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OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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260-982-0238

101 S. RIVER RD.
N. MANCHESTER, IN 46962

WWW.METZGERAUCTION.COM



September 12, 2025

Greetings,

Metzger Property Services has an Oil & Gas Bulk Fuel Plant that may be of interest to you and your business. This property is being sold via a Sealed Bid Auction with bids being due back by October 8, 2025. Enclosed you will find the property information, environmental reports, terms & conditions, county aerial & records as well as our purchase agreement & disclosures.

Should you choose to submit a bid, there are instructions along with the applicable purchase agreement documentation at the end of the packet.

If you have any questions or would prefer a private tour of the property, please do not hesitate to contact the office at 260.982.0238. You can also email tiff@metzgerauction.com or chad@metzgerauction.com if that is more convenient for you.

We look forward to receiving your best sealed bid packet on or before October 8, 2025, at 5 pm est.

Thanks,

Chad Metzger, CAI
Owner, Auctioneer, Real Estate Managing Broker/Realtor
Metzger Property Services, LLC

***MacDonald Oil Co., Inc – 1431 Kocher St., Huntington, Indiana 46750
Bid Packets Due back on October 8, 2025, by 5 pm est.***

Metzger Property Services, LLC 1582 W. State Road 114, North Manchester, IN 46962

SEALED BID REAL ESTATE **AUCTION**

OIL & GAS BULK PLANT

1431 Kocher Street,
Huntington, IN

**175,000
Gallon
Total Storage
Capacity**



UNIQUE INVESTMENT OPPORTUNITY!



Metzger

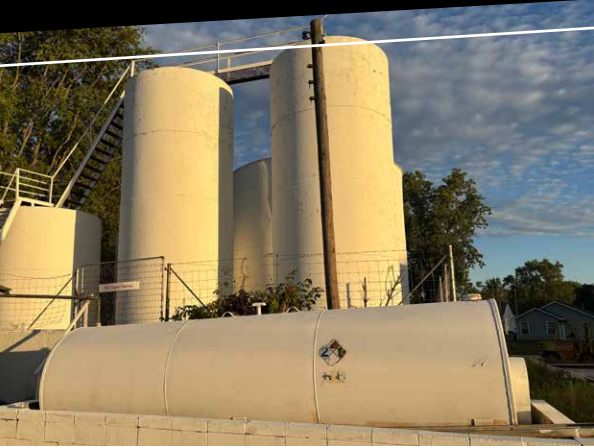
AC31300015

260.982.0238

info@metzgerauction.com

**Sealed Bids Due By:
Wed, October 8, 2025 at 5pm**

SEALED BID REAL ESTATE AUCTION OIL & GAS BULK PLANT



This fuel substation is ready to go to work and be a new business venture or a valuable accessory to your current business! This property has 7 Tanks in total, holding 175,000 Gallons, that are split as follows:

- 1 at 100,000 gallons
- 2 at 20,000 gallons
- 2 at 12,000 gallons
- 1 at 8,000 gallons
- 1 at 3,000 gallons



There is also a 16' x 64' Insta Dike Spill Containment which allows 2 Tankers to load/unload simultaneously! Check out the Packet with the instructions for submitting your bid today.

Start your next venture today with this unique opportunity!

**Send Purchase Packets to Metzger Property Services
1582 W. St. Rd. 114, North Manchester, IN 46962**



**Sealed Bids Due By:
Wed, October 8, 2025 at 5pm**

**Any Questions? Call our office at 260.982.0238
or email info@metzgerauction.com**



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Property Sale Documentation Overview

Essential Documents and Information

Real Estate Terms

Metzger Property Services' Terms & Conditions for this Sealed Bid Auction. This outlines the terms this auction will follow along with information regarding title work, clear title, earnest money, and sealed bid process.

County Records and Tax Information

The property file includes the County Aerial & Record Card, which provides a visual and descriptive overview of the parcel. Additionally, Tax Bill Information is available to detail the current tax status and assessments for the property.

Environmental Review

An Environmental Inspection Report is included, summarizing findings related to environmental conditions or concerns affecting the property.

Sealed Bid Packet

The sealed bid packet contains several critical documents required for the transaction: the Purchase Agreement, all relevant disclosures, the Environmental Restrictive Covenant, and step-by-step instructions for submission.

Completed bid packets and required documentation must be submitted on or before **October 8, 2025, no later than 5:00 PM EST.**

Submissions should be sent to the following address:

Metzger Property Services
1582 W. State Road 114
North Manchester, IN 46962

SEALED BID AUCTION TERMS

Oil & Gas Bulk Plant in Huntington, Indiana

This property will be offered via a Sealed Bid Auction with packages due back to Metzger Property Services on or before October 8, 2025, by 5 pm est. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer can settle any disputes on bidding & their decision will be final. The acreages, measurements, and square footage amounts listed in this brochure & all marketing material are estimates taken from county records, the seller, and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost will be shared 50/50 by the Sellers and the Buyer(s).

An earnest money deposit of 10% down with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. Buyers agree to properly fill out the purchase agreement and all applicable disclosures prior to submitting their sealed bid. Earnest money checks can be submitted with your purchase agreement or overnighted following notification of being a winning bidder. Wire Transfers can also be utilized and initiated 24 hours of being the accepted offer. Buyers agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

Title work costs will be split between the buyer and seller. The Sellers will provide a Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 14, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the seller in 24' due in 25' were \$1,356.00. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made post-receiving this packet or on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final.

Sealed Bid Real Estate Auction for MacDonald Oil Co., Inc.

Property Location: 1431 Kocher Street, Huntington, IN 46750

**Packets are due back on or before October 8, 2025, by 5pm est.
Metzger Property Services, LLC – 1582 W. State Road 114, North Manchester, IN 46962**

www.BidMetzger.com
260.982.0238 • tiff@metzgerauction.com

Real Estate Brokers must register clients 24 hours in advance of the auction & be present at any showings with your client. The Client Registration form is on the bidding website.

County Aerial

Record Card

&

Tax Bill Information

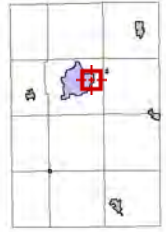


Beacon™

Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad
- Road Centerlines**
 - Private Drives
 - County Roads
 - Municipal Roads
 - State Routes
 - US Route
 - Interstate

Parcel ID	35-05-14-100-388.800-005	Alternate ID	n/a	Owner Address	MACDONALD OIL CO INC
Sec/Twp/Rng	n/a	Class	Other Industrial Structure		Po Box 386
Property Address	1431 Kocher St	Acreage	n/a		Huntington, IN 46750-0386
	Huntington				
District	HUNTINGTON CITY				
Brief Tax Description	014-03888-00 HAWLEY BROS O L PT LOT 1				
	(Note: Not to be used on legal documents)				

Date created: 8/26/2025

Last Data Uploaded: 8/25/2025 7:44:33 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

COUNTY: 35 - HUNTINGTON

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 35-05-14-100-388.800-005	COUNTY PARCEL NUMBER	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after May 12, 2025, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 11, 2025
TAXING UNIT NAME HUNTINGTON CITY	LEGAL DESCRIPTION 014-03888-00 HAWLEY BROS O L PT LOT 1		

PROPERTY ADDRESS 1431 Kocher St

SPRING AMOUNT DUE by May 12, 2025:	\$ 678.00
---------------------------------------	-----------



432025350514100388800005

10916*27**G50**0.574**1/4*****AUTO**5-DIGIT 46714
MACDONALD OIL CO INC
PO BOX 386
HUNTINGTON IN 46750-0386



Office Phone: (260) 358-4860

Pay Online at: <https://beacon.schneidercorp.com>

Pay by Phone: (877) 690-3729 Jurisdiction code: 2421

Remit Payment and Make Check Payable to:

HUNTINGTON COUNTY TREASURER

201 N JEFFERSON ST ROOM 104

HUNTINGTON IN 46750

3505141003888000052025100000067800

Please fold on perforation BEFORE tearing

3-7-25_v1

COUNTY: 35 - HUNTINGTON

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 35-05-14-100-388.800-005	COUNTY PARCEL NUMBER	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after November 10, 2025, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2025
TAXING UNIT NAME HUNTINGTON CITY	LEGAL DESCRIPTION 014-03888-00 HAWLEY BROS O L PT LOT 1		

PROPERTY ADDRESS 1431 Kocher St

FALL AMOUNT DUE by November 10, 2025:	\$ 678.00
--	-----------



532025350514100388800005

MACDONALD OIL CO INC
PO BOX 386
HUNTINGTON IN 46750-0386

Office Phone: (260) 358-4860

Pay Online at: <https://beacon.schneidercorp.com>

Pay by Phone: (877) 690-3729 Jurisdiction code: 2421

Remit Payment and Make Check Payable to:

HUNTINGTON COUNTY TREASURER

201 N JEFFERSON ST ROOM 104

HUNTINGTON IN 46750

3505141003888000052025200000067800

Please fold on perforation BEFORE tearing

COUNTY: 35 - HUNTINGTON

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 35-05-14-100-388.800-005	COUNTY PARCEL NUMBER	TAX YEAR 2024 Payable 2025	DUE DATES
TAXING UNIT NAME HUNTINGTON CITY	LEGAL DESCRIPTION 014-03888-00 HAWLEY BROS O L PT LOT 1		SPRING - May 12, 2025 FALL - November 10, 2025

DATE OF STATEMENT: 04/15/2025

TOTAL DUE FOR 2024 PAY 2025: \$1,356.00

PROPERTY ADDRESS 1431 Kocher St			
PROPERTY TYPE Real		TOWNSHIP HUNTINGTON TOWNSHIP	
ACRES 0.0000	COUNTY SPECIFIC RATE 0	BILL CODE	

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$678.00	\$678.00
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment(OA)	\$0.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Amount Due	\$678.00	\$678.00
Payment Received	\$0.00	\$0.00
Balance Due	\$678.00	\$678.00

MACDONALD OIL CO INC
PO BOX 386
HUNTINGTON IN 46750-0386



SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. Beginning with 2023 Pay 2024, the Mortgage Deduction is no longer available. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name</u>	<u>Address</u>	<u>Date of Notice</u>	<u>Parcel Number</u>	<u>Taxing District</u>
Macdonald Oil Co Inc	1431 Kocher St Huntington IN 46750-2566	04/15/2025	35-05-14-100-388.800-005	HUNTINGTON CITY
<u>Legal Description</u>				<u>Property Type</u>
014-03888-00 HAWLEY BROS O L PT LOT 1				Real

Spring installment due on or before May 12, 2025, and Fall installment due on or before November 10, 2025.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2023 Pay 2024	2024 Pay 2025
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and agricultural land	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$45,200	\$45,200
2. Equals total gross assessed value of property	\$45,200	\$45,200
2a. Minus deductions (see Table 5 below)	\$0	\$0
3. Equals subtotal of net assessed value of property	\$45,200	\$45,200
3a. Multiplied by your local tax rate	4.1363	4.0756
4. Equals gross tax liability (see Table 3 below)	\$1,869.61	\$1,842.17
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$(513.61)	\$(486.17)
4c. Minus savings due to Over 65 Circuit Breaker Credit ¹	\$0.00	\$0.00
4d. Minus savings due to County Option Circuit Breaker Credit	\$0.00	\$0.00
5. Total property tax liability (see remittance coupon for total amount due)	\$1,356.00	\$1,356.00

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) ²	\$1,356.00	\$1,356.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$1,356.00	\$1,356.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2024	TAX RATE 2025	TAX AMOUNT 2024	TAX AMOUNT 2025	TAX DIFFERENCE 2024 - 2025	PERCENT DIFFERENCE
LIBRARY	0.2163	0.2035	\$97.77	\$91.98	\$(5.79)	(5.92)%
COUNTY	0.4944	0.4565	\$223.47	\$206.34	\$(17.13)	(7.67)%
SCHOOL	0.9370	0.8985	\$423.52	\$406.12	\$(17.40)	(4.11)%
CITY/TOWN	2.4400	2.4734	\$1,102.88	\$1,117.98	\$15.10	1.37%
TOWNSHIP	0.0348	0.0310	\$15.73	\$14.01	\$(1.72)	(10.93)%
SPECIAL UNIT	0.0138	0.0127	\$6.24	\$5.74	\$(0.50)	(8.01)%
Total	4.1363	4.0756	\$1,356.00	\$1,356.00	\$0.00	0.00%

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2024	2025	% Change
TOTAL ADJUSTMENTS	\$0.00	\$0.00	0.00%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY⁴

TYPE OF DEDUCTION	2024	2025
TOTAL DEDUCTIONS	\$0	\$0

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.

2. The property tax cap is calculated separately for each class of property owned by the taxpayer.

3. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.

4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.



35-05-14-100-388.800-005

General Information

Parcel Number
35-05-14-100-388.800-005

Local Parcel Number

Tax ID:

Routing Number
237-14

Property Class 399
Other Industrial Structure

Year: 2025

Location Information

County
Huntington

Township
HUNTINGTON TOWNSHIP

District 005 (Local 003)
HUNTINGTON CITY

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3553442-005
HTGN CITY A3 LT UTIL STORAGE

Section/Plat

Location Address (1)
1431 KOCHER ST
HUNTINGTON, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 14, 2025

Review Group 2024

MacDonald Oil Co Inc

Ownership

MacDonald Oil Co Inc
PO Box 386
Huntington, IN 46750

Legal

014-03888-00 HAWLEY BROS O L PT LOT 1



Valuation Records (Work In Progress values are not certified values and are subject to change)

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	GenReval	GenReval	GenReval	GenReval
04/10/2025	As Of Date	01/01/2025	01/02/2024	01/01/2023	01/01/2022	01/01/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$25,500	Land	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$25,500	Land Non Res (3)	\$25,500	\$25,500	\$25,500	\$25,500	\$25,500
\$19,900	Improvement	\$19,900	\$19,700	\$19,700	\$23,600	\$22,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$19,900	Imp Non Res (3)	\$19,900	\$19,700	\$19,700	\$23,600	\$22,100
\$45,400	Total	\$45,400	\$45,200	\$45,200	\$49,100	\$47,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$45,400	Total Non Res (3)	\$45,400	\$45,200	\$45,200	\$49,100	\$47,600

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
Fci	F		232	228x181	1.12	\$100	\$112	\$25,536	0%	1.0000	0.00	0.00	100.00	\$25,540

1431 KOCHER ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	MacDonald Oil Co Inc		WD	/			I

Industrial

399, Other Industrial Structure

HTGN CITY A3 LT UTIL ST 1/2

Notes

8/3/2018 DEMO: DEMOLITION PERMIT 2019
4-16-18 utility / storage bldg 3216 demo date : 6-4-18

1/1/1900 CY16: CYCLICAL REASSESSMENT 2016
REMOVED UTLSTG BLDG OF 3839SF AND
REDUCED COND OF CARD 2

1/1/1900 CY20: CYCLICAL REASSESSMENT 2020

1/1/1900 CY24: CYCLICAL REASSESSMENT 2024

Land Computations

Calculated Acreage	0.95
Actual Frontage	232
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$25,500
Total Value	\$25,500

General Information

OccupancyEarth Dike
DescriptionEarth Dike C 01
Story Height0
StyleN/A
Finished Area
Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder									
Floor	Constr	Base	Finish	Value	Totals				
1									
2									
3									
4									
1/4									
1/2									
3/4									
Attic									
Bsmt									
Crawl									
Slab									
					Total Base				
Adjustments					Row Type Adj.				
Unfin Int (-)									
Ex Liv Units (+)									
Rec Room (+)									
Loft (+)									
Fireplace (+)									
No Heating (-)									
A/C (+)									
No Elec (-)									
Plumbing (+ / -)									
Spec Plumb (+)									
Elevator (+)									
					Sub-Total, One Unit				\$0
					Sub-Total, 1 Units				
Exterior Features (+)									\$0
Garages (+) 0 sqft									\$0
Quality and Design Factor (Grade)									0.80
					Location Multiplier				0.96
					Replacement Cost				\$7,176

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Earth Dike C 01	1	SV	D	1936	1936	89	P	\$3.20	0.96	\$2.46	2920 CF	\$7,176	80%	\$1,440	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,400
2: Tank, Bulk Storage C 01	1		D	1936	1936	89	F	\$17,20	0.96	\$13,20	15000 Gallons	\$13,210	80%	\$2,640	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,600
3: Tank, Bulk Storage C 01	1		D	1936	1936	89	F	\$17,20	0.96	\$13,20	15000 Gallons	\$13,210	80%	\$2,640	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,600
4: Tank, Bulk Storage C 01	1		D	1936	1936	89	F	\$56,80	0.96	\$43,62	60000 Gallons	\$43,622	80%	\$8,720	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,700
5: Tank, Bulk Storage C 01	1		D	1936	1936	89	F	\$13,80	0.96	\$10,59	15000 Gallons	\$10,598	80%	\$2,120	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,100
6: Tank, Bulk Storage C 01	1		D	1936	1936	89	F	\$13,80	0.96	\$10,59	15000 Gallons	\$10,598	80%	\$2,120	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,100
7: Utility Shed C 01	1		D	1950	1950	75	P	\$21.97	0.96	\$16.87	10'x12'	\$2,025	80%	\$400	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400

Environmental Inspection Report



ABOVEGROUND STORAGE TANK
Steel Tank Institute (STI) SP001 External Tank Inspections
MacDonald Oil
Huntington, IN.

Service Provided By:
GENESIS ENVIRONMENTAL SOLUTIONS, INC.
8422 SOUTH 7 HIGHWAY
BLUE SPRINGS, MISSOURI 64014
OFFICE 816-229-5900 / FAX 816-229-4495



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Appendix A

STI SP001 – AST Record
STI SP001 – Monthly Inspection Checklist
STI SP001 – Annual Inspection Checklist



ABOVE GROUND STORAGE TANK (AST) INSPECTION

Inspection Guidelines:

Steel Tank Institutes, SP001 - "Standard for the Inspection of Above ground Storage Tanks".

Inspection Date:

7/7/2020

Inspector:

Shaun Rigsby – API inspector No. 87579, STI inspector No. AC44386

Tank Inspection Category:

The tanks being inspected were (5) Single Wall, Vertical Storage Tanks. All the tanks being inspected were situated inside concrete dike containment with earth foundation. These tanks were Category 2 under Steel Tank Institute (STI) SP001 Requirements. These tanks were being inspected as a Formal External Inspection. Next External Inspection required in 10 years.

Inspection of the following tanks: (Refer to Exhibits for tank number identification)

Tank Identification	Volume
TK – 001	12,000 Gallons
TK – 002	20,000 Gallons
TK – 003	20,000 Gallons
TK – 004	12,000 Gallons
TK – 005	100,000 Gallons

Facility Tank Data Collection:

There was no previous data.

FUTURE RECORD KEEPING

Included in this report package are **AST Records** (Appendix A), **Monthly Inspection Checklists** (Appendix B) and **Annual Inspection Checklists** (Appendix C). These forms and checklist should be accomplished as scheduled and kept on file.

On-Site Worker: Safety Qualifications:

All Genesis Environmental Solutions, Inc. employees have received training as mandated by Federal Labor (Occupational Safety and Health Administration – (OSHA)) requirements. All employees on-site at a minimum have been trained in 29 CFR 1910.120 – Hazardous Waste Operations and Emergency Response, 29 CFR 1910.146 – Permit Required Confined Spaces, 29 CFR 1910.134 Respiratory Protection Employees and General Site Safety Accident Awareness.



ABOVE GROUND STORAGE TANK (AST) INSPECTION MacDonald Oil



External Tank System Inspection Scope:

A visual external inspection of site tank system was conducted. This inspection included piping, venting, tank accessories, containment, and external tank shell conditions. The labels on these tanks indicated that they were built to UL (Underwriters Laboratories) manufacturing standards

Tank Farm System External Inspection:

Fire Valves: PEI/RP 200-19 Section 7.3

There were nozzles observed without fire valves. Tanks containing a class I or class II flammable liquid should have fire valves installed on all nozzles below liquid level.



Fire Valve



No Fire Valve

Piping and Fittings: PEI/RP 200-19 Section 9

The piping of this system is above ground. There were areas of piping with coating failure, resulting in corrosion where the coating had failed down to bare metal. Clean and recoat to restore full function of coatings and prevent further corrosion to piping. All the piping lacked proper support. Tank system piping should be supported every 13 feet and at change of direction using sound engineering practices. There was piping noted penetrating through the dike wall. The piping penetrating through the dike wall did not appear to be liquid tight. Piping and conduit should pass over the top of the dike. Where passing over the dike is unavoidable, the penetration should be sleeved and sealed so that it is liquid tight.



Tank System Piping General Condition

Tank Spacing: PEI/RP 200-19 2.4 – NFPA 30 (22.4.1.1)

Tanks met PEI and NFPA requirements for spacing. Tanks should meet a minimum of 3 feet between other tanks and structures.

Emergency Shut Off: PEI/RP 200-19 13.4

N/A; there were no dispensing devices associated with these tanks.

Overfill Protection: PEI/RP 200-19 8.2.3

There were tank gauges observed for these tank systems. The glass on some of these gauges was noted being foggy and difficult to read. Tanks should not be filled over 90% of its nominal capacity to prevent damage to the tank.



Foggy Tank Level Gauge

Spill Prevention: PEI/RP 200-19 8.2.2

These tanks all had gauges to prevent over filling and they sat inside a concrete dike with earth floor to prevent the release of liquid into navigable waters.

Tank Signage: NFPA 704

Emergency Response: NFPA 704:

29 CFR 1910.146 Confined Space:

There were no NFPA 704 Placards observed for these tank systems. NFPA 704 Placards should be placed on the side of the tank or building/containment leading to the tanks, visible to emergency response personnel. There were no confined space labels observed for these tank systems. Confined Space Labels should be placed on or near each tank entry.

Anchoring: PEI RP-200-19 3.9 – NFPA 30 (4.3.1.4)

The tanks were not anchored. Tanks should be anchored using sound engineering practices to help keep tanks in place in the event of flooding or high winds.

Tank Roof: 40 CFR 63.902

These tank roofs appeared to be in satisfactory condition, being free of dents or other deformations that would hold water.

External Tank Coating Inspection: STI – SP001 (PEI/RP-200 11.3)

The external coating of the tanks was inspected. The coatings were observed having chips and scrapes. In the areas that the coatings had failed down to bare metal there was corrosion present. Clean and coat to restore full function of coatings and prevent further corrosion to the tanks.



General Coating Condition

Primary Venting and Fire Venting: STI – SP001 (PEI/RP 200-19 8.5.1, 8.5.2)

These tanks were properly vented with natural and emergency vents on top of the tanks. The primary vent on TK-004 was observed having an insect nest covering the vent. Vents should be kept clean and clear of blockages to ensure proper function. All other vents appeared to be in satisfactory condition.



Natural and Emergency Vents

Ladders: 29 CFR 1910.27

The ladders, platforms, and catwalks associated with these tanks was observed having coating failure. The ladders, catwalks, and platforms otherwise appeared to be in working condition.



Grounding and Bonding:

There was grounding observed on these tank systems. There was no bonding observed at the fill site for these tank systems. Grounding and bonding tanks reduce the chances of an unwanted static discharge.

Containment and Foundation: STI – SP001 (PEI/RP 200-19 3, 4)

The tanks were situated inside concrete dike containment with an earth floor. There was some minor cracking observed on the containment walls. Cracks found $>1/16''$ should be sealed using sound engineering practices. The tanks were observed being supported on railroad timbers. Foundations for aboveground storage tanks should evenly support the tank to prevent movement or uneven settling that could impose unacceptable stress on the tank. Organic materials can decompose unevenly and would only add fuel in the event of a fire. The containment area had a lot of vegetation growing. Vegetation holds moisture and can decrease the life expectancy of the tanks and their piping system.



General Containment Condition



EXTERNAL TANK INSPECTIONS

TANK INSPECTION ULTRASONIC THICKNESS TESTING – TK – 001

The inspector conducted an initial visual inspection of the tank and tank system. The entire circumference of the tank was examined closely. The tank shell courses had no visual signs of any major corrosion or pitting and was sound. Once the visual was conducted, the inspector conducted baseline Ultrasonic Thickness Testing (UTT) on the tank shell and roof metal to determine the original metal thicknesses.

Readings collected from the tank shell courses and roof indicated a manufacture thickness of approximately 0.250" on the first and second shell courses, and approximately 0.1875" on the roof. The inspector then conducted UTT randomly on the tank shell courses and roof looking for any deviation in thickness from the baseline readings collected. Readings collected on the shell courses ranged from 0.238" – 0.252" on the first course, and from 0.246" – 0.254" on the second course. Readings collected on the roof ranged from 0.176" – 0.189".

Upon taking metal thickness readings on the tank, it was determined that the tank had no indications of any significant metal thickness loss and is suitable for continued use.



EXTERNAL TANK INSPECTIONS

TANK INSPECTION ULTRASONIC THICKNESS TESTING – TK – 002

The inspector conducted an initial visual inspection of the tank and tank system. The entire circumference of the tank was examined closely. The tank shell courses had no visual signs of any major corrosion or pitting and was sound. Once the visual was conducted, the inspector conducted baseline Ultrasonic Thickness Testing (UTT) on the tank shell and roof metal to determine the original metal thicknesses.

Readings collected from the tank shell courses and roof indicated a manufacture thickness of approximately 0.250" on the first and second shell courses, and approximately 0.250" on the roof. The inspector then conducted UTT randomly on the tank shell courses and roof looking for any deviation in thickness from the baseline readings collected. Readings collected on the shell courses ranged from 0.244" – 0.266" on the first course, and from 0.244" – 0.252" on the second course. Readings collected on the roof ranged from 0.199" – 0.210".

Upon taking metal thickness readings on the tank, it was determined that the tank had no indications of any significant metal thickness loss and is suitable for continued use.



EXTERNAL TANK INSPECTIONS

TANK INSPECTION ULTRASONIC THICKNESS TESTING – TK – 003

The inspector conducted an initial visual inspection of the tank and tank system. The entire circumference of the tank was examined closely. The tank shell courses had no visual signs of any major corrosion or pitting and was sound. Once the visual was conducted, the inspector conducted baseline Ultrasonic Thickness Testing (UTT) on the tank shell and roof metal to determine the original metal thicknesses.

Readings collected from the tank shell courses and roof indicated a manufacture thickness of approximately 0.3125" on the first shell course, approximately 0.250" on the second shell course, and approximately 0.250" on the roof. The inspector then conducted UTT randomly on the tank shell courses and roof looking for any deviation in thickness from the baseline readings collected. Readings collected on the shell courses ranged from 0.260" – 0.289" on the first course, and from 0.258" – 0.264" on the second course. Readings collected on the roof ranged from 0.206" – 0.214".

Upon taking metal thickness readings on the tank, it was determined that the tank had no indications of any significant metal thickness loss and is suitable for continued use.



EXTERNAL TANK INSPECTIONS

TANK INSPECTION ULTRASONIC THICKNESS TESTING – TK – 004

The inspector conducted an initial visual inspection of the tank and tank system. The entire circumference of the tank was examined closely. The tank shell courses had no visual signs of any major corrosion or pitting and was sound. Once the visual was conducted, the inspector conducted baseline Ultrasonic Thickness Testing (UTT) on the tank shell metal to determine the original metal thickness.

Readings collected from the tank shell metal indicated a manufacture thickness of approximately 0.1875". The inspector then conducted UTT randomly on the tank shell metal looking for any deviation in thickness from the baseline readings collected. Readings collected on the shell ranged from 0.160" – 0.170".

Upon taking metal thickness readings on the tank, it was determined that the tank had no indications of any significant metal thickness loss and is suitable for continued use.



EXTERNAL TANK INSPECTIONS

TANK INSPECTION ULTRASONIC THICKNESS TESTING – TK – 005

The inspector conducted an initial visual inspection of the tank and tank system. The entire circumference of the tank was examined closely. The tank shell courses had no visual signs of any major corrosion or pitting and was sound. Once the visual was conducted, the inspector conducted baseline Ultrasonic Thickness Testing (UTT) on the tank shell and roof metal to determine the original metal thicknesses.

Readings collected from the tank shell and roof metal indicated a manufacture thickness of approximately 0.1875". The inspector then conducted UTT randomly on the tank shell and roof metal looking for any deviation in thickness from the baseline readings collected. Readings collected on the tank shell metal ranged from 0.166" – 0.182". Readings collected on the roof ranged from 0.168" – 0.179".

Upon taking metal thickness readings on the tank, it was determined that the tank had no indications of any significant metal thickness loss and is suitable for continued use.



Genesis Environmental Solutions, Inc. has evaluated the condition of these tanks based on observations and measurements made by the inspector. While our evaluation accurately describes the condition of the tank at the time of inspection, the tank owner/operator must independently assess the inspection information provided by Genesis and any conclusions reached by the tank owner/operator and any action taken or omitted to be taken are the sole responsibility of the owner/operator. With respect to inspection and testing, Genesis warrants only that the services have been performed in accordance with accepted industry practice.



Appendix A

STI SP001 – AST Record

STI SP001 – Monthly Inspection Checklist

STI SP001 – Annual Inspection Checklist

STI SP001 AST Record

Form completed by (Name) _____

Date _____

(Title) _____

OWNER INFORMATION	FACILITY INFORMATION	INSTALLER INFORMATION
Name	Name	Name
Number and Street	Number and Street	Number and Street
City, State, Zip Code	City, State, Zip Code	City, State, Zip Code
	Regulatory facility ID number (if applicable)	

OWNER'S TANK ID	OTHER ID	INITIAL SERVICE DATE
Manufacturer:	Contents:	Construction Date:
Dimensions:	Capacity:	Last Repair/Reconstruction Date:
Design: <input type="checkbox"/> UL _____	<input type="checkbox"/> SwRI _____	<input type="checkbox"/> API _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Unknown
Horizontal <input type="checkbox"/>	<input type="checkbox"/> Vertical	<input type="checkbox"/> Rectangular
Construction: <input type="checkbox"/> Bare Steel	<input type="checkbox"/> Cathodically Protected (Check one: A. <input type="checkbox"/> Galvanic or B. <input type="checkbox"/> Impressed Current)	Date Installed: _____
Coated Steel <input type="checkbox"/> Concrete encased steel	Stainless steel <input type="checkbox"/> Other _____	
Double-Bottom <input type="checkbox"/>	Double-Wall <input type="checkbox"/> Lined inside; Date lining installed: _____	
Spill control: <input type="checkbox"/> Earthen Dike <input type="checkbox"/> Steel Dike <input type="checkbox"/> Concrete	CRDM: <input type="checkbox"/> yes <input type="checkbox"/> no	
None <input type="checkbox"/> Other _____	If yes, type: <input type="checkbox"/> Release Prevention Barrier <input type="checkbox"/> Elevated tank <input type="checkbox"/> Double bottom tank	
Tank elevated on supports <input type="checkbox"/> yes <input type="checkbox"/> no	Double wall tank <input type="checkbox"/> CE-AST <input type="checkbox"/> other _____	
Support material: <input type="checkbox"/> steel <input type="checkbox"/> concrete <input type="checkbox"/> other _____		
Release Prevention Barrier: <input type="checkbox"/> yes <input type="checkbox"/> no If yes, Date Installed: _____	AST Category: <input type="checkbox"/> Category 1 <input type="checkbox"/> Category 2 <input type="checkbox"/> Category 3	
If yes, Type: <input type="checkbox"/> concrete <input type="checkbox"/> synthetic liner <input type="checkbox"/> clay liner <input type="checkbox"/> steel <input type="checkbox"/> other _____		

OWNER'S TANK ID		OTHER ID		INITIAL SERVICE DATE	
Manufacturer:		Contents:		Construction Date:	
Dimensions:		Capacity:		Last Repair/Reconstruction Date:	
Design: <input type="checkbox"/> UL _____		<input type="checkbox"/> SwRI _____		<input type="checkbox"/> API _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Unknown	
Horizontal <input type="checkbox"/>		Vertical <input type="checkbox"/>		<input type="checkbox"/> Rectangular	
Construction: <input type="checkbox"/> Bare Steel		<input type="checkbox"/> Cathodically Protected (Check one: A. <input type="checkbox"/> Galvanic or B. <input type="checkbox"/> Impressed Current)		Date Installed: _____	
Coated Steel <input type="checkbox"/> Concrete encased steel		<input type="checkbox"/> Stainless steel		<input type="checkbox"/> Other _____ <input type="checkbox"/>	
Double-Bottom <input type="checkbox"/>		<input type="checkbox"/> Double-Wall		<input type="checkbox"/> Lined inside; Date lining installed: _____	
Spill control: <input type="checkbox"/> Earthen Dike <input type="checkbox"/> Steel Dike <input type="checkbox"/> Concrete		CRDM: <input type="checkbox"/> yes <input type="checkbox"/> no			
None <input type="checkbox"/> <input type="checkbox"/> Other _____		If yes, type: <input type="checkbox"/> Release Prevention Barrier <input type="checkbox"/> Elevated tank <input type="checkbox"/> Double bottom tank			
Tank elevated on supports <input type="checkbox"/> yes <input type="checkbox"/> no		Double wall tank <input type="checkbox"/>		<input type="checkbox"/> CE-AST <input type="checkbox"/> other _____	
Support material: <input type="checkbox"/> steel <input type="checkbox"/> concrete <input type="checkbox"/> other _____					
Release Prevention Barrier: <input type="checkbox"/> yes <input type="checkbox"/> no If yes, Date Installed: _____		AST Category: <input type="checkbox"/> Category 1 <input type="checkbox"/> Category 2 <input type="checkbox"/> Category 3			
If yes, Type: <input type="checkbox"/> concrete <input type="checkbox"/> synthetic liner <input type="checkbox"/> clay liner <input type="checkbox"/> steel <input type="checkbox"/> other _____					

OWNER'S TANK ID		OTHER ID		INITIAL SERVICE DATE	
Manufacturer:		Contents:		Construction Date:	
Dimensions:		Capacity:		Last Repair/Reconstruction Date:	
Design: <input type="checkbox"/> UL _____		<input type="checkbox"/> SwRI _____		<input type="checkbox"/> API _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Unknown	
Horizontal <input type="checkbox"/>		Vertical <input type="checkbox"/>		<input type="checkbox"/> Rectangular	
Construction: <input type="checkbox"/> Bare Steel		<input type="checkbox"/> Cathodically Protected (Check one: A. <input type="checkbox"/> Galvanic or B. <input type="checkbox"/> Impressed Current)		Date Installed: _____	
Coated Steel <input type="checkbox"/> Concrete encased steel		<input type="checkbox"/> Stainless steel		<input type="checkbox"/> Other _____ <input type="checkbox"/>	
Double-Bottom <input type="checkbox"/>		<input type="checkbox"/> Double-Wall		<input type="checkbox"/> Lined inside; Date lining installed: _____	
Spill control: <input type="checkbox"/> Earthen Dike <input type="checkbox"/> Steel Dike <input type="checkbox"/> Concrete		CRDM: <input type="checkbox"/> yes <input type="checkbox"/> no			
None <input type="checkbox"/> <input type="checkbox"/> Other _____		If yes, type: <input type="checkbox"/> Release Prevention Barrier <input type="checkbox"/> Elevated tank <input type="checkbox"/> Double bottom tank			
Tank elevated on supports <input type="checkbox"/> yes <input type="checkbox"/> no		Double wall tank <input type="checkbox"/>		<input type="checkbox"/> CE-AST <input type="checkbox"/> other _____	
Support material: <input type="checkbox"/> steel <input type="checkbox"/> concrete <input type="checkbox"/> other _____					
Release Prevention Barrier: <input type="checkbox"/> yes <input type="checkbox"/> no If yes, Date Installed: _____		AST Category: <input type="checkbox"/> Category 1 <input type="checkbox"/> Category 2 <input type="checkbox"/> Category 3			
If yes, Type: <input type="checkbox"/> concrete <input type="checkbox"/> synthetic liner <input type="checkbox"/> clay liner <input type="checkbox"/> steel <input type="checkbox"/> other _____					

STI SP001 Monthly Inspection Checklist

General Inspection Information:

Inspection Date: _____ Prior Inspection Date: _____ Retain until date: _____

Inspector Name (print): _____ Title: _____

Inspector's Signature _____

Tank(s) inspected ID _____

Regulatory facility name and ID number (if applicable) _____

Inspection Guidance:

- ↗ This checklist is intended as a model. Locally developed checklists are acceptable as long as they are substantially equivalent (as applicable). Inspections of multiple tanks may be captured on one form as long as the tanks are substantially the same.
- ↗ For equipment not included in this Standard, follow the manufacturer recommended inspection/testing schedules and procedures.
- ↗ The periodic AST Inspection is intended for monitoring the external AST condition and its containment structure. This visual inspection does not require a Certified Inspector. It shall be performed by an owner's inspector per paragraph 4.1.2 of the standard.
- ↗ Upon discovery of water in the primary tank, secondary containment area, interstice, or spill container, remove promptly or take other corrective action. Inspect the liquid for regulated products or other contaminants and dispose of properly.
- ↗ Non-conforming items important to tank or containment integrity require evaluation by an engineer experienced in AST design, a Certified Inspector, or a tank manufacturer who will determine the corrective action. Note the non-conformance and corresponding corrective action in the comment section.
- ↗ Retain the completed checklists for at least 36 months.
- ↗ **After severe weather (snow, ice, wind storms) or maintenance (such as coating) that could affect the operation of critical components (normal and emergency vents, valves), an inspection of these components is required as soon as the equipment is safely accessible after the event.**

ITEM		STATUS	COMMENTS / DATE CORRECTED
Tank and Piping			
1	Is tank exterior (roof, shell, heads, bottom, connections, fittings, valves, etc.) free of visible leaks? Note: If "No", identify tank and describe leak and actions taken.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2	Is the tank liquid level gauge legible and in good working condition?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
3	Is the area around the tank (concrete surfaces, ground, containment, etc.) free of visible signs of leakage?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

4	Is the primary tank free of water or has another preventative measure been taken? NOTE: Refer to paragraphs 6.10 and 6.11 of the standards for alternatives for Category 1 tanks. N/A is only appropriate for these alternatives.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
5	For double-wall or double bottom tanks or CE-ASTs, is interstitial monitoring equipment (where applicable) in good working condition?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
6	For double-wall tanks or double bottom tanks or CE-ASTs, is interstice free of liquid? Remove the liquid if it is found. If tank product is found, investigate possible leak.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Equipment on tank			
7	If overfill equipment has a "test" button, does it activate the audible horn or light to confirm operation? If battery operated, replace battery if needed.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
8	Is overfill prevention equipment in good working condition? If it is equipped with a mechanical test mechanism, actuate the mechanism to confirm operation.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
9	Is the spill container (spill bucket) empty, free of visible leaks and in good working condition?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
10	Are piping connections to the tank (valves, fittings, pumps, etc.) free of visible leaks? Note: If "No", identify location and describe leak.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
11	Do the ladders/platforms/walkways appear to be secure with no sign of severe corrosion or damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Containment (Diking/Impounding)			
12	Is the containment free of excess liquid, debris, cracks, corrosion, erosion, fire hazards and other integrity issues?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
13	Are dike drain valves closed and in good working condition?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
14	Are containment egress pathways clear and any gates/doors operable?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Concrete Exterior AST (CE-AST)			
15	Inspect all sides for cracks in concrete. Are there any cracks in the concrete exterior larger than 1/16"?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
16	Inspect concrete exterior body of the tank for cleanliness, need of coating, or rusting where applicable. Tank exterior in acceptable condition?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
17	Visual inspect all tank top openings including nipples, manways, tank top overfill containers, and leak detection tubes. Is the sealant between all tank top openings and concrete intact and in good condition?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Other Conditions			
18	Is the system free of any other conditions that need to be addressed for continued safe operation?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

STI SP001 Annual Inspection Checklist

General Inspection Information:

Inspection Date: _____ Prior Inspection Date: _____ Retain until date: _____

Inspector Name (print): _____ Title: _____

Inspector's Signature: _____

Tank(s) inspected ID _____

Regulatory facility name and ID number (if applicable) _____

Inspection Guidance:

- ↗ This checklist is intended as a model. Locally developed checklists are acceptable as long as they are substantially equivalent (as applicable).
- ↗ For equipment not included in this Standard, follow the manufacturer recommended inspection/testing schedules and procedures.
- ↗ The periodic AST Inspection is intended for monitoring the external AST condition and its containment structure. This visual inspection does not require a Certified Inspector. It shall be performed by an owner's inspector per paragraph 4.1.2 of the standard.
- ↗ Remove promptly standing water or liquid discovered in the primary tank, secondary containment area, interstice, or spill container. Before discharge to the environment, inspect the liquid for regulated products or other contaminants and disposed of it properly.
- ↗ In order to comply with EPA SPCC (Spill Prevention, Control and Countermeasure) rules, a facility should regularly test liquid level sensing devices to ensure proper operation (40 CFR 112.8(c)(8)(v)).
- ↗ Non-conforming items important to tank or containment integrity require evaluation by an engineer experienced in AST design, a Certified Inspector, or a tank manufacturer who will determine the corrective action. Note the non-conformance and corresponding corrective action in the comment section.
- ↗ Retain the completed checklists for at least 36 months.
- ↗ Complete this checklist on an annual basis, supplemental to the owner monthly-performed inspection checklists.
- ↗ **Note: If a change has occurred to the tank system or containment that may affect the SPCC plan, the condition should be evaluated against the current plan requirement by a Professional Engineer knowledgeable in SPCC development and implementation.**

ITEM		STATUS	COMMENTS / DATE CORRECTED
Tank Foundation/Supports			
1	Free of tank settlement or foundation washout?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2	Concrete pad or ring wall free of cracking and spalling?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

3	Tank supports in satisfactory condition?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
4	Is water able to drain away from tank if tank is resting on a foundation or on the ground?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
5	Is the grounding strap between the tank and foundation/supports in good condition?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Tank Shell, Heads and Roof			
6	Free of visible signs of coating failure?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7	Free of noticeable distortions, buckling, denting, or bulging?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
8	Free of standing water on roof?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
9	Are all labels and tags intact and legible?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Tank Manways, Piping, and Equipment			
10	Flanged connection bolts tight and fully engaged with no sign of wear or corrosion?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Tank Equipment			
11	Normal and emergency vents free of obstructions?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
12	Normal vent on tanks storing gasoline equipped with pressure/vacuum vent?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
13	Are flame arrestors free of corrosion and are air passages free of blockage?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
14	Is the emergency vent in good working condition and functional, as required by manufacturer? Consult manufacturer's requirements. Verify that components are moving freely (including long-bolt manways).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
15	Is interstitial leak detection equipment in good condition? Are windows on sight gauges clear? Are wire connections intact? If equipment has a test function, does it activate to confirm operation?"	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

16	<p>Are all valves free of leaks, corrosion and other damage? Follow manufacturers' instructions for regular maintenance of these items. Check the following and verify (as applicable):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Anti-siphon valve <input type="checkbox"/> Check valve <input type="checkbox"/> Gate valve <input type="checkbox"/> Pressure regulator valve <input type="checkbox"/> Expansion relief valve <input type="checkbox"/> Solenoid valve <input type="checkbox"/> Fire valve <input type="checkbox"/> Shear valve 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
17	Are strainers and filters clean and in good condition?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Insulated Tanks			
18	<p>Free of missing insulation?</p> <p>Insulation free of visible signs of damage?</p> <p>Insulation adequately protected from water intrusion?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
19	Insulation free of noticeable areas of moisture?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
20	Insulation free of mold?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
21	Free of visible signs of coating failure?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Tank / Piping Release Detection			
22	Is inventory control being performed and documented if required?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
23	Is release detection being performed and documented if required?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Other Equipment			
24	Are electrical wiring and boxes in good condition?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
25	Has the cathodic protection system on the tank been tested as required by the designing engineer?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

STI SP001 Portable Container Monthly Inspection Checklist

General Inspection Information:

Inspection Date: _____ Prior Inspection Date: _____ Retain until date: _____

Inspector Name (print): _____ Title: _____

Inspector's Signature (): _____

Container(s) inspected ID _____

Regulatory facility name and ID number (if applicable) _____

Inspection Guidance:

- ↗ This checklist is intended as a model. Locally developed checklists are acceptable as long as they are substantially equivalent (as applicable).
- ↗ This periodic Inspection is intended for monitoring the external condition and its containment structure. This visual inspection does not require a Certified Inspector. It shall be performed by an owner's inspector who is familiar with the site and can identify changes and developing problems. Note the non-conformance and corresponding corrective action in the comment section.
- ↗ Retain the completed checklists for at least 36 months.

Item		Area:			Area:			Area:			Area:		
Portable Container Containment/Storage Area													
1	Are all portable container(s) within designated storage area?	—			—			—			—		
2	Is the containment and storage area free of excess liquid, debris, cracks or fire hazards?	—			—			—			—		
3	Are drain valves closed and in good working condition?	Yes	No	N/A	Yes	No	N/A	Yes	No	N/A	Yes	No	N/A
4	Are containment egress pathways clear and any gates/doors operable?	Yes	No	N/A	Yes	No	N/A	Yes	No	N/A	Yes	No	N/A
Container													
5	Is the container free of leaks? <i>Note: If "No", identify container and describe leak.</i>	—			—			—			—		
6	Is the container free of distortions, buckling, denting or bulging?												

Sealed Bid Packet Documents

Purchase Agreement

Disclosures

Environmental Restrictive Covenant
& Instructions

Due on or before October 8, 2025, by 5 pm est.

Metzger Property Services

1582 W. State Road 114

North Manchester, IN 46962

260.982.0238 • tiff@metzgerauction.com • chad@metzgerauction.com

www.BidMetzger.com

If you are interested in submitting a bid for the Oil & Fuel Bulk Plant in Huntington, Indiana, please fill out the purchase agreement & attached disclosures.

Purchase packets are due by Wednesday, October 8, 2025, at 5 pm est. It is the Buyer(s) responsibility to make sure Metzger's has received your purchase packet back by the deadline, no exceptions will be made.

Mail to: **Metzger Property Services**
1582 W. State Road 114
North Manchester, IN 46962

BUYER INSTRUCTIONS:

Purchase Agreement & Disclosures:

1. Fill out purchaser name, individual or company you wish to take title in, line 4.
2. Fill in the amount you are offering as a purchase price, lines 14 & 15.
3. Fill in the buyer's premium amount by multiplying your purchase price by the 10% buyer's premium and then add that to the purchase price to get the grand total price due. Line 18
4. For the Earnest Money, fill in the form in which you will be submitting the earnest money, check or wire transfer and by whom & what institution it is coming from. Lines 21,23
5. Initial at the bottom of each page on the purchase agreement above Purchaser- 3 pages total
6. The Signature Page is pg. 3, please fill out all blanks, lines 112-137
7. Sign the Agency Disclosure on the bottom left of the page

Earnest Money:

Pursuant to the purchase agreement above, you are welcome to mail your earnest money check with your purchase agreement, should you not be the winning bidder, Metzger Property Services will email you a copy of the voided check and can either then shred or mail back to you.



REAL ESTATE PURCHASE AGREEMENT

THIS AGREEMENT will be made & entered into the **8th day of October 2025**, by and between **MacDonald Oil Co Inc**, hereinafter referred to as "Seller," and _____, hereinafter referred to as "Purchaser,"

WITNESSETH: That for and in consideration of the mutual covenants and promises as hereinafter set forth, the Seller does hereby bargain and sell to the Purchaser, and the Purchaser hereby agrees to buy and accept from the Seller, the following described real estate, **situated in Huntington Township, Huntington County, State of Indiana, legally described as: 014-03888-00 HAWLEY BROS O L PT LOT 1, commonly known as, 1431 Kocher St., Huntington, IN 46750.**

The sale is subject to all easements and restrictions of record; all to be sold on the following terms and conditions:

1. **CONSIDERATION:** The purchase price for this real estate is the sum of _____ (\$_____)
2. **BUYER'S PREMIUM:** The buyer is required to pay an additional **10.0%** buyer's premium above the purchase price totaling \$_____, **for a grand total due from the buyer at closing to be: \$_____.**
3. **EARNEST MONEY:** Purchaser(s) has submitted herewith a **10% of the purchase price** (lines 14 & 15) \$_____ as earnest money, in the form of (check one) _____ business check or _____ via wire transfer within 24 hours of accepted bid. If wiring the funds, purchasers agree to add a \$25.00 wire transfer fee to the total. The funds will be from _____ at _____ institution. Metzger Property Services will provide wire instructions upon notification of your winning bid. The earnest money is submitted as a down payment and good faith binder, which shall be held in escrow and applied to the purchase price at closing. The remaining sum shall be due and payable without relief from valuation and appraisal laws at the time of closing. Earnest money will be deposited in the *Listing Broker's* Escrow Account immediately upon receipt of it. Said funds will be held until the time of closing the transaction or termination of the Purchase Agreement. Should purchaser(s) default on this purchase agreement at no fault of the seller, then the purchaser(s) agrees to forfeit earnest money. In the event this Purchase Agreement is not accepted or is rejected, the earnest money shall be promptly returned.
4. **PAYMENT:** Cash; the entire purchase price shall be paid in cash at closing. The purchaser may utilize financing; however, this purchase is *not* contingent upon the Purchaser being able to obtain financing. The purchaser is responsible for all costs associated with the financing process.
5. **DEED & TITLE INSURANCE:** At the time of final payment of this contract of sale, title to this real estate is to be conveyed by a Warranty Deed. Seller shall furnish Purchaser, at Seller's expense, with a commitment for an owner's policy of title insurance, for the purchase price, and issued in the name of Purchaser, by an insurance company licensed to do business in the State of Indiana, and which policy is subject only to such limitations and/or liens as shall be assumed by the Purchaser.
6. **TAXES AND ASSESSMENTS:** The real estate taxes will be prorated to the day of closing.
7. **POSSESSION:** The Purchaser is entitled to possession of the real estate as of the day of closing.
8. **CLOSING:** The parties agree that closing shall take place on or before **the 14th day of November 2025**. In no event shall it be later than the stated date without an extension signed by both parties. The parties shall share equally in the costs of closing and preparation of this contract.

Seller

Purchaser

- 50 9. **RISK OF LOSS:** All risk of loss concerning the subject matter of this sale shall be the responsibility of the
51 Seller until the date of possession and shall be the responsibility of the Purchaser, from thereafter.
52
- 53 10. **IMPROVEMENTS AND ZONING:** Seller represents to Purchaser that all improvements on the real estate
54 are located entirely within the bounds of the real estate and that, to the best knowledge of the Seller, there
55 are no encroachments thereon & no existing violations of zoning ordinances. The seller makes no
56 representations as to existing zoning or permitted uses for the premises.
57
- 58 11. **CONDITION OF PREMISES:** It is understood and agreed that Seller does not make, and has not made, any
59 other representations with regard to the physical condition of the subject premises. The Purchaser has had
60 an opportunity to inspect same & hereby expressly acknowledges that no such representations have been
61 made and that Purchaser is accepting the premises "AS IS." Purchaser(s) and Seller(s) agree not to bring
62 any claims against brokers with respect to any problem concerning the condition of the stated real estate.
63
- 64 12. **SURVEY:** A staked survey **will not** be completed. If a survey is completed for a clear title, the cost of the
65 survey will be **shared equally**. If any other survey is needed or required by the Purchaser, the Purchaser
66 agrees to pay such expense.
67
- 68 13. **ENVIRONMENTAL COVENANTS:** Seller, by its representative signatures below advises the Purchaser that,
69 to the best of knowledge of Seller, there does not currently exist any actual or potential contamination of
70 the buildings and/or other structures located upon the above- described premises, the soil, sub-soil,
71 ground water or any other portion of said premises by any hazardous or toxic substance or constituent
72 thereof. Further, to the best of knowledge of Seller, Seller has always complied with all applicable local,
73 State and Federal Environmental Laws and regulations. The Purchaser acknowledges that he has had the
74 opportunity to inspect the premises for any environmental hazard; including hazardous or toxic waste, and
75 that he has had the opportunity to obtain expert surveys, studies or examinations of the subject real
76 estate. The Purchaser further acknowledges that he is accepting the property "AS IS" with respect to any
77 environmental contamination & that he will be solely responsible for the clean-up or remediation of same.
78
- 79 14. **DEFAULT:** In the event the Purchaser does not pay the balance due as set forth herein, or defaults as to the
80 performance or observation of any other covenant or term of this agreement, Seller may pursue any legal
81 remedy available to Seller, as per the laws of the State of Indiana. The purchaser further acknowledges that
82 the applied earnest money will be forfeited upon a purchaser default of this contract.
83
- 84 15. **TIME, EXPIRATION & APPROVAL:** Time is of the essence, this Purchase Agreement is void if not accepted
85 in writing by the seller on or before **5 pm October 10, 2025**.
86
- 87 16. **INSURANCE & UTILITIES:** The Seller shall maintain appropriate liability insurance on the premises and
88 keep all current utilities on and in place up to the date of closing.
89
- 90 17. **AGENCY DISCLOSURE:** The Purchaser(s) hereby acknowledge that, unless otherwise agreed, the Selling
91 Broker/Salesperson is exclusively the agent of the Seller.
92
- 93 18. **NOTICE & BINDINGS:** This is a legal and binding contract. If not fully understood, seek competent advice.
94 All terms and conditions included herein, and no verbal agreements shall be binding. This Purchase
95 Agreement will inure to the benefit of and bind the respective successors and assigns of the parties hereto.
96 The rights of Purchaser and Seller under this Purchase Agreement cannot be assigned in whole or in part
97 without preceding written consent of the other. Any notice required or permitted to be given to the parties
98 shall be given to the Seller at Listing Broker's Office and to Purchaser(s) at Selling Broker's Office.
99

Seller

Purchaser

100 19. **FURTHER CONDITIONS:** This purchase is subject to the Environmental Restrictive Covenant that is
101 included with the disclosures following this purchase agreement.

102
103 20. **ASSIGNABILITY:** This Contract shall not be assigned by the Purchaser hereto, to a third party, without first
104 having received the express written consent of the Seller.

105 21. **GOVERNING LAW:** This contract shall be governed by the laws of the State of Indiana.

106 22. **MUTUAL COVENANTS:** This agreement shall be binding upon the parties hereto, their heirs, successors,
107 personal representatives and assigns.

108 23. **COMPLETE CONTRACT:** This contract embodies all of the terms of this contract of sale and there are no
109 collateral agreements of any kind.

110
111
112 **IN WITNESS WHEREOF**, the parties have signed their names to this document on the day, and date first above
113 written, for the purposes therein set forth.

114
115
116
117
118 _____
119 Purchaser Signature

117
118 _____
119 Purchaser Signature, *if applicable*

120
121 _____
122 Printed Name for Deed

120
121 _____
122 Printed Name for Deed, *if applicable*

123
124
125 _____
126 Email Address

123
124
125 _____
126 Email Address

127
128
129 _____
130 Purchaser Phone #

127
128
129 _____
130 Purchaser Phone #

131
132
133 _____
134 Purchaser Address

131
132
133 _____
134 City, State, Zip

135
136
137 _____
138 Intended Lender Co. & Name, *if applicable*

135
136
137 _____
138 Lender Email & Phone #, *if applicable*

139
140
141
142 **ACCEPTANCE OF PURCHASE AGREEMENT**

143 I hereby *accept* the above outlined terms and conditions this _____ of October 2025 at _____ (AM) (PM)

144
145
146 _____
147 Seller Signature

144
145
146 _____
147 Printed Name

Seller

Purchaser



Metzger Property Services, LLC Agency Disclosure Form

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,
(MPS, LLC Owner/Agent)

The Owner: X The Purchaser: _____ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

William J. Donald 8.22.25
Owner Date

Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date

Environmental Restrictive Covenant

THIS ENVIRONMENTAL RESTRICTIVE COVENANT ("Covenant") is made this 16th day of June, 2025, by MacDonald Oil Company, Inc., 1431 Kocher Street, Huntington, Indiana, 46750, (together with all successors and assignees, collectively ("Owner")).

WHEREAS: Owner is the fee owner of certain real estate in the County of Huntington, Indiana, which is located at 1431 Kocher Street, Huntington, Indiana, 46750, and more particularly described in the attached **Exhibit "A"** ("Real Estate"), which is hereby incorporated and made a part hereof. This Real Estate was acquired by deed on September 2, 1976, and recorded on September 2, 1976, as Deed Record 63169, in the Office of the Recorder of Huntington County, Indiana. The Real Estate consists of approximately 0.909 acres and has also been identified by the county as parcel identification number 35-05-14-100-388.800-005.

WHEREAS: MacDonald Oil Company, Inc. entered into Indiana's Voluntary Remediation Program ("VRP") to address releases of hazardous substances and/or petroleum ("contaminants of concern") relating to 1431 Kocher Street, Huntington, Indiana, 46750. The Indiana Department of Environmental Management ("IDEM" or the "Department") assigned the project number 6200901. A remediation work plan was prepared in accordance with IC 13-25-5, which was approved by the Department on April 24, 2024.

WHEREAS: IDEM approved the remediation work plan, which allows certain contaminants of concern to remain in the groundwater and soil, provided that certain land use restrictions contained herein are implemented to protect human health. The remaining contaminants of concern are listed in **Exhibit "C"**, which is attached hereto and incorporated herein.

WHEREAS: Environmental investigation reports and other related documents are hereby incorporated by reference and may be examined at the offices of the Department, which is located in the Indiana Government Center North building at 100 N. Senate Avenue, Indianapolis, Indiana. The documents may also be viewed electronically in the Department's Virtual File Cabinet by accessing the Department's website (currently www.in.gov/idem/). The restricted Real Estate is also depicted on IDEM's GIS webviewer (currently <https://on.in.gov/ideminteractivemap>).

NOW THEREFORE, Owner subjects the Real Estate to the following restrictions and provisions, which shall be binding on the current Owner and all future Owners:

Owner hereby attests to the accuracy of the statements in this document and all attachments.

IN WITNESS WHEREOF, MacDonald Oil Company, Inc., the said Owner of the Real Estate described above has caused this Environmental Restrictive Covenant to be executed on this 16th day of June, 2025.

William David MacDonald,
President of MacDonald Oil Company, Inc.

STATE OF MICHIGAN)
) SS:
COUNTY OF MUSKEGON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William David MacDonald, the _____ of the Owner, MacDonald Oil Company, Inc., who acknowledged the execution of the foregoing instrument for and on behalf of said entity.

Witness my hand and Notarial Seal this 16 day of June, 2025

Tyler Blake Bartoszek Notary Public

Residing in Muskegon County, Michigan

My Commission Expires: March 18, 2030

This instrument prepared by:

Jason Lougheed, Professional Engineer
Lougheed Engineering, Inc.
600 East Carmel Drive Suite 100
Carmel, Indiana 46032

TYLER BLAKE BARTOSZEK
Notary public, State of Michigan
County of MUSKEGON
My commission expires 18-Mar-2030
Acting in the County of Muskegon



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law:

Jason Lougheed, Professional Engineer
Lougheed Engineering, Inc.
600 East Carmel Drive Suite 100
Carmel, Indiana 46032

I. RESTRICTIONS

1. Restrictions. The Owner:

- (a) Shall not use or allow the use or extraction of groundwater at the Real Estate for any purpose, including, but not limited to: human or animal consumption, gardening, industrial processes, or agriculture, except that groundwater may be extracted in conjunction with environmental investigation and/or remediation activities.
- (b) Shall not use the Real Estate for any agricultural use.

II. GENERAL PROVISIONS

- 2. Restrictions to Run with the Land. The restrictions and other requirements described in this Covenant shall run with the land and be binding upon, and inure to the benefit of the Owner of the Real Estate and the Owner's successors, assignees, heirs and lessees and their authorized agents, employees, contractors, representatives, agents, lessees, licensees, invitees, guests, or persons acting under their direction or control (hereinafter "Related Parties") and shall continue as a servitude running in perpetuity with the Real Estate. No transfer, mortgage, lease, license, easement, or other conveyance of any interest in or right to occupancy in all or any part of the Real Estate by any person shall affect the restrictions set forth herein. This Covenant is imposed upon the entire Real Estate unless expressly stated as applicable only to a specific portion thereof.
- 3. Binding upon Future Owners. By taking title to an interest in or occupancy of the Real Estate, any subsequent Owner or Related Party agrees to comply with all of the restrictions set forth in paragraph 1 above and with all other terms of this Covenant.
- 4. Access for Department. The Owner shall grant to the Department and its designated representatives the right to enter upon the Real Estate at reasonable times for the purpose of monitoring compliance with this Covenant and ensuring its protectiveness; this right includes the right to take samples and inspect records.
- 5. Written Notice of the Presence of Contamination. Owner agrees to include in any instrument conveying any interest in any portion of the Real Estate, including but not limited to deeds, leases and subleases (excluding mortgages, liens, similar financing interests, and other non-possessory encumbrances), the following notice provision (with blanks to be filled in):

NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL RESTRICTIVE COVENANT, DATED _____ 20____, RECORDED IN THE OFFICE OF THE RECORDER OF HUNTINGTON COUNTY ON _____, 20____, INSTRUMENT NUMBER (or other identifying reference) _____ IN FAVOR OF AND ENFORCEABLE BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

- 6. Notice to Department of the Conveyance of Property. Owner agrees to provide notice to

the Department of any conveyance (voluntary or involuntary) of any ownership interest in the Real Estate (excluding mortgages, liens, similar financing interests, and other non-possessory encumbrances). Owner must provide the Department with the notice within thirty (30) days of the conveyance and: (a) include a certified copy of the instrument conveying any interest in any portion of the Real Estate; (b) if it has been recorded, its recording reference; and (c) the name and business address of the transferee.

7. Indiana Law. This Covenant shall be governed by, and shall be construed and enforced according to, the laws of the State of Indiana.

III. ENFORCEMENT

8. Enforcement. Pursuant to IC 13-14-2-6 and other applicable law, the Department may proceed in court by appropriate action to enforce this Covenant. Damages alone are insufficient to compensate IDEM if any owner of the Real Estate or its Related Parties breach this Covenant or otherwise default hereunder. As a result, if any owner of the Real Estate, or any owner's Related Parties, breach this Covenant or otherwise default hereunder, IDEM shall have the right to request specific performance and/or immediate injunctive relief to enforce this Covenant in addition to any other remedies it may have at law or at equity. Owner agrees that the provisions of this Covenant are enforceable and agrees not to challenge the provisions or the appropriate court's jurisdiction.

IV. TERM, MODIFICATION AND TERMINATION

9. Term. The restrictions shall apply until the Department determines that the contaminants of concern no longer present an unacceptable risk to the public health, safety, or welfare, or to the environment.
10. Modification and Termination. This Covenant shall not be amended, modified, or terminated without the Department's prior written approval. Within thirty (30) days of executing an amendment, modification, or termination of the Covenant, Owner shall record such amendment, modification, or termination with the Office of the Recorder of Huntington County and within thirty (30) days after recording, provide a true copy of the recorded amendment, modification, or termination to the Department.

V. MISCELLANEOUS

11. Waiver. No failure on the part of the Department at any time to require performance by any person of any term of this Covenant shall be taken or held to be a waiver of such term or in any way affect the Department's right to enforce such term, and no waiver on the part of the Department of any term hereof shall be taken or held to be a waiver of any other term hereof or the breach thereof.
12. Conflict of and Compliance with Laws. If any provision of this Covenant is also the subject of any law or regulation established by any federal, state, or local government, the strictest standard or requirement shall apply. Compliance with this Covenant does not relieve the

Owner of its obligation to comply with any other applicable laws.

13. Change in Law, Policy or Regulation. In no event shall this Covenant be rendered unenforceable if Indiana's laws, regulations, guidance, or remediation policies (including those concerning environmental restrictive covenants, or institutional or engineering controls) change as to form or content. All statutory references include any successor provisions.
14. Notices. Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other pursuant to this Covenant shall be in writing and shall either be served personally or sent by first class mail, postage prepaid, addressed as follows:

To Owner:

William David MacDonald
MacDonald Oil Company, Inc.
1431 Kocher Street
Huntington, Indiana 46750

To Department:

IDEM, Office of Land Quality
100 N. Senate Avenue
IGCN 1101
Indianapolis, IN 46204-2251
Attn: Institutional Controls Group

An Owner may change its address or the individual to whose attention a notice is to be sent by giving written notice via certified mail.

15. Severability. If any portion of this Covenant or other term set forth herein is determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions or terms of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.
16. Authority to Execute and Record. The undersigned person executing this Covenant represents that he or she is the current fee Owner of the Real Estate or is the authorized representative of the Owner, and further represents and certifies that he or she is duly authorized and fully empowered to execute and record, or have recorded, this Covenant.

EXHIBIT A

**LEGAL DESCRIPTION OF REAL ESTATE
W/ RECORDED SURVEY & RECORDED DEED**

BOOK 221 PAGE 203

63169
WARRANTY DEED

2:55 P.M.
SEP 2 1976

This indenture witnesseth that William E. MacDonald and Kathryn M.

MacDonald, husband and wife,

of Huntington County in the State of Indiana

Convey and warrant to MacDonald Oil Company, Inc., an Indiana corporation,

of Huntington County in the State of Indiana
for and in consideration of One dollar and other good and valuable consideration
the receipt whereof is hereby acknowledged, the following Real Estate in Huntington County
in the State of Indiana, to wit:

Out Lot Number One (1) in Hawley Brothers Addition to the City
of Huntington, Indiana, except one hundred ten feet (110) of uniform
width off the west end thereof.

Subject to taxes for 1976, due and payable in 1977, which Grantee
agrees to assume and pay.

Duly entered for taxation this 2nd
Sept 1976

Ned McSimons AUDITOR
HUNTINGTON CO. IND.

State of Indiana, Huntington County, ss:

Before me, the undersigned, a Notary Public in and for said County
and State, this 1st day of September 1976
personally appeared:

William E. MacDonald and Kathryn
M. MacDonald, husband and wife,

Dated this 1st Day of September 1976

William E. MacDonald Seal
William E. MacDonald

Kathryn M. MacDonald Seal
Kathryn M. MacDonald

And acknowledged the execution of the foregoing deed. In witness
whereof, I have hereunto subscribed my name and affixed my of-
ficial seal. My commission expires 19

STANLEY H. MATHENY, Notary Public
My Comm. Expires Jan. 16, 1980



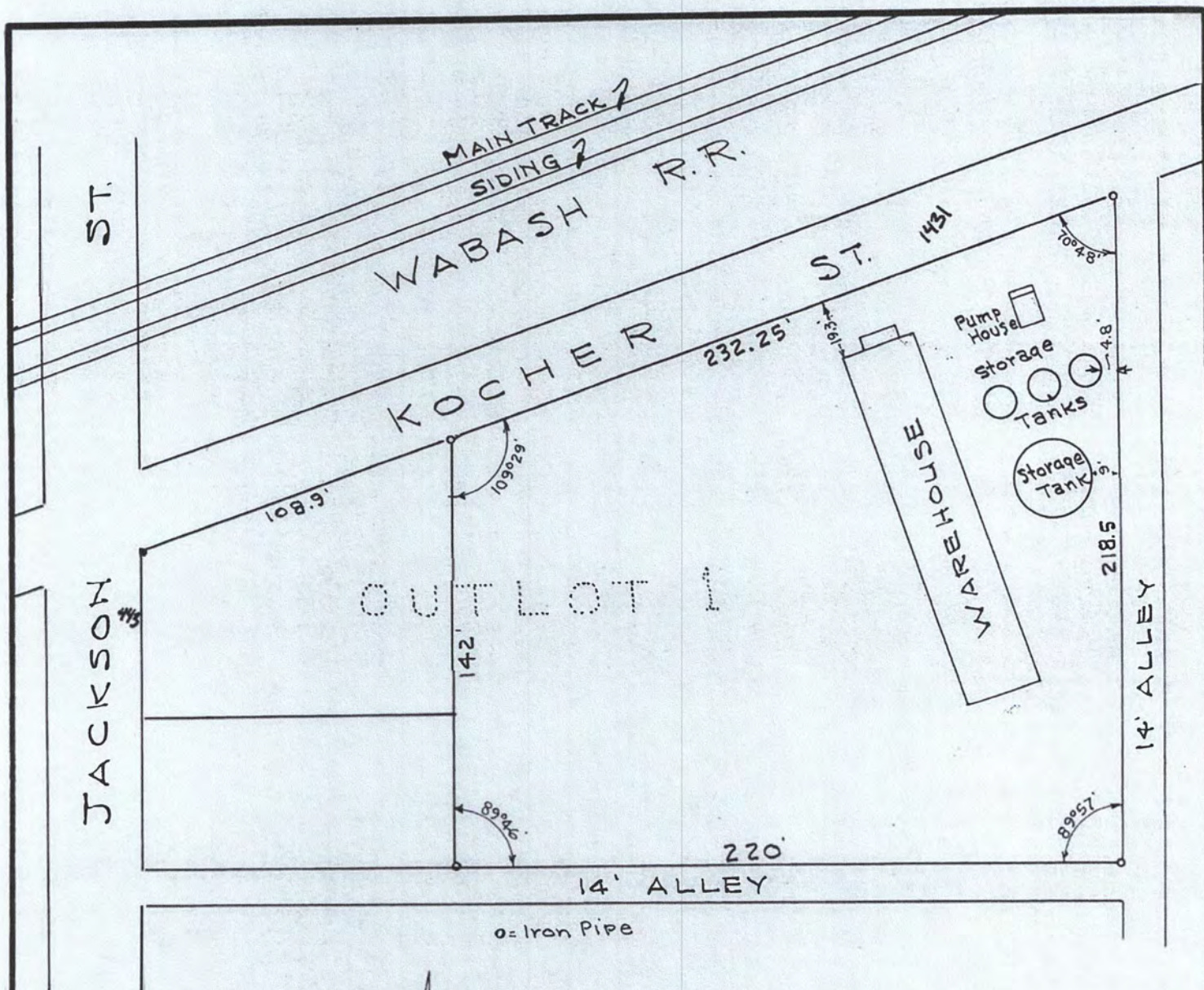
Stanley H. Matheny

Attorney at Law

RECEIVED FOR RECORD Seal

J. H. Wiley Seal

RECORDER, HUNTINGTON CO., IND. Seal

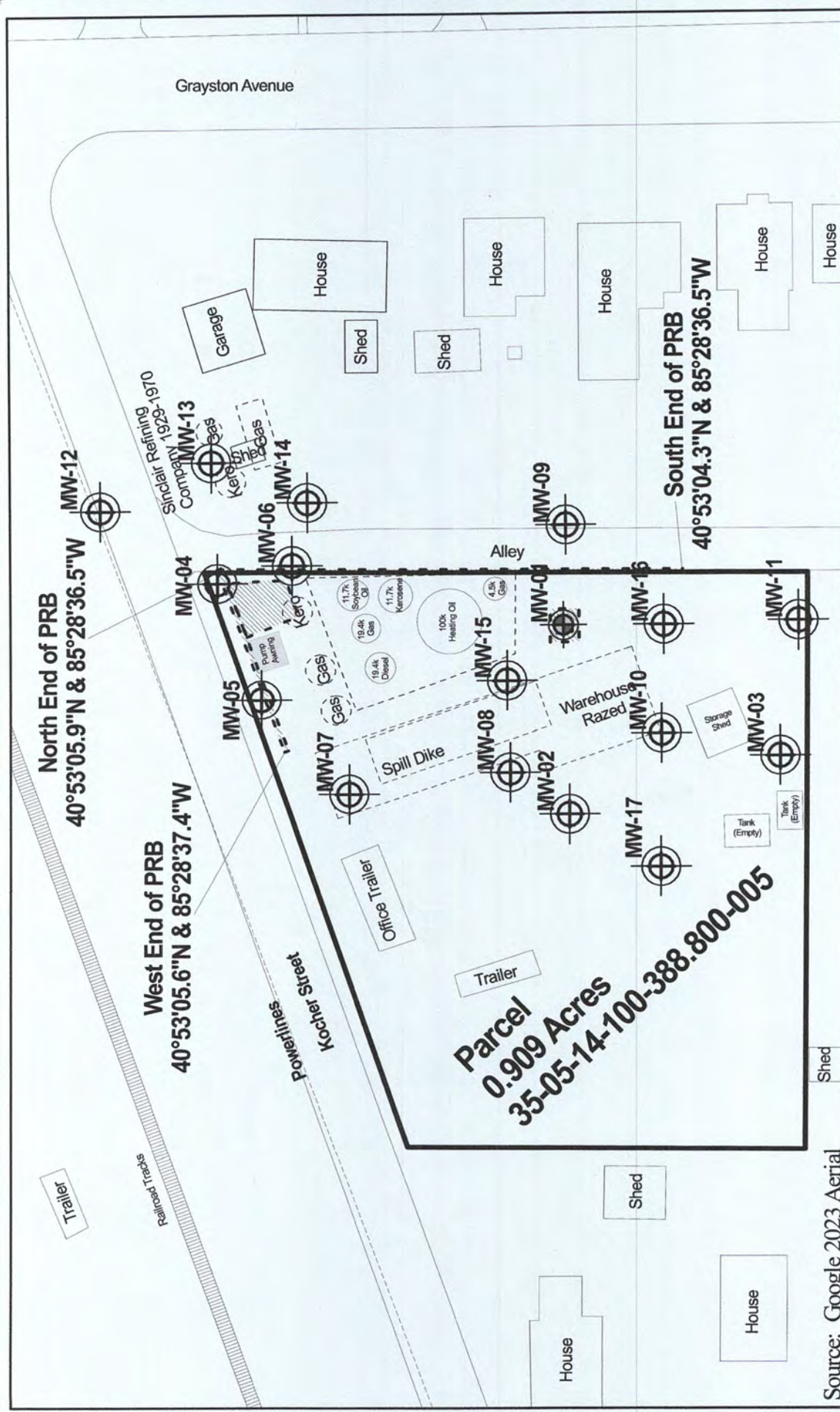


SURVEY OF PART OF
OUTLOT NUMBER 1 IN
HAWLEY BROS. ADDITION
TO THE CITY OF
HUNTINGTON IND.
SCALE 1"=50' - JUNE-1946
OFFICE OF COUNTY ENGR
HUNTINGTON INDIANA

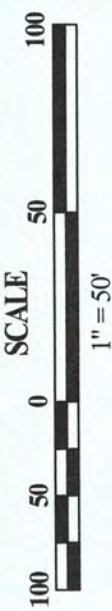
L.L. BUZZARD C.E. 3027

EXHIBIT B

SITE MAP – BLACK & WHITE



Source: Google 2023 Aerial



Permanent MW Location:

Property Boundary:

Lougheed Engineering
CIVIL & ENVIRONMENTAL CONSULTANTS

600 E Carmel Drive Suite 100
Carmel, Indiana 46032
317-590-0521, fax 317-229-6362

Project Number:
Drawing File: Figures.skf
Date Prepared: 01/13/2025
Scale: 1"=50'

Site Map
MacDonald Oil
1431 Kocher Street
Huntington, IN 46750

EXHIBIT C

LIST OF REMAINING CONTAMINANTS OF CONCERN (COCs)

Table 2 Historic Groundwater Analytical Results Above IDEM R2 SESs

Table 3 Historic Soil Analytical Results Compared with IDEM R2 SESs

Table 3
Historic Soil Analytical Results
2007 - 2021
MacDonald Oil Company
1431 Kocher Street, Huntington, IN 46750

Sample Location	Sample Collection Date	Sample Depth	PID Results	Benzene	1,2,4-Trimethylbenzene	Toluene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Lead
		feet	ppm	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
IDEM R2 Soil LT Residential SES Screening Levels				na	na	na	300	300	30	400
IDEM R2 Soil LT Commercial SES Screening Levels				na	na	na	400	3,000	90	800
IDEM R2 Soil ST Excavation SES Screening Levels				2,000	200	800	400	7,000	300	1,000
Excavation Confirmational Sampling 2021										
SL-T1 SW	2/24/2021	3.50	0.0	<0.0047	<0.0047	<0.0047	<0.0058	<0.0058	<0.0058	NA
SL-T2 SW	2/24/2021	3.50	0.0	<0.0057	<0.0057	<0.0057	<0.0058	<0.0058	<0.0058	NA
SL-T3 SW	2/24/2021	3.50	1.3	<0.0049	<0.0049	<0.0049	<0.0061	<0.0061	0.0070	NA
SL-T4 BTM	2/24/2021	7	0.5	<0.0065	<0.0065	<0.0065	<0.0055	<0.0055	<0.0055	NA
SL-T5 SW	2/26/2021	3.50	274.0	<0.53	5.50	<0.53	2.10	2.5	0.19	NA
SL-T6 SW	2/26/2021	3.50	259.0	<0.0050	2.2	<0.0050	0.028	0.120	<0.0060	NA
SL-T7 SW	2/26/2021	3.50	0.2	<0.0053	<0.0053	<0.0053	<0.026	0.025	0.024	NA
SL-T8 BTM	2/26/2021	7.00	69.0	<0.0050	<0.0050	<0.0050	0.010	0.0068	0.0068	NA
SL-T9 SW	2/26/2021	3.5	0.0	<0.0057	<0.0057	<0.0057	0.0063	0.011	0.0075	NA
SL-T10 SW	2/26/2021	3.5	222.0	1.7	<1.0	<1.0	17.4	20.5	<0.0060	NA
SL-T11 SW	2/26/2021	3.5	350.0	2.20	<0.60	<0.60	20.8	98.2	1.20	NA
SL-T12 BTM	2/26/2021	7.00	328	0.83	<0.50	<0.50	17.1	22.4	<0.0062	NA
SL-T13 SW	3/1/2021	3.5	276	1.7	3.6	<0.47	24.6	67.9	2.00	NA
SL-T14 SW	3/1/2021	3.5		0.16	<0.0049	<0.0049	0.16	71.1	0.14	NA
SL-T15 BTM	3/1/2021	7.00	376.0	2.5	<0.53	<0.53	25.8	88.8	0.73	NA
SL-16 SW	3/2/2021	3.5	158.0	2.5	8.10	<0.26	70.3	113	2.70	NA
SL-17 SW	3/2/2021	3.5	149.0	<0.22	<0.22	<0.22	12.4	21.7	0.42	NA
SL-18 SW	3/2/2021	3.5	155.0	0.18	0.21	0.0093	18.8	25.1	1.50	NA
SL-19 SW	3/2/2021	3.5	174.0	1.6	<0.90	<9.0	31.1	49.2	<0.060	NA
SL-20 BTM	3/2/2021	7.00	104.0	1.10	0.63	<0.26	60.6	91.6	0.89	NA
SL-21 SW	3/3/2021	3.5	11.9	<0.0047	<0.0047	<0.0047	<0.0062	<0.0062	0.0360	NA
SL-22 SW	3/3/2021	3.5	15.0	<0.0044	0.0054	<0.0044	0.018	0.016	<0.0057	NA
SL-23 SW	3/3/2021	3.5	1.0	<0.0039	<0.0039	<0.0039	<0.0063	<0.0063	<0.0067	NA
SL-24 SW	3/3/2021	3.5	0.2	<0.0055	<0.0055	<0.0055	<0.0058	<0.0058	<0.0058	NA
SL-25 BTM	3/3/2021	7.00	2.1	<0.0048	<0.0048	<0.0048	0.024	0.034	0.026	NA

ND = Not Detectable NA = Not Available
Samples analyzed via USEPA 8260, 8270 and 6010 Methodology

Table 3
Historic Soil Analytical Results
2007 - 2021
MacDonald Oil Company
1431 Kocher Street, Huntington, IN 46750

Sample Location	Sample Collection Date	Sample Depth	PID Results	Benzene	1,2,4-Trimethylbenzene	Toluene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Lead
		feet	ppm	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
IDEM R2 Soil LT Residential SES Screening Levels				na	na	na	300	300	30	400
IDEM R2 Soil LT Commercial SES Screening Levels				na	na	na	400	3,000	90	800
IDEM R2 Soil ST Excavation SES Screening Levels				2,000	200	800	400	7,000	300	1,000
Avant LSI Report 2007										
SB-01	7/12/2007	NA	NA	< 0.006	NA	< 0.006	NA	NA	< 0.006	NA
SB-02	7/12/2007	NA	NA	2.38	NA	< 0.3	NA	NA	< 0.6	NA
SB-03	7/12/2007	NA	NA	4.81	NA	0.857	NA	NA	22.1	NA
SB-04	7/12/2007	NA	NA	2.24	NA	< 0.3	NA	NA	5.65	NA
SB-05	7/12/2007	NA	NA	0.994	NA	12.7	NA	NA	14.8	NA
LSI Report 2016										
SB-04	9/6/2016	7.0 - 7.5	140	< 0.27	< 0.27	< 0.27	< 0.55	< 0.55	< 0.0064	7.9
SB-05	9/6/2016	7.0 - 7.5	91.0	0.01	< 0.0037	< 0.0037	< 0.0056	< 0.0056	< 0.0056	11.1
SB-06	9/6/2016	7.0 - 7.5	25.0	< 0.10	< 0.10	< 0.10	0.35	< 0.0068	< 0.0068	14.1
SB-07	9/6/2016	6.0 - 6.5	78.0	< 0.0071	< 0.0071	0.0082	0.22	0.096	0.021	33.4
SB-08	9/6/2016	4.0 - 4.5	0.0	< 0.0046	< 0.0046	< 0.0046	< 0.0062	< 0.0062	< 0.0062	10.7

Table 3
Historic Soil Analytical Results
2007 - 2021
MacDonald Oil Company
1431 Kocher Street, Huntington, IN 46750

Sample Location	Sample Collection Date	Sample Depth	PID Results	Benzene	1,2,4-Trimethylbenzene	Toluene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Lead
		feet	ppm	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
IDEM R2 Soil LT Residential SES Screening Levels				na	na	na	300	300	30	400
IDEM R2 Soil LT Commercial SES Screening Levels				na	na	na	400	3,000	90	800
IDEM R2 Soil ST Excavation SES Screening Levels				2,000	200	800	400	7,000	300	1,000
ISC Report 2018										
SB-04	6/21/2018	2.0 - 3.0	73.5	< 0.24	< 0.24	< 0.24	13.6	28.8	0.26	11.8
SB-04	6/21/2018	5.0 - 6.0	780	0.026	< .0045	< .0045	10.2	14.2	< .0045	9.1
SB-05	6/21/2018	2.0 - 3.0	80.0	< 8.8	< 8.8	< 8.8	65.6	102	< 8.8	11.2
SB-05	6/21/2018	5.0 - 6.0	90.0	0.094	< 0.19	< 0.19	25.7	39.0	< 0.19	14.2
SB-06	6/21/2018	2.0 - 3.0	5.0	< 0.24	< 0.24	< 0.24	1.3	1.4	0.0099	11.6
SB-06	6/21/2018	5.0 - 6.0	120	< 0.24	< 0.24	< 0.24	1.1	0.89	< 0.24	10.8
SB-07	6/21/2018	2.0 - 3.0	0.0	< 0.0045	< 0.0045	< 0.0045	0.045	0.072	< 0.0045	NA
SB-07	6/21/2018	5.0 - 6.0	0.0	< 0.0047	< 0.0047	< 0.0047	0.042	0.057	0.084	8.0
SB-08	6/21/2018	2.0 - 3.0	0.0	< 0.0046	< 0.0046	< 0.0046	0.014	0.017	< 0.0046	9.8
SB-08	6/21/2018	5.0 - 6.0	0.0	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	12.2
SB-09	6/21/2018	2.0 - 3.0	0.0	< 0.0056	< 0.0056	< 0.0056	0.0059	0.017	0.0063	9.4
SB-09	6/21/2018	5.0 - 6.0	10.0	< 0.0047	< 0.0047	< 0.0047	0.014	0.0090	0.0086	4.5
SB-10	6/21/2018	2.0 - 3.0	0.0	< 0.0043	< 0.0043	< 0.0043	< 0.0086	0.0060	< 0.0043	11.5
SB-10	6/21/2018	5.0 - 6.0	0.0	< 0.0056	< 0.0056	< 0.0056	0.011	0.011	< 0.0056	8.2
SB-11	6/21/2018	2.0 - 3.0	0.0	< 0.0047	< 0.0047	< 0.0047	< 0.0094	< 0.0094	< 0.0047	NA
SB-11	6/21/2018	5.0 - 6.0	0.0	< 0.0047	< 0.0047	< 0.0047	0.12	0.22	0.44	7.8
FSI Report 2019										
SB-12	4/12/2019	2.0 - 3.0	0.0	< 0.0049	< 0.0049	< 0.0049	0.015	0.017	0.017	16.3
SB-12	4/12/2019	6.0 - 7.0	0.0	< 0.0055	< 0.0055	< 0.0055	< 0.0060	< 0.0055	< 0.0060	11.7
SB-13A	4/12/2019	2.0 - 3.0	0.3	< 0.0047	< 0.0047	< 0.0047	< 0.0060	< 0.0060	0.0072	11.0
SB-13A	4/12/2019	6.0 - 7.0	49.4	< 0.0049	0.0082	< 0.0049	0.31	0.099	0.0092	11.7
SB-13B	4/12/2019	3.0 - 4.0	117	0.13	2.1	< 0.46	5.6	11.3	11.8	11.3
SB-13B	4/12/2019	6.0 - 7.0	223	0.41	166	0.86	1.0	2.3	30.8	10.0
SB-13C	4/12/2019	2.0 - 3.0	0.0	< 0.0049	< 0.0049	< 0.0049	< 0.0060	< 0.0060	< 0.0060	12.0
SB-13C	4/12/2019	5.0 - 6.0	0.3	< 0.0042	< 0.0042	< 0.0042	0.0089	0.012	0.043	9.9
SB-14	4/12/2019	2.0 - 3.0	0.0	< 0.0049	< 0.0042	< 0.0049	< 0.0059	0.0079	< 0.0059	19.6
SB-14	4/12/2019	5.5 - 6.5	24.8	0.21	0.35	< 0.27	6.4	2.2	1.4	12.4

Table 2
Historic Groundwater Analytical Results
Samples Collected 2015-2023
MacDonald Oil Company
1431 Kocher Street, Huntington, IN 46750

Sample Collection Date	Sample Location	Sample Description Notes	Benz(o)anthracene	Benz(e)pyrene	Dibenz(a,h)anthracene	1-Methylnaphthalene	2-Methylnaphthalene	Benzene	Xylene (total)	1,2,4-Trimethylbenzene	Naphthalene	Lead	Dissolved Lead	
			ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
			ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
4/23/2019	MW-13	No Odor	<0.10	<0.10	<0.10	45.3	72.1	16.7	1,080	475	170	14.0	<10.0	
11/29/2021		Slight Odor	<0.10	<0.10	<0.10	120	221	11.7	1,340	841	201	NA	<10.0	
9/23/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
12/21/2021		No Odor	<0.10	<0.10	<0.10	1.0	1.4	<5.0	27.4	37.1	8.6	NA	NA	
4/1/2022		No Odor	<0.10	<0.10	<0.10	1.2	1.5	<5.0	17.6	32.3	8.6	NA	NA	
6/22/2022		No Odor	<0.10	<0.10	<0.10	15.0	19	<5.0	186	215	61.8	NA	NA	
9/20/2022		Strong Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	8.91	<1.0	NA	NA	
12/16/2022		Slight Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
3/26/2023		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA	
4/23/2019	MW-14	No Odor	<0.10	<0.10	<0.10	9.6	1.9	6.8	<10.0	<5.0	<1.0	20.6	<10.0	
11/29/2019		Slight Odor	<0.10	<0.10	<0.10	36.5	<1.0	144	35.8	28.1	<1.0	NA	<10.0	
9/23/2021		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	
12/21/2021		No Odor	<0.10	<0.10	<0.10	2.2	<1.0	68.3	<10.0	<5.0	<1.2	NA	NA	
4/1/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
6/22/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	
9/20/2022		StrongOdor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	8.97	<1.0	NA	NA	
12/16/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NA	NA	
3/26/2023		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA	
9/23/2021	MW-15	Free Product	0.54	0.44	0.43	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
12/21/2021		No Odor	<0.10	<0.10	<0.10	3.1	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
4/1/2022		No Odor	<0.10	0.62	<0.10	21.4	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
6/22/2022		No Odor	<0.50	<0.50	<0.50	12.1	<5.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
9/20/2022		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA	
12/16/2022		Slight Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
3.26.2023		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA	
9/23/2021	MW-16	No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
12/21/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
4/1/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
6/22/2022		No Odor	<0.10	<0.10	<0.10	13.5	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
9/20/2022		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA	
12/16/2022		Slight Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
3/26/2023		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA	
9/23/2021	MW-17	No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
12/21/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
4/1/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
6/22/2022		No Odor	<0.10	<0.10	<0.10	1.5	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
9/20/2022		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA	
12/16/2022		Slight Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
3/26/2023		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA	
IDEM R2 GW LT Residual SES Screening Levels			0.3	2.0	0.3	10	40	5.0	10,000	60	1.0	400	150	
ND = Not Detectable NA = Not Available NS= Not Sampled (Insufficient GW) Samples analyzed via USEPA 8260, 8270 and 6010 Methodology														

Table 2 Historic Groundwater Analytical Results Samples Collected 2015-2023 MacDonald Oil Company 1431 Kocher Street, Huntington, IN 46750														
Sample Collection Date	Sample Location	Sample Description Notes	Benzo(a)anthracene	Benzo(e)pyrene	Dibenz(a,h)anthracene	1-Methylnaphthalene	2-Methylnaphthalene	Benzene	Xylene (total)	1,2,4-Trimethylbenzene	Naphthalene	Lead	Disolved Lead	
			ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
10/9/2018	MW-09	No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	33.0	<10.0	
4/23/2019		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	<10.0	<10.0	
9/23/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
12/21/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
4/1/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
6/22/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
9/20/2022		No Odor	NA	NA	NA	<5.0	<5.0	<5.0	<10.0	<5.0	<1.0	NA	NA	NA
12/16/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NA	NA	NA
3/26/2023		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA	NA
10/9/2018	MW-10	No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	620	<10.0	
4/23/2019		No Odor	<0.13	<0.13	<0.13	<1.3	<1.3	<5.0	<10.0	<5.0	<1.3	116	<10.0	
9/23/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
12/21/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
4/1/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
6/22/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
9/20/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
12/16/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NA	NA	NA
3/26/2023		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA	NA
10/9/2018	MW-11	No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	<10.0	<10.0	
4/23/2019		No Odor	<0.11	<0.11	<0.11	<1.1	<1.1	<5.0	<10.0	<5.0	<1.1	<10.0	<10.0	
9/23/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
12/21/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
4/1/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	
6/22/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
9/20/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
12/16/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NA	NA	NA
3/26/2023		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA	NA
4/23/2019	MW-12	No Odor	<0.14	<0.14	<0.14	<1.4	<1.4	<5.0	<10.0	<5.0	<1.4	68.1	<10.0	
11/29/2019		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	<10.0	
9/23/2021		Ponded WT	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
12/21/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	NA
4/1/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	NA
6/22/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	NA
9/20/2022		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA	NA
12/16/2022		Slight Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA	NA
3/26/2023		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA	NA
IDEM R2 GW LT Residential SES Screening Levels			0.3	2.0	0.3	10	40	5.0	10,000	60	1.0	400.0	150	

Table 2 Historic Groundwater Analytical Results Samples Collected 2015-2023 MacDonald Oil Company 1431 Kocher Street, Huntington, IN 46750													
Sample Collection Date	Sample Location	Sample Description Notes	Benzo(a)anthracene	Benzo(e)pyrene	Dibenz(a,h)anthracene	1-Methylnaphthalene	2-Methylnaphthalene	Benzene	Xylene (total)	1,2,4-Trimethylbenzene	Naphthalene	Lead	Dissolved Lead
			ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
10/9/2018	MW-05	Odor	<0.10	<0.10	<0.10	602	916	6.9	21.0	9.8	46.7	10.5	<10.0
4/23/2019		Odor	1.7	<0.62	<0.62	598	903	<5.0	<10.0	<5.0	<6.2	11.5	<10.0
11/29/2019		Odor-Black	12.7	2.30	NA	338	85.7	<5.0	<10.0	<5.0	<10.0	NA	<10.0
9/23/2021		Odor	0.52	0.18	<0.10	47.5	4.1	<5.0	<10.0	<5.0	<1.2	NA	NA
12/21/2021		Odor	1.5	<0.50	<0.50	34.5	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
4/1/2022		Odor	0.19	<0.50	<0.50	2.8	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
6/22/2022		Odor	0.27	<0.10	<0.10	31.3	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
9/20/2022		No Odor	<0.10	<0.10	<0.029	6.34	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA
12/16/2022		Slight Odor	0.27	<0.10	<0.10	10.9	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
3/26/2023		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA
10/9/2018	MW-06	Slight Odor-Black	<0.10	<0.10	<0.10	<2.1	<2.1	10.3	31.9	<5.0	<2.1	145	<10.0
4/23/2019		Slight Odor-Black	<0.11	<0.11	<0.11	<1.1	<1.1	<5.0	<10.0	<5.0	<1.1	15.6	<10.0
11/29/2019		No Odor	<1.0	<1.0	<0.10	<10.0	<10.0	<5.0	<10.0	<5.0	<10.0	NA	<10.0
9/23/2021		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
12/21/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
4/1/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
6/22/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
9/20/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
12/16/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NA	NA
3/26/2023		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA
10/9/2018	MW-07	No Odor	<0.10	<0.10	<0.10	<1.4	<1.4	<5.0	<10.0	<5.0	<1.4	306	<10.0
4/23/2019		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	271	<10.0
9/23/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
12/21/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
4/1/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
6/22/2022		Dry	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
9/20/2022		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA
12/16/2022		Slight Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
3/26/2023		Slight Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA
10/9/2018		MW-08	No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	144
4/23/2019	No Odor		<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	27.2	<10.0
9/23/2021	No Odor		<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
12/21/2021	No Odor		<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
4/1/2022	No Odor		<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
6/22/2022	Dry		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
9/20/2022	Dry		NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
12/16/2022	Slight Odor		<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
3/26/2023	No Odor		<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA
IDEM R2 GW LT Residential SES Screening Levels			0.3	2.0	0.3	10	40	5.0	10,000	60	1.0	400	150

Table 2 Historic Groundwater Analytical Results Samples Collected 2015-2023 MacDonald Oil Company 1431 Kocher Street, Huntington, IN 46750													
Sample Collection Date	Sample Location	Sample Description Notes	Benzo(a)anthracene	Benzo(e)pyrene	Dibenz(a,h)anthracene	1-Methylnaphthalene	2-Methylnaphthalene	Benzene	Xylene (total)	1,2,4-Trimethylbenzene	Naphthalene	Lead	Dissolved Lead
			ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
7/22/2015	MW-01 (Well Destroyed in March 2021 Excavation RWP)	Free Product	<10.0	<10.0	<10.0	1340	277	<25.0	<50.0	<25.0	<25.0	na	na
9/6/2016		Free Product	1.7	<1.0	<1.0	188	41.5	<5.0	<10.0	<5.0	19.8	3880	na
10/9/2018		Free Product	<0.10	0.22	<0.10	34.0	5.6	<5.0	<10.0	<5.0	10.2	98.2	<10.0
4/23/2019		Free Product	0.14	<0.13	<0.13	18.5	2.6	<5.0	<10.0	<5.0	<1.3	356	<10.0
11/29/2019		Slight Odor	0.77	<0.10	<0.10	74.9	24.8	<5.0	<10.0	<5.0	<1.0	NA	<10.0
7/22/2015	MW-02	Slight Odor	<0.10	<0.10	<0.10	<1.0	<1.0	35.4	<10.0	<5.0	<1.0	NA	NA
9/6/2016		Slight Odor	<0.10	<0.10	<0.10	<1.0	<1.0	15.4	<10.0	<5.0	<1.0	<10.0	NA
10/9/2018		No Odor	<0.13	<0.13	<0.13	<1.3	<1.3	10.2	<10.0	<5.0	<1.3	44.2	NA
4/23/2019		No Odor	<0.12	<0.12	<0.12	<1.2	<1.2	<5.0	<10.0	<5.0	<1.2	19.6	<10.0
11/29/2019		Slight Odor	<0.10	<0.10	<0.10	<1.0	<1.0	20.3	<10.0	<5.0	<1.0	NA	<10.0
9/23/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
12/21/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
4/1/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
6/22/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	54.7	16.8	<5.0	<1.2	NA	NA
9/20/2022		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	7.20	<10.0	<5.0	<1.0	NA	NA
12/16/2022		Slight Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
3/26/2023		No Odor	<10.0	<0.10	<0.029	<1.0	<1.0	24.0	<10.0	<5.0	<1.0	NA	NA
9/6/2016	MW-03	No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	74.6	NA
10/9/2018		No Odor	<0.14	<0.14	<0.14	<1.4	<1.4	<5.0	<10.0	<5.0	<1.4	33.6	<10.0
4/23/2019		No Odor	0.55	0.47	0.36	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	70.2	<10.0
11/29/2019		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	<10.0
9/23/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
12/21/2021		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
4/1/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
6/22/2022		No Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
9/20/2022		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA
12/16/2022		Slight Odor	<0.10	<0.10	<0.10	<1.0	<1.0	<5.0	<10.0	<5.0	<1.2	NA	NA
3/26/2023		No Odor	<0.10	<0.10	<0.029	<1.0	<1.0	<5.0	<10.0	<5.0	<1.0	NA	NA
10/9/2018	MW-04	Odor-Black	<0.10	<0.10	<0.10	54.2	33.5	414	<10.0	<5.0	2.8	32.0	<10.0
4/23/2019		Odor-Black	<1.1	<1.1	<1.1	16.2	<11.4	163	<10.0	<5.0	<11.4	228	<10.0
11/29/2019		Slight Odor	<0.10	<0.10	<0.10	30.8	19.8	124	<10.0	<5.0	<1.0	NA	<10.0
9/23/2021		Slight Odor	<0.10	<0.10	<0.10	133	121	245	<10.0	<5.0	<1.2	NA	NA
12/21/2021		Slight Odor	<0.10	<0.10	<0.10	134	<1.0	461	<10.0	<5.0	<1.2	NA	NA
4/1/2022		Slight Odor	<0.10	<0.10	<0.10	35.3	1.4	567	<10.0	<5.0	<1.2	NA	NA
6/22/2022		Slight Odor	<0.10	<0.10	<0.10	75.3	9.7	438	<10.0	<5.0	<1.2	NA	NA
9/20/2022		No Odor	<0.10	<0.10	<0.029	29.4	8.61	218	<10.0	<5.0	<1.0	NA	NA
12/16/2022		Slight Odor	<0.10	<0.10	<0.10	55.8	<1.0	276	<10.0	<5.0	1.8	NA	NA
3/26/2023		No Odor	<0.10	<0.10	<0.029	17.0	<1.0	72.8	<10.0	<5.0	<1.0	NA	NA
IDEM R2 GW LT Residential SES Screening Levels			0.3	2.0	0.3	10	40	5.0	10,000	60	1.0	400	150

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