#### APPENDIX F

#### PHASE 1 ENVIRONMENTAL ASSESSMENT REPORT

Part 1

Northern Bobwhite

## Lebanon, Marion County, KY

December 16, 2020

Terracon Project No. 57207148A



Prepared for: Geenex Solar Charlotte, NC

#### **Prepared by:**

Terracon Consultants, Inc. Louisville, Kentucky



December 16, 2020

# lerracon

Geenex Solar 5960 Fairview Road, Ste. 400 Charlotte, NC 28210

- Attn: Mr. Juergen Fehr E: Juergen.Fehr@geenexsolar.com
- Re: Phase I Environmental Site Assessment Northern Bobwhite Lebanon, Marion County, Kentucky Terracon Project No. 57207148A

Dear Mr. Fehr:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon proposal no. P57207084 and associated Supplement to Agreement for Services dated November 23, 2020.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at <u>www.terracon.com</u>. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely, Terracon Consultants, Inc.

Sean M. Vanderhoff Staff Geologist

Attachments

William D. Trusty Senior Geologist

Terracon Consultants Inc. 13050 Eastgate Park Way Ste 101 Louisville, KY 40223-3915

P 502-456-1256 F 502-456-1278 terracon.com

Facilities

Geotechnical

#### TABLE OF CONTENTS

			ige No.
EXECL	-	UMMARY	
	•	s and Opinions	
		sions	
		mendations	
1.0	INTRO	DUCTION	
	1.1	Site Description	
	1.2	Scope of Services	
	1.3	Standard of Care	
	1.4	Additional Scope Limitations, ASTM Deviations and Data Gaps	2
	1.5	Reliance	
	1.6	Client Provided Information	
2.0		CAL SETTING	
3.0	HISTO	RICAL USE INFORMATION	
	3.1	Historical Topographic Maps, Aerial Photographs, Sanborn Maps	7
	3.2	Historical City Directories	8
	3.3	Site Ownership	8
	3.4	Title Search	9
	3.5	Environmental Liens and Activity and Use Limitations	9
	3.6	Interviews Regarding Current and Historical Site Uses	9
	3.7	Prior Report Review	9
4.0	RECOF	RDS REVIEW	9
	4.1	Federal and State/Tribal Databases	-
	4.2	Local Agency Inquiries	12
5.0	SITE R	ECONNAISSANCE	12
	5.1	General Site Information	12
	5.2	Overview of Current Site Occupants	13
	5.3	Overview of Current Site Operations	13
	5.3	Site Observations	13
6.0		NING PROPERTY RECONNAISSANCE	
7.0	ADDITI	IONAL SERVICES	16
8.0	DECLA	ARATION	17

#### APPENDICES

- APPENDIX A Exhibit 1 Site Diagram
- APPENDIX B Site Photographs
- APPENDIX C Historical Documentation
- APPENDIX D Environmental Database Information
- APPENDIX E Credentials
- APPENDIX F Description of Terms and Acronyms



## **EXECUTIVE SUMMARY**

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon proposal P57207084 and associated Supplement to Agreement for Services dated November 23, 2020, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* The ESA was conducted under the supervision or responsible charge of Sean M. Vanderhoff, Environmental Professional. Trish Novack performed the site reconnaissance on December 10-11, 2020.

#### Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

#### Site Description and Use

The site consists of 18 parcels across approximately 3,226-acres of land [including Do Not Disturb (DND) areas and easements], and is primarily agricultural (cattle grazing and row crop) land with scattered wooded areas. The site contains scattered barns, multiple ponds, and scattered unimproved roads. Multiple ephemeral and perennial drainageways are located on the site, including unnamed tributaries to Logan Branch and Casey Branch, both of which are partially on site. The site is currently occupied by various individuals and family trusts, with associated agricultural operations.

#### Historical Information

The site appears to have been undeveloped or primarily agricultural in use from at least 1951 to at least 2016. Adjoining properties appear to have been undeveloped or agricultural, residential, and roads from at least 1951 to at least 2016. Recognized environmental conditions (RECs) were not identified in the historical information reviewed.

#### Records Review

The site was not identified in the regulatory database. The Kentucky Department for Environmental Protection (KDEP) did not report files for the site.

A Louisville Gas & Electric (LG&E/Kentucky Utilities (KU) electrical substation is an adjoining property surrounded by the site to the southwest located along Radio Station Road. The facility is listed as a State Hazardous Waste Site (SHWS). The database lists the facility as having a petroleum cleanup from a transformer spill, listed as active. According to files requested from KDEP, a reported 1,670 gallons of oil was released from a transformer failure in March 2018. The impacted soils were downgradient from the site. Impacted soils were reportedly removed, and soil sample analytical results indicated non-PCB contaminated mineral oil spillage. A notice of



Completion Letter for Option C (restoration of the environment) was issued to the facility in January 2020. Based on gradient and regulatory status, this is not considered a REC.

Remaining regulatory database information reviewed for this ESA did not indicate RECs to the site.

#### Site Reconnaissance

During the site reconnaissance, the site was observed to consist of farmland used primarily for cattle grazing and row crops. Ponds, wooded areas, and surface streams were observed. Multiple structures (barns and sheds) were observed, and were used for storage, or empty. Multiple empty fertilizer totes were observed. Scattered farm and construction equipment or apparently derelict isolated vehicle(s) were observed. Various appliances and other trash/debris was observed outside of a barn on the northern portion of the site. Apparent dumped fill dirt/soil was observed in one portion of the site. RECs were not identified with the site reconnaissance.

#### Adjoining Properties

The site is bounded primarily by agricultural and residential land and Simstown Road to the north, mostly agricultural land and residential, Green Valley Road and Gene Campbell Road to the east, mixed agricultural and residential land, Horan Road, Radio Station Road, and an electrical substation to the south, and mixed agricultural and residential land followed by KY-55 to the west. RECs were not identified with adjoining properties during the site reconnaissance.

#### Additional Services

Per the agreed scope of services specified in the proposal, additional services were not performed.

#### Significant data gaps

Significant data gaps were not identified during the performance of this investigation.

#### Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at the Northern Bobwhite site, Lebanon, Marion County, Kentucky, the site. RECs were not identified in connection with the site.

#### Recommendations

Based on the scope of services, limitations, and findings of this assessment, Terracon did not identify RECs which warrant additional investigation at this time.



## **1.0 INTRODUCTION**

#### 1.1 Site Description

Site Name	Northern Bobwhite
Site Location/Address	Barbers Mill Road, Lebanon, Marion County, Kentucky
Land Area	Approximately 3,226-acres across 18 parcels (including DND areas)
Site Improvements	Scattered agricultural structures, gravel roads, and ponds throughout the site
Anticipated Future Site Use	Proposed solar energy generation
Purpose of the ESA	Due Diligence

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

#### 1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon proposal no. P57207084 and associated Supplement to Agreement for Services dated November 23, 2020, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor



migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

Per the agreed scope of services, additional services were not performed.

#### 1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

#### 1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:





- The site and vicinity did not appear in the Sanborn mapping system. Additionally, city directory information was not available prior to 1995, and parts of the site did not have addresses in the Marion County, Kentucky Property Valuation Administrator's website. While these issues are considered data gaps, based on other historical information reviewed for this ESA, they are not considered significant data gaps.
- At the issuance of this report a response has not been received from the City of Lebanon Fire Department and the Marion County Health Department. While this is considered a data gap, based on review of other information, it is not considered a significant data gap.
- The client did not provide the requested user questionnaire as of the issuance date of the report, which represents a data gap.
- Unsuccessful attempts were made to contact land owners for interview. However, Terracon was not able to conduct a historical interview. While this is considered a data gap, based on review of other information, it is not considered a significant data gap.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

#### 1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Geenex Solar. Use or reliance by any other party is prohibited without the written authorization of Geenex Solar and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.



Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

#### **1.6 Client Provided Information**

Prior to the site visit, Juergen Fehr, a representative of the client was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

Client Questionnaire Item	Client Did Not Respond	Client's Response	
	Respond	Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.	Х		
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.	Х		
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.	Х		
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.	Х		
Obvious Indicators of Contamination at the site.	Х		

#### **Client Questionnaire Responses**

The client did not provide the requested user's information as of the issuance date of the report, which represents a data gap. Terracon assumes the client is evaluating the questionnaire information outside the context of Terracon's Phase I ESA scope of work and report.



## 2.0 PHYSICAL SETTING

Physical	Setting Information	Source			
Topography					
Site Elevation	Approximately 790-960 feet above sea level	Lebanon West, 1953, Lebanon East,			
Topographic Gradient	Topographic gradient varies on site due to rolling topography.	1953, St. Catherine, 1953 Photo revised 1979, Springfield 1972,			
Closest Surface Water	Multiple farm ponds and streams, including Casey Branch and Logan Branch which are partially located on the site.	Kentucky And site reconnaissance			
	Soil Characteristics				
Soil Type	Elk Silt Loam, Lowell silty clay, Lowell-Faywood silt loams,				
Description	The Elk series consists of very deep, well drained, moderately permeable soils formed in mixed alluvium from limestone, siltstone, shale, sandstone, and loess. Lowell-Faywood series consists of moderately deep, well drained soils that formed in limestone residuum interbedded with thin layers of shale. These soils are on uplands. The Newark series consists of very deep, somewhat poorly drained soils formed in mixed alluvium from limestone, shale, siltstone, sandstone, and loess. The soil is on nearly level flood plains and in depressions.	USDA Web Soil Survey https://websoilsurvey.sc.egov.usda.gov/ App/HomePage.htm Accessed 12/4/2020			
	Geology/Hydrogeolog	зу			
Formation	Drakes Formation, Grant Lake Limestone, Ashlock Formation, Alluvium	Kentucky Geological Map Information Service <u>https://kgs.uky.edu/kgsmap/</u> <u>kgsgeoserver/viewer.asp</u> Accessed 12/4/2020			



Description	Drakes Formation- Dolomite, silty and argillaceous, light-gray to light- yellowish-gray, weathers light yellowish orange; fine to very fine grained; thin bedded, faintly laminated. Grant Lake Limestone- Limestone and shale: Limestone, silty, argillaceous, medium- to olive- gray; in irregular thin beds; contains abundant brachiopods. Ashlock Formation- Limestone, light-olive-gray, micrograined, medium-bedded; contains 4 to 8- inch-thick interbeds of medium- gray argillaceous fossiliferous limestone and dark-gray fossiliferous shale. Alluvium- Silt, clay, sand, and gravel only mapped within larger stream valleys.	
Estimated Depth to First Occurrence of Groundwater	Approximately 10-20 feet below ground surface (bgs). First groundwater is anticipated to consist of a horizontally and vertically limited zone of overburden saturation perched atop underlying bedrock of relatively lower intrinsic porosity/permeability. Such zones of overburden saturation, when present, are strongly controlled by bedrock surface topography and recent precipitation history. Depth to groundwater is also anticipated to vary based on proximity to surface water pathways on the site.	Kentucky Geological Map Information Service <u>https://kgs.uky.edu/kgsmap/</u>
*Hydrogeologic Gradient		d subsurface conditions; hydrogeologic opography and surface drainage features. sey Branch or Logan Branch.

\* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.



## 3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

#### 3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15 year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from EDR to evaluate past uses and relevant characteristics of the site and surrounding properties. The area was outside of the historical mapped areas, and Sanborn maps were not available.

- <u>Topographic map</u>: Saint Catherine, Lebanon East, Springfield, Lebanon West, published in 1953 from 1951 aerial photographs (1:24,000)
- <u>Topographic map</u>: Saint Catherine, Lebanon East, Springfield, Lebanon West, published in 2013 (1:24,000)
- <u>Topographic map</u>: Lebanon East, Springfield, published in 1953 aerial photo revised from 1951 (1:24,000)
- **Topographic map:** Springfield, published in 1972 (1:24,000)
- <u>Topographic map</u>: Springfield, published in 1979 aerial photo revised from 1976 (1:24,000)
- Topographic map: Lebanon East, published in 2013 (1:24,000)
- Aerial photograph: USGS, 1951, 1" = 1,000'
- Aerial photograph: USGS, 1972, 1" = 1,000'
- Aerial photograph: USGS, 1985, 1" = 1,000'
- Aerial photograph: USGS/DOQQ, 1997, 1" = 1,000'
- Aerial photograph: USDA/NAIP, 2008, 1" = 1,000'
- Aerial photograph: USDA/NAIP, 2012, 1" = 1,000'
- Aerial photograph: USDA/NAIP, 2016, 1" = 1,000'

#### Historical Maps and Aerial Photographs

Direction	Description		
Site	Apparent agricultural land with scattered small structures, secondary roads, and surface water bodies (ponds and streams). Paved roads were observed in between some parcels (1951-2016).		
North	Apparent agricultural land with scattered structures and roads (1951-2016).		

Northern Bobwhite Lebanon, KY December 16, 2020 Terracon Project No. 57207148A



Direction	Description		
East	Apparent agricultural land, scattered structures and roads (1951-2016).		
South	Apparent agricultural land, scattered structures and roads (1951-2016).		
West Apparent agricultural land, scattered structures and roads (1951); apparent of substation, apparent agricultural land with scattered structures and roads beyond 2016).			

#### 3.2 Historical City Directories

The EDR Digital Archives city directories and current Marion County, Kentucky Property Valuation Administrator's office listings used in this study were made available through EDR (selected years reviewed: 1992-2017) and online PVA listings by parcel number, and were reviewed at approximate five-year intervals, if readily available. Street listings were not available prior to 1995. The current street addresses for the site varied by location of the site.

Direction	Description	
	Barbers Mill Road – Various residential (1995-2017).	
Site	Green Valley Drive – No Listing (1992-2017).	
Sile	Gene Campbell Road – No Return (1995-2017).	
	Horan Road – Various residential (1995-2014).	
North	Simstown Road – No Return (1995-2017).	
North	Horan Road – Various residential (2014).	
East	Barbers Mill Road – Various residential (1995-2017).	
Couth	Horan Road – Various residential (1995-2014).	
South	Radio Station Road – various residential and occupant unknown (1995-2017).	
West	Horan Road – Various residential (2014).	

#### **Historical City Directories**

#### 3.3 Site Ownership

According to the Marion County, Kentucky Property Valuation Administrator's office (https://marionkypva.com/), the site consists of 18 separate parcels with 13 different owners totaling approximately 3,226 acres. One parcel (26-020) is listed in the Washington County, Kentucky PVA and is located in both Marion and Washington Counties. The portion of the site lying with in Washington County is listed as a do not disturb (DND) area for the purposes of this ESA.



#### 3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

#### 3.5 Environmental Liens and Activity and Use Limitations

At the direction of the client, performance of a review of environmental liens and activity and use limitations was not included as part of the scope of services. The EDR regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed in the EC/IC databases. Review of this information does not constitute an environmental lien/AUL search per ASTM E1527-13. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

#### 3.6 Interviews Regarding Current and Historical Site Uses

Unsuccessful attempts to contact land owners were made. Terracon was not able to conduct historical interviews.

#### 3.7 **Prior Report Review**

Terracon conducted Phase I ESAs for the client for portions of the site and adjoining properties in June and September 2020 (referred to in prior ESAs as Northern Bobwhite 1, Northern Bobwhite 2, Northern Bobwhite 3, and Northern Bobwhite-Additional Parcels, Terracon project numbers 57207148 and 57207273, reports dated June 11, 2020 and September 29, 2020) which documented portions of the site and adjoining property usages as primarily farmland and residential areas with scattered structures. RECs were not identified with the site nor with adjoining properties in the prior reports. Note that the prior ESAs included the current site definition for this ESA; however, the prior ESAs also included additional properties/parcels that are not included as part of the site in this ESA.

## 4.0 RECORDS REVIEW

Regulatory database information was provided by EDR, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.



In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

#### 4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Database	Description	Distance (miles)	Listings
SEMS (formerly CERCLIS)	Superfund Enterprise Management System (formerly Comprehensive Environmental Response, Compensation, & Liability Information System)	0.5	0
SEMS Archive (formerly CERCLIS / NFRAP)	Archived SEMS sites (formerly Comprehensive Environmental Response, Compensation, & Liability Information System/No Further Remedial Action Planned)	0.5	0
ERNS	Emergency Response Notification System	Site	0
IC / EC	Institutional Control/Engineering Control	Site	0
NPL	National Priorities List	1	0
NPL (Delisted)	National Priorities Delisted List	0.5	0
RCRA CORRACTS/ TSD	RCRA Corrective Action Activity	1	0
RCRA Generators	Resource Conservation and Recovery Act	Site and adjoining properties	0
RCRA Non- CORRACTS/ TSD	RCRA Non-Corrective Action Activity	0.5	0

#### Federal Databases

#### **State/Tribal Databases**

Database	Description	Distance (miles)	Listings
IC	Institutional Control Sites	Site	0
SB193	Senate Bill 193 - Branch Site Inventory	0.5	0



Northern Bobwhite Lebanon, KY December 16, 2020 Terracon Project No. 57207148A

Database	Description	Distance (miles)	Listings
SHWS	State Hazardous Waste Site	0.5	1
SWF/LF	Solid Waste Facilities/Landfills	0.5	0
UST	Underground Storage Tank Listing	Site and adjoining properties	0
VCP	Voluntary Cleanup Program	0.5	0

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The site was not identified in the regulatory database. Files requested from the Kentucky Department for Environmental Protection (KDEP) did not return files for the site.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

#### **Listed Facilities**

Facility Name And	Estimated Distance /	Database	Is a REC, CREC, or
Location	Direction/Gradient	Listings	HREC to the Site
LG&E Kentucky Utilities	Adjoining property / south- southwest / downgradient	SHWS	No

#### LG&E Kentucky Utilities

A Louisville Gas & Electric (LG&E/Kentucky Utilities (KU) electrical substation is an adjoining property to the west located along Radio Station Road. The facility is listed as a State Hazardous Waste Site (SHWS). The database lists the facility as having a petroleum cleanup from a transformer spill. According to files requested from KDEP, a reported 1,670 gallons of oil was released from a transformer failure in March 2018. The impacted soils were downgradient from the site. Impacted soils were reportedly removed, and soil sample analytical results showed non-PCB contaminated mineral oil spillage. A notice of Completion Letter for Option C (restoration of the environment) was issued to the facility in January 2020. Based on gradient and regulatory status, this is not considered a REC.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report did not list facilities in the unmapped section.



#### 4.2 Local Agency Inquiries

Agency Contacted/	
Contact Method	Response
Marion County Health Department / Email	At the issuance of this report a response has not been received from the Marion County Health Department.
City of Lebanon Fire Department / Phone	At the issuance of this report a response has not been received from the City of Lebanon Fire Department.
Kentucky Department for Environmental Protection	Files requested from KDEP are discussed above in Section 4.1.

## 5.0 SITE RECONNAISSANCE

#### 5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

#### **General Site Information**

Site Reconnaissance		
Field Personnel	Trish Novack	
Reconnaissance Date	December 10-11, 2020	
Weather Conditions	Partly cloudy, 50s – 60s ⁰F	
Site Contact/Title	Juergen Fehr / Site representative (not present during site reconnaissance)	

Building Description				
Building Identification	Building Use	Approx. Construction Date	Number of Stories	Approx. Size (ft²)
None occupies (multiple barns)	Storage or empty	Various dates	1	Various sizes
Site Utilities		·		
Drinking Water	Marion County Water District / Lebanon Water Works Co.			
Wastewater	City of Lebanon Wastewater Department			



Building Description				
Building Identification	Building Use	Approx. Construction Date	Number of Stories	Approx. Size (ft²)
Electric	Louisville Gas & Electric/Kentucky Utilities (LG&E / KU)			
Natural Gas	LG&E/KU			

#### 5.2 Overview of Current Site Occupants

The site consists of approximately 3,226-acres of land across 18 parcels (including DND areas) and is primarily agricultural (cattle grazing and row crop) land with scattered wooded areas. The site contains scattered barns, multiple ponds, and scattered unimproved roads. Multiple ephemeral and perennial drainageways are located on the site, including unnamed tributaries to Logan Branch and Casey Branch, both of which are partially on site. The site is currently occupied by various individuals and family trusts, with associated agricultural operations. The site is currently used primarily for agricultural purposes (cattle land, row crops).

#### 5.3 Overview of Current Site Operations

The site is currently used primarily for agricultural purposes (cattle grazing and row crops).

#### 5.3 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table.

Category	Item or Feature	Observed or Identified
	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
Site Operations,	Dry cleaning	
Processes, and	Photo processing	
Equipment	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	

#### **Site Characteristics**



Northern Bobwhite Lebanon, KY December 16, 2020 Terracon Project No. 57207148A

Category	Item or Feature	Observed or Identified
_	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
	Other processes or equipment	Х
Aboveground	Aboveground storage tanks	
Chemical or Waste	Drums, barrels and/or containers $\geq$ 5 gallons	Х
Storage	MSDS or SDS	
	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
Underground	Grease traps	
Chemical or Waste – Storage, Drainage	Septic tanks and/or leach fields	
or Collection Systems	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/	Transformers and/or capacitors	Х
PCBs	Other equipment	
	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
Releases or	Trash, debris and/or other waste materials	Х
Potential Releases	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	Х
-	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
	Surface water bodies	Х
Other Notable Site Features	Quarries or pits	
	Wastewater lagoons	

Northern Bobwhite Lebanon, KY December 16, 2020 Terracon Project No. 57207148A



Category	Item or Feature	Observed or Identified
	Wells	

#### Site Operations, Processes, and Equipment

#### Other processes or equipment

Scattered instances of apparently inactive construction equipment or apparently derelict vehicles were observed on the site. Visual or olfactory indications of leaks, drips, or stains were not observed. Stressed or dead vegetation was not observed in association with the described conditions.

#### Aboveground Chemical or Waste Storage

#### Aboveground Storage Tanks (ASTs)

Propane and gasoline/diesel fuel ASTs were observed on the site, in DND-designated areas and easement area(s). Staining, sheen, or noxious odors were not observed in association with the ASTs, nor were stressed or dead vegetation observed in association with the ASTs.

#### Drums, barrels and/or containers ≥ 5 gallons

Apparently empty fertilizer totes, drums, and other various farm equipment and supplies were observed on one parcel. Staining, sheens, or noxious odors were not observed in association with the observed conditions. Stressed or dead vegetation were not observed in association with the conditions identified.

#### **Electrical transformers/PCBs**

#### Other electrical equipment

Terracon observed overhead electrical transmission lines across the site, and transformers were observed within rights of ways. The transformers were not labeled as to potential PCB content. Some transformers contain mineral oil, which may contain PCBs.

The transformers are apparently owned by LG&E/KU, who would bear the responsibility for fluid removal/replacement if the fluids were PCB contaminated. However, LG&E/KU is not required to exchange transformer fluid except in the instance of leakage, fire, or explosion. Indications or records of transformer incidents were not identified during the site reconnaissance or during the review of regulatory information for this ESA.

#### **Releases or Potential Releases**

#### Trash, debris and/or other waste materials

Various appliances and other apparently inert trash/debris were observed outside of a shed/barn on the northwestern portion of the site. Isolated instances of miscellaneous visually inert trash/debris (such as tires) were observed sporadically on the site. Staining, sheens, or noxious



odors were not observed with the debris. Visual indications of hazardous, petroleum, or other regulated substances were not noted.

#### Construction/demolition debris and/or dumped fill dirt

Apparent construction debris (soil/rock or apparent former structure foundation remnants/debris) were observed on the site.. Neither stressed nor dead vegetation, nor staining, sheens, or noxious odors were observed.

#### **Other Notable Site Features**

#### Surface water bodies

Multiple ponds and surface streams were observed throughout the site. Staining, sheens, or noxious odors were not observed with the surface water bodies.

## 6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Direction	Description	
North	Agricultural and residential land.	
East	Agricultural and residential land.	
South	Agricultural land and residential.	
West	Electrical substation and Radio Station Road followed by apparent agricultural and residential land.	

#### **Adjoining Properties**

RECs were not observed with the adjoining properties during the site reconnaissance.

## 7.0 ADDITIONAL SERVICES

Per the agreed scope of services specified in the supplemental agreement for services, additional services were not performed.



## 8.0 DECLARATION

I, Sean M. Vanderhoff, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

1=01

Sean M. Vanderhoff Staff Geologist

## APPENDIX A EXHIBIT 1 – SITE DIAGRAM



## APPENDIX B SITE PHOTOGRAPHS



Northern Bobwhite - Northeast 
Lebanon, KY
Photos taken December 10, 2020 
Terracon Project No. 57207148A





Photo #1 View of pond on northeast portion of site west of St. Ivo Lane.



Photo #3 View of northeast portion of site south of Simstown Road – driveway across Logan Branch.



Photo #2 View of car on DND area – northeast portion of site west of St. Ivo Lane.



Photo #4 Vie

View of northeast portion of site south of Simstown Road – Logan Branch.



Photo #5

View of northeast portion of site south of Simstown Road – barn and debris.



Photo #6

View of northeast portion of site – debris near barn from Photo #5.

Northern Bobwhite - Northeast 
Lebanon, KY
Photos taken December 10, 2020 
Terracon Project No. 57207148A





Photo #7 View of northeast portion of site – inside barn from Photo #5.



Photo #9

View of northeast portion of site – debris near barn from Photo #5.



Photo #11 View of pond on northeast portion of site.



Photo #8 View of northeast portion of site – tractor, wood trailers and straw near barn from Photo #5.



Photo #10 View of northeast portion of site.



Photo #12 View of northeast portion of site.

Northern Bobwhite - Northeast 
Lebanon, KY
Photos taken December 10, 2020 
Terracon Project No. 57207148A





Photo #13 View of pond on northeast portion of site.



Photo #14

View of northeast portion of site.



Photo #15 View of pond on northeast portion of site.



Photo #16 View of northeast portion of site.



Photo #17 View of pond on northeast portion of site



Photo #18 View of northeast portion of site east of Green Valley Drive.

Northern Bobwhite - Northeast 
Lebanon, KY
Photos taken December 10, 2020 
Terracon Project No. 57207148A





Photo #19 View of northeast portion of site east of Gene Campbell Road.



Photo #21 View of property adjacent to the northeast portion of the site, east of St. Ivo Road.



Photo #20 View of adjoining property to the northeast portion of the site, west of St. Ivos Road.



Photo #22 View of norther

View of adjoining property to the northeast, south of Simstown Road.

Northern Bobwhite – North-Central E Lebanon, KY Photos taken December 10, 2020 E Terracon Project No. 57207148A





Photo #1 View of north-central portion of site west of Green Valley Drive.



Photo #2 View of north-central portion of site west of Green Valley Drive.



Photo #3 View of north-central portion of site.



Photo #4

View of north-central portion of site – barn.



Photo #5 View of pond on north-central portion of site.



Photo #6

View of north-central portion of site – farm equipment, debris, greenhouse.

Northern Bobwhite - North-Central - Lebanon, KY Photos taken December 10, 2020 - Terracon Project No. 57207148A





Photo #7 View of north-central portion of site farm equipment and greenhouse.



Photo #9 View of north-central portion of site west of Green Valley Drive.



Photo #11 View of pond on north-central portion of site - west of Gene Campbell Road.



Photo #8 View of north-central portion of site pond, pastures.



Photo #10 View of north-central portion of site east of Green Valley Drive.



Photo #12

View of north-central portion of site west of Gene Campbell Road.

Northern Bobwhite – North-Central E Lebanon, KY Photos taken December 10, 2020 E Terracon Project No. 57207148A





Photo #13 View of southern-most end of northcentral portion of site – from center.



Photo #14 View of property adjacent to northcentral portion of the site, west of Green Valley Drive.



Photo #15 View of property adjacent to northcentral portion of the site, west of Gene Campbell Road.

Northern Bobwhite – Northwest = Lebanon, KY Photos taken December 10 and 11, 2020 = Terracon Project No. 57207148A





Photo #1 View of northwest portion of site north of Horan Lane.



Photo #2 View of northwest portion of site north of Horan Lane – barn.



Photo #3

View of northwest portion of site – barn interior.



Photo #5 View of northwest portion of site.



Photo #4

View of northwest portion of site.



Photo #6 View of no

View of northwest portion of site.
Northern Bobwhite – Northwest E Lebanon, KY Photos taken December 10 and 11, 2020 E Terracon Project No. 57207148A





Photo #7 View of northwest portion of site.



Photo #8

View of northwest portion of site.



Photo #9 View of northwest portion of site.



Photo #10 View of northwest portion of site – barn (from Horan Lane).



Photo #11 View of northwest portion of site – shed and barn (from Horan Lane).



Photo #12 View of northwest portion of site – shed and debris.

Northern Bobwhite – Northwest = Lebanon, KY Photos taken December 10 and 11, 2020 = Terracon Project No. 57207148A





Photo #13 View of northwest portion of site – shed interior.



Photo #14 View of northwest portion of site – barn with farm equipment.



Photo #15 View of northwest portion of site – barn, tote, and debris.



Photo #16 View of nor of Horan La

View of northwest portion of site south of Horan Lane – barn and shed.



Photo #17 View of northwest portion of site – barn interior.



Photo #18

View of northwest portion of site south of Horan Lane – building.

Northern Bobwhite – Northwest E Lebanon, KY Photos taken December 10 and 11, 2020 E Terracon Project No. 57207148A





Photo #19 View of northwest portion of site.



Photo #20 View of northwest portion of site south of Horan Lane – building.



Photo #21 View of residential/agricultural property adjoining to northwest north of Horan Lane.



Photo #22 View of residential property adjoining to northwest south of Horan Lane.



Photo #23 View of residential property adjoining to northwest.

Northern Bobwhite – Southwest E Lebanon, KY Photos taken December 10 and 11, 2020 E Terracon Project No. 57207148A





Photo #1 View of southwest portion of site northeast of Radio Station Road – barn and shed in DND area.



Photo #3 Vie

View of southwest portion of site – barn interior.



Photo #5 View of pond on southwest portion of site.



Photo #2 View of barn on southwest portion of site.



Photo #4

View of pond on southwest portion of site northeast of Radio Station Road.



Photo #6

View of southwest portion of site.

Northern Bobwhite – Southwest E Lebanon, KY Photos taken December 10 and 11, 2020 E Terracon Project No. 57207148A





Photo #7

View of southwest portion of site.



Photo #8

View of southwest portion of site.



Photo #9

View of southwest portion of site.



Photo #11 View of pond on southwest portion of site.



Photo #10 View of southwest portion of site.



Photo #12

View of electrical substation north of Radio Station Road, adjoining southwest portion of site.

Northern Bobwhite – Southwest E Lebanon, KY Photos taken December 10 and 11, 2020 E Terracon Project No. 57207148A





Photo #13 View of electrical substation, north of Radio Station Road, adjoining southwest portion of site.



Photo #14 View of property adjoining to southwest of site east of Radio Station Road.

Northern Bobwhite - South-Central - Lebanon, KY Photos taken December 11, 2020 - Terracon Project No. 57207148A





Photo #1 View of south-central portion of site northeast of Radio Station Road barn.



Photo #3 View of south-central portion of site barn interior.



Photo #2 View of south-central portion of site barn.



Photo #4

View of south-central portion of site debris outside barn.



Photo #5 View of south-central portion of site debris in wooded area.



Photo #6

View of south-central portion of site debris in wooded area.





Photo #7 View of south-central portion of site.



Photo #8

View of south-central portion of site – debris along fence.



Photo #9

View of south-central portion of site – debris along fence.



Photo #10

View of south-central portion of site.



Photo #11 View of pond on south-central portion of site.



Photo #12 View of pond on south-central portion of site.

Northern Bobwhite – South-Central E Lebanon, KY Photos taken December 11, 2020 E Terracon Project No. 57207148A





Photo #13 View of south-central portion of site.



Photo #14 View of pond perimeter on southcentral portion of site.



Photo #15 View of pond on south-central portion of site.



Photo #16 View of creek on south-central portion of site.



Photo #17 View of debris on south-central portion of site.



Photo #18 View of south-central portion of site.

Northern Bobwhite – South-Central E Lebanon, KY Photos taken December 11, 2020 E Terracon Project No. 57207148A





Photo #19 View of debris adjoining to southcentral portion of site.



Photo #20 Vie

View of south-central portion of site.



Photo #21 View of pond on south-central portion of site.



Photo #23 View of the south-central portion of site, and adjoining DND area with creek, ASTs, and metal building.



Photo #22 View of DND adjoining to south-central portion of site.



Photo #24

View of debris and creek on southcentral portion of site, and an adjoining DND area.

Northern Bobwhite – Southeast 
Lebanon, KY
Photos taken December 11, 2020 
Terracon Project No. 57207148A





Photo #1 View of barn in DND area, southeast portion of site, west of Green Valley Drive.



Photo #2 View of entrance to southeast portion of site (DND area) - west of barn.



Photo #3

View of entrance to southeast portion of site (DND area) - west of barn.



Photo #4

View of southeast portion of site from DND area.



Photo #5

View of southeast portion of site from DND area.



Photo #6

View of entrance to southeast portion of site, in DND area.

# APPENDIX C HISTORICAL DOCUMENTATION

Northern Bobwhite 1 Northern Bobwhite 1 Lebanon, KY 40033

Inquiry Number: 6070759.1 May 21, 2020

# EDR Historical Topo Map Report with QuadMatch™



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

### Site Name:

Northern Bobwhite 1

Northern Bobwhite 1

Lebanon, KY 40033

EDR Inquiry # 6070759.1

#### **Client Name:**

Terracon 13050 Eastgate Park Way Louisville, KY 40223 Contact: Sean Vanderhoff



05/21/20

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Terracon were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Res	ults:	Coordinates:	
P.O.#	NA	Latitude:	37.607778 37° 36' 28" North
Project:	57207148	Longitude:	-85.226944 -85° 13' 37" West
-		UTM Zone:	Zone 16 North
		UTM X Meters:	656501.45
		UTM Y Meters:	4163776.64
		Elevation:	894.00' above sea level
Maps Provid	ded:		

2013 1953

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# **Topo Sheet Key**

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

#### 2013 Source Sheets



Saint Catharine 2013 7.5-minute, 24000



Lebanon East 2013 7.5-minute, 24000



Springfield 2013 7.5-minute, 24000



Lebanon West 2013 7.5-minute, 24000

#### **1953 Source Sheets**



Springfield 1953 7.5-minute, 24000 Aerial Photo Revised 1951



Saint Catharine 1953 7.5-minute, 24000 Aerial Photo Revised 1951



Lebanon East 1953 7.5-minute, 24000 Aerial Photo Revised 1951



Lebanon West 1953 7.5-minute, 24000 Aerial Photo Revised 1951



2013

# Topographic Map



2013





Northern Bobwhite 2 Northern Bobwhite 2 Lebanon, KY 40033

Inquiry Number: 6070759.7 May 21, 2020

# EDR Historical Topo Map Report with QuadMatch™



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

### Site Name:

1972 1953

Northern Bobwhite 2

Northern Bobwhite 2

Lebanon, KY 40033

EDR Inquiry # 6070759.7

#### **Client Name:**

Terracon 13050 Eastgate Park Way Louisville, KY 40223 Contact: Sean Vanderhoff



05/21/20

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Terracon were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Res	ults:	Coordinates:	
P.O.#	NA	Latitude:	37.619722 37° 37' 11" North
Project:	57207148	Longitude:	-85.197222 -85° 11' 50" West
-		UTM Zone:	Zone 16 North
		UTM X Meters:	659099.67
		UTM Y Meters:	4165151.91
		Elevation:	924.00' above sea level
Maps Provid	ded:		
2013			
1979			

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# **Topo Sheet Key**

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

#### **2013 Source Sheets**



2013





2013 7.5-minute, 24000

#### **1979 Source Sheets**



Springfield 1979 7.5-minute, 24000 Aerial Photo Revised 1976

#### **1972 Source Sheets**



Springfield 1972 7.5-minute, 24000 Aerial Photo Revised 1972

#### **1953 Source Sheets**



Springfield 1953 7.5-minute, 24000 Aerial Photo Revised 1951



Lebanon East 1953 7.5-minute, 24000 Aerial Photo Revised 1951



2013

# Topographic Map



2013



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1953

Northern Bobwhite 3 Northern Bobwhite 3 Lebanon, KY 40033

Inquiry Number: 6070759.13 May 21, 2020

# EDR Historical Topo Map Report with QuadMatch™



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

### Site Name:

Northern Bobwhite 3

Northern Bobwhite 3

Lebanon, KY 40033

EDR Inquiry # 6070759.13

#### **Client Name:**

Terracon 13050 Eastgate Park Way Louisville, KY 40223 Contact: Sean Vanderhoff



05/21/20

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Search Res	ults:	Coordinates:	
P.O.#	NA	Latitude:	37.591667 37° 35' 30" North
Project:	57207148	Longitude:	-85.176667 -85° 10' 36" West
-		UTM Zone:	Zone 16 North
		UTM X Meters:	660974.33
		UTM Y Meters:	4162074.00
		Elevation:	898.00' above sea level
Maps Provid	led:		

2013 1953

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# **Topo Sheet Key**

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

#### 2013 Source Sheets



Lebanon East 2013 7.5-minute, 24000

#### **1953 Source Sheets**



Lebanon East 1953 7.5-minute, 24000 Aerial Photo Revised 1951

















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Of the



Northern Bobwhite 4 3415 BARBERS MILL RD Springfield, KY 40069

Inquiry Number: 6178670.4 September 02, 2020

# EDR Historical Topo Map Report with QuadMatch™



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

### Site Name:

Northern Bobwhite 4

Springfield, KY 40069 EDR Inquiry # 6178670.4

3415 BARBERS MILL RD

#### **Client Name:**

Terracon 13050 Eastgate Park Way Louisville, KY 40223 Contact: Sean Vanderhoff



09/02/20

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Search Res	ults:	Coordinates:	
P.O.#	57207084	Latitude:	37.625371 37° 37' 31" North
Project:	Northern Bobwhite 4	Longitude:	-85.216241 -85° 12' 58" West
-		UTM Zone:	Zone 16 North
		UTM X Meters:	657409.14
		UTM Y Meters:	4165746.63
		Elevation:	829.40' above sea level
Maps Provid	led:		

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# **Topo Sheet Key**

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

#### **2013 Source Sheets**







7.5-minute, 24000

2013

7.5-minute, 24000

#### **1979 Source Sheets**



Springfield 1979 7.5-minute, 24000 Aerial Photo Revised 1976

#### **1972 Source Sheets**



Springfield 1972 7.5-minute, 24000 Aerial Photo Revised 1972

#### **1953 Source Sheets**



Springfield 1953 7.5-minute, 24000 Aerial Photo Revised 1951



Lebanon East 1953 7.5-minute, 24000 Aerial Photo Revised 1951









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1979

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