



Alt & Witzig Consulting Services

4105 West 99th Street • Carmel, Indiana 46032
(317) 875-7000 • Fax (317) 876-3705

October 13, 2025

City of Greenfield
333 S Franklin Street
Greenfield, Indiana 46140
Attn: Mr. Gregg Morelock, Atty.

RE: Phase I Environmental Assessment
Former Lilly Property
SEC Main Street & Meridian Street
Greenfield, Indiana
Proposal # 2510E008

Dear Mr. Morlock:

In compliance with your recent request, we submit the following proposal for the performance of an environmental site assessment at the above-referenced Subject Property.

According to our information, the Subject Property consists of approximately 26 acres of unimproved land. The property is located at the southeast corner of Main Street and Meridian Street in Greenfield, Indiana. The assessment will be performed in general accordance with protocol described in the American Society for Testing Materials (ASTM) *Standard Practice for Phase I Environmental Site Assessments* (E1527-21).

Proposed Assessment Program

The preliminary (Phase I) of our environmental assessment will include the following:

A site "walk-over" inspection of surface conditions and potential environmental problems or suspect contamination areas (e.g., chemical spills, and PCBs) will be conducted. This walk-over will include an internal inspection of any existing buildings or structures to assess the potential for contamination and/or hazardous practices that could adversely impact the environment.

The assessment will include a review of available property records and/or other field information to establish past land usage (e.g., ownership records, Sanborn maps, USGS and Soil Conservation Service publications, foundation borings, aerial photographs and prior environmental assessment if available). The current and past property owner will also be interviewed, if available.

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A third party file search will be performed in compliance with the ASTM standard. In addition to review of the file search, available Indiana Department of Environmental Management (IDEM) files pertaining to this site and surrounding area will be performed.

Further Investigations

It is necessary that the Phase I Environmental Assessment be completed prior to establishing the necessity or extent of additional investigations.

It is critical and cost effective that environmental site studies be planned in stages. It is necessary that any further investigations be tailored to the specific site and environmental problems determined in a Phase I Assessment.

Estimated Costs and Schedule

We request written authorization before any work can be performed on a project. For your convenience, please feel free to return a photocopy of this entire proposal with an appropriate authorization signature.

To expedite the performance of this proposed investigation and to adequately locate the property boundaries of the site, we require the following items:

1. site description, plot plans or sketches, legal description
2. name and telephone number for on-site contacts
3. copies of all prior environmental assessments for property
4. chain of title if available
5. Activity Use Limitations (AUL) and known environmental liens

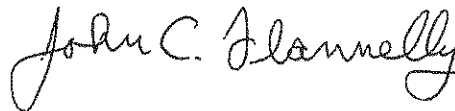
A preliminary (Phase I) Environmental Assessment, as described above, would be based on a lump sum of \$ 2,250.00*. We will not exceed this estimated cost without your prior approval. One electronic of the report will be delivered approximately three weeks from the receipt of written authorization and the materials requested above.

* Numerous agencies are now starting to charge for file reviews, typically ranging from \$25.00 to \$50.00. If an additional cost is incurred from an agency, Alt & Witzig will need to pass the fee along.

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Thank you for this opportunity to offer our services. If you have any questions or require additional information, please contact us at your convenience. We look forward to working with you on this and future projects.

Sincerely,
ALT & WITZIG CONSULTING SERVICES



John C. Flannelly
Division Manager

Terms of payment are **Net 30 Days**. Balances over 30 days bear interest at 1-1/2% per month. In the event Alt & Witzig Consulting Services is required to employ an attorney to collect any balances due, I agree to pay reasonable costs and attorney fees.

Authorization Signature

Date

Name (printed)

Title

Company

Reason for performing assessment: *(please check the appropriate box)*

- CERCLA Liability Exclusion
 Financing
 Refinancing
 Other _____

Invoices should be mailed to: _____

Email address: _____

Telephone Number: _____

Facsimile Number: _____

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
ASC GROUP, INC.
PREPARATION DATE: 10/24/2025**

Project Title

City of Greenfield
10 South State Street
Greenfield, IN 46140

Project Understanding

ASC Group Inc, is submitting a price quote to conduct a Phase I Environmental Site Assessment (ESA) on a portion of a Hancock County parcel located along US 40 and South Meridian Rd, Greenfield, Indiana. The subject property is referenced by the Hancock County Auditor as Parcel ID: 30-11-06-500-001.000-009. The site includes a 20-acre tract of undeveloped land bordered by the East Pennsy Trail to the north, US 40 and South Meridian roadways to the north and west, and an industrial laboratory complex to the south.

Scope of Service

ASC Group Inc. will conduct a Phase I ESA for the aforementioned site and will adhere to All Appropriate Inquiries Rule (the "AAI Rule") established by U.S. Environmental Protection Agency and set forth through 40 C.F.R. Part 312 and the ASTM "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM E 1527-21. The Phase I ESA Report under ASTM standard 1527-21 will consist of the following:

- Site Reconnaissance – Current use of subject property, site and vicinity conditions, structures/improvements, current use of adjoining properties, on and adjacent property site interviews.
- Records Review – Environmental Database Report.
- Geology and Hydrology Evaluation– Physical Setting Source(s).
- Historic Use Information for Site and Adjoining Properties – Historic aerial photographs, historic topographic maps, historic Sanborn fire insurance maps (if available), and City directories.
- Off Site Interviews – Fire department, Hancock County Spills, Public Health Department (letters back from these agencies takes about two weeks).
- On-Site Interviews – The current property owner will be asked to fill out an environmental questionnaire. This will be issued to the property owner prior to the site visit and will be required to be filled out and submitted to the environmental professional conducting the site assessment.

Reporting

If the site visit can be conducted November 3rd the report will be completed by close of business November 24th. The client will be notified with status updates as the property assessment proceeds. Once the report is completed, one electronic copy of the report will be provided to the client via email.

Invoice and Payment Terms

The fee for completion of this scope of work is \$5,565.81. This fee will be invoiced as a fixed fee upon completion of the scope of work.

- Monthly electronic invoices copies, along with any required documentation, will be submitted by ASC Group, Inc. to Client via email. Payment to ASC Group, Inc. is due within 10 days after receipt of invoice, except where "Pay when Paid".

Please sign and complete the proposal authorization section below and return the signed document to my attention at nlashley@ascgroup.net to authorize this project.

Assumptions

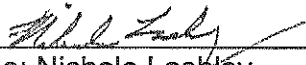
All property access must be arranged prior to commencement of the fieldwork.

Client will provide any information they have about the project prior to commencement of the field work.

AUTHORIZATION

ASC Group, Inc.

Date: 10/24/2025

By: 
Name: Nichole Lashley
Title: President

By: _____
(Signature)

Date: _____

Print Name: _____

Title: _____

**20-Acre Tract
Greenfield, Hancock County, IN
ASC GROUP, INC.**

Consultant: City of Greenfield
Date: 10/24/2025

Base Rates: 2025 Q4
Overhead: 142.53%

Net Fee/Profit: 11.00%
COM: 0.26%

Phase I ESA

Task - Description	Total Units	Cost Rate	OH	Fee	COM	Billing Rate	Total
Task - Coordination							\$541.08
Project Coordinator	1.00	\$32.65	\$46.54	\$8.71	\$0.08	\$87.98	\$87.98
Environmental Scientist II	5.00	\$33.63	\$47.93	\$8.97	\$0.09	\$90.62	\$453.10
Task - Site Visit							\$789.95
Environmental Scientist I	5.00	\$25.00	\$35.63	\$6.67	\$0.07	\$67.37	\$336.85
Environmental Scientist II	5.00	\$33.63	\$47.93	\$8.97	\$0.09	\$90.62	\$453.10
Task - Report							\$3,680.28
Senior Project Manager	1.00	\$59.11	\$84.25	\$15.77	\$0.15	\$159.28	\$159.28
Environmental Scientist III	21.00	\$45.54	\$64.91	\$12.15	\$0.12	\$122.72	\$2,577.12
GIS Specialist II	4.00	\$43.50	\$62.00	\$11.61	\$0.11	\$117.22	\$468.88
Technical Document Specialist	2.00	\$29.13	\$41.52	\$7.77	\$0.08	\$78.50	\$157.00
Technical Editor	4.00	\$29.50	\$42.05	\$7.87	\$0.08	\$79.50	\$318.00
Expenses							\$554.50
ODCs						Subtotal	\$554.50
EDR Report	1.00	\$380.00				\$380.00	\$380.00
Mileage	50.00	\$0.49				\$0.49	\$24.50
County Property Record Fee	1.00	\$150.00				\$150.00	\$150.00
Total Time & Materials	48.00						\$5,565.81