

# Pennville Pantry

## Pennville, Indiana



FISHER ARNOLD

### PROJECT EXPERIENCE

Fisher Arnold was retained by AgBest Express, LLC (AgBest) to complete a Phase I Environmental Site Assessment (ESA) on a retail gas station located in Pennville, Indiana. The assessment was completed by AgBest for due diligence purposes prior to the acquisition of the subject property.

The results of the Phase I ESA identified a total of three Recognized Environmental Conditions (RECs). RECs included the usage of the subject property as an active retail gas station since circa 1976. During its operation, several Underground Storage Tank (UST) systems were utilized on the subject property. Most were removed; however, one UST was discovered to be closed in-place. Other RECs included a Vapor Encroachment Concern (VEC) and the identification of a historical auto facility with the same name, but different address, than the subject property. It was discovered that the historic auto facility was located adjacent to the subject property. Based on the identified RECs, further assessment was deemed to be warranted.

A Limited Site Assessment (LSI) was completed during which a total of six soil borings were advanced near the USTs and ancillary equipment. The findings of the LSI reported contaminant concentrations exceeding the applicable Indiana Department of Environmental Management (IDEM) closure levels and a release was reported. Following subsequent subsurface assessment activities, Site Characterization was granted, and the Leaking Underground Storage Tank (LUST) status was closed with the usage of an institutional control, an Environmental Restrictive Covenant (ERC).

The purchase of the subject property proceeded and financial reimbursement from both the IDEM Excess Liability Trust Fund (ELTF) and private insurance was procured. Following purchase of the subject property, the UST system was removed, and the site now utilizes an Aboveground Storage Tank (AST) system for retail sales.

