PHASE I ENVIRONMENTAL SITE ASSESSMENT
KEARNEY HILL
GEORGETOWN ROAD
LEXINGTON, KENTUCKY
PROJECT NO.: 06CN0345

PREPARED FOR:
HILLS COMMUNITIES
LOUISVILLE, KENTUCKY

PREPARED BY:
ALT & WITZIG ENGINEERING, INC.
WEST CHESTER, OHIO

SEPTEMBER 29, 2006

Alt & Witzig Engineering, Inc.
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September 29, 2006

Hills Communities
12800 Towne Park Way, Suite 201
Louisville, Kentucky 40243
Attn: Mr. Rodney Crice

RE: Phase I Environmental Site Assessment
Kearney Hill
Georgetown Road
Lexington, Kentucky
Alt & Witzig Project No.: 06CN0345

Dear Mr. Rodney Crice,

In compliance with your request, we have completed a phase I environmental assessment of the above referenced site. It is our please to transmit three (3) copies of our report.

The purpose of our investigation was to identify Recognized Environmental Conditions (RECs) and environmental liabilities associated with the site. This report was performed in general accordance with the American Society for Testing Materials (ASTM) Standard E1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the standards and practices set forth in the final "All Appropriate Inquiry Rule," 40 CFR Part 312.

If you have any questions or comments regarding our findings, please do not hesitate to contact us.

Sincerely,
ALT & WITZIG ENGINEERING, INC.

Christopher S. Amidon, MBA, CIE, CMR
Senior Project Manager

Brian Catt
Senior Project Manager

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EXECUTIVE SUMMARY

The purpose of our investigation was to identify potential recognized environmental conditions (REC) associated with the project site ("Site"), based on available public documentation and Site reconnaissance.

Findings & Opinions

The Site is comprised of two parcels totaling approximately 14-acres of weed-covered property. Groundcover on the majority of Site consists of tall weeds with one area of trees on the northern parcel.

Based upon information obtained as part of this investigation, no RECs were identified in connection to the Site. Based on information obtained as part of this investigation no non-ASTM items were identified on the Site.

Recommendations

Based on evidence collected and summarized in this investigation, it is our opinion that the potential risk for environmental liabilities associated with the Site is low and that further investigation and testing appear unwarranted.

The Executive Summary provides a summation of the observed Site conditions and identified REC's of the Phase I Environmental Assessment conducted at the Site and is not intended to be all-inclusive.

1.0 ENVIRONMENTAL ASSESSMENT INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (Phase I) performed on the property located on the north and south side of Kearney Ridge Boulevard in Lexington, Kentucky. A representative of Alt & Witzig Engineering, Inc. (Alt & Witzig), Chris Amidon, performed a Site reconnaissance on September 19, 2006.

This investigation was performed for Hills Communities. Authorization to perform this assessment was in the form of a signed proposal between Mr. David Clark of Hills Communities and Alt & Witzig Engineering, Inc.

1.1 Purpose and Scope of Work

The purpose of our investigation was to permit Hills Communities to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bonafide prospective purchase limitation on CERCLA liability. The investigation was conducted in general accordance with American Society for Testing and Materials (ASTM) "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" E1527-05 requirements and the standards and practices set forth in "All Appropriate Inquiry" 40 CFR Part 312 to identify RECs.

An REC is defined as "...the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substance or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property."

RECs are not intended to include "de minimus" conditions which, "...generally do 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."

The Phase I consisted of a Site reconnaissance, public records and database review. In addition, interviews were conducted with available present and past owners, operators, and occupants of the Site as well as State and Local government personnel.

No sampling was conducted in conjunction with this Phase I. Cursory evaluations for wetlands, asbestos, radon, floodplains and lead-based paint were conducted at the time of the Site reconnaissance. A cursory evaluation is comprised of a non-exhaustive visual inspection for the potential for these items and is not to be used for regulatory compliance.

1.2 Limitations and Exceptions

This Phase I is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property within the reasonable timeframe, scope and budget. The report is based upon the application of scientific principles and professional judgment to certain facts with resultant subjective interpretations. Professional judgments expressed herein are based on facts currently available within the limits of the existing data, scope of work, budget and schedule. To the extent that the client desires more definitive conclusions than are warranted by the currently available facts, it is Alt & Witzig's specific intent that the conclusions and recommendations stated herein provide guidance and not necessarily a firm course of action except where explicitly stated. We make no warranties, expressed or implied, including, without limitation, warranties as to merchantability or fitness for a particular purpose. In addition, the information provided to Hills Communities in this report is not to be construed as legal advice. The presence of high weeds limited the observation of the ground surface across the majority of the Site. Aerial photographs were not reviewed at the Fayette County Soil office due to no one being present at the office during two attempts. In addition, several attempts were made to contact Barlow Homes, who currently has the Site under contract, however the phone calls were not returned.

1.3 Scope Deletions or Deviations

No scope deletions or deviations involving this assessment (i.e. client-imposed constraints, non-scope additions) were encountered with this assessment.

1.4 User Reliance

This report is solely for the use of Hills Communities and any reliance of this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties for other uses. This report shall only be presented in full and may not be used to support any other objectives than those set out tin the report, except where written approval with comments are provided by Hills Communities and Alt & Witzig.

2.0 PROJECT LOCATION & DESCRIPTION

2.1 Site Location

The Site is located on the north and south side of Kearney Ridge Boulevard, just west of Georgetown Road in Lexington, Kentucky. The Site is presented on the Lexington West, Kentucky 7.5-minute series quadrangle map at latitude 38° 6' 42" North and longitude 84° 31' 12" West (see Figure 1).

2.2 Site Description and Current Use(s)

The Site consists of two parcels totaling approximately 14-acres of weed-covered land. Some of the areas around the perimeter of the Site have had earthwork performed in preparation for the residential development occurring in the area (see Site Plan; Appendix A). Groundcover across the Site consists of tall weeds with a small wooded area on the northern parcel.

2.3 Environmental Settings

2.3.1 Topography

The Surface of the immediate Site is nearly level, with a relief of approximately 5 to 10 feet. The approximate mean sea level (msl) elevation of the Site is 920 feet. Drainage on the Site is presently along the ground surface and swales towards the storm drains along Kearney Ridge Boulevard and the drainage ditch along Georgetown Road.

2.3.2 Soils/Geology

The soils and geology of the Site could not be determined due to inaccessibility to the soil conservation service office during two (2) attempts to obtain the information. In addition, the information was not available online.

2.3.3 Hydrology

The hydrology of the Site could not be determined due to inaccessibility to the soil conservation service office during two (2) attempts to obtain the information. In addition, the information was not available online.

3.0 HISTORICAL/RECORDS REVIEW

3.1 Summary

The historical uses of the Site were established by interviews with property owners and evaluation of public records and historical documents. This evaluation assists in determining past usage or practices that may have generated, stored, or accepted for disposal hazardous wastes. The historical review of the Site did not reveal any REC's in connection with the Site.

3.2 Chain of Title

Ownership records are indicative of a property's past use; however, they are not a guarantee of actual historical activities. The following information was reviewed at the Fayette County, PVA Office and Fayette County Recorder's office in Lexington, Kentucky, regarding ownership of the Site.

	Owner	Transfer Date
1.	Kenneth L. and Sarah Ramsey	9-4-1973
2.	Ward Rankin and June Rankin, David M. and Mary Jane Rankin, Cara Sue and William E. Stark, Mary Ann and Charles Wogman, Nancy Lou Rankin, Guy Rankin, JR and Lois Rankin, Sam & Ruth Schraeder	9-19-1964
3.	Alta Rankin*	

* Records prior to these dates were not readily ascertainable in the recorders office due the prior deed references being incorrect.

3.3 Environmental Liens or Activity and Use Limitations

Environmental Liens or Activity Use Limitations (AULs) are an indicator of the current or historical release of hazardous substances or petroleum products. The presence of Institutional Controls (IC) or Engineering Controls (EC) on a property may indicate a REC. Environmental Liens or AULs should provide information on chemicals of concern, potential exposure pathway(s), media controlled, and expected performed objective(s) sought for the AUL.

Restriction of record on the Site parcel was reviewed at the Fayette County PVA and Recorder's offices. Review of title records did not indicate RECs associated with Environmental Liens or AULs. It should be noted that some AULs may only exist in project documentation or may not be recorded in land title records.

3.4 Interviews

3.4.1 Owners and Occupants

Alt & Witzig made several attempts to contact Barlow Homes, who currently has the Site under contract, however the phone calls were not returned as of the date of this report. This lack of information is considered a data gap, however based on the previous report and other information gathered during this assessment it does not impair our opinion.

3.4.2 Local Government Agencies

The Fayette County Health Department was contacted as part of this assessment to determine if complaints or environmental issues have been filed for the Site. As of the date of this report, no response has been received from the Fayette County Health Department. If Site relevant information is received within the next 30 days, an addendum letter will be issued accordingly.

The Lexington Division of Fire and Emergency Services was contacted as part of this assessment to determine if spills had occurred on the Site or vicinity. As of the date of this report, no response has been received from the Lexington Division of Fire and Emergency Services. If Site relevant information is received within the next 30 days, an addendum letter will be issued accordingly.

3.5 Valuation Reduction for Environmental Issues

As of the date of this report, Alt & Witzig has not been informed of the value or the current sale price of the property and is not aware of value reductions due to any environmental issues associated with the property.

3.6 Historical Maps

Sanborn Fire Insurance Maps were developed from the late 1800s through the 1950s, to provide information on locations of structures and operations during the time of the specific survey. These maps provided information on UST locations, industrial processes, and commercial locations in a given neighborhood over time. Sanborn maps were not identified at the Fayette County Public Library and were not reasonably ascertainable for this area due to the rural nature of the Site.

3.7 Historical City Directories

City directories provide listings of property occupant by street address. Haines City Directories dated from the year 2005 to 1990 were reviewed in five-year increments, at the Fayette County Library for historical uses of the Site. City directories were not available for the Site or adjacent properties prior to 1990 due to the rural nature of the Site; therefore, years previous to 1990 were not reviewed. The directory references did not list the Site in any of the years reviewed. The 2005 and 2000 city directories listed a trucking company at 2741 Georgetown Road and a school at 2503 Georgetown Road. No RECs were noted in connection with the findings in the city directories.

3.8 Aerial Photographs

Aerial photographs were not reviewed at the Fayette County Soil and Water Conservation Office since no access was granted during two attempts to view the photographs. An aerial photograph dated 1997, was reviewed off of the Terraserver website.

3.8.1 Site

1997	Shows the Site as agricultural land with a house located on the northern parcel.

3.8.2 Adjacent Properties

1997	Shows I-75/I-64 north of the Site. Georgetown Road and commercial structures are shown east of the Site with agricultural land shown further east. Agricultural land is shown west of the Site.

A review of the aerial photograph did not identity RECs associated with the Site.

3.9 Previous Investigations / Assessments

A previous Phase I Environmental Site Assessment performed by Environmental Assessments, Inc. titled *"Report of: Phase I Environmental Site Assessment, Ramsey Farm, 2851 Georgetown Road, 2501, 2685, 2775 Spurr Road (Spurr Road, LLC), Approximately 163 Acres, Lexington, Kentucky"* prepared for Barlow Homes, Inc. dated June 28, 2005 was reviewed as part of this assessment. According to the information in the report the historical aerial photographs indicated that the Site has always been used for agricultural purposes. The report indicated that several open dumps were located in dense wooded areas and around the barns on the 163-acre site. According to the report some of the material observed in the dump areas had been hauled off site during subsequent visits. No RECs were noted for the Site in connection with the findings in the previous assessment.

4.0 SITE RECONNAISSANCE

4.1 Reconnaissance Methodology

The Site reconnaissance was performed in a series of transects. Photographs were taken during the Site reconnaissance to supplement our observations. The photographs can be found in Appendix B.

4.2 Limiting Conditions

No physical limitations with the exception of dense vegetation in the northern portion of the site were identified at the time of the Site reconnaissance. The dense vegetation prevented movement and visual reconnaissance.

4.3 Current Uses and Activities

A representative of Alt & Witzig performed a reconnaissance of the Site on September 19, 2006. The Site is comprised of approximately 14-acres of weed covered land. Groundcover across the Site consists primarily of tall weeds with a small wooded area on the northern parcel. An old house pad and miscellaneous debris consisting of wood, metal, paper and plastic were observed in the wooded area on the northern parcel. The miscellaneous debris should be removed and properly disposed when Site activities begin. Several areas around the perimeter of the Site have been graded in preparation for the residential subdivision currently under development to the west, which the Site is part of.

There was no evidence of surface staining, discoloration, or stressed vegetation. No odors or noxious odors were observed on the Site. No standing water, pools or sumps containing liquids likely to be containing hazardous substances or petroleum product containers were observed. No pits, ponds or lagoons were observed on the Site. No wastewater treatment or storage activities were observed on the Site or adjacent properties during the reconnaissance.

4.4 Heating and Cooling

No structures were observed on Site therefore no heating and cooling is currently utilized on the Site.

4.5 Hazardous Materials / Petroleum Products Storage and Handling

The current owners could not be reached concerning the storage or handling of hazardous materials or petroleum products on the Site.

4.6 Waste Generation, Treatment, Storage, and Disposal

The current owners could not be reached concerning hazardous waste being generated, treated or stored on the Site.

4.7 Polychlorinated Biphenyls (PCBs)

One pad-mounted transformer was observed along the northern boundary of the southern parcel. The transformer was in good condition but was not labeled as Non-PCB containing.

4.8 Site Utilities

The Site is not currently served by any utilities, however utilities are located along Kearney Ridge Boulevard.

4.9 Floor Drains

No structures were observed on the Site, therefore no floor drains were observed.

4.10 Storage Tanks and Piping

4.10.1 Aboveground Storage Tanks (ASTs)

No evidence of current or historical uses of ASTs was observed during the Site reconnaissance.

4.10.2 Underground Storage Tanks (USTs)

The current owners could not be reached concerning existing or historical uses of USTs on the Site. No evidence of current or historical uses of USTs such as fill ports, vent lines, ground surface depressions, or fuel islands were observed on the Site during our investigation. Although no visual evidence of USTs was detected, the existence of an UST cannot be completely overlooked. Site improvements, renovations or obstructions may prohibit UST identification.

5.0 REGULATORY FILE SERCH

5.1 Regulatory File Review Summary

FirstSearch Technology Corporation (FirstSearch) was contracted to complete a search of federal and state databases according to ASTM E1527-05. A copy of the FirstSearch report is included in Appendix C. The federal and state databases that were reviewed and the minimum search distances are summarized below.

Database Summary								
Database	Target Property	Search Dist. (mi.)	<1/8	1/8 to 1/4	1/4 to 1/2	1/2 to 1	>1	Total Plotted
Federal ASTM Standard Databases								
NPL		1.0	0	0	0	0	0	0
Delisted NPL		0.5						0
CERCLIS		0.5	0	0	0			0
CERCLIS-NFRAP		0.5	0	0	0			0
RCRA-CORRACTS		1.0	0	0	0	1	0	1
RCRA-TSD		0.5	0	0	0			0
RCRA-Generator		0.25	0	0				0
Institutional Control/Engineering Control		TP						0
ERNS		TP						0
State ASTM Standard Databases								
State Haz. Waste		0.5	0	0	0			0
State Landfill ○ NPL Equivalent ○ CERCLIS Equivalent		1.0	0	0	0	0	0	0
		0.5	0	0	0			0
LUST		0.5	0	0	0			0
UST		0.25	0	0				0
Institutional Control/Engineering Control Registry		TP						0
Brownfield Facilities		0.5	0	0	0			0

TP=Target Property

The following information is a summary of the facility information obtained in regards to the First Search database search findings.

5.2 Federal NPL Facilities List

5.2.1 Active NPL facilities

Review of the FirstSearch report identified no active NPL facilities within a 1-mile radius of the Site.

5.2.2 Delisted NPL facilities

Review of the FirstSearch report did not identify any delisted NPL facilities within a 1-mile radius of the Site.

5.3 Federal CERCLIS Facilities List

The 1980 Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) or Superfund established a system to identify and clean-up hazardous waste sites not subject to other regulatory action. The CERCLIS is used to identify possible sites that may have sufficient environmental problems to require clean-up under the National Contingency Plan (NCP). A site is listed under CERCLIS for past or suspected problems with hazardous waste treatment, storage or disposal practices.

5.3.1 Active CERCLIS facilities

Review of the FirstSearch report identified no active CERCLIS facilities.

5.3.2 NFRAP CERCLIS facilities

Review of the FirstSearch report identified no NFRAP CERCLIS facilities.

5.4 Federal RCRA CORRACTS & TSD Facilities

One (1) RCRA Corrective Action Site (CORRACTS) and Treatment Storage and Disposal (TSD) facility was identified in the FirstSearch report. The following is a summary of this facility.

1. Kentucky Department of Transportation #7

   3115 Kearney Road

   Facility ID #: KYD981805716

   Status: NLR

   The nature of the violations consisted of generator records keeping and pre-transport requirement, which have all been resolved. The last issue to be resolved occurred in September 1992.

   - This facility is located approximately 0.70-miles NW from the target Site.

Due to distance relative to the Site, and/or presumed direction of groundwater flow, this facility is not considered an REC in connection to the Site.

5.5 RCRA Generator

The Resource Conservation and Recovery Act (RCRA), passed in 1976, established a regulatory system to track hazardous substances from the time of generation to disposal. It also requires safe and secure procedures to be used in treating, storing, and disposing of hazardous waste. A RCRA listing is not a direct indication of environmental concerns with a site. According to

KYDEP and the U.S. EPA listings, no active RCRA facilities were identified within a one-quarter (¼) mile radius of the Site.

5.6 Federal Institutional Control/Engineering Control Registry

No institutional control(s)/engineering control(s) were identified for the Site.

5.7 Federal ERNS List

No Emergency Response Notification System (ERNS) incidents were identified on or adjacent to the Site.

5.8 State Hazardous Waste Sites

No hazardous waste sites within ½ of a mile were identified on the database.

5.9 State Landfill/Solid Waste Disposal Facilities

5.9.1 State Equivalent NPL

No state equivalent NPL sites were identified within a one-mile radius of the Site.

5.9.2 State Equivalent CERCLIS

No state equivalent CERCLIS sites were identified with in a half-mile radius of the Site.

5.10 Leaking Underground Storage Tank (LUST) Facilities

A review of Kentucky Department for Environmental Protection and LUST program files indicated no LUST incidents within a one-half (½) mile radius of the Site.

5.11 Registered Underground Storage Tanks (USTs)

Subtitle I of RCRA was amended in 1984, to provide for the development and implementation of a regulatory program for USTs containing regulated substances and petroleum, and releases of these substances into the environment. Not all USTs are regulated under Subtitle I. For instance, farm and residential tanks holding less than 1,100 gallons, heating oil tanks, septic tanks, flow-through process tanks, and tanks holding 110 gallons or less are not currently regulated under Subtitle I.

According to FirstSearch, no registered UST facilities were located within a 0.25-mile radius of the Site.

5.12 State Institutional Control/Engineering Control Registries

No state institutional control(s)/engineering control(s) were identified for the Site.

5.13 Brownfield Facilities

No Brownfield facilities were identified within 0.5-miles of the Site.

5.14 Voluntary Action Program

No Voluntary Action Program facilities were identified within 0.5 miles of the Site.

5.15 Orphan Sites

Orphan sites are those that FirstSearch cannot locate because of inadequate address information. No facilities were identified within the FirstSearch database report as being orphan sites.

6.0 NON-ASTM ISSUES

6.1 Potential Regulated Waters

Wetlands are those areas of ground surface that are inundated or saturated by surface or groundwater under normal circumstances. Wetlands support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands will generally be found in floodplains along drainage ways, areas of topographic depression, or around the periphery of lakes.

The U.S Department of Interior Fish and Wildlife Service has developed Wetlands Inventory Maps for most of the areas of the United States. No potential wetland areas were identified on the Site at the time of the reconnaissance. In addition, no wetlands were identified on the National Wetlands Inventory Map reviewed on the U.S. Fish and Wildlife website.

6.2 Flood Plains

The Federal Emergency Management Agency created Flood Insurance Rate Maps (FIRM) to identify historic flood plains. According to the flood plain map reviewed on the FEMA website, the Site is not located in a flood plain.

6.3 Potential for Radon Gas

Radon is an invisible odorless gas formed during the radioactive decay product of uranium. The presence of radon in homes has recently become a concern as the increasing insulation in the modern homes and buildings has forced the radon gas to accumulate in the homes, rather than escape in the natural convection patterns. Radon enters buildings through the basements or cracks in the concrete floor slab by natural diffusion.

Radon testing was not performed as a part of this investigation. According to the USEPA Map of Radon Zones, Fayette County is located in a Zone 1 region. The US EPA defines Zone 1 as "...counties with a predicted average indoor radon screening level greater than 4 pCi/L (picocurries per liter)." A note on the map indicates the Radon Zone Map is for radon potentials within the counties and is not intended to be used to determine if a home in a given radon zone should be tested for radon.

6.4 Asbestos-Containing Building Materials

No structures were observed on the Site at the time of the reconnaissance.

6.5 Lead Paint

No structures were observed on the Site at the time of the reconnaissance.

7.0 FINDINGS AND OPINIONS

The Site is comprised of approximately 14-acres of weed covered land. Groundcover across the Site consists primarily of tall weeds with a small wooded area on the northern parcel. Based upon information obtained as part of this investigation, no RECs were identified in connection to the Site. Based on information obtained as part of this investigation, no non-ASTM items were identified on the Site at the time of the reconnaissance.

Based on evidence collected and summarized in this Phase I, it is our opinion that further investigation and testing appear unwarranted.

8.0 CONCLUSIONS AND RECOMMENDATIONS

The purpose of this investigation was to identify potential RECs associated with the project site ("Site"), based on available public documentation and Site reconnaissance. The First Search database report, available KYDEP and USEPA records, and published reports have been reviewed to determine the environmental compatibility of the Site. On September 19, 2006, Alt & Witzig personnel performed a Site reconnaissance to evaluate the potential for environmental concerns that may impact the Site. This assessment has revealed no evidence of RECs in connection with the Site.

Within the scope of an investigation such as this preliminary assessment, the potential for unintentional omission of data may exist. Our opinion is based on generally accepted engineering practices designed to minimize environmental liability.

9.0 Environmental Professional Statement

Kearney Hill
Georgetown Road
Lexington, Kentucky
Alt & Witzig Project No.: 06CN0345

Dear Mr. Crice:

Alt & Witzig Engineering, Inc. declares that, to the best of our professional knowledge and belief, We meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

Sincerely,
ALT & WITZIG ENGINEERING, INC.

Christopher S. Amidon, MBA, CIE, CMR
Senior Project Manager

BIBLIOGRAPHY

References:

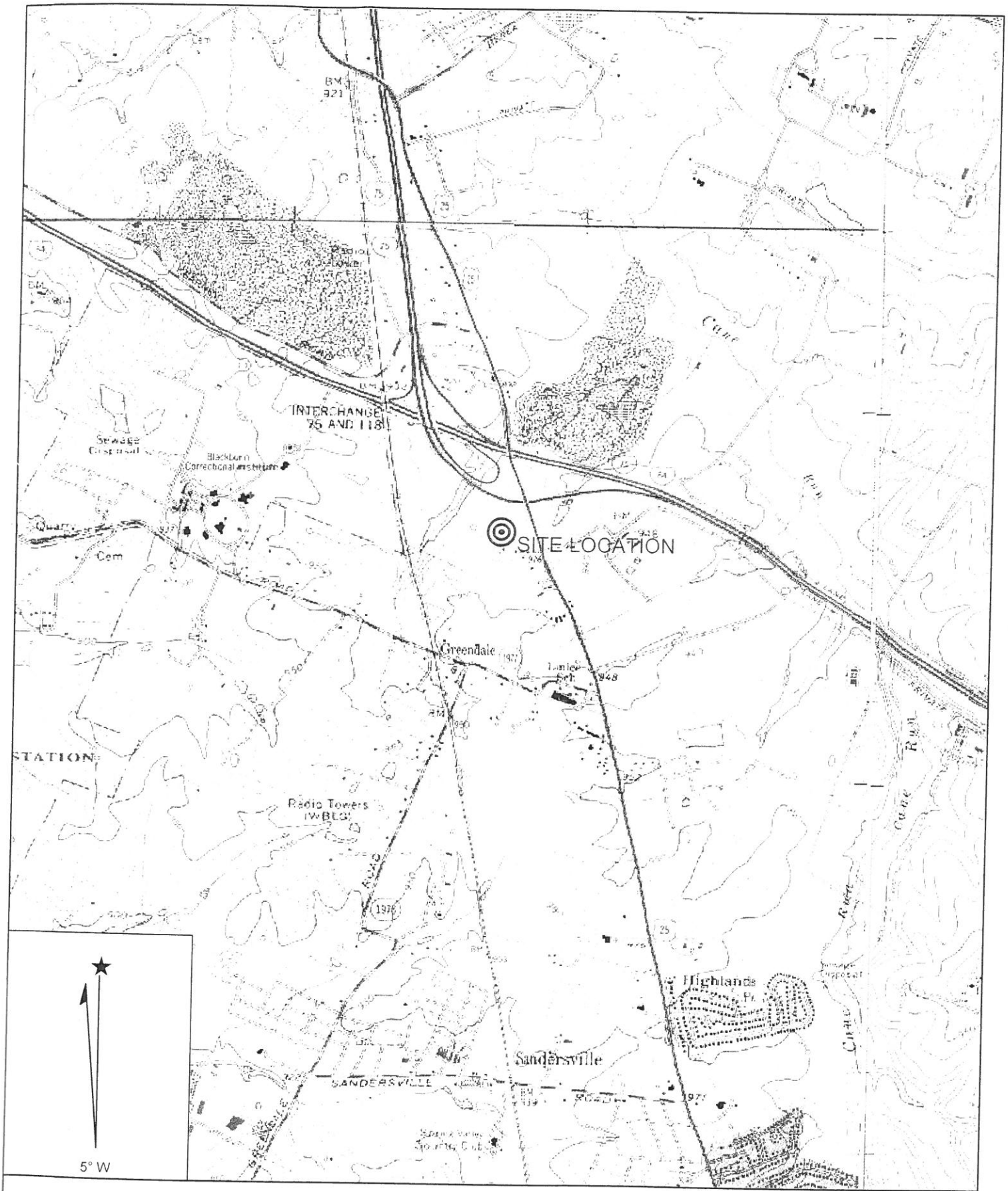
- FirstSearch Technology Corporation (FirstSearch), *Environmental FirstSearch Report*, Job Number: 06CN0345 dated September 13, 2006.
- Fayette County PVA office.
- Fayette County Recorder's office.
- Fayette County Public Library, City Directories for Lexington, Kentucky.
- TerraServer USA® Aerial Photograph dated 1997 web page: http://terraserver.microsoft.com/AdvFind.aspx
- EPA Map of Radon Zones, Kentucky web page: http://www.epa.gov/radon/zonemap/kentucky/htm
- FEMA Map Service Center, flood insurance maps web page: http://msc.fema.gov/webapp
- U.S. Fish and Wildlife Service, National Wetlands Inventory Maps web page: http://wetlandsfws.er.usgs.gov/NWI/index.html
- U.S. Geological Survey, Lexington West, Kentucky, Topographic Map.

Correspondence:

- Fayette County Health Department
- Lexington Division of Fire and Emergency Services

APPENDIX A

Figures



ne: LEXINGTON WEST
e: 9/21/2006
Scale: 1 inch equals 2000 feet

Location: 038° 06' 29.8" N 084° 31' 14.7" W
Caption: Figure 1: Site Location Map
Kearney Hill
Project Nnumber: 06CN0345

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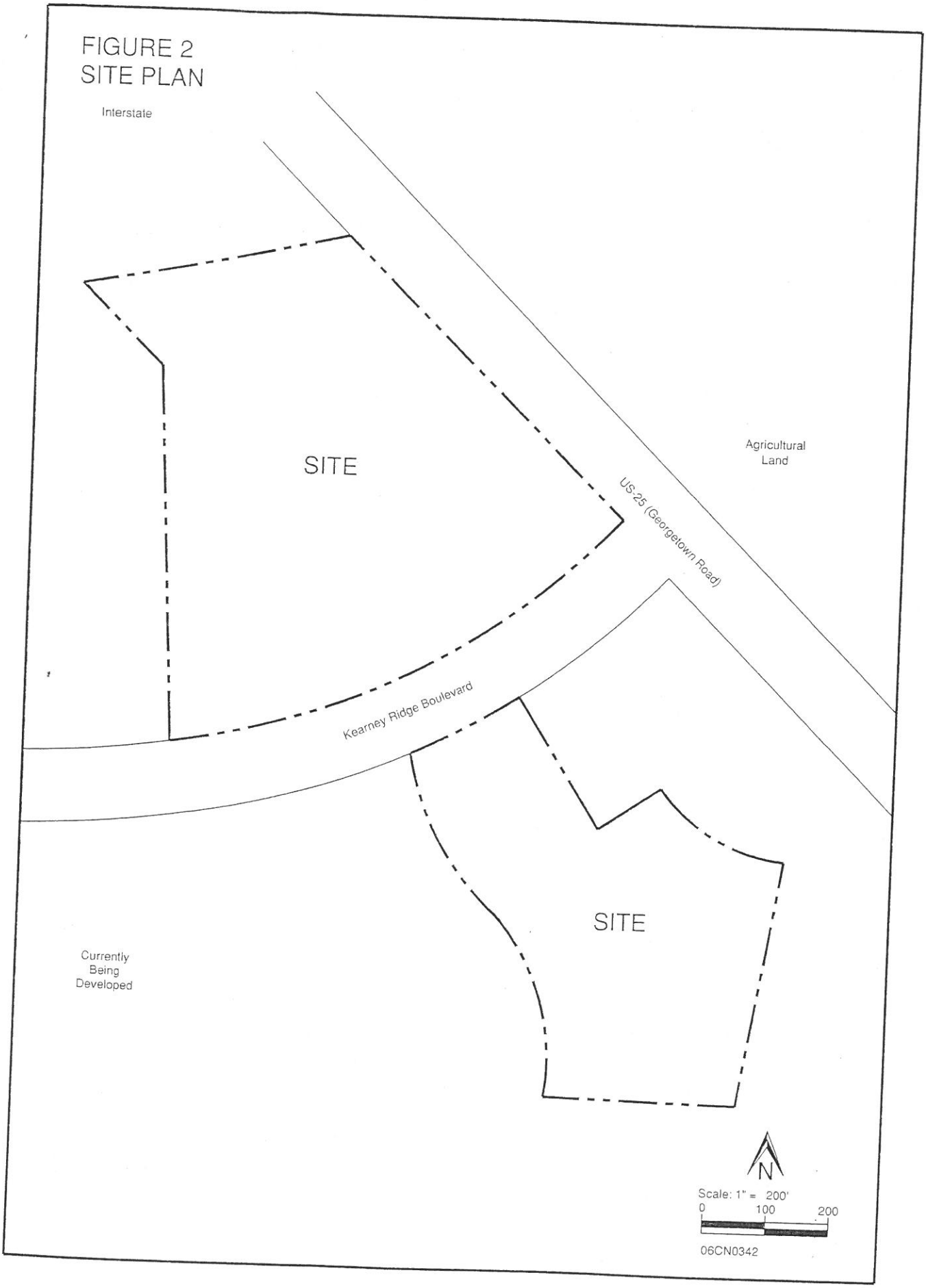
FIGURE 2
SITE PLAN



APPENDIX B

FirstSearch Database

FirstSearch Technology Corporation

Environmental FirstSearch™ Report

TARGET PROPERTY:

KEARNEY RIDGE BLVD

LEXINGTON KY 40511

Job Number: 06CN0345

PREPARED FOR:

09-13-06

Tel: (317) 823-3500

Fax: (317) 823-3535

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Environmental FirstSearch
Search Summary Report

Target Site: KEARNEY RIDGE BLVD
LEXINGTON KY 40511

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	08-08-06	1.00	0	0	0	0	0	0	0
CERCLIS	Y	06-08-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-08-06	0.25	0	0	0	-	-	0	0
RCRA TSD	Y	04-16-06	0.50	0	0	0	0	-	0	0
RCRA COR	Y	04-16-06	1.00	0	0	0	0	1	0	1
RCRA GEN	Y	04-16-06	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-05	0.25	0	0	0	-	-	0	0
State Sites	Y	08-28-06	1.00	0	0	0	0	0	0	0
Spills-1990	Y	NA	0.25	0	0	0	-	-	0	0
Spills-1980	Y	NA	0.25	0	0	0	-	-	0	0
SWL	Y	03-28-06	1.00	0	0	0	0	0	0	0
REG UST/AST	Y	08-21-06	0.25	0	0	0	-	-	0	0
Leaking UST	Y	05-27-06	0.50	0	0	0	0	-	0	0
Federal Land Use	Y	01-27-05	0.50	0	0	0	0	-	0	0
Brownfield	Y	10-18-05	0.25	0	0	0	-	-	0	0
- TOTALS -				0	0	0	0	1	0	1

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date:	09-13-06	**Search Type:**	COORD
Requestor Name:	chris amidon	**Job Number:**	06CN0345
Standard:	AAI		Filtered Report

TARGET ADDRESS: KEARNEY RIDGE BLVD
LEXINGTON KY 40511

Demographics

Sites:	1	**Non-Geocoded:**	0	**Population:**	NA
Radon:	0.7 - 18.5 PCI/L				

Site Location

	Degrees (Decimal)	**Degrees (Min/Sec)**		**UTMs**
Longitude:	-84.520104	-84:31:12	**Easting:**	717419.554
Latitude:	38.111633	38:6:42	**Northing:**	4220900.171
			Zone:	16

Comment

Comment: KEARNEY RIDGE BOULEVARD

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

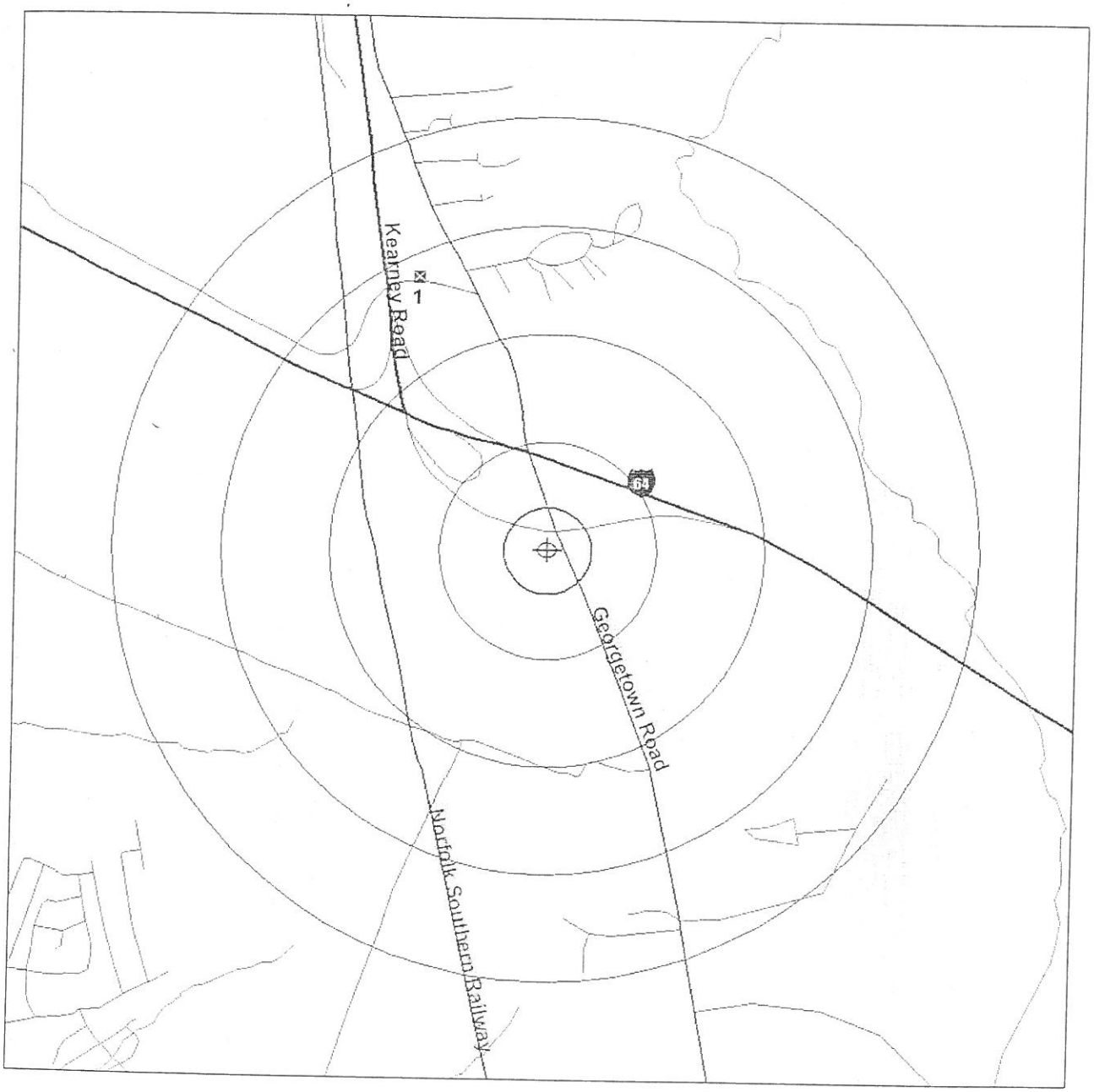
	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch

1 Mile Radius

AAI: NPL, RCRACOR, STATE, SWL

KEARNEY RIDGE BLVD, LEXINGTON KY 40511



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 38.111633 Longitude: -84.520104) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Fed. Land Use: Wilderness Areas, Wildlife Preserves .....

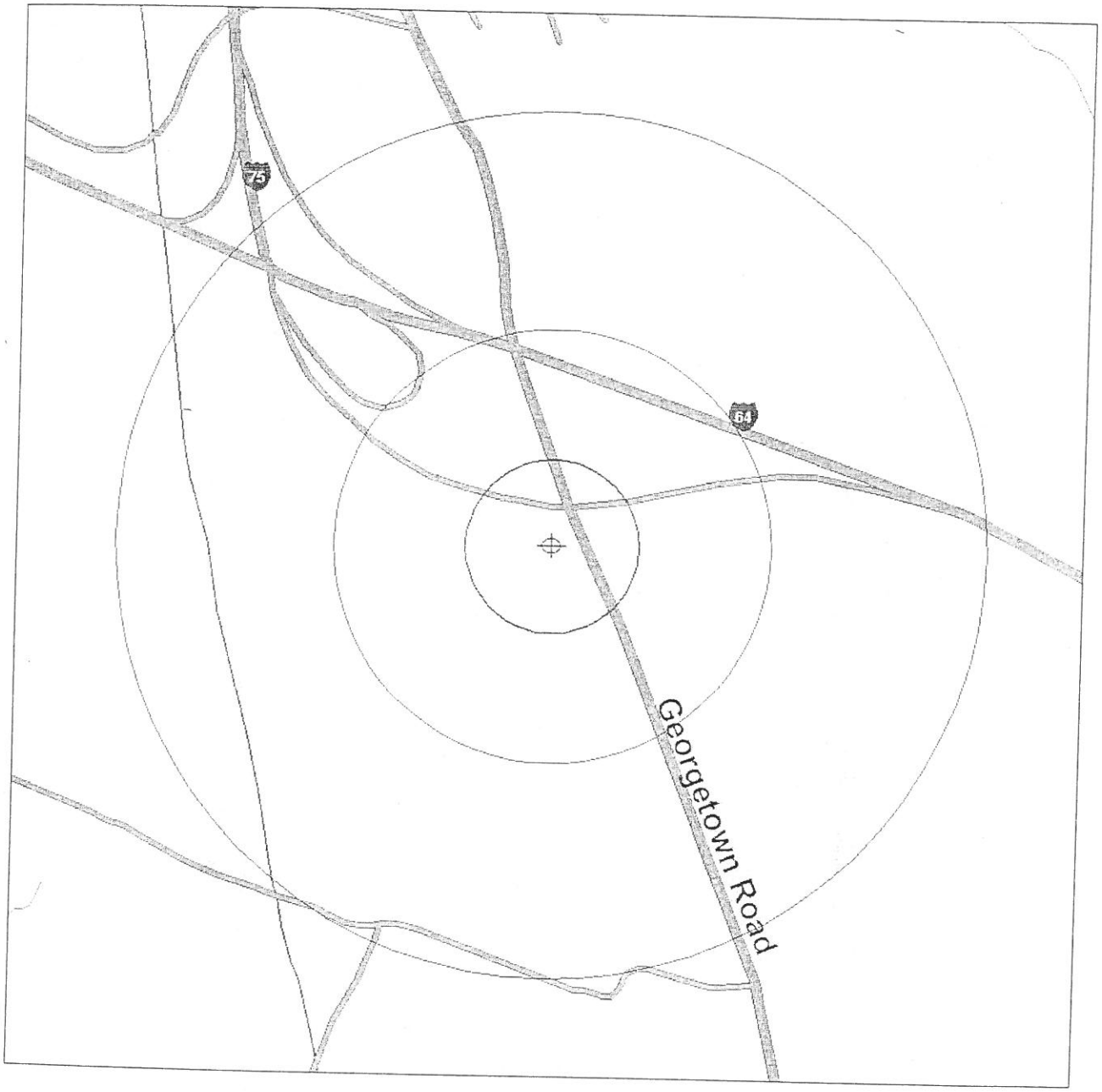
Fed. Land Use: Amer. Indian Sacred Sites, Endangered Species' Habitats..

Environmental FirstSearch

.5 Mile Radius

AAI: CERCLIS, RCRATSD, LUST, LANDUSE

KEARNEY RIDGE BLVD, LEXINGTON KY 40511



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 38.111633 Longitude: -84.520104) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads .....

Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Fed. Land Use: Wilderness Areas, Wildlife Preserves .....

Fed. Land Use: Amer. Indian Sacred Sites, Endangered Species' Habitats..

Environmental FirstSearch

.25 Mile Radius

AAI: Multiple Databases

KEARNEY RIDGE BLVD, LEXINGTON KY 40511

Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 38.111633 Longitude: -84.520104) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Fed. Land Use: Wilderness Areas, Wildlife Preserves .....

Fed. Land Use: Amer. Indian Sacred Sites, Endangered Species' Habitats..

Environmental FirstSearch
Sites Summary Report

TARGET SITE: KEARNEY RIDGE BLVD
LEXINGTON KY 40511

JOB: 06CN0345
KEARNEY RIDGE BOULEVARD

TOTAL: 1 GEOCODED: 1 NON GEOCODED: 0 SELECTED: 0

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
0	1	RCRACOR	KENTUCKY DEPARTMENT OF TRANSPORTAT			
			KYD981805716/NLR	3115 KEARNEY ROAD LEXINGTON KY 40511	0.70 NW	1

Environmental FirstSearch
Site Detail Report

TARGET SITE: KEARNEY RIDGE BLVD
LEXINGTON KY 40511

JOB: 06CN0345
KEARNEY RIDGE BOULEVARD

RCRA COR SITE

SEARCH ID: 1 **DIST/DIR:** 0.70 NW **MAP ID:** 1

NAME: KENTUCKY DEPARTMENT OF TRANSPORTATION #7
ADDRESS: 3115 KEARNEY ROAD
LEXINGTON KY 40511
FAYETTE
CONTACT: JIM HURT

REV: 8/8/02
ID1: KYD981805716
ID2:
STATUS: NLR
PHONE: 6062541367

SITE INFORMATION

CONTACT INFORMATION: BOBBY G. SMITH
UST MANAGER
3115 KEARNEY ROAD
LEXINGTON KY 40511

PHONE: 5025643040

CONTACT INFORMATION: JIM HURT
MANAGER
3115 KEARNEY ROAD
LEXINGTON KY 40511

PHONE: 6062541367

UNIVERSE NAME:

INCINERATOR
ST: STORAGE AND TREATMENT
SUBJECT TO CEI
DF: LAND DISPOSAL FACILITY
TSDS SUBJECT TO CORRECTIVE ACT
SUBJECT TO CORRECTIVE ACTION

SIC INFORMATION:

1611 - CONSTRUCTION - HIGHWAY AND STREET CONSTRUCTION

ENFORCEMENT INFORMATION:

AGENCY: S - STATE
TYPE: 120 - WRITTEN INFORMAL
DATE: 25-APR-90

AGENCY: S - STATE
TYPE: 190 - COMBINATION-INFORMAL
DATE: 26-AUG-92

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001
DETERMINED: 25-APR-90
CITATION:
TYPE: GER - GENERATOR ALL REQUIREMENTS
RESPONSIBLE: S - STATE
DETERMINED BY: S - STATE
RESOLVED: 04-MAY-90

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: KEARNEY RIDGE BLVD
LEXINGTON KY 40511

JOB: 06CN0345
KEARNEY RIDGE BOULEVARD

RCRA COR SITE

SEARCH ID: 1 **DIST/DIR:** 0.70 NW **MAP ID:** 1

NAME:	KENTUCKY DEPARTMENT OF TRANSPORTATION #7	REV:	8/8/02
ADDRESS:	3115 KEARNEY ROAD	ID1:	KYD981805716
	LEXINGTON KY 40511	ID2:	
	FAYETTE	STATUS:	NLR
CONTACT:	JIM HURT	PHONE:	6062541367

VIOLATION NUMBER:	0002	RESPONSIBLE:	S - STATE
DETERMINED:	26-AUG-92	DETERMINED BY:	S - STATE
CITATION:	32:040 SEC 2	RESOLVED:	04-SEP-92
TYPE:	GRR - GENERATOR RECORD KEEPING REQUIREMENTS		

VIOLATION NUMBER:	0003	RESPONSIBLE:	S - STATE
DETERMINED:	26-AUG-92	DETERMINED BY:	S - STATE
CITATION:	35:020 SEC 7	RESOLVED:	26-AUG-92
TYPE:	GPT - GENERATOR PRE-TRANSPORT REQUIREMENTS		

VIOLATION NUMBER:	0004	RESPONSIBLE:	S - STATE
DETERMINED:	26-AUG-92	DETERMINED BY:	S - STATE
CITATION:	35:04092	RESOLVED:	26-AUG-92
TYPE:	GPT - GENERATOR PRE-TRANSPORT REQUIREMENTS		

Environmental FirstSearch Database Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - Database of confirmed, proposed or deleted Superfund sites.

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

NFRAP: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA COR: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA GEN: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements.LGN - Large Quantity GeneratorsSGN - Small Quantity GeneratorsVGN – Conditionally Exempt Generator.Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

ERNS: *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

STATE SITES: *KYDEP* STATE LEADS LIST - database of state level cercla/superfund sites. The data includes river basin affected, contaminant and the program overseeing the site.

SWL: *KYDEP* PERMITTED OPERATING LANDFILLS - database of the permitted contained landfills and the permitted construction/demolition debris landfills.

REG UST/AST: *KY DEP* STATEWIDE UST LISTING - database of all registered underground storage tanks. The data includes installation date, removed date, capacity and construction information.

LEAKING UST: *KYDEP* SB 193(SENATE BILL 193) - database of facilities eligible for reimbursement from the Petroleum Storage Tanks Environmental Assurance Fund (OPSTEAF)

FEDERAL LAND USE: *USGS/EPA* FEDERAL LANDS OF THE UNITED STATES - Database of lands owned or administered by the Federal Government, including the Bureau of Land Management, the Bureau of Reclamation, the U.S. Department of Agriculture Forest Service, the Department of Defense, the U.S. Fish and Wildlife Service, the National Park Service, the Tennessee Valley Authority, and other agencies. Only areas of 640 acres or more are included. Descriptive information includes the name and type of the Federal land and the administering agency.INDIAN LANDS OF THE UNITED STATES - Areas administered by the Bureau of Indian Affairs shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.ENDANGERED SPECIES PROTECTION PROGRAM DATABASE – List of the Endangered Species by county and the species status.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: KEARNEY RIDGE BLVD
LEXINGTON KY 40511

JOB: 06CN0345
KEARNEY RIDGE BOULEVARD

Street Name	Dist/Dir	Street Name	Dist/Dir
Georgetown Rd	0.04 NE		
I-64	0.20 NE		
SOUTH I-75	0.05 NE		

APPENDIX C

Site Photographs

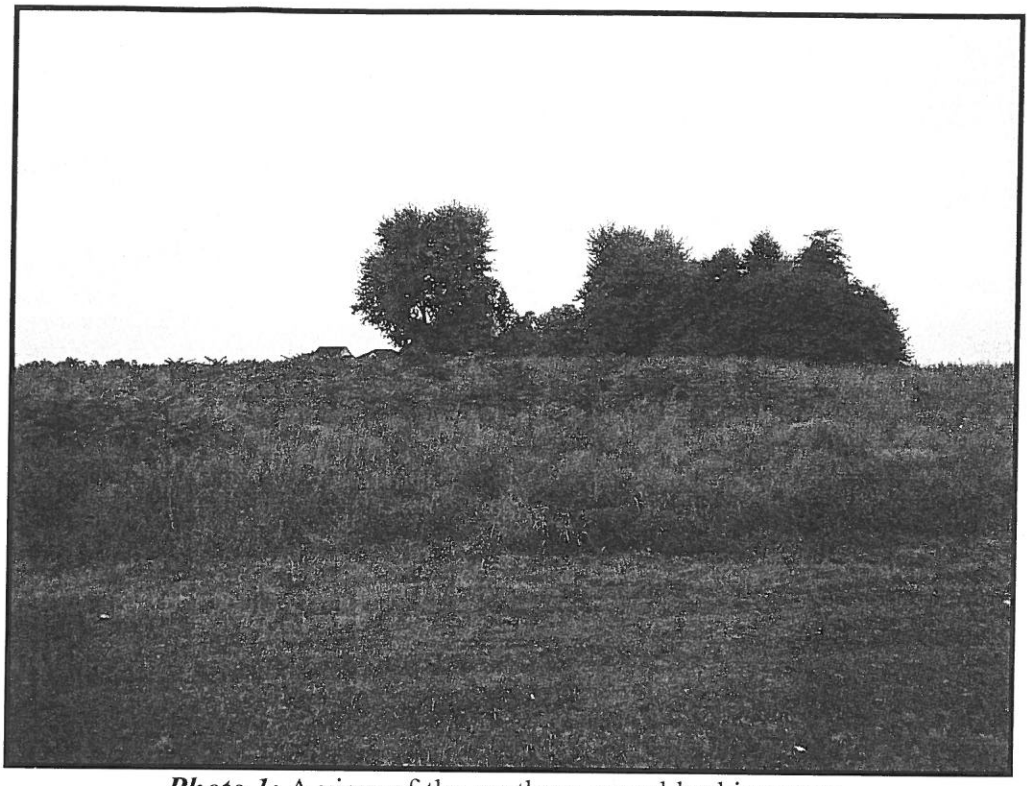


Photo 1: A view of the northern parcel looking west.

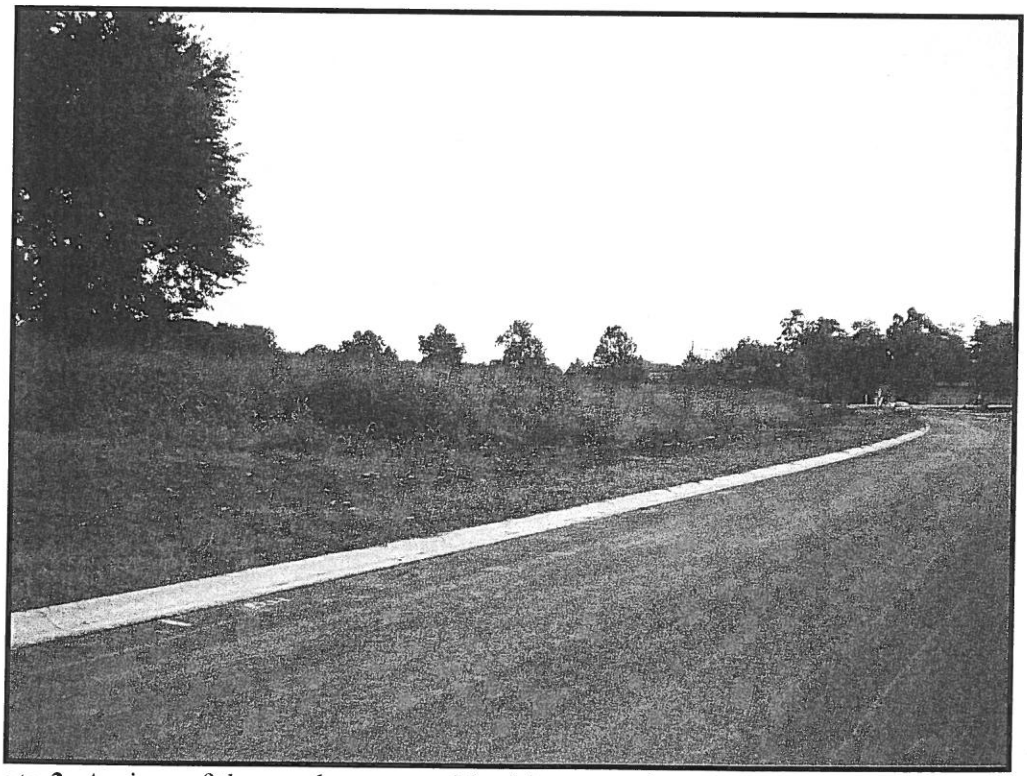


Photo 2: A view of the northern parcel looking east along Kearney Ridge Boulevard.

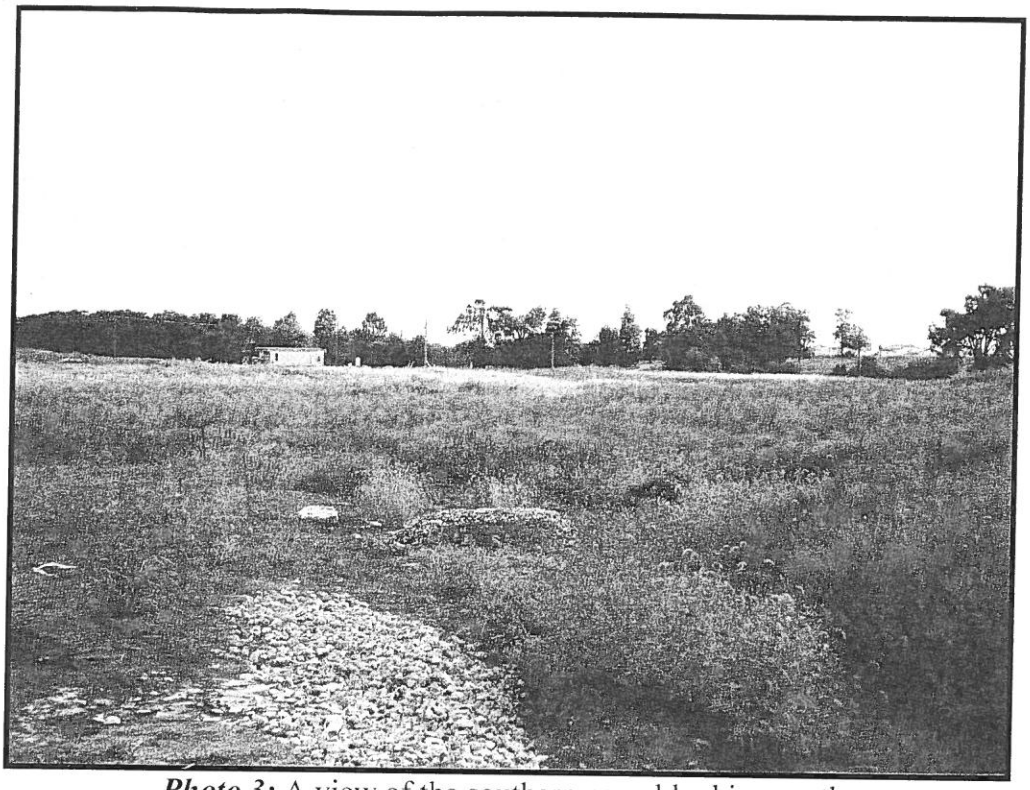


Photo 3: A view of the southern parcel looking north.

Photo 4: A view from the southern parcel looking south.