

Phase I Environmental Site Assessment

Proposed Black Fox Power Plant

Parts of Sections 13, 14, 15, 16, 17, 18, 19, 23, 24, and 25, Township 19
North (19N), Range 16 East and 17 East (16E & 17E)

Inola, Rogers County, OK

December 31, 2013

Terracon Project No. 04137822



Prepared for:

American Electric Power

Abilene, Texas

Prepared by:

Terracon Consultants, Inc.

Tulsa, Oklahoma

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

December 31, 2013



American Electric Power
4550 S. Loop 322
Abilene, TX 79602

Attn: Mr. John Flood
P: (325) 674-7253
E: jdflood@aep.com

Re: Phase I Environmental Site Assessment
Former Proposed Black Fox Power Plant
Parts of Sections 13, 14, 15, 16, 17, 18, 19, 23, 24, and 25, Township 19 North (19N),
Range 16 East and 17 East (16E & 17E)
Inola, Rogers County, Oklahoma
Terracon Project No. 04137822

Dear Mr. Flood:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P04130781 dated December 13, 2013.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.

A handwritten signature in black ink, appearing to read 'William G. Steinbrook', is written over a light blue horizontal line.

William G. Steinbrook
Staff Environmental Scientist

A handwritten signature in blue ink, appearing to read 'Tom Knudson', is written over a light blue horizontal line.

Thomas D. Knudson
Senior Project Manager

Attachments

Terracon Consultants Inc. 9522 E. 47th Pl. Unit D Tulsa, OK 74145

P 918-250-0461 F 918-250-4570 terracon.com

Environmental

Facilities

Geotechnical

Materials

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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. P04130781 dated December 13, 2013, and was conducted consistent with the procedures included in ASTM E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Thomas D. Knudson, Environmental Professional. William G. Steinbrook, Aislinn McLeod, Kurt Lampi, and David Young performed the site reconnaissance on December 17, 2013.

Findings

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is an approximately 2,400-acre tract of land located in Inola, Rogers County, Oklahoma. The site was previously developed with residential/farmstead structures. Construction of a nuclear power plant began sometime in the late 1970s on the central portion of the site. Construction of the nuclear power plant was canceled in 1982 and buildings were removed by 1989. A railroad track and spur is located on the site and currently stores railroad cars that transport coal. The northwest portion of the property does not appear to have been developed.

Historical Information

Based on a review of the historical information, the site was vacant by 1901. The site remained primarily vacant land with sparse development of residential structures between 1916 and 1968. By 1980, the site was occupied by several industrial structures, access roads, and a railroad spur that appear to correspond with the construction of the Black Fox nuclear power plant. By 1995, many of the residential structures and structures associated with the Black Fox nuclear power plant appear absent. The adjoining properties were vacant between 1896 and 1901. Between 1916 to today, the adjoining properties were primarily vacant land with sparse development of residential structures. RECs were not identified in connection with the site.

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. The site was not identified in the regulatory databases. Based on distance, environmental setting and/or facility characteristics, the identified facilities and inquiry results from the local agencies do not constitute RECs in connection with the site at this time.

Site Reconnaissance

Based on site reconnaissance, RECs were identified associated with the current site operations including the staining around the used oil tote, the staining on the down-gradient side of the diesel aboveground storage tank (AST), and the potential release of chemicals from treated wood in the burn pit.

Adjoining Properties

Indications of RECs were not observed with the adjoining properties.

Previous Reports

Refer to Section 3.9.

Additional Services

Per the agreed scope of services specified in the proposal, additional services (e.g. asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

Conclusions

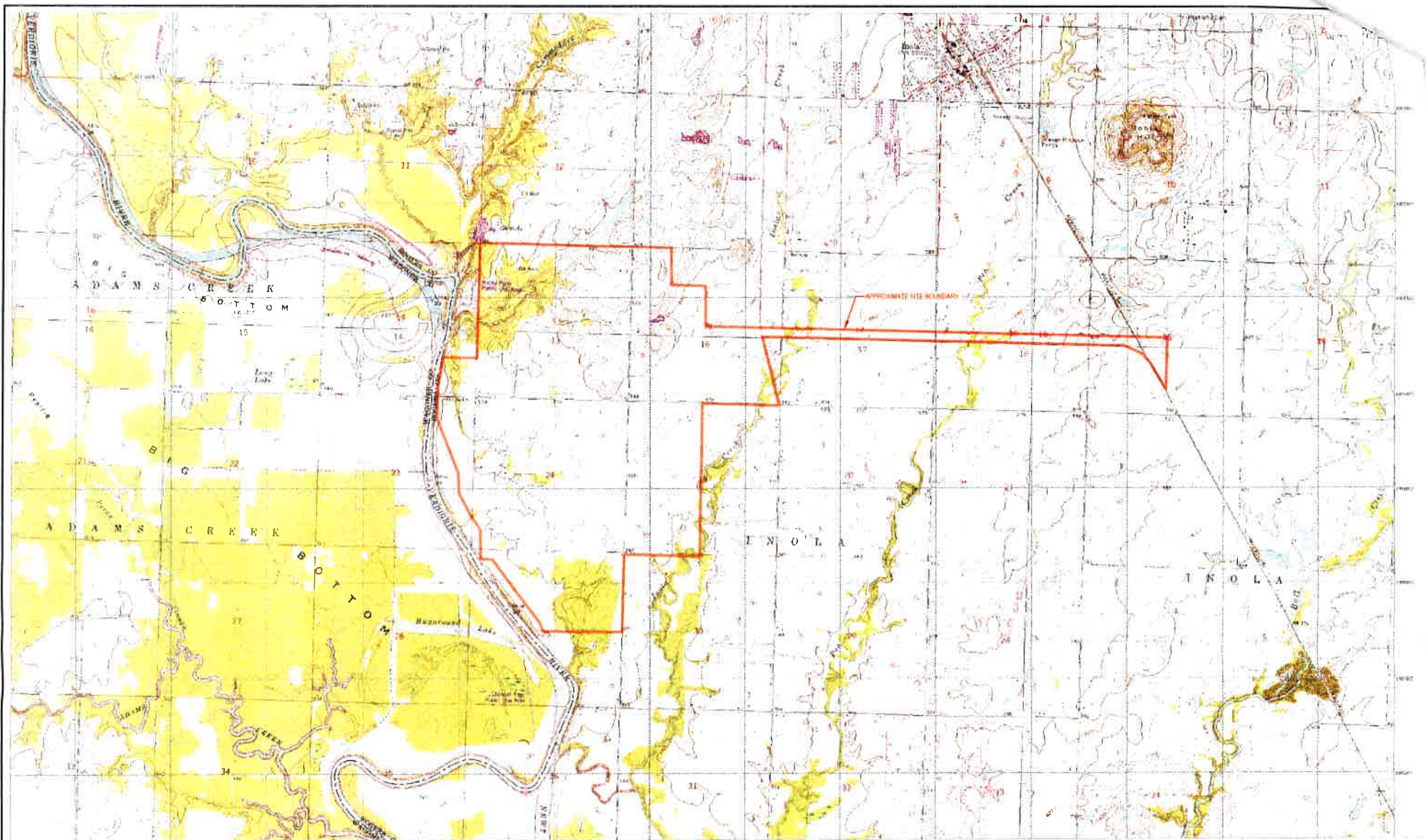
We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at the former Proposed Black Fox Power Plant, Inola, Rogers County, Oklahoma, the site. The following recognized environmental conditions were identified in connection with the site:

- The staining around the used oil tote.
- The staining on the down-gradient side of the diesel AST.
- The potential release of chemicals from treated wood in the burn pit.

Recommendations

Based on the scope of services, limitations, and findings of this assessment, Terracon recommends:

- Additional investigation to determine if the site has been impacted by the above identified RECs.
- Further investigation of any wells lacking appropriate plugging records that were not inspected prior to the construction of the Black Fox Unit 1.
- Plugging and abandonment of on-site water wells that are not intended for re-use.



1927 North American Datum; 1,000 meter UTM grid zone 15
 Generated by BigTopo (www.bigtopo.com)
 Map compiled from USGS 7 1/2 Minute Quads: Caloosa; OK; Inola; OK; Chouteau NW;
 OK; Oneta; OK; Caloosa SE; OK; Neederha; OK



Project No.	WGS	04137822
Client No.	DC	SEE BAR SCALE
Checked By	WGS	04137822
Approved By	TDK	JANUARY 2014

Terracon
 Consulting Engineers and Scientists

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LOCATION / TOPOGRAPHIC MAP
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 PROPOSED BLACK FOX POWER PLANT SITE
 36 1137583 .95 5574
 INOLA, ROGERS COUNTY, OKLAHOMA

EXHIBIT

A-1

EDR DataMap® Area Study

Proposed Black Fox Power Plant Site-2,400 Acres

-  Listed Sites
-  Earthquake Epicenters (Richter 5 or greater)
-  Search Boundary
-  Roads
-  Major Roads
-  Waterways
-  Railroads
-  Contour Lines
-  Pipelines
-  Powerlines
-  Fault Lines
-  Water
-  Superfund Sites
-  Federal DOD Sites
-  Indian Reservations BIA



Inola, OK



Scale in Miles

