

# ENVIRONMENTAL ASSESSMENT

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## PHASE I ENVIRONMENTAL SITE ASSESSMENT

### of PAMIDA-3120

Highway 231 South, RR6  
Bloomfield, Indiana 47424

#### PREPARED BY:

**EMG**  
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**EMG Project #:** 76377.06R-120.111  
**Date of Conversion:** April 18, 2006  
**Original Project #:** 70599.05R-125.050  
**Date of Report:** June 23, 2005  
**On site Date:** June 1, 2005

**PROJECT SUMMARY**

**Pamida**  
**Highway 231 South, RR6**  
**Bloomfield, Indiana 47424**

Assessment Component	Acceptable	Routine Solution	Phase II	Estimated Cost	Reference Section	Page
Historical Review	✓				4.	5
Operational Activities	✓				5.	6
Hazardous Materials	✓				5.	6
Waste Generation	✓				5.	6
PCBs	✓				5.	6
Asbestos	✓				5.	6
Radon	✓				5.	6
Lead-Based Paint	✓				5.	6
Lead in Drinking Water	✓				5.	6
Tanks/Pipelines	✓				5.	6
Surface Areas	✓				5.	6
Mold	✓				5.	6
Adjacent Properties	✓				6.	9
Regulatory Database Review	✓				7.	10

*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

EMG has completed a Phase I Environmental Site Assessment of the Pamida (the "Project"), located at Highway 231 South, RR6 in Bloomfield, Indiana 47424. The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform with 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 have 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:** Cindy Cloud, Project Manager

**Surveyed by:** Cindy Cloud, Project Manager

**Written by:** Cindy Cloud, Project Manager

**Reviewed by:**



David V. Maglietta 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 (the "Project"), on June 1, 2005. The Project is located at Highway 231 South, RR6 in Bloomfield, Indiana 47424, and consists of approximately 5.4 acres of land.

The Project, originally constructed in 1999, is currently a Pamida retail store. Prior to construction of the current improvements, the Project was undeveloped land. Properties in the general vicinity of the Project include undeveloped land, a creek, 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 have 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 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 Highway 231 South, RR6, Bloomfield, Indiana 47424, 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) 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 Ms. Debi Ockerman, Store Employee. 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.

No evidence of pipe chases was identified during this assessment. Visual observation of pipe chases and behind walls was not performed as a part of this assessment.

According to Ms. Ockerman, the areas not assessed were similar in construction and conditions to the areas assessed. Ms. Ockerman also stated that she is unaware of any practices at the Project (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 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 Project was undeveloped land 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>	Greene County Tax Assessor's Office	The Project is listed as parcel 0250142700. The site was a vacant field prior to construction of the current improvements in 1999-2000.
<b>Interviews</b>	Ms. Debi Ockerman	No environmentally significant information was identified through discussions with Ms. Ockerman.
<b>Local agency records</b>	Bloomfield Fire Department	This is an all-volunteer department. No Project information was available. However, the POC has been a volunteer with the Richland/Taylor Volunteer Fire Department (adjoining the Project to the north) for 25 years and stated to the best of her knowledge there have been no responses to the Project during that time involving the release of petroleum or hazardous chemicals. A written Freedom of Information Act (FOIA) request was submitted in order to obtain file information. 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.
	Greene County Health Department	No environmentally significant information was identified on file for the Project.
<b>Historical Maps (Sanborn, Baist, etc.)</b>	EDR	No historical maps identified for the area of the Project.
<b>Historical Topographic Maps dated: 1951, 1966, 1980 and 1993</b>	EDR & USGS	The Project is shown as unimproved. Adjacent properties are shown as a mixture of undeveloped land, a creek, and commercial property types. No environmental concerns with the Project or adjacent property uses.
<b>City Directories</b>	EDR	No historical city directories identified for the area of the Project.
<b>Aerial Photograph dated: 1954</b>	National Archives and Records Administration	The Project is shown as unimproved. Adjacent properties shown as a undeveloped land,. No environmental concerns with the Project or adjacent property uses.
<b>Aerial Photograph dated: 1998</b>	USGS	The Project is shown as unimproved. Adjacent properties shown as a mixture of undeveloped land, a creek, and commercial property types. No environmental concerns with the Project or adjacent property uses.
<b>Previous Investigations and Assessments</b>	Client	Previous report for the Project, which is discussed after this Table.
<b>Plans and Specifications</b>	N/A	None provided.

EMG was provided with a copy of a previous Environmental Transaction Screen report for Pamida Retail Facilities in Various States, prepared by STS Consultants, Ltd. (STS) and dated May 27, 1999. Pertinent information identified in that report is as follows:

- STS reviewed existing environmental reports for approximately 30 facilities and summarized their findings. They also interviewed the Vice President of Real Estate and Development of Pamida concerning sites of environmental concern, and completed an environmental database search with listed sites of known environmental significance for all facilities that did not have an existing environmental report. In addition, STS reviewed available Sanborn Fire Insurance Maps and City Directory Abstracts supplied by EDR for sites that were constructed or acquired by Pamida before 1990, and they reviewed a Corporate Environmental Report on Pamida, completed by EDR. The Project was not identified to be a site with Recognized Environmental Conditions or Historic Environmental Conditions.



## 5. PROJECT RECONNAISSANCE

Property Summary	
<b>Address:</b>	Highway 231 South, RR6 in Bloomfield, Greene County, Indiana 47424
<b>On site Point of Contact (POC)</b>	Ms. Debbie Ockerman, Store Employee
<b>Areas accessed:</b>	Included all interior and exterior areas of the Project; and the Project boundaries.
<b>Inaccessible areas:</b>	None.
<b>Weather conditions:</b>	Partly cloudy, with temperatures in the mid 80s (°F) and light winds.
<b>Current Project use:</b>	The Project is currently a Pamida retail store.
<b>Land area:</b>	Approximately 5.4 acres.
<b>Construction/renovation date(s):</b>	1999
<b>Improvements:</b>	Project improvements consist of one structure, landscaping, and surface-level asphalt and concrete 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>	An electrically powered water heater. Heat and air-conditioning are supplied to the Project from combination electrically operated and natural gas-fired package units.
<b>Topography</b>	Source: Bloomfield, Indiana Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1993: - Slope of the Project is to the south. - Slope in the general area of the Project is to the southwest. - The nearest surface water feature is Richland Creek, which is located near the southern Project boundary.
<b>Wetlands</b>	Review of the National Wetlands Inventory (NWI) information provided by EDR indicated the following: - No wetland areas are indicated at the Project or adjacent properties.
<b>Floodplain</b>	Review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated July 21, 1978, 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>Soils/Geology</b>	A United States Department of Agriculture (USDA) Soil Survey for Martin County was not available. Review of soils information provided by EDR indicated the following: - The Project is located in an area comprised of Nolin silt loam soil, described as a well drained, moderately coarse textured soil with intermediate water holding capacity. This soil meets the requirements for a hydric soil. Depth to the water table is listed as greater than six feet.  Review of the Groundwater Atlas of the United States, HA 730-K, published by the US Geological Survey and dated 1995, as well as information provided by EDR indicated the following: - The Project is located within the Central Lowland physiographic province of Indiana, which consists of unconsolidated sand and gravel deposits of Quaternary age and consolidated sandstone, limestone, and dolomite of Paleozoic age. The principal aquifers in Paleozoic rocks primarily are sandstone of Pennsylvanian age, limestone and sandstone of Mississippian age, dolomite and limestone of Devonian and Silurian age, and sandstone and dolomite of Ordovician and Cambrian age.

<b>Property Summary</b>	
<b>Groundwater Hydrology</b>	<p>Review of the Groundwater Atlas of the United States, HA 730-K, published by the US Geological Survey and dated 1995, as well as information provided by EDR indicated the following:</p> <ul style="list-style-type: none"> <li>- The Project is located within the Pennsylvanian aquifer formation, with estimated depth to groundwater of greater than six feet below ground surface (bgs).</li> </ul> <p>Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow at the Project is anticipated to be toward the south.</p> <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>	<p>No noteworthy tenants occupy the Project and no environmentally significant operations are conducted at the Project.</p> <p>Considering the operations assessed at the Project, no environmental permits, registrations, or notifications appear to be required.</p>
<b>Hazardous Materials and Petroleum Products Storage/Handling</b>	<p>The Project is involved in the use of hazardous materials and petroleum products in the form of engine and various other lubricant oils, bleaches, detergents, pesticides, antifreeze, paints and thinners, herbicides, fertilizers, and self-contained 30-gallon propane tanks packaged for retail sale.</p> <p>No environmental concerns noted.</p>
<b>Waste Generation, Treatment, Storage, and Disposal</b>	<p>The Project generates regulated waste in the form of refrigerants from HVAC and refrigerators on the retail floor, as well as non-hazardous solid and liquid wastes. The HVAC equipment as well as the refrigerators on the retail floor is serviced by outside contractors. No environmental concerns noted.</p>
<b>Polychlorinated Biphenyls (PCBs)</b>	<p>The Project is supplied with secondary electrical service from utility owned pad and pole-mounted transformers. No environmental concerns noted.</p> <p>A hydraulic cardboard baler is located at the Project. PCB-containing hydraulic fluid has not been manufactured since 1977. Therefore, based on the date of installation (1999), PCB-containing hydraulic fluid is not likely to be found in the baler operating systems. No environmental concerns noted.</p>
<b>Asbestos-Containing Materials (ACM)</b>	<p>Based on the date of construction and the Scope of Work, no suspect ACM were identified at the Project.</p>
<b>Radon Gas</b>	<p>Review of the USEPA's Radon Map for Greene County, Indiana 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>In addition, based on the type of construction, the presence of commercial HVAC systems, and the commercial use of the building, there is reduced potential for the build-up of radon gas in the building at the Project.</p> <p>Consequently, based on the propensity and non-residential 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>	<p>According to a representative of the Indiana Department of Environmental Management, 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.</p>

Assessment component	Result:
<b>Facility Storage Tanks and Pipelines (above or belowground)</b>	No evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) was identified. A natural gas pipeline marker was observed near the rear of the Project building, with two other markers observed on adjacent properties (see site sketch in the Appendices for locations). Contact with a representative of Midwest Natural Gas indicated that this is a two-inch diameter low pressure local distribution main line. 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 building.

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## 6. ADJACENT PROPERTIES

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The following properties were observed:

Direction	Use(s)
North	The Project is bordered to the north by a vacant lot. Further north is the Richland/Taylor Volunteer Fire Department, Mink's Body Shop, and Michael's Car Wash.
East	The Project is bordered to the east by the Shawnee Summer Theater.
South	The Project is bordered to the south by undeveloped land and Richland Creek.
West	The Project is bordered to the west by two office buildings occupied by SAIC and El Ranchito Restaurant.

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 did not identify any sites within the specified search radii.

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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: North side of Project



Photo #2: East side of Project



Photo #3: South side of Project



Photo #4: West side of Project



Photo #5: Pole-mounted transformer



Photo #6: Pad-mounted transformer





Photo #7: Hydraulic cardboard baler



Photo #8: Electric water heater



Photo #9: Typical retail display of petroleum and fertilizer products



Photo #10: North adjacent vacant lot with firehouse, carwash, and body shop beyond



Photo #11: East adjacent Shawnee Summer Theater



Photo #12: South adjacent wooded area and Richland Creek



Photo #13: West adjacent SAIC office building (southern)



Photo #14: West adjacent restaurant



Photo #15: West adjacent SAIC office building (northern)

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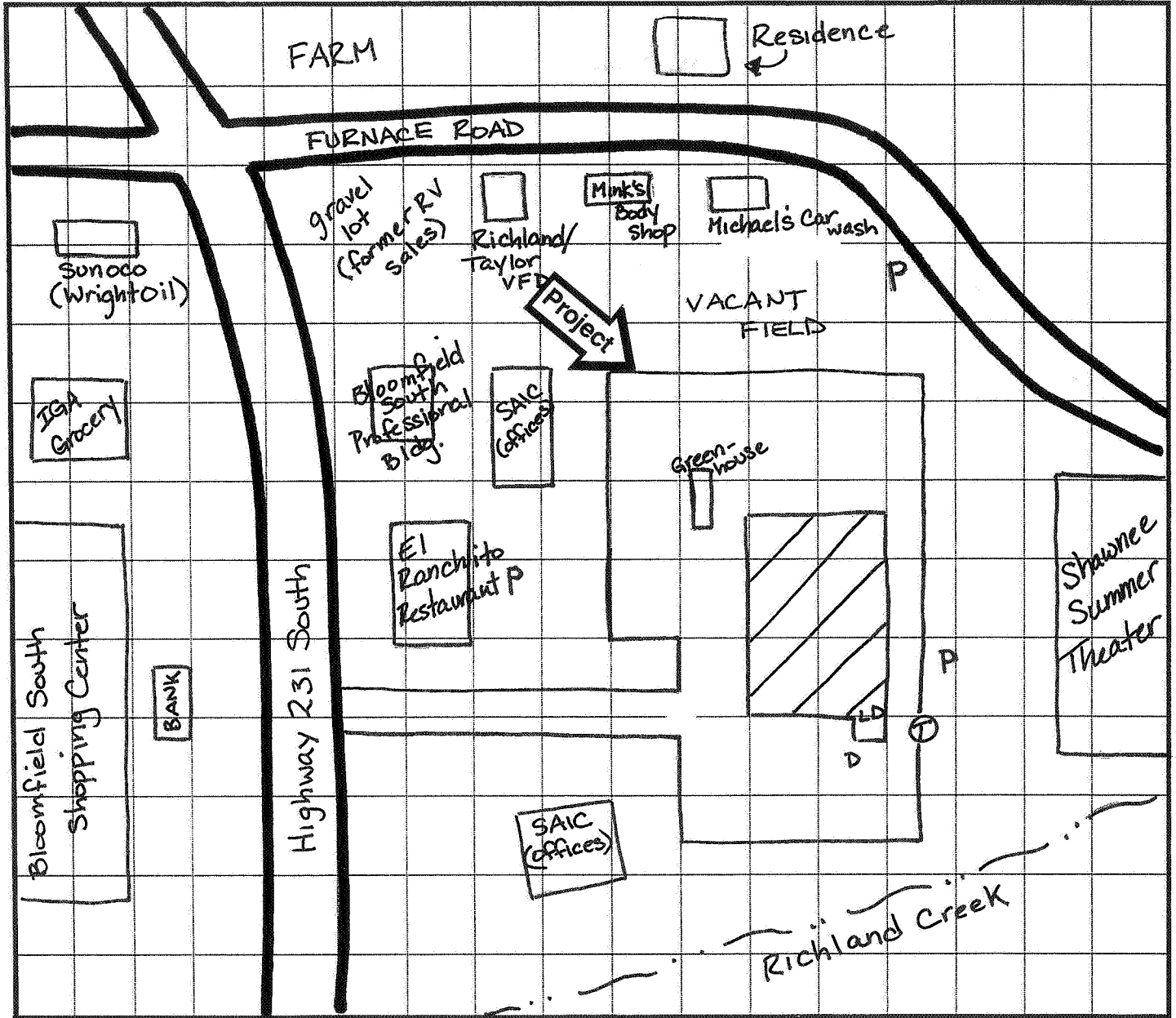
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**APPENDIX B:  
FIELD SKETCH**

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Field Sketch



**EMC**

**Key:**  
 [Hatched Box] = Project building  
 P = gas pipeline marker  
 LD = loading dock  
 D = dumpster



Not drawn to scale.  
 The north arrow indicator is an approximation of 0° North.

**Project Number:**  
 70599.05R-125.050

**Project Name:**  
 Pamida

**On-Site Date:**  
 June 1, 2005

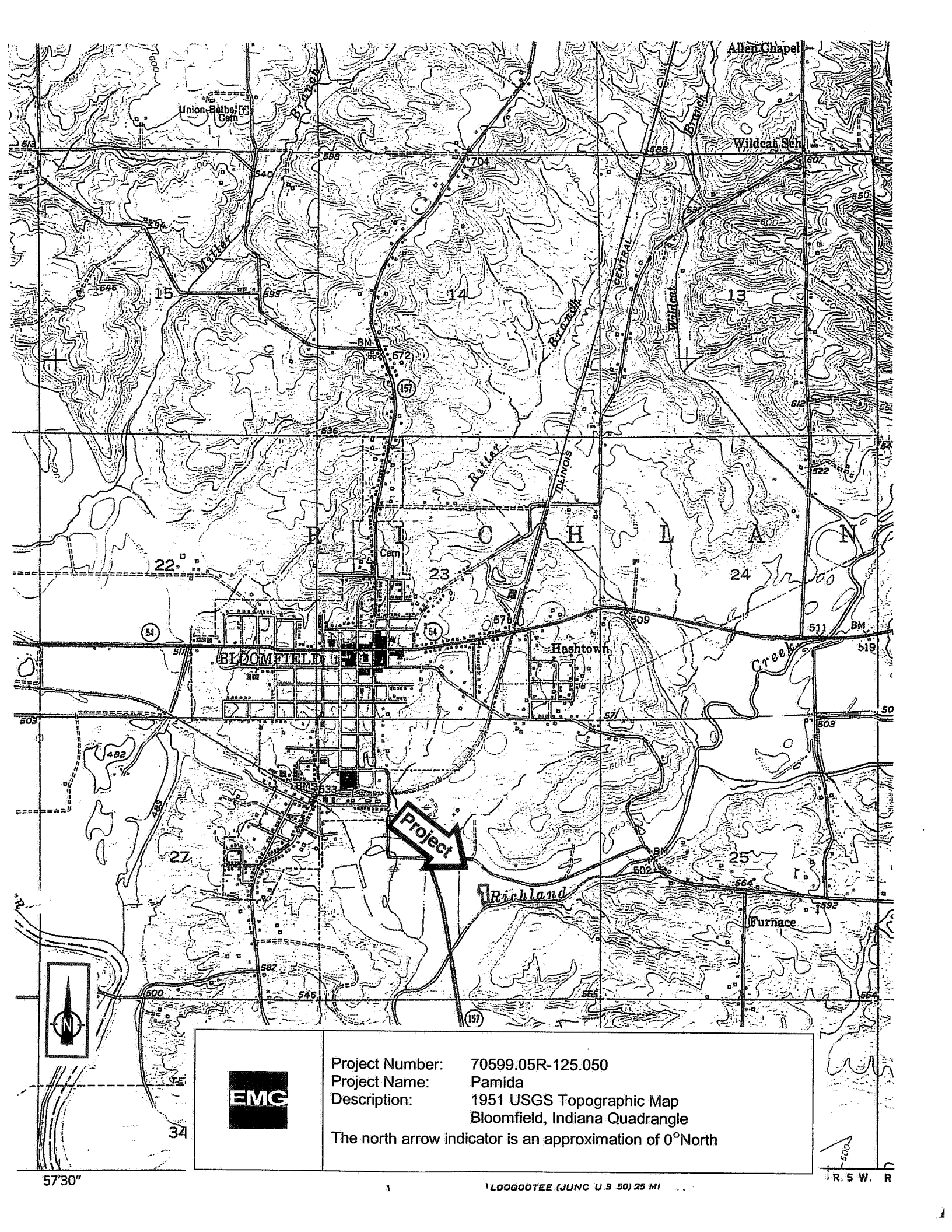
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**APPENDIX C:  
MAPS AND AERIAL PHOTOGRAPHS**

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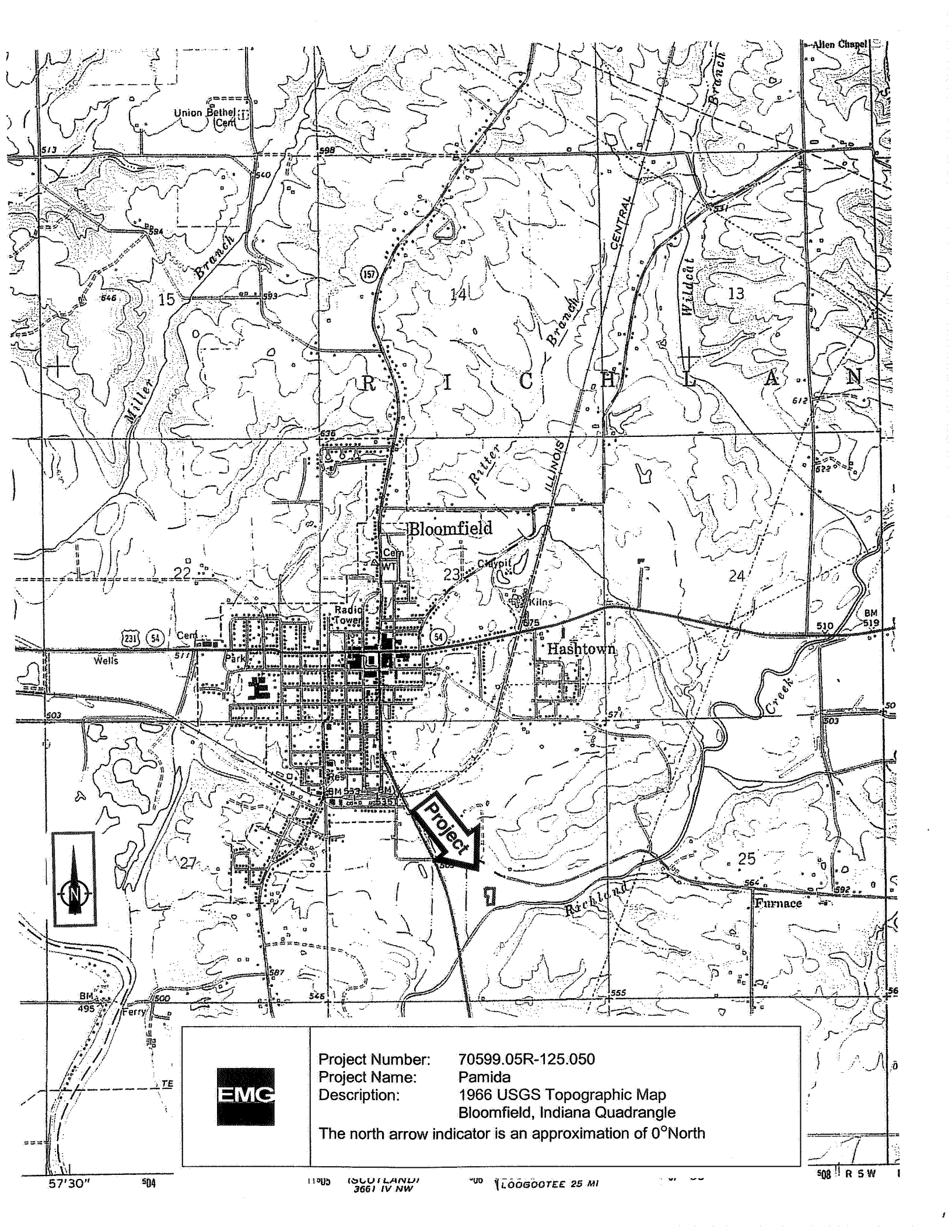


	Project Number: 70599.05R-125.050
	Project Name: Pamida
	Description: 1951 USGS Topographic Map Bloomfield, Indiana Quadrangle
	The north arrow indicator is an approximation of 0° North

57°30"

1 LOGOOTE (JUNC U S 50) 25 MI

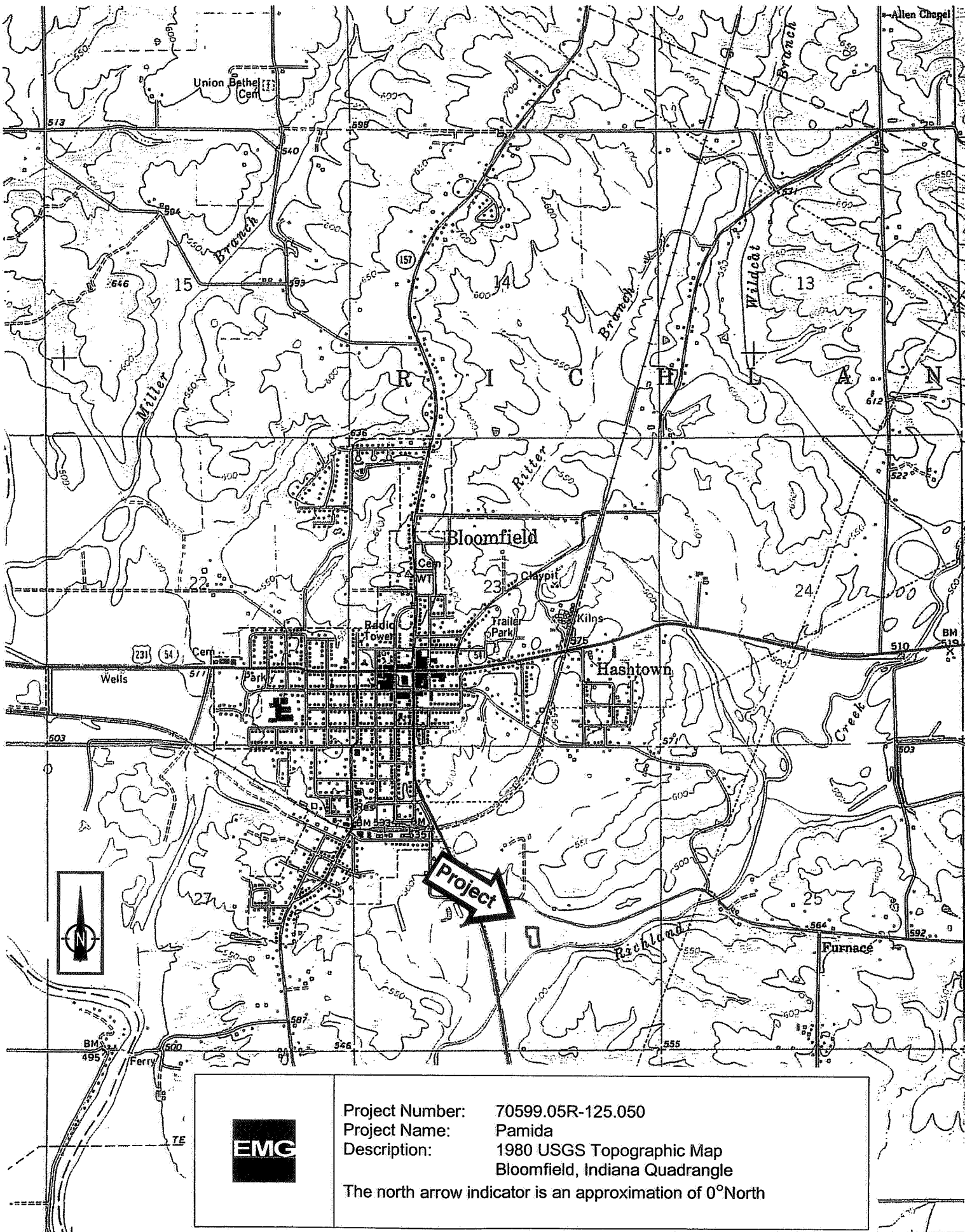
R. 5 W. R




**Project**

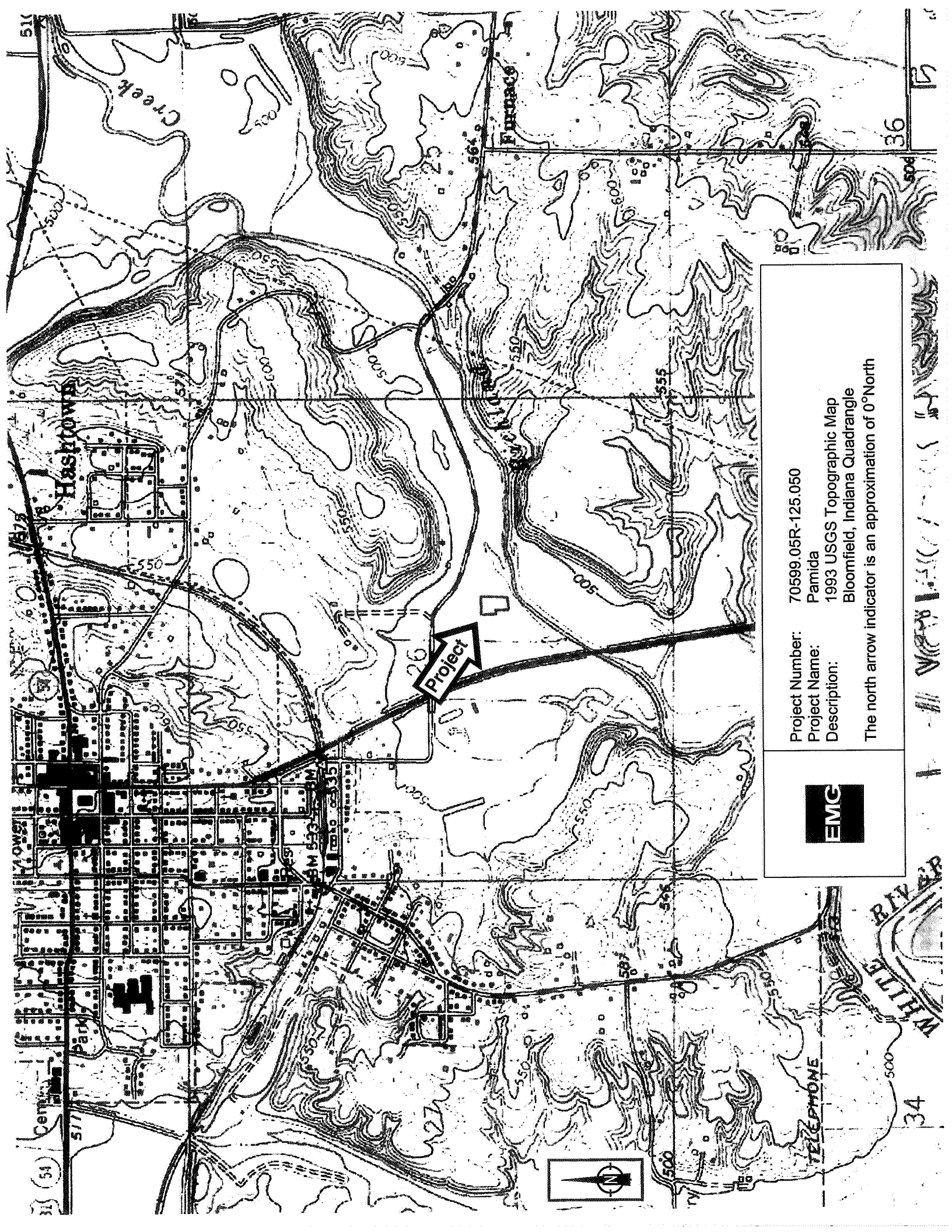


Project Number: 70599.05R-125.050  
Project Name: Pamida  
Description: 1966 USGS Topographic Map  
Bloomfield, Indiana Quadrangle  
The north arrow indicator is an approximation of 0°North



	Project Number:	70599.05R-125.050
	Project Name:	Pamida
	Description:	1980 USGS Topographic Map Bloomfield, Indiana Quadrangle
	The north arrow indicator is an approximation of 0°North	





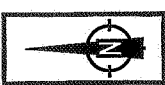
Project

Project Number: 70599.05R-125.050

Project Name: Pamida

Description: 1993 USGS Topographic Map  
Bloomfield, Indiana Quadrangle

The north arrow indicator is an approximation of 0°North





Project Number: 70599.05R-125.050

Project Name: Pamida

Description: 1998 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: June 17, 2005 Time: 10:00 am  
Project Number: 76377.06R-120.111 Recorded by: Cindy Cloud  
Project Name: Pamida

Communication with: City Hall Representative  
of: \_\_\_\_\_  
Phone: 812-384-4114

Communication via:

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

Re:  
Fire Dept. information

Summary of Communication:

Bloomfield has all volunteer fire dept., no information can be provided regarding incidents or specific properties.



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**RECORD OF COMMUNICATION**

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Date: June 17, 2005 Time: 10:10 am  
Project Number: 76377.06R-120.111 Recorded by: Cindy Cloud  
Project Name: Pamida

Communication with: Sherry  
of: Greene County Health Dept.  
Phone: 812-384-4496

Communication via:

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

Re:  
Project information

**Summary of Communication:**

No database is maintained, but per her memory (she has been with the Dept. 8 years) there have been no incidents at the Project involving hazardous chemicals or any other threat to human health or the environment.

RECORD OF COMMUNICATION

Date: June 17, 2005 Time: 2:30 pm  
Project Number: 76377.06R-120.111 Recorded by: Cindy Cloud  
Project Name: Pamida

Communication with: Ted  
of: Midwest Natural Gas  
Phone: 812-384-4150

Communication via:

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

Re:

Pipeline markers seen on/near the Project

Summary of Communication:

The markers are for a two-inch distribution main line that runs through the Project. This is a low pressure pipeline; there have been no problems associated with this pipeline.

RECORD OF COMMUNICATION

Date: June 17, 2005 Time: 11:00 am  
Project Number: 76377.06R-120.111 Recorded by: Cindy Cloud  
Project Name: Pamida

Communication with: Al Lao, Section Chief  
of: IDEM Office of Water Quality, Drinking Water Branch  
Phone: 317-308-3283

Communication via:

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

Re:

Drinking water supplied to the Project

Summary of Communication:

Mr. Lao indicated that the Eastern Heights Water Utility which supplies drinking water to the Project is currently in compliance with all applicable regulations.

**PRE-SURVEY QUESTIONNAIRE**

**Person completing form:** Ms. Debi Ockerman **Date:** June 1, 2005  
**Association with Project:** Store Employee **Phone Number:** 812-384-3830  
**Project Name:** Pamida **Project Number:** 76377.06R-120.111

**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			Gas station across the highway, not adjoining; body shop to north
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		Except as above (3B)
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			Packaged for retail sale only





QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
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		
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		

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
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?			X	Water is provided by Eastern Heights Utilities
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?			X	
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		
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		



QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
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		
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		



QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
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			Incidental, corrected timely
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)				Vacant field



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**APPENDIX E:  
REGULATORY DATABASE REPORT**

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**EDR**® Environmental  
Data Resources Inc

## **The EDR Radius Map**

**Prepared for EMG**

**Project #: 120.111**

**Pamida  
Highway 231 South, RR 6  
Bloomfield, IN 47424**

**Inquiry Number: 1592684.1s**

**January 13, 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>	
 <b>GeoCheck - Not Requested</b>	
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

HIGHWAY 231 SOUTH, RR 6  
BLOOMFIELD, IN 47424

#### COORDINATES

Latitude (North): 39.014600 - 39° 0' 52.6"  
Longitude (West): 86.930100 - 86° 55' 48.4"  
Universal Transverse Mercator: Zone 16  
UTM X (Meters): 506051.7  
UTM Y (Meters): 4318191.0

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 39086-A8 BLOOMFIELD, IN  
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

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

### STATE AND LOCAL RECORDS

SHWS	List of Hazardous Waste Response Sites Scored Using the Indiana Scoring Model
SWF/LF	Permitted Solid Waste Facilities
LUST	Lust Leaking Underground Storage Tank List
UST	Indiana Registered Underground Storage Tanks
BULK	Registered Bulk Fertilizer and Pesticide Storage Facilities
IN Spills	Spills Incidents
AUL	Sites with Restrictions
VCP	Voluntary Remediation Program Site List
DRYCLEANERS	Drycleaner Facility Listing
Brownfields	Brownfields Site List

### TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
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### EDR PROPRIETARY RECORDS

Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants
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### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

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

## EXECUTIVE SUMMARY

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

<u>Site Name</u>	<u>Database(s)</u>
JB JUNCTION	UST
VANCANT PROPERTY	UST
WRIGHT OIL CO	UST
JOE CHIPMAN	UST
CSX TRANSPORATION	IN Spills, UST
INDOT BLOOMFIELD UNIT 661 02	RCRA-SQG, FINDS
BOYLE TF TRANSPORTATION INC IN	RCRA-SQG, FINDS
BLOOMFIELD SHOP	RCRA-SQG, FINDS
SAIC	RCRA-SQG, FINDS
ERNIE HILLS BODY SHOP	RCRA-SQG, FINDS
INDOT	RCRA-SQG, FINDS

OVERVIEW MAP - 1592684.1s

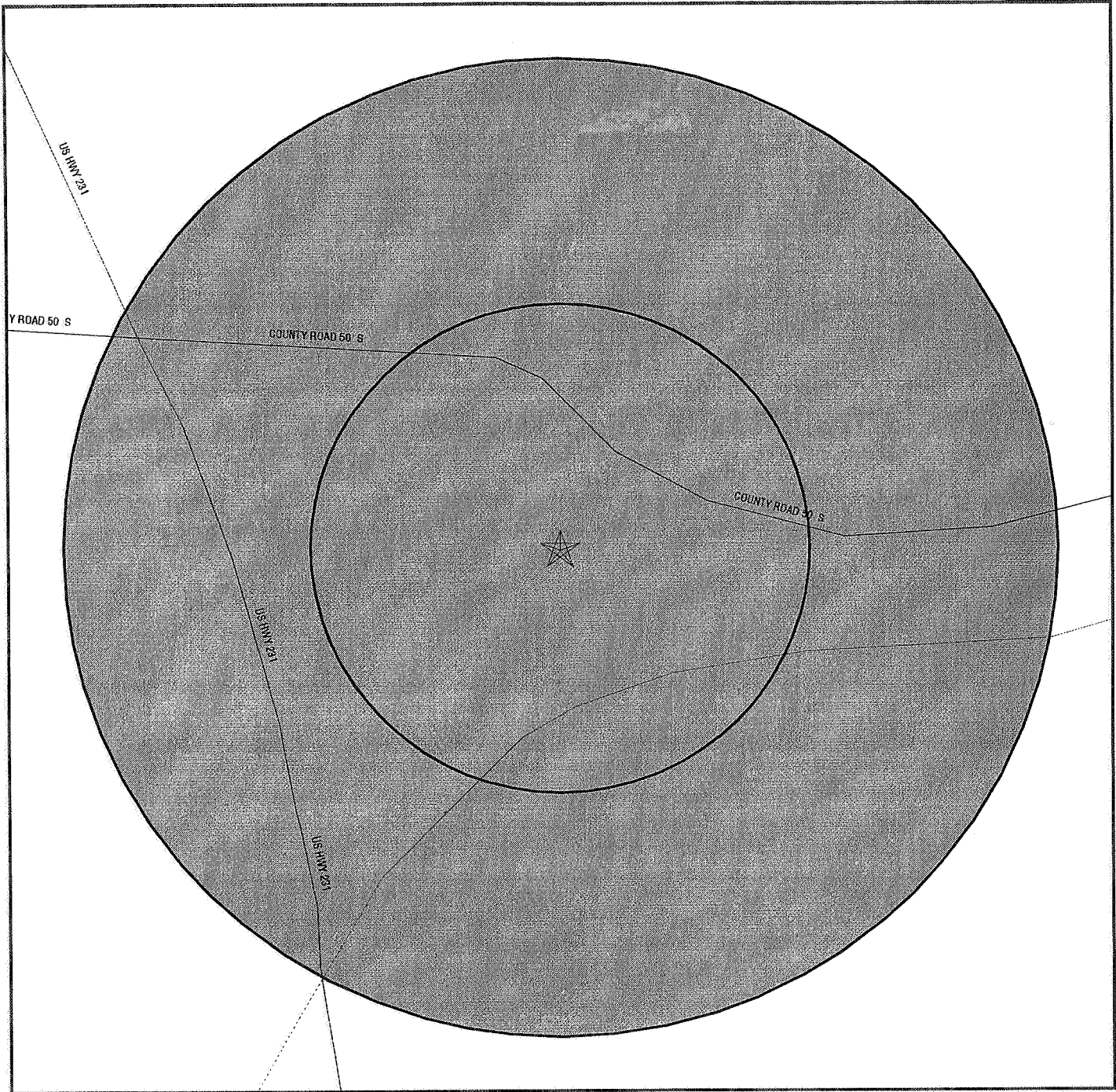


- ★ Target Property
- ▲ Toxic Sites
- ▲ Manufactured Gas Plants
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites
- ▨ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- Federal Wetlands

SITE NAME: Pamida  
 ADDRESS: Highway 231 South, RR 6  
 Bloomfield IN 47424  
 LAT/LONG: 39.0146 / 86.9301

CLIENT: EMG  
 CONTACT: Robyn Kennedy  
 INQUIRY #: 1592684.1s  
 DATE: January 13, 2006

# DETAIL MAP - 1592684.1s



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

- ▣ Indian Reservations BIA
- ▣ Oil & Gas pipelines



<p>SITE NAME: Pamida          ADDRESS: Highway 231 South, RR 6          Bloomfield IN 47424          LAT/LONG: 39.0146 / 86.9301</p>	<p>CLIENT: EMG          CONTACT: Robyn Kennedy          INQUIRY #: 1592684.1s          DATE: January 13, 2006</p>
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**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	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.125	0	NR	NR	NR	NR	0
BULK	TP		NR	NR	NR	NR	NR	0
IN Spills	TP		NR	NR	NR	NR	NR	0
AUL	TP		NR	NR	NR	NR	NR	0
VCP		1.000	0	0	0	0	NR	0
DRYCLEANERS		0.125	0	NR	NR	NR	NR	0
BROWNFIELDS	TP		NR	NR	NR	NR	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

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>
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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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**ENVIRONMENTAL**  
ASSESSMENT

76377.06R-120.111

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. One UST facility was 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
Wright Oil Company (Sunoco)	5	Unknown	Unknown	Unknown	UST	A	Yes	No	1977 and 1995

LUST = Leaking Underground Storage Tank  
 † I(R) = Permanently removed from the ground  
 I(A) = Permanently abandoned in place







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:** 6/3/2005    **Completion Date:** 6/3/2005

**Inquiry #:** 1435484.3

**P.O. #:** 70599.125.050

**Site Name:** Pamida - 125

**Address:** Hwy 231, RR 6

**City/State:** Bloomfield, IN 47424

**Customer Project:** 70599.125.050

1011857SIL

410-785-6200

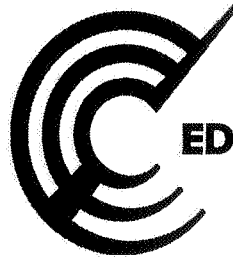
**Cross Streets:**

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**

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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**EDR™** Environmental  
Data Resources Inc

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

**Pamida - 125  
Hwy 231, RR 6  
Bloomfield, IN 47424**

**Inquiry Number: 1435484.5**

**June 03, 2005**

## **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!*

### Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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CC. Legal Dept

STS Consultants, Ltd.  
Solutions through Science & Engineering

May 27, 1999

Mr Tom Sowa  
ShopKo Stores, Inc  
700 Pilgrim Way  
P O Box 19060  
Green Bay, Wisconsin 54307-9060

Subject Results of Environmental Transaction Screen for Pamida Retail Facilities in  
Various States -- STS Project No 24735XF

Dear Mr Sowa

The purpose of this letter is to provide you with a summary of the procedures used to complete the environmental screening and summarize the results for the Pamida facilities. As part of your environmental "due diligence" for the potential purchase of approximately 150 Pamida facilities, STS Consultants, Ltd (STS), completed the following

- ◆ Reviewed existing environmental reports for approximately thirty facilities and summarized findings. Excerpts from each report reviewed are bound separately and the findings are summarized on Table 1
- ◆ Interviewed the Vice President of Real Estate and Development of Pamida concerning potential sites of concern.
- ◆ Completed an environmental database search with listed sites of known environmental significance for all facilities that did not have an existing environmental report. This report was generated by Environmental Data Resources, Inc (EDR). Copies of EDR reports are bound separately.
- ◆ Reviewed available Sanborn Fire Insurance Maps and City Directory Abstracts supplied by EDR for sites that were constructed or acquired by Pamida before 1990
- ◆ Reviewed a Corporate Environmental Report on Pamida, completed by EDR.

Information generated from the above-sources was summarized and compiled on the attached Table 1. Table 1 lists sites in order of state and city. If a recognized environmental concern (REC) was identified, it was noted on the table, along with a comment as to what the REC was based on. The table also summarizes sites, called Orphan Sites, that could not be mapped by the database firm but have the potential to be in the vicinity of the subject property. A second table, Table 2, lists sites that have identified RECs. Table 2 is also attached to this letter report.

Any facility constructed in 1980 or earlier has the potential to have asbestos-containing materials (ACM) Table 3 lists the sites according to age of the facility A description of ACM typically encountered in a retail facility is attached to this letter report Mr Robert Ellison stated that the only ACM that he is aware of are floor tile and mastic The majority of the buildings are heated with roof-mounted furnaces and do not have pipe wrap Mr Ellison indicated that in his research on the buildings, he has not encountered ACM, other than floor tile and mastic, in most buildings and when he has, it has been abated Based on this information from Mr Ellison, it appears as though Pamida has been aware of asbestos issues and has removed ACM when necessary. Therefore, sites with significant asbestos concerns were not identified However, the only way to be certain that friable asbestos is not present is to conduct asbestos surveys Attached to this letter are typical costs for completing an asbestos survey In addition, an estimate of typical removal costs are also included.

Sites with identified RECs can be sorted into the following categories These categories are listed in order of increasing potential environmental risk. The categories are as follows

- 1) Target property has potential off-site concerns
- 2) Target property has on-site concerns, but these do not appear to be significant.
- 3) Target property has on-site concerns of significance, but some remediation has occurred
- 4) Target property has on-site concerns of high or unknown significance.

The sites with potential RECs are categorized as follows

#### Category 1

Target property has potential off-site concerns Generally, this would be the lowest environmental risk to ShopKo Potential costs associated with this type of concern typically are associated with proving that the impacts are originating off site Estimated costs associated with addressing off-site concerns range from \$0 to \$10,000

- ◆ Red Oak Iowa
- ◆ Hoopston Illinois
- ◆ Monticello Illinois
- ◆ Russel Kansas
- ◆ Crete Nebraska

- ◆ Bellevue Ohio
- ◆ Abbotsford Wisconsin
- ◆ Clintonville Wisconsin
- ◆ Spooner Wisconsin

**Category 2**

Target property has on-site concerns that do not appear significant. Potential costs associated with this type of concern are estimated to range from \$1,000 to \$50,000

- ◆ Scottsville Kentucky
- ◆ Ironwood Michigan
- ◆ Mora Minnesota
- ◆ Omaha (1033 D) Nebraska
- ◆ Omaha (8270 F) Nebraska
- ◆ Madison South Dakota

**Category 3**

Target property has on-site concerns and some remediation has occurred. Potential costs associated with this type of concern are estimated to range from \$2,000 to \$200,000.

- ◆ Savanna Illinois
- ◆ Trenton Missouri
- ◆ Omaha (10550 D) Nebraska
- ◆ Superior Nebraska

ShopKo Stores, Inc  
24735XF  
May 27, 1999  
Page 4

**Category 4**

Target property has on-site concerns with high or unknown significance Potential costs associated with this type of concern are estimated to range from \$10,000 to \$500,000

- ◆ Harlan Iowa
- ◆ Falls City Nebraska
- ◆ Huron South Dakota
- ◆ Ladysmith Wisconsin

A Corporate Environmental Report was completed for Pamida that searches government filings to determine if Pamida was associated with Superfund liability, civil enforcement actions, and criminal enforcement actions Pamida was not identified in any of the listings searched. A copy of this report is attached to this letter

**General Qualifications**

The conclusions presented in this letter-report are based on an interview with Mr Bob Ellison, data generated by Environmental Data Resources, Inc , and our professional interpretation of this information Our conclusions are limited by the accuracy and completeness of the information provided by others. Therefore, if new information is disclosed or an alteration of the information occurs, it could result in the re-direction of the conclusions presented in this letter report.

This report represents the judgment and opinion of STS based on the information obtained. No warranty, either expressed or implied, with regard to the site conditions is contained herein.

ShopKo Stores, Inc  
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If you have any questions or comments concerning the information in this report, please contact Ms Jackie Mirkes, STS, at 920-406-3137

Sincerely,

STS CONSULTANTS, LTD



Jacqueline M Mirkes, CHMM, CET  
Senior Project Chemist



Mark A Bergeon, P G  
Principal Geologist

JMM/ddd wd

Enclosures

- Table 1 - Summary of Environmental Findings
- Table 2 - Summary of Sites with Recognized Environmental Concerns
- Table 3 - Summary of Sites According to Age Information on Asbestos-Containing Material
- EDR Corporate Environmental Report



## Presumed Asbestos Containing Materials

The following building materials typically identified in buildings constructed prior to 1980 are considered presumed asbestos containing materials (PACM). PACM identified within a building scheduled for demolition or renovation (renovation, only if the PACM will be disturbed) must be removed.

In order to determine the amount of PACM within a structure and whether PACM indeed does contain asbestos, an Asbestos Building Inspection is performed. Typical costs of inspections are approximately \$800. This amount can vary depending on the size of the structure. An Asbestos Building Inspection consists of identifying, quantifying and sampling PACM.

The following list includes the common names for PACM as well as approximate removal costs.

### Thermal System Insulation

- Pipe Insulation
- Duct Wrap
- Fitting Insulation
- Lagging
- Facing and Jacketing
- Boiler Insulation
- Ropes
- Gaskets
- Muds

### Surfacing Materials

- Spray-on Fire Proofing
- Plaster
- Joint Compound
- Skim Coats
- Textured Paints
- Troweled or Sprayed on Decorative Materials
- Cement
- Wallpaper and Wallpaper Mastic

### **Miscellaneous Materials**

- Floor Tile and Mastic
- Linoleum and Backing
- Ceiling Tile
- Asphalt Roofing Materials
- Roofing Felts
- Concrete Pipe
- Transite Panels
- Transite Siding
- Cooling Tower Baffles
- Electrical Wiring
- Fire Curtains

This list does not necessarily include all materials that could be considered PACM. However, it does contain those items consistently encountered during Asbestos Building Inspections.

Typical costs for removal of asbestos containing materials varies by types of materials, access, and quantities. The following indicates general unit costs associated with removal of asbestos containing materials.

- |                             |                         |
|-----------------------------|-------------------------|
| • Thermal System Insulation | \$15 00 per foot        |
| • Surfacing Materials       | \$15 00 per square foot |
| • Miscellaneous Materials   | \$ 3 00 per square foot |



# **EDR-AuditCheck™**

## **Corporate Report**

**PAMIDA, INC.**

**Inquiry Number: 0364820.1r**

**May 4, 1999**

***The Source*  
For Environmental  
Risk Management  
Data**

**3530 Post Road  
Southport, Connecticut 06490**

**Nationwide Customer Service**

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



## SECTION 11: CORPORATE SUMMARY

CORPORATE NAME AREA	NAME 1 PAMIDA
<b>POTENTIAL SUPERFUND LIABILITY</b> Company is listed as a potentially responsible party PRP at a Superfund Site (SETS)	NO
Company name is listed as a National Priority List (NPL) Superfund Site	NO
Company is named in a CERCLA-related Consent Decree issued by a Federal District Court	NO
<b>CIVIL ENFORCEMENT ACTIONS</b> Company is a defendant in a civil judicial case filed by the United States (DOCKET)	NO
<b>CRIMINAL ENFORCEMENT ACTIONS</b> Company has been subject to a criminal enforcement action filed by the United States since 1973 (LANDS)	NO
Company is a defendant in a USEPA criminal investigation (CRIMINAL)	NO
<b>TOTAL (YES)</b>	0

**SECTION . CORPORATE DETAIL REI RTS**

**Company Name: PAMIDA**

**SUMMARY**

**POTENTIAL SUPERFUND LIABILITY**

Company is listed as a potentially responsible party PRP at a Superfund Site **NO**

Company name is listed as a National Priority List (NPL) Superfund Site **NO**

Company is named in a CERCLA-related Consent Decree issued by a Federal District Court **NO**

**CIVIL ENFORCEMENT ACTIONS**

Company is a defendant in a civil judicial case filed by the United States **NO**

**CRIMINAL ENFORCEMENT ACTIONS**

Company has been subject to a criminal affirmative enforcement action filed by the United States since 1973 **NO**

Company is a defendant in a USEPA criminal investigation **NO**

**TOTALS (YES) ..... 0**

## SECTION 3: DATABASES SEARCHED AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement for databases included in ASTM E1527-87

### CORPORATE NAME RELATED DATABASES

#### POTENTIAL SUPERFUND LIABILITY

##### SETS Site Enforcement Tracking System

Source EPA/NTIS

Telephone 202-260-8718

SETS list the potentially responsible parties (PRPs) recorded by EPA (in SETS) at Superfund sites. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version 11/01/1997  
Database Release Frequency Quarterly

Date of Last EDR Contact: 04/12/1999  
Date of Next Scheduled Update 07/12/1999

##### NPL National Priority List

Source EPA

Telephone 703-603-8852

National Priorities List (Superfund) The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version 01/19/1999  
Date Made Active at EDR 02/19/1999  
Database Release Frequency Semi-Annually

Date of Data Arrival at EDR 02/08/1999  
Elapsed ASTM Days 11  
Date of Last EDR Contact 02/08/1999

##### CONSENT Superfund (CERCLA) Consent Decrees

Source EPA Regional Offices

Telephone Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version VARIES  
Database Release Frequency Varies

Date of Last EDR Contact: Varies  
Date of Next Scheduled Update

#### CIVIL ENFORCEMENT ACTIONS

##### DOCKET Civil Enforcement Docket

Source EPA/NTIS

Telephone 202-564-4114

DOCKET is EPA's system for tracking civil judicial cases filed on the Agency's behalf by the Department of Justice back to 1972. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version 01/25/1999  
Database Release Frequency Quarterly

Date of Last EDR Contact: 04/20/1999  
Date of Next Scheduled Update 07/19/1999

#### CRIMINAL ENFORCEMENT ACTIONS

##### LANDS DCEA

Source EPA

Telephone 202-260-3883

Case title, lead agency, description, file date and stage of criminal actions filed by the United States Department of Justice.

Date of Government Version 01/18/1995  
Database Release Frequency No Update Planned

Date of Last EDR Contact: 03/10/1999  
Date of Next Scheduled Update 06/07/1999

## SECTION 3: DATABASES SEARCHED AND UPDATE DATES

Continued

**CRIMINAL** Summary of Criminal Prosecutions Resulting From Env. Investigations

Source US Dept of Justice

Telephone 202-514-4362

Defendant, Docket and textual review of facts and status of criminal charges and dispositions filed by USEPA since 1983

Date of Government Version 01/18/1995  
Database Release Frequency No Update Planned

Date of Last EDR Contact: 03/10/1999  
Date of Next Scheduled Update 06/07/1999



Table 1  
Summary of Environmental Findings  
Pamida Stores

Store No	Opened Date	Building Size	Address	City	State	Ownership	EDR	City Directory	Sarborn	Orphan Sites*	REC's Identified	Comments
25	11/21/74	35,600	801 Broadway	Red Oak	IA	Leased	Yes	Yes	Yes		Yes	Coal gas site located ± 300' SW of target property - potential off-site concerns
136	4/28/76	30,000	1501 East Park Street	Sheldon	IA	Leased	Yes	NC	NC	*	None	*Two landfills listed on Orphan Summary
246	11/7/84	32,900	2000 Weber Drive	Spirit Lake	IA	Leased	Yes	NC	NC	*	None	*Three unmappable LUST's, one RCRISSQ on Orphan Summary
174	5/30/74	28,130	S County Rd	Toledo	IA	Leased	Yes		NC		None	LUST and UST at Dell Oil, north of target property UST at Twin City Ford, Intersect 63 & 30 north of target property
89	11/8/73	35,600	1701 Washington Street	Washington	IA	Leased	Yes	NC	NC	*	None	Orphan sites were UST and RCRISSQ
185	8/14/98	34,498	819 11th Avenue SW	Waukon	IA	Owned	Yes	NR	NR		None	
16	6/14/96	42,984	402 E Hwy 92	Winterset	IA	Leased	Yes	NR	NR	*	None	Pamida constructed and sold this site back to developer Coop behind site had groundwater impacts leaching to site Coop site was cleaned up.
61	2/25/76	47,571	1321 Galena Avenue	Dixon	IL	Leased	Yes		NC	*	None	Dixon Gas Works within 1/2 - 1 mile from subject property RCRISSQ/FINDS at IL Bell Telephone Co Dixon UST IL Dept of Transportation
119	11/26/76	28,000	Jet Rt 1 & 9	Hoopston	IL	Leased	Yes		NC		Yes	LUST site mapped at the same intersection as target property Not sure if it is on the same property
	1/18/99		State Highway 105	Monticello	IL	Owned	Yes	NR	NR		Yes	Phase I Report identified off-site concerns Nothing encountered during construction
	11/17/95		Consolidated Grain & Barge	Savanna	IL	Leased	Yes	NR	NR		Yes	Former RR Roundhouse Petroleum impacts in nearly all borings and groundwater City worked a deal with developer to develop a TIF program State agency in charge of clean up and monitoring of this site
	10/6/98		South Hamilton Street	Sullivan	IL	Owned	Yes	NR	NR		None	Phase I Report, No REC's
	10/22/98			Altice	IN	Owned	Yes	NR	NR		None	Phase I Report, No REC's, Former Burn on property
34	6/1/92	43,200	100 Cross County Plz	Batesville	IN	Leased	Yes	NR	NR	*	None	Dry cleaner is located <1/16-mile identified as a RCRISSQ/FIND's site on the Orphan Summary No documented release - one block away
	4/19/99		US Hwy 231	Bloomfield	IN		Yes	NR	NR		None	Haven't closed on property yet
59	2/22/93	45,000	1643 S Harrison Plaza	Bluffton	IN	Leased	Yes	NR	NR		None	
52	8/26/92	56,850	Hwy 231 and 50 780 N Broadway	Loogootee Peru	IN IN	Leased Leased	Yes Yes	NR NR	NR NC		Yes None	DOT site, Owner cleaned up site Not owned yet by Pamida UST's identified at adjacent site

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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