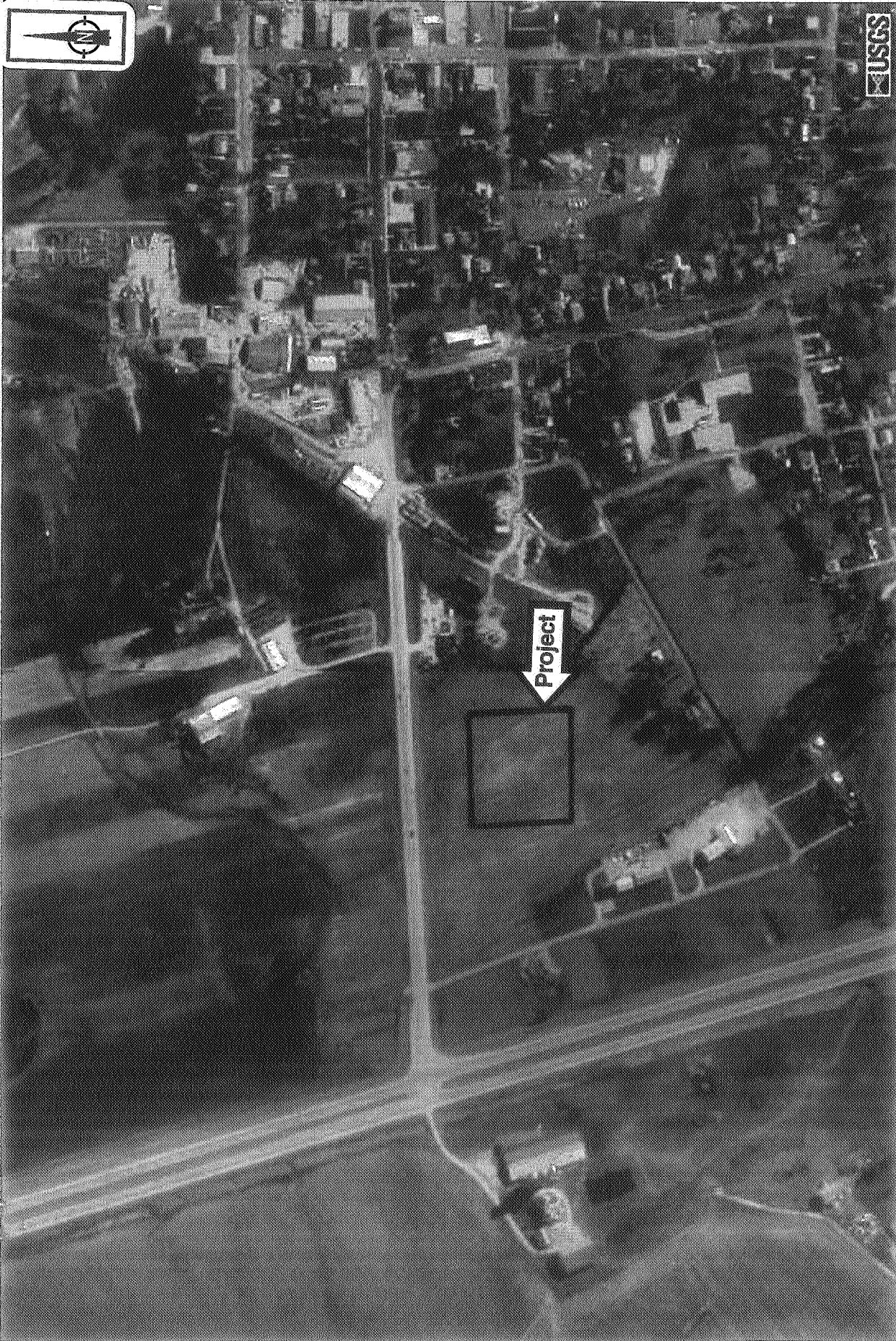
51  
2-2



Project



Project Number: 70599.05R-134.050  
Project Name: Pamida Store  
Description: 1982 Aerial Photograph  
The north arrow indicator is an approximation of 0° North



Project Number: 70599.05R-134.050  
Project Name: Pamida Store  
Description: 1997 Aerial Photograph  
The north arrow indicator is an approximation of 0°North



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**APPENDIX D:  
RECORDS OF COMMUNICATION**

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**RECORD OF COMMUNICATION**

Date: 5-26-05 Time: 900  
Project Number: 76377.06R-129.111 Recorded by: J Norrell  
Project Name: Pamida Store

Communication with: Carlotta Merchant  
of: Store Associate (manager was off that day)  
Phone: 270-358-0242

Communication via:  
 Telephone Conversation  
 Discussions During Site Assessment  
 Office Visitation/Meeting at:  
 Other:

Re:  
Site Visit

**Summary of Communication:**

Ms. Merchant said she has been with the Project for five years. She said the store was built in 1999 and was unsure of what was there prior to that time. She said there are no USTs, to her knowledge.

**RECORD OF COMMUNICATION**

Date: 5-26-05 Time: 1000  
Project Number: 76377.06R-129.111 Recorded by: J Norrell  
Project Name: Pamida Store

Communication with: Jim Banks  
of: Hodgenville Building Department  
Phone: \_\_\_\_\_

Communication via:  
Telephone Conversation  
Discussions During Site Assessment  
 Office Visitation/Meeting at:  
Other:

Re:  
Building records

**Summary of Communication:**

Mr. Banks said records are kept back for 5 years. He said the store was built in 1999. General permits were reviewed, and preliminary plans were reviewed. No environmental issues.



**RECORD OF COMMUNICATION**

Date: 6-3-05 Time: 1300  
Project Number: 76377.06R-129.111 Recorded by: J Norrell  
Project Name: Pamida Store

Communication with: \_\_\_\_\_  
of: Hodgenville Fire Department  
Phone: 270-358-3122

Communication via:  
 Telephone Conversation  
 Discussions During Site Assessment  
 Office Visitation/Meeting at:  
 Other:

Re:  
Fire Records

Summary of Communication:  
No response. FOIA Filed.

**PRE-SURVEY QUESTIONNAIRE**

Person completing form: Julie Norrell Date: 5-26-05  
 Association with Project: EMG Assessor Phone Number: 205-979-9307  
 Project Name: Pamida Store Project Number: 76377.06R-129.111

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Note: U-NR indicated "Unknown" or "No Response".

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
1A.	Is the Project used for an industrial use?		X		
1B.	Are any Adjoining Properties used for an industrial use?		X		
2A.	To the best of your knowledge, has the Project been used for an industrial use in the past?		X		
2B.	To the best of your knowledge, has any Adjoining Properties been used for an industrial use in the past?		X		
3A.	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
3B.	Is any Adjoining Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4A.	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4B.	To the best of your knowledge, has any Adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		



QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		
6A.	Are there currently any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?		X		
6B.	To the best of your knowledge, have there been previously any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?		X		
7A.	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		
8A.	Has Fill Dirt been brought onto the Project which originated from a contaminated site?		X		
8B.	Has Fill Dirt been brought onto the Project which is of an unknown origin?		X		
9A.	Are there currently any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		X		
9B.	To the best of your knowledge, have there been previously any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		X		
10A.	Is there currently, any stained soil on the Project?		X		
10B.	To the best of your knowledge, has there been previously any stained soil on the Project?		X		
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?		X		



QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?		X		
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
13A.	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
14A.	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?				N/A
14B.	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?				N/A
15.	Are there any Environmental Liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?			X	
16A.	Has the owner or occupant of the Project been informed of the past existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?			X	
16B.	Has the owner or occupant of the Project been informed of the current existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?			X	

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
16C.	Has the owner or occupant of the Project been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?			X	
17.	Have there been any Environmental Site Assessments of the Project that indicated the presence of Hazardous Substances or Petroleum Products on, or contamination of, the Project or recommended further assessment of the Project?		X		
18.	Are there any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous Substance or Petroleum Products involving the Project?			X	
19A.	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?		X		
19B.	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?		X		
20.	Have any Hazardous Substances or Petroleum Products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?		X		
21.	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?		X		
22.	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?		X		
23.	Has there ever been any ACM testing conducted on the Project?		X		
24.	Is there an Asbestos Operations and Maintenance (O&M) Program in place at the Project?		X		
25.	Is there now or has there ever been any lead-based paint (LBP) applications on the Project?		X		
26.	Has there ever been LBP testing conducted on the Project?		X		
27.	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project?		X		
28.	Has the water at the Project ever been tested for lead?		X		

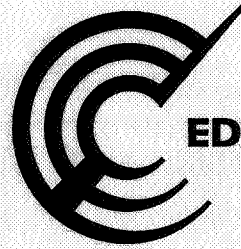


QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
29.	Has Radon testing ever been conducted at the Project?		X		
30.	Are there any other Operations and Maintenance (O&M) Programs in place that we should be made aware of?		X		
31.	Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?		X		
32.	Do you know or suspect that mold was or is present in the building(s) or HVAC system? - If "Yes", proceed to question #33. - If "No", skip question #33 and proceed to question #34.		X		
33.	Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?	X			
34.	Is there a Mold Operations and Maintenance (O&M) Program in place at the Project?		X		
35.	Is the HVAC system inspected at least annually?	X			
36.	Have identified HVAC problems been corrected in a timely manner?	X			
37.	Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?		X		
38.	Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?	X			WATER DAMAGE AROUND HVAC VENTS
39.	Has there ever been any sort of Indoor Air Quality or Mold Testing conducted in the building(s)?		X		
40.	Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)				FARMLAND

---

**APPENDIX E:**  
**REGULATORY DATABASE REPORT**

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**EDR**® Environmental  
Data Resources Inc

## **The EDR Radius Map**

**Prepared for EMG**

**Project #: 129.111**

**Pamida  
657 West Main Connector  
Hodgenville, KY 42748**

**Inquiry Number: 1592693.1s**

**January 16, 2006**

### **The Standard in Environmental Risk Management Information**

440 Wheelers Farms Road  
Milford, Connecticut 06461

#### **Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)

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 <b><u>GEOCHECK ADDENDUM</u></b>	
GeoCheck - Not Requested	
Orphan Details.....	OD-1

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

657 WEST MAIN CONNECTOR  
HODGENVILLE, KY 42748

#### COORDINATES

Latitude (North): 37.573496 - 37° 34' 24.6"  
Longitude (West): 85.751601 - 85° 45' 5.8"  
Universal Transverse Mercator: Zone 16  
UTM X (Meters): 610242.8  
UTM Y (Meters): 4159023.0

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 37085-E7 TONIEVILLE, KY  
Source: USGS 7.5 min quad index

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

#### FEDERAL RECORDS

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
Delisted NPL..... National Priority List Deletions  
NPL Liens..... Federal Superfund Liens  
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned  
CORRACTS..... Corrective Action Report  
RCRA-TSDF..... Resource Conservation and Recovery Act Information  
RCRA-LQG..... Resource Conservation and Recovery Act Information  
RCRA-SQG..... Resource Conservation and Recovery Act Information

## EXECUTIVE SUMMARY

<b>ERNS</b> .....	Emergency Response Notification System
<b>HMIRS</b> .....	Hazardous Materials Information Reporting System
<b>US ENG CONTROLS</b> .....	Engineering Controls Sites List
<b>US INST CONTROL</b> .....	Sites with Institutional Controls
<b>DOD</b> .....	Department of Defense Sites
<b>FUDS</b> .....	Formerly Used Defense Sites
<b>US BROWNFIELDS</b> .....	A Listing of Brownfields Sites
<b>CONSENT</b> .....	Superfund (CERCLA) Consent Decrees
<b>ROD</b> .....	Records Of Decision
<b>UMTRA</b> .....	Uranium Mill Tailings Sites
<b>ODI</b> .....	Open Dump Inventory
<b>TRIS</b> .....	Toxic Chemical Release Inventory System
<b>TSCA</b> .....	Toxic Substances Control Act
<b>FTTS</b> .....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
<b>SSTS</b> .....	Section 7 Tracking Systems
<b>PADS</b> .....	PCB Activity Database System
<b>MLTS</b> .....	Material Licensing Tracking System
<b>MINES</b> .....	Mines Master Index File
<b>FINDS</b> .....	Facility Index System/Facility Registry System
<b>RAATS</b> .....	RCRA Administrative Action Tracking System

### STATE AND LOCAL RECORDS

<b>SWF/LF</b> .....	Solid Waste Facilities List
<b>SB193</b> .....	SB193 Branch Site Inventory List
<b>INST CONTROL</b> .....	State Superfund Database
<b>VCP</b> .....	Voluntary Cleanup Program Sites

### TRIBAL RECORDS

<b>INDIAN RESERV</b> .....	Indian Reservations
----------------------------	---------------------

### EDR PROPRIETARY RECORDS

<b>Manufactured Gas Plants</b> ...	EDR Proprietary Manufactured Gas Plants
------------------------------------	---

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STATE AND LOCAL RECORDS

**SHWS:**The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by



## EXECUTIVE SUMMARY

potentially responsible parties. The data come from the Department of Environmental Protection's Uncontrolled Site Branch List.

A review of the SHWS list, as provided by EDR, and dated 09/28/2005 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
FAMILEE LAUNDRY & DRYCLEANERS	450 SMITH ST	1/2 - 1 E	4	9

**UST:**The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Protection's Owner/Facility Report of All Tanks Regardless of Status list.

A review of the UST list, as provided by EDR, and dated 10/17/2005 has revealed that there are 3 UST sites within approximately 0.5 miles of the target property.

<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PHELPS TIRE CO	501 W MAIN ST	0 - 1/8 E	1	5
CROP PRODUCTION SERVICES INC	307 W MAIN	1/4 - 1/2 E	A2	6
FARMERS SUPPLY & SEED CO INC	305 W MAIN ST	1/4 - 1/2 E	A3	8

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

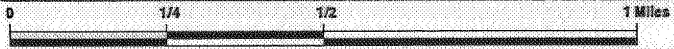
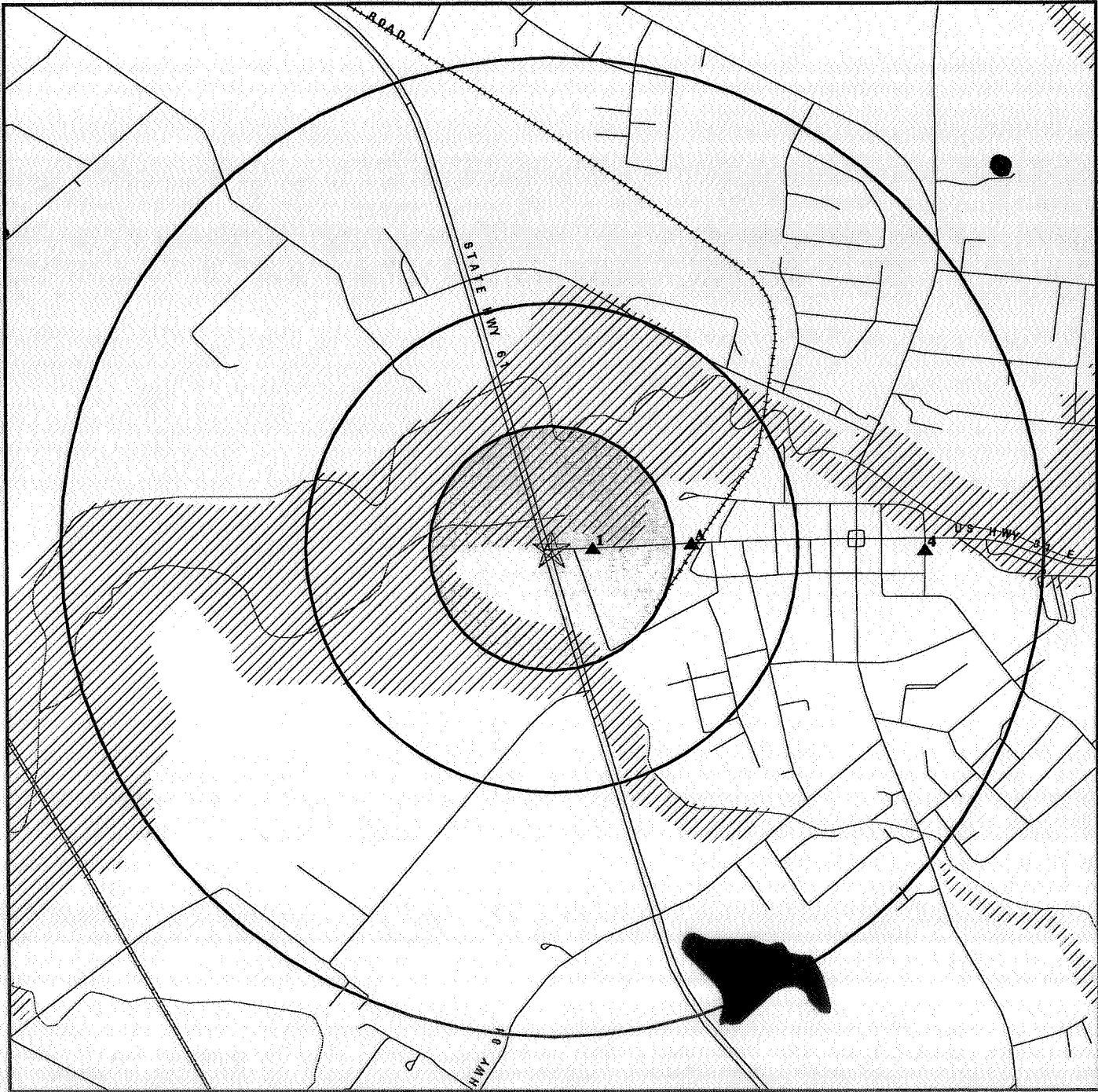
Site Name

CLEAVER PROPERTY  
LARUE CNTY LANDFILL  
HWY 916  
DAIRY MART CONVENIENCE STORE 267  
UNDERWOOD SERVICE CENTER

Database(s)

SHWS  
CERC-NFRAP  
SWF/LF  
RCRA-SQG, FINDS  
RCRA-SQG, FINDS

**OVERVIEW MAP - 1592693.1s**



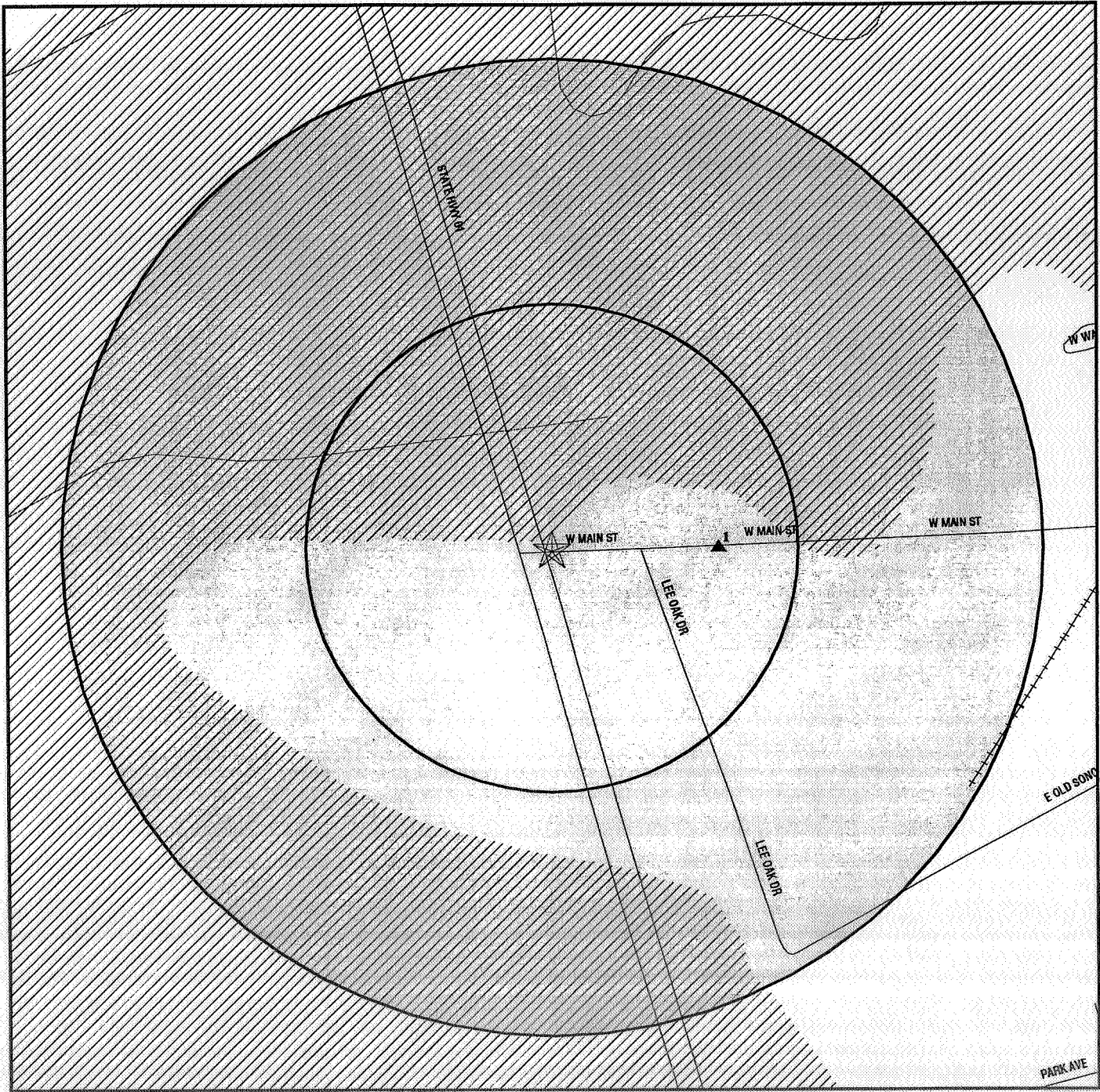
- ★ Target Property
- ▲ Toxic Sites
- ▲ Manufactured Gas Plants
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites

- ▨ Indian Reservations BIA
- Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone

**SITE NAME:** Pamida  
**ADDRESS:** 657 West Main Connector  
 Hodgenville KY 42748  
**LAT/LONG:** 37.5735 / 85.7516

**CLIENT:** EMG  
**CONTACT:** Robyn Kennedy  
**INQUIRY #:** 1592693.1s  
**DATE:** January 16, 2006

**DETAIL MAP - 1592693.1s**



- ★ Target Property
- ▲ Toxic Sites
- ▲ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- ⚡ National Priority List Sites
- ⚡ Landfill Sites
- ⚡ Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone

**SITE NAME:** Pamida  
**ADDRESS:** 657 West Main Connector  
 Hodgenville KY 42748  
**LAT/LONG:** 37.5735 / 85.7516

**CLIENT:** EMG  
**CONTACT:** Robyn Kennedy  
**INQUIRY #:** 1592693.1s  
**DATE:** January 16, 2006

**MAP FINDINGS SUMMARY**

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
<b><u>FEDERAL RECORDS</u></b>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL Liens	TP		NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.125	0	NR	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.125	0	NR	NR	NR	NR	0
ERNS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD	TP		NR	NR	NR	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS	TP		NR	NR	NR	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES		0.125	0	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
<b><u>STATE AND LOCAL RECORDS</u></b>								
State Haz. Waste		1.000	0	0	0	1	NR	1
State Landfill		0.500	0	0	0	NR	NR	0
SB193	TP		NR	NR	NR	NR	NR	0
UST		0.500	1	0	2	NR	NR	3
INST CONTROL	TP		NR	NR	NR	NR	NR	0
VCP		1.000	0	0	0	0	NR	0
<b><u>TRIBAL RECORDS</u></b>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
<b><u>EDR PROPRIETARY RECORDS</u></b>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

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**APPENDIX F:**  
**SUPPORTING DOCUMENTATION**

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There were no on site ASTs or USTs identified. In addition, there were no ASTs or USTs identified on the abutting/adjacent off site properties. Also, there were no ASTs identified within the remaining 0.25-mile radius of the Project.

AST/UST Table									
Site/Location Of Tanks	Number Of Tanks	Size (gallons)	Contents	Construction	Type (AST/UST)	Status Active(A) Inactive (I) †	Registered (Yes/No)	LUST (Yes/No)	Year Installed
Phelps Coal, Inc., Approximately 100 feet west (corrected)	2	500/4,000	Gasoline	Single wall steel	UST	+ I(R), 1997	Yes	No	1988
Crop Production Services, Approximately 300 feet east (corrected)	2	1,000	Gasoline	Single wall steel	UST	+ I(R), prior to 1998	Yes	No	1979
Farmers Supply and Seed, Approximately 500 feet northeast (corrected)	2	550	Gasoline	Single wall steel	UST	+ I(R), 1992	Yes	No	1976

LUST = Leaking Underground Storage Tank

+ I(R) = Permanently removed from the ground

I(A) = Permanently abandoned in place

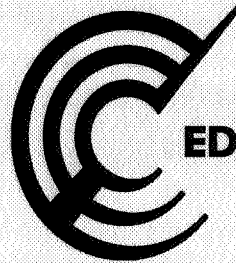


## **The EDR Aerial Photo Decade Package**

**Pamida -134  
657 West Main Connector  
Hodgenville, KY 42748**

**Inquiry Number: 1413809.5**

**May 24, 2005**



**EDR™ Environmental  
Data Resources Inc**

## **The Standard in Environmental Risk Management Information**

**440 Wheelers Farms Rd  
Milford, Connecticut 06460**

### **Nationwide Customer Service**

**Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)**



# THE EDR AERIAL PHOTO DECADE PACKAGE

Environmental Data Resources, Inc.'s (EDR) Aerial Photo Decade Package is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities.

ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM Standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source within reasonable time and cost constraints, and practically reviewable.* To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.4, page 12).

EDR has one of the nation's largest collections of historical aerial photography. EDR's Aerial Photo Decade Package provides digitally reproduced historical aerial photographs and includes one photo per decade, where available.

This document reports that EDR searched its own collection or select outside repository collections of aerial photography, and, based on client-supplied Target Property information, aerial photography including the Target Property was not deemed *reasonably ascertainable* (refer to ASTM E1527-00, Section 3.3.30) by Environmental Data Resources, Inc. (EDR). This **No Coverage** determination reflects a search only of aerial photography repository collections which EDR accessed. It cannot be concluded from this search that no coverage for the Target Property exists anywhere, in any collection.

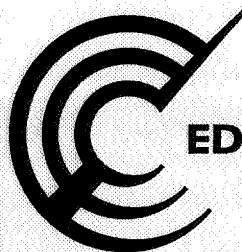
## NO COVERAGE

Please call EDR Nationwide Customer Service at  
1-800-352-0050 (8am-8pm EST)  
with questions or comments about this report.  
*Thank you for your business!*

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**EDR™** Environmental  
Data Resources Inc

**The EDR-City Directory**  
*Abstract*

**Pamida -134**  
**657 West Main Connector**  
**Hodgenville, KY 42748**

**May 06, 2005**

**Inquiry Number: 1413809-7**

**The Standard  
In Environmental  
Risk Management  
Information**

**440 Wheelers Farms Road**  
**Milford, Connecticut 06460**

**Nationwide Customer Service**

**Telephone: 1-800-352-0050**  
**Fax: 1-800-231-6802**

# Environmental Data Resources, Inc.

## City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2, page 12.)

EDR's City Directory Abstract includes a search and abstract of available city directory data.

### City Directories

City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527-00 specifies that a *"review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice."* (ASTM E 1527-00, Section 7.3.2.1, page 12.)

### NAICS (North American Industry Classification System) Codes

NAICS is a unique, all-new system for classifying business establishments. Adopted in 1997 to replace the prior Standard Industry Classification (SIC) system, it is the system used by the statistical agencies of the United States. It is the first economic classification system to be constructed based on a single economic concept. To learn more about the background, the development and difference between NAICS and SIC, visit the following Census website: <http://www.census.gov/epcd/www/naicsdev.htm>.

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## SUMMARY

- **City Directories:**

This document reports that Environmental Data Resources, Inc. (EDR ) searched select national repositories of business directories, and, based on client-supplied Target Property information, business directories including the Target Property information were not deemed *reasonably ascertainable* (refer to ASTM E1527-00, Section 3.3.30) by EDR. This **No Coverage** determination reflects a search only of business directory repository collections which EDR accessed. It can not be concluded from this search that no coverage for the Target Property exists anywhere, in any collection.

## NO COVERAGE

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EDR™ Environmental  
Data Resources Inc

"Linking Technology with Tradition"®

## Sanborn® Map Report

**Ship To:** Robyn Kennedy

EMG

11011 McCormick Road

Hunt Valley, MD 21031

**Order Date:** 5/4/2005

**Completion Date:** 5/5/2005

**Inquiry #:** 1413809.3s

**P.O. #:** 70599.134.050

**Site Name:** Pamida -134

**Address:** 657 WEST MAIN CONNECTOR

**City/State:** Hodgenville, KY 42748

**Cross Streets:**

**Customer Project:** 70599.134.050

1011857SIL

410-785-6200

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

**NO COVERAGE**

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Phase I ESA Municipality Documentation Sheet

Project #: 70599.05R-134.050 Site Name: Pamida

Hodgenville Building Department (Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_ )

Name of contact person: name withheld Title/relation to agency: \_\_\_\_\_  
Length of time with the department: \_\_\_\_\_ FOIA required?: YES NO If yes, date sent: \_\_\_\_\_

1. Are there date of construction permits? NO
2. Are there permits or other documents pertaining to storage tanks (aboveground – AST or underground - UST)? NO  
If yes, - date of permit(s): - # tanks: - size(s): - contents: - tank location(s):  
- are tanks active/removed/abandoned in place - OTHER INFORMATION:
3. Are there permits for environmentally suspect tenants or operations (i.e., drycleaner, automotive repair, paint spray booth, etc.)? NO
4. Do you know of any environmentally suspect conditions/activities at the property? NO
5. Do you know what the use of the property was before it's current use? NO

Hodgenville Fire Department / Marshal (Phone Number: 270-358-3122 Fax: \_\_\_\_\_ )

Name of contact person: left messages, no response Title/relation to agency: \_\_\_\_\_  
Length of time with the department: \_\_\_\_\_ FOIA required?: YES NO If yes, date sent: \_\_\_\_\_

1. Are there permits or other documents pertaining to storage tanks (aboveground – AST or underground - UST)? YES NO  
If yes, - date of permit(s): - # tanks: - size(s): - contents: tank location(s):  
- are tanks active/removed/abandoned in place - OTHER INFORMATION:
2. Are there records of hazardous material/petroleum product spills, releases, incidents, or response actions?  
If yes, what are the details?
3. Do you know of any environmentally suspect conditions/activities at the property? YES NO  
If yes, what are they?
4. Do you know what the use of the property was before it's current use? YES NO  
If yes, what are the use(s)?

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**APPENDIX G:**  
**RESUMES**

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## LANEICIA A. STONE

*Senior Technical Relationship Manager*

### Education

- Bachelor of Science, Civil Engineering, University of Texas at Arlington, 1993

### Project Experience

**Landfill, Carrollton, TX** Ms. Stone served as Project Scientist and was responsible for monthly field collection and client reporting of monitoring well and piezometer readings, as well as the surveying of water levels of streams and lakes near the existing two phases of the landfill. Ms. Stone also helped in the permitting of Phase III of this landfill, which included the installation of a High Density Poly-Urethane liner.

**Rapid Transit Authority, Dallas, TX** Ms. Stone served as a Project Scientist for the remediation efforts, which were encountered during the excavation of contaminated soils for the underground DART system. This project included the field collection of samples and reporting directly to the DART authorities on remediation efforts of contaminated soils. These soils were removed and taken to an off-site location to be remediated and then were incinerated.

**Airports, Houston, TX** Ms. Stone served as Project Manager over air monitoring and indoor air quality. Her responsibilities included the air monitoring and PCM sample analysis as well as project management and oversight of asbestos removal at the three city of Houston airports. This job included unlimited security clearance and access to all three airports (Ellington, Intercontinental and Hobby).

**Walgreen Facilities (Nationwide)** Ms. Stone served as the environmental technical lead for a portfolio of 96 Walgreen facilities. Over half of these facilities had historical gas stations located on the asset lands which required further investigations (i.e. Phase II Subsurface Investigations and review of State files).

### Industry Tenure

- Environmental: 1990
- EMG: September, 1995

### Industry Experience

- Office
- Industrial
- Retail

### Active Licenses/Registration

- Certified EPA/AHERA Building Inspector/205349, 1992
- EPA Model Curriculum for Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), 1992
- OSHA/40 Hour Health and Safety Training/29 CFR 1910.120, 1991
- State of Texas Licensed Asbestos Management Planner (1995)
- Texas Certified Lead-based Paint Inspector/Risk Assessor/Management Planner, 1999
- CEI – Certified Environmental Risk Assessor, Environmental Assessment Association, 1991
- NIOSH 7400, Microscopic Identification of Asbestos, 1993

### Professional Affiliations

- Society of Women Engineers (Young Woman of the Year, 1991)

### Regional Location

- Houston, TX



## JEFF GIBSON

*Project Manager*

### *Education*

- Bachelor of Arts in Political Science and History, Transylvania University, Lexington, KY, 1982.
- Masters of Arts in International Affairs, George Washington University, Washington, D.C., 1987.

### *Project Experience*

- **Heavy Equipment Retail Operation, Nitro, WV** – Mr. Gibson performed a Phase I Environmental Assessment for a heavy equipment distributor, which included an on-site underground storage tank (UST) with suspected subsurface petroleum releases. The UST was removed and a second previously unknown UST was located and removed. A Phase II Subsurface Investigation was recommended and implemented by Mr. Gibson. All post-removal investigations were conducted and required corrective actions were completed to the satisfaction of regulatory authorities.
- **Limestone Quarry/Asphalt Manufacturing Sites in Kentucky** – Mr. Gibson conducted Phase I Environmental Assessments at 8 quarry and asphalt manufacturing sites in Kentucky. Several hazardous waste management, petroleum release sites, and Spill Prevention, Containment and Countermeasure Plan needs were addressed and recommendations for further Phase II site investigation and associated corrective action measures were made.
- **Paper Manufacturing Plant, Aurora, IL** – Mr. Gibson performed a Phase I Environmental Assessment of a closed paper manufacturing plant. Several USTs were found on the property and evidence of documented chlorinated solvent releases was found. A Phase II Environmental Assessment involving soil borings and the installation of monitoring wells was managed by Mr. Gibson. The vertical and horizontal extent of contamination for the petroleum and solvent releases was determined and appropriate corrective actions were recommended.
- **Skilled Nursing Facilities, Southern Ohio** – Mr. Gibson performed a Phase I Environmental Assessment for four skilled nursing facilities throughout Southern Ohio. Recommendations concerning asbestos and radon management practices and on-site storage practices were implemented to follow local, state, and federal requirements.

### *Industry Tenure*

- Environmental: 1982
- EMG: January, 2005

### *Related Experience*

- Operations Director of three regional environmental consulting firms
- Former Realtor (KY & VA)

### *Industry Experience*

- Retail Businesses/Malls
- Housing
- Gasoline Service Stations
- Automotive Repair Facilities
- Asphalt/Quarry Operations
- Paper Manufacturing Sites
- Steel Fabrication Plants
- Industrial Warehouses
- Manufacturing Facilities
- Dry Cleaners
- Farms and Nurseries
- Assisted Living Facilities

### *Special Skills & Training*

- Registered Environmental Property Assessor
- Environmental Accounting
- Hazardous Materials Management

### *Regional Location*

- Lexington, KY

**JULIE R. NORRELL***Project Manager***Education**

- Master of Science, Environmental Management, Samford University, 2001
- Bachelor of Science, Biology/Environmental Science, Auburn University at Montgomery, 1997

**Project Experience**

- *Retail Strip Center, Dover, Delaware* – Ms. Norrell performed a Phase I Environmental Site Assessment on an existing strip center, which included an on-site dry cleaning facility and a NPL facility located adjacent to the site. A file review and Phase II investigation was recommended and implemented.
- *National Hotel Chain, Atlanta, Georgia* – Ms. Norrell performed a Phase I Environmental Site Assessment on an existing 12-story hotel located in a downtown area. The assessment included asbestos sampling and collecting lead-in-drinking water samples. Adjacent properties included leaking underground storage tanks, and a Phase II investigation was recommended.
- *Lyric Theater, Birmingham, Alabama* – Ms. Norrell completed a Phase I Environmental Site Assessment on a historical playhouse. The assessment included asbestos sampling and lead-based paint sampling. Recommendations included information to be used as part of a feasibility study for rehabilitation of the theater.
- *Mini Storage Facility Portfolio, Minneapolis, Minnesota* – Ms. Norrell performed a Phase I Environmental Site Assessment on three existing mini storage facilities.
- *Cellular Tower Site Portfolio, Gulf Coast Florida* – Ms. Norrell performed Phase I Environmental Site Assessments on 12 cellular tower sites. The assessment included collection of NEPA documentation, including consultation with the Fish and Wildlife Service, the State Historic Preservation Office, Corps of Engineers, and local Tribes.
- *Natural Gas Pipeline, Northern Georgia* – Ms. Norrell performed a Phase I Environmental Site Assessment on a 250-mile portion of a natural gas pipeline and associated ancillary facilities.

**Industry Tenure**

- Environmental: 1995
- EMG: October, 2004

**Related Experience**

- National Hotel Chain Portfolios
- National Mini-Storage Portfolio
- Multifamily Housing Portfolios
- National Cellular Tower Portfolios

**Industry Experience**

- Commercial
- Industrial
- Multifamily
- Office
- Private Storage

**Active Licenses/Registration**

- OSHA Certified
- AHERA Certified Asbestos Inspector and Management Planner
- Registered Environmental Manager

**Special Skills & Training**

- OSHA HAZWOPER 40-hr.

**Memberships**

- National Register of Environmental Professionals

**Regional Location**

- Birmingham, Alabama