

PHASE I ENVIRONMENTAL SITE ASSESSMENT

OF

**HICKORY INDUSTRIAL PARK
US HIGHWAY 45
HICKORY, KENTUCKY**

Submitted By:



BACON | FARMER | WORKMAN
ENGINEERING & TESTING, INC.



BACON | FARMER | WORKMAN
ENGINEERING & TESTING, INC.

June 6, 2014

Mr. Ryan Drane
Graves County Economic Development
201 East College Street
Mayfield, Kentucky 42066

Re: Hickory Industrial Park
US Highway 45
Hickory, Kentucky

Dear Mr. Drane:

Bacon Farmer Workman Engineering & Testing, Inc. (BFW) is pleased to submit our report describing the findings of the Phase I Environmental Site Assessment of the property located off US Highway 45 in Hickory, Graves County, Kentucky. 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: E 1527).

The purpose of the Phase I ESA was to gather sufficient information to render an independent professional opinion about the environmental condition of the subject property. The assessment included a site reconnaissance, as well as research and interviews with representatives of the public, property ownership, and regulatory agencies.

We appreciate the opportunity to serve you and look forward to future association with you on this and other projects. If you have questions concerning this report or require further clarification of the report findings, please call our office at (270) 443-1995.

Sincerely,

BACON | FARMER | WORKMAN
ENGINEERING & TESTING, INC.

Bret Watkins, P.G.
Project Manager

Christopher N. Farmer, P.E.
Principal Engineer

Attachments: Phase I Environmental Site Assessment Report

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Prepared For:

**Mr. Ryan Drane
Graves County Economic Development
201 East College Street
Mayfield, Kentucky 42066**

Prepared By:



**500 South 17th Street
Paducah, Kentucky 42003**

June 6, 2014

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1.0 EXECUTIVE SUMMARY

Bacon Farmer Workman Engineering & Testing, Inc. (BFW), was retained by Mr. Ryan Drane of the Graves County Economic Development to conduct a Phase I Environmental Site Assessment (ESA) of Hickory Industrial Park located off US Highway 45 in Hickory, Kentucky (hereinafter referred to as the subject property /subject site).

The 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: E 1527).

The purpose of the Phase I ESA was to identify any potential sources of environmental risk or liability regarding recognized environmental conditions associated with the subject property. This assessment included a site reconnaissance, as well as research and interviews with representatives of the public, property owners, and regulatory agencies.

The subject property is composed of approximately 100 acres of vacant cropland subdivided into separate tracts inside the Hickory Industrial Park. Historical research of the property and surrounding area revealed that the site appears to have been vacant land since at least the 1950s. Development of the surrounding area was established in the mid-1990s when the site was converted to an industrial park. A wooded historic cemetery lies near the center of the property and no longer appears to be in use. A previous Phase I ESA conducted by Florence and Hutcheson, Inc. in 1995 identified the cemetery and recommended an archaeological survey be conducted. The survey conducted by the Kentucky Heritage Council concluded that the cemetery is not eligible for listing in the National Register of Historic Places and that development of the site can proceed. Based on historical research, the tracts under assessment have always been vacant cropland.

Based on published data, the site lies outside the one percent annual flood chance and there are no wetlands-designated soils or vegetation identified for the subject property.

A search of readily available environmental records by Environmental Data Resources, Incorporated revealed no facilities that currently pose an environmental risk to the site.

Based on the findings of this Phase I Environmental Site Assessment **no recognized environmental conditions** have been identified at the site.

2.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment conducted by Bacon Farmer Workman Engineering & Testing, Inc. (BFW) of the Hickory Industrial Park in Hickory, Graves County, Kentucky (Figure 2-1, all figures located in Appendix A).

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible pursuant to the processes prescribed herein, *recognized environmental conditions* in connection with the property in an effort to comply with the “innocent landowner defense” of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) as amended by the Superfund Amendment and Reauthorization Act of 1986 (SARA).

Recognized Environmental Conditions are broken into three different subsets: *current, historic and controlled*. A fourth condition (termed *de minimis condition*) is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. *De minimis* conditions are not *recognized environmental conditions*.

- *Current Recognized Environmental Conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.
- *Historical Recognized Environmental Conditions* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.
- *Controlled Recognized Environmental Condition* refers to a *recognized environmental condition* resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

2.2 Detailed Scope-of-Services

Bacon Farmer Workman Engineering & Testing, Inc. (ASTM defined - “environmental professional”) was retained by Mr. Ryan Drane of the Graves County Economic Development (ASTM defined - “user”) to conduct this Phase I Environmental Site Assessment for the subject site as described in Section 3.0 of this report.

The scope of work for the assessment was conducted in accordance with the American Society for Testing and Materials (ASTM) publication titled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” (ASTM E 1527-13).

A Phase I Environmental Site Assessment contains four components, as described as follows:

- *Records Review* – The purpose of the records review is to obtain and review records that will help identify *recognized environmental conditions* in connection with the property. Records include (but are not limited to) Federal, State, Local, and Tribal environmental databases, physical setting sources, and historical sources.
- *Site Reconnaissance* – The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying *recognized environmental conditions* in connection with the property. The site reconnaissance includes (but is not limited to) a visual inspection of the site and structures thereon to identify indications of historical, existing, and potential contaminant sources such as aboveground and underground storage tanks, stained areas, distressed vegetation, filled areas, indiscriminate dumping and surficial soil characteristics.
- *Interviews* – The objective of interviews is to obtain information indicating *recognized environmental conditions* in connection with the property. Interviews can be conducted with past and present owners, operators, current or previous occupants of the property, and state or local government officials.
- *Evaluation/Report* – A report documenting the findings, opinions, and conclusions of the Phase I Environmental Site Assessment. The report contents will include (but not be limited to): scope of services, documentation of the investigation (including the previous components mentioned), an opinion section, any identified data gaps, and a findings/conclusion section which identifies known or suspect *recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, and de minimis conditions.*

2.3 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. In addition, portions of the database research were conducted by third party sources (EDR Radius Map) and are assumed complete and accurate. 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.

2.4 Limitations and Exceptions

The site assessment has been conducted according to generally accepted practices and procedures in an effort to comply with the “Appropriate Inquiry” section of CERCLA. Current practice does not require an exhaustive search for existing or potential sources of contamination; rather, the ASTM standard requires a search of readily accessible information within a reasonable time at a reasonable cost. No environmental site assessment can entirely eliminate uncertainty regarding the potential for contamination of a property. Performance of this assessment is intended to reduce, but not eliminate the uncertainty regarding the potential or continuation of a property. There is a point at which the cost of information obtained and the time required to gather it outweighs the usefulness of the information and may be detrimental to the orderly completion of real estate transactions. An environmental site assessment meeting or exceeding this practice and completed less than 180 days prior to and up to one year after the date of acquisition of the property or the date of the intended transaction is presumed to be valid.

2.5 Special Terms and Conditions

This Phase I Environmental Site Assessment was conducted in accordance with ASTM E 1527. No special terms or conditions were used for the generation of this report.

2.6 User Reliance

This assessment was performed at the request of the user utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent the best professional judgment of the Environmental Professional based on the conditions that existed and the information and data available to BFW during the course of this assignment. Factual information, regarding operations, conditions, and test data provided by the user, owner, or their representatives have been assumed to be correct and complete.

Bacon Farmer Workman Engineering & Testing, Inc. (BFW) acknowledges that the client (“User”) and lender may rely upon the information, findings, opinion and conclusions set forth in this report, subject to the conditions and limitations contained in this report. The report provides information on the property only as specified in the scope of work and is based on subject property conditions at the time of the study. Any reliance on this report by any other party shall be at such party’s sole risk unless that party has written authorization from BFW and the original User.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The site consists of approximately 100 acres of vacant cropland subdivided into separate tracts located in the Hickory Industrial Park, north of the city of Mayfield, Graves County, Kentucky (refer to Section 6.0 for a more detailed description). The site is legally described in Deed Book 360 page 87, a copy of which is provided in Appendix H.

3.2 Site and Vicinity General Characteristics

The subject property is comprised of approximately 100 acres of land subdivided into separate vacant lots. The site is located in an area characterized with industrial developments and agricultural land use.

The subject property has an elevation of approximately 450 - 500 feet above sea level. According to the FEMA online database, Flood Insurance Rate Map No 21083C0150C, effective December, 2009, the site lies outside the 1 percent annual floodplain.

3.3 Current Use of the Property

The majority of the site is currently vacant land utilized for agricultural purposes.

3.4 Current Uses of the Adjoining Properties

The site is broken into separate vacant tracts inside the Hickory Industrial Park complex, which is currently serviced with multiple roads (Remington Way, Centech Drive, and Rifle Trail) and three active facilities north of Cooley Creek (Remington Arms Company, Cen-Tech, and TLC Lighting). The area surrounding the industrial park is primarily vacant cropland, with an industrial facility located across US Highway 45 to the east (Pilgrim's Pride).

4.0 USER-PROVIDED INFORMATION

4.1 Title Records

No title or deed records were provided by the User for review. A chain of ownership review was conducted by BFW to identify historical property use. Refer to Section 5.3.1.8 for more detail.

4.2 Environmental Liens and Activity and Use Limitations

An environmental lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property.

An activity or use limitation is a legal or physical restriction or limitation on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property.

Neither the current property owner representative, nor the report user reported any knowledge of environmental liens or activity and use limitations for the subject property.

4.3 Specialized Knowledge

The User provided a copy of a previous Phase I ESA performed by Florence & Hutcheson, Inc. of Paducah, Kentucky in 1995, which was prior to any developments in the Hickory Industrial Park. The report documented the presence of a historic cemetery (pre 1900s) located in a small wooded area near the center of the tract. An archaeological survey of the cemetery is recommended in the report. A copy of an archaeological survey performed by the Kentucky Heritage Council in 2000 concluded that the cemetery is ineligible for inclusion into the National Register of Historic Places and that development of the site may continue. Information obtained from this document has been utilized in the production of this assessment.

4.4 Commonly Known or Reasonable Ascertainable Information

Neither the current property owner representative, nor the report user reported any other commonly known or reasonably ascertainable information that is material to any recognized environmental conditions in connection with the property was reported or observed.

4.5 Valuation Reduction for Environmental Issues

In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The user should try to identify an explanation for a lower price which does not reasonable reflect fair market value if the property were not contaminated.

Neither the current property owner representative, nor the report user indicated that the purchase price of the property is less than the purchase price of comparable properties.

4.6 Owner, Property Manager and Occupant Information

Based on recorded deeds, the tracts are currently owned and managed by Graves County Economic Development. Since the properties are currently vacant, no occupants were observed.

4.7 Reason for Performing Phase I Environmental Site Assessment

The reasons for the Phase I Environmental Site Assessment include the following:

- The need to understand potential environmental conditions that could materially impact the commercial property.
- To satisfy the requirements of the Landowner Liability Protections including the “all appropriate inquiry” of the “innocent landowner defense” to the CERCLA liability. To determine environmental liabilities that may devalue the property or preclude or restrict the intended use.

5.0 RECORDS REVIEW

The section includes Federal, State and local environmental / regulatory agency inquiries, database and records research, and reviews. The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the subject site.

5.1 Standard Environmental Records

5.1.1 Federal Government Databases

The following table outlines the number of facilities identified during the federal environmental database search.

Database Name	Search Radii (miles)	Total Facilities identified	Target Property
RCRA CESQG	0.250	1	No

RCRA-CESQG: RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. Conditionally exempt small quantity generators (CESQG) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

“Remington Arms Co, Inc.”, located at 22 Rifle Trail, was identified within this database. This facility is also listed under the FINDS, NPDES, and AIRS databases. According to facility information, the property discharges wastewater and airborne emissions. Previous violations have been reported for this facility; however they appear to consist of documentation errors. This facility is currently listed as in compliance.

5.1.2 State Government Databases

The following table outlines the number of facilities identified during the state environmental database search.

Database Name	Search Radii (miles)	Total Facilities identified	Target Property
SHWS	1	1	No
SWF/LF	0.5	1	No

State Hazardous Waste Site (SHWS)

Source: KYDEP (Underground Storage Tank Branch)

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Protection's Uncontrolled Site Branch List.

- "Gilbert Creek Abandoned Drum" located off Hickory Road was listed under this database. According to provided information, this facility is listed as closed as of November 2008.

Solid Waste Facilities/Landfill Sites (SWF/LF)

Source: KYDEP (Underground Storage Tank Branch)

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Environmental Protection's List of All Active Contained & Residential Landfills/List of All Transfer Stations.

- "Pilgrims Pride" located at 2653 State Route 1241 was listed under this database. According to provided information, this facility is also listed under the NPDES and AIRS databases for discharge of wastewater and airborne emissions. No violations are reported for this facility, which appears to currently be in compliance.

5.1.3 Additional Environmental Records Sources

Based on the EDR report, one facility was identified as "ConAgra Poultry Company Landfarm" located at 2653 State Route 1241 was identified in the Historical Landfill database regarding landfarming activities of waste biological sludge, a byproduct of poultry production. ConAgra was the former tenant of the poultry facility that is currently being operated by Pilgrim's Pride. It does not appear that this former landfarm poses an environmental concern to the site at this time.

5.2 Physical Setting Source(s)

5.2.1 Mandatory Standard Physical Setting Source

United States Geologic Survey (USGS) 7.5 Minute Topographic Map of the Hickory, KY Quadrangle (1993) was reviewed as the ASTM required standard physical setting source.

The topography of the site is relatively flat with a slight drop in gradient towards the east/southeast. (Figure 5-1). The approximate surface elevation of the site is 450 - 500 feet above sea level (National Geodetic Vertical Datum of 1983).

5.2.2 Discretionary and Non-Standard Physical Setting Sources

The University of Kentucky Geological Survey database was reviewed to determine the characteristics of the underlying lithology at this site. According to the database, the site is underlain with Quaternary and Tertiary continental deposits consisting of coarse-grained sediments that are partially oxidized.

United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory Map (online). Based on the online database, no wetlands designated soils or vegetation were identified for the site.

5.3 Historical Use Information on the Subject and Adjacent Properties

The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to any recognized environmental conditions in connection with the property.

5.3.1 Standard Historical Sources

5.3.1.1 Aerial Photographs

Aerial photographs for the years of 1968, 1988, 1993, 1998, 2006, 2008, 2010, and 2012 were reviewed to identify any previous development at the site and surrounding properties. It should be noted that due to poor quality of some photographs, some site details were obscured. Based on the review, the site has been vacant land since at least 1968. The surrounding area appears to have been developed with industrial properties by the mid-1990s. By the 2006 aerial, the current site improvements were present.

5.3.1.2 Fire Insurance Maps

Sanborn Fire Insurance Map coverage was not available for the site or surrounding properties.

5.3.1.3 Property Tax Files / Maps

Property tax files revealed no additional information.

5.3.1.4 USGS Topographic Maps

The topographic map coverage for the Hickory, KY quadrangle for the years 1951, 1969, 1986, and 1994 were reviewed to determine the historical use of the property. Based on the topographic map review, the site has been vacant crop land with a cemetery near the center of the parcel grouping since at least 1951. No recognized environmental conditions were identified from the review of these maps.

5.3.1.5 Local Street Directories

City Directory coverage for the years 1999 and 2013 was available for review. No environmentally hazardous facilities were identified in the city directory coverage.

5.3.1.6 Building Department Records

No specific building records could be obtained during the review of building department records for the subject property.

5.3.1.7 Zoning / Land Use Records

No zoning/land use records provided any additional information.

5.3.1.8 Chain-Of-Title Records

BFW conducted a cursory review of title records as part of this assessment. The review of previous ownership records was conducted to determine if any of the previous property owners might be suspected of conducting environmentally adverse activities. The chain of ownership review conducted for this assessment does not constitute necessary title research used for clear title assessments.

The following table outlines the results of our chain of ownership:

Primary Tracts

Date of Conveyance	Instrument No.	Grantor	Grantee
March, 1996	360/87	Paul Geveden	Mayfield-Graves Co Local Development Corp & Industrial Development Board of Graves County, Inc.
January, 1994	346/326	Peoples 1 st Bank & Trust Co and Bank One, Lexington, N.A.	Paul Geveden
November, 1970	224/214	Gregory & Peal, Inc.	Citizens Union National Bank & Trust Co

March, 1953	162/262	William Alexander	Gregory & Peal, Inc.
September, 1951	150/624	C.D. Clark	William Alexander
October, 1950	148/455	Joseph Tripp	C.D. Clark

All deeds are recorded in the Graves County Register of Deeds. Copies of the most recent deeds are provided in Appendix H.

6.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property.

6.1 Methodology and Limiting Conditions

The methodology used in the site reconnaissance included physical site visit and “walk-over”. The site was visually observed during the “walk-over” to the extent possible and that was not obstructed by bodies of water, adjacent buildings or other obstacles. The walk-over included visual observations of the entire property perimeter. The site was readily accessible during the walk-over. Mr. Bret Watkins, P.G. of BFW performed the site inspection. Photographic documentation of the site walk-over is available in Appendix C.

6.2 General Site Setting

The site located on approximately 100 acres of vacant cropland currently subdivided into multiple parcels situated in the Hickory Industrial Park. The site is localized within an area predominantly characterized with agricultural and industrial land usage.

6.3 Exterior Observations

The subject property currently consists of approximately 100 acres of vacant cropland subdivided into separate parcels. Overall, the topography of the area slopes down to the east/southeast towards US Highway 45, with surface water draining into Cooley Creek to the south. A large wooded area lies on the southern end of the site. East of the wooded area is a former wastewater treatment plant and an active pump station. According to the property owner, the wastewater treatment facility was initially used by the adjacent Remington Arms facility when the complex was opened in the mid to late 1990s. Once municipal wastewater utilities were provided to the industrial park, Remington Arms constructed the pump station located east of the former wastewater treatment plant, where the facility’s waste is now diverted. The pump station discharges wastewater into the local utility system. An NPDES discharge permit is on file for Remington Arms, which lists them currently in compliance. A former cemetery was identified inside of a largely wooded grove situated near the center of the property, off Rifle Trail juxtaposed from the Remington Arms facility. Three other industrial facilities were identified at the industrial park: TLC Lighting and Centrifugal Technologies, Inc. The Remington Arms – Hickory, KY facility is used for the manufacture of small arms and hunting rifles. TLC Lighting provides residential and

commercial lighting and furniture sales. Centrifugal Technologies, Inc. has been located at the park since 2005 and manufactures parts and equipment for centrifugal air compressors. Remington Arms was the only active facility identified in the regulatory databases for Hickory Industrial Park. No evidence of subsurface investigations or stained ground or stressed vegetation was noted.

6.4 Interior Observations

Currently no structures were identified on the property; therefore no interior observations were noted.

7.0 INTERVIEWS

7.1 Interview with Owner

The site is currently owned by Graves County Economic Development and has been under this ownership since 1995 when the property was converted from farmland to the Hickory Industrial Park. The tracts under assessment have remained as vacant cropland. Mr. Ryan Drane, a representative of the owner, was unaware of any major leaks, spills, or other environmental hazards associated with the site.

7.2 Interview with Site Managers or Persons Knowledgeable of the Site

Aside from the owner's representative, TLC Lighting, Remington Arms, and CTI were contacted regarding any hazardous waste disposal. Sharon Sleboda with TLC stated that no hazardous waste is generated at their facility. Responses from Remington Arms and CTI are still pending. If additional information is presented that will change the conclusions of this report, an addendum will be issued.

7.3 Interviews with Occupants

Since the property is vacant land, no occupants were identified.

7.4 Interviews with Local Government Officials

No additional information was obtained from government officials.

8.0 FINDINGS & OPINION

FINDINGS: No evidence of known or suspect **recognized environmental conditions** was found during the course of this investigation.

OPINION: It is the professional opinion of Bacon Farmer Workman Engineering & Testing, Inc., that no further environmental investigation is warranted for the property at this time.

9.0 CONCLUSIONS

Bacon Farmer Workman Engineering & Testing, Inc., has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the subject property described in Section 6.0 of this report. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report.

Based on the findings of this Phase I Environmental Site Assessment **no recognized environmental conditions** were identified at the site.

10.0 DEVIATIONS FROM ASTM STANDARD E-1527-13

Bacon Farmer Workman Engineering & Testing, Inc., has prepared this report in general conformance with the ASTM Standard E 1527-13. No deviations or exceptions were noted and no client-imposed constraints were noted.

11.0 ADDITIONAL SERVICES

Additional environmental services outside of the scope of ASTM E1527 were not requested by the user.

12.0 REFERENCES

American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-13).

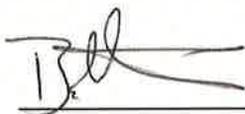
Environmental Data Resources (EDR), The EDR Map with Geocheck, dated: May 28, 2014.

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONAL

This Phase I Environmental Site Assessment was conducted under my direct supervision in accordance with ASTM Standard Practice E 1527-13: "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". I have personally examined and am familiar with the information submitted in this report. To the best of my Professional knowledge and belief the information submitted is true and accurate.

I also declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualification based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the "all appropriate inquiries" in conformance with the standards and practices set forth in 40 CFR Part 312.

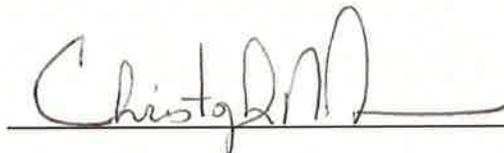
Bacon Farmer Workman Engineering & Testing, Inc.



6-6-14

Bret Watkins, P.G.

Date



6/6/14

Christopher N. Farmer, P. E.

Date

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Environmental Professional

Bret O. Watkins, P.G.
Project Manager
Bacon Farmer Workman Engineering & Testing, Inc.

Education

B.S. Geology, Murray State University, 2002

Licensure

Professional Geologist

Kentucky License No. 2442

Professional Experience

Bacon Farmer Workman Engineering & Testing Inc.	2011 – Present
GEO Consultants, LLC	2009 – 2011
Geotech Engineering & Testing, Inc .	2004 - 2009
ATC Associates	2002 – 2004

Mr. Watkins has over eleven (11) years of experience in performing Phase I and Phase II Environmental Site Assessments, Underground Storage Tank assessments and development of soil and groundwater remediation systems for a multitude of varying clientele. Further, Mr. Watkins has extensive experience in conducting CERCLA-process Preliminary Assessments, Site Inspections, and Remedial Investigations under the US Army Corps of Engineers, Defense Environmental Restoration Program at locations throughout the central US.

Environmental Professional

Christopher N. Farmer, P. E.
Principal Engineer
Bacon Farmer Workman Engineering & Testing, Inc.

Education

B.S. Civil Engineering, University of Louisville, 1991
Master of Engineering, Civil Engineering, University of Louisville, 1992

Licensure

Professional Engineer

Kentucky License	No.	19597
Tennessee License	No.	105207
Ohio License	No.	63740
Missouri License	No.	E-29927
Mississippi License	No.	16043

Professional Experience

Bacon Farmer Workman Engineering & Testing Inc.	1996 – Present
McIntosh Engineering & Associates	1995 – 1996
SCA Environmental Technologies, Inc.	1993 - 1995
Ground Engineering & Testing, Inc.	1991 - 1993

Mr. Farmer has more that nineteen (19) years of experience in completing Phase I and Phase II Environmental Site Assessments, Underground Storage Tanks assessments and development of soil and groundwater remediation systems. Mr. Farmer has conducted environmental assessments for numerous commercial properties including the Louisville Downtown Waterfront (Kentucky Brownfield Site) and for the current locations of the Hillerich & Bradby Company (Louisville Slugger).