

July 9, 2025

Indiana Brownfields Program
100 North Senate Avenue, Room 1275
Indianapolis, Indiana 46204
Attention: Ms. Andrea Robertson Habeck

RE: Comfort Request Letter
Proposed Flats on 14th
1520 14th Street & 1425 Michigan Avenue
Columbus, Indiana 47201
Aegis Project No.: 25-119

Dear Ms. Habeck:

On behalf of TWG Columbus, LP (the prospective purchaser), Aegis Environmental Inc. (Aegis) is submitting this Comfort Letter Request for the property located at 1542 14th Street, 1520 14th Street, and 1425 Michigan Avenue in Columbus, Indiana ("Subject Property"). TWG Development, LLC is seeking to acquire the property and is exempt from liability for existing impact as a bona fide prospective purchaser (BFPP) pursuant to IC 13-25-4-8(b). The Subject Property consists of three (3) parcels with the following parcel ID numbers; 03-96-19-220-006.800-005, 03-96-19-220-006.700-005, and 03-96-19-220-007.100-005. The purpose of this submittal is to receive a Comfort Letter from the Indiana Brownfields Program. The following documents were submitted through the portal at idem.in.gov/mysubmission:

1. Indiana Brownfields Program Comfort Letter Request (State Form 51493)
2. Indiana Brownfields Program Comfort Letter Request Supplemental Checklist and Supplemental Information Sheet
3. Phase I Environmental Site Assessment (ESA), prepared by Aegis Environmental, Inc., dated May 6, 2025, Aegis File No.: 25-065. Please note, Appendix H of the Phase I ESA contains the following reports which are referenced below and located in the Tabulated/Indexed Relevant Investigation/Remediation Reports Form:
 - Phase I Environmental Site Assessment – Aegis Environmental, Inc. (July 24, 2023)
 - Pre-Demolition Asbestos Inspection – Aegis Environmental, Inc. (January 28, 2025)
 - Subsurface Investigation & Geotechnical Recommendations – Alt & Witzig Engineering, Inc. (February 17, 2025)
 - Further Site Investigation – Aegis Environmental, Inc. (February 11, 2025)
 - Phase I Environmental Site Assessment Update – Aegis Environmental, Inc. (February 24, 2025)

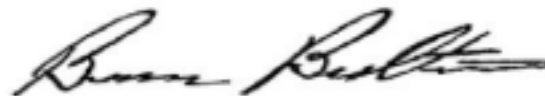
4. Brownfield Determination – IDEM (October 28, 2015)
5. Phase I Environmental Site Assessment – St. John Mittelhauser & Associates (October 20, 2015)
6. Phase II Environmental Site Assessment – St. John Mittelhauser & Associates (October 28, 2015)
7. Additional Site Investigation – St. John Mittelhauser & Associates (October 18, 2016)
8. Phase I Environmental Site Assessment – St. John Mittelhauser & Associates (October 19, 2016)
9. Update/Brownfield Determination – IDEM (October 27, 2016)
10. Deeds
11. ALTA NSPS Land Title Survey
12. Title Commitment, Prepared by First American Title Insurance Company
13. Proposed Site Plan

If you have any questions or comments regarding our reports or need additional information, please do not hesitate to contact me. Thank you for your assistance.

Sincerely
Aegis Environmental, Inc.



Mya Smith
Project Manager



Bruce Bultman, L.P.G.
Senior Project Manager

