

August 22, 2024,

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Ms. Andrea Robertson Habeck
Ms. Meredith Gramelspacher, Esq.
Indiana Finance Authority-Brownfields Division
100 North Senate Avenue, Room 1275
Indianapolis, Indiana 46204
brownfields@ifa.in.gov

RE: COMFORT LETTER REQUEST – SUBMISSION PACKAGE COVER LETTER

**Former PPG Industries, Inc. Properties
1500 E. Murden Street and 631 S. Ohio Street,
Howard County, Kokomo, Indiana
VRP #6951202 and #6101003**

Dear Ms. Habeck and Ms. Gramelspacher:

Our firm represents, Prime Space Warehousing and Logistics, LLC (“Prime Space”), 631 South Ohio Street, LLC (“631 SOS”) Anthony S. Ronk, and John M. Cardwell III (collectively, “Purchasers”) in the acquisition of the former PPG Industries, Inc. (“PPG”) Properties located at 1500 E. Murden Street (“Murden Site”) and 631 S. Ohio Street (“Ohio Street Site”) in Howard County, Kokomo, Indiana (“Properties”). The Purchasers environmental consultant is August Mack Environmental (“August Mack”).

The Properties are currently enrolled in the Voluntary Remediation Program (“VRP”) IDs 6951202 and 6101003. In connection with investigation and remediation actions taken in the VRP, IDEM approved Environmental Restrictive Covenants (“ERCs”) that were recorded for the Properties in 2022.

This is the Cover Letter to the submission package and includes the Supplemental Information for the application and Index of the Attachments.

INDEX OF ATTACHMENTS

The submission includes the following items:

- **Comfort Letter Request – Cover Letter** (This letter, includes Supplemental Information and Index of Attachments.)

- **Attachment A:** Signed copy of the Indiana Brownfields Program Comfort Letter Request form for **Prime Space Warehousing and Logistics, LLC**
- **Attachment B:** Signed copy of the Indiana Brownfields Program Comfort Letter Request form for **631 South Ohio Street, LLC**
- **Attachment C:** Comfort/Site Status Letter Request – Supplemental Information
- **Attachment D:** Comfort/Site Status Letter Request – Submittal Checklist
- **Attachment E:** Phase I Environmental Site Assessment for the Site prepared by August Mack dated July 29, 2024, and prepared in compliance with the standards and protocols set forth
- **Attachment F: (date)** Phase II Report prepared by August Mack on July 31, 2024
- **Attachment G:** Vesting Deeds
- **Attachment H:** Survey Map of Murden Site
- **Attachment I:** Black and White Maps
- **Attachment J:** Property Record Cards

SUPPLEMENTAL INFORMATION

1. The basis in statute or enforcement discretion policy for the Comfort Letter request:

The Purchasers are exempt from liability or eligible for a defense to liability as a bona fide prospective purchaser (BFPP), contiguous property owner (CPO) or innocent landowner (ILO) pursuant to Ind. Code § 13-25-4-8(b), Ind. Code § 13-11-2-150(f), Ind. Code § 13-11-2-150(g), Ind. Code § 13-11-2-151(g), or Ind. Code § 13-11-2-151(h).

2. Names, affiliations, contact information for all project stakeholders:

PROSPECTIVE PURCHASER / USER / APPLICANT

Prime Space Warehousing and Logistics, LLC
 631 South Ohio Street, LLC
 John M. Cardwell III
 Anthony S. Ronk
 832 S. Berkely Rd
 Kokomo, IN 46901

LEGAL COUNSEL TO PURCHASERS

KRIEG DEVAULT, LLP
 12800 North Meridian Street, Suite 300
 Carmel, Indiana 46032
 Michael E. Williams, Esq. [Real Estate]
 Matthew D. Neumann, Esq. [Environmental]

ENVIRONMENTAL CONSULTANT
AUGUST MACK ENVIRONMENTAL
1302 North Meridian St., Suite 300
Indianapolis, Indiana 46202
Tyler Zschiedrich, Senior Due Diligence Manager
Bryant Hoffer, Senior Manager

3. The parcel(s) comprising the site and the corresponding State 18-digit parcel number(s). *See* diagram below on Page 5 of this Letter.

1500 E. Murden Street, Kokomo, Howard County, Indiana: Parcel ID No. 34-04-31-426-001.000-002. Acres 37.62.

631 S. Ohio Street, Kokomo, Howard County, Indiana: Parcel ID No. 34-04-31-326-023.000-002. Acres 11.18.

4. A legible copy of the recorded deed(s) or a surveyed legal description(s) for the parcel(s) comprising the site*

See Attachment G.

5. The date of property acquisition (or proposed property transfer/closing date)

The proposed acquisition is anticipated to close on or about August 23, 2024.

6. Whether or not a purchase agreement has been finalized

Yes.

7. A black & white site map (no aerial photos) depicting property boundaries, parcel(s) & parcel number(s)

See Attachment I.

8. Description of redevelopment project including a site redevelopment/design plan (if available)

None.

9. Building size(s) (square feet), ceiling height(s), slab thickness, and HVAC air exchange rate(s) (if known VOC contamination & existing on-Site building(s) will continue to be used or are planned to be renovated)

There are no current redevelopment plans. The existing buildings will be used for storage and logistics with the existing building footprint and existing configuration. Attached as Attachment J are the Property Record Cards for the properties that show dimensions of the existing buildings. Additionally, any vapor intrusion risk has been ruled out in the Phase II. See Attachment F.

10. Map(s) depicting all utility corridors to and from the parcel(s) comprising the Site (if known VOC contamination)

A survey was performed on the Murden Site the resulting map with utilities is attached. See Attachment H. No survey has been performed on the Ohio Street Site.

11. Applicable timeframes (application deadline) if this is an SBA Loan financed project.

Not applicable.

12. Summarize HUD expectations regarding known environmental conditions on the site if HUD financing is being sought.

Not applicable.

13. Relevant investigation/remediation reports from other IDEM Programs (noting assigned IDEM site # and IDEM Virtual File Cabinet (VFC) Document #s)

The Murden Site and the Ohio Street Site are in the VRP, as #6951202 & #6101003 respectively. The current owner PPG has performed extensive investigative and remedial activities. The VFC contains 425 results for the Murden site and 210 results for the Ohio Street Site as of the date of this letter.

14. Proposed or existing vapor mitigation system specifications.

Any vapor intrusion risk has been ruled out by VRP and confirmed in the Phase II. See Attachment F.

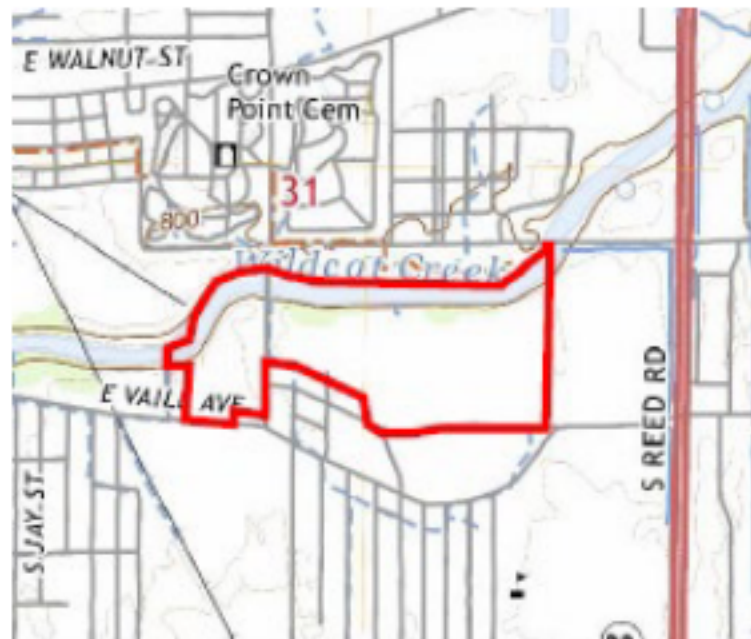
15. Proposed building renovation details and/or new building construction specifications.

None.

16. Purchase details (including combining multiple parcels on one deed, acquiring parcels on separate deeds, etc.)

The Properties are being purchased by Prime Space and 631 SOS, the Murden Site by Prime Space and Ohio Street Site by 631 SOS.

See Attachment E herein and (with previews/screens immediately below)



17. Explanation and associated documentation to support satisfaction of continuing obligations (including steps taken to mitigate exposures) if property already acquired

Not Applicable.

CONCLUSION

We are including an electronic copy of this letter and the above-referenced attachments on the enclosed disc. Pursuant to Ind. Code §§13-11-2-151(g)-(h), 13-11-2-150(f)-(g); 13-25-4-8(b) and 42 U.S.C. §§ 960(40), 9607(q)-(r), and Non-Rule Policy W-0051, The Purchasers are bona fide prospective purchasers entitled to an exemption from liability under both state law and CERCLA.

In addition to meeting the BFPP requirements, Purchasers have not in any way caused or contributed to the environmental impacts at the property. At no time has Purchasers conducted any operations on the Site. Purchasers qualify as bona fide prospective purchasers under Ind. Code §§13-11-2-15(g)-(h); 13-11-2-150(f)-(g); 13-25-4-8(b) and 42 U.S.C. §§9601(40), 9607(q)-(r), and Non-Rule Policy Doc. W-0051, and Purchasers respectfully requests that the Brownfield Program issue a Comfort Letter memorializing same.

We look forward to discussing the Site with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew D. Neumann', with a stylized, cursive script.

Matthew D. Neumann