PHASE I

ENVIRONMENTAL SITE ASSESSMENT

Six Excess Parcels for Disposal
Adjacent to Lloyd Expressway, (SR 62)
Evansville, IN

South of US 62 (Lloyd Expressway)
LA Code 4913, Parcels 1, 2, 4 & 6
LA Code 4914, Parcel 4

North of US 62 (Lloyd Expressway)
LA 4603 Parcel 1

Prepared for

Kristy Wright

Vincennes District

Prepared by

Hazardous Materials Unit
Office of Environmental Services
Indiana Department of Transportation

4/2/2012

Office of
ENVIRONMENTAL
SERVICES
INDOT

Date: 4/2/2012

Attention: Kristy Wright
Vincennes District
Re: Phase I Environmental Site Assessment Report

Subject: Six excess properties, north and south sides of SR 62 (Lloyd Expressway), From N 6th Avenue eastwards to N 2nd Avenue, Evansville, IN.

INDOT's Hazardous Materials Unit is pleased to submit our report describing the findings of the Phase I Environmental Site Assessment of excess properties on both the south and north sides of SR 62 (Lloyd Expressway) between N 6th Avenue eastwards to N 2nd Avenue. These properties were acquired by INDOT for the construction of the Lloyd Expressway and associated Fulton Avenue entrance and exit ramps. This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practices for Environmental Site Assessments: Phase I ESA Process (ASTM Designation: E1527-2000).

The purpose of the Phase I ESA was to gather sufficient information to render an independent professional opinion about the environmental condition of the parcels. This assessment included a site reconnaissance as well as research of environmental records.

If you have any questions or require further clarification of the report findings, please contact the undersigned at your convenience. Thank you for the opportunity to be of service to Vincennes District.

Yours very truly,

Kenneth Gill, Indiana, LPG
Environmental Project Manager

Ben T. Lawrence, P.E.
Environmental Policy Supervisor

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EXECUTIVE SUMMARY

Vincennes District engaged INDOT's Hazardous Materials Unit to conduct a Phase I Environmental Site Assessment (ESA) of six excess parcels. The six parcels were acquired for the construction of Lloyd Expressway and associated entrance and exit ramps. The six parcels are located at or near the new overpass where the Lloyd Expressway passes over Fulton Avenue and the associated entrance and exit ramps off of Lloyd Expressway onto Fulton Avenue.

Parcel LA 4603, Parcel 1 is the only parcel north of Lloyd Expressway. The parcels on the south side of the Lloyd Expressway, from west to east, are LA 4914 Parcel 1, and LA 4913, Parcels 1&2, Parcel 4 and Parcel 6. These parcels are subsequently referred to in this report as "the subject property" or "the subject properties". This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practices for Environmental Site Assessments: Phase I ESA Process (ASTM Designation: E1527-2000).

The purpose of the Phase I ESA was to identify any potential sources of environmental risk or liability on the subject property. This assessment included a site reconnaissance as well as research of environmental records.

All six properties are currently vacant. No buildings or structures were present on the subject properties. Some of the parcels have chain link fences around their perimeters. This is an urban area with commercial, industrial, and municipal recreational facilities including hiking and bicycle trails, and a green space trailhead.

Although the six properties are currently vacant and no longer have buildings or structures, most of the parcels have histories of commercial and industrial uses, including a coal gasification plant, a brewery, large print shop, a brake manufacturing facility, and metal processing plants. Based on the information gathered and on observations made during this investigation, the Phase I Environmental Site Assessment has identified environmental conditions on one of the subject properties, on adjacent properties, and on properties within the ASTM one mile search buffer. Many of the identified environmental conditions are historical and have been assigned No Further Action (NFA) status by IDEM. Others are being addressed at this time, and are in various stages of progress towards NFA status. One additional site of environmental interest was identified during the site visit that is not in IDEM records. An abandoned gas station was observed at the southeast corner of Fulton Avenue and West Illinois Street, in proximity to and upgradient of LA Code 4603 parcel 4. This report details the findings and makes recommendations for the six excess parcels.

The American Society for Testing Materials (ASTM) has established criteria for conducting Phase I Environmental Assessments that include identifying specific types of environmental issues within a one half mile buffer from the subject properties and other specific environmental issues within a one mile buffer from the subject properties. This report utilizes and conforms to these ASTM criteria. ASTM Practice E 1527-2000 was performed on the subject properties. Except for those listed below, this assessment has identified no evidence of any recognized environmental conditions on the six subject properties:

- One former gasoline station located at the corner of Fulton Avenue and West Illinois Street. IDEM has no record of this facility
- On LA 4914 parcel 4, southwest of the Lloyd Expressway and Fulton Avenue overpass, a former manufactured gas plant was present and residual contamination is present.

Based on the results of the Phase I Environmental Site Assessment of the subject properties, further investigation is not recommended at this time.

1.0 INTRODUCTION

The INDOT Vincennes District engaged INDOT's Hazardous Materials Unit to conduct a Phase I Environmental Site Assessment (ESA) of six subject properties. These properties were acquired for the construction of Lloyd Expressway and its associated entrance and exit ramps at Fulton Avenue just west of downtown Evansville. This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practices for Environmental Site Assessments: Phase I ESA Process (ASTM Designation: E1527-2000).

1.1 Purpose

The purpose of the Phase I ESA is to identify any potential sources of environmental risk or liability on the subject properties. This assessment includes a site reconnaissance as well as research of relevant environmental records and interviews with people knowledgeable about the properties and the area around the Fulton Avenue and Lloyd Expressway area.

1.2 Scope of Services

The scope of work for this assessment was in general accordance with the American Society of Testing and Materials (ASTM) Standard Practices for Environmental Site Assessments: Phase I ESA Process (ASTM Designation: E1527-2000). These methodologies are described as representing good commercial and customary practice for conducting an ESA of properties for the purpose of identifying recognized environmental conditions.

1.3 Significant Assumptions

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

1.4 Limitations and Exceptions

The report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM E1527-2000, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.

The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, INDOT's Hazardous Materials Unit must be notified in order that we may determine if modifications to our conclusions are necessary.

The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. This investigation was complicated by the long and varied histories of property use, the extensive alterations to the area as a result of building demolitions and alterations of former streets, and the construction of Lloyd Expressway and its exit and entrance ramps.

The objective of this report was to assess environmental conditions at the site, within the context of the proposed disposal of excess properties owned by INDOT, and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial and federal government laws and regulations was not performed as part of this assessment.

Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

1.5 User Reliance

This report may be distributed and relied upon by INDOT, its successors and assigns. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of INDOT's Hazardous Materials Unit.

2.0 SITE DESCRIPTIONS

2.1 Locations of Parcels by Quadrant

The six subject properties are located on both the north and south sides of SR 62 (Lloyd Expressway), between N. 1st Street westwards to 6th Ave, in the City of Evansville. Not all of the properties are adjacent to each other, but all are located in very close proximity to each other, with the Lloyd Expressway overpass over Fulton Avenue as the nexus of the excess properties. The following discussion and description of the subject INDOT properties divides the area into four quadrants, with the Lloyd Expressway intersection with Fulton Avenue as the center of the quadrants. The four quadrants are: Northeast, Southeast, Southwest and Northwest. There are two sets of quadrant-based maps in this report. A map depicting the four quadrants, extending out to the one mile buffer is provided as the first map at the end of this report.

The first set of quadrant maps depicts the subject parcels and the immediate vicinity of the six parcels. The second set of quadrant maps extends out to the one half mile buffer radius from the Lloyd Expressway and Fulton Avenue overpass. In addition, a third map showing the one mile buffer area from the excess parcel area is included. The ASTM criteria for a Phase I Environmental Assessment required that a one mile search be conducted for superfund sites. However, no ASTM criteria sites, i.e. E.P.A. Superfund sites were found within the one mile search buffer.

The following discussion describes the subject parcels ***in the immediate vicinity of the parcels,*** by quadrant. A later set of quadrant maps, and text detailing the recognized environmental concern sites, is included later in this report, extending out to one half mile buffer distance from the subject parcels. This conforms to the American Society for Testing Materials (ASTM) criteria for Phase I Environmental Assessments.

Northeast Quadrant

This is the only one of the four quadrants that does not contain any of the INDOT excess parcels. There is an active Amoco gas station and convenience store at the very corner of Fulton Avenue and Lloyd Expressway. There are other small businesses including a coin shop and a pawn shop. At the southeast corner of Fulton Avenue and West Illinois Street, an old long abandoned small gas station was noted during the field investigation. This gas station is not included in IDEM records, and is not on IDEM site location maps. This site is discussed later in the "Recommendations" section of this report. These businesses are all immediately adjacent to Fulton Avenue. To the east of this Fulton Avenue business strip, the area is mostly residential. No records of environmental issues were found for the residential area.

Southeast Quadrant

This quadrant contains four of the six INDOT excess properties. These are all LA Code 4913 properties. Parcel 1 is south of the Lloyd Expressway and adjacent to Fulton Avenue. Moving further east, and adjacent to parcel 1, is parcel 2. Further east, and east of south 3rd Avenue are parcels 4 and parcel 6. Parcels 4 and six are very small. Parcel 6 is the easternmost of all six of the INDOT are excess parcels. All four of these parcels are situated between W. John Street on the north and Ohio Street on the south. See the quadrant maps later in this report for location depictions.

South of Ohio Street and south of the four subject parcels is a very large complex of buildings and parking lots owned by a financial services company, Green Leaf Financial. Green Leaf Financial also owns a two story warehouse building that separates parcels 1 and 2 from parcels 4 and 6. Employees from Green Leaf Financial appear to be using part of Parcel 4 for parking purposes. According to records the INDOT excess parcels 1, 2, 4 and 6 were previously owned by Creative Press, a large printing company. The Creative Press buildings were demolished by INDOT.

Southwest Quadrant

Parcel LA Code 4914 Parcel 4 is the only parcel in this quadrant. This parcel is oriented between the eastbound exit ramp that descends from the elevated Lloyds Expressway on the north side of this parcel and an east-west oriented railroad track that borders the parcel on the south. This was, before demolition, the site of a large business, Brake Supply Company. Previous to Brake Supply Company, the western 2/3 of this property was a manufactured gas plant. Additional information about this former manufactured gas plant is included later in this report.

Immediately adjacent to Fulton Avenue on the west side of Fulton Avenue is a brick building and other facilities that are part of the Evansville Levee Authority and operated by the U.S. Army. The facility is a large volume water pumping facility that is used to pump water out from behind the levee during Ohio River flooding events. This facility is owned by the City of Evansville. The Levee Authority also owns right of way in this area that is used for temporary water retaining walls that are used when the Ohio River floods. These pumping facilities, and a former electrical substation owned by Vectren, are present in a narrow strip along the west side of Fulton Avenue. West of these facilities is parcel 4, which was part of the large former Brake Supply Company. This parcel is now vacant with chain link fences around the perimeter. Inside is a well maintained mowed grass lot.

On the north side of parcel 4 is the descending off ramp from eastbound Lloyd Expressway. On the east side is the Evansville Levee Authority buildings just described which adjoin Fulton Avenue. On the south

side is a railroad servicing local businesses. Adjoining the railroad to the south is Mulzer Crushed Stone Company. The stone company is a large operation which extends all the way south to the Ohio River.
On the west side of Parcel 4 is the former site of General Waste Products. This facility collected and sorted scrap iron, and loaded the scrap by crane into barges. This facility was cleaned and had large quantities of clean fill material imported and is now the Pigeon Creek Greenway Trailhead Park. This is a greenspace with paved hiking and bicycling paths.

The locations of the above referenced properties are depicted on maps and aerial photos at the back of this report. These show some of the historical uses and ownership of the parcel areas and some of the adjacent parcels.

Northwest Quadrant

This quadrant contains one INDOT excess parcel, LA Code 4603 parcel 1. This parcel was formerly the site of a brewery, having operated under several names. This was a large brewery complex with many brick buildings. According to Mr. Michael Morrow, of Jack Rodgers Reality Inc., the brewery building that was on the INDOT parcel contained mixing vats into which the beer ingredients were placed. This activity is unlikely to have residual environmental contaminants. A large four story brick building that was once part of the brewery complex is present immediately northwest of the INDOT parcel and is used to house a large quantity of communications equipment. This building and a two story building immediately adjacent to the INDOT parcel are owned and operated by Sigecom. There are no known environmental issues associated with any of the former brewery facilities.

IN general, the area zoning consists of transportation, commercial and light industrial usage. Some nearby and adjacent areas have been and are being transitioned into walkways, bicycles pathways, and green space for the City of Evansville. Mulzer Crushed Stone operates a large facility immediately southwest of LA Code 4914 parcel 4 (the manufactured gas plant parcel). There is no residential use in this area.

Several maps and aerial photographs of the excess properties are included in this report. The first map divides the area containing the parcels into four quadrants, centered on the Lloyd Expressway and Fulton Avenue overpass. Maps were prepared showing the northeast, southeast, southwest and northwest quadrants.

A second set of quadrant maps is also included that extends out to the one half mile buffer from the excess parcel area. The maps identify the locations of the recognized environmental concerns.

The text describes these recognized environmental concerns. The site histories and current status, when available, are included.

2.2 Current Property Uses

The six INDOT excess properties are remnants of larger parcels. Parts of the larger parcels were used for INDOT construction. The remainder of the parcels that comprise the INDOT excess parcels that are to be sold. These parcels were at one time active businesses. Now all of them are vacant grassy lots waiting to be sold. The parcels that are not fenced appear to be used as parking for employees of local businesses, but none of the parcels currently have active commercial uses.

2.3 Structures and Improvements

No buildings or structures were present on any of the subject properties. Some of the properties have historically contained buildings, structures, and businesses. All buildings and structures have been demolished by INDOT. Portions of the subject properties have been used for the widening of Fulton Avenue, and for the construction of the entrance and exit ramps onto and off of the Lloyd Expressway. The remainder of the parcels that were not used for the construction of transportation infrastructure are currently vacant and are to be sold. The parcels were observed to be well maintained with mowed grass.

2.4 Adjoining Property Use

The current adjoining property uses are commercial, retail, light industrial, and municipal green space. Although not all of the properties are adjacent to each other, the properties do form a tight cluster of properties. It was judged to be beyond the scope of this study to list *all* uses of properties that adjoin the INDOT properties. However this is a comprehensive investigation, and properties and facilities that have current or historical environmental significance are discussed in this report.

Northeast

On the northeast quadrant the INDOT property LA Code 4603 Parcel 1 is present. Adjacent properties are a large four story brick building owned by Sigecom which is a large communications center with many satellite dishes on the roof and many fiber optic cable truck lines underground. This building was formerly part of the Evansville Brewery complex and is the only building remaining of that complex. The INDOT parcel LA Code 4603, parcel 1, now vacant, was part of the Evansville Brewery complex. Other businesses on the north side is a vacant single story building with a "for Lease" sign. The Craddock Finishing building that places liquid coatings and powder coatings on metal parts, and has been in business since 1952 according to Mr. Craddock. Also on the north side of Lloyd Expressway on the east side of Fulton Avenue is a gas station, a coin shop, a very old former gas station that has fallen into disrepair, an a pawn shop. Immediately north of the INDOT vacant parcel LA 4603 parcel 1 is another vacant parcel, which currently has several cars, trucks and a construction crane parked on it. This vacant lot was also part of the former Evansville Brewery complex.

Southeast

Properties that adjoin the INDOT excess properties, as well as more distant properties that still lay within the one half mile search distances are discussed only when recognized environmental concerns are identified. Properties adjacent to the INDOT excess properties and properties that lay within the one half mile search radius are not discussed when no recognized environmental concerns were identified. Recognized environmental concern sites are discussed in the appropriate section, i.e. Underground Storage Tanks (USTs), Leaking Underground Storage Tanks (LUSTs) State Cleanup Program sites (SCP), and other IDEM programmatic areas.

In the southeast quadrant, the dominant adjacent property is a large complex of buildings and parking lots owned by Green Leaf Financial. This business complex is present to the immediate south of the INDOT LA Code parcels 1, 2 4 & 6. According to environmental records and to site reconnaissance observations, there appear to be no environmental issues associated with Green Leaf Financial.

North of LA Code 4913 Parcels 1, 2, 4 & 6 is the entrance ramp to eastbound Lloyd Expressway. This ramp rises from the level of the parcels, sloping upwards some 20 feet to the elevation of the Lloyd

Expressway. The east boundary is composed of many office and other commercial buildings that do not appear to have environmental issues. The south boundary is an east/west oriented local railroad, and south of the railroad is the just mentioned Green Leaf Financial complex. The west boundary side of these 4 parcels is bounded by Fulton Avenue.

Southwest

In the southwest quadrant, South of LA Code 4603Parcel 1 (former manufactured gas plant area) the north boundary of the parcel is composed of the eastbound exit ramp off of the Lloyd Expressway. The east boundary is composed of Fulton Avenue. The south boundary is at the local railroad track siding and south of the railroad track is the large Mulzer Crushed Stone operation. West of this INDOT parcel is the Pigeon Creek trailhead greenspace area. This was built on a former scrap steel processing facility.

Northwest

Properties that are adjacent to the INDOT excess parcel LA Code 4603 parcel 1 consist of the following. North of the INDOT parcel is a vacant lot, and slightly to the northwest is an old 4 story brick building that is owned by Sigecom, a large volume communication nexus. This building has 6 large satellite dishes on the roof and has very large fiber optic truck lines leading to and from the building. East of the INDOT parcel is Fulton Avenue. South of the property is the Lloyd Expressway entrance ramp for entering westbound traffic. West of the INDOT property is another smaller single story building also owned by Sigecom.

3.0 USER PROVIDED INFORMATION

3.1 Title Records

A review of the chain-of-title information was not part of the scope of work for this assessment.

3.2 Environmental Liens or Activity and Use Limitations

No environmental liens were reported, although an Environmental Restrictive Covenant was being prepared for a property that was formerly a coal gasification plant.

3.3 Specialized Knowledge

No specialized knowledge of RECs or other potential environmental concerns were reported.

No property valuation reduction relating to environmental concerns was reported.

3.4 Owner, Property Manager and Occupant

The six subject properties are currently owned by The State of Indiana and are currently vacant. No specific project manager exists for these parcels.

3.5 Reason for Performing Phase 1 ESA

The Phase 1 ESA was prepared by Environmental Services. This Phase I Environmental Assessment was ordered in order to determine whether environmental issues exist on the excess parcels or within ASTM search distances from the excess parcels. The presence of environmental issues on any of the parcels would affect the value and the saleability of the parcels, as well as possibly involve liability issues. A Phase I environmental report involves a search of environmental records, a site visit, and possibly involves interviews with people who may have knowledge about the history of the area. A Phase I Environmental Assessment does not involve the taking soil, groundwater or any other types of samples.

3.6 Prior Environmental Reports

Prior environmental reports include a Red Flag Investigation and an environmental report of this area that was prepared by Corradino Group and were identified for the subject property.

3.7 Other

No other information was provided by the user.

4.0 RECORDS REVIEW

4.1 Historical Use Information

Historical use formation describing the subject property was obtained from a variety of sources as discussed below. This information is summarized in the table below.

Period/Date	Land Use	Source of Information
1984, 1895, 1910, 1918, 1923	Streets and land use	Sanborn Fire Insurance Maps, various years
Various years around 1900	Old photographs, brewery, manufactured gas plant	Historicevansville.com (web)

4.1.1 City Directories

No City directories were reviewed.

4.1.2 Aerial Photographs

Historical aerial photographs dating back to the 1930s are often available from local and federal government sources. Aerial photographs of the subject and adjoining properties were reviewed for indications of previous uses. The Indiana Geological Survey has established and maintains a library of old aerial photographs. The resolution (quality) of the old aerial photos this area was very poor and no useful information could be gleaned from them.

4.1.3 Fire Insurance Maps

Fire insurance maps are used to determine fire hazards and were produced for most urban areas since the late 1800s. Sanborn Fire Insurance Maps for several years were available and reviewed for the subject property. These maps indicate that early Evansville had a thriving and varied commercial base. The Sanborn maps locate hotels, boarding houses, lumber yards, livery stables, pool halls, several hospitals, iron works, furniture factories, a coal mine and one manufactured gas plant. Of these industries, only the former manufactured gas plant is likely to have relevant environmental impacts. The manufactured gas plant location is located at INDOT LA Code parcel 4603 parcel 1, in the southwest quadrant. This manufactured gas plant is discussed in detail later in this report.

4.1.4 Additional Historical Use Sources

Old black and white photographs of the Evansville Gas and Electric Company buildings and structures, and old Evansville Brewery Association were obtained at the website historicevansville.com.

4.2 Standard Environmental Records

A search of available federal and state environmental records was obtained from IDEM, EPA, US Coast Guard sources. A copy of this search is provided in Appendix B. The provided search reports meets or exceeds the regulatory records search requirements of ASTM E1527-2000.

Due to discrepancies in the location of some facilities in the databases arising from incorrect or incomplete addresses some facilities may be listed as unmappable or may be slightly mis-located.

A review of the regulatory information from this database search for possible recognized environmental conditions (RECs) within the ASTM minimum search distance is provided in the Federal and State sections below.

4.2.1 Federal Environmental Records

National Priorities List

The federal Environmental Protection Agency (EPA) maintains the National Priorities List of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

A review of the NPL List indicates that there are no NPL facilities on the subject property.

A review of the NPL List indicates that there are no NPL facilities on the adjoining properties within the minimum search distance.

CERCLIS LIST

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is maintained by the EPA and contains sites that have been investigated or are currently being investigated for possible inclusion on the NPL.

A review of the CERCLIS List indicates that there are no CERCLIS facilities on the subject property.

A review of the CERCLIS List indicates that no adjoining property or property within a one mile search distance contain CERCLIS facilities.

RCRA CORRACTS TSD Facilities List

The EPA maintains a database of the Treatment, Storage and Disposal (TSD) of hazardous waste from reporting facilities under the Resource Conservation and Recovery Act (RCRA). The CORRACTS database is the EPA's list of TSD facilities subject to corrective action.

A review of the RCRA CORRACTS TSD List indicates that there are no RCRA CORRACTS TSD facilities on the subject property.

A review of the RCRA CORRACTS TSD List indicates that there are no adjoining properties or properties within a one mile search distance contain RCRA CORRACTS TSD facilities sites

RCRA Non-CORRACTS TSD Facilities List

The Non-CORRACTS database is the EPA's list of TSD facilities that are not currently subject to corrective action.

A review of the RCRA TSD List indicates that there are no RCRA TSD facilities on the subject property.

A review of the RCRA TSD List indicates that there are no RCRA TSD facilities on adjoining properties or on properties within the one mile search distance from the subject property

RCRA Generator List

The EPA maintains a list of all regulated generators of hazardous waste as defined by RCRA.

A review of the RCRA Generator List indicates that there are no RCRA Generator facilities on the subject property.

A review of the RCRA Generator List indicates that there are no RCRA Generator facilities on adjoining properties or within the one mile minimum search distance.

ERNS List

The Emergency Response Notification System (ERNS) is a national database used to collect information or reported release of oil or hazardous substances.

A review of the ERNS List indicates that there are no ERNS sites on the subject property.

A review of the ERNS List indicates that there are no ERNS sites on adjoining properties or within the one mile minimum search distance.

4.2.2 State Environmental Records

State Priorities List

The State Priority List (SPL) contains sites that have been ranked to receive funding for remedial actions and/or investigation under the Hazardous Substance Remedial Action Trust Fund.

A review of the SPL List indicates that there are no SPL facilities on the subject property.

A review of the SPL List indicates that there are no SPL facilities on the adjoining properties within the minimum search distance

CERCLIS List

The state maintains a list of facilities that are considered state-equivalent CERCLIS sites.

A review of the state CERCLIS List indicates that there are no state CERCLIS facilities on the subject property.

A review of the state CERCLIS List indicates that there are no state CERCLIS facilities on the adjoining properties within the minimum search distance

SWLF List

Each state maintains a list of facilities permitted as solid waste landfills, incinerators or transfer stations.

A review of the SWLF List indicates that there are no SWLFs on the subject property.

A review of the SWLF List indicates that there are no SWLFs on the adjoining properties within the minimum search distance

LUST List

A list of reported leaking underground storage tanks (LUST) is maintained by each state.

A review of the state LUST List indicates that there are no LUSTs on the subject property.

A review of the state LUST List indicates that there are 22 LUST sites within the one half mile buffer search distance.

UST List

The state maintains a list of registered non-leaking underground storage tanks.

A review of the state UST List indicates that there are no UST locations on the subject property.

A review of the state UST List indicates that there are 20 UST sites within the half mile buffer search distance.

4.2.3 Local Environmental Records

County Recorder

The county recorder/assessor's office was not contacted regarding the presence of recorded environmental liens or easements for the subject property.

INDOT already owns the subject property.

Fire Department

The Fire Department was not contacted for this report.

Building Department

No buildings exist on the right of way or adjacent to the right of way that would be demolished as part of this construction.

4.3 Physical Setting

4.3.1 Topography

The United States Geological Survey (USGS) Evansville West Quadrangle 7.5 minute series topographic map was reviewed. According to this map the average elevation of the subject property is very nearly flat. A benchmark near the INDOT excess properties has an elevation of 385 feet above Mean Sea Level. A copy of the USGS topographical map is included in their report, with a project area containing the six parcels outlined.

The physical setting is urban, with a large flat Ohio River Floodplain. Floodwalls have been built along Evansville to restrain the Ohio River during flood stages. The U.S. Army Corps of Engineers maintains a levee system just south of the six properties, and a large volume pumping station is present on the west side of Fulton Avenue, in very close proximity to LA Code 4914 Parcel 4. The U.S. Army Corps of Engineers also owns a right of way at the pump station that can be used, and has been used in the past to install temporary flood wall panels to protect Evansville from floods. This right of way is present along Fulton Avenue.

4.3.2 Local Geology

The subject property is located on the Booneville Hills lowland physiographic province, consisting of undifferentiated glacial outwash of Wisconsinan Age. These are alluvial deposits laid down during the seasonal flooding of the Ohio River and Pigeon Creek. These surficial deposits vary from 50 to 100 feet in thickness overlaying the bedrock, and consist mostly of silt, sand, and gravel. The underlying bedrock is of Middle Pennsylvanian Age, of the Carbondale Group. The rocks are sandstone, shale, with minor limestone and coal beds. The beds dip very gently to the west into the center of the Illinois Basin.

Underground coal mining occurred beneath parts of Evansville in the past. The available maps do not indicate that any mining occurred beneath any of the six INDOT parcels, but some mining did occur a short distance from the parcels. A mines and minerals map is included in this report and the location of the old coal mines is indicated. These are north and west of the six parcels. Although Vanderburgh County is an oil producing county, there is no oil production present in the City of Evansville or in the area of the six parcels.

4.3.3 Soil Survey

The United States Department of Agriculture (USDA) Soil Survey map indicates the property soils consist of soils of the Zanesville-Wellston-Gilpin Association. A soil map is included in this report.

4.3.4 Hydrogeology

Based upon a review of local topography and physiographic information, groundwater is at or just above the water level of the Ohio River, and will fluctuate with the water level in the river. The groundwater flow direction is towards the Ohio River, and also with a westward component, with the flow direction of the Ohio River. The Ohio River is one quarter mile south of the INDOT excess properties. Pigeon Creek runs north to south and passes just west of the project area boundary.

4.3.6 Wetland Information

The United States Fish and Wildlife wetland inventory was reviewed to determine if the subject property contained any identified wetland areas. According to this map the subject property area contains only very thin narrow bands of wetlands that have been delineated along the bank of the Ohio River and a very narrow band of wetland along the banks of Pigeon Creek. This is a well drained highly paved urban area.

A wetland and water resources map is included in this report. The map depicts the Ohio River, Pigeon Creek, and a considerable number of water well locations. There is no indication of water issues that would impact the six properties.

4.3.7 Other

No other relevant physical setting data was found.

5.0 SITE RECONNAISSANCE

The subject property was inspected by Kenneth L. Gill, INDOT project manager with INDOT Environmental Services. The weather during the inspection was partly cloudy, slightly windy and 60 degrees.

The subject properties were sufficiently accessible at the time of the inspection.

The INDOT construction of the exit and entrance ramps on and off of the Lloyd Expressway onto Fulton Avenue involved the demolition of many buildings and businesses, and the rerouting of some roads. Many former landmark structures and buildings were demolished, making the exact location of some former businesses and the exact location of old property lines difficult. However, it is believed that the former parcel locations and the former property lines were located with sufficient accuracy for the purposes of this report.

During the site reconnaissance, adjacent properties, businesses, and buildings were observed for any obvious environmental issues. The results of these observations, including the discovery of an old abandoned gas station with no IDEM records, are included in the appropriate sections of this report.

5.1 General Property Conditions

5.1.1 Building Heating and Cooling

There are no heated buildings on the subject properties.

There are no air-conditioned buildings on the subject properties.

5.1.2 Solid Waste Disposal

Solid waste is not generated on the subject properties, other than litter from vehicular traffic. The non-hazardous waste is picked up by private waste collection and removal companies.

5.1.3 Process Wastewater Disposal

Process wastewater is not generated on any of the subject properties.

Process wastewater was not observed to be generated on adjoining parcels.

5.1.4 Sewage Discharge

The subject properties do not generate sewage. The City of Evansville owns and operates sanitary sewage lines and treatment plants.

5.1.5 Surface Water Drainage

Surface water is drained through storm water collection systems.

5.1.6 Wells and Cisterns

No wells of any type were observed on any of the six the subject properties.

There are no cisterns located on any of the subject properties.

5.1.7 Additional Property Conditions

No additional property conditions were observed that were not addressed in other parts of this report.

5.2 Environmental Conditions

5.2.1 Hazardous Material Storage, Use and Handling

No hazardous materials were observed to be stored or used on the subject property.

No petroleum products were observed to be stored or used on the subject property.

No drums or containers of regulated substances were observed on the subject property.

No hazardous waste was observed to be generated, stored or disposed at the subject property.

No bio-hazardous waste was observed on the subject property.

5.2.2 Spill and Stain Areas

No areas of stained soils were observed on the subject property.

No areas of stained pavement were observed on the subject property.

No areas of stressed vegetation were observed on the subject property.

5.2.3 Polychlorinated Biphenyls (PCBs)

The past use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common. PCBs in electrical equipment are controlled by United States EPA regulation 40 CFR, Part 761. According to this regulation there are three categories for classifying electrical equipment; less than 50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and greater than 500 ppm is considered "PCB".

No electrical transformers or other electrical equipment that might contain PCBs was observed on the subject property.

5.2.4 Asbestos Containing Materials (ACMs)

The common use of potential friable asbestos-containing materials (ACMs) (pipe/boiler insulation and fireproofing) in construction generally ceased voluntarily in the mid-1970s.

The buildings in this area are likely to have built before 1981 and may contain asbestos containing materials.

5.2.5 Aboveground Storage Tanks (ASTs)

Determining the presence of ASTs is considered essential in assessing potential contamination sources. Visual inspection and review of tank registration records are used to determine the possible existence of past and present ASTs in the area of the subject property. It must be noted however, that the absence of certain site conditions or lack of records may restrict or prevent the determination of the number and contents of ASTs on the subject property.

No aboveground storage tanks were observed on the subject property.

5.2.6 Underground Storage Tanks (USTs)

Most Underground Storage Tanks (USTs) are required by the State of Indiana to be registered. USTs are regulated by and registered by the IDEM UST Program. Usually, these records are available for viewing in the IDEM Virtual File Cabinet. The Virtual File Cabinet identifies 20 Registered USTs within the one half mile buffer. None of the USTs are on the excess properties, but all are within the one half mile buffer. The 20 UST sites generally from west to east are:

- Fore Investments, 1925 West Franklin Street. The facility is an active office facility with several tenants. Historically, this was a fueling facility from the early 1960s to the late 1970s. The most recent file in the IDEM Virtual File Cabinet (VFC) is dated 10/21/2011. This is a Corrective Action Plan Addendum, by Environmental Management Consultants, Inc. This document proposes to excavate, remove, and dispose of soils and perform enhanced bioremediation. This is an exceptionally large soil removal, with an anticipated 13,000 tons of soil to be removed. The contaminated soils appear to be limited to onsite areas. This site is several hundred feet north and west of the excess properties, and is not reasonably expected to impact the INDOT excess properties.

- Hooks Drug Store, 1824 West Franklin Street. Two 6,000 gallon tanks, one 3,000 tank, all gasoline, and one 10,000 gallon diesel fuel tank. The VFC contains two files; one is a Notification of Tank removal, dated 9/17/1991. It appears that C&S fuels removed the tanks so that a Hooks Drug store could be built on the facility. The location is several hundred feet north and west of the INDOT excess parcels, and it is not reasonably expected to impact the INDOT excess parcels.

- Stephan's Inc., 1806 W. Franklin Street, UST site has no records in the VFC. (Records do exist for Stephan's Equipment at 1730 West Franklin-see LUST section this report)

- Miller Block and Brick Company, 1700 West Franklin Street. This site has one closure record, for a UST. Subtech Inc. submitted an Intent To Close document to IDEM on 4/19/1991 for the removal of one 550 gallon gasoline tank.

- Poole's Marine, 1830 West Ohio Street, One 1,000 gallon diesel fuel tank was removed on 6/02/1986. There were no indications of leaks or spills. This location is downstream and down gradient from the INDOT excess properties, so if leaks had occurred, they would flow away from the INDOT properties.

- P.A.R Corporation, 1510 West Franklin Street. One tank of 1,000 gallons was removed from the ground and shipped off-site on 5/20/1993. The document states there was no history of spills. This parcel should not affect the INDOT excess parcels.

- Jerome Mensterman, 1400 West Franklin Street. Lensing Wholesale Inc., 600 N. 6th Ave. Two tanks, 5,000 gallons holding gasoline. The Virtual File Cabinet contains a file that states "Tanks meet the US E.P.A. 12/222/1998 requirements".

- Former Double Cola /Lensing Wholesale, 1300 W. Franklin St., FID # 22794. One 8,000 gallon diesel fuel tank, one 6,000 gallon diesel tank and one 2,000 gasoline gallon tank were closed in place. Records do not indicate spills or leaks were present. Only one file was found in the Virtual File Cabinet, as "Tristate Double Cola", at 1300 W. Franklin St.

- Hartford Bakery, 500 N. Fulton St. No records could be found in the IDEM Virtual File Cabinet with the name Hartford Bakery, nor could any environmental site be found using the 500 North Fulton Street address.

- Liquor Outlet, 300 N. Fulton. No documents found under the name Liquor Outlet. However, at the same address is one file for Nanny & Poppys Pizza. The document is from 3/13/1992 "Intent to Close UST", that documented removal of one 500 gallon tank, one 2,000 gallon tank, and two 6,000 gallon tanks.

- Stevens Shell Auto Service, 221 N. Fulton Street. The most recent VFC file is from 2010, an IDEM UST Inspection Compliance Report. A note at bottom of the report states "passing". No other file at this site would indicate any spills, leaks, or other environmental impact having occurred at this location.

- Circle K (Amoco Service station), 7 N. Fulton FID 19654. There are several files, none of which indicate the presence of any environmental problems. Most recent document on file is from 01/07/2010 titled "Inspection Report". The bottom of this report contains the handwritten note "meets all requirements at this time." This property is not expected to present environmental risk to the INDOT excess parcels. *Note* This facility is directly east of INDOT Parcel LA Code 4603 Parcel 1.

- Ferguson Enterprises, 625 N.W. Riverside. In December of 1991, two underground tanks of 1,000 gallons each was removed from the ground. Soil samples from the sidewalls tested below IDEM closure levels. There was no indication that these tanks had leaked or spilled.

- Dartt (correct spelling) Auto Service Inc. (also Dart Sunoco), 301 West Franklin Street. Two 8,000 gallon fiberglass tanks were removed and documented by Enviro Group Inc. Soil samples were taken from the excavation and all samples tested below the default closure levels. The report was received by IDEM on 7/19/1994. The report mentioned that the tanks had been buried in clay. There were no indications in the records that either tank had leaked.

- Patton Heating, 517 Ingle Street. One 550 gallon gasoline tank and one 1,000 gallon diesel fuel tank were removed on 8/15/1989. There were no indications of leaks or spills.

Determining the presence of USTs is considered essential in assessing potential contamination sources. Visual inspection and the review of tank registration records are used to determine the possible existence of past and present USTs in the area of the subject property. It must be noted however, that the absence of certain site conditions or lack of records may restrict or prevent the determination of the number and contents of USTs on the subject property.

No underground storage tanks were observed on the subject excess properties, only on adjacent properties and properties within a one half mile radius properties.

5.2.7 Leaking Underground Storage Tanks (LUSTs)

There are 22 LUST sites identified on the IDEM Arcview LUST layer map. These LUST sites are, roughly west to east, identified as:

- Formerly Kiel Brothers Oil of Evansville, more recently doing business as Tobacco Road # 82. 1905 West. Franklin Street. Owned by Bulk Petroleum since 2004. Site had three 7,500 gallon gasoline tanks installed originally in 1972. Free Product was discovered on 11/30/2005, at which time remediation and quarterly sampling initiated. The most recent report in the files is "3rd Quarter monitoring report, 2011" by American Environmental. The site has many on site monitoring wells, and some offsite wells. A review of the well records indicates that two wells contain free petroleum product, but nearly all of the other wells are below closure levels. Given that the site is being closely monitoring by IDEM and although hot spots are present, most wells are reporting very low levels of contamination.

- Moutoux Auto Machine Co., 1930 West Franklin Street. The VFC file is not listed under Moutoux Automobile, but is listed (at this address) as Power Equipment Plus, LUST # 9001521. The VFC contains two files only. The first is 04/06/1990, a LUST closure, and 06/06/1990. There is no NFA in the file. One file is an "Intent To Close" and states that two 550 gallon tanks and two 1,000 tanks were to be closed in place. Due to lack of any follow up by IDEM for over 20 years, it is assumed that this site is a very low priority site.

- American Commercial Marine/ Port of Evansville, 1900 W. Ohio Street, 0.2 miles west of the westernmost INDOT parcel. This facility has been in service since 1931. The facility unloads barges and transfers product into trucks and railcars. One 560 gallon gasoline tank was removed by Enviro-Group Inc., on 9/11/94. The records do not include a NFA letter.

- Stephan's Equipment 1730 West Franklin Street. A No Further Action letter (NFA) was issued for Stephan's Equipment at 1730 W. Franklin Street. FID # 19696, LUST Incident # 199210554.

- Evansville Imperial/FGK Motomart, at 1300 West Columbia Street. The most recent IDEM Virtual File Cabinet file is from 9/13/2010. This is a letter to IDEM from Evergreen Environmental Inc., requesting a letter from IDEM that would determine that the site has been adequately delineated. The letter also states that no off-site well contained Contaminants Of Concern, and that only three of the on-site monitoring wells contain benzene at levels above the IDEM closure levels. The other wells on-site test below benzene cleanup levels.

- Shelby O'Neal Steel, Lloyd & Fulton. Virtual File Cabinet has a folder for this name. However when the file is opened, a message appears "0 documents found". Judging by the location of this site on the aerial photography, this is almost certainly the "Wire Rope Company", that made steel cables. This building was demolished for the construction of the Lloyd Expressway.

- Cradock Finishing Inc., 1400 West Illinois Street. FID 3355, Incident # 9901512. Two 1,000 gallon tanks that were used to dispense gasoline for forklifts were removed by Donan Engineering. IDEM issued a NFA for the site on 1/13/1993. The IDEM files also contain many records for inspections and permits from the Office of Air Quality and for RCRA Hazardous Waste inspections. No significant leaks or spills were noted from these records.

- Fire Department # 3, 310 N. 4th Street. FID 11464. Contaminated soils were present from at least early 1990s. However IDEM issued a NFA on 3/7/2011, at which time the groundwater and soils tested below the Residential Default Closure Level for gasoline, and below the Industrial Default Closure Level for diesel fuel.

- Metro Evansville Transit, (also called Old Hubcap Place) 600 John Street. The site contained one 1,000 used oil tank, and two 10,000 gallon diesel fuel tanks. All tanks were fiberglass, all removed 4/20/2001. No NFA letter was found in the files, and no correspondence with or from IDEM as of 4/20/2004.

- Smith Service Center, 221 North 1st Ave., FID #403, LUST # 200312515. IDEM issued a NFA letter for the site on 1/21/2011. The NFA letter notes that small amounts of localized naphthalene are present in the groundwater, but that the levels were very low and that the tanks, piping, and some soils were removed. IDEM approved the NFA letter.

- Kalena Corp. (Kalena's Car Wash), 333 N. 4th Street. VFC records indicate that three 4,000 gas tanks were removed on or around 7/27/1990. No NFA letter is in the file.

- Rabin Tire, 425-431 Market Street. FID # 18804, LUST # 9312522. One LUST tank was removed on 12/2/1999. IDEM issued a NFA letter on 2/28/2000. Given the NFA letter, it is unlikely that this site will have environmental impacts on the INDOT excess properties.

- Schmitt Auto Service, 421 Harriet Street. FID # 476, Incident # 200306525. A NFA letter was issued by IDEM on 11/29/2006.

- Postal Service, 800 Sycamore Street. IDEM issued a NFA letter for this site on 8/31/2006.

- Old National Reality, 101 NW 4th Street. In the IDEM Virtual File Cabinet, there is a listing for "Old National Reality". The VFC listed address is 429 N. Main Street. There is only one file on record, an Office of Air Quality document. No files at this VFC address are for a LUST site.

- Coca Cola Bottling Co., 927 W. Division Street. FID # 8530, Incident # 198912085. This facility was used for bottling, but by the time a NFA was issued, the facility was used for repair and storage.

- City of Evansville Property (City Market) Corner of Lloyd Expressway and 1st Avenue. The site identifiers used by IDEM are FID 18519, and Incident Nos. 9309522 & 9312145. IDEM issued a

NFA for both Incident numbers on 8/10/1999. The tanks were removed and documented by Environmental Management Consultants, Inc in an August 1999 report. One Aboveground Storage Tank (AST) of 1,000 gallons was removed and one 155 gallon used oil Underground Storage Tank UST was removed.

- Alexandria Real Estate. Corner of 1st Street and 3rd Street. FID # 19430, LUST Incident # 4040040. This is a 0.32 acre site. This LUST site was changed to an Indiana Brownfield site in March 2007. See below Brownfields in 5.2.9 for additional details. This site did receive a NFA letter from IDEM on 4/21/2010.

- Boetticher & Kellog Incorporation. 1 N. Fulton Avenue. FID # 19314, LUST # 9206519. This facility no longer exists; it was located at what is now the intersection of Lloyd Expressway and Fulton Avenue. This was a hardware and sundry distributing company that was founded in 1863, and was in business for 140 years. According to historical documents, the company employed some 30 salesmen and distributed hardware, sporting goods, paint, plumbing and electrical supplies in the 1980's. One 6,000 gallon leaking unleaded gas tank was removed from beneath the floor of the building. The property was sold to Aztar Casinos in 1994. IDEM issued a NFA on 5/21/1999.

5.2.8 Voluntary Cleanup Sites

There are two Voluntary Cleanup Program sites identified:

1) Evansville former Manufactured Gas Plant.

The Evansville Gas Light Company was formed in the year 1854 to manufacture a natural gas-like product that was distributed to consumers by pipeline. The gas used coal as its basic feedstock. The facility changed names several time. After "Evansville Gas Light Company" it became Evansville Brush Electric Light & Power (1882), Public Service Company (1909), Public Utilities Company (1917), Southern Indiana Gas & Electric Company and also went by name of SIGECO (1921). The gas plant was dismantled in 1951 in order to make way for the construction of Pennsylvania Avenue, which later became the Lloyd Expressway.

The manufactured gas plant consists of a north parcel and a south parcel. The Lloyd Expressway was built over much of the north parcel, and a parking lot and a single story building owned by Sigecom is currently on the northernmost part of the northern parcel. This area was used as a gas storage area and does not have known environmental issues. This area is adjacent to and immediately west of the LA Code 4603, parcel 1 INDOT excess parcel.

Several old black and white photographs are included in this report of the brewery and of the Evansville Gas and Electric Light complex. A black and white photograph is included of the Gas and Electric Company "gasometer", which is a large cylindrical tank. This was located on the present day site of the Sigecom single story building, immediately west of LA Code 4603 parcel 1. A photograph is included of the 4 story Evansville Brewing Association bottling plant, which is now the Sigecom facility that is used as a communication hub. This building is immediately north and west of the INDOT LA Code 4603 parcel 1 location.

The southern Evansville Gas Light Company parcel is INDOT excess parcel LA Code 4914, Parcel 4, and is south of the Lloyd Expressway and west of Fulton Avenue. After the

manufactured gas plant was demolished, the Brake Supply Company was built on the site and occupied the site until INDOT acquired the site. SIGECO (now Vectren) retained the environmental liability for the property.

The parcel that was the manufactured gas plant was owned by Vectren until it was taken by INDOT for the construction of the Lloyd Expressway overpass over Fulton Avenue and its associated entrance and exit ramps. INDOT is the current owner of the gas manufacturing plant location, and is known as LA code 4914, parcel 1.

On 3/12/2004 Vectren Corporation signed a "Multi-Site Voluntary Remediation Agreement" with IDEM to address five former manufactured gas plants, each in a different Indiana County. One of these former manufactured gas plants is the former Evansville Gas Light Company site.
This consisted of two parcels of land that was purchased by INDOT.

The northern parcel was used for gas storage and is now beneath the Lloyd Expressway and the entrance and exit ramps west of Fulton Avenue. This gas storage parcel is of no environmental concern.

The southern parcel was used in the manufacture of gas from coal and is an environmental concern. The Evansville Gas Light Company was chartered in 1852. The first plats and map of the facility were not available until 1880. The plant was dismantled in 1954. Pennsylvania Avenue was constructed on the northern portion of the facility, and Brake Supply Incorporated was constructed on the southern portion of the facility.

A report by Remediation Technologies, Inc., dated 4/19/1996 was reviewed. The report, Phase II Site Investigation Report, "Former Manufactured Gas Plant Site, Evansville, Indiana" is an extensive report of the history of this old facility and presents the results of a Phase II site study. This investigation consisted of five soil borings, five Geoprobe borings, and five monitoring wells. Twenty-two soil samples were analyzed and six groundwater samples were analyzed. The conclusions were that residual subsurface contamination remains in one local area of the parcel. Coal tar compounds remain in the area of the former "tar pit".

2) City of Evansville, 1. N.W. Martin Luther King Blvd. The address is for the Civic Center Complex. This VFC listing contains one file, for a Hazardous Waste Small Quantity Generator. The file is a "Notification of Regulated Waste Activity". The letter notifies US E.P.A. that the facility is no longer in need of the US E.P.A. ID number. There is no mention of any release or spill.

5.2.9 Brownfield Sites

Five Brownfield Cleanup Program sites were identified within a one half mile search radius of the subject property. These are:

1) Fulton Properties, 1750 W. Franklin Street, Brownfield site # 4060047. A document titled "Subsurface Investigation Report" for this property was prepared on February 2005 by Summit Environmental Services, Inc. This report states that the site was used at one time as a disposal site for "general waste and debris". It was later used as a service station for farm machinery. Summit

Environmental Services Inc. performed a tank excavation and removal. One gasoline tank, one diesel fuel tank, and one waste oil tank were removed. Borings were installed and water monitoring wells were installed. Local areas were found with elevated levels of Total Petroleum Hydrocarbons, as well as elevated levels of Lead. On January 22, 2009, IDEM accepted an Environmental Protective Covenant that requires 1) No Residential use of the property, 2) no agricultural purposes, 3) no water wells, and 4) no excavations greater than 7 feet below ground surface. According to environmental records, the contamination is limited to the property.

2) General Waste Products Inc., also listed in records as The City of Evansville, 201 South 7th Avenue. The property is present on both the north and the south sides of 7th Avenue. The City of Evansville made the application for the site to be admitted into the Brownfields program. This site was a former scrap metal yard. The facility operated for many years, and collected, separated, and disposed of scrap metal. Much of the collected scrap was loaded onto barges on the Ohio River by means of a crane. The larger part of the property is on the north side, and the southern portion extends to the Ohio River. A large crane was present on the banks of the Ohio that lifted metal from the scrap yard onto barges. Parts of the southern portion of the property were built on fill material, ranging from 0 to 8 feet of fill.

The property had a number of environmental issues that were addressed before the property was converted into a public park and recreation area. The cleanup included removal of on-site buildings and equipment, removal of PCB liquids, excavation and disposal of scrap and contaminated soils and hauling in some 30,000 tons of clean soil for clean cover. The City of Evansville acquired the property for use as a riverside greenway and a bicycling and hiking trailhead, with paved parking. This site is listed in IDEM records as both a VRP site and also as a Brownfields site.

3) River Bend Restaurant, 18 South 3rd Street. This is a 3,000 square foot property. The recorded site history begins in the late 1800s. The site operated as a foundry from the 1800s until 1950. From 1950 until 1965 the site was occupied by F. Holtz Machinery. From 1966 until 1974 this was the home of Contractors' Sheet metal Roofing. From the late 1970s until 2001 the site hosted Funky's II nightclub. From 2001 until 2003 the site operated as the Riverbend Restaurant. Foundry sand containing lead was identified on part of the site, and the top three feet of the site was excavated and removed from the site. After retesting, an additional amount of soils were removed in areas that still contained lead. The site now meets residential cleanup levels. No fuel contamination was found.

4) Alexandria Real Estate. As noted in 5.2.8, this site was also in the IDEM LUST program, but later transferred to the Brownfields program. The FID # is 19430, the LUST Incident # was 199307155, and the Brownfield number is # 4040040. This is a 0.32 acre site containing a 13,500 square foot building. The building was used by the Yellow Cab Company from the 1960s until the 1980s. The property is now used for storage by the Aztar Casino. Beneath the building was a 2,000 gallon leaking gasoline tank. In 1963, 16 soil borings were installed and 15 of these were converted into monitoring wells. Significant gasoline contamination was found. A Soil Vapor Extraction system was installed. Later Oxygen Releasing Compounds were released. IDEM issued a No Further Action Letter for the site on 4/21/2010. The NFA letter indicates that no adverse environmental effect should impact the INDOT excess properties.

5) Former Kenny Kent Auto Dealership, located at corner of Sycamore/Vine/3rd/2nd. This site has 3 identification numbers. THE FID # is 16430, the LUST # is 199406520, and the Brownfield number is 4030003. This site had six USTs. Five tanks were removed from the site in 1965, and the final tank was closed in place in 1970. Records indicate that contaminated soils were excavated and removed from the site. The records contain no closure document.

5.2.10 State Cleanup Sites

Four State Cleanup Program sites were identified within a one half mile search radius of the subject property. These are:

1) Guess Beauty, 314 & 318 NW 6th. This site was researched because of a property transfer, and the proximity of a site having potential environmental concern. Several soils borings were installed and tested as was one monitoring well. Nothing of significance was found. On 11/9/2001 Project Manager Kenneth Gill issued a NFA letter for this location.

2) Old Evansville Dump, Lloyd Expressway & Pigeon Creek Road. This site was studied and sampled by IDEM and the City of Evansville in 1992. Seven borings were installed and sampled. This site operated as an open dump from the 1930s until the 1970s. Coal ash and other general waste was deposited at this dump. The IDEM study found a) cyanide in groundwater, b) PCBs in groundwater, c) methylene chloride in the groundwater, d) semi-volatiles in the soil, e) volatiles in the soil, f) heavy metals in the soil. The study did *not find* arsenic, nickel, mercury, or chromium in the soil. The Virtual File Cabinet contained no files later than 1992. The report stated that groundwater flow from the Evansville City Dump was westwards towards Pigeon Creek, which would carry any groundwater contamination *away from* the INDOT excess properties. ***Note*** The orange triangle location icon on the ArcGIS maps is incorrect. The orange triangle location is too far east of the actual location. The actual location is on both sides of Pigeon Creek, north of SR 62. *****

3) Metro Development, 1 NW Martin Luther King Blvd, (Also listed in records as Old Hubcap Place). Incident #200012108. Three tanks were closed by removal on 11/29/2000. IDEM's State Cleanup Section issued a NFA letter for this site on 4/20/2001. This location is not expected to have environmental impacts to the INDOT excess properties.

4) Former Kenny Kent Auto Dealership, This site is located at the corner of Sycamore/Vine/3rd/2nd Street. It has three identification numbers, FID # 16439, LUST Incident # 199406520, and Brownfields Program # 4030003. This site had 6 Underground Storage Tanks. Between 1994 and 1996 five of these tanks were excavated and removed. Tank number six was closed in place in 1970. A NFA letter was issued by the Brownfields Program on 9/1/2004.

5.2.11 Landfills

No evidence of a landfill was observed or reported on the subject property. There is no evidence of dumping activity on the subject property. The Old Evansville City Dump is located on both sides of Pigeon Creek, west of the INDOT excess parcels. Both surface water and groundwater flow is west and south of the INDOT excess parcels. Any mobile contamination would therefore flow away from the INDOT excess parcels.

5.2.12 Pits, Sumps, Catch Basins and Lagoons

No pits, ponds, or lagoons were observed on the subject property.

No sumps or catch basins, other than those used for storm water, were observed on the subject property.

5.2.13 Radon

Radon is an odorless, invisible gas that occurs naturally in soils. Natural radon levels vary and are closely related to geologic formations. It cannot be detected without specialized equipment. Radon may enter buildings through basement sumps or other openings.

The EPA has established the recommended safe radon level at 4 pCi/L. The EPA has prepared a map dividing the country into three Radon Zones; Zone 1 for those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4 pCi/L; Zone 2 for those areas where the average predicted radon level is between 2 and 4 pCi/L; and Zone 3 for those areas where the average predicted radon level is below 2 pCi/L.

According the EPA Map of Radon Zones the subject property is in Zone 2 where the predicted radon levels range between 2.0 pCi/L a 4.0 pCi/L. The higher number is the EPA Action Limit. These properties are outdoors, with no sheltered or enclosed areas that would allow radon gas to accumulate. Radon gas will quickly dissipate outdoors and will not impact the INDOT excess parcels.

5.2.14 Lead

This will only be of concern if demolition of houses, buildings, bridges, or other structures is required. No additional demolition is currently planned for the excess parcel disposal. Unless there will be demolition, lead should not be a concern.

5.2.15 Other Environmental Conditions

No high-tension transmission lines or electrical substations which could generate significant electromagnetic frequencies were identified near the subject property.

There were no major sources of noise or vibration identified on or near the subject property.

6.0 INTERVIEWS

Interviews were conducted with individuals knowledgeable of the subject property. Included are:

- Mr. Craddock of Craddock Finishing Co. This family business has been in business since 1952 Mr. Craddock provided much historical information of the area.

- Steve Spears, Environmental affairs, Vectren Inc. Mr. Spears is knowledgeable about the area, especially about the history of former goal gasification plant area. He is working with Damon Ridley of the IDEM Voluntary Cleanup Program to develop an Environmental Restrictive Covenant that is of interest to INDOT for LA Code 4914 parcel 4 (Brake Supply Company and former manufactured gas plant area).

- Paul Schmidt, Project Engineer, Corridino Group. Mr. Schmidt had prepared a 12/01/2005 engineering report including environmental, property lines, and area history information.

- Michael Morrow, w/ Jack Rodgers Realtor, Inc. This Realty group owns properties in this immediate area and Mr. Morrow provided much information regarding the property boundaries and property histories.

- Damon Ridley, IDEM Project Manager for the Evansville former manufactured gas plant.

- Lee McClellen, Morley & Associates, an engineering firm in Henderson Kentucky. The Evansville Levee Authority and the U.S. Army Corps of Engineers uses this company for Levee design work. Mr. McClellen provided information and property line maps for the area on the west side of Fulton Avenue at the levee pump station.

7.0 FINDINGS AND CONCLUSIONS

7.1 On-Site Environmental Concerns

Based on the information gathered and on observations made during this investigation, the Phase I Environmental Site Assessment has identified one current ***on-site*** environmental condition associated with the one of the subject properties.

LA Code 4914 Parcel 4, in the southwest quadrant, was the site of a manufactured (coal) gas plant. Environmental investigations have been completed for this parcel. Low levels of toxic compounds were found on this property. Vectren Inc. is nearly finished with the preparation of an Environmental Restrictive Covenant for this parcel. This legal document would be attached to the property deed in perpetuity, and would assure that no inappropriate property use would occur. No water wells would be installed, no residential use, etc. would be permitted.

7.2 Off-Site Environmental Concerns

Based on the information gathered and on observations made during this investigation, the Phase I Environmental Site Assessment has identified one ***off-site*** environmental condition. During the site visit, one very old former gas station was identified that is not on the IDEM maps or in the IDEM Virtual File

Cabinet records. This parcel is located on the east side of Fulton Avenue, and south of W. Illinois Street. The building is falling apart, but the presence of a concrete base of a two pump pump island would suggest that underground storage tanks may still be present. Groundwater flow in this area is undoubtedly either south to the nearby Ohio River, or west, with the flow of the Ohio River, or is some component of southwest, towards the Ohio River. This flow direction would result in a flow towards LA 4603 Parcel 4 and towards LA Code 4914 Parcel 4. If tanks have leaked at this location, it is possible that groundwater beneath these two parcels could be affected. It is unlikely that high levels of contaminants would be present. This area is served by a public water utility. The groundwater flow direction may be such that low levels of BTEX would possibly migrate to LA Code 4914 parcel 4, the old coal gasification location. Vectren is already preparing an Environmental Restrictive Covenant for that parcel. Steve Spears of Vectren had been notified of the slight chance of an impact from this old gas station, and advised to examine the Environmental Restrictive Covenant in terms of this on-site migration from the old gas station. Although other UST sites, LUST sites, State Cleanup Program sites are present within the ASTM search distances, these will not impact the disposal of the six INDOT excess parcels project for reasons discussed earlier in this report.

7.3 Conclusions

A Phase I Environmental Site Assessment in conformance with the scope of work and ASTM Practice E 1527-2000 was performed on the subject properties and within a one half mile search distance buffer from the subject property. This assessment identified many recognized environmental concerns, both historic and current. Most of these pose no environmental impact or risk to the six INDOT parcels. However there are concerns with two of the parcels.

Parcel LA Code 4914, parcel 4, in the southwest quadrant.

The first concern is on INDOT parcel LA Code 4914 parcel 4. This parcel is the site of the former Brake Supply Company. Previous to Brake Supply Company, the western ¾ of this parcel was formerly used by the former manufactured gas plant. This area was the southern parcel of the manufactured gas plant where the manufacturing actually occurred. Residual Compounds Of Interest remain in the subsurface. This parcel was investigated and found to have residual Contaminants Of Concern. These include coal tar and related compounds. In 10 of the 114 subsurface soil samples that were collected, PAHs were above the Tier II residential closure levels. These included benzo (a) anthracene, benzo (a) pyrene, benzo (b) flouranthene, and naphthalene. According to sampling results, these Compounds Of Concern are found in a limited portion of the property, near the former "tar wells".

Vectren Inc. was the former owner of this property, after the Brake Supply Company, and before it was purchased by INDOT. Vectren Inc. has retained the environmental liability for this parcel. Vectren has conducted extensive environmental investigations on the former manufactured gas plant site, including drilling and sampling.

IDEM has determined that an Environmental Restrictive Covenant that would prohibit specified future activities on this site would allow environmental closure on the site. The ERC would prohibit the installation of water wells, prohibit the use of the property for residential use, and would prevent other uses that would present environmental risk. Both Steve Spears of Vectren and Damon Ridley, the IDEM Voluntary Cleanup Program project manager for the site agree that the terms of the ERC have been nearly worked out. Once this document is signed and attached to the property deed, IDEM will grant closure to this site. The property deed will have the ERC permanently attached so that all future owners of the property will be bound by the terms of the agreement.

LA Parcel 4603, Parcel 1

The second concern that was identified is in regard to LA 4603, parcel 1, on the northwest corner of the Lloyd Expressway and Fulton Avenue overpass. This property at one time housed a large brick building containing brewery mixing vats. The property is currently vacant and is an open grassy lot. There are no records or other indications that this property itself has environmental issues from past uses. However, during the site visit by INDOT to the Lloyd Expressway and Fulton Avenue area, an old gas station was found. This is at the southeast corner of the intersection of Fulton Avenue and West Illinois Street. This former gas station is 500 feet northeast of this INDOT parcel. IDEM's Virtual File Cabinet and IDEM maps contain no reference to this former gas station. Photographs of this former gas station are included at the back of this report.

The gas station building is falling apart with age. The concrete base of a former pump island was observed, with structures for two former pumps can be seen. There was no indication, such as disruptions in the pavement, that tanks have been removed, although it is possible that they were removed. If the tanks had leaked, it is unlikely that such a leak would have been detected. The groundwater flow in the area is very likely to be directly toward LA Code parcel 1. The possibility that significant groundwater contamination on the INDOT parcel is low, but cannot be totally discounted.

INDOT does not own the former gas station. The current ownership of the old gas station is unknown. It would not seem to be prudent for INDOT to become involved with the old gas station site, such as a drilling and soil sampling program on the station site, which could lead to an expensive remediation. INDOTs primary interest is in disposing of the LA Code 4603 parcel 1property.

INDOT should consider either conducting a drilling and sampling program on LA Parcel 4603, Parcel 1, or alternatively, selling the property with a clear disclaimer that this parcel may contain contaminated soil or groundwater.

8.0 RECOMMENDATIONS

Based on the results of the Phase I Environmental Site Assessment of the subject property, the following recommendations for two of the parcels are made. These are as follows:

LA Code 4603, parcel 1 (northwest quadrant parcel)

The possibility of groundwater contamination impinging on the site from the old abandoned gas station cannot be discounted. It is recommended that either:

1) The property be sold "as is" with full disclosure that groundwater problems may exist, or

2) A Phase II environmental assessment be performed in order to determine whether a groundwater problem exists. This would entail the drilling and sampling of groundwater at perhaps five locations along the north and east property boundaries. Since obtaining the groundwater samples would entail the mobilization of a drill rig and drilling until groundwater is encountered, soil samples should also be collected and laboratory tested for BTEX, MTBE, and RCRA 8 metals. Five soil borings and groundwater sampling points would suffice, two on the northern property boundary, two on the east boundary, and one on the southwest boundary. All borings could be installed far enough from the parcel boundary

as to not encounter underground utilities, such as gas lines, water lines, telephone or fiber optic lines.

3)

LA Code 463 Parcel 4 (former manufactured gas plant)

It is recommended that the former manufactured gas plant property LA Code 4603 parcel 4 not be sold until:

1) The ERC is completed and has been legally attached to the property deed.

2) IDEM issues a closure document for this Site. Vectren has funded environmental investigations and closure activities, most notably the preparation of an Environmental Restrictive Covenant. The finalization of the ERC is expected in the very near future. This would include the attachment of this legally binding document to the warranty deed of the parcel. The IDEM project manager, Damon Ridley, should be contacted to provide the closure date for this site.

9.0 CLOSURE

This report has been prepared for the sole benefit of Vincennes District. The report may not be relied upon by any other person or entity without the express written consent of Environmental Services and Vincennes District.

This Phase I ESA complies with the scope of work and ASTM Standard E1527-2000, with the exception that the investigation extended only to a one half mile buffer from the parcel area, rather than a one mile buffer. It was considered to be beyond the scope of this report to include recognized environmental conditions that are present at distances greater than one half mile from the six parcels. The probability of environmental conditions being present at a distance greater than one half mile that would impact the properties is quite remote.

Respectfully submitted,
INDOT's Hazardous Materials Unit

Prepared by:

Kenneth Gill, Indiana, LPG
Project Manager
Environmental Services

Reviewed by:

Ben T. Lawrence
Environmental Policy Manager
Environmental Services

10.0 REFERENCES

The following documents, maps, or other publications may have been used in the preparation of this report.

American Society for Testing and Materials (ASTM) 2000. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-00). Philadelphia, PA, USA.

Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Maps.

United States Department of Agriculture, Soil Conservation Service, Soil Surveys.

United States Geological Survey, Topographic Map.

United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory Map

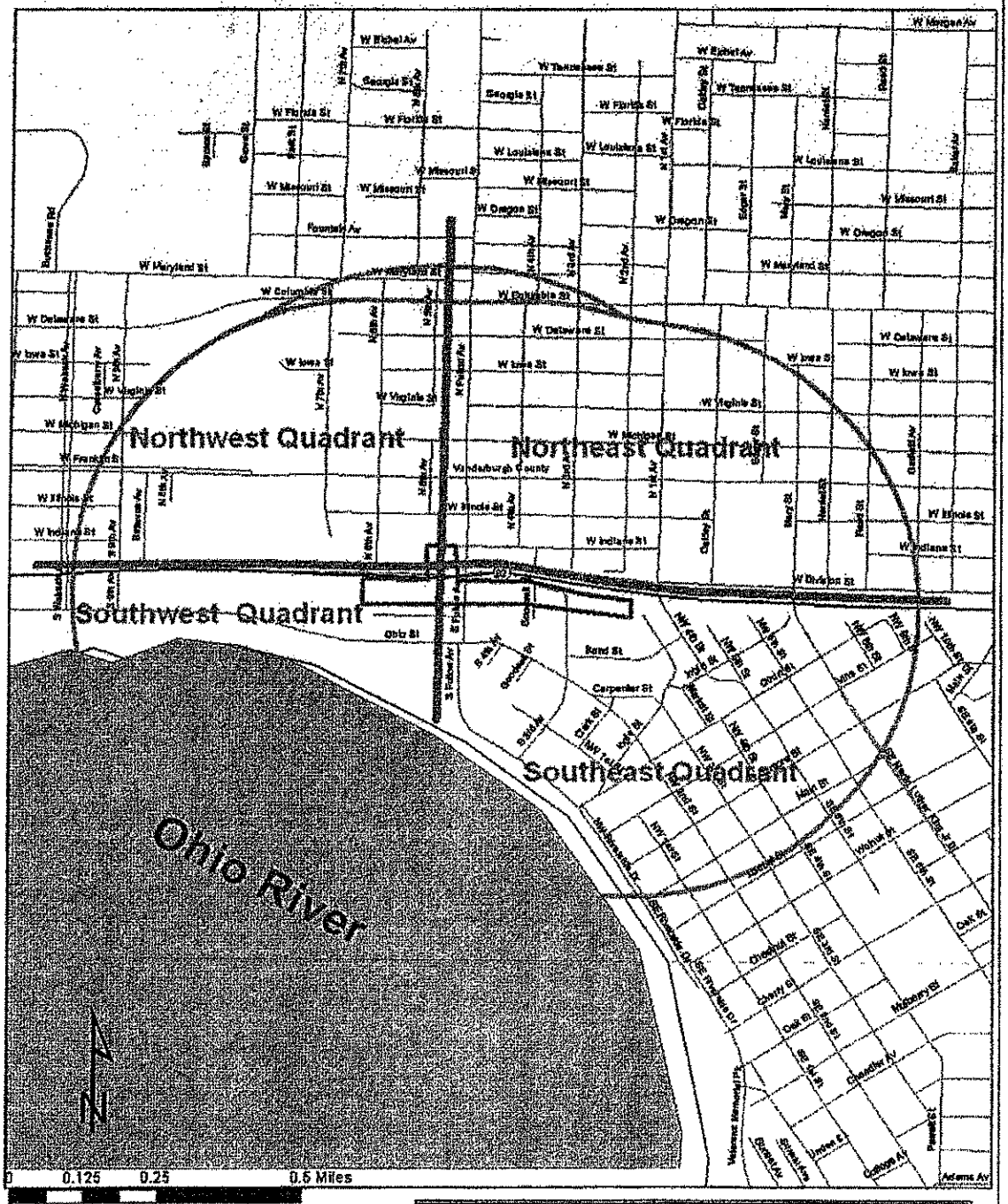
Indiana Department of Environmental Management, Geological Assessment of Evansville Old City Dump, Evansville, Vanderburgh County, 09/1/1992, Billy Giles, Geologist.

Corradino Group, SR 62 (Lloyd Expressway) Improvements from Fulton Avenue to Eikhoff Road, June 6, 2002, Richard Ray AICP

Remediation Technologies, Inc., Phase II Site Investigation Report, Former Manufactured Gas Plant Site, Evansville, Indiana, April 19, 1996. Prepared for Southern Indiana Gas and Electric Company (SIGECO)

Black and white historical photographs from HistoricEvansville.Com website

Figure 1
One Half Mile Buffer Green Boundary
Project Area Red Boundary
Quadrant Divisions indicated in Orange

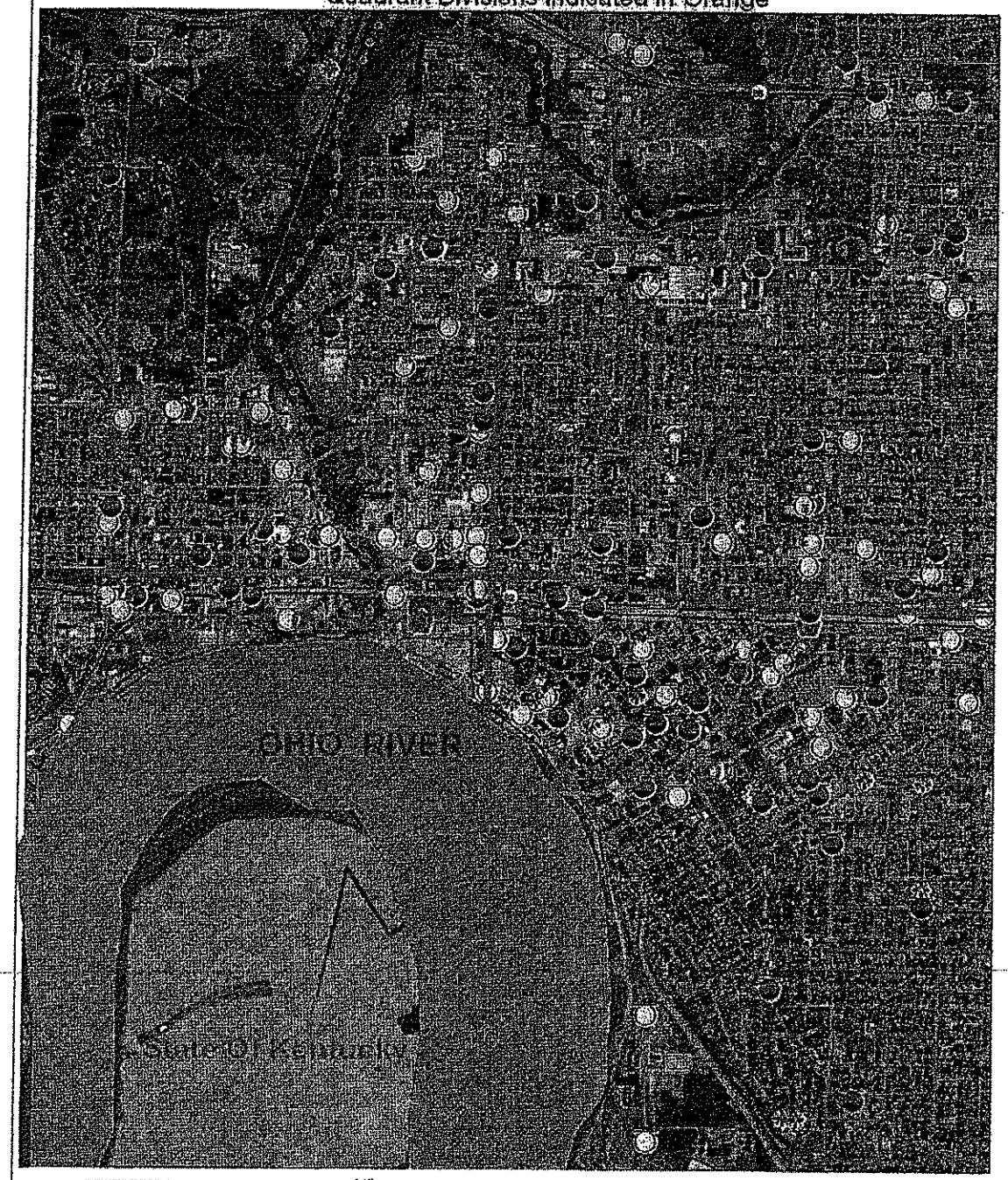


This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

Sources:
Map Orthophotography.
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data (www.Indianamap.org)
Map Projection: UTM Zone 16 N Map Datum: NAD83

Interstate
State Route
US Route
Local Road
Project Area
Half Mile Radius
County Boundary
Railroad

Figure 2
One Half Mile Buffer Light Green
Project Area Red Boundary
Quadrant Divisions Indicated in Orange



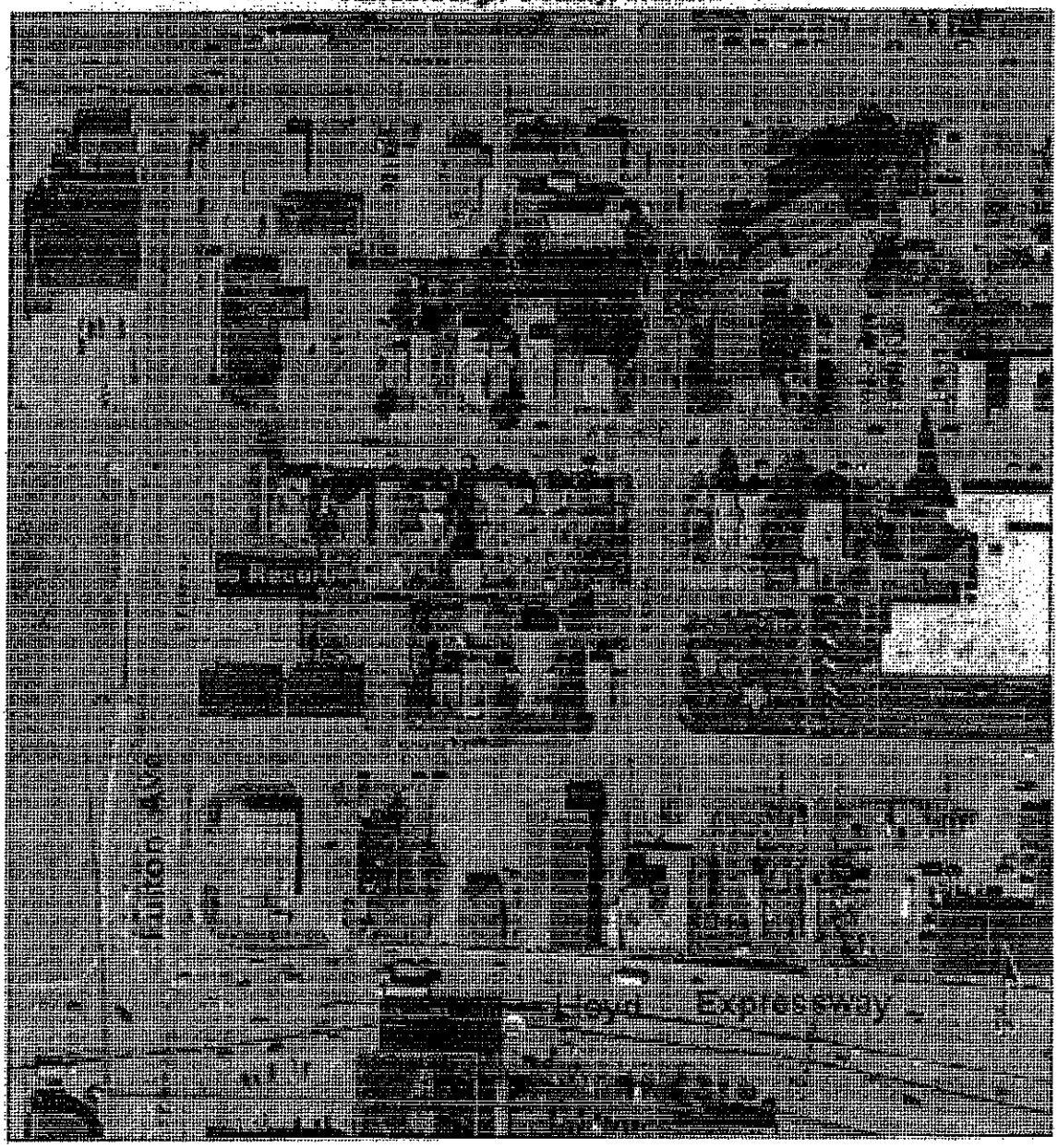
0 0.1 0.2 0.4 0.6 0.8 Miles

This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

Sources:
Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data (www.indianamap.org)
Map Projection: UTM Zone 16 N Map Datum: NAD83

Interstate
State Route
US Route
Local Road
Project Area
Half Mile Radius
One Mile Radius
Railroad

Figure 3 - Aerial Detail NE Quad
Lloyd Expressway & Fulton Ave
LA Code 4603, Parcel # 1 , Excess Parcel Disposal
Vanderburgh County, Indiana



Northeast Quadrant is only Quadrant with no INDOT Excess parcels

Boundary of Project Area

Boundary Site of Environmental Interest

Source: Ikon Orthophotography

Data - Obtained from the State of Indiana Geospatial Information Office Library

Orthophotography - Obtained from Indiana Map Framework Data www.indianamap.org

Map Projection: UTM Zone 16 N Map Datum: NAD83

0.03 0.015 0 0.03 Miles

1 inch = 135 feet

This map is intended to be used as a graphic representation only. This information is not intended for accuracy or other purposes.

Figure 4 - Aerial Detail SE Quad
Lloyd Expressway & Fulton Avenue
LA Code 4013, Parcels #1 & #2 Excess Parcel Disposal
Vanderburgh County, Indiana

Boundary INDOT Excess Parcel

Boundary Non-INDOT Parcel

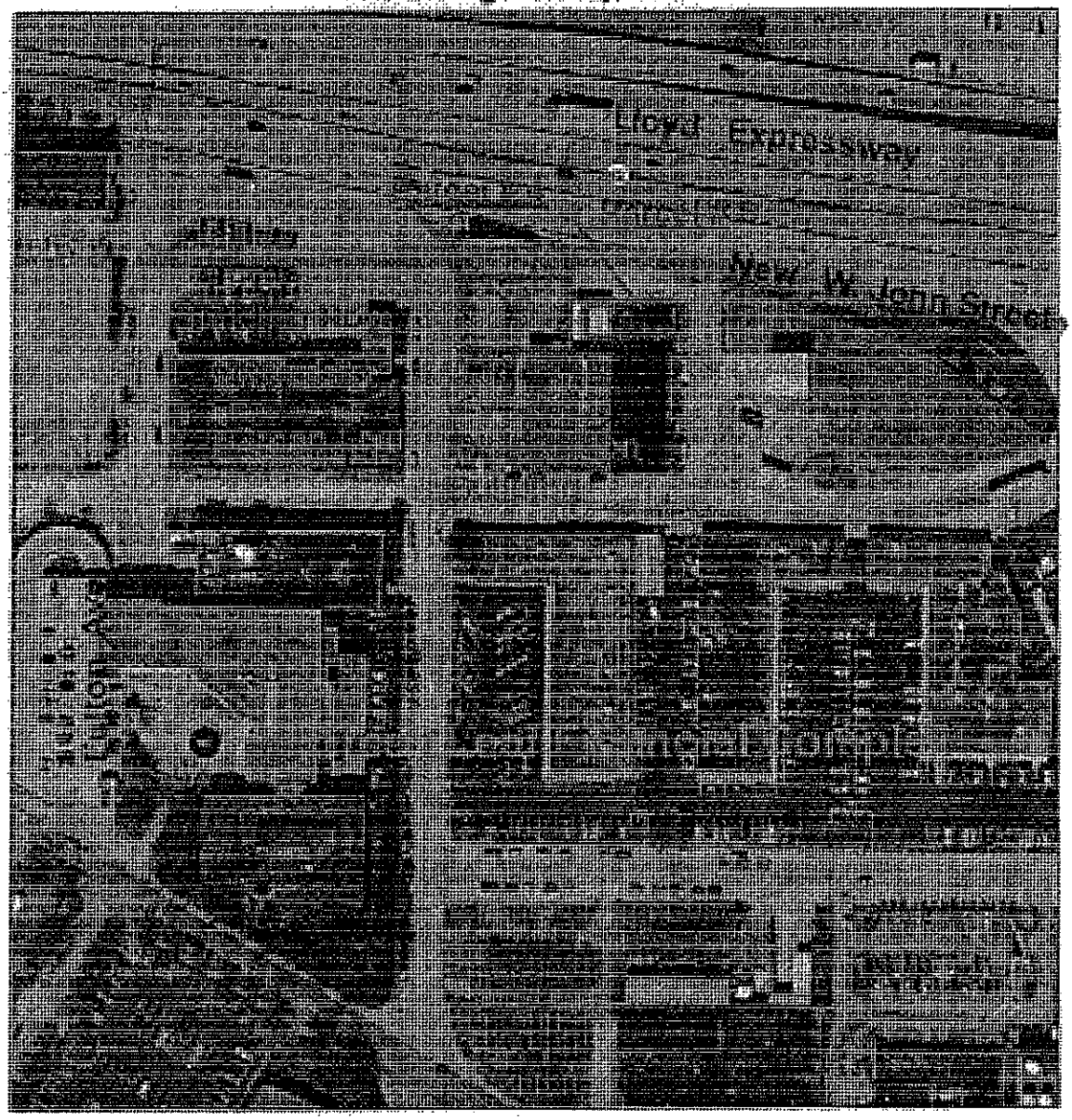
Miles
0.03 0.015 0 0.03

Scale 1:1,648

Source: Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data www.indianamap.org
Map Projection: UTM Zone 16 N Map Datum: NAD83

This map is intended to be used as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

Figure 5 - Aerial Detail SE Quad
Lloyd Expressway & Fulton Ave
LA Code 4913, Parcels # 4 & #6 Excess Parcels
Vanderburgh County, Indiana



Southwest Quadrangle, Parcels #4 & # 6

Boundary INDOT Excess Property

Location of New Street (St. John)

Source 1: Non Orthophotography

Orthophotography - Obtained from Indiana Map Framework Data www.indianamap.org

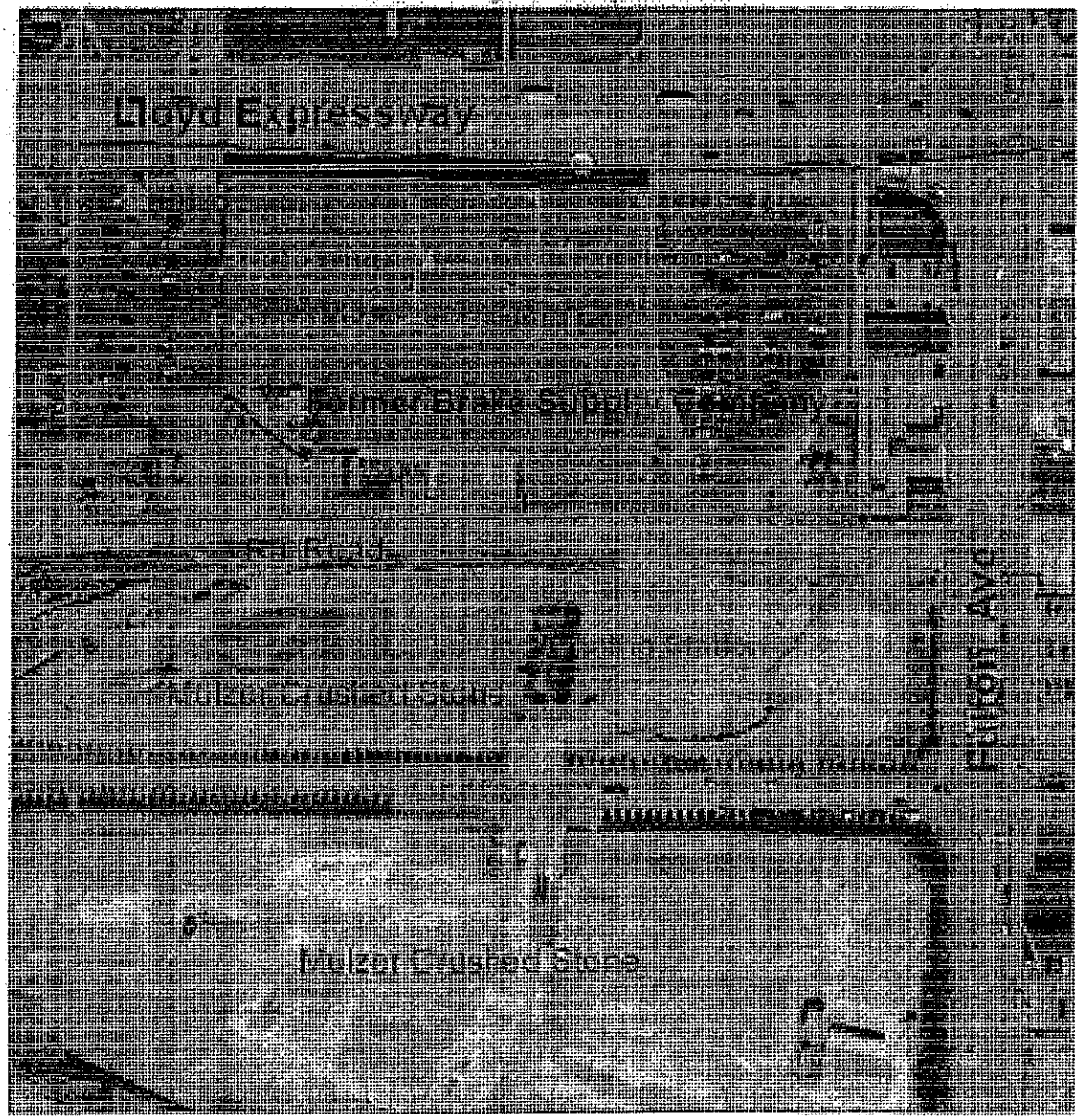
Map Projection: UTM Zone 16 N Map Datum: NAD83

0.03 0.015 0 0.03 Miles

1 inch = 135 feet

This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

Figure 6 - Aerial Detail SW Quad
Lloyd Expressway & Fulton Ave
LA Code 4914, Parcels # 4
Vanderburgh County, Indiana



Approximate Boundary Coal Gas Plant
Parcel # 4 Boundary
Levee Pump House Boundary

Source: Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data www.indianamap.org
Map Projection: UTM Zone 16 N Map Datum: NAD83

Miles
0.03 0.015 0 0.03
1 inch = 135 feet

This map is intended to be used as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

Figure # 7 - Aerial Detail NW Quad
Lloyd Expressway & Fulton Ave
LA Code 4603, Parcel # 1 , Excess Parcel Disposal
Vanderburgh County, Indiana

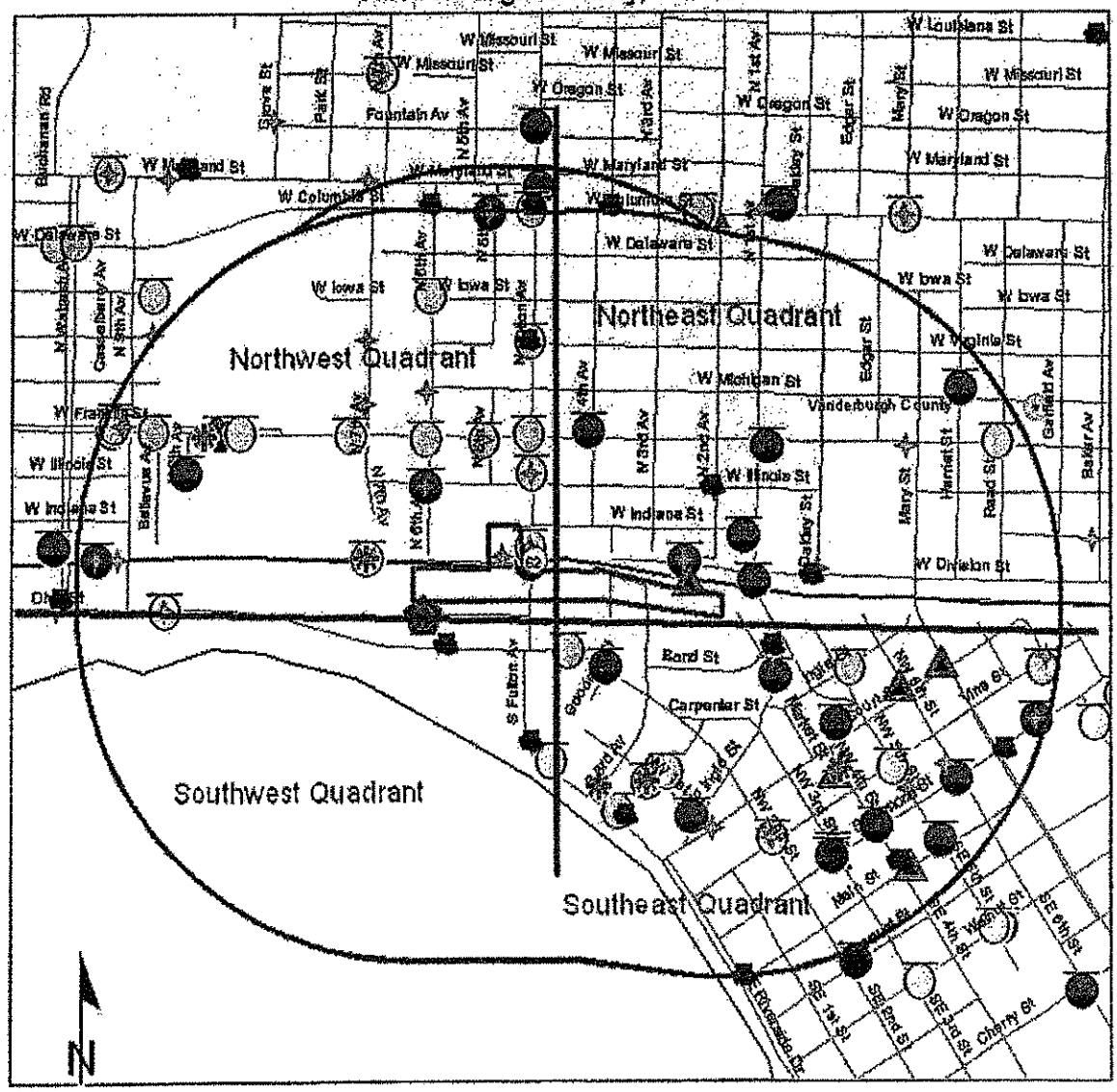
Boundary INDOT Excess Parcel
Boundary Old Gas Station
Boundary Old Gas Manufacturing Plant

Source: Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data www.indianamap.org
Map Projection: UTM Zone 16 N Map Datum: NAD83

Miles
0.03 0.015 0 0.03
1 inch = 135 feet

This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

Figure 8 - 4 Quads Defined, Environmental Interest Site Locations
SR 62, w/ Excess Parcel Area
LA Code 4913, Parcels 1,2,4,& 6; LA Code 4914, Parcel 1
Vanderburgh County, Indiana



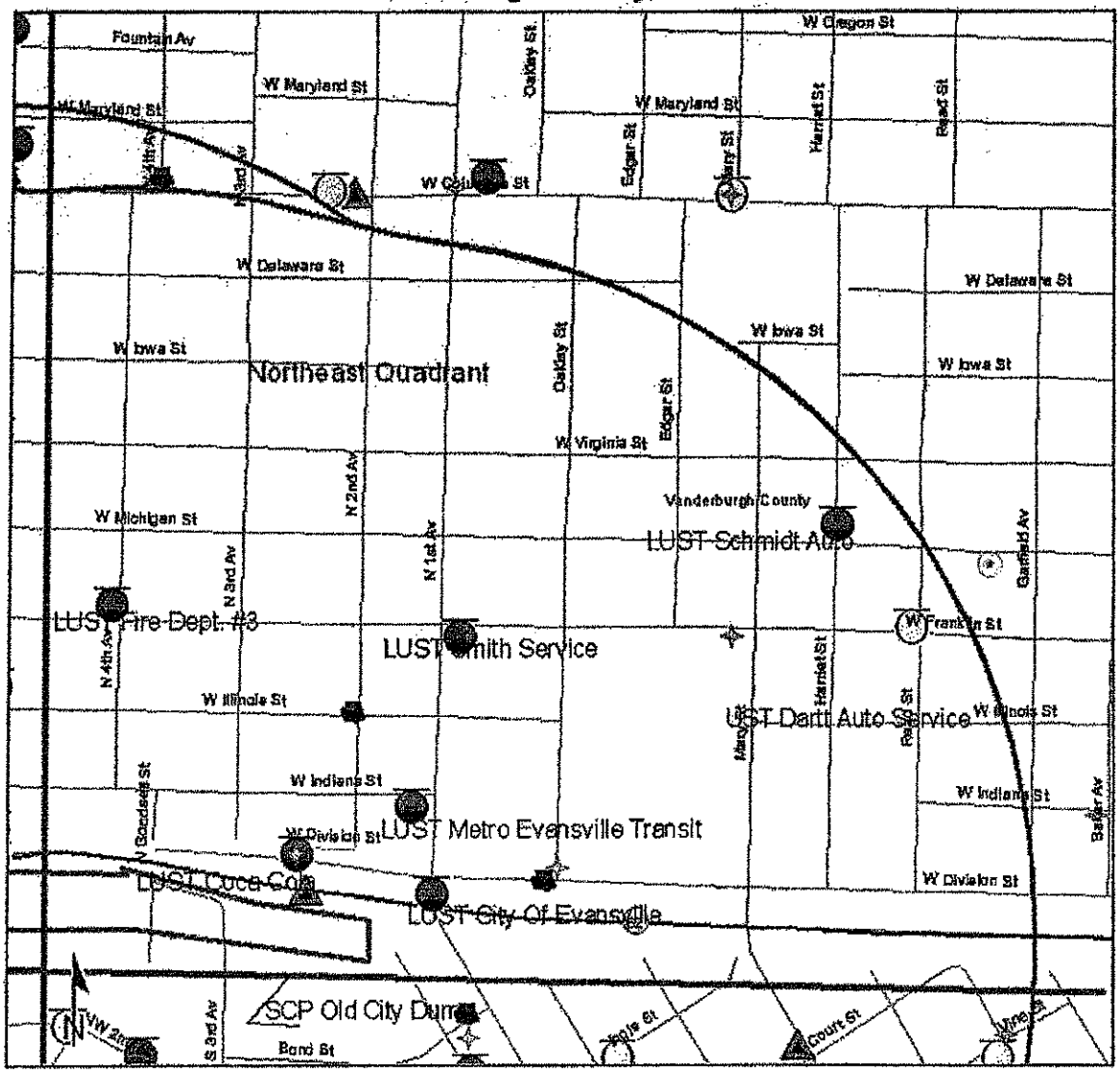
Hazarous Material Concerns Legend

Community Right To Know Sites	Restricted Waste Site	Brownfield	Mile Buffer
Underground Storage Tank	Open Dump Waste Site	Superfund	Interstate
Leaking Underground Storage Tank	Corrective Action Sites	Hazardous Spill	State Route
Voluntary Remediation Program	State Cleanup Site	Project Area	US Route
	Solid Waste Landfill	Half Mile Buffer	Local Road

Source: Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data www.indianamap.org
Map Projection: UTM Zone 16 N Map Datum: NAD83

This map is intended to serve as a graphic representation only. This information is not warranted for accuracy or other purposes.

Figure 9 - Northeast Quad Envir Locations
SR 62, w/ Excess Parcel Area
LA Code 4913, Parcels 1,2,4,& 6; LA Code 4914, Parcel 1
Vanderburgh County, Indiana



Hazarous Material Concerns Legend

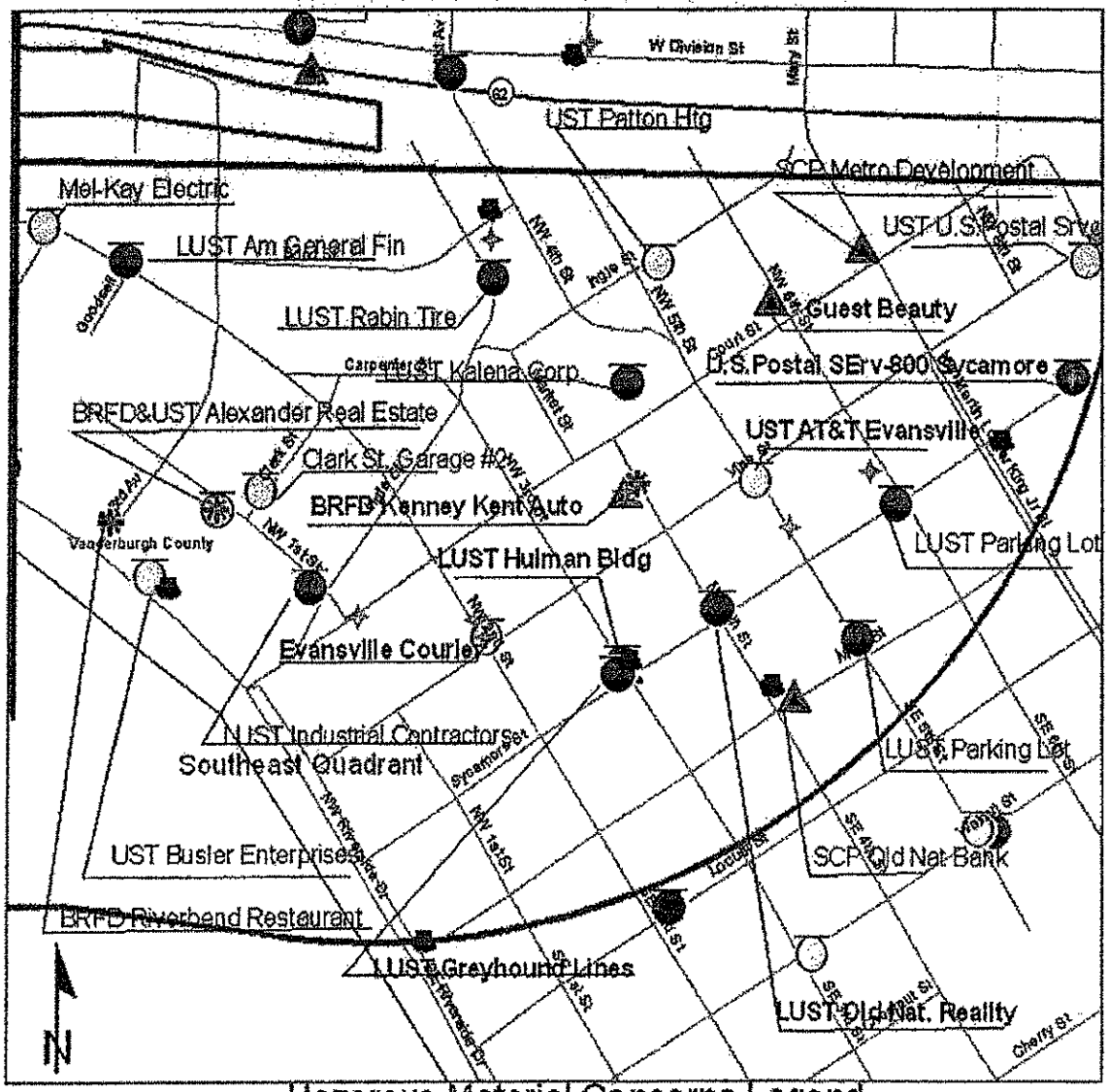
Community Right To Know Sites	Restricted Waste Site	Brownfield	Mile Buffer
Underground Storage Tank	Open Dump Waste Site	Superfund	Interstate
Leaking Underground Storage Tank	Corrective Action Sites	Hazardous Spill	State Route
Voluntary Remediation Program	State Cleanup Site	Project Area	US Route
	Solid Waste Landfill	Half Mile Buffer	Local Road

Source: Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data www.indianamap.org
Map Projection: UTM Zone 16 N Map Datum: NAD83

Miles
0.1 0.05 0 0.1
1 inch = 0.11 miles

This map is intended for reference as an aid to graphic representation only. This information is not warranted for accuracy or other purposes.

FIGURE 10 - SE Quad Locations
SR 62, w/ Excess Parcel Area
LA Code 4913, Parcels 1,2,4,& 6; LA Code 4914, Parcel 1
Vanderburgh County, Indiana



Hazarous Material Concerns Legend

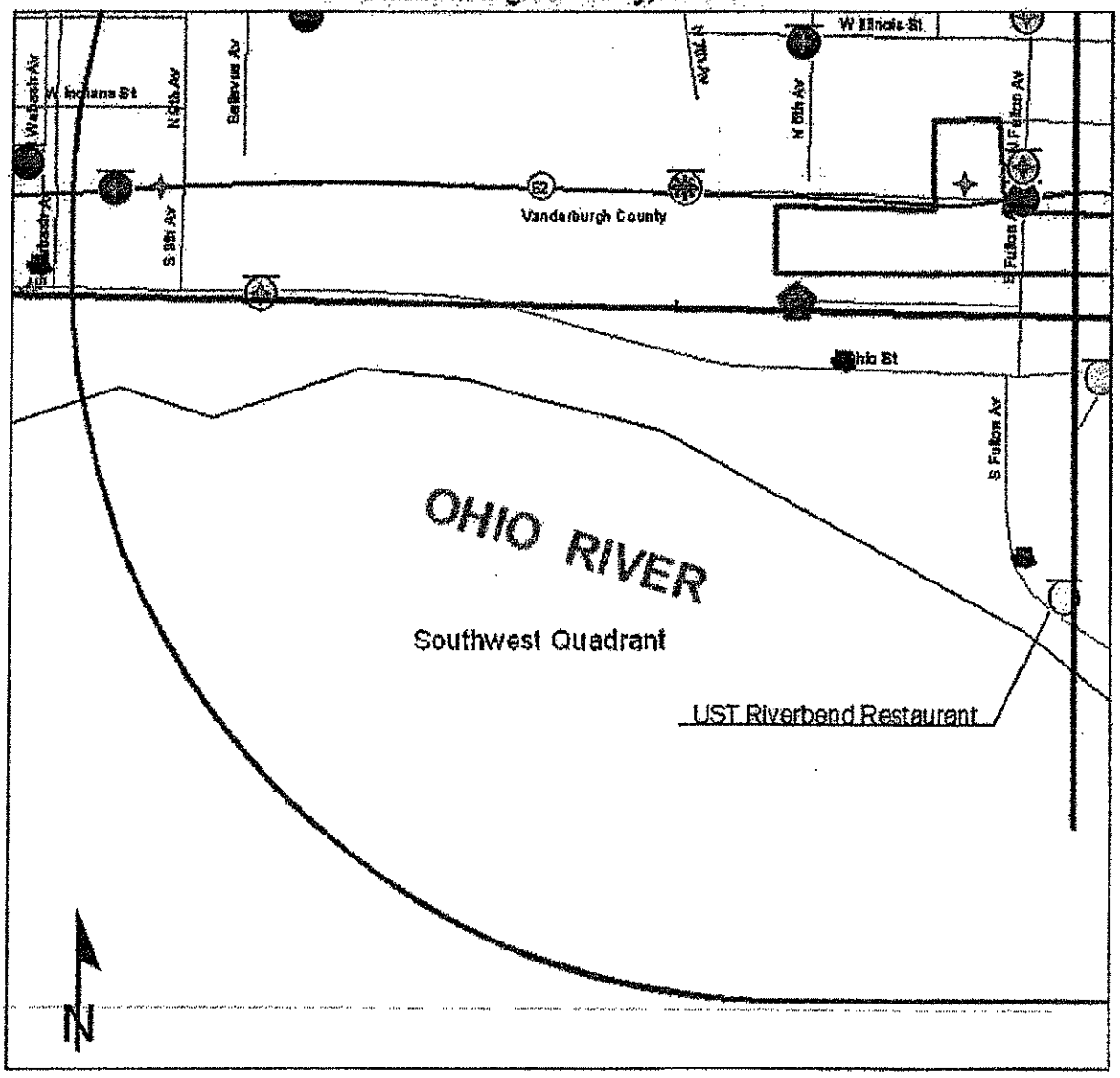
- Community Right To Know Sites
- Underground Storage Tank
- Leaking Underground Storage Tank
- Voluntary Remediation Program
- Restricted Waste Site
- Open Dump Waste Site
- Corrective Action Sites
- State Cleanup Site
- Solid Waste Landfill
- Brownfield
- Superfund
- Hazardous Spill
- Project Area
- Half Mile Buffer
- Mile Buffer
- Interstate
- State Route
- US Route
- Local Road

Source: Non Orthophotographic
GIS - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data at IT.in.gov/indiana/maps
Map Projection: UTM Zone 16 N Map Datum: NAD83

Miles
0.1 0.05 0 0.1
1 inch = 0.09 miles

This map is intended for use as an aid in graphic representation only. The information is not intended for accuracy of other purposes.

FIGURE 11 - Southwest Quad, Environ Locations
SR 62, w/ Excess Parcel Area
LA Code 4913, Parcels 1,2,4,& 6; LA Code 4914, Parcel 1
Vanderburgh County, Indiana



Hazarous Material Concerns Legend

Community Right To Know Sites	Restricted Waste Site	Brownfield	Mile Buffer
Underground Storage Tank	Open Dump Waste Site	Superfund	Interstate
Leaking Underground Storage Tank	Corrective Action Sites	Hazardous Spill	State Route
Voluntary Remediation Program	State Cleanup Site	Project Area	US Route
	Solid Waste Landfill	Half Mile Buffer	Local Road

Sources: Non-Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library.
Orthophotography - Obtained from Indiana Map Framework Data www.indiana.map.org
Map Projection: UTM Zone 16 N Map Datum: NAD83

Miles
0.1 0.05 0 0.1
1 inch = 0.1 miles

This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

Figure 12 - Northwest Quad, Enviro Locations
SR 62, w/ Excess Parcel Area
LA Code 4913, Parcels 1,2,4,& 6; LA Code 4914, Parcel 1
Vanderburgh County, Indiana

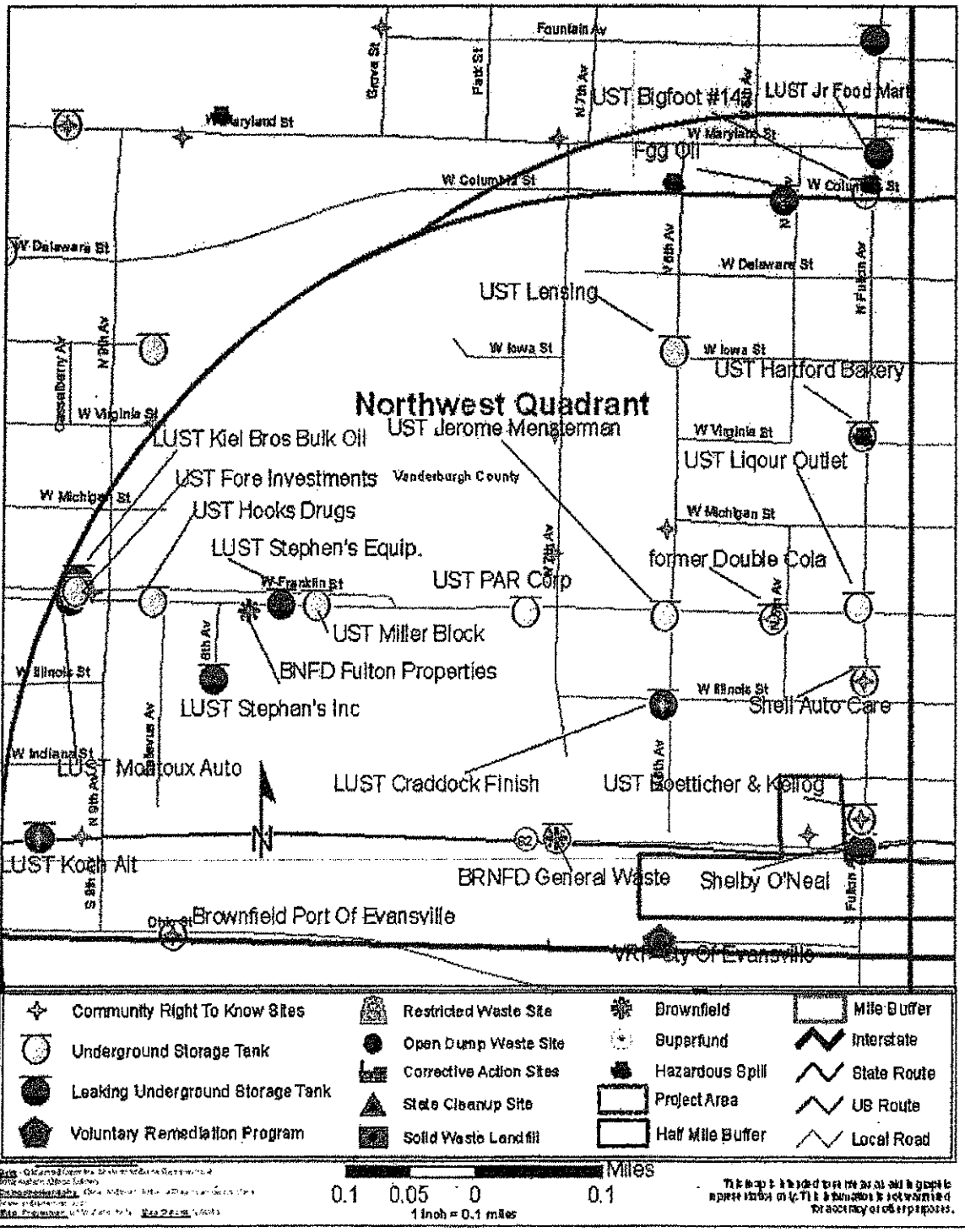
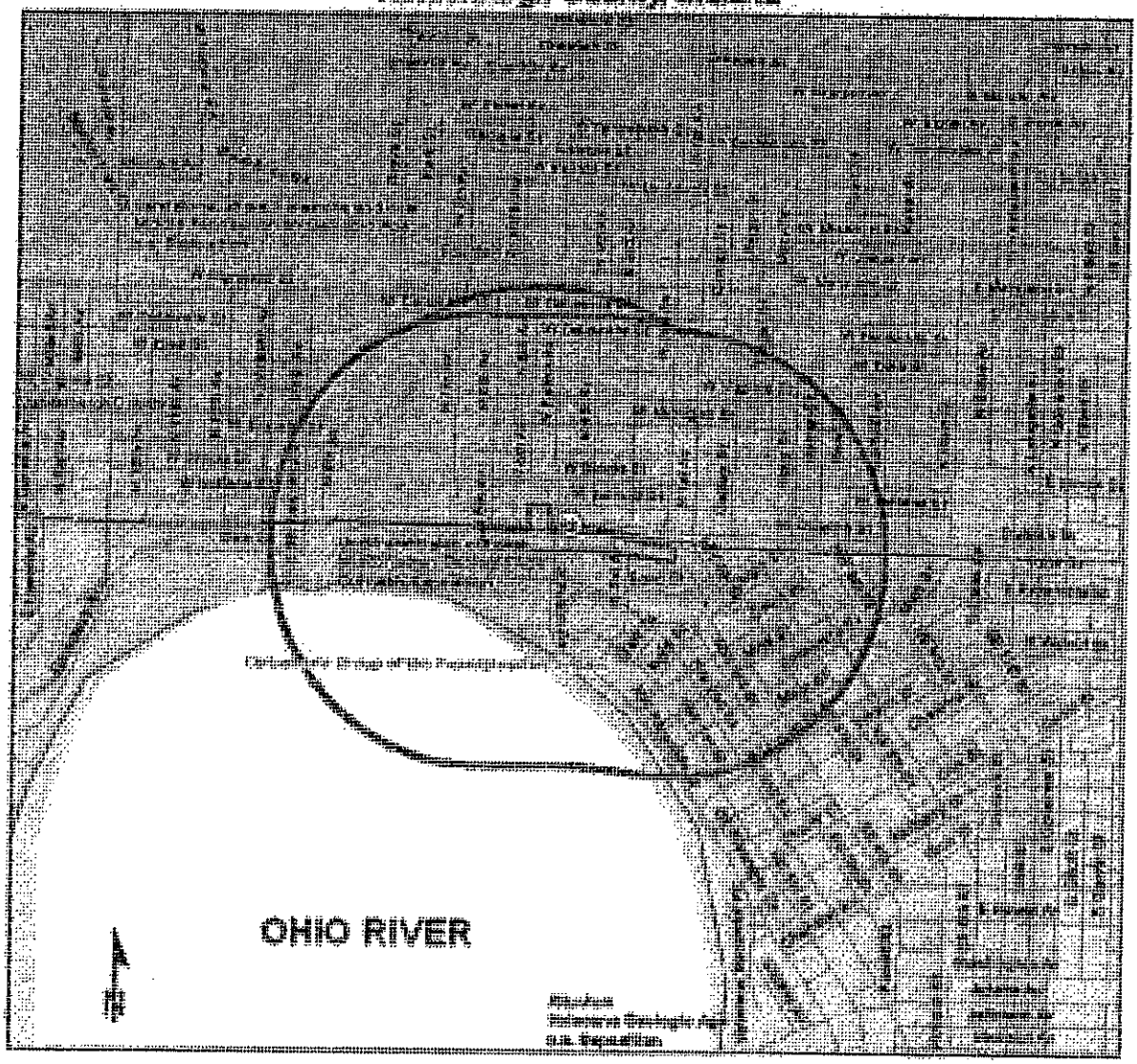


Figure 13 - Surficial & Bedrock Geology
US 62, Excess Properties
LACode 4913 Parcels 1,2,4, & 6, Code 4914 Parcel1
Vanderburgh County, Indiana



Surficial and Bedrock Geology Legend

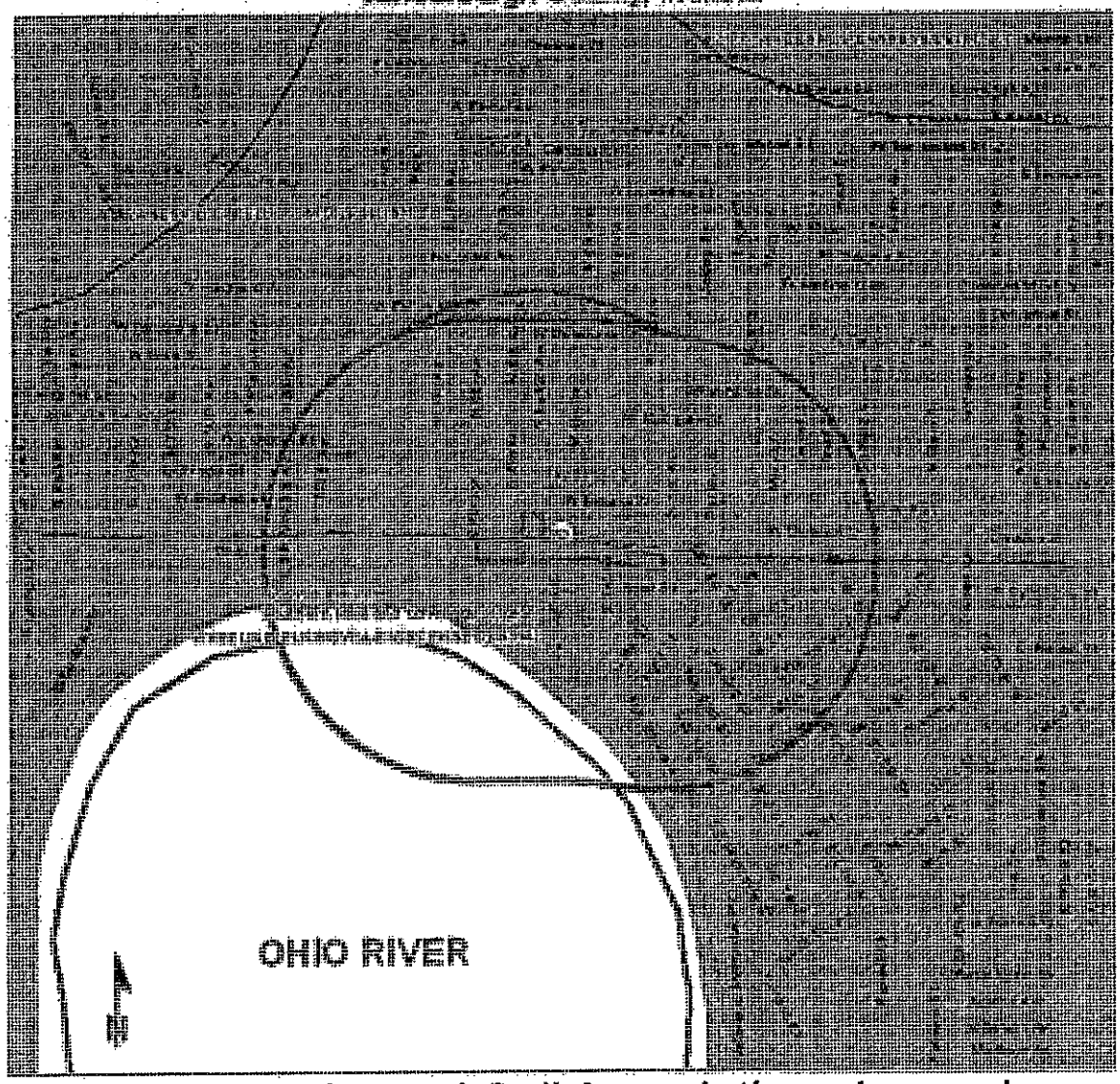
Surficial Geology	Half Mile Buffer	State Route
Bedrock Geology	Mile Buffer	US Route
Project Area	Interstate	Local Road

Source: Map Orthophotography.
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data (www.indianamap.org)
Map Projection: UTM Zone 16 N Map Datum: NAD83

Miles
0.4 0.2 0 0.4
Scale 1:21,623

This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

Figure 14 - Physiography & Soils
US 62, Excess Properties
LACode 4913 Parcels 1,2,4, & 6, Code 4914 Parcel1
Vanderburgh County, Indiana



Physiography and Soil Associations Legend

NRCS Soil Associations
Physiographic Regions
Project Area
Half Mile Buffer
Mile Buffer
Interstate
State Route
US Route
Local Road

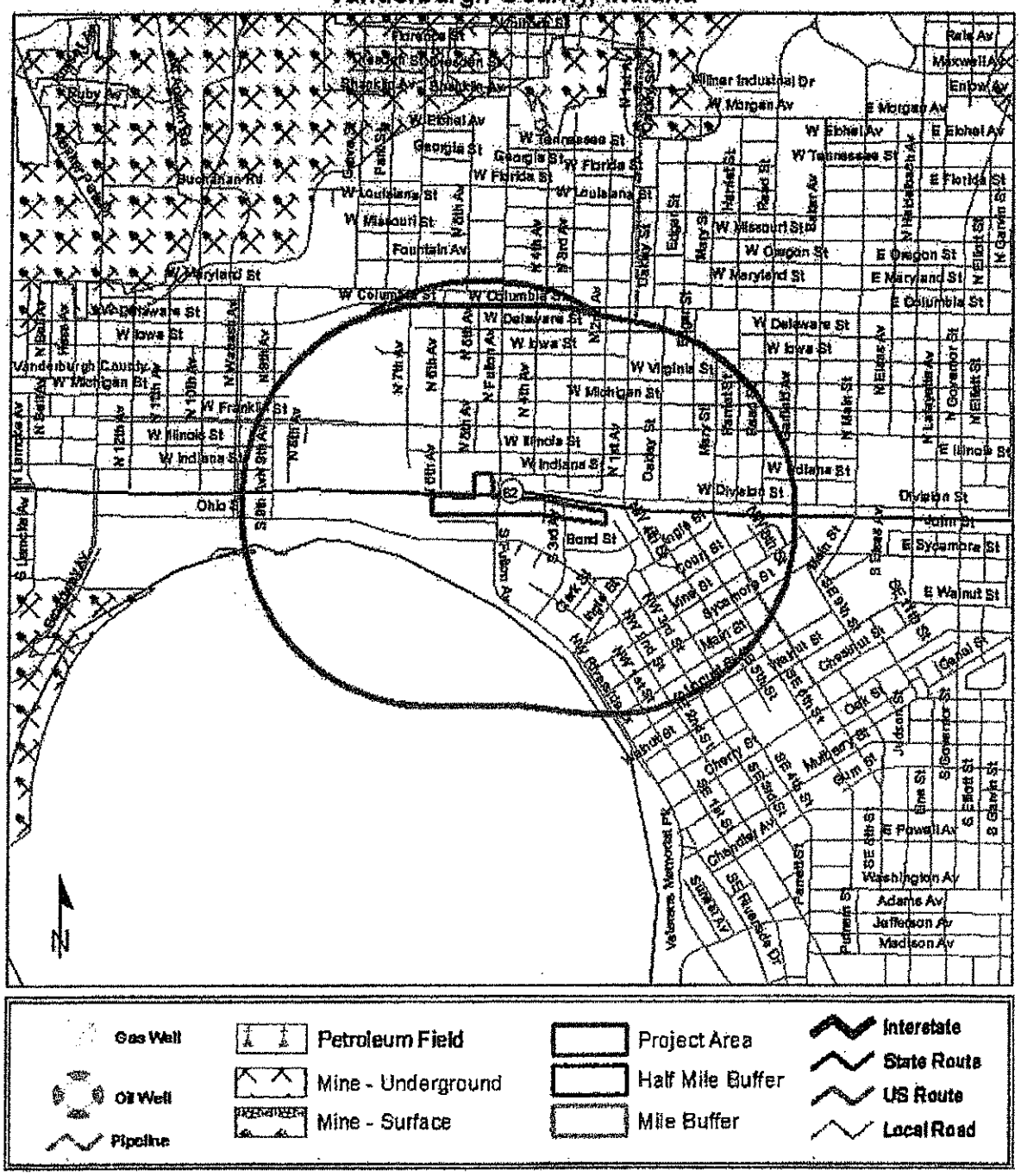
Source 1: Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data www.indianamap.org
Map Projection: UTM Zone 16 N Map Datum: NAD83

0.4 0.2 0 0.4 Miles

Scale 1:21,653

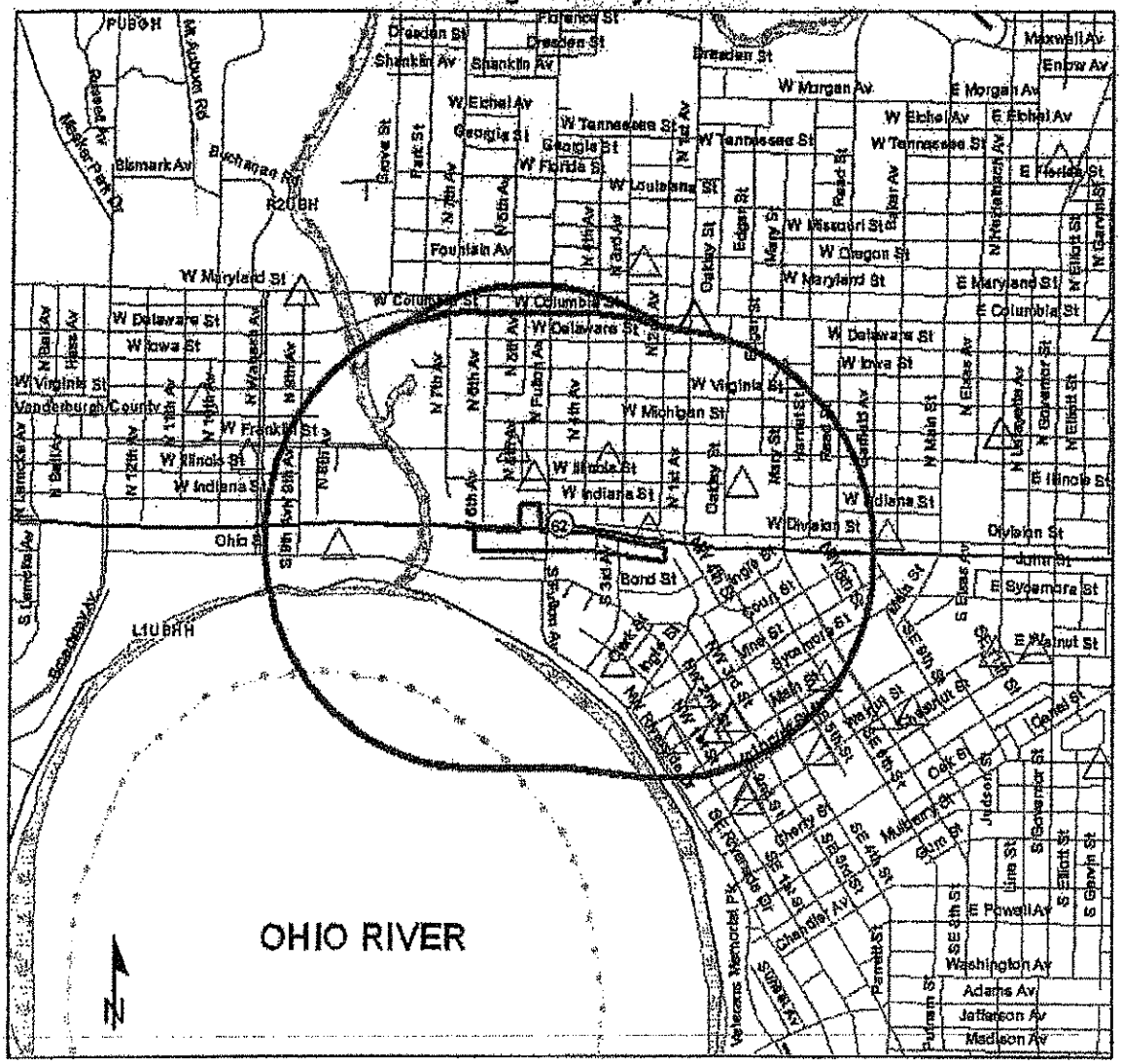
This map is intended to serve as an aid in graphic representation only. It is not to be used for accuracy or other purposes.

Figure 15 - Mining & Minerals
US 62, Excess Properties
LACode 4913 Parcels 1,2,4, & 6, Code 4914 Parcel1
Vanderburgh County, Indiana



Source: Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data www.indianamap.org
Map Projection: UTM Zone 16 N Map Datum: NAD83

Figure 16 - Wetland & Water Resources
US 62, Excess Properties
LACode 4913 Parcels 1,2,4, & 6, Code 4914 Parcel1
Vanderburgh County, Indiana



Water Resources Legend

Wetland Points	Impaired Rivers and Streams	Wetland Areas	Interstate
Drinking Water Wells	Indiana Natural and Scenic Rivers	Project Area	State Route
Located Water Wells	Lake - Impaired	Half Mile Buffer	US Route
Wetland Lines		Mile Buffer	Local Road

Source: High Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data www.indianamap.org
Map Projection: UTM Zone 16 N Map Datum: NAD83

Miles
0.4 0.2 0 0.4

Scale 1:21,459

This map is intended to be used as an aid in graphic representation only. The information is not warranted for accuracy or other purposes.