



August 29, 2025

Indiana Brownfields Program
100 North Senate Avenue, Room 1275
Indianapolis, Indiana 46204

Re: Comfort Letter Request
1511 Harriett Street
Evansville, Indiana

Environmental Management Consultants, LLC (EMC) is pleased to submit this Comfort Letter request on behalf of 1511 Harriett LLC, for the property located at 1511 Harriett Street, Evansville, Indiana (Site). This submittal includes a Phase I Environmental Site Assessment (ESA) and a Phase II Environmental Site Assessment.

The basis in statute or enforcement discretion policy for this Comfort Letter request is that 1511 Harriett LLC is 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).

The following provides more specific information requested in the above-referenced checklists and refers to additional documents submitted with this letter.

- 1. Names, affiliations, contact information for all project stakeholders.*

Current Owner

Enterprise Zone Education and Training Center
DBA Tristate Resource Recovery
501 John Street
Evansville, Indiana 47711

Purchaser

1511 Harriett LLC
South 100 West
Princeton, Indiana 47670
Attn: J. Kirk Wright
kirk@spectrumlg.com
(812) 568-0460

Consultant

Environmental Management Consultants, LLC
1400 Washington Avenue, Suite 1
Evansville, Indiana 47714
Attn: Matt Feller, LPG
mfeller@emcevv.com
(812) 424-7768

- 2. The parcel comprising the site and the corresponding State 18-digit parcel number.*

The parcel number is 82-06-19-027-027.001-029

- 3. A legible copy of the recorded deed or a surveyed legal description for the parcel numbers comprising the site.*

Attached is a copy of the recorded deed.

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

The projected closing date is expected to be December 15, 2025.

- 5. Whether or not a purchase agreement has been finalized.*

A purchase agreement has been finalized.

- 6. A black and white site map (no aerial photos) depicting property boundaries, parcels, and parcel numbers.*

Attached is a Parcel Map (Figure 1).

- 7. Description of redevelopment project including a site redevelopment/design plan.*

There are no current plans at this time to redevelop the property. The future property usage is expected to remain the same.

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

- The main building on the Site is approximately 67,284 square feet. It is a partial 2-story with ceiling heights varying from 20-35 feet. The building is constructed on slab with an estimated thickness of 5 inches. HVAC air exchange – unknown. Only offices are currently conditioned.

- The secondary on-Site storage building is approximately 4,800 square feet. It is single story with ceiling heights varying from 10-20 feet. This building is not currently a conditioned space.

9. *Map depicting all utility corridors to and from the parcels comprising the Site (if known VOC contamination).*

A Site Map depicting the utilities and the sampling locations where contaminant concentrations exceed IDEM Risk-Based Closure Guide (R2) published levels is attached (Figure 2).

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

This is not an SBA Loan.

11. *Summarize HUD expectations regarding known environmental conditions on the Site if HUD financing being sought.*

HUD financing is not being sought.

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

The Site has previously submitted a U.S. EPA Brownfields Grant Proposal. There are no additional investigations/remediations reports from other IDEM Programs.

13. *Proposed or existing vapor mitigation system specifications.*

No vapor mitigation system is proposed or exists for the Site.

14. *Proposed building renovation details and/or new building construction specifications.*

See item #7.

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

It is anticipated that the transfer will occur by purchasing the entire parcel as is it currently described in the deed.

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

The property has not yet been acquired.

If you have any questions or require further information concerning the environmental services provided by EMC, please do not hesitate to call.

Sincerely,



Matt Feller, PG
Regional Director

ATTACHMENTS



**INDIANA BROWNFIELDS PROGRAM
COMFORT / SITE STATUS LETTER REQUEST**

State Form 51493 (R3 / 5-14)
Indiana Finance Authority

Return this form to:
INDIANA BROWNFIELDS PROGRAM
 100 N. Senate Avenue, Room 1275
 Indianapolis, IN 46204
 For questions: 317-234-4293
 Submit form electronically to: brownfields@ifa.in.gov
 FAX: 317-234-1338

Pursuant to the Indiana Department of Environmental Management (IDEM) Nonrule Policy Document W-0051, "Brownfields Program Comfort and Site Status Letters Policy" (April 18, 2003), the Indiana Brownfields Program may issue a Comfort or Site Status Letter to stakeholders at brownfields sites that satisfy the eligibility criteria and conditions of the policy.

Brownfield Site Definition

A brownfield site is defined as a parcel of real estate that is abandoned or inactive; or may not be operated at its appropriate use; and on which expansion or redevelopment is complicated because of the presence or potential presence of a hazardous substance, a contaminant, petroleum, or a petroleum product that poses a risk to human health and the environment. IC 13-11-2-19.3

Comfort Letter

A Comfort Letter is issued to a party that qualifies for an applicable exemption to liability found in Indiana law or IDEM policy, but is not a legal release from liability. The Comfort Letter explains the applicable liability exemption or IDEM's exercise of enforcement discretion under an applicable IDEM policy. Potentially applicable liability exemptions or IDEM policies include:

- ✓ the Stakeholder is a government entity exempt from liability under IC 13-25-4-8(e), IC 13-11-2-150(d), or IC 13-11-2-151(b);
- ✓ the Stakeholder is a creditor, lender, or fiduciary exempt from liability under IC 13-23-13-14, IC 13-23-13-15, IC 13-24-1-10, IC 13-24-1-11, or IC 13-25-4-8(c);
- ✓ the Stakeholder is not the statutory owner of an underground storage tank pursuant to IC 13-11-2-150(a) because the tanks were not used after November 8, 1984 and the Stakeholder was not the person who owned the tank immediately before the discontinuation of the tank's use;
- ✓ the Stakeholder is a nonprofit corporation exempt from liability under IC 13-25-4-8(h), IC 13-11-2-150(e), or IC 13-11-2-151(f);
- ✓ the Stakeholder is exempt from liability or eligible for a defense to liability as a bona fide prospective purchaser, contiguous property owner or innocent landowner 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); and
- ✓ the Stakeholder satisfies the conditions of IDEM Nonrule Policy Document W-0047, "Property Containing Contaminated Aquifers" (20 IR 1674, January 30, 1997), or IDEM Nonrule Policy Document W-0038 "Property Containing Contaminated Aquifers/Underground Storage Tanks" (23 IR 2141, April 20, 2000).

Site Status Letter

A Site Status Letter is issued to a party that did not cause or contribute to or knowingly exacerbate the contamination and can demonstrate that current levels of contaminants of concern at the brownfield meet current cleanup criteria as established by IDEM under the Remediation Closure Guide. The potential liability of the party requesting the letter is not addressed. The Site Status Letter states that based on a technical analysis of information submitted to IDEM pertaining to site conditions, IDEM concludes that current site conditions do not present a threat to human health or the environment and that IDEM does not plan to take or require a response action at the brownfield site.

INSTRUCTIONS: Please complete this form (type or print legibly) and return it to the Indiana Brownfields Program to begin the process of assessing eligibility to receive a letter. Each request will be reviewed by Indiana Brownfields Program staff. Determinations of eligibility are made based on facts and data provided with the request. A decision on whether or not to issue a Comfort or Site Status Letter will be made approximately 60 days from receipt of the request. The complexity of technical issues pertaining to site conditions may increase staff review time. Please attach any additional documentation required if space on the form does not allow for a complete response.

Contact Information

Letter Recipient J. Kirk Wright		Organization / Community 1511 Harriett LLC	
Address (number and street, city, state and ZIP code) S 100 W, Princeton, IN, 47670			
Telephone Number 812-568-0460	Cell Number	Fax Number	E-mail Address kirk@spectrumlg.com

Environmental Consultant Representing the Letter Recipient

Name(s) Matthew Feller		Firm Environmental Management Consultants	
Address (number and street, city, state and ZIP code) 1400 Washington Avenue, Suite 1, Evansville, Indiana 47714			
Telephone Number 812-424-7760	Cell Number 812-760-5908	Fax Number NA	E-mail Address mfeller@emcevv.com

Attorney Representing the Letter Recipient

Name(s) G. Michael Schopmeyer		Firm Kahn, Dees, Donovan & Kahn, LLP	
Address (number and street, city, state and ZIP code) 501 Main Street, Suite 305, Evansville, IN 47708			
Telephone Number 812-423-3183	Cell Number	Fax Number	E-mail Address mschopmeyer@KDDK.com

Site Information

Site or Project Name(s) Tri-State Resource Recovery		
Address (number and street, city, state and ZIP code) 1511 Harriett Street, Evansville, IN 47710		
IDEM Site Number	US EPA Site Number	Size in acres 6.95
Current Owner Enterprise Zone Education and Training Center Cor por DBA Tristate Resource Rec	Address (number and street, city, state and ZIP code) 501 John Street, Evansville, IN 47713	
Telephone Number 812-428-9302	Cell Number	E-mail Address

Property Status

Current Status: (Check all that apply.)
 Private Owner Public Owner In Bankruptcy Abandoned Inactive Underutilized Tax delinquent Other (please specify) _____

Environmental Documentation Submitted for Review: (Check all that apply.)
 Phase I Environmental Site Assessment-After 11/1/06 must comply with federal All Appropriate Inquiry Rule* Phase II Environmental Site Assessment
 Sampling Results Further Site Characterization Other (please specify) _____
 *Contact the Indiana Brownfields Program if you have questions.

The Site will be:
 Sold Leased Used by governmental entity Gifted Other (please specify) _____ Undecided

Potential or intended reuse of property: (Check all that apply.)
 Commercial Industrial Residential Mixed Use Park Green Space Other (please specify) _____ Undecided

Property Acquisition:
 Date of property acquisition (or proposed date) 12/15/2025

Letter Requested by:
 Date by which would ideally like to receive letter 12/1/2025

Signature

I hereby request an Indiana Brownfields Program: Comfort Letter Site Status Letter

Signature of Letter Recipient or Authorized Representative

Date (month, day, year)

Kahn Dees Donovan: Kahn LLP
By: G. Michael Schopmeyer, L.P.

8/28/25



Indiana Brownfields Program

Comfort/Site Status Letter Request Submittal Checklist

Please complete this checklist and submit it with your request along with all supporting documentation to ensure your request is complete; an incomplete submittal will delay staff review of your request. Thank you.

Please indicate, as applicable, if the following items are identified and/or included with your request:	Yes	Location in Request (page #)	No	N/A
Type of letter requested	X	Cover Letter, pg 1		
Names, affiliations, contact information for all project stakeholders	X	Cover Letter, pg 1,2		
The basis in statute or applicable enforcement discretion policy for a Comfort Letter request	X	Cover Letter, pg 1		
Supplemental Information Request Form & all requested attachments	X	Supp Info, pg 10		
Reliance letter to use another's Phase I report (for a BFPP CL)				X
List and/or map of the parcel(s) comprising the site and the corresponding 18-digit State parcel identification number(s)	X	Cover Letter, pg 2 Parcel Map (attachment)		
A legible copy of the recorded deed(s) or a surveyed legal description(s) for the parcel(s) comprising the site	X	Cover Letter attachment		
The date of property acquisition (or proposed property transfer/closing date)	X	Cover Letter, pg 2		
Indication of whether or not a purchase agreement has been finalized	X	Cover Letter, pg 2		
Description of redevelopment project (type of redevelopment) including a site redevelopment/design plan	X	Cover Letter attachment		
A black & white site map (no aerial photos) depicting property boundaries, parcel(s) & parcel number(s)	X	Cover Letter attachment		
Building size(s), square footage, ceiling height(s), slab thickness, and HVAC air exchange rate(s) (if known VOC contamination & existing building(s) will continue to be used or are planned to be renovated)	X	Cover Letter, pg 2, 3		
Map(s) depicting utility corridors to/from the parcel(s) comprising the Site (if known VOC contamination, for preferential pathway analysis)	X	Cover Letter Attachment		
Timeframes (application deadline) for SBA Loan-financed project				X
Summary of HUD expectations regarding known environmental conditions on the Site if HUD financing sought				X
Tabulated and/or indexed list of relevant investigation/remediation reports				X
Proposed or existing vapor mitigation system specifications				X
Proposed building renovation details and/or new building construction specifications	X	Cover Letter, pg 2		

Please indicate, as applicable, if the following items are identified and/or included with your request:	Yes	Location in Request (page #)	No	N/A
Purchase details (including combining multiple parcels on one deed, acquiring parcels on separate deeds, etc.)	X	Cover Letter, pg 3		
Explanation and associated documentation to support satisfaction of continuing obligations (including steps taken to mitigate exposures) if property already acquired				X
CD (or electronic copies/file sharing link/portal) with Phase I report(s) (and/or Phase I Update)	X	ESA		
CD (or electronic copies/file sharing link/portal) with Phase II report(s). Tables/figures without accompanying text are insufficient as documentation.	X	Phase II ESA		

If "No", then explain why below:

(Please see the next page if your request is for Comfort Letter based on the BFPP liability defense)

Indiana Brownfields Program**Comfort/Site Status Letter Request Submittal Checklist (continued)**

Please provide the following information regarding specific components of the Phase I Environmental Site Assessment report that will facilitate our timely evaluation of your BFPP Comfort Letter request:

Not applicable

Report Topic	Location in Phase I Report (Page #/Section/Appendix)
Interviews of Past and Present Owners and/or Operators	pg 34, Section 6.0, Appendix E
Recorded Environmental Cleanup Liens/Activity and Use Limitations Search	pg 6, Section 3.1, Appendix G
Government Records Review/Database Search	pg 7, Section 4.0, Appendix F
Site Reconnaissance of the Subject Property	pg 30, Section 5.0
Environmental Professional Statement and Signature	pg 37, Section 8.0
User Questionnaire (including name, entity, relationship to the entity, signature & date)	pg 6, Section 3.0, Appendix E
Vapor Migration Analysis	pg 25, Section 4.3.2
Non-Scope Issue Evaluation (if completed)	pg 33, Section 5.3

Form completed by:

Matt Feller

Printed



Signature

Environmental Mgmt Consultants

Affiliation

Date completed:

8/29/25



Indiana Brownfields Program
BFPP (Bona Fide Prospective Purchaser)
Comfort Letter Request Checklist

Date of Phase I report: 08 / 18 / 2025 ESA - Kahn, Dees, Donovan, Kahn,
1511 Harriett LLC

Entity for which the Phase I report/Phase I Update was prepared (User): _____

Which of the following describes the User? (check the applicable box):

- Prospective Purchaser (has not purchased) Proposed date of purchase: 12/15/2025
- Prospective Tenant (has not executed lease) Proposed date of lease execution: _____
- Current Owner (seller or already purchased) Date purchased/acquired: _____
- Current Tenant (seeking liability protection under existing lease or intending to buy)
Date lease executed: _____

Buying on land contract? Yes No Date land contract executed: _____

Is the User the stakeholder requesting the Comfort Letter? Yes No

Who answered the User-specific questions in the Phase I/Phase I Update? J Kirk Wright, 1511 Harriett LLC

- Were the questions answered on behalf of the BFPP seeking comfort? Yes No

If the User identified above is not the BFPP, has the BFPP obtained a Phase I Update in its name and/or a reliance letter to utilize the Phase I report (or is the BFPP identified as an eligible user in the reliance section of the report (if yes, on what page ___)? Yes No

- If yes: Date of the Phase I Update or reliance letter obtained for the BFPP? / /
- If yes: Did the BFPP complete a User-questionnaire for itself when obtaining the Phase I Update or reliance letter? Yes No

Phase I report completed within 180 days of (prior to) acquisition (clock on 180 days and one-year shelf life of Phase I report begins ticking from the date on which the earliest report information is collected, NOT the date of the report)?¹ Yes No

- If no: Has the User/BFPP obtained a Phase I Update? Yes No
- If yes: Date of the Phase I Update: / /

	Date Conducted	Expiration Date
(i) interviews with owners, operators, and occupants;	<u>08/07/2025</u>	<u>02/03/2026</u>
(ii) searches for recorded environmental cleanup liens;	<u>07/23/2025</u>	<u>01/19/2026</u>
(iii) reviews of federal, tribal, state, and local government records;	<u>07/23/2025</u>	<u>01/19/2026</u>
(iv) visual inspections of the property and of adjoining properties; and,	<u>08/07/2025</u>	<u>02/03/2026</u>
(v) declaration by the environmental professional	<u>08/18/2025</u>	<u>02/14/2026</u>

Report Viability Date (based on earliest expiration date from above-listed items): 01/19/2026

¹ The "continuing viability" component of the ASTM standard requires updates after 180 days from the earliest date of collection of interviews with owners, operators & occupants; environmental lien search; government database search; visual inspections/site reconnaissance; and, the Environmental Professional declaration. In any case, if a different User relies on the report, the new User must satisfy the User Responsibilities.



Indiana Brownfields Program

BFPP (Bona Fide Prospective Purchaser)

Comfort Letter Request Checklist (*continued*)

Do the Phase I User name and the name of the purchasing entity (to be) listed on the deed match exactly?

Yes No (If no, need to obtain a reliance letter or a Phase I Update and a complete a new User Questionnaire on behalf of the correct entity)

Phase I/Phase I Update completed in accordance with ASTM E1527-13 or 40 CFR Part 312? Yes No

Phase I signed by qualified Environmental Professional with the required certification statement? Yes No

Is the BFPP "affiliated with" another party who is potentially liable at the site? Yes No

1. Direct or indirect familial relationship?
2. Any contractual, corporate, or financial relationship (other than property transfer instrument)?
3. Reorganization of a business entity that was potentially liable?

For sites already acquired, has the BFPP satisfied continuing obligations since acquisition?

1. Provided all legally required notices with respect to discovery/release of hazardous substances² Yes No Not Applicable
2. Taken reasonable steps to stop continuing releases, prevent any threatened future releases, prevent or limit exposure to any previously released hazardous substances Yes No Not Applicable
3. Provided full cooperation, assistance and access to persons conducting response actions Yes No Not Applicable
4. In compliance with any land use restrictions already established and not impeding the effectiveness or integrity of any institutional control employed at the site in connection with a response action Yes No Not Applicable
5. Complied with any request for information or administrative subpoena issued by the U. S. EPA Yes No Not Applicable

Provide a written explanation and associated documentation to support satisfaction of continuing obligations since acquisition (below and/or attached):

² If applying for comfort based on BFPD status for a petroleum-contaminated site, evaluate these criteria for petroleum releases rather than/in addition to hazardous substances.



Indiana Brownfields Program Lender Liability (Secured Creditor) Comfort Letter Request Checklist

Potential lender or actual lender? _____

If financial transaction has already closed, what is the date of the financial instrument: _____

Pre-foreclosure or post-foreclosure? _____

If pre-foreclosure, please answer the following questions regarding "participation in management" of the facility on the Site:

Does the Lender exercise decision-making control regarding environmental compliance related to the facility, and, in doing so, undertake responsibility for hazardous substance and/or petroleum handling or disposal practices? Yes No

Does the Lender exercise control at a level similar to that of a manager of the facility and, in doing so, assume or manifest responsibility with respect to:

- day-to-day decision-making on environmental compliance? Yes No
- all, or substantially all, of the operational (as opposed to financial or administrative) functions of the facility other than environmental compliance? Yes No

If post-foreclosure, please answer the following:

On what date did the Lender/Owner take title to the property? _____

Does the Lender/Owner exercise decision-making control regarding environmental compliance related to the facility, and, in doing so, undertake responsibility for hazardous substance and/or petroleum handling or disposal practices? Yes No

Does the Lender/Owner exercise control at a level similar to that of a manager of the facility and, in doing so, assume or manifest responsibility with respect to:

- day-to-day decision-making on environmental compliance? Yes No
- all, or substantially all, of the operational (as opposed to financial or administrative) functions of the facility other than environmental compliance? Yes No

Has the Lender/Owner been actively marketing the Site for sale or re-lease or otherwise divesting itself of the property at the earliest practicable, commercially reasonable time using commercial reasonable means? (Please elaborate). _____

Has the Lender/Owner ever rejected a reasonable purchase offer for the property? Yes No



Indiana Brownfields Program
Lender Liability (Secured Creditor)
Comfort Letter Request Checklist (*continued*)

Has the Lender/Owner provided any Phase I and/or Phase II ESA reports to prospective purchasers? Yes No

Does the Lender/Owner use a third party broker to manage the Site? Yes No

Does the Lender/Owner have any direct lease relationships with any of the Site tenant(s)? Yes No



PROPERTY DEED

RECORDER
VANDERBURGH COUNTY
BETTY KNIGHT SMITH

2004R00016289

05/12/2004 11:57AM

RECORDING FEE: \$18.00
PAGES: 3

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH, that EVANSVILLE URBAN ENTERPRISE ASSOCIATION, INC., an Indiana not-for-profit corporation, organized and existing under the laws of the State of Indiana and doing business in Evansville, Vanderburgh County, Indiana (hereinafter "Grantor") for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

RELEASES AND QUIT-CLAIMS

to ENTERPRISE ZONE EDUCATION AND TRAINING CENTER CORPORATION, d/b/a TRI-STATE RESOURCE RECOVERY CENTER, an Indiana not-for-profit corporation organized and existing under the laws of the State of Indiana with its principal offices in Vanderburgh County, Evansville, Indiana, all of its right, title and interest in and to the following described real estate located in Vanderburgh County, in the State of Indiana:

Block 2 and part of Block 3 of Eichel and Lowenthals Second Addition to the City of Evansville in Blocks 1, 2, 7, and 8 of Morgan's Subdivision of Woods Subdivision of part of the Northeast Quarter of Section 19, Township 6 South, Range 10 West, as per plat thereof, recorded in Plat Book C, Page 295, in the office of the Recorder of Vanderburgh County, Indiana; also, the vacated 12 foot alleys in said Block 2, recorded in Declaratory Resolution No. 9-1951 and 10-1956; also a 7 foot strip of Morgan Avenue, recorded in Declaratory Resolution No. 11-1951; also the vacated 12 foot alleys in said Block 3, recorded in Declaratory Resolution No. 5-1981; also, the vacated 60 foot Eichel Street right-of-way adjoining the said Block 2, recorded in Declaratory Resolution 5-1981 and 8-1952; all being more particularly described as follows:

Commencing at a railroad spike (found) at the intersection of Morgan Avenue and Read Street, said point being South 89 degrees 45 minutes 16 seconds East 1979.23 feet of a $\frac{3}{4}$ inch rod (found) at the northwest corner of the Northeast Quarter of Section 19-6-10; thence along the centerline of Morgan Avenue, North 89 degrees 45 minutes 16 seconds West 30.00 feet to the point of intersection with the west right-of-way line of Read Street extended north; thence along said extended west right-of-way line of Read Street, South 00 degrees 00 minutes 00 seconds West 23.00 feet to the north line of said vacated 7 foot strip of Morgan Avenue, said point being the true point of beginning; thence continue along said

extended west line and west right-of-way line of Read Street, South 00 degrees 00 minutes 00 seconds West 339.12 feet to the Northeast Corner of said Block 3 said point being on the south right-of-way line of vacated Eichel Street; thence along the south right-of-way line of vacated Eichel Street, North 89 degrees 45 minutes 16 seconds West 138.00 feet; thence South 00 degrees 00 minutes 00 seconds West 130.06 feet; thence North 89 degrees 45 minutes 16 seconds West 297.00 feet to the west line of said Block 3; thence along the west lines and extended west lines of Blocks 3 and 2, North 00 degrees 00 minutes 00 seconds East 469.18 feet to the north line of the said vacated 7 foot strip of Morgan Avenue; thence along said north line, South 89 degrees 45 minutes 16 seconds East 435.00 feet to the Point of Beginning, containing 4.27 acres.

Subject to all right-of-ways and easements of record.

The Grantor hereby assigns and transfers to Grantee the benefit of all warranties in the chain of title to the above described real estate and any and all rights which may now exist or may hereafter accrue by reason of or account of said warranties.

The Grantor warrants to the Grantee only that the title to the above described real estate is free and clear from any and all liens, encumbrances, or claims of any kind or description imposed by the Grantor or suffered to accrue by the Grantor except for that certain Real Estate Mortgage from the Grantor to Jerry L. Fruth and Jack Rogers, individually and d/b/a as Garvin Corners Partnership dated February 2, 2003 and recorded March 21, 2003 as Document No. 2003R0001273 in the office of the Recorder of Vanderburgh County, Indiana, and except for the lien of current taxes.

The Grantor hereby certifies that there is no Indiana Adjusted Gross Income Tax due at this time as a result of this conveyance.

The undersigned persons executing this Deed on behalf of Grantor represent and certify that they are the President and Treasurer of the Grantor and have been fully empowered to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by its duly authorized officers this 11 day of May, 2004.

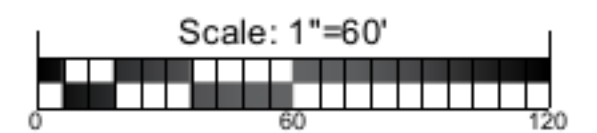
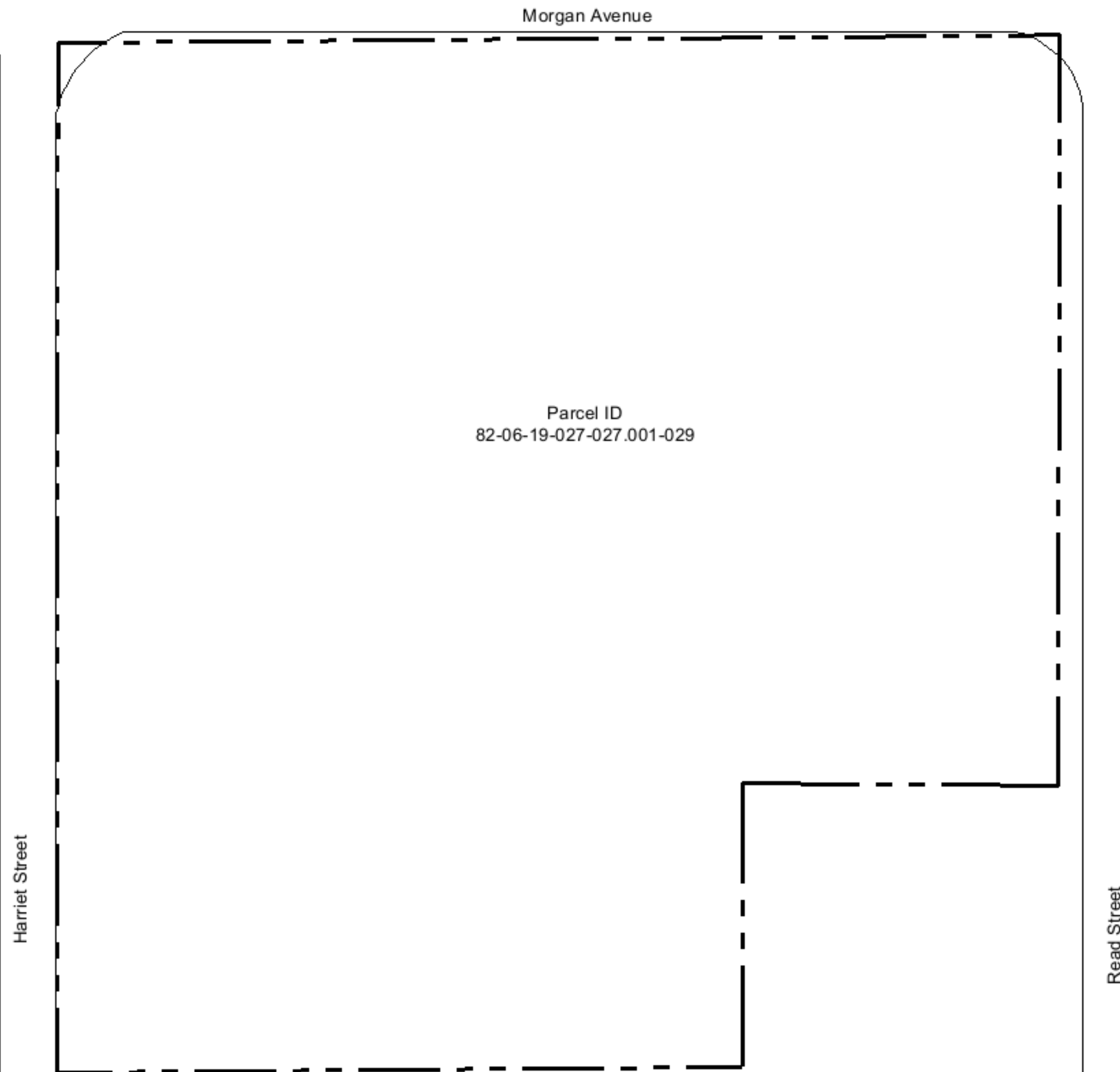
EVANSVILLE URBAN ENTERPRISE ASSOCIATION, INC.

By: Robert J. Schnute
Robert Schnute, President

PARCEL MAP

Legend

--- Property Border



Parcel Map

Figure
1

123127-20-130
1511 Harriett Street, Evansville, IN
Comfort Letter Request
Drafted by Andy Leidolf on 8/21/2025

I:\Users\Andy\OneDrive - Environmental\EMC\EMC\Technical\Project Files\23
proj\123127-20-130\123127-1511 Harriet Street, Ev, IN\Reports and
Attachments\CAD\123127

Environmental
Management Consultants

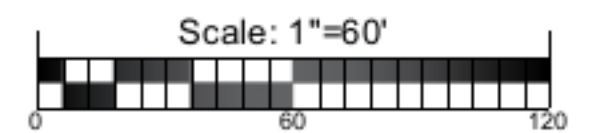
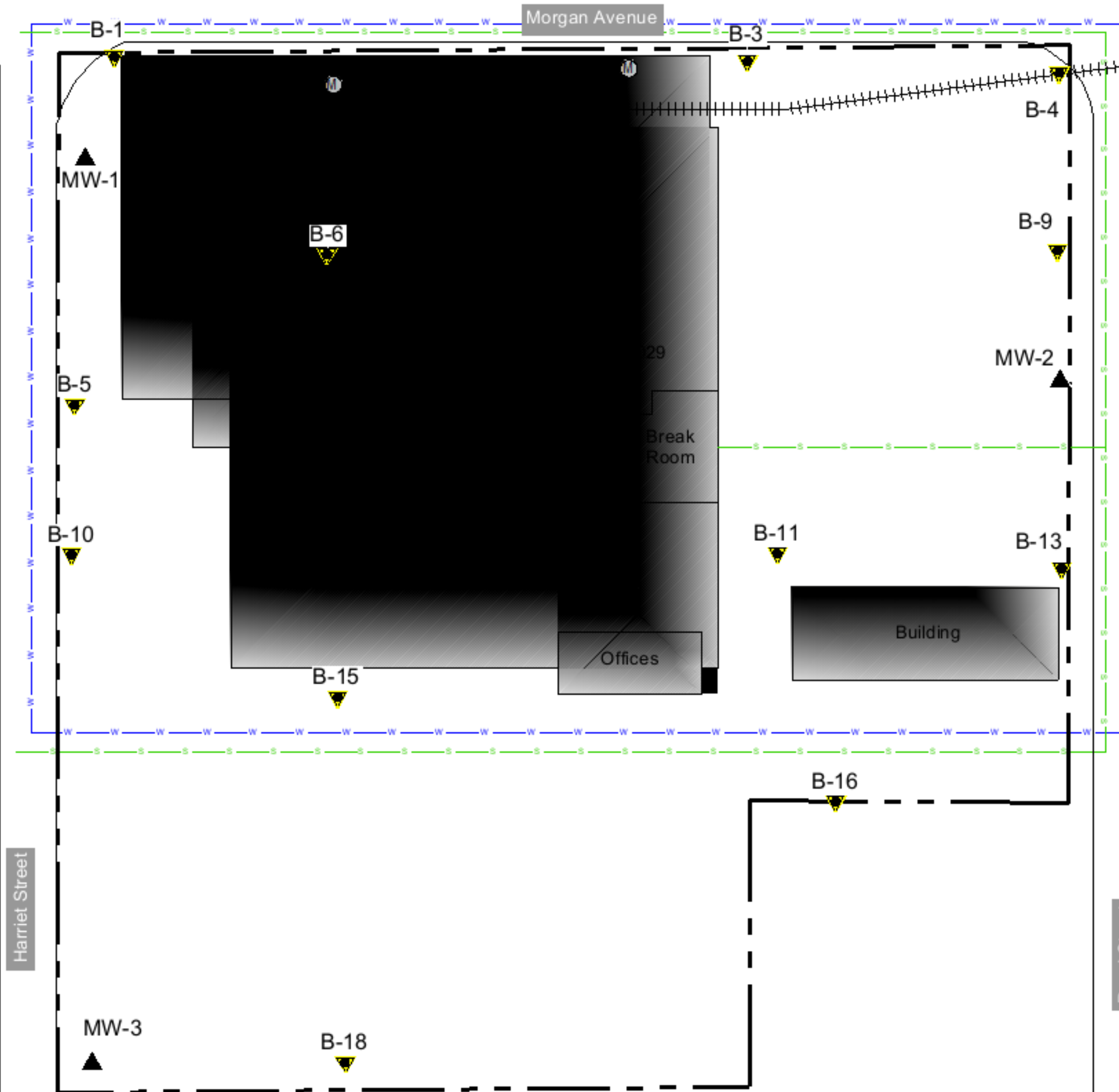


SITE UTILITIES AND LOCATIONS OF CONCENTRATIONS OVER R2 PUBLISHED
LEVELS

Legend

- ▲ Monitoring Well
- ▼ Temporary Groundwater Sampling Point
- - - Property Border
- - - Sewer Line
- - - Water Line
- ⊕ Manhole

Note: Previous Soil Borings and Monitoring Wells Conducted by Crane Environmental



Site Map with COC Detections Above IDEM R2 Published Levels

Figure 2

123127-10-100
1511 Harriett Street, Evansville, IN
Comfort Letter Request
Drafted by Andy Leidolf on 8/22/2025

D:\Users\Andy\OneDrive - Environmental Management Consultants\Technical\Project Files\123 projects (123001-123130)\123127 1511 Harriett Street, Ev, IN\Reports and Attachments\CAD\123127-01

Environmental Management Consultants

