# Phase I Environmental Site Assessment

**Project Bluestem - Tailgate Ranch**
**Along 214th Street**
**Tonganoxie, Kansas 66086**



**Prepared for:**

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August 3, 2026

PSI Project Number: 06032790-3

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# Phase I ESA Summary Table

Professional Service Industries, Inc. (PSI), an Intertek company, performed a Phase I Environmental Site Assessment of the Project Bluestem - Tailgate Ranch property located Along 214th Street in Tonganoxie, Kansas 66086. The property identification number or numbers associated with the subject property include 1952100000003000; 1952100000004000; 1952200000004000; 1982700000002000; 1982800000001000; 1982800000003000. PSI performed the assessment to comply with the contract between Kimley-Horn (the client) and PSI.

Our assessment included evaluation of certain BERs that are beyond the scope of ASTM E1527 (ATSM non-scope services), as follows: desktop protected species records review and desktop historic places & archeological sites records review.

Recommendations are included in Section 1.4 of this report.

Please note that Section 1.2.1 of this report should be consulted to determine if there are any significant data gaps that limited our ability to make a REC conclusion.

| Report Section | | No Issues Identified | REC | CREC | HREC | VEC | De-minimis | BER Issue | Notes |
|---|---|---|---|---|---|---|---|---|---|
| 3.0 | USER-PROVIDED INFORMATION | ✔ | | | | | | | |
| 5.2 | SUBJECT PROPERTY OBSERVATIONS | ✔ | | | | | | | |
| 5.3 | OFF-SITE OBSERVATIONS | ✔ | | | | | | | |
| 6.0 | HISTORICAL USES | ✔ | | | | | | | |
| 7.0 | ENVIRONMENTAL REGULATORY RECORDS REVIEW | ✔ | | | | | | | |
| 8.0 | VAPOR ENCROACHMENT SCREENING | ✔ | | | | | | | |
| 9.1 | DESKTOP PROTECTED SPECIES RECORDS REVIEW | | | | | | | ✔ | Potential presence of threatened or endangered species |

| Report Section | | No Issues Identified | REC | CREC | HREC | VEC | De-minimis | BER Issue | Notes |
|---|---|---|---|---|---|---|---|---|---|
| 9.2 | DESKTOP HISTORICAL PLACES AND ARCHEOLOGICAL SITES RECORDS REVIEW | ✔ | | | | | | | |

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# LIST OF ACRONYMS AND ABBREVIATIONS

| | |
|---|---|
| ACM | Asbestos-Containing Material |
| AHERA | Asbestos Hazard Emergency Response Act |
| AMSD | Approximate Minimum Search Distance |
| AMSL | Above Mean Sea Level |
| APN | Assessor's Parcel Number (also referred to as a PIN) |
| AST | Above-Ground Storage Tank |
| ASTM | American Society for Testing and Materials |
| AUL | Activity & Use Limitation |
| BER | Business Environmental Risk |
| BER | Kansas Bureau of Environmental Remediation |
| Bgs | Below the ground surface |
| BTEX | Benzene, Toluene, Ethylbenzene, Xylenes |
| CERCLA | Comprehensive Environmental Response, Compensation & Liability Act |
| CERCLIS | Comprehensive Environmental Response, Compensation & Liability Information System (now called SEMS) |
| CESQG | Conditionally Exempt Small Quantity Generator of Hazardous Waste (now called VSQG) |
| CFR | Code of Federal Regulations |
| COC | Chemical(s) of Concern |
| CREC | Controlled Recognized Environmental Condition |
| CWA | Clean Water Act |
| EDR | Environmental Data Resources, Inc. |
| EP | Environmental Professional |
| EPA | U.S. Environmental Protection Agency |
| ERIS | Environmental Risk Information Services, Inc. |
| ESA | Environmental Site Assessment |
| FEMA | Federal Emergency Management Agency |
| FOIA | Freedom of Information Act |
| HREC | Historical Recognized Environmental Condition |
| HUD | U.S. Department of Housing & Urban Development |
| HVAC | Heating, Ventilation & Air Conditioning System |
| ISL | Identified Sites List |
| KDHE | Kansas Department of Health and Environment |
| KEIF | KDHE Environmental Interest Finder |
| KORA | Kansas Open Records Act |
| LAST | Leaking Above-Ground Storage Tank |
| LBP | Lead-Based Paint |
| LLP | Landowner Liability Protection |
| LQG | Large Quantity Generator of Hazardous Waste |
| LUST/LST | Leaking Underground Storage Tank |
| MCL | Maximum Concentration Level |
| mg/kg | Milligrams per Kilogram |
| mg/L | Micrograms per liter |
| mg/L | Milligrams per Liter |

| | |
|---|---|
| MSDS | Material Safety Data Sheet (now called Safety Data Sheet (SDS)) |
| MTBE | Methyl Tert-Butyl Ether |
| ND | Not Detected |
| NFA | No Further Action (also called No Further Remediation (NFR)) |
| NOV | Notice of Violation |
| NPDES | National Pollution Discharge Elimination System |
| NPL | National Priorities List (a.k.a. Superfund) |
| NRCS | Natural Resources Conservation Service |
| NWI | National Wetlands Inventory |
| OSHA | U.S. Occupational Safety & Health Administration |
| PAH | Polynuclear (Polycyclic) Aromatic Hydrocarbons |
| PCB | Polychlorinated Biphenyl |
| PCE | Perchloroethylene (also called Tetrachloroethylene) |
| pCi/L | Picocuries per Liter |
| PFAS | Per & Polyfluoroalkyl Substances |
| PFOA | Perfluorooctanoic Acid |
| PFOS | Perfluorooctanesulfonic Acid |
| ppb | Parts per Billion |
| ppm | Parts per Million |
| RBCA | Risk-Based Corrective Action |
| RCRA | Resource Conservation & Recovery Act |
| REC | Recognized Environmental Condition |
| RFI | Request for Information |
| SF | Square Feet |
| SQG | Small Quantity Generator of Hazardous Waste |
| SSURGO | Soil Survey Geographic Database |
| TCE | Trichloroethylene |
| TPH | Total Petroleum Hydrocarbons |
| USACE | U.S. Army Corps of Engineers |
| USDA | U.S. Department of Agriculture |
| USFWS | U.S. Fish & Wildlife Service |
| USGS | U.S. Geological Survey |
| UST | Underground Storage Tank |
| VEC | Vapor Encroachment Condition |
| VES | Vapor Encroachment Screening |
| VIC | Vapor Intrusion Condition |
| VOC | Volatile Organic Compound |

# CERTIFICATION

We have completed a Phase I ESA of the Project Bluestem - Tailgate Ranch property located Along 214th Street in Tonganoxie, Kansas ("the subject property"). The Phase I ESA was performed in conformance with ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (the Practice). The assessment was completed at the request of Kimley-Horn ("the client") in accordance with the scope of work outlined in Change Order #3, which was authorized by the client on July 8, 2026.

The conclusions developed herein represent our professional judgment based on information and data available to us at the time of the assessment, and observations made at the time of our site reconnaissance. In accordance with the Practice, certain items must be updated 180 days after research is initiated if the transaction is not completed within that time.

Field Assessor:

Kylee Siegrist
Staff Scientist

Report Author:

Kylee Siegrist
Staff Scientist

Reviewed by:

Scott J. Dahlgren
Principal Consultant

***Environmental Professional Certification***

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Environmental Professional:

Scott J. Dahlgren
Environmental Professional

## TABLE OF DATES

| Component | Date |
|---|---|
| Date of Earliest Interview with Owner, Operator, or Occupant | July 20, 2026 |
| Date of ERIS Regulatory Database Report | July 10, 2026 |
| Date of Environmental Lien/AUL Documentation | Not Obtained[1] |
| Date of Site Reconnaissance | July 22, 2026 |
| Report Date | August 3, 2026 |
| [1]An Environmental Liens/AUL search was not provided for review or requested to be obtained. | |

# 1.0 FINDINGS CONCLUSIONS, AND RECOMMENDATIONS

## 1.1 FINDINGS

A summary of findings is provided below. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

### 1.1.1 SUBJECT PROPERTY DESCRIPTION AND CURRENT USE

The subject property, known as Project Bluestem - Tailgate Ranch, consists of agricultural/ranch land. The subject property is an irregular-shaped 1140-acre parcel of land located Along 214th Street in Tonganoxie, Leavenworth County, Kansas. Multiple vacant buildings are throughout the property with a residential home located in the southeast portion of the property that is owned by Tailgate Ranch Company. The entirety of the subject property is owned by Tailgate Ranch Company.

The location of the subject property is shown on Figure 1.

### 1.1.2 ADJOINING PROPERTY DESCRIPTION AND USE

Usage of adjoining properties is discussed in the following table.

The vicinity of the subject property is shown on Figure 2.

| Direction | Description of Adjoining Property Use |
|---|---|
| **North** | Honey Creek Road followed by Hill's Pet Nutrition (21955 Business Park Drive), Unilock (22035 Business Park Drive) to the northwest; vacant vegetated land to the north; and vacant, grass-covered land with a pond to the northeast. |
| **East** | 214th Street intersects the northeast portion of the subject property and borders the southern portion. Vacant, grass-covered land with ponds, areas of dense vegetation and multiple single-family residences/farmsteads (20995 Honey Creek Road; 16370 214th Street; 16190 214th Street; 16140 214th Street; 16052 214th Street; 16024 214th Street; 15812 214th Street; 15772 214th Street) |
| **South** | Hemphill Road followed by vacant, grass-covered land with areas of vegetation and two ponds. |
| **West** | 222nd Street followed by vacant, grass-covered land with areas of vegetation, ponds, and multiple single-family residences/ farmsteads (16399 222nd Street; 16281 222nd Street; 16051 222nd Street; 15731 222nd Street) |
| **Intersecting Parcel** | Residential home (16408 222nd Street) |

### 1.1.3 SUMMARY OF THE HISTORICAL USE OF THE SUBJECT PROPERTY AND ADJOINING AREAS

Historical sources indicate the subject property has historically been used for agricultural and rural residential purposes and has remained largely undeveloped throughout the period reviewed. Available information indicates the property has been owned and operated by Tailgate Ranch Company since approximately 1962, consistent with its long-standing agricultural and ranching use. Historical aerial photographs from 1937 depict predominately agricultural and vacant-grass-covered land with four homesteads located along the northern, southern and western portions of the property, as well as several creeks traversing the site. By the late 1950s through the 1970s, numerous ponds had developed throughout the property while the agricultural character remained unchanged. Topographic

maps similarly depict multiple structures along the northern and western boundaries through 1978, along with several creeks and ponds across the property. By approximately 2008, the northeastern homestead had been removed, while the remaining rural residential improvements persisted. By 2025, approximately fifteen ponds were visible throughout the property, and Cow Creek remained along the southwestern portion.

Historical sources indicate that surrounding area has remained predominately agricultural and rural, with limited commercial development occurring in recent years. To the north, adjoining properties historically consisted of agricultural and vacant, grass-covered land with creeks, vegetation, and a farmstead. By the late 1950s, a large body of water had formed, with additional ponds and dense vegetation developing by the 1980s. The northwestern farmstead was removed by approximately 1991, and beginning around 2019, commercial development occurred to the northwest with construction of industrial buildings, including the Unilock facility at 22035 Business Park Drive and an additional commercial building at 21955 Business Park Drive. To the east, adjoining properties have remained largely agricultural throughout the historical record, with creeks, vegetation, a large body of water, and multiple farmsteads. Additional farmsteads developed between the 1990s and 2025, while limited clearing occurred in 2021; however, the area has retained its predominantly agricultural and rural residential character. To the south, Hemphill Road has historically bordered agricultural and vacant grass-covered land with creeks and associated vegetation. Aside from changes in vegetation surrounding the drainage features, the area has remained largely unchanged through 2025. To the west, adjoining properties historically consisted of agricultural land with creeks, vegetation, and two farmsteads. Additional ponds and a third farmstead were added by the late 1970s, while the surrounding land remained rural in character. By approximately 2010, 222nd Street was reconfigured to include the current alignment with Honey Creek Road; otherwise, the surrounding land use has remained generally unchanged through 2025.

The detailed discussions of the historical uses can be found in Section 6 of this report.

### 1.1.4 GOVERNMENTAL RECORDS REVIEW SUMMARY

PSI subcontracted with a regulatory database report provider, ERIS, and reviewed governmental database records that included spill sites, tanks, hazardous waste handlers, and other facilities of potential concern within proximity to the subject property.

No listings for the subject property were identified in the database search.

One or more off-site facility listings were identified in the database search within the appropriate AMSD and were evaluated by PSI during this assessment.

These listings are discussed in Section 7.1 of this report and the regulatory database report is appended.

## 1.2 CONCLUSIONS

PSI performed a Phase I ESA of the subject property in conformance with the scope and limitations of ASTM Practice E1527-21. Any exceptions to or deletions from this practice are described in Section 2.3 of this report. The following conclusions have been made with regard to evidence of RECs, HRECs, CRECs, VECs, and de minimis conditions in connection with the subject property, as defined in ASTM Practice E1527-21.

### 1.2.1 SIGNIFICANT DATA GAPS

The ASTM E1527-21 Standard Practice defines a significant data gap as a lack of or inability to obtain information required by the practice that would limit our ability to draw conclusions with regard to RECs in connection with the subject property.

Based on our experience, the information that we gathered and evaluated did not present significant data gaps that affected our ability to identify RECs in connection with the subject property.

### 1.2.2 RECOGNIZED ENVIRONMENTAL CONDITIONS

A REC, as defined in the ASTM E1527-21 Standard, means (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

This assessment has revealed no evidence of RECs in connection with the subject property.

### 1.2.3 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

The ASTM E1527-21 Standard Practice defines a CREC as a REC that has been addressed to the satisfaction of the applicable regulatory agency with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (i.e., institutional and/or engineering controls to prevent future exposure).

This assessment has revealed no evidence of CRECs in connection with the subject property.

### 1.2.4 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

The ASTM E1527-21 Standard Practice defines a HREC as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls.

This assessment has revealed no evidence of HRECs in connection with the subject property.

### 1.2.5 VAPOR ENCROACHMENT CONDITIONS

The ASTM E1527-21 Standard Practice requires that the environmental professional evaluate the potential for VECs on the subject property. A VEC is defined in ASTM E2600-22 as the presence or likely presence of volatile chemicals in the subsurface that are caused by the release of vapors from contaminated soil or groundwater either on or near the subject property.

This assessment has revealed no VECs in connection with the subject property.

### 1.2.6 DE MINIMIS CONDITIONS

A de minimis condition is a condition related to a release that generally does 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. A de minimis condition, by definition, is not a REC.

Evidence of de minimis conditions was not identified in connection with the subject property.

## 1.3 NON-SCOPE CONSIDERATIONS & OTHER BUSINESS ENVIRONMENTAL RISKS

PSI conducted additional assessment to address potential environmental concerns, also known as BER or ASTM Non-Scope Considerations, or other client concerns, which are beyond the scope of the ASTM E1527-21 Standard Practice. The results of these additional assessments are described in Section 9 of this report.

### 1.3.1 POTENTIAL ISSUES

Potential issues are discussed below.

- Due to the undeveloped nature of the subject property, one or more of these species, or their potential habitat, may be present. Further evaluation by a qualified biologist may rule out some or all of the species from consideration. A site reconnaissance by a qualified wildlife biologist may be necessary to confirm the absence of suitable habitat or species presence.

## 1.4 RECOMMENDATIONS

Based on the information that was gathered and our experience, the following is recommended:

- Completion of a biological survey to determine/verify the potential presence of threatened or endangered species or their habitats at the subject property.

# 2.0 PHASE I ESA SCOPE AND METHODOLOGY

## 2.1 PURPOSE OF SERVICES

PSI performed the Phase I ESA in conformance with ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (the Practice). The purpose of the Practice was to define good commercial practice for conducting a Phase I ESA and as such, the Practice is intended to permit the user to satisfy one of the requirements to qualify for the LLPs. The goal of the processes established by the Practice is to identify RECs in connection with the subject property.

Based on the information provided, we understand that your purpose for having the Phase I ESA performed is to satisfy one of the requirements to qualify for one of the LLPs.

Our services included effort beyond the scope of the Practice. The purpose of these services was to evaluate business environmental risk from certain conditions that can have a material environmental or environmentally-driven impact on the subject property.

## 2.2 PHASE I ESA METHODOLOGY

PSI performed a Phase I ESA of the subject property. The scope of our services and general methodology is presented below.

Documents and other information referenced during this assessment, including published materials and material obtained from commercial or other sources, are cited in the section where the information was first used. The information or excerpts thereof, if practical, is appended.

This assessment included the following components:

- Records review;
- Reconnaissance;
- Interviews;
- VES in accordance with ASTM E2600-22, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* [VES Standard Guide]; and
- Preparation of this report, including our evaluation.

Our assessment included a Phase I ESA, and evaluation of certain business environmental risks that are beyond the scope of ASTM E1527, as follows:

- Desktop protected species records review;
- Desktop historical places and archeological sites records review;

## 2.3 LIMITATIONS, EXCEPTIONS, DEVIATIONS AND DATA GAP

PSI considers that limitations, exceptions, and deviations from the Practice manifest as a lack of or inability to obtain information required by the Practice. This represents the definition of the 'data gap' contained in the Practice. PSI listed the component objectives of the Practice on the appended Data Gap Worksheet and tracked the information obtained against the objectives. Therefore, the limitations, exceptions and deviations are identified in the Worksheet.

In general, when required information was incomplete, not provided, otherwise not obtained, or indicated a need for additional information, PSI attempted to use information from other sources to meet the Practice's performance objectives. When the data gaps affected the Environmental Professional's ability to identify RECs, PSI considered the data gap(s) to be significant. PSI identified significant data gaps (if any) on the Data Gap Worksheet and reported them in Section 1.2.1.

## 2.4 SIGNIFICANT ASSUMPTIONS

PSI made the following significant assumptions in developing our Phase I ESA findings and conclusions:

- Regulatory Agency Information - PSI considers all information provided by our environmental database subcontractor regarding the regulatory status of facilities to be complete, accurate and current.
- Other Regulatory Information - PSI considers all information obtained from regulatory or other governmental agencies to be complete, accurate and current.
- Title, Lien and AUL Information - PSI considers all information provided by real estate title record review firms regarding property use or ownership, encumbrances or other limitations, if provided, to be complete, accurate and current.
- Interviews - PSI considers all information provided through interviews to be accurate, complete, unbiased, current, and provided in good faith.
- Groundwater - PSI interpreted and inferred the direction of the shallow groundwater movement based on the information we obtained during this assessment and our experience. Actual groundwater flow may be locally influenced by many factors beyond the scope of this assessment. Subsurface investigation is typically necessary to determine site-specific groundwater flow direction and depth.

# 3.0 USER-PROVIDED INFORMATION

PSI considers the client to be the 'User' of our assessment, defined in ASTM Practice E1527-21 as "the party seeking to use Practice E1527 to complete an environmental site assessment of the subject property". A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The User has specific obligations for completing a successful application of this practice.

## 3.1 USER QUESTIONNAIRE

The EPA All Appropriate Inquiry Rule (40 CFR Part 312) and ASTM E1527-21 § 6 requires the User to answer certain questions related to the subject property in order to obtain certain LLPs from CERCLA liability. To facilitate this process, PSI provided the client with a User Questionnaire, which is appended if it has been returned. A summary of the required questions and client responses is provided below.

| Question | No | Yes | Unknown | N/A | Client did not respond |
|---|---|---|---|---|---|
| Did a review of recorded land title records or other sources identify any environmental liens filed or recorded against the subject property under federal, tribal, state or local law? | | | ✔ | | |
| Did a review of land title records or other sources identify any activity use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place on the subject property? | | | ✔ | | |
| Do you have specialized knowledge or experience related to the subject property or nearby properties? | ✔ | | | | |
| Does the purchase price being paid reasonably reflect the fair market value of the subject property? | | ✔ | | | |
| If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject property? | | | | ✔ | |

| Question | No | Yes | Unknown | N/A | Client did not respond |
|---|---|---|---|---|---|
| Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: | | | | | |
| Do you know of the past uses of the subject property? | ✔ | | | | |
| Do you know of specific chemicals that are present or were once present at the subject property? | ✔ | | | | |
| Do you know of spills or other chemical releases that have taken place at the subject property? | ✔ | | | | |
| Do you know of any environmental cleanups that have taken place at the subject property? | ✔ | | | | |
| Based on your knowledge and experience related to the subject property are there any obvious indicators that point to the presence or likely presence of contamination at the subject property? | ✔ | | | | |
| Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property? | ✔ | | | | |
| Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? | ✔ | | | | |

**NOTES**

The client returned the User Questionnaire indicating 'UNKNOWN' to the questions: "Did a review of land title records (or judicial records where appropriate) identify any environmental cleanup liens filed or recorded against the subject property under federal, tribal, state or local law?" or "Did a review of land title records (or judicial records where appropriate) identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?" This is a limitation that is evaluated on the appended Data Gap Worksheet. The completed questionnaire is appended.

## 3.2 TITLE RECORDS

Based on a review of the local tax assessor's records, the subject property is currently owned by Tailgate Ranch Company.

The Client did not provide title records during this assessment, but indicated in the User Questionnaire that they were not aware of environmental liens or AULs recorded in connection with the subject property. We presume that the client will conduct a title review to search for liens/AULs outside the scope of this assessment.

## 3.3 SUGGESTED INFORMATION

The client provided PSI with the following suggested information described by the Practice.

- The reason for performing the Phase I ESA.
- The type of property and type of property transaction.
- The complete and correct address of the subject property or other documentation identifying the location and extents of the subject property.
- The scope of services desired for the Phase I ESA, including any evaluation for BERs or other items that are beyond the scope of ASTM E1527-21.
- Identification of the parties who will rely upon the report.
- Identification of the key site contact and contact information.

## 3.4 HELPFUL DOCUMENTS AND PRIOR INVESTIGATIONS

The Practice requires that the environmental professional ask the subject property owner, the key site manager (if any is identified), and the User for certain helpful documents about the property and certain legal proceedings involving hazardous substances and the subject property. PSI mailed or e-mailed questions or performed interviews requesting this information.

The client did not provide prior environmental reports or other similar documents within the performance period of this assessment.

# 4.0 PHYSICAL SETTING

PSI reviewed USGS topographic (topo) maps and other information regarding the physical setting of the subject property to assist with the interpretation of subsurface water movement near the subject property. Physical setting information is summarized in the table below.

## SUMMARY OF PHYSICAL SETTING INFORMATION

| Physical Setting Attribute | Source | Description |
|---|---|---|
| Subject property elevation: | USGS Topo Map "Tonganoxie, Kansas" 7.5 minute Quadrangle, 2022 | Elevation is estimated to be approximately 900-1000 feet AMSL. |
| Topographic gradient: | | The subject property and surrounding area slopes downward to the northwest and the southwest. |
| Closest surface water: | Site Reconnaissance<br>Aerial Photography<br>Topo Maps<br>ERIS Physical Setting Report | Multiple ponds are located on the subject property. |
| Geology/Hydrogeology: | ERIS Physical Setting Report | Douglas group is located on the subject property. The unit age is Late Pennsylvanian. The primary rock type is shale and the secondary rock type is sandstone. The unit is described as Lawrence formation and Stranger formation.<br><br>Drift is located on the subject property. The unit age is Pleistocene. The primary rock type is sand and the secondary rock type is silt. The unit is described as sand, silt, clay, and some gravel. |
| Predominant soil type(s) mapped on the subject property: | ERIS Physical Setting Report | Descriptions of the soils mapped on the subject property are provided below the table. |
| Estimated depth to first groundwater: | ERIS Physical Setting Report | Depth is estimated to be approximately 66-150 feet bgs. |
| Anticipated groundwater flow direction: | USGS Topo Map<br>ERIS Physical Setting Report | Regional groundwater flow is anticipated to follow regional topographic and drainage patterns. Local groundwater flow is also anticipated to follow regional topographic drainage patterns, but may vary. |

| Physical Setting Attribute | Source | Description |
|---|---|---|
| Oil and Gas Resources: | ERIS Physical Setting Report | None were mapped on or adjacent to the subject property. |
| Mining Resources: | U.S. Geological Survey (USGS) MRDS Database | None were mapped on or adjacent to the subject property. |
| Other resource or physical characteristics, such as NWI wetlands, mapped on the subject property? | ERIS Physical Setting Report | Wetlands, but no hydric soils, were mapped on the subject property. Descriptions of wetlands are provided below the table. |
| Is a flood hazard zone mapped on the subject property? | ERIS Physical Setting Report | Yes, a 100-year flood zone was mapped. |

Descriptions of mapped soils:

- Kennebec silt loam (occasionally and frequently flooded) is mapped on the subject property. These soils are moderately well drained with moderately low to moderately high runoff potential and water transmission ranging from unimpeded to somewhat restricted.
- Elmont silt loam (3–7% and 7–12% slopes) and Shelby clay loam (4–8% and 8–12% slopes) are mapped on the subject property. These soils are generally well drained, have moderately high runoff potential when thoroughly wet, and exhibit somewhat restricted water transmission.
- Grundy silty clay loam is mapped on the subject property. This soil is somewhat poorly drained with moderately high runoff potential when drained and high runoff potential when undrained.
- Martin silty clay/silty clay loam (3–7% and 7–12% slopes) is mapped on the subject property. These soils are moderately well drained with moderately high runoff potential when drained and high runoff potential when undrained.
- Pawnee clay loam (1–4% and 4–8% slopes) is mapped on the subject property. These soils are moderately well drained, have high runoff potential, and restricted to very restricted water movement.
- Sibleyville loam is mapped on the subject property. This soil is well drained, with moderately high runoff potential and somewhat restricted water transmission.
- Vinland–Rock outcrop complex (15–40% slopes) is mapped on the subject property. This soil is somewhat excessively drained, with high runoff potential and restricted to very restricted water movement.

None of the soils mapped on the subject property meet hydric criteria.

For more detail regarding soil characteristics, the reader is referred to the appended ERIS Physical Setting Report.

Wetland features including freshwater ponds, riverine systems, and freshwater forest/shrub wetland, and freshwater emergent wetlands are mapped on the subject property according to the ERIS Physical Setting Report. However, these features were not directly observed during the site reconnaissance due to access limitations that restricted visual confirmation of certain areas of the property.

# 5.0 SITE RECONNAISSANCE

The location and approximate boundaries of the subject property are illustrated on the appended figures. The legal description of the subject property, if provided to PSI, is appended.

Lydia Leslie, P.E. with Kimley-Horn, arranged for the access to the subject property. Our assessor was unescorted during the site reconnaissance.

The field reconnaissance was performed by: Kylee Siegrist on July 22, 2026.

The ground reconnaissance consisted of observing the periphery of the subject property and viewing the subject property from accessible adjoining public access areas. PSI also systematically toured the interior portions of the subject property to provide an overlapping field of view. The peripheries of surface features and/or structures, where present on the subject property, were observed along with accessible interior common areas.

Visual reconnaissance of adjoining properties was limited to areas and facilities that were readily observable from the subject property or from public access areas.

PSI photographed selected features. The captioned photographs collected during the site reconnaissance are appended.

The subject property is predominantly vacant, grass-covered land with areas of dense vegetation, wooded terrain, and several ponds. Structures were present on the northern, southern and western portions of the subject property. Due to the large size of the property, limited site access, and dense vegetation, PSI was unable to directly observe portions of the subject property during the site reconnaissance. Additionally, PSI did not access the interior of the vacant residential dwelling or outbuildings throughout the property.

## 5.1 SUBJECT PROPERTY DESCRIPTION AND CURRENT USES

| SUBJECT PROPERTY DESCRIPTION | |
|---|---|
| **Project Number** | 06032790-3 |
| **Project Name** | Project Bluestem - Tailgate Ranch |
| **Address** | Along 214th Street, Tonganoxie, Leavenworth County, Kansas 66086 |
| **General Property Use** | Farming/Ranch land |
| **Number of Parcels** | Six |
| **Parcel Numbers** | 1952100000003000; 1952100000004000; 1952200000004000; 1982700000002000; 1982800000001000; 1982800000003000 |
| **Property Size (acres)** | 1140 ± (per Leavenworth County Assessor's office Record) |
| **Number of Buildings** | Seven |

| BUILDING INFORMATION | |
|---|---|
| **Building Use** | Residential home |

| | |
|---|---|
| **Building Area (square feet)** | 2400 |
| **Number of Stories** | Two |
| **Basement** | N/A |
| **Approx. Construction Date** | Prior to 1937 |
| **Major Additions** | None noted |
| **Occupancy Status** | Vacant |
| **Heating/Cooling Source** | None |

| **BUILDING INFORMATION** | |
|---|---|
| **Building Use** | Outbuilding, west side |
| **Building Area (square feet)** | 1125 |
| **Number of Stories** | One |
| **Basement** | No |
| **Approx. Construction Date** | Prior to 1959 |
| **Major Additions** | None noted |
| **Occupancy Status** | Vacant |
| **Heating/Cooling Source** | None |

| **BUILDING INFORMATION** | |
|---|---|
| **Building Use** | Outbuilding, east side |
| **Building Area (square feet)** | 2000 |
| **Number of Stories** | One |
| **Basement** | No |
| **Approx. Construction Date** | Prior to 1959 |
| **Major Additions** | None noted |
| **Occupancy Status** | Vacant |
| **Heating/Cooling Source** | None |

| **BUILDING INFORMATION** | |
|---|---|
| **Building Use** | Outbuilding, north side |
| **Building Area (square feet)** | 540 |

| | |
|---|---|
| **Number of Stories** | One |
| **Basement** | No |
| **Approx. Construction Date** | Prior to 1959 |
| **Major Additions** | None noted |
| **Occupancy Status** | Vacant |
| **Heating/Cooling Source** | None |

| **BUILDING INFORMATION** | |
|---|---|
| **Building Use** | Outbuilding, east side |
| **Building Area (square feet)** | 1000 |
| **Number of Stories** | One |
| **Basement** | No |
| **Approx. Construction Date** | 2002 |
| **Major Additions** | None noted |
| **Occupancy Status** | Vacant |
| **Heating/Cooling Source** | None |

| **BUILDING INFORMATION** | |
|---|---|
| **Building Use** | Outbuilding, southeast side |
| **Building Area (square feet)** | 1000 |
| **Number of Stories** | One |
| **Basement** | No |
| **Approx. Construction Date** | 2002 |
| **Major Additions** | None noted |
| **Occupancy Status** | Vacant |
| **Heating/Cooling Source** | None |

| **BUILDING INFORMATION** | |
|---|---|
| **Building Use** | Residential home |
| **Building Area (square feet)** | 2000 |
| **Number of Stories** | Two |

| | |
|---|---|
| **Basement** | N/A |
| **Approx. Construction Date** | 2002 |
| **Major Additions** | None noted |
| **Occupancy Status** | Occupied |
| **Heating/Cooling Source** | Electricity and Natural Gas |

| **UTILITY PROVIDERS** | |
|---|---|
| **Water** | Water wells |
| **Wastewater/Sewer** | Septic systems |
| **Electricity** | Evergy |
| **Natural Gas** | Propane |

## 5.2 SUBJECT PROPERTY OBSERVATIONS

A summary of the subject property uses and conditions is tabulated below. Detailed observations are discussed following the summary table for any "yes" answers, along with an opinion about the significance of the observations.

| Identified? (check if Yes) | Item Description |
|---|---|
| **Activities** | |
| | Medical or Dental Offices - Biomedical Wastes |
| | Dry Cleaners or Laundromats |
| | Automotive or Equipment Repair |
| | Manufacturing or Significant Use of PFOS or PFOA |
| | Other Activities of Concern |
| **Equipment or Storage** | |
| | Emergency Generators |
| | Elevators |
| | Hydraulic Lifts and/or Equipment |
| | Photo Processing |
| | Oil/Water Separators |
| | Grease Traps |
| | Wastewater Treatment Systems |
| ✔ | Septic Systems, Sewage Tanks, Sewage Lagoons, or Cesspools |
| | Air Compressors |
| ✔ | Transformers and/or Other Electrical Equipment That Could Contain PCBs |
| ✔ | Use, Storage, or Disposal of Hazardous Substances |
| ✔ | Use, Storage, or Disposal of Petroleum Products |
| | Drums, Totes or Other Intermediate Bulk Containers |
| | ASTs or USTs |

| Identified? (check if Yes) | Item Description |
|---|---|
| | Suspect Containers or Containers with Unidentified Contents |
| **Features** | |
| | Drains or Sumps |
| | Stormwater Retention or Detention Systems |
| ✔ | Pits, Ponds, Lagoons, or Quarries |
| ✔ | Pools of Liquid, Standing Water, Streams, Creeks, or Rivers |
| **Other Items of Potential Concern** | |
| | Stains or Corrosion on Floors, Walls, or Ceilings (other than water staining) |
| | Strong, Pungent or Noxious Odors |
| | Oil and Gas Wells |
| ✔ | Drinking Water, Irrigation, or Monitoring Wells |
| | Pipeline Markers |
| | Agrochemical Use or Application |
| | Railroad Spur, Siding, or Right-of-Way |
| | Pavement Stains or Corrosion |
| | Stained Soil or Stressed Vegetation |
| | Surface Water Sheen or Discoloration |
| | Exterior Pipe Discharges, Unknown Pipes, or Effluent Discharges |
| | Solid Waste Dumping, Landfilling, or Suspect Fill Material (not in dumpsters or compactors) |
| | Construction Debris or Material Stockpiles |
| | Other Uses or Conditions of Concern |

### 5.2.1 SEPTIC SYSTEMS, SEWAGE TANKS, SEWAGE LAGOONS, OR CESSPOOLS

According to Kirk Sours, the ranch manager, sewage disposal for the on-site building is provided through an on-site septic system, including tanks and leach fields. The system is generally located in association with the northwest farmstead on the southern subject property. The building was formerly used for residential purposes. Based on the use of the building on the subject property, the septic system is not considered to be evidence of a REC in connection with the subject property.

### 5.2.2 TRANSFORMERS AND/OR OTHER ELECTRICAL EQUIPMENT THAT COULD CONTAIN PCBS

Pole-mounted transformers were observed on the subject property. Non-PCB labeling was not observed on the transformers. It is believed the electrical equipment is the property and responsibility of Evergy, the local electrical utility company, who would be responsible for cleanup related to the equipment that could not be attributed to tenant negligence. The identified electrical equipment appeared to be in good condition, with no apparent evidence of staining, leakage, or corrosion noted. Based on their observed condition and the local utility ownership, the observed transformers are not considered to be evidence of a REC in connection with the subject property.

### 5.2.3 USE, STORAGE, OR DISPOSAL OF HAZARDOUS SUBSTANCES

According to the ranch manager, small quantities of lubricants and herbicides are stored on the southeast portion of the subject property for agricultural operations. The materials were reported to be stored in appropriate containers, and no releases or improper storage practices were reported. Based on this information, these materials are not considered evidence of a REC in connection with the subject property

### 5.2.4 USE, STORAGE, OR DISPOSAL OF PETROLEUM PRODUCTS

According to the ranch manager, small quantities of fuels and used oil are stored on the southeast portion of the subject property for agricultural operations. The materials were reported to be stored in appropriate containers, and no releases or improper storage practices were reported. Based on this information, these materials are not considered evidence of a REC in connection with the subject property.

### 5.2.5 PITS, PONDS, LAGOONS, OR QUARRIES

Multiple ponds were identified throughout on the subject property. No obvious staining, stressed vegetation, or oily sheen was noted in connection with the water observed. Based on the observations made, it appeared that the pond was used for cattle. As such, the presence of the identified pond is not considered to be evidence of a REC in connection with the subject property.

### 5.2.6 POOLS OF LIQUID, STANDING WATER, STREAMS, CREEKS, OR RIVERS

PSI observed a creek on the western portion of the south subject property. No obvious staining, stressed vegetation, or oily sheen was noted in connection with the water observed. As such, the presence of the creek is not considered to be evidence of a REC in connection with the subject property.

### 5.2.7 DRINKING WATER, IRRIGATION, OR MONITORING WELLS

Water wells used for livestock watering were reported to be on the subject property by the ranch manager. Based on the available information, the wells were developed for agricultural purposes to provide water for livestock. Given the agricultural nature of their use, these wells are not considered evidence of a REC in connection with the subject property.

## 5.3 OFF-SITE OBSERVATIONS

A summary of the adjoining property uses and conditions is tabulated below. Detailed observations are discussed following the summary table for any “yes” answers, along with an opinion about the significance of the observations.

Please note adjoining properties were observed from the subject property boundaries, public rights-of-way or public thoroughfares, but were not accessed.

| Direction | Description of Adjoining Property Use |
|---|---|
| **North** | Honey Creek Road followed by Hill's Pet Nutrition (21955 Business Park Drive), Unilock (22035 Business Park Drive) to the northwest; vacant vegetated land to the north; and vacant, grass-covered land with a pond to the northeast. |

| Direction | Description of Adjoining Property Use |
|---|---|
| **East** | 214th Street intersects the northeast portion of the subject property and borders the southern portion. Vacant, grass-covered land with ponds, areas of dense vegetation and multiple single-family residences/farmsteads (20995 Honey Creek Road; 16370 214th Street; 16190 214th Street; 16140 214th Street; 16052 214th Street; 16024 214th Street; 15812 214th Street; 15772 214th Street) |
| **South** | Hemphill Road followed by vacant, grass-covered land with areas of vegetation and two ponds. |
| **West** | 222nd Street followed by vacant, grass-covered land with areas of vegetation, ponds, and multiple single-family residences/ farmsteads (16399 222nd Street; 16281 222nd Street; 16051 222nd Street; 15731 222nd Street) |
| **Intersecting Parcel** | Residential home (16408 222nd Street) |

| Identified? (check if Yes) | Item Description |
|---|---|
| | **Activities** |
| | Medical or Dental Offices - Biomedical Wastes |
| | Dry Cleaners or Laundromats |
| | Automotive or Equipment Repair |
| | Manufacturing or Significant Use of PFOS or PFOA |
| | Other Activities of Concern |
| | **Equipment or Storage** |
| | Emergency Generators |
| | Elevators |
| | Hydraulic Lifts and/or Equipment |
| | Photo Processing |
| | Oil/Water Separators |
| | Grease Traps |
| | Wastewater Treatment Systems |
| | Septic Systems, Sewage Tanks, Sewage Lagoons, or Cesspools |
| | Air Compressors |
| ✔ | Transformers and/or Other Electrical Equipment That Could Contain PCBs |
| | Use, Storage, or Disposal of Hazardous Substances |
| | Use, Storage, or Disposal of Petroleum Products |
| | Drums, Totes or Other Intermediate Bulk Containers |
| | ASTs/USTs |
| | Suspect Containers or Containers with Unidentified Contents |
| | **Features** |
| | Drains or Sumps |
| | Stormwater Retention/Detention Systems |
| ✔ | Pits, Ponds, Lagoons, or Quarries |
| ✔ | Pools of Liquid, Standing Water, Streams, Creeks, or Rivers |
| | **Other Items of Potential Concern** |
| | Stains or Corrosion on Floors, Walls, or Ceilings (other than water staining) |
| | Strong, Pungent or Noxious Odors |
| | Oil and Gas Wells |

| Identified? (check if Yes) | Item Description |
|---|---|
| | Drinking Water, Irrigation, or Monitoring Wells |
| | Pipeline Markers |
| | Agrochemical Use or Application |
| | Railroad Spur, Siding, or Right-of-Way |
| | Pavement Stains or Corrosion |
| | Stained Soil or Stressed Vegetation |
| | Surface Water Sheen or Discoloration |
| | Exterior Pipe Discharges, Unknown Pipes, or Effluent Discharges |
| | Solid Waste Dumping, Landfilling, or Suspect Fill Material (not in dumpsters or compactors) |
| | Construction Debris or Material Stockpiles |
| | Other Uses or Conditions of Concern |

### 5.3.1 TRANSFORMERS AND/OR OTHER ELECTRICAL EQUIPMENT THAT COULD CONTAIN PCBS

Pole-mounted transformers were observed on adjoining properties. Non-PCB labeling was not observed on the transformers. It is believed the electrical equipment is the property and responsibility of Evergy, the local electrical utility company, who would be responsible for cleanup related to the equipment that could not be attributed to tenant negligence. The identified electrical equipment appeared to be in good condition, with no apparent evidence of staining, leakage, or corrosion noted. Based on their observed condition and the local utility ownership, the observed transformers are not considered to be evidence of a REC in connection with the subject property.

### 5.3.2 PITS, PONDS, LAGOONS, OR QUARRIES

PSI identified ponds located on the adjoining property. No obvious staining, stressed vegetation, or oily sheen was noted in connection with the water observed. Based on PSI's observations, it appears that the pond is used for agricultural and livestock purposes. As such, the presence of the identified pond is not considered to be evidence of a REC in connection with the subject property.

### 5.3.3 POOLS OF LIQUID, STANDING WATER, STREAMS, CREEKS, OR RIVERS

PSI observed a creek on the south adjoining property to the south of the subject property No obvious staining, stressed vegetation, or oily sheen was noted in connection with the water observed. As such, the presence of the identified creek is not considered to be evidence of a REC in connection with the subject property.

# 6.0 HISTORICAL USES

PSI utilized readily ascertainable historical information sources in order to research the history of the subject property and surrounding area. The intent of this review was to identify historical resources noting historical tenancies or uses of the subject property and surrounding area, which might be considered evidence of a REC. Generally, PSI reviewed the following readily ascertainable historical resources, where they were available:

- PSI requested available historical topographic maps from ERIS, and/or otherwise reviewed available maps at local or other sources to evaluate land development in the area over time. It should be noted that the scale of topographic maps in some cases does not allow for mapping of individual structures and developed areas may be shown by shading only.
- PSI requested available historical aerial photographs from ERIS, and/or otherwise reviewed available photographs at local or other sources to obtain information concerning the development and history of the subject property and surroundings.
- PSI requested available historical city directories from ERIS and/or otherwise reviewed available directories at local sources in order to obtain information on tenancies on the subject property and adjoining properties.
- PSI requested available historical fire insurance maps from ERIS. The Sanborn® Map Company and other regional providers historically mapped urban areas for use by insurance underwriters. In some cases, these maps provide useful information in evaluating previous tenancies and uses of the subject property and surrounding area. “Sanborn”, “Sanborn Map”, “Sanborn Map Company”, and “Sanborn Fire Insurance Maps” are recognized trademarks of the Sanborn Map Company, a subsidiary of Environmental Data Resources, Inc.

Copies of select historical resources obtained from the historical sources are provided in the report appendix; however, it should be noted that some of the historical resources used by PSI may be copyrighted and PSI has summarized those resources herein, but we have not included copies of those resources in the appendix.

## 6.1 CURRENT AND PRIOR USE INTERVIEWS

PSI conducted or attempted to conduct interviews with persons who are knowledgeable of the current use and history of the subject property. The following individuals were interviewed or provided information.

| Name | Title | Company | How Contacted | Date Interviewed |
|---|---|---|---|---|
| Kirk Sours | Ranch Manager | Tailgate Ranch Company | Via email | 05/26/26 |

### INTERVIEW SUMMARIES

PSI conducted an interview with Kirk Sours of Tailgate Ranch Company, who has been associated with the subject property since 1987. Mr. Sours stated that the property has historically been used for agricultural purposes, including cattle ranching and hay production, and that the use has remained consistent since acquisition. He indicated that no construction has occurred on-site other than ponds and water wells developed for livestock use. Mr. Sours reported

that fuel, oils, and lubricants, and small quantities of herbicides are used in support of agricultural operations. No underground or aboveground storage tanks, spills, or releases of petroleum products or hazardous substances were reported. Multiple water wells are present for livestock and former homestead use. Mr. Sours indicated that he was not aware of any environmental concerns, contamination, or environmental liens associated with the subject property or surrounding area.

No evidence of RECs was identified as a result of the interviews conducted during this assessment.

No evidence of RECs was identified as a result of the interviews conducted during this assessment.

## 6.2 SUMMARY OF HISTORICAL SOURCES & RESOURCES

PSI reviewed historical resources from the following sources in order to evaluate the historic uses of the subject property, adjoining and/or surrounding area.

| Resource | Historical Data Source | Years Reviewed |
|---|---|---|
| Topo Maps | ERIS | 1951, 1970, 1978, 2009, 2012, 2016, 2018, 2022 |
| Aerial Photographs | ERIS | 1937, 1948, 1959, 1967, 1977, 1985, 1991, 2002, 2003, 2004, 2005, 2006, 2008, 2010, 2012, 2014, 2015, 2017, 2019, 2021, 2023, 2025 |
| City Directories | ERIS | 1987, 1991, 1996, 2000, 2003, 2007, 2012, 2016, 2020, 2023, 2025 |
| | Streets Searched: | 206th Street; 214th Street; 222nd Street; Business Park Drive; Hemphill Road, Honey Creek Road |
| Fire Insurance Maps | ERIS | No Information Found |
| Property Cards | The Leavenworth County Assessor's Office website | Current Cards |

Gaps of greater than five years were present in the historical sources reviewed; however, these sources indicate no significant change in the use or configuration at either end of the gaps noted.

These limitations are evaluated on the appended Data Gap Worksheet.

## 6.3 SUMMARY HISTORY OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

A chronological summary of the history and use of the subject property and immediately adjoining properties is provided in the following tables. Our interpretation of the historical uses of a particular property reflects a synthesis of information contained on the available resources (as noted in the previous subsection) for a given time period.

### 6.3.1 SUBJECT PROPERTY

#### TOPO MAPS

| Time Period | Interpreted Use/Observations |
|---|---|
| 1951 | Structures, likely single-family residences/farmsteads are visible along the northern and western boundaries. Creeks are present in the northern, eastern and southwest portions of the subject property. |
| 1970-1978 | Ponds are visible throughout the subject property. Cow Creek is present in the southwest portion. The remaining areas appear the same. |
| 2009-2012 | Structures are no longer visible. Ponds are scattered throughout the subject property. The creeks appear the same. |
| 2016-2022 | The creeks are no longer visible, besides Cow Creek in the southwestern portion. Remaining areas appear the same. |

#### AERIAL PHOTOGRAPHY

| Time Period | Interpreted Use/Observations |
|---|---|
| 1937-1948 | Vacant, grass-covered land and agricultural land is present on the subject property. Homesteads (four) are present in the northern, southern and western portions. Creeks are scattered throughout the subject property. |
| 1959-1967 | Some ponds are visible throughout the subject property. Dense vegetation is present in the southwestern portion. Remaining areas appear the same. |
| 1977-2006 | More ponds are visible throughout the subject property. Remaining areas appear the same. |
| 2008-2025 | The homestead in the northeast portion is no longer visible. Remaining areas appear the same. By 2025, fifteen ponds are visible scattered throughout the subject property. |

#### CITY DIRECTORIES

| Time Period | Interpreted Use/Listing(s) |
|---|---|
| 1996-2025 | **16680 222nd Street:** J ELMER (1996); J ELMER (2000); SHORTY & PAT HULL (2003-2008); P HULL (2012); PAT HULL (2012); CLYDE HULL (2020-2025) |
| | **21580 Hemphill Road:** TIM & RENE MCCRACKEN (2007) |
| | **21051 Honey Creek Road:** T J SMITH (1996); T J SMITH (2003); MICHAEL SPARKS (2007) |

The subject property appeared to formerly be used for agricultural purposes. Although no information or observations indicating the misuse or misapplication of pesticides, herbicides, or fertilizers was obtained during the historical resources review, in certain instances, the chemicals historically applied to the property, or their breakdown products, could be persistent and not biodegrade. As with any agriculturally developed land, there exists the possibility that pesticides, herbicides, or fertilizers have been applied that may still be present at residual concentrations. Therefore, although some potential risk exists that you should be aware of, this occurrence is not considered to represent a REC in connection with the subject property.

No evidence of RECs was identified as a result of the historical review of the subject property that was conducted during this assessment.

### 6.3.2 IMMEDIATELY ADJOINING PROPERTIES

| NORTH | |
|---|---|
| **Time Period** | **Interpreted Use/Observations** |
| 1937-1948 | Agricultural/vacant-grass covered land is present in the area with two creeks and vegetation. One creek is located north and one northeast. A farmstead is located to the northwest. |
| 1959-1977 | The creek to the north is no longer visible and a large body of water is present in the area. Remaining areas appear the same. |
| 1985 | Dense vegetation is present to the north surrounding the large body of water. Ponds are visible to the northeast. Remaining areas appear the same. |
| 1991-2017 | The farmstead to the northwest is no longer visible. Remaining areas appear the same. |
| 2019-2021 | A commercial structure is present to the northwest. Remaining areas appear the same. City directories indicate the following:<br><br>**22035 Business Park Drive:** UNILOCK (2020-2023); UNILOCK (2025) |
| 2023-2025 | An additional commercial structure is present to the northwest. Remaining areas appear the same. City directories indicate the following:<br><br>**21955 Business Park Drive:** Address not listed in city directory<br><br>**22035 Business Park Drive:** UNILOCK (2025) |

| EAST | |
|---|---|
| **Time Period** | **Interpreted Use/Observations** |
| 1937-1948 | Agricultural/vacant, grass-covered land is present in the area with two creeks present and vegetation. One to the east and one to the southeast. |
| 1959-1985 | A farmstead and large body of water is present to the east. Remaining areas appear the same. |

| EAST | |
|---|---|
| **Time Period** | **Interpreted Use/Observations** |
| 1991-2003 | An additional farmstead is present to the southeast. Remaining areas appear the same. |
| 2004-2019 | A farmstead is present to the northeast. Remaining areas appear the same. |
| 2021 | Cleared and graded land is present to the east. Remaining areas appear the same. |
| 2023-2025 | Four additional farmsteads are present to the east. Remaining areas appear the same. |

| SOUTH | |
|---|---|
| **Time Period** | **Interpreted Use/Observations** |
| 1937-1959 | Hemphill road followed by agricultural/vacant, grass-covered land is present in the area. Two creeks with vegetation are present to the southwest. |
| 1967-1977 | The vegetation to the southwest is no longer visible. Remaining areas appear the same. |
| 1985-2025 | Vegetation is visible surrounding the creeks to the southwest. Remaining areas appear the same. |

| WEST | |
|---|---|
| **Time Period** | **Interpreted Use/Observations** |
| 1937-1948 | 222nd Street followed by agricultural/vacant, grass-covered land was present in the area with a creek and vegetation to the southwest. Two farmsteads are also present. |
| 1959-1967 | Two ponds are present in the area. Remaining areas appear the same. |
| 1977-2008 | An additional farmstead is present in the area. Remaining areas appear the same. |
| 2010-2025 | 222nd Street has been reconfigured to included a curved road to the west (Honey Creek Road). Remaining areas appear the same. |

The adjoining properties appeared to have been used for agricultural purposes. Although no information or observations indicating the misuse or misapplication of pesticides, herbicides, or fertilizers was obtained during the historical resources review, in certain instances, the chemicals historically applied to the property, or their breakdown products, could be persistent and not biodegrade. As with any agriculturally developed land, there exists the possibility that pesticides, herbicides, or fertilizers have been applied that may still be present at residual concentrations. Therefore, although some potential risk exists that you should be aware of, PSI does not consider this occurrence to represent a REC in connection with the subject property.

No evidence of RECs was identified as a result of the historical review of adjoining and surrounding properties that was conducted during this assessment.

# 7.0 ENVIRONMENTAL REGULATORY RECORDS REVIEW

## 7.1 DATABASE FINDINGS

PSI retained ERIS to provide environmental database information attributed to the subject property and its surroundings. ERIS obtains environmental databases published by local, state, tribal, and federal agencies and maps the information for electronic searches. The report provided by ERIS includes reporting Standard Environmental Records Sources as listed in the Practice.

The search, where applicable, was performed to AMSDs listed in ASTM E1527-21. The search radius required by ASTM varies by database.

The report provided by ERIS also included data for searches of other regulatory databases they believe may have useful information. The AMSDs for those databases are determined by ERIS.

Unplottable (orphan) sites (if any were listed) having insufficient address information to be mapped were evaluated for potential location within the applicable AMSD. Those that could be determined to be within the AMSD are discussed, as appropriate.

The distribution of listed sites with respect to the subject property is tabulated and mapped in the report ERIS provided, which is appended. The reader is referred to that table, which can be found near the front of that report. The full names of the database abbreviations and acronyms used below and in the report can be found in the Database Descriptions appendix of that report.

### 7.1.1 SUBJECT PROPERTY

The subject property was not listed on the searched governmental databases as a spill site or regulated facility.

### 7.1.2 ADJOINING PROPERTIES

ERIS identified a number of regulated facilities and/or spill sites within the search radius. Those sites that are adjacent to the subject property are summarized and discussed in the tables below.

| | |
|---|---|
| **Facility Name:** | City of Tonganoxie-McKie |
| **Address:** | 214th Street |
| **Distance/Direction:** | Adjoining/East |
| **Elevation:** | Lower |
| **Databases:** | PFAS, SWF/LF |

**Comments:** Information in the PFAS and SWF/LF database identifies the City of Tonganoxie-McKie property as a former municipal landfill located adjoining east of the subject property. The PFAS listing is based on the facility's classification as a landfill and does not identify a documented PFAS release or regulatory action. Information in the KDHE Closed City Dump Cleanup Program identifies the site as a former city dump that was never permitted and has been closed, with post-closure care completed or determined to be unnecessary. Review of the available historical

aerial photographs and topographic maps did not identify evidence of landfill operations or other features consistent with a former dump at the mapped location. No active investigation, remediation, enforcement actions, or other environmental concerns were identified in the available records. Based on the available information and the site's closed regulatory status, this facility is not considered evidence of a REC in connection with the subject property.

| | |
|---|---|
| **Facility Name:** | Hills Tonganoxie Manufacturing Site |
| **Address:** | 21955 Business Park Drive |
| **Distance/Direction:** | Adjoining/North-northwest |
| **Elevation:** | Higher |
| **Databases:** | RCRA VSQG, SPILLS |

**Comments:** Information in the RCRA VSQG and SPILLS databases identifies the Hills Tonganoxie Manufacturing Site, located adjoining north-northwest of the subject property, as a Very Small Quantity Generator (VSQG) of hazardous waste. Hazardous waste notifications indicate the facility generates ignitable, corrosive, reactive, and solvent-related wastes associated with manufacturing operations. Review of the available RCRA records identified no violations, enforcement actions, or other compliance concerns.

The SPILLS database identifies a spill reported in May 2024 resulting from a equipment failure involving approximately 12 gallons of motor oil and 10 gallons of non-contact cooling tower water. The release affected soil, was addressed, and the incident was subsequently closed by KDHE in August 2025. No evidence of groundwater impacts, additional remedial activities, or ongoing regulatory concerns was identified.

Based on the available regulatory information, the documented spill response and closure, and the absence of violations, documented releases requiring further remediation, or evidence of impacts extending toward the subject property, this facility is not considered evidence of a REC in connection with the subject property.

### 7.1.3 SURROUNDING PROPERTIES

ERIS's report did not identify sites in the area surrounding the subject property.

## 7.2 REGULATORY AGENCY INQUIRIES (FOIA OR EQUIVALENT REQUESTS)

PSI sought information about the subject property and/or surrounding area from the governmental agencies listed in the following sections. FOIA information was requested by telephone, in person, via e-mail, through a state or federal maintained website, or through a written request, as appropriate.

### 7.2.1 REGULATORY AGENCY MAINTAINED WEBSITES

Information available on the KDHE website was reviewed, which contains the Kansas Environmental Interest Finder (KEIF) and Bureau of Environmental Remediation (BER) Identified Sites List (ISL) interactive mapping applications. This information generally supported details reported by ERIS. Additional sites of potential concern were not identified through this review.

### 7.2.2 CITY REGULATORY AGENCY

PSI submitted a FOIA request, to the City of Tonganoxie. However, a response has not been received from that agency as of the date of this report. This is a limitation and evaluated on the appended Data Gap Worksheet. When a response is received, it will be reviewed and if changes to the findings or conclusions of this report are warranted, an addendum will be issued

### 7.2.3 FIRE DEPARTMENT OR FIRE PROTECTION DISTRICT

A request for information (RFI) was submitted to Chief Zimbelman of City of Tonganoxie Fire Department. However, a response has not been received as of the date of this report. This is a limitation and evaluated on the appended Data Gap Worksheet. When a response is received, it will be reviewed and if changes to the findings or conclusions of this report are warranted, an addendum will be issued.

# 8.0 VAPOR ENCROACHMENT SCREENING

## 8.1 METHODOLOGY

The Phase I ESA process requires the Environmental Professional to evaluate the potential for vapor encroachment onto the subject property, and to determine if such vapor encroachment constitutes evidence of a REC in connection with the subject property. The Practice does not specifically state the methods that must be used to screen for potential vapor encroachment issues. PSI utilized ASTM E2600-22 as a basis to conduct a VES for the subject property. PSI used the Tier 1 Screening procedure from the VES Standard Guide during this assessment. Where Tier 2 Screening information was readily available during the normal course of conducting the Phase I ESA, PSI has combined the Tier 1 and Tier 2 Screening steps.

The VES process utilizes information regarding the potential presence of releases on or near the subject property that were collected as a normal part of the Phase I ESA process. If the User Questionnaire was returned, PSI also reviewed the answers to the vapor encroachment screening questions. No additional data was collected specifically for the purpose of the VES. In order to identify potential sites of concern within the VES AMSDs, PSI reviewed, as available and appropriate, governmental database records, regulatory agency files, topo maps, aerial photography, fire insurance maps, and other information.

The AMSDs were expanded or reduced in the up-gradient, down-gradient, or cross-gradient directions by the environmental professional based on experience in the local area and applying professional judgment to factors such as: where a well-defined regional groundwater flow direction is identified; or whether other geologic features such as low permeability soils or hydrogeologic boundaries (such as rivers or streams) exist which would tend to limit the potential for migration of groundwater or vapors in a particular direction.

If a VEC was identified, the environmental professional determined whether the VEC represented evidence of a REC in connection with the subject property within the context of the Phase I ESA Standard Practice. It should be noted that the identification of a VEC in connection with the subject property does not necessarily indicate that a potential for migration of vapors into existing or proposed structures on the subject property is likely.

## 8.2 VES RESULTS

Two sites of potential concern were identified within the VES search radii. These sites were evaluated using the ERIS Vapor Screening Tool and the results of the VES are included in the ERIS Vapor Screening Report, which is appended. Based on that evaluation, no VECs were identified.

## 8.3 VES LIMITATIONS

The VES process is not intended to be an exhaustive screening and cannot wholly eliminate uncertainty regarding the presence of VECs in connection with the subject property. In addition, to the limitations inherent in ASTM E2600-22, the screening is intended to reduce, but not eliminate uncertainty regarding whether or not a VEC exists in connection with the subject property.

# 9.0 ASTM NON-SCOPE CONSIDERATIONS

PSI conducted additional assessment to address conditions beyond the scope of the Practice. These items can be called either BERs or Non-Scope Considerations. Methodologies and protocols used to conduct the assessment and evaluate these considerations follow. Assessors' and laboratories' credentials are appended if applicable. Restoration of sampled locations, if samples were collected, was beyond the scope of our assessment.

## 9.1 DESKTOP PROTECTED SPECIES RECORDS REVIEW

The Endangered Species Act provides protection for threatened and endangered (T&E) species, including plants and animals, and critical habitat. The Endangered Species Act is administered by the USFWS for non-marine species. Because the presence of T&E species or critical habitat on a property may impact development plans on that property, the client has requested that PSI perform a review of available information related to T&E species that are known to inhabit the area.

### 9.1.1 METHODOLOGY

The USFWS and each state develop T&E Species lists on a county by county basis in the U.S. PSI has obtained and reviewed the T&E Species list for Leavenworth County from the Kansas Department of Wildlife and Parks. In addition, PSI retrieved a Resources Report from the USFWS Information for Planning and Consulting (IPaC) website for Leavenworth County, specifically in the area of the subject property. Copies of these documents are appended.

Where possible, we have screened out species that would not likely inhabit the property and/or where it is obvious that the on-site habitat is not suitable (e.g. aquatic species on a property with no surface water). It should be noted that this desktop screening did not include an inspection for T&E species or suitable habitat by a qualified biologist that is trained in their identification; however, our assessor did view the subject property. Therefore, the desktop review should be considered preliminary in nature.

### 9.1.2 RESULTS

The USFWS Threatened and Endangered Species List for Leavenworth County indicates that the following T&E species are known to inhabit areas within the county on at least a transitory basis:

- Northern Long-eared Bat (Myotis septentrionalis) is an endangered species with no critical habitat designation.
- Monarch Butterfly (Danaus plexippus) is a proposed threatened species with a proposed critical habitat designation. This location does not overlap with the critical habitat.
- Western Regal Fritillary (Argynnis idalia occidentalis) is a proposed threatened species with no critical habitat designation.
- Mead's Milkweed (Asclepias meadii) is a threatened species with no critical habitat designation.
- Western Prairie Fringed Orchid (Platanthera praeclara) is a threatened species with no critical habitat designation.

Given the undeveloped nature of the subject property, it is possible that one or more of these species, or critical habitat for these species could be present on the subject property. Additional review by a qualified biologist may result in screening out a number, or all of these species from consideration. A site reconnaissance by a qualified wildlife biologist may be required to eliminate remaining species from consideration.

Copies of the documents reviewed are appended.

## 9.2 DESKTOP HISTORICAL PLACES AND ARCHEOLOGICAL SITES RECORDS REVIEW

Listing on the National Register of Historic Places, its state equivalent, or having an archeological site on a property can impose restrictions on that property, such as how the property can be used or modified.

### 9.2.1 METHODOLOGY

PSI reviewed the National Register of Historic Places database maintained by the National Park Service to attempt to determine if the subject property is a listed on that database. In addition, PSI attempted to review state maintained databases of similar properties, if such databases were available to the public.

### 9.2.2 RESULTS

The subject property is not listed by address or appears to be included in a Historic District per the NRHP or the Kansas Historic Resources Inventory (KHRI).

If practical, the database listings are appended.

# 10.0 WARRANTY AND RELIANCE

## 10.1 STANDARD OF CARE AND WARRANTIES

Our services were not intended to be technically exhaustive. There is a possibility that with the proper application of methodologies, conditions may exist on the property that could not be identified within the scope of the assessment or that were not reasonably identifiable from the available information.

No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with the property. The ESA was intended to reduce, but not eliminate uncertainty regarding the potential for RECs in connection with a property.

Our report is based on commonly known and reasonably ascertainable information, including limited, ground-level visual inspection of the property except where otherwise explicitly indicated, in general conformance with ASTM E1527-21. Findings and conclusions derived from the methodologies described in the Practice contain all of the inherent limitations in the methodologies that are referred to in the Practice.

PSI has assumed that factual information provided to us by the client, or obtained from governmental and historical research firms, the public domain, interviews, and other sources is accurate and unbiased. PSI assumes no liability for the accuracy of data provided to us by others.

PSI did not perform any exploratory probing or discovery, perform tests, operate any specific equipment, or take measurements or samples to perform the ESA scope. The ESA was not a building code, safety, regulatory or environmental compliance inspection. The ESA is not intended to reduce the risk of the presence of mold and physical deficiencies conducive to mold nor the risk that mold or physical deficiencies conducive to mold may pose to the buildings and building occupants.

The methodologies include reviewing information provided by other sources. PSI treats information obtained from the record reviews and interviews concerning the property as reliable and the ASTM protocol does not require PSI to independently verify the information. Therefore, PSI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

PSI has performed the services in a manner consistent with that level of care and skill ordinarily exercised by other members of our profession currently practicing in the same locality and under similar conditions, within the limitations of ASTM E1527-21 standard, and the All Appropriate Inquiries Rule established by the U.S. Environmental Protection Agency (40 CFR Part 312). Future changes in standards, practices, or regulations cannot be anticipated and have not been addressed.

The observations and recommendations (if included) presented in this report are time dependent, and conditions will change. This report speaks only as of its date.

No other warranties are implied or expressed.

## 10.2 RELIANCE

Kimley-Horn, PSI's client, may rely on this report.

## 10.3 THIRD PARTY RELIANCE

This report was prepared pursuant to a contract between PSI and its client, as defined in the previous subsection. That contractual relationship included an exchange of information about the subject property that was unique and serves as the basis upon which this report was prepared. Because of the importance of these understandings, our assessment may not be sufficient for the intended purposes of another party.

Reliance and/or any use of this report by anyone other than those parties identified earlier in this section for which it was prepared, except with express written permission, is prohibited and therefore not foreseeable to PSI. Any unauthorized reliance on and/or use of this report, including any of the information or conclusions contained herein, will be at the third party's risk. No warranties or representations expressed or implied in this report are made to any such third party.

Third party reliance letters may be issued:

- upon timely request;
- subject to the permission of our original client; and
- payment of the then-current fee for such letters.

All third parties relying on our report, by such reliance, agree that such reliance is limited by our proposal, contract and/or General Conditions, as applicable.

# FIGURES

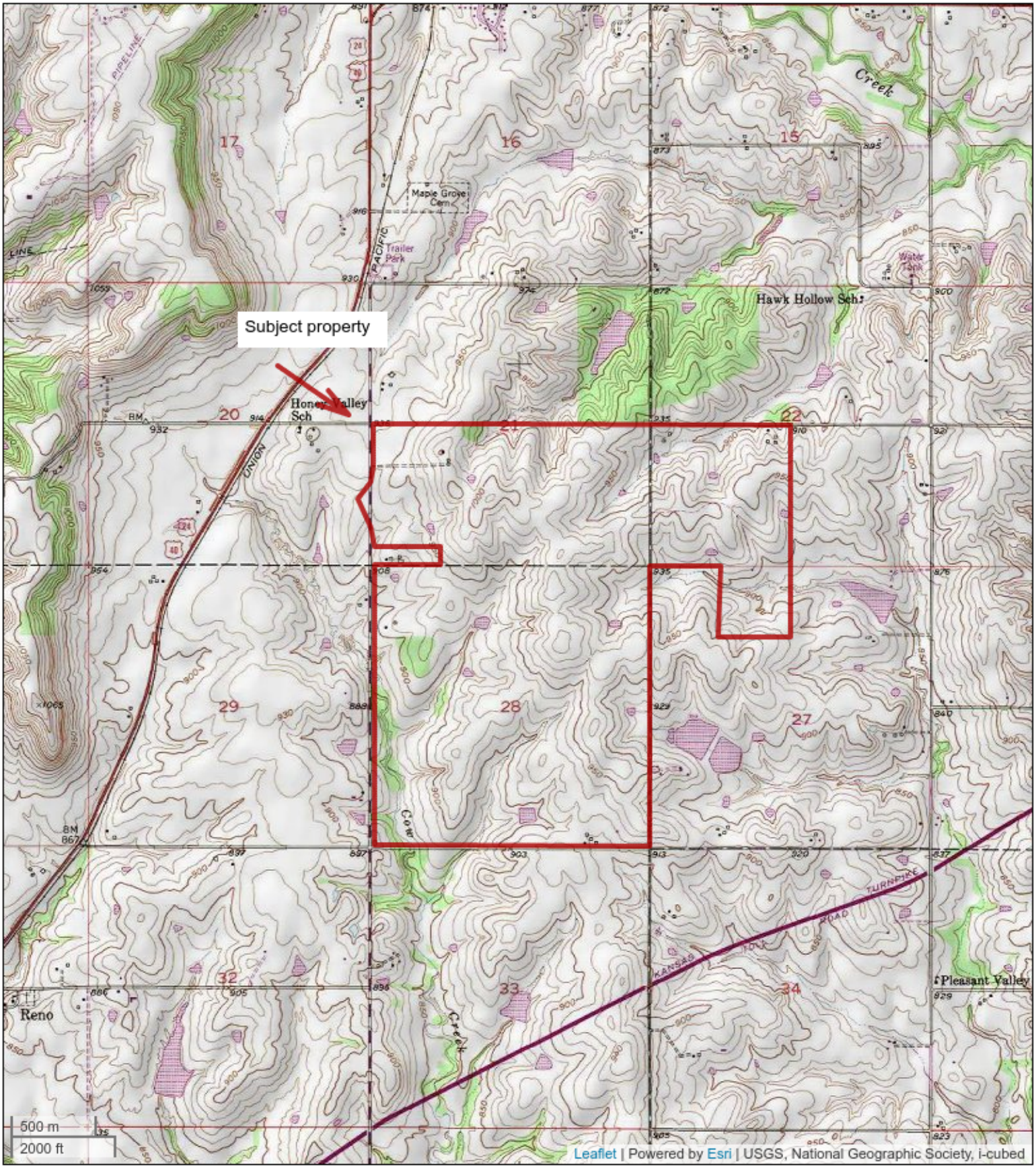



**Figure 1 - Topographic Map**

Project Bluestem - Tailgate Ranch
Along 214th Street
Tonganoxie, Kansas 66086
Project Number: 06032790-3

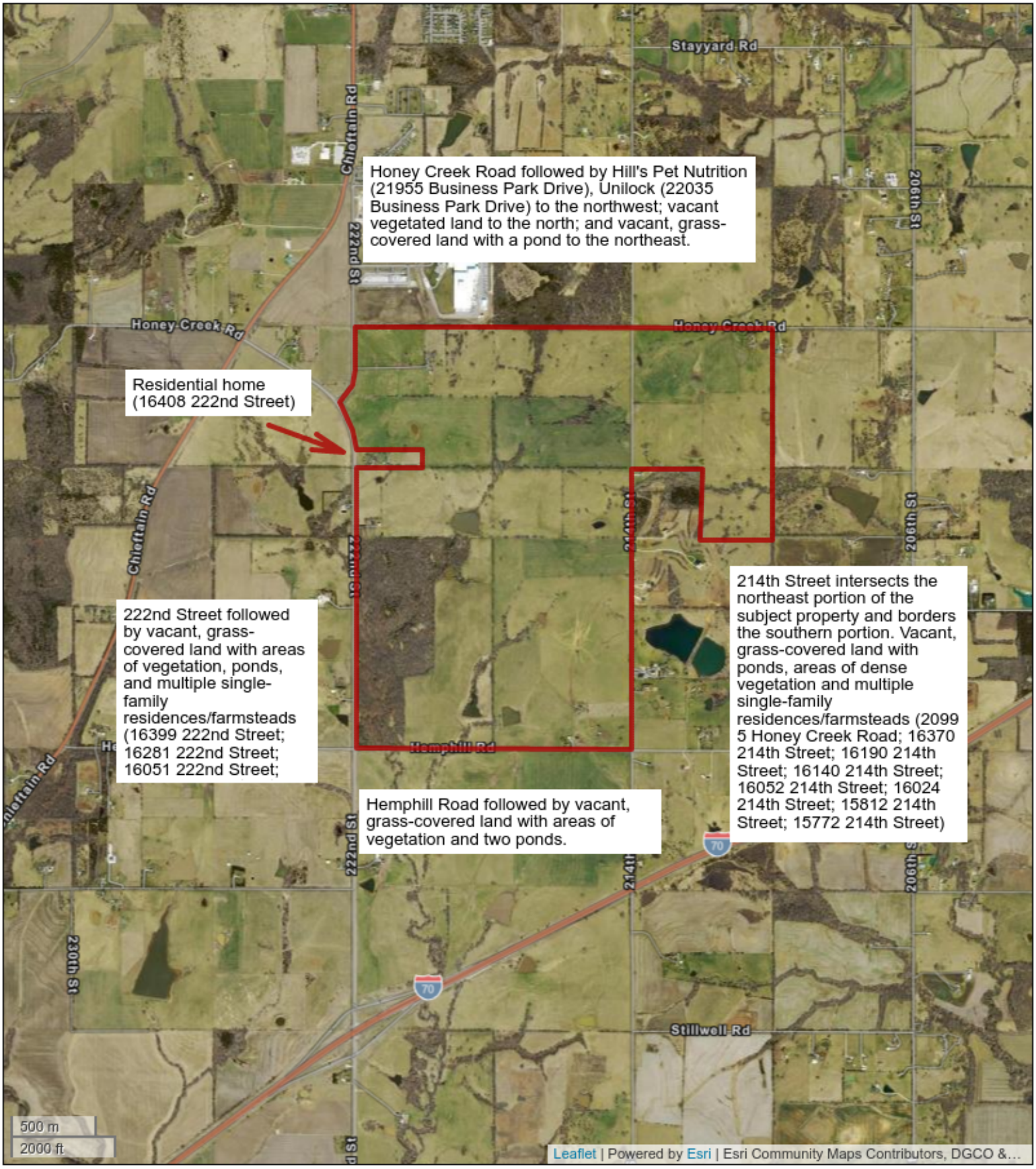



**Figure 2 - Site Vicinity Map**

Project Bluestem - Tailgate Ranch
Along 214th Street
Tonganoxie, Kansas 66086
Project Number: 06032790-3

# PHOTOGRAPHS



Photo 1: View of northeastern portion of subject property



Photo 2: View of northeastern portion of subject property



Photo 3: View of northeastern portion of subject property



Photo 4: View of northeastern portion of subject property



Photo 5: View of northeastern portion of subject property



Photo 6: View of northeastern portion of subject property



Photo 7: View of northern portion of the subject property



Photo 8: View of northern portion of the subject property



Photo 9: View of northern portion of the subject property



Photo 10: View of northern portion of the subject property



Photo 11: View of northern portion of the subject property



Photo 12: View of northern portion of the subject property



Photo 13: View of northern portion of the subject property



Photo 14: View of northern portion of the subject property



Photo 15: View of northern portion of the subject property



Photo 16: View of northern portion of the subject property



Photo 17: View of northern portion of the subject property



Photo 18: View of northern portion of the subject property



Photo 19: View of northern portion of the subject property



Photo 20: View of northern portion of the subject property



Photo 21: View of northern portion of the subject property



Photo 22: View of northern portion of the subject property



Photo 23: View of northern portion of the subject property



Photo 24: View of northern portion of the subject property



Photo 25: View of northern portion of the subject property



Photo 26: View of northern portion of the subject property



Photo 27: View of northern portion of the subject property



Photo 28: View of northern portion of the subject property



Photo 29: View of northern portion of the subject property



Photo 30: View of northern portion of the subject property



Photo 31: View of barn on northeastern portion of subject property



Photo 32: View of barn on northeastern portion of subject property



Photo 33: View of barn on northeastern portion of the subject property



Photo 34: View of northern portion of the subject property



Photo 35: View of the northwestern portion of the subject property



Photo 36: View of the northwestern portion of the subject property



Photo 37: View of the northwestern portion of the subject property



Photo 38: View of the northwestern portion of the subject property



Photo 39: View of the northwestern portion of the subject property



Photo 40: View of the northwestern portion of the subject property



Photo 41: View of the northwestern portion of the subject property



Photo 42: View of northwest portion of subject property



Photo 43: View of northwestern portion of subject property



Photo 44: View of northwestern portion of subject property



Photo 45: View of northwestern portion of subject property



Photo 46: View of northwestern portion of subject property



Photo 47: View of northwestern portion of subject property



Photo 48: View of northwestern portion of subject property



Photo 49: View of northwestern portion of the subject property



Photo 50: View of garage on northwestern portion of subject property



Photo 51: View of shed on northwestern portion of subject property



Photo 52: View inside barn from northwestern portion of subject property



Photo 53: View inside barn on northwestern portion of subject property



Photo 54: View inside barn on northwestern portion of subject property



Photo 55: View inside barn on the northwestern portion of the subject property



Photo 56: View inside barn on the northwestern portion of the subject property



Photo 57: View of single-family residence on the northwestern portion of the subject property



Photo 58: View of stock tank on the northwestern portion of the subject property



Photo 59: View of storm shelter on the northwestern portion of the subject property



Photo 60: View of transformer on the northwestern portion of the subject property



Photo 61: View of subject property from eastern boundary



Photo 62: View of subject property from eastern boundary



Photo 63: View of subject property from eastern boundary



Photo 64: View of subject property from eastern boundary



Photo 65: View of subject property from eastern boundary



Photo 66: View of subject property from eastern boundary



Photo 67: View of subject property from eastern boundary



Photo 68: View of subject property from eastern boundary



Photo 69: View of subject property from eastern boundary



Photo 70: View of subject property from eastern boundary



Photo 71: View of subject property from eastern boundary



Photo 72: View of subject property from eastern boundary



Photo 73: View of subject property from eastern boundary



Photo 74: View of subject property from eastern boundary



Photo 75: View of subject property from eastern boundary



Photo 76: View of subject property from eastern boundary



Photo 77: View of subject property from eastern boundary



Photo 78: View of subject property from eastern boundary



Photo 79: View of subject property from eastern boundary



Photo 80: View of farmstead on southeastern portion of subject property



Photo 81: View of farmstead on southeastern portion of subject property




Photo 82: View of farmstead on southeastern portion of subject property



Photo 83: View of farmstead on southeastern portion of subject property



Photo 84: View of subject property from the southern boundary



Photo 85: View of transformer on eastern boundary of subject property



Photo 86: View of subject property from the southern boundary



Photo 87: View of subject property from the southern boundary



Photo 88: View of subject property from the southern boundary



Photo 89: View of subject property from the southern boundary



Photo 90: View of subject property from the southern boundary



Photo 91: View of subject property from the southern boundary



Photo 92: View of subject property from the southern boundary



Photo 93: View of subject property from the southern boundary



Photo 94: View of subject property from the southern boundary



Photo 95: View of subject property from the southern boundary



Photo 96: View of subject property from the southern boundary



Photo 97: View of subject property from the southern boundary



Photo 98: View of subject property from the southern boundary



Photo 99: View of subject property from the southern boundary



Photo 100: View of subject property from the southern boundary



Photo 101: View of subject property from the western boundary



Photo 102: View of subject property from the western boundary



Photo 103: View of subject property from the western boundary



Photo 104: View of subject property from the western boundary



Photo 105: View of subject property from the western boundary



Photo 106: View of subject property from the western boundary



Photo 107: View of subject property from the western boundary



Photo 108: View of subject property from the western boundary



Photo 109: View of subject property from the western boundary



Photo 110: View of subject property from the western boundary



Photo 111: View of subject property from the western boundary



Photo 112: View of subject property from the western boundary



Photo 113: View of subject property from the western boundary



Photo 114: View of the subject property from the west boundary



Photo 115: View of the western portion of subject property



Photo 116: View of the western portion of the subject property



Photo 117: View of the western portion of the subject property



Photo 118: View of the western portion of the subject property



Photo 119: View of the western portion of the subject property



Photo 120: View of the western portion of the subject property



Photo 121: View of the western portion of the subject property



Photo 122: View of the western portion



Photo 123: View of barn on the western portion of the subject property



Photo 124: View of barn on the western portion of the subject property



Photo 125: View of north adjoining property



Photo 126: View of north adjoining property




Photo 127: View of north adjoining property




Photo 128: View of north adjoining property




Photo 129: View of north adjoining property



Photo 130: View of north adjoining property



Photo 131: View of north adjoining property




Photo 132: View of north adjoining property



Photo 133: View of north adjoining property



Photo 134: View of north adjoining property



Photo 135: View of north adjoining property



Photo 136: View of north adjoining property



Photo 137: View of north adjoining property



Photo 138: View of north adjoining property



Photo 139: View of north adjoining property



Photo 140: View of north adjoining property



Photo 141: View of north adjoining property



Photo 142: View of north adjoining property



Photo 143: View of north adjoining property



Photo 144: View of north adjoining property



Photo 145: View of north adjoining property



Photo 146: View of north adjoining property



Photo 147: View of north adjoining property



Photo 148: View of north adjoining property



Photo 149: View of north adjoining property



Photo 150: View of north adjoining property



Photo 151: View of north adjoining property



Photo 152: View of north adjoining property




Photo 153: View of north adjoining property



Photo 154: View of north adjoining property



Photo 155: View of north adjoining property



Photo 156: View of north adjoining property



Photo 157: View of north adjoining property



Photo 158: View of north adjoining property



Photo 159: View of north adjoining property



Photo 160: View of east adjoining property



Photo 161: View of east adjoining property



Photo 162: View of east adjoining property



Photo 163: View of east adjoining property



Photo 164: View of east adjoining property



Photo 165: View of east adjoining property



Photo 166: View of east adjoining property



Photo 167: View of east adjoining property



Photo 168: View of east adjoining property



Photo 169: View of east adjoining property



Photo 170: View of east adjoining property



Photo 171: View of east adjoining property



Photo 172: View of east adjoining property



Photo 173: View of east adjoining property



Photo 174: View of east adjoining property



Photo 175: View of east adjoining property



Photo 176: View of east adjoining property



Photo 177: View of east adjoining property



Photo 178: View of east adjoining property



Photo 179: View of east adjoining property



Photo 180: View of east adjoining property



Photo 181: View of east adjoining property



Photo 182: View of east adjoining property



Photo 183: View of east adjoining property



Photo 184: View of east adjoining property



Photo 185: View of east adjoining property



Photo 186: View of east adjoining property



Photo 187: View of east adjoining property



Photo 188: View of east adjoining property



Photo 189: View of east adjoining property



Photo 190: View of east adjoining property



Photo 191: View of east adjoining property



Photo 192: View of east adjoining property



Photo 193: View of east adjoining property



Photo 194: View of east adjoining property



Photo 195: View of east adjoining property



Photo 196: View of east adjoining property



Photo 197: View of east adjoining property



Photo 198: View of east adjoining property



Photo 199: View of east adjoining property



Photo 200: View of east adjoining property



Photo 201: View of south adjoining property



Photo 202: View of south adjoining property



Photo 203: View of south adjoining property



Photo 204: View of south adjoining property



Photo 205: View of south adjoining property



Photo 206: View of south adjoining property



Photo 207: View of south adjoining property



Photo 208: View of south adjoining property



Photo 209: View of south adjoining property



Photo 210: View of south adjoining property



Photo 211: View of south adjoining property



Photo 212: View of south adjoining property



Photo 213: View of south adjoining property



Photo 214: View of south adjoining property



Photo 215: View of south adjoining property



Photo 216: View of south adjoining property



Photo 217: View of south adjoining property




Photo 218: View of south adjoining property



Photo 219: View of west adjoining property



Photo 220: View of west adjoining property



Photo 221: View of west adjoining property



Photo 222: View of west adjoining property



Photo 223: View of west adjoining property



Photo 224: View of west adjoining property



Photo 225: View of west adjoining property



Photo 226: View of west adjoining property



Photo 227: View of west adjoining property



Photo 228: View of west adjoining property



Photo 229: View of west adjoining property



Photo 230: View of west adjoining property



Photo 231: View of west adjoining property



Photo 232: View of west adjoining property



Photo 233: View of west adjoining property



Photo 234: View of west adjoining property



Photo 235: View of west adjoining property



Photo 236: View of west adjoining property



Photo 237: View of west adjoining property



Photo 238: View of west adjoining property



Photo 239: View of west adjoining property



Photo 240: View of west adjoining property



Photo 241: View of west adjoining property



Photo 242: View of west adjoining property



Photo 243: View of west adjoining property



Photo 244: View of west adjoining property



Photo 245: View of western portion of the subject property



Photo 246: View of western portion of the subject property



Photo 247: View of farmstead on intersecting parcel on the western portion of the subject property



Photo 248: View of farmstead on intersecting parcel on the western portion of the subject property

# USER QUESTIONNAIRE RESPONSES

## USER QUESTIONNAIRE

Pursuant to ASTM E1527, ASTM E2600, and the EPA All Appropriate Inquiry Rule, the User of the report must answer specific questions regarding the property and supply this information to the Environmental Professional. While we understand that you may have only limited knowledge of the property, please answer the questions to the best of your ability based on your current knowledge, and return the completed questionnaire to PSI.

**Phase I ESA Questions**

1. Did a review of land title records (or judicial records where appropriate) identify any environmental cleanup liens filed or recorded against the subject property under federal, tribal, state or local law?
   ☐ No ☐ Yes ☑ Unknown (if yes, please briefly discuss on the next page or as an attachment)

2. Did a review of land title records (or judicial records where appropriate) identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?
   ☐ No ☐ Yes ☑ Unknown (if yes, please briefly discuss on the next page or as an attachment)

3. Do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
   ☑ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)

4. Does the purchase price being paid reasonably reflect the fair market value of the subject property?
   ☐ No ☑ Yes ☐ Not Applicable

   If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject property?
   ☐ No ☐ Yes ☑ Not Applicable (if yes, please briefly discuss on the next page or as an attachment)

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:
   (a) Do you know of the past uses of the subject property?
   ☑ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)
   (b) Do you know of specific chemicals that are present or were once present at the subject property?
   ☑ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)
   (c) Do you know of spills or other chemical releases that have taken place at the subject property?
   ☑ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)
   (d) Do you know of any environmental cleanups that have taken place at the subject property?
   ☑ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)

6. Based on your knowledge and experience related to the subject property are there any obvious indicators that point to the presence or likely presence of contamination at the subject property?
   ☑ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)

7. Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property? ☑ No ☐ Yes (if yes, please briefly discuss on the next page or as an attachment)

8. Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?
   ☑ No ☐ Yes (if yes, please briefly discuss below or as an attachment)

**Further Explain any Answers Requiring Clarification:** _____

## Vapor Encroachment Screening Questions

1. Currently, what type of property is the subject property?
☐ Commercial ☐ Industrial ☐ Residential ☐ Multi-Tenant ☑ Vacant Land

2. Are there buildings on the subject property?
☑ Yes ☐ No ☐ Unknown (if **yes**, indicate number and construction type):

Yes there is a 1bd 1bath ranch around 1,131 sq ft.

3. Will buildings or structures be constructed on the subject property in the future?
☑ Yes ☐ No ☐ Unknown (if **yes**, indicate number and construction type)

Yes data center, around six

4. If buildings exist or are proposed, do/will they have elevators?
☐ Yes ☐ No ☑ Unknown

5. What type of below-grade level exists or is proposed?
☐ Full/Partial Basement ☐ Crawl Space ☐ Parking Garage ☐ Multi-Level
☑ None/Unknown (if **none/unknown**, skip to question 11)

6. Is there ventilation currently/proposed in the below-grade level?
☐ Yes ☐ No ☑ Unknown

7. Are there sump pumps, floor drains or trenches existing or proposed in the below-grade level?
☐ Yes ☐ No ☑ Unknown

8. Is there a radon or methane mitigation system installed or proposed?
☐ Yes ☐ No ☑ Unknown (If **yes**, please indicate if passive or active):_____

9. What type of heating system exists or is proposed in the building? (check all that apply)
☑ Hot Air Circulation ☐ Hot Air Radiation ☐ Hot Water Radiation
☑ Hot Water Circulation ☐ Fireplace ☐ Radiant Floor Heat ☐ Fuel Oil Furnace
☐ Electric Baseboard ☐ Heat Pump ☐ Wood Stove ☐ Steam Radiation
☐ Coal Furnace ☐ Kerosene Heater ☐ Used Oil Heater ☐ Natural Gas Furnace
☐ Other

10. How are the utility systems fueled/powered or proposed to be fueled/powered?
(check all that apply)

☑ Natural Gas ☐ Propane ☐ Kerosene ☐ Coal ☐ Wood ☑ Electricity
☐ Fuel Oil ☐ Solar ☐ Wind ☐ Other

11. Have there ever been any environmental problems at the subject property?
☐ Yes ☐ No ☑ Unknown (if **yes**, please describe)

12. Does/will a gas station or dry cleaner operate anywhere on the subject property?
☐ Yes ☐ No ☑ Unknown

13. Do/will any of the tenants use hazardous chemicals in relatively large quantities on the subject property?
☐ Yes ☐ No ☑ Unknown

14. Have any tenants ever complained about odors in the building or experienced health-related problems that may have been associated with the building?

☐ Yes ☐ No ☑ Unknown

15. Are the current or proposed operations on the subject property going to require/require special OSHA or EPA permitting?
☑ Yes ☐ No ☐ Unknown

16. Are there any existing or proposed underground or aboveground storage tanks (ASTs/USTs) on the subject property?
☐ Yes ☐ No ☑ Unknown (if **yes**, please describe)

17. Are there sensitive receptors (for example: children, elderly, people in poor health, and so forth) that occupy or will occupy the subject property?
☐ Yes ☑ No ☐ Unknown

**Further Explain any Answers Requiring Clarification:** _____

**Helpful Documents Checklist**

Pursuant to ASTM E 1527 §10.8, do you know whether any of the following documents exist related to the subject property, and if so, whether copies will be provided to PSI for review? If so, please submit such documentation to PSI as soon as practical. Please check all that apply.

☐ Environmental site assessment or investigation reports (for example: Phase I/II ESAs, RBCA corrective action reports, or self-directed or other cleanup activity reports)
☐ Environmental compliance audit reports; or risk assessments
☐ Environmental permits or hazardous waste generation notices or reports
☐ Registrations for above or underground storage tanks, or underground injection systems
☐ Safety data sheets (formerly known as Material Safety Data Sheets or MSDSs)
☐ Community right-to-know plans; safety plans; preparedness and prevention plans; spill prevention, countermeasure and control (SPCC) plans; etc.
☐ Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens on the property
☐ Geotechnical studies; or reports regarding hydrogeologic conditions on the property or vicinity
☐ Recorded environmental liens or activity and land use limitations (collectively, Property Use Limitations)

Evan Marks
Name (Authorized User Representative)

Principal Development Manager
Title

Evan R Marks
Signature

7/25/25
Date

# LIEN/AUL DOCUMENTATION

No lien or activity and use limitation information, other than that presented on the User Questionnaire(s) and/or the ERIS Database Report, was obtained during this assessment.

# PHYSICAL SETTING DOCUMENTATION

PSR
PHYSICAL SETTING REPORT

# Property Information

| | | |
|---|---|---|
| Order Number: | | 26071000971p |
| Date Completed: | | August 5, 2026 |
| Project Number: | | 06032790-3 |
| Project Property: | | Vacant Land<br>Vacant Land Tonganoxie KS 66086 |
| Coordinates: | | |
| | Latitude: | 39.07043238 |
| | Longitude: | -95.08159645 |
| | UTM Northing: | 4326654.8398 Meters |
| | UTM Easting: | 319921.5166 Meters |
| | UTM Zone: | UTM Zone 15S |
| | Elevation: | 976.29 ft |
| | Slope Direction: | NW |


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Hydrologic Information....12
Geologic Information....25
Soil Information....31
Wells and Additional Sources....49
Summary....53
Detail Report....54
Radon Information....67
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Liability Notice....70

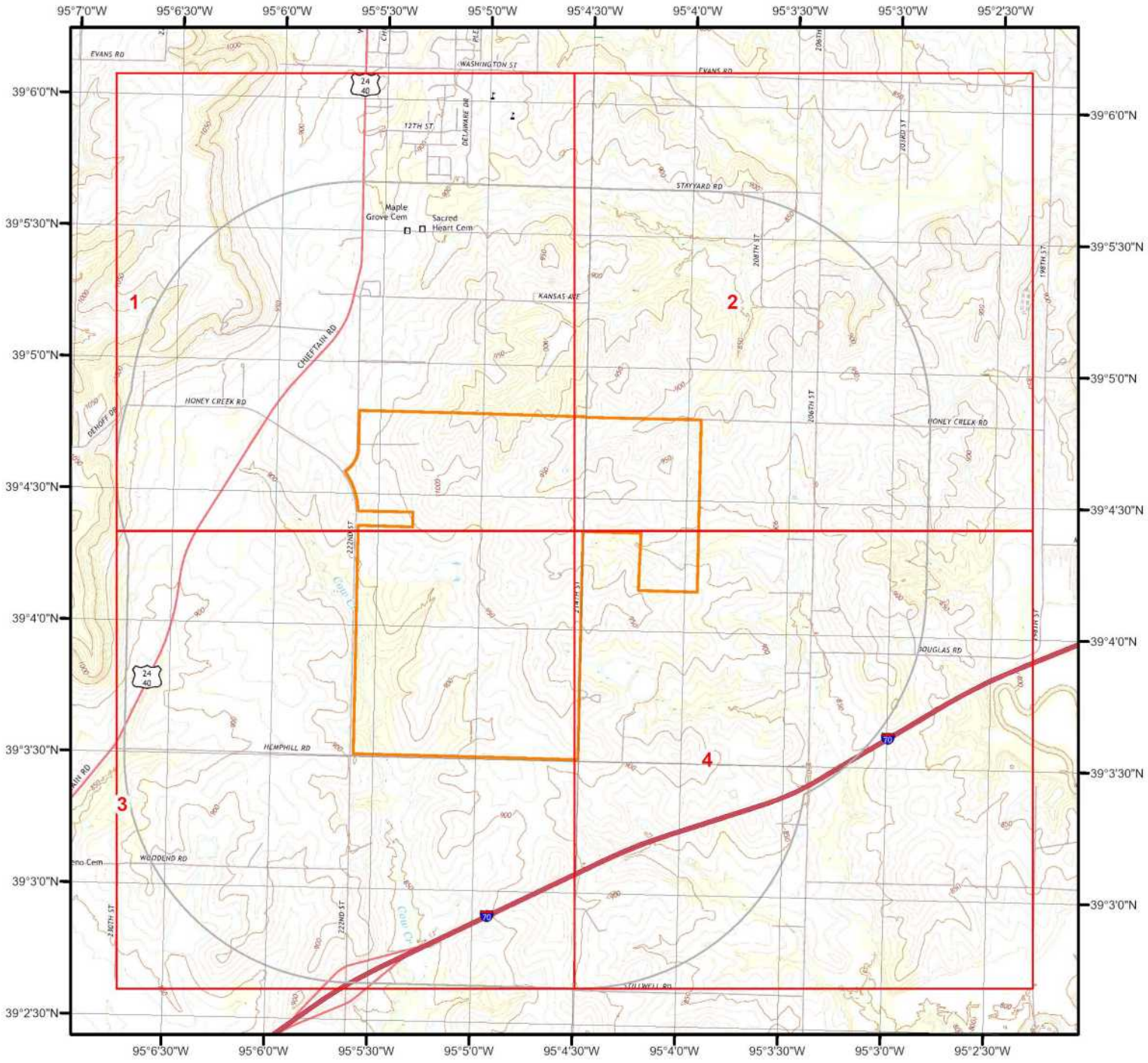

The ERIS ***Physical Setting Report - PSR*** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

**Disclaimer**

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

## Topographic Information




# Current USGS Topo (2022)

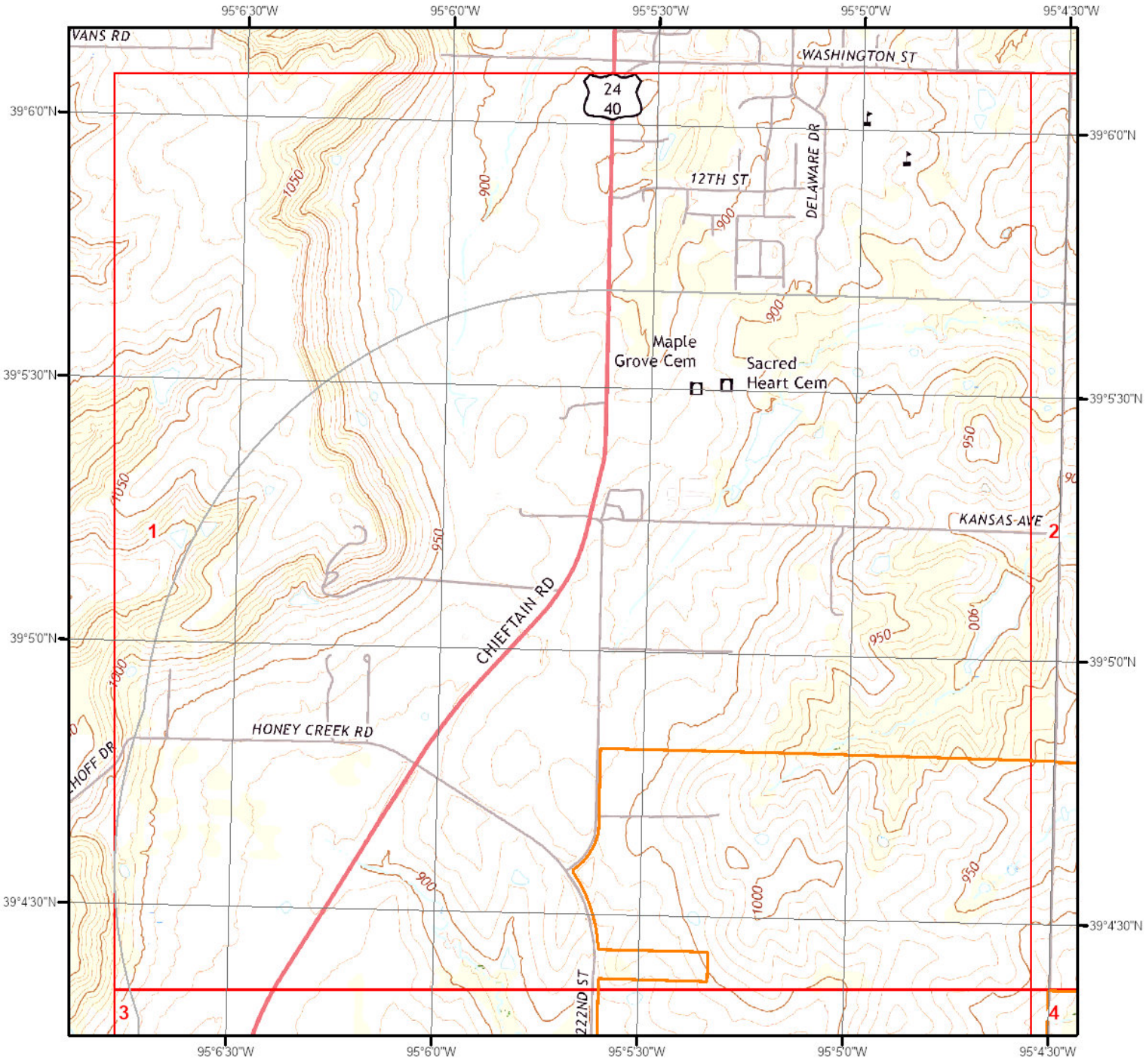
0 0.3 0.6 1.2 Miles

N

**Quadrangle(s): Tonganoxie,KS**

Source: USGS 7.5 Minute Topographic Map

## Topographic Information




# Current USGS Topo - Page 1

0 0.15 0.3 0.6 Miles

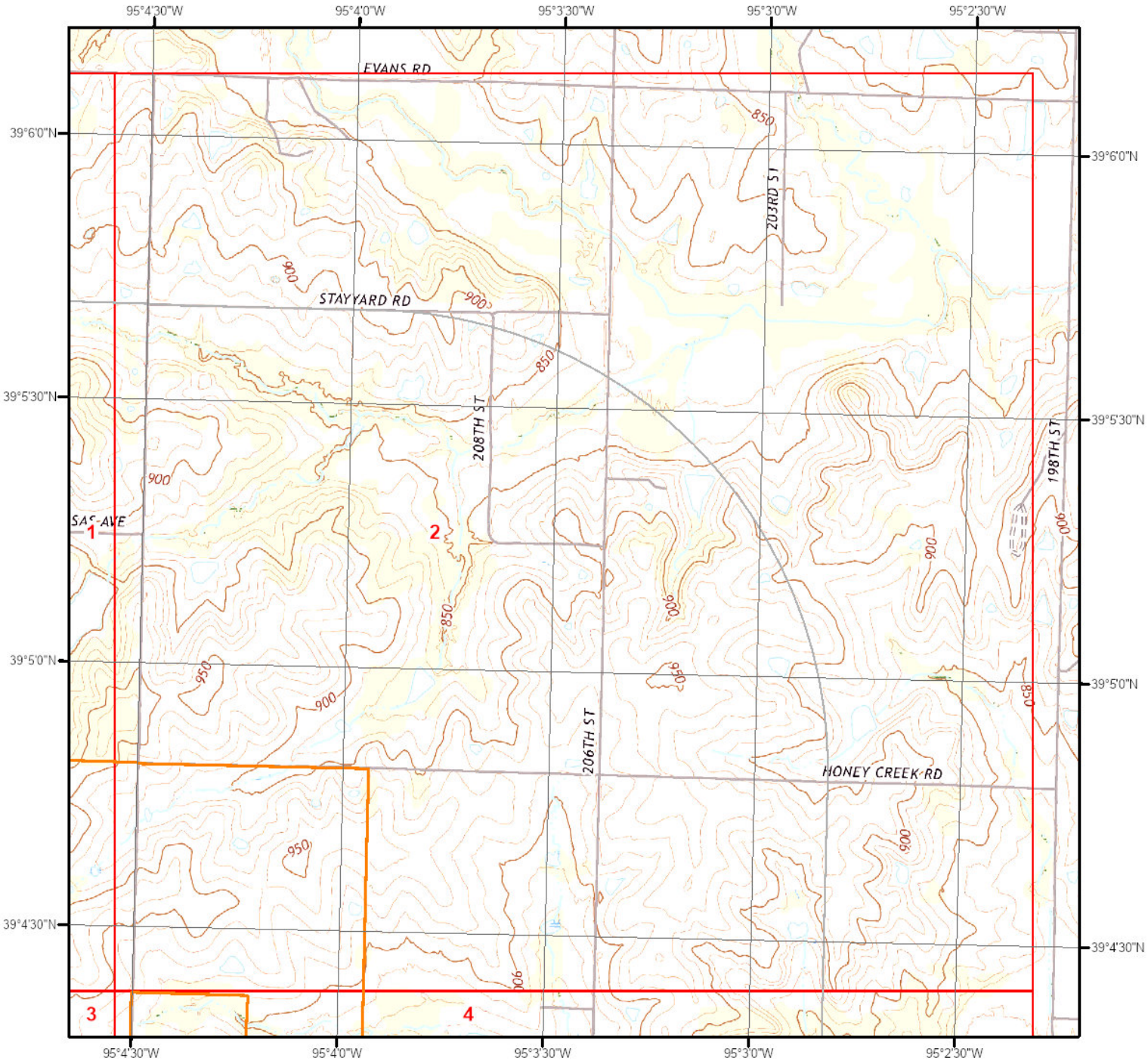
N

**Quadrangle(s): Tonganoxie,KS**

Source: USGS 7.5 Minute Topographic Map

ERIS

## Topographic Information




# Current USGS Topo - Page 2

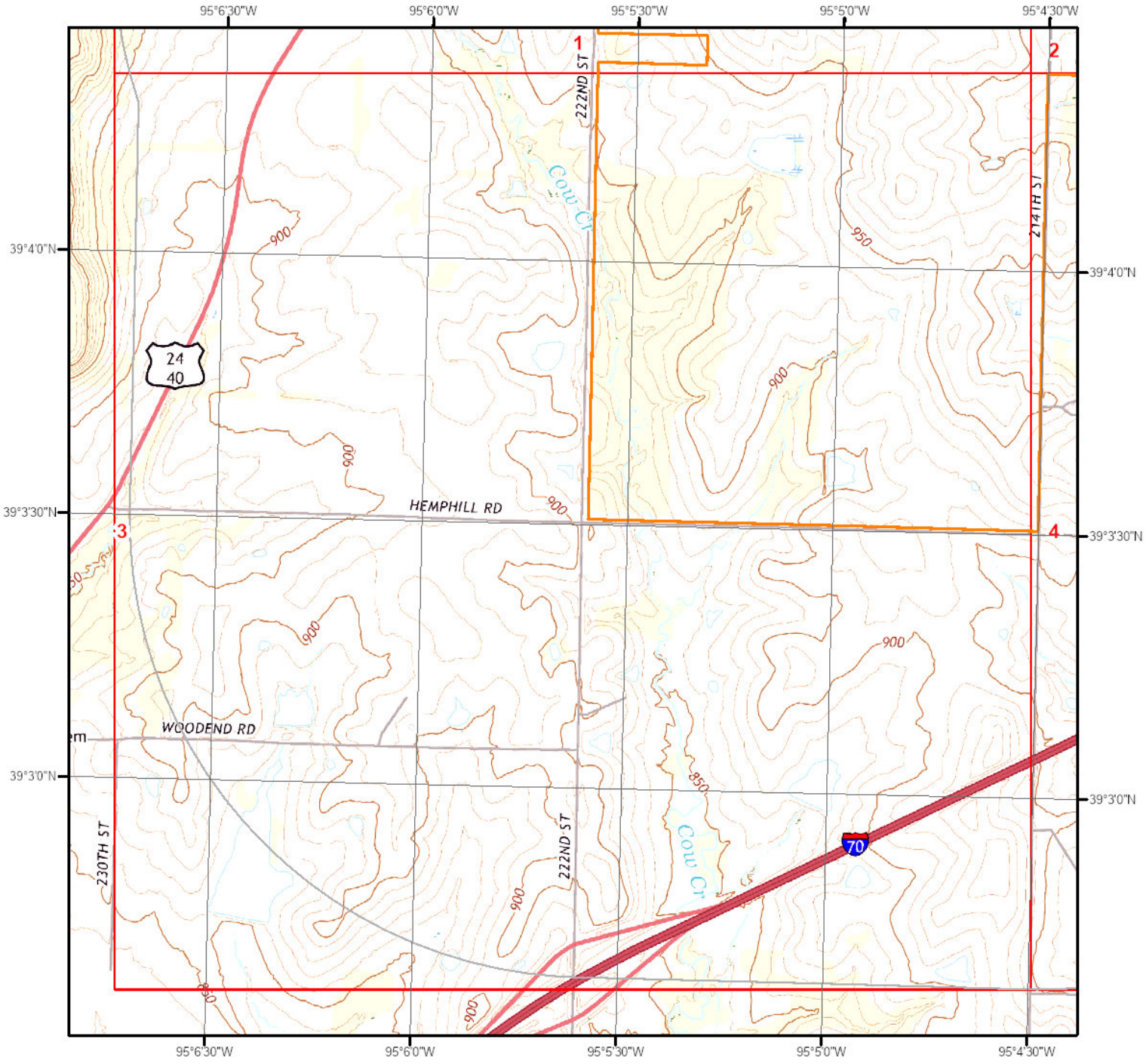
0 0.15 0.3 0.6 Miles

N

**Quadrangle(s): Tonganoxie,KS**

Source: USGS 7.5 Minute Topographic Map

## Topographic Information




# Current USGS Topo - Page 3

0 0.15 0.3 0.6 Miles

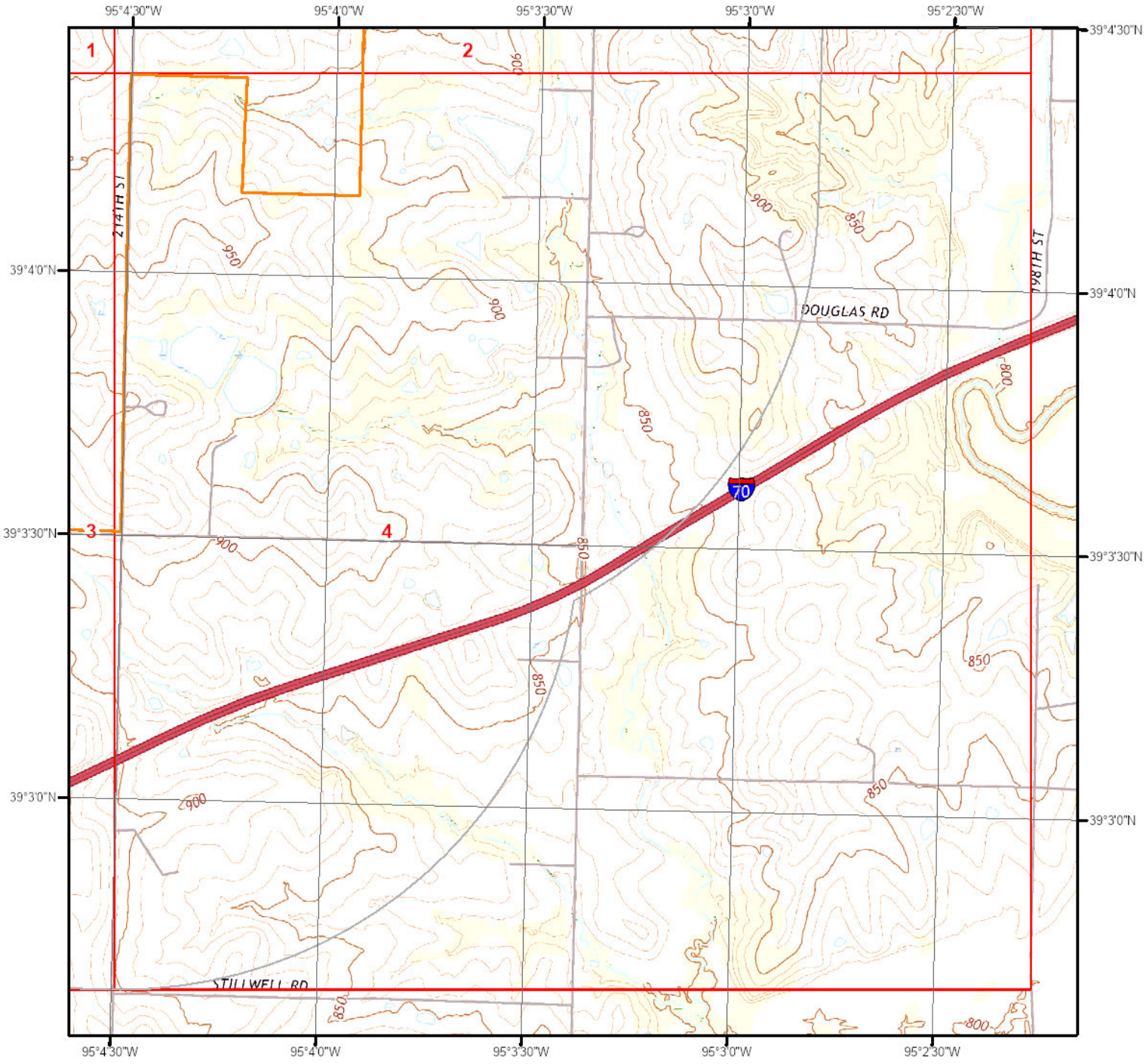
N

**Quadrangle(s): Tonganoxie,KS**

Source: USGS 7.5 Minute Topographic Map

ERIS

## Topographic Information




# Current USGS Topo - Page 4

Miles
0 0.15 0.3 0.6

N

**Quadrangle(s): Tonganoxie,KS**

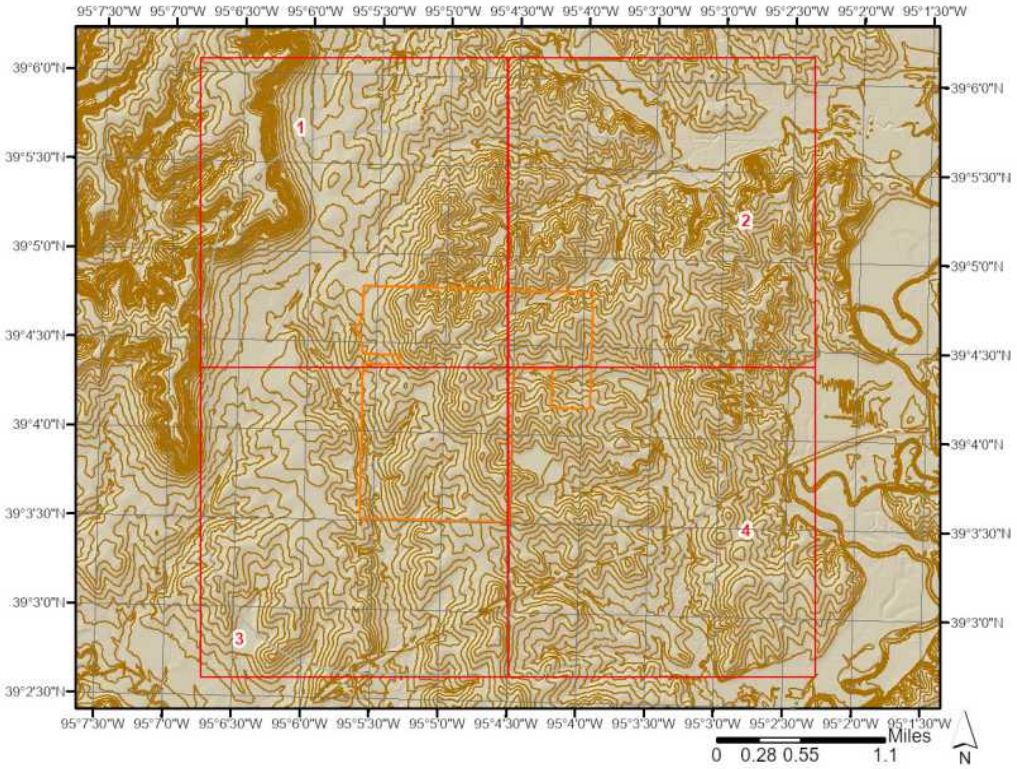
Source: USGS 7.5 Minute Topographic Map

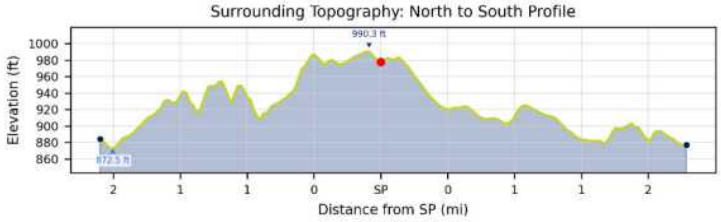
# Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

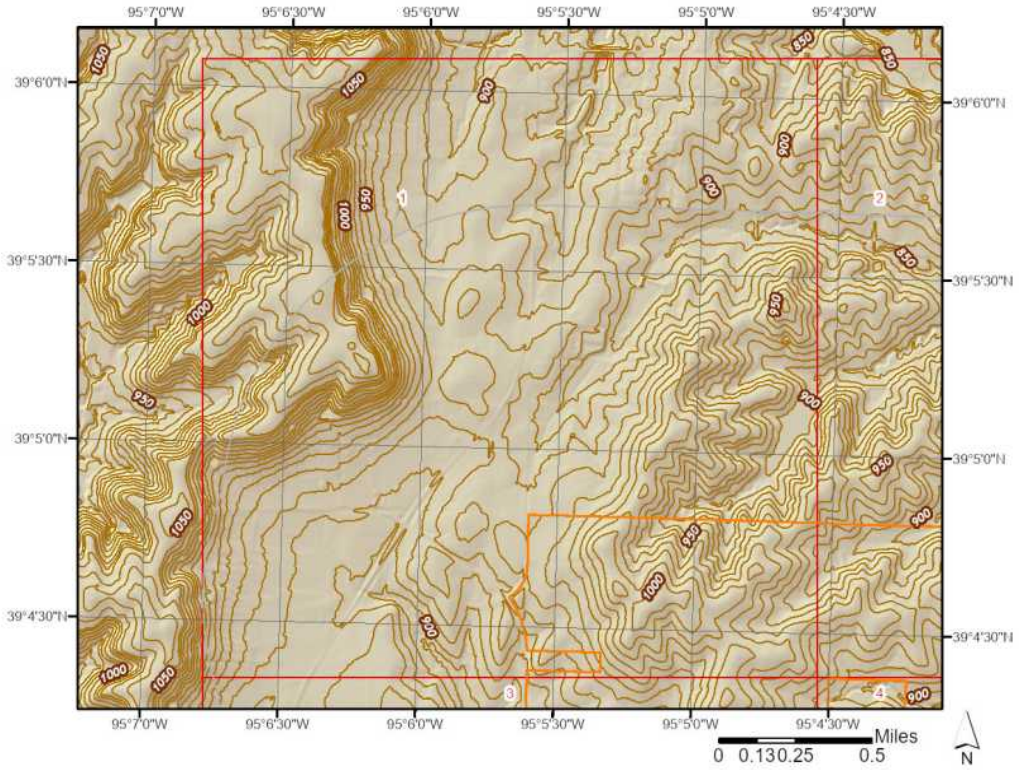
| | |
|---|---|
| Elevation: | 976.29 ft |
| Slope Direction: | NW |

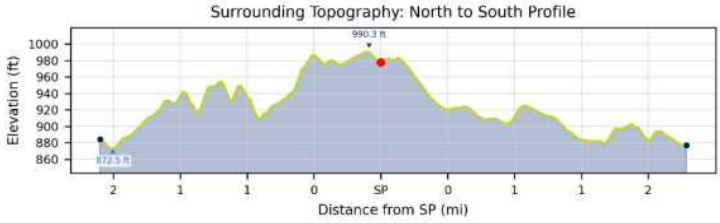


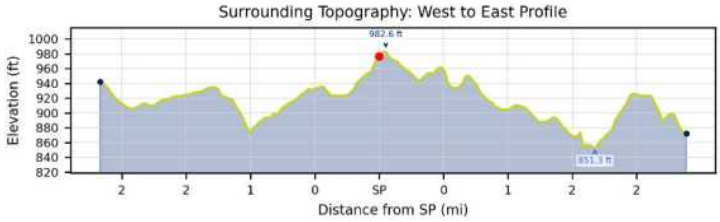





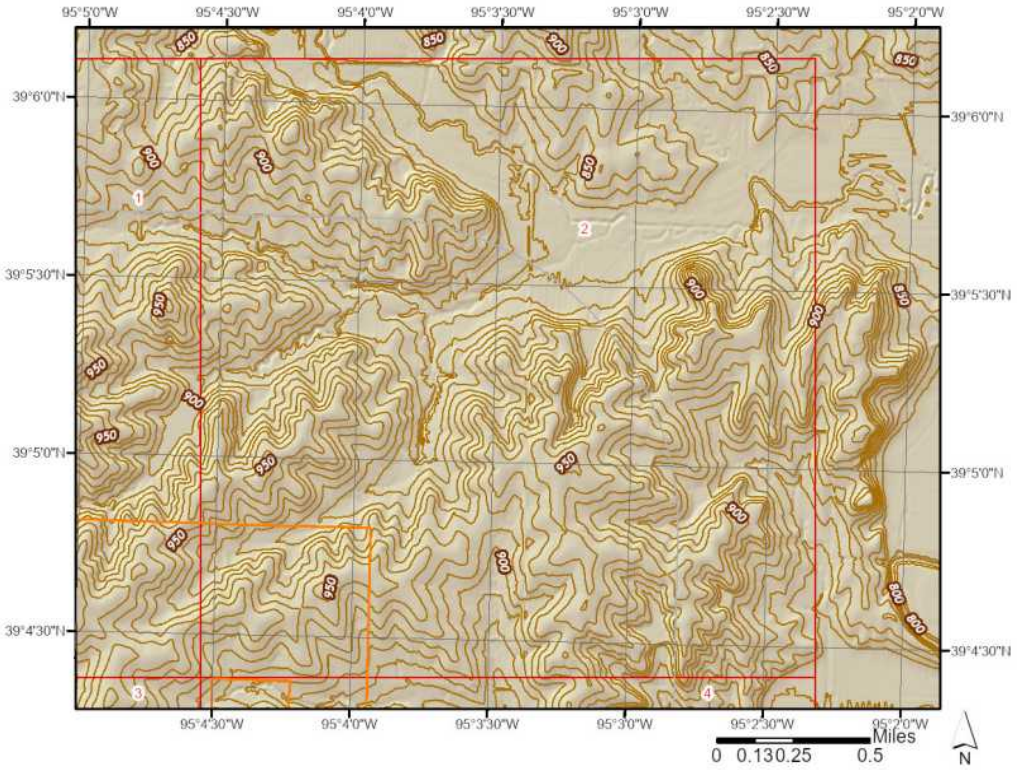

# Topographic Information

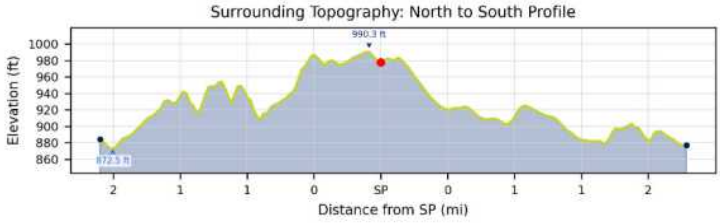


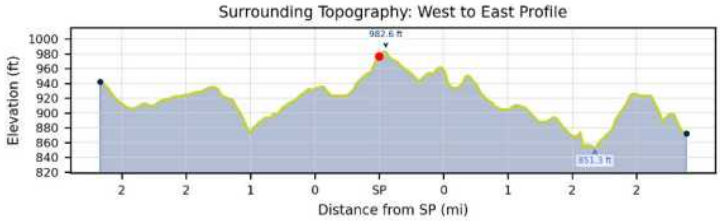



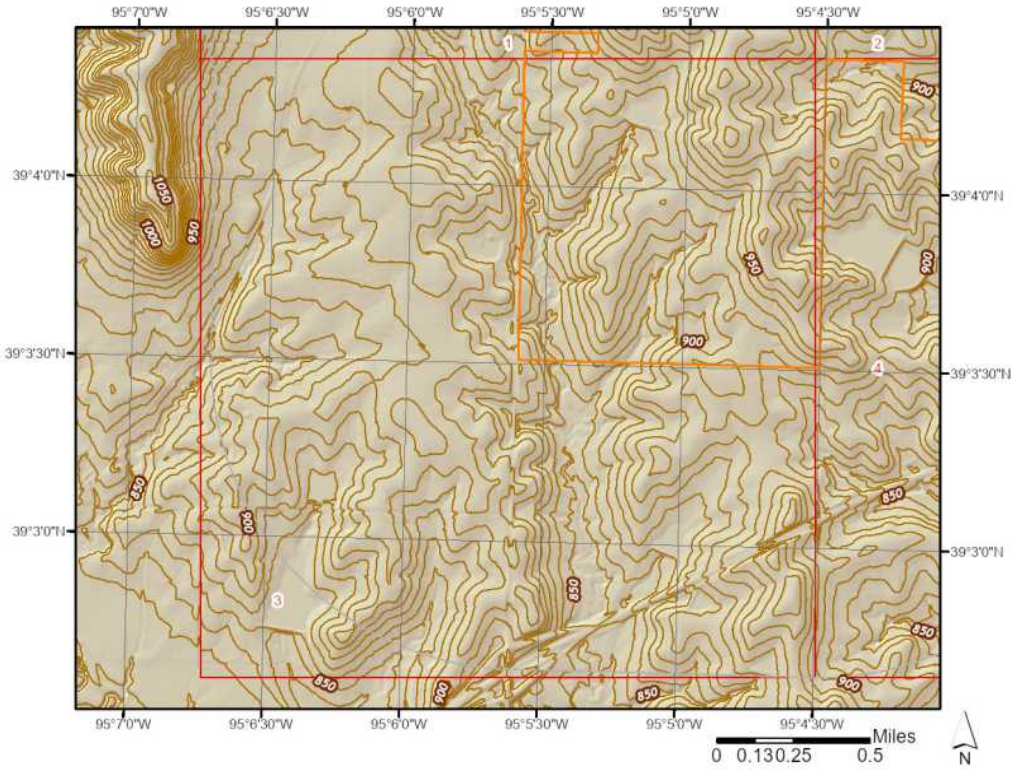
# Topographic Information

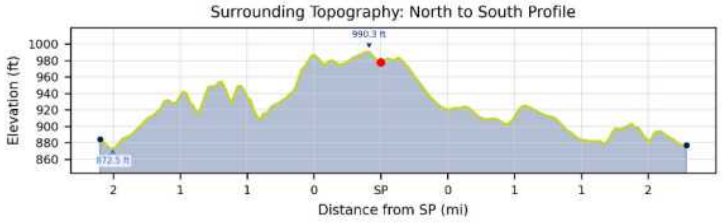


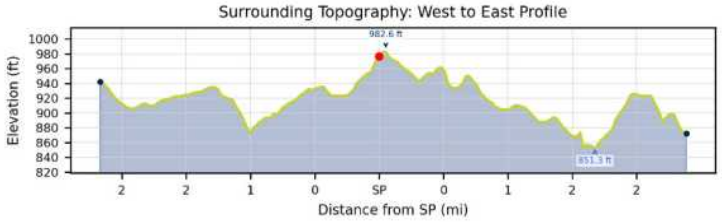



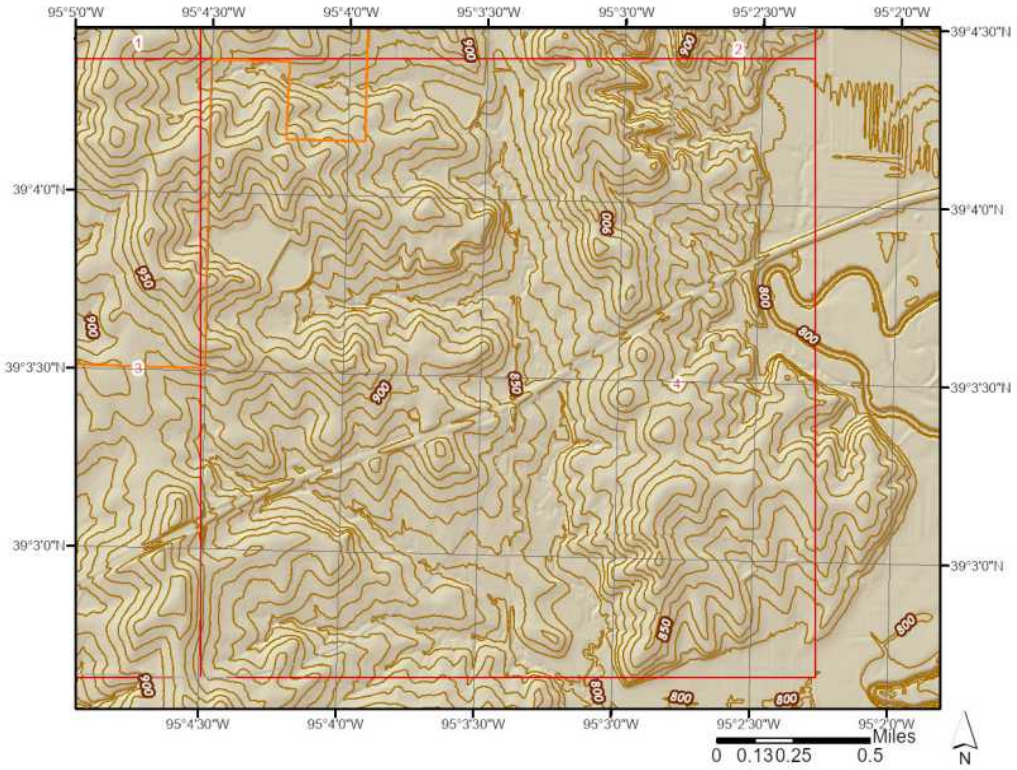
# Topographic Information

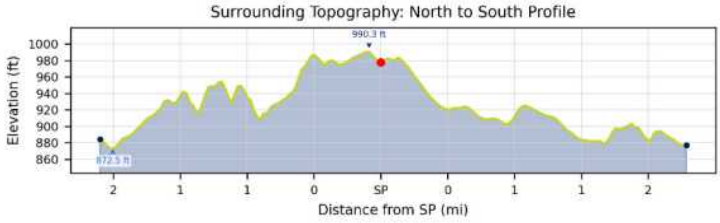


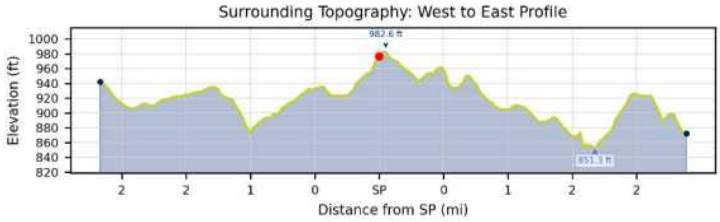



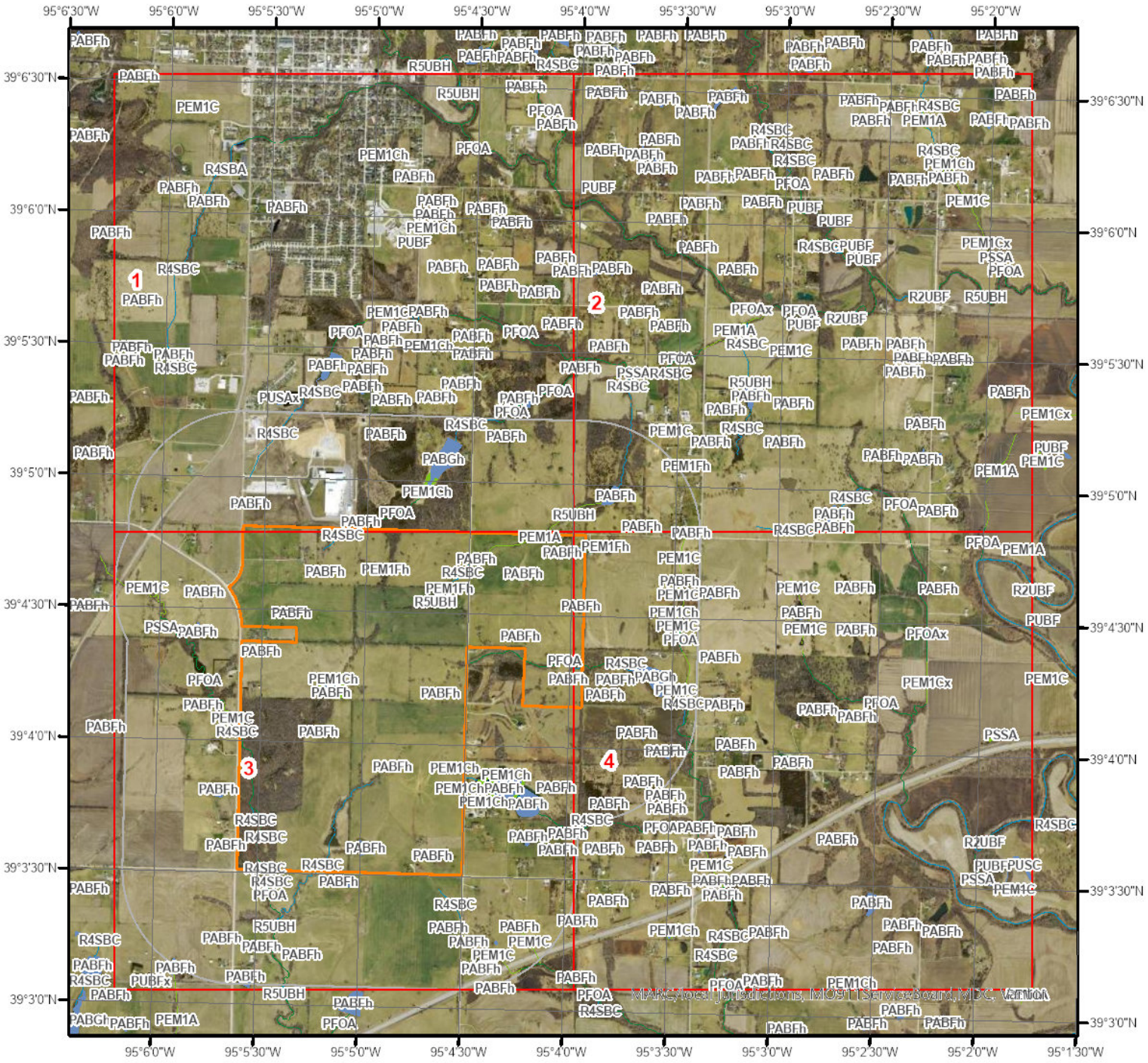
# Topographic Information



## Hydrologic Information




# Wetland

This map shows wetland existence using data from US Fish & Wildlife.
Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

ERIS

## Hydrologic Information




# Wetland Type - Page 1

Miles
0 0.28 0.55

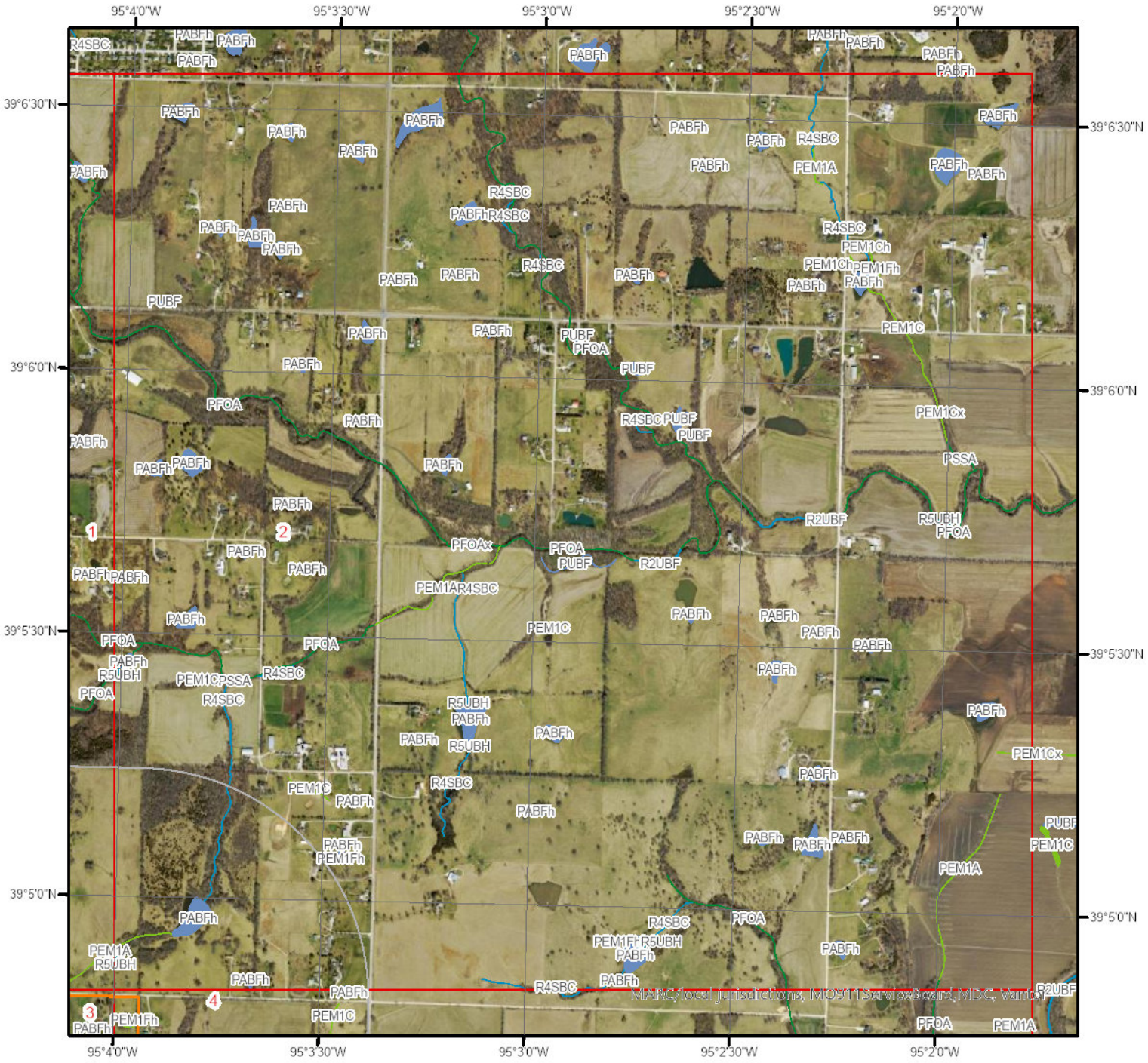
N

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Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

ERIS

## Hydrologic Information




# Wetland Type - Page 2

Miles
0 0.28 0.55

N

This map shows wetland existence using data from US Fish & Wildlife.
Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

ERIS

## Hydrologic Information




# Wetland Type - Page 3

Miles
0 0.28 0.55

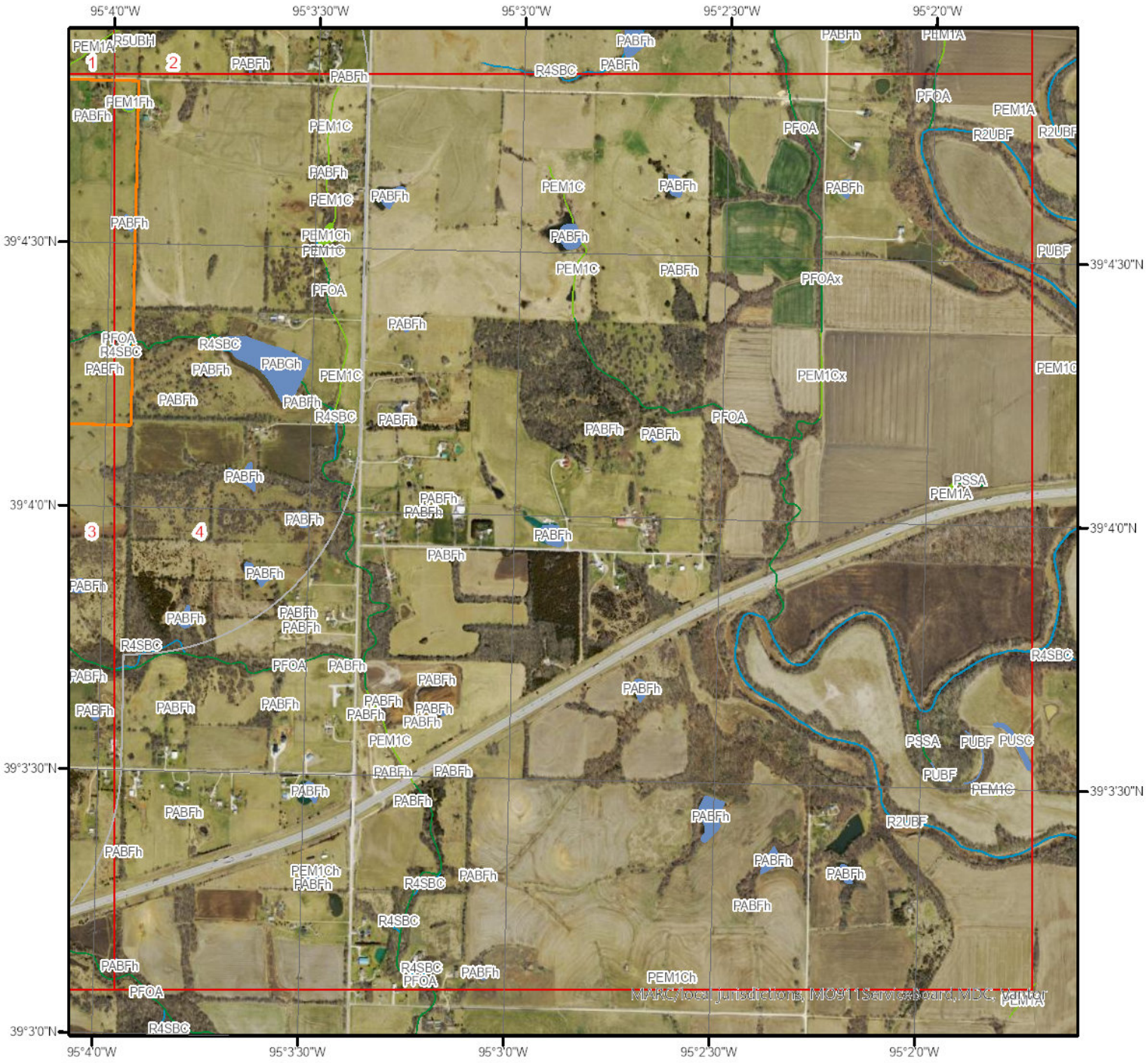
N

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Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

ERIS

## Hydrologic Information




# Wetland Type - Page 4

0 0.28 0.55 Miles

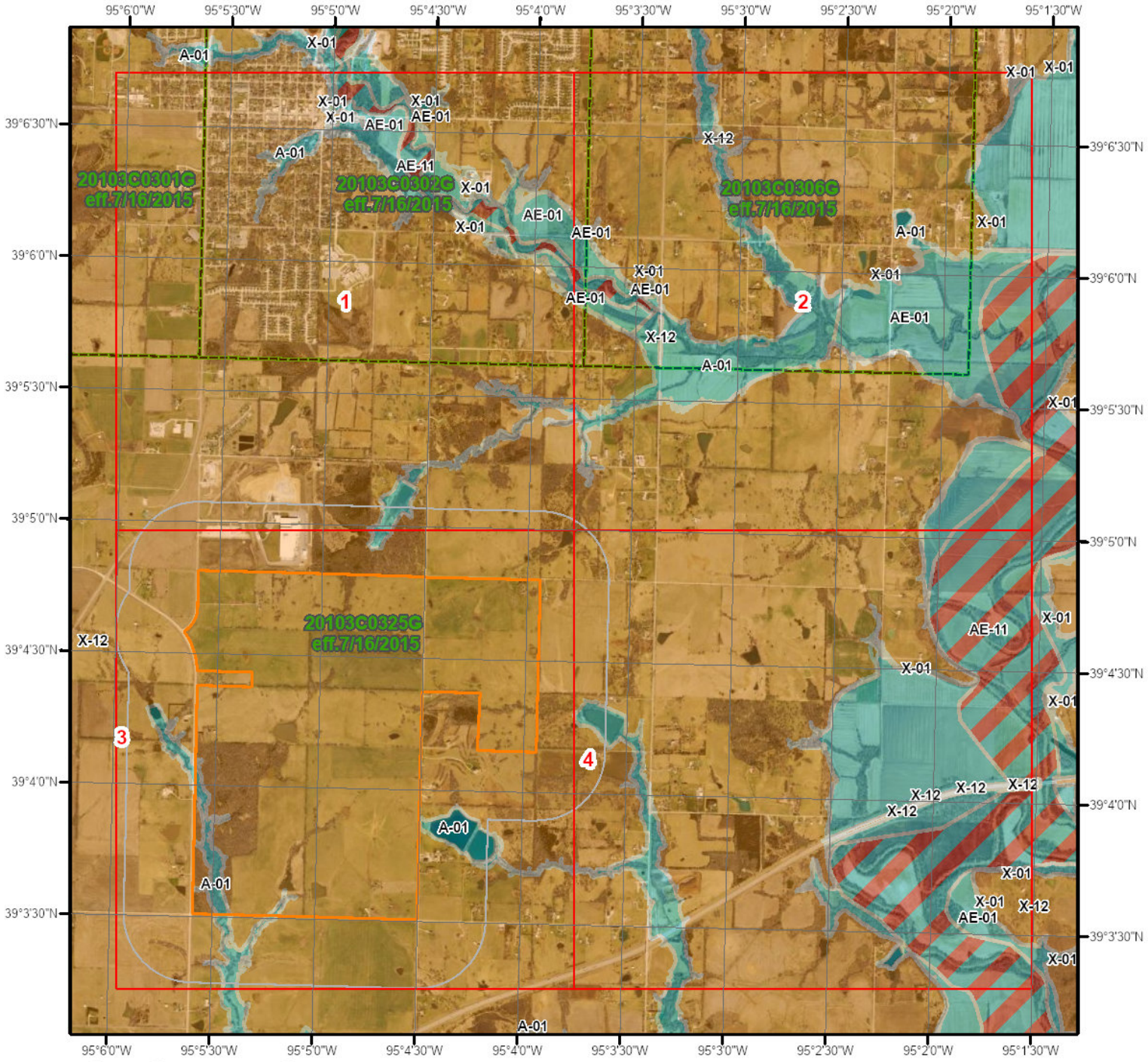
N

This map shows wetland existence using data from US Fish & Wildlife.
Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

ERIS

## Hydrologic Information




# Flood Hazard Zones

This map shows FEMA flood hazard zones based on FEMA's National Flood Hazard Layer. FIRM Panels are overlayed. An absent FIRM panel represents no data available.

Miles
0 0.5 1

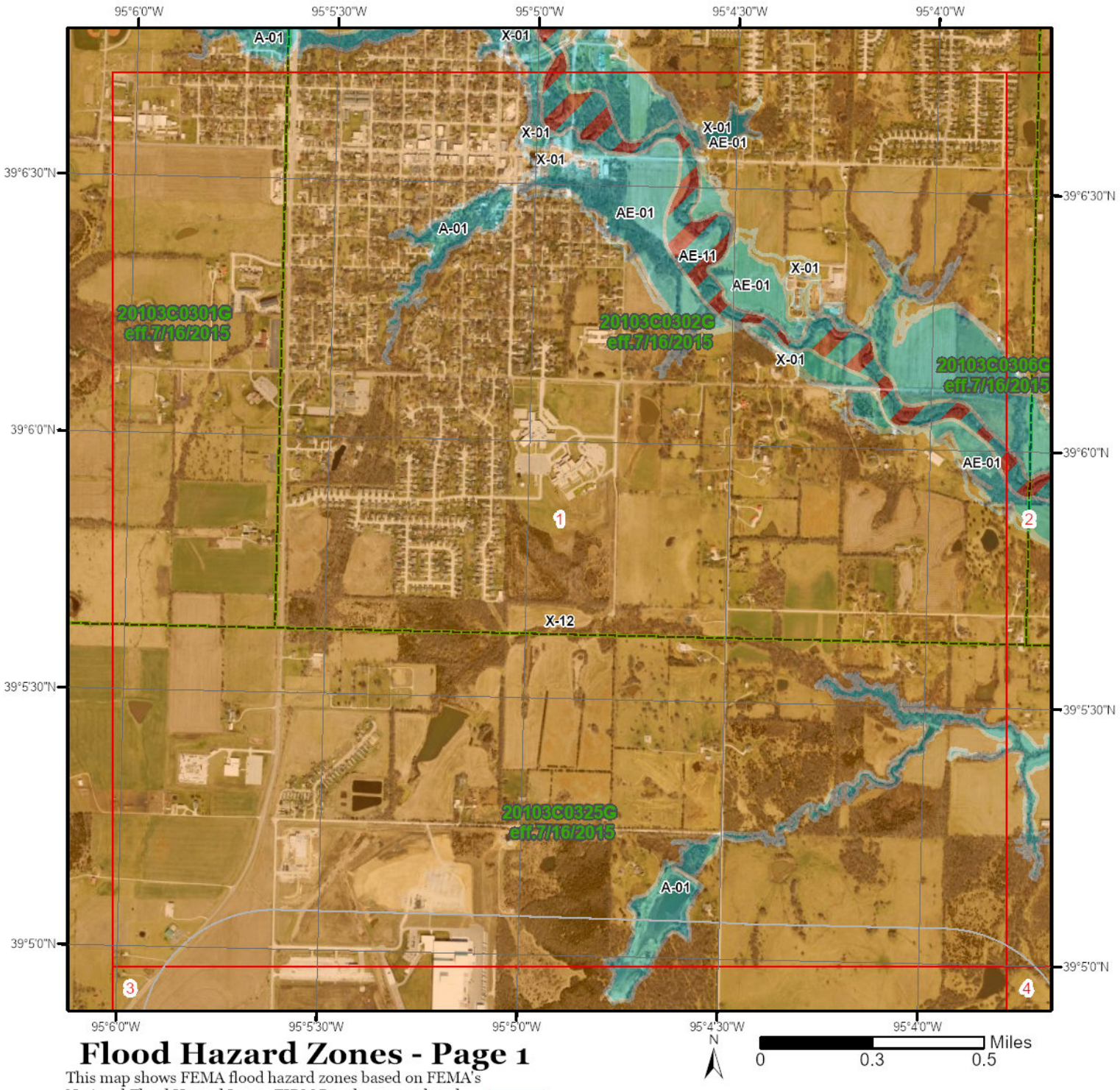
N

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Open Water

**Quadrangle(s): Tonganoxie,KS**

ERIS

## Hydrologic Information




# Flood Hazard Zones - Page 1

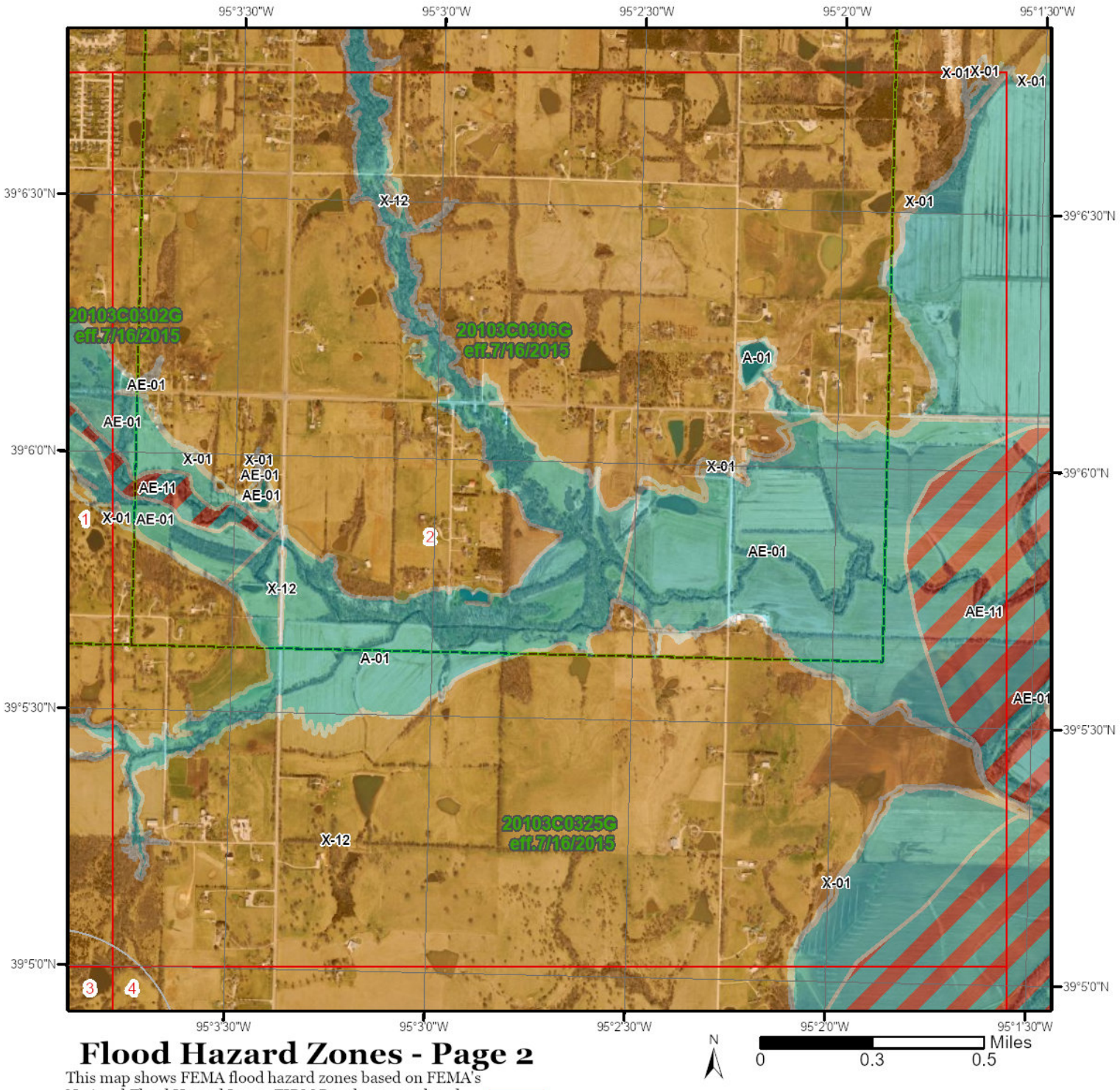
This map shows FEMA flood hazard zones based on FEMA's National Flood Hazard Layer. FIRM Panels are overlayed. An absent FIRM panel represents no data available.

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Open Water

**Quadrangle(s):**

ERIS

## Hydrologic Information



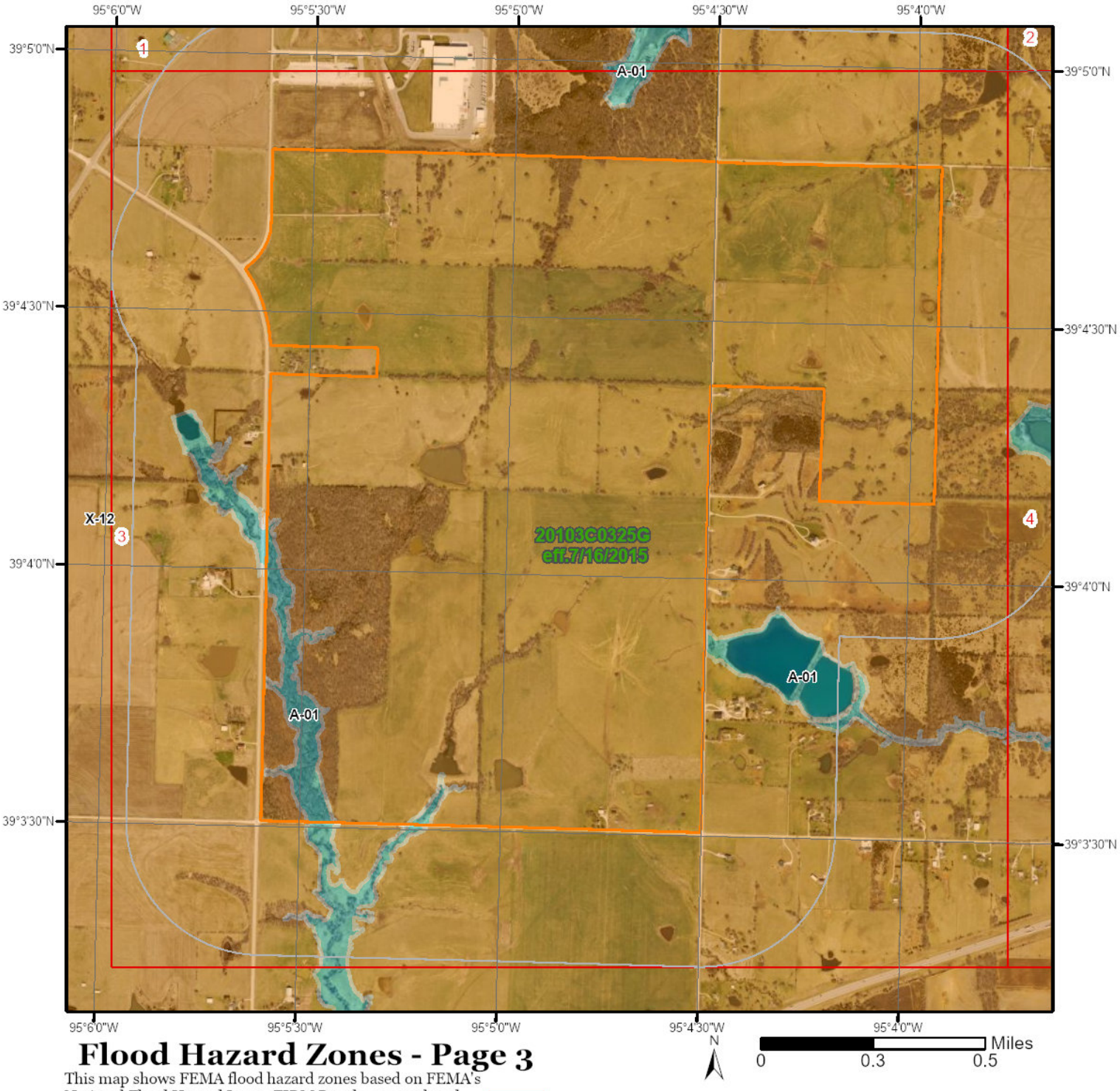

# Flood Hazard Zones - Page 2

This map shows FEMA flood hazard zones based on FEMA's National Flood Hazard Layer. FIRM Panels are overlayed. An absent FIRM panel represents no data available.

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Open Water

**Quadrangle(s):**

## Hydrologic Information




# Flood Hazard Zones - Page 3

This map shows FEMA flood hazard zones based on FEMA's National Flood Hazard Layer. FIRM Panels are overlayed. An absent FIRM panel represents no data available.

N

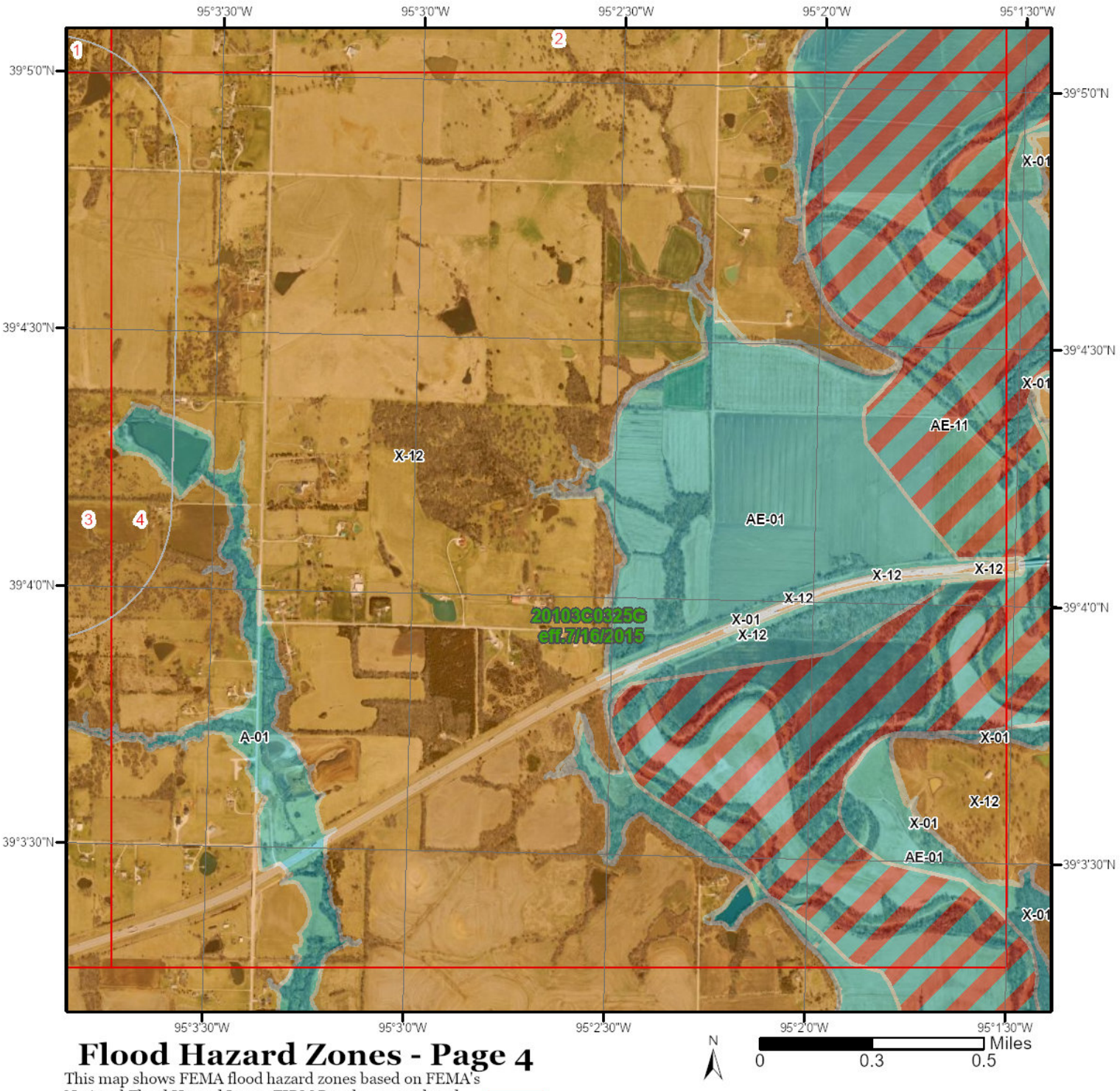
0 0.3 0.5 Miles

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Open Water

**Quadrangle(s):**

ERIS

## Hydrologic Information




# Flood Hazard Zones - Page 4

This map shows FEMA flood hazard zones based on FEMA's National Flood Hazard Layer. FIRM Panels are overlayed. An absent FIRM panel represents no data available.

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Open Water

**Quadrangle(s):**

ERIS

# Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.
For detailed Zone descriptions please click the link: https://floodadvocate.com/fema-zone-definitions

| | |
|---|---|
| Available FIRM Panels in area: | 20103C0325G(effective:2015-07-16) |

**Flood Zone A-01**

| | |
|---|---|
| Zone: | A |
| Zone subtype: | |

**Flood Zone X-12**

| | |
|---|---|
| Zone: | X |
| Zone subtype: | AREA OF MINIMAL FLOOD HAZARD |