



January 6, 2025

Ms. Andrea Robertson
Indiana Brownfield Program
Indiana Finance Authority
One North Capitol, Suite 900
Indianapolis, Indiana 46204

RE: Comfort Letter Request
Cannelburg Mine
Responsible Energy Operations, LLC
681 S. 900 East
Cannelburg, Indiana 47519

Ms. Robertson:

Please find below and enclosed relevant information regarding a Brownfield Comfort Letter sought by my client, Mr. Robert Wagler, for the property located at 681 S. 900 East, Cannelburg, Indiana. The basis in statute or enforcement discretion policy for this Comfort Letter Request is that Mr. Robert D. and Mrs. Lisa R. Wagler 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 IC-13-25-4-8(b), IC 13-11-2-150(f), IC 13-11-2-150(g), IC 13-11-2-151(g), or IC 13-11-2-151(h).

- Property Contact Information

Client: Mr. Robert D. and Mrs. Lisa R. Wagler
Mailing Address: 7696 N. 150 E
City, State, Zip: Washington, Indiana 47501
Contact Person: Mr. Robert D. Wagler
Contact Phone: 812-486-5463

Technical Contact: Lynn Douglas, Inc.
Mailing Address: P.O. Box 4405
City, State, Zip: Carmel, Indiana 46082-4405
Contact Person: Jason Stine
Contact Phone: 502-548-0200
Email: jrs@lynn-douglas.com

Property Owner: Responsible Energy Operations, LLC
Mailing Address: 625 North 9th Street
City, State, Zip: Petersburg, Indiana 47567

- The parcel(s) comprising the site and the corresponding State 18-digit parcel number(s).

State Parcel Number: 14-08-31-400-013.000-001

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

A copy of the special warranty deed with legal description that are attached.

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

Anticipated Property Closing Date: 1/15/2025

- Has a purchase agreement been finalized?

The purchase agreement is nearly finalized, the parties are negotiating the final points and anticipate closing January 15, 2025, or shortly thereafter.

- Black & White Site Map (no aerial photos) depicting property boundaries, parcel(s) & parcel numbers(s).

Site map depicting property boundaries, parcels & parcel numbers attached.

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

The BFPP plans to use the property as a sawmill.

- 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).

No known VOC impacts are present at the Site.

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

No known VOC impacts are present at the Site.

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

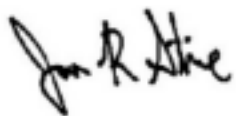
Not Applicable

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

- Phase I Environmental Site Assessment dated October 24, 2024
- Phase II Limited Subsurface Investigation (LSI) dated December 4, 2024

Should you have any questions please do not hesitate to contact the undersigned.

Sincerely,



Jason R. Stine PG
Senior Project Manager



Ray Milejczak L.P.G.
Principal Geologist

Enclosures