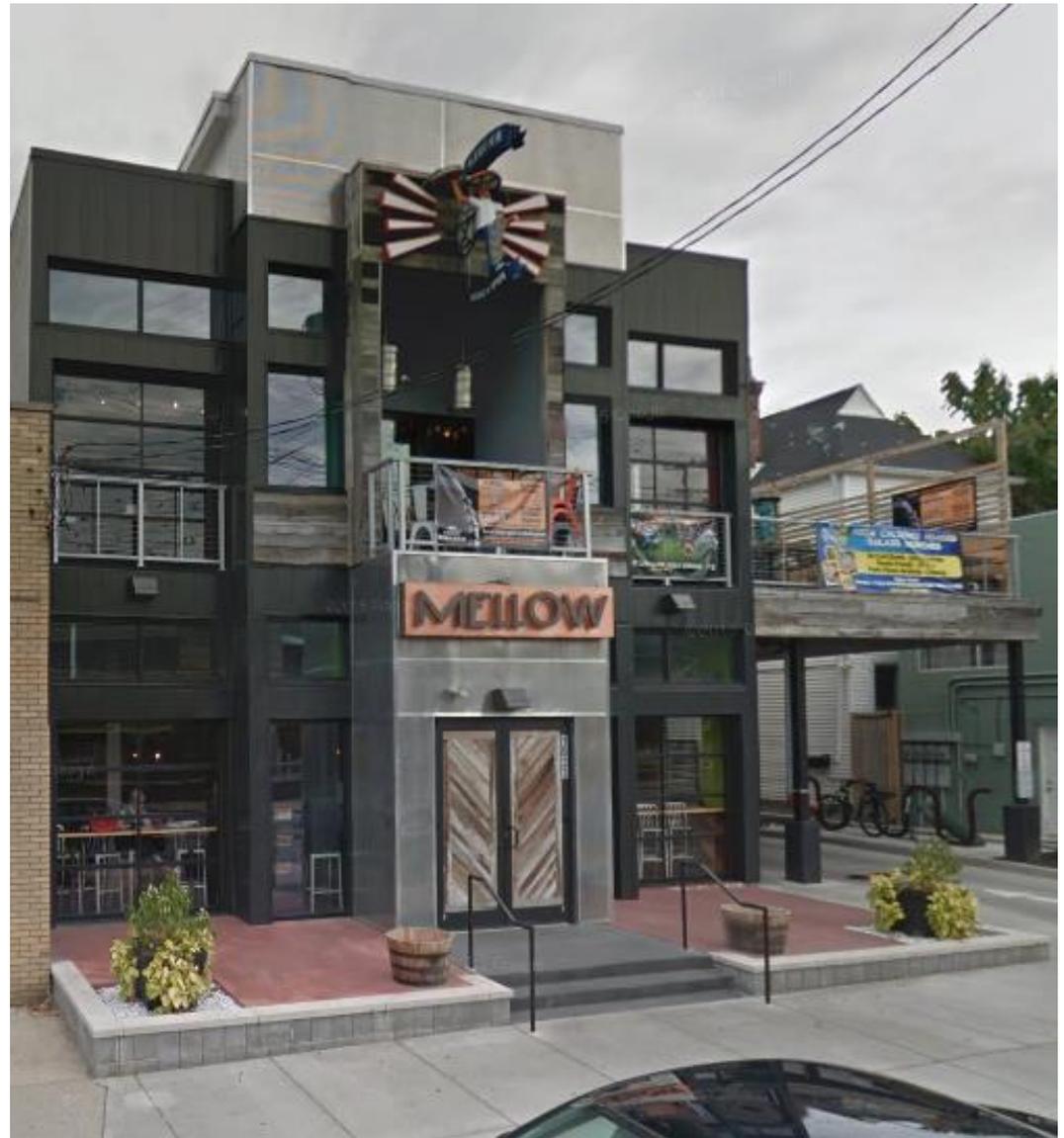


Brownfields Redevelopment

The “Mellow” story..

- Andy Blieden
- Bob Perkins



Brownfields

Definition

- Defined as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence of a hazardous substance, pollutant, or contaminant

Brownfields

Scope

- Kentucky Department of Environmental Protection (KDEP) estimates that there are approximately 8,000 brownfield sites in Kentucky

Brownfields

Redevelopment & Liability Concerns

■ Federal Statutes

- Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)
- Resource Conservation and Recovery Act (RCRA)

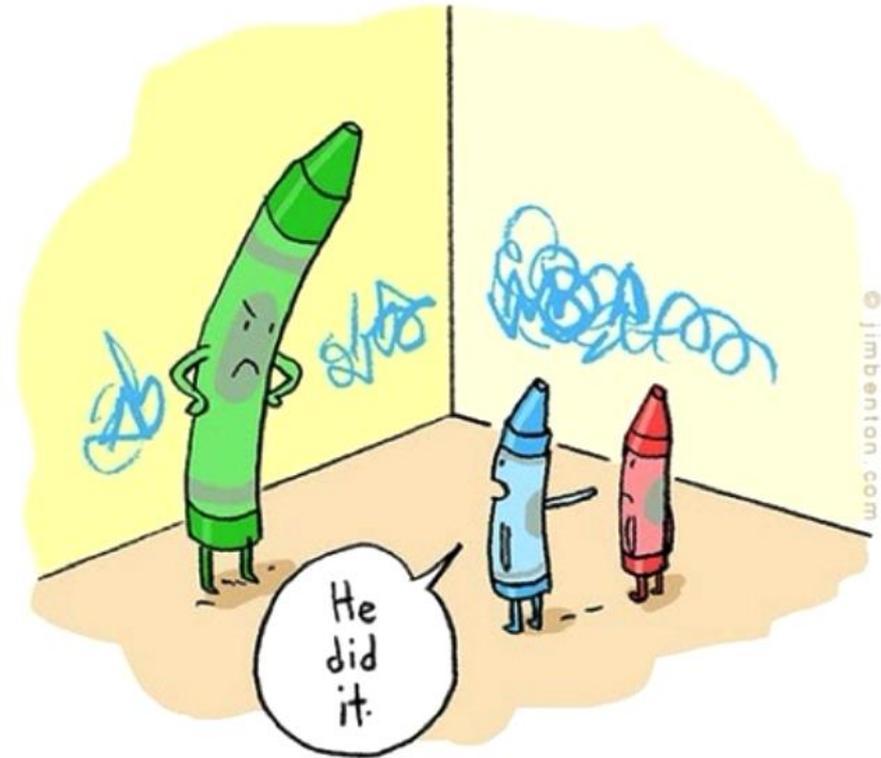
■ State Statutes

- KRS 224.1-400
- KRS 224.1-405

Brownfields

Defenses to Liability

- Innocent Landowner
- Contiguous Landowner
- Bona Fide Prospective Purchaser (BFPP)



Brownfields

Kentucky Brownfields Redevelopment Program

The Process...

- Phase I Environmental Site Assessment (Due Diligence)
- Phase II Environmental Site Assessment (Maybe)
- Property Management Plan (Certified by P.G. or P.E.)
- The Kentucky Brownfields Application (\$2,500 fee)
 - State Review/approval
- Letter of Eligibility
- The Bank Loan
- Construction
- Remediation Report
- Letter of Concurrence

Brownfields

Kentucky Brownfields Redevelopment Program

- Passed by 2012 General Assembly (HB 465) and codified at KRS 241.1-415
- Statutory Requirements—applicant must certify to the Kentucky Energy and Environment Cabinet, and the Cabinet must find, that all of the following requirements are met:
 1. The release occurred prior to the property owner's acquisition of the property;

Brownfields

Kentucky Brownfields Redevelopment Program

- Statutory Requirements (continued)
 2. The property owner made all appropriate inquiries into previous ownership and uses of the property in accordance with generally accepted practices; (BFPP)
 3. The property owner or a responsible party has provided all legally required notices under KRS Chapter 224;

Brownfields

Kentucky Brownfields Redevelopment Program

- Statutory Requirements (continued)

4. The property owner is in compliance with all land use restrictions and will not impede the effectiveness or integrity of any institutional control required for the property;

5. The property owner complied with any information requests by the cabinet under KRS Chapter 224;

Brownfields

Kentucky Brownfields Redevelopment Program

- Statutory Requirements (continued)

6. The property owner is not and has not been affiliated with any person who is potentially liable for the releases

7. The property owner has not caused or contributed to the release.

Call Herb Petitjean: Division of Compliance Assistance: 502-564-0323

Brownfields

Kentucky Brownfields Redevelopment Program

■ Results

- ❑ **Letter of eligibility & letter of concurrence** from the Cabinet that intended future use of the property will not interfere with remediation of the release as required by the Cabinet, increase the impacts of the release on human health or the environment, or expose the public and environment to unacceptable harm
- ❑ The property owner will **not be liable** for performing characterization, correcting the effects of the release on the environment, or performing corrective action
- ❑ Prospective and existing property owners are eligible

Brownfields

Kentucky Brownfields

Notice of Eligibility



ENERGY AND ENVIRONMENT CABINET

Steven L. Beshear
Governor

Department for Environmental Protection
Division of Waste Management

200 Fair Oaks Lane
Frankfort, Kentucky 40601
(502) 564-6716
<http://waste.ky.gov>

May 17, 2013

Leonard K. Peters
Secretary

NOTICE OF ELIGIBILITY

Mr. Andrew M. Blieden
Addyworld, LLC
1201 Story Avenue
Louisville, KY 40206

RE: Former Miracle Dry Cleaners, AI# 48074
1023-1025 Bardstown Road, Louisville, Jefferson County

Dear Mr. Blieden,

The Kentucky Division of Waste Management is in receipt of your Brownfield Redevelopment Program application and Property Management Plan dated April 2013. The Division finds that the application is administratively complete and that the conditions of KRS 224.01-415(2)(a) have been certified to be true. Based upon a review of the Property Management Plan, the Division concurs that the intended future use of the property will not interfere with remediation of the release as required by the Cabinet, increase impacts of the release on human health or the environment, or expose the public and environment to unacceptable harm, as required by KRS 224.01-415(2)(b). As a result, you are eligible for a NOTIFICATION OF CONCURRENCE for the subject property provided you take legal title to the property, remain in compliance with KRS 224.01-400(2)(b) up to and including the time of purchase, and the all appropriate inquiry upon with this notification is based is not more that 180 days old at the time of purchase.

To obtain a NOTIFICATION OF CONCURRENCE, please provide the updated deed reflecting your ownership. Upon issuance of the NOTIFICATION OF CONCURRENCE, in accordance with KRS 224.01-415(2), you will not be liable for characterization or corrective actions on a release or releases that you did not cause and that occurred at the property prior to your ownership.

The Property Management Plan is intended to ensure that property use is protective in light of the recognized environmental conditions of your property given the information available. There are two scenarios under which you may propose or be required to amend your property management plan:

1. You intend to change the usage of the property through expansion, reuse, or redevelopment; or,
2. There is a discovery of a newly identified release of a hazardous substance, pollutant, contaminant, or petroleum that was not identified during the All Appropriate Inquiry process.

Brownfields

Kentucky Brownfields



Steven L. Beshear
Governor

ENERGY AND ENVIRONMENT CABINET

Department for Environmental Protection
Division of Waste Management
200 Fair Oaks Lane
Frankfort, Kentucky 40601
www.kentucky.gov

Leonard K. Peters
Secretary

June 19, 2013

NOTIFICATION OF CONCURRENCE

Mr. Andrew M. Blieden
Addyworld, LLC
1201 Story Avenue
Louisville, KY 40206

RE: Former Miracle Dry Cleaners, AI 48074
1023-1025 Bardstown Road, Louisville, Jefferson County

Dear Mr. Blieden,

The Division of Waste Management is in receipt of your Brownfield Redevelopment Program application and Property Management Plan dated April 2013. The Division found that the application was administratively complete and that the conditions of KRS 224.01-415(2)(a) had been certified to be true. Based upon a review of the Property Management Plan, the Division issued a Notice of Eligibility dated May 17, 2013. In addition, the Division, on June 18, 2013, received proof that the property transaction has been completed, and the property is now owned by Addyworld, LLC. As a result of your previous submittals and the proof of ownership, the Division concurs that the intended future use of the property will not interfere with remediation of the release as required by the cabinet, increase impacts of the release on human health or the environment, or expose the public and environment to unacceptable harm, as required by KRS 224.01-400(2)(b).

Therefore, in accordance with KRS 224.01-415 (2), you are not liable for performing characterization, correcting the effects of the release on the environment, or performing corrective action of the release for release/s you did not cause and that occurred at the property prior to your ownership.

The Property Management Plan is intended to ensure that property use is protective in light of the recognized environmental conditions of your property given the information available. There are two scenarios under which you may propose or be required to amend your property management plan:

1. You intend to change the usage of the property through expansion, reuse, or redevelopment, or
2. There is a discovery of a newly identified release of a hazardous substance, pollutant, contaminant or petroleum that was not identified during the All Appropriate Inquiry process.

Should these conditions be met, you must notify and work with the Division to ensure that the Property Management Plan remains protective of human health and the environment or is amended based on the new information to ensure it is protective.

Notice of Concurrence

Brownfields

The Mellow Mushroom Site..

Problem:

- Legacy soil and groundwater contamination
- Bankrupt owner & Property Liens
- Perceived as undevelopable
- Money (\$)

Solution

- Engaged a visionary developer to engage other support
- Gained community and government support
- Identified funding sources
- Limited liability thru the New Kentucky Brownfield Law to secure bank loan

Brownfields

Assessment & Cleanup

USEPA Brownfield Grants



USEPA Brownfield Grants performed by AMEC Foster Wheeler – Louisville Office

- Louisville Metro
 - Pilot Cleanup Grant - \$350,000
 - Hazardous Substance Assessment Grant - \$400,000
 - Petroleum Assessment Grant - \$400,000
 - Revolving Loan Fund (RLF) - \$1,000,000 +
- City of Frankfort
 - Petroleum Assessment Grant - \$200,000
 - Hazardous Substance Assessment Grant - \$200,000
 - Petroleum Assessment Grant - \$200,000
- City of Covington
 - Hazardous Substance Assessment Grant - \$200,000
 - Petroleum Assessment Grant - \$200,000
 - Clean-up Grant of Former Stewart Iron Works - \$200,000
 - Clean-up Grant of Former Donaldson Art Sign - \$200,000
- City of Lexington
 - Hazardous Substance Assessment Grant - \$200,000
 - Petroleum Assessment Grant - \$200,000
 - Cleanup Grant – \$200,000
 - Cleaner Commonwealth Grant (RLF) - \$12,000
- Buffalo Trace Area Development District
 - Hazardous Substance Assessment Grant - \$200,000
- Letcher County Conservation District
 - Hazardous Substance Assessment Grant - \$200,000
 - Petroleum Assessment Grant - \$200,000
- Cumberland Valley Area Development District
 - Hazardous Substance Assessment Grant - \$200,000
 - Hazardous Substance Assessment Grant - \$200,000
 - Hazardous Substance Assessment Grant - \$200,000
 - Petroleum Assessment Grant - \$200,000
- City of Crab Orchard
 - Clean-up Grant of Former Lincoln Scrap Metal - \$200,000
- Jackson County Ministries
 - Clean-up Grant for Lincoln Hall - \$200,000
 - Cleaner Commonwealth RLF Grant - \$49,000
- City of Benham
 - Clean-up Grant of Former Coal Mining Hospital - \$200,000
- City of Vanceburg
 - Clean-up Grant of Former Shoe Factory - \$200,000
 - Cleaner Commonwealth RLF Grant - \$50,000
- Greater Louisville YMCA
 - Clean-up Grant of Former Cigarette Factory - \$200,000
- Columbia Club, LLC – Paducah, KY
 - Cleaner Commonwealth RLF Grant - \$50,000

Brownfields USEPA Brownfields Program



brownfields



EPA BF-96485307
March 2014

at-a-glance

MELLOW MUSHROOM RESTAURANT

Louisville, KY
USEPA Brownfields Assessment Grant

Transforming a former Dilapidated Dry Cleaner into a New Restaurant

ADDRESS: 1023-1025 Bardstown Road, Louisville, Kentucky PROPERTY SIZE: 1.0 acre FORMER USE: Dry Cleaner CURRENT USE: Future site of Mellow Mushroom Restaurant	
USEPA GRANT RECIPIENT: Louisville Metro Government Grant Contact Ms Theresa Zawacki – Louisville Metro 502-574-2657	PROJECT PARTNERS Kentucky Department for Environmental Protection (KDEP); United States Environmental Protection Agency (USEPA)

For additional data and geographic information for this and other Brownfields Grants, please visit EPA's: Envirofacts -www.epa.gov/enviro/html/bms/bms_query.html EnviroMapper -www.epa.gov/enviro/bf



PROJECT BACKGROUND:

An abandoned, dilapidated former dry cleaner located in downtown Louisville had become a severe safety concern for the community and significant hindrance to local economic development. The building roof had collapsed and the owner had filed for bankruptcy. As the property lay fallow a visionary local developer took advantage of USEPA Brownfield Assessment funds to evaluate environmental concerns. The State of Kentucky had just adopted a

new *Brownfield Law* that was able to provide liability protection for the developer to confidently purchase and redevelop the property. This project was one of the first properties to take advantage of the Kentucky's New Brownfield Law (KRS 224.01-415). The USEPA grant funded a Phase I environmental site assessment (ESA) that was utilized along with a Phase II ESA and a new *Property Management Plan* (PMP) to file an application for liability protection. The PMP includes the use of a vapor barrier, environmental covenant and other site restrictions. Once approved, the developer was able to secure funding from a local bank and move forward with the project. All buildings were razed and the new Mellow Mushroom restaurant has been constructed and is open for business.

KEY ACCOMPLISHMENTS:

- Removal of a former dilapidated dry cleaner and property transfer to a viable developer
- One of the first properties to be awarded liability protection utilizing *Kentucky's new Brownfield Law*
- Created over 100 new full and part time jobs.

OUTCOME:

Funded by the USEPA Brownfield Program, the property will be transformed from a community liability into a local asset that will create a new, vibrant economic stimulus to the area including the creation of over thirty temporary construction jobs and over seventy full and part time permanent jobs.

FOR MORE INFORMATION: Visit the EPA Brownfields Web site at <http://www.epa.gov/brownfields/> or call EPA Region 4 at (404) 562-8789

Brownfields

The Mellow Mushroom Site..

- The current owner had filed for bankruptcy, how did that affect the process?
 - The Cabinet and current owner had numerous discussions on liability.
 - The Cabinet concurred that as long as the perspective owner conducted appropriate “due diligence” and provided on-going “due care” they would not be held liable for past releases.
- How important was it to get the liability protection?
 - The perspective buyer needed bank financing.
- Since the current owner was in bankruptcy and there was off-site groundwater contamination who would pick up the remediation costs?
 - The state of Kentucky.
- How stringent is the Property Management Plan
 - The new owner will need to cap the site and maintain a vapor barrier in occupied spaces. No remediation is ever necessary!

Brownfields

Phase I Environmental Site Assessment (ASTM 1527-13)

- Regulatory Agency File Review & Summary
 - Kentucky Department for Environmental Protection
 - Local agencies
- Historical Records Review
 - Sandborn Maps
 - Topos
 - Aerials
- Site Reconnaissance
 - Review of current and historical processes or activities
 - Property Inspection
 - Underground Storage Tanks
 - Evidence of spill or releases to the environment
- Possible Vapor intrusion Evaluation
- Interviews of current owner, occupants and purchaser
- Identify Recognized Environmental Condition (RECs)

Brownfields

Phase I Environmental Site Assessment (ASTM 1527-13)

Assume 6 month shelf life...

In accordance with ASTM E 1527-13, this report is valid for one year from the date of the intended transaction, assuming interviews, a search for environmental liens, a review of government records, the visual inspection of the Site and surrounding properties, and the EP declarations are updated within 180 days prior to the intended transaction. The earliest date of these activities was **19 November 2015**. Hence, without further update this Phase I ESA will not be valid after **17 May 2016**.

Brownfields

The Property Management Plan

- Review of historical contaminants
- Review of existing site conditions
- Evaluation of future use scenarios
- Evaluate exposure pathways
- Corrective Action Plan
 - Vapor barrier
 - Soils management
- Protective Measures
 - Caps
 - Institutional Controls & Engineering Controls
- Maintenance Requirements
 - Inspections
 - Reporting to the Kentucky Department for Environmental Protection
 - Repairs
- Procedures for Changes in Land Use of Approved Plan

Brownfields

Kentucky Brownfields

Annual Report

RECEIVED FEB 15 2016



Matthew G. Bevin
Governor

ENERGY AND ENVIRONMENT CABINET

DEPARTMENT FOR ENVIRONMENTAL PROTECTION
DIVISION OF WASTE MANAGEMENT
200 FAIR OAKS LANE
FRANKFORT, KENTUCKY 40601
PHONE (502) 564-6716
FAX (502) 564-4049
www.waste.ky.gov

Charles G. Snively
Secretary

R. Bruce Scott
Commissioner

February 10, 2016

Andrew M. Blieden
Addyworld, LLC
1201 Story Avenue
Louisville, KY 40206

RE: Environmental Covenant Certification
Former Miracle Dry Cleaners, Louisville, Jefferson County
AI-48074

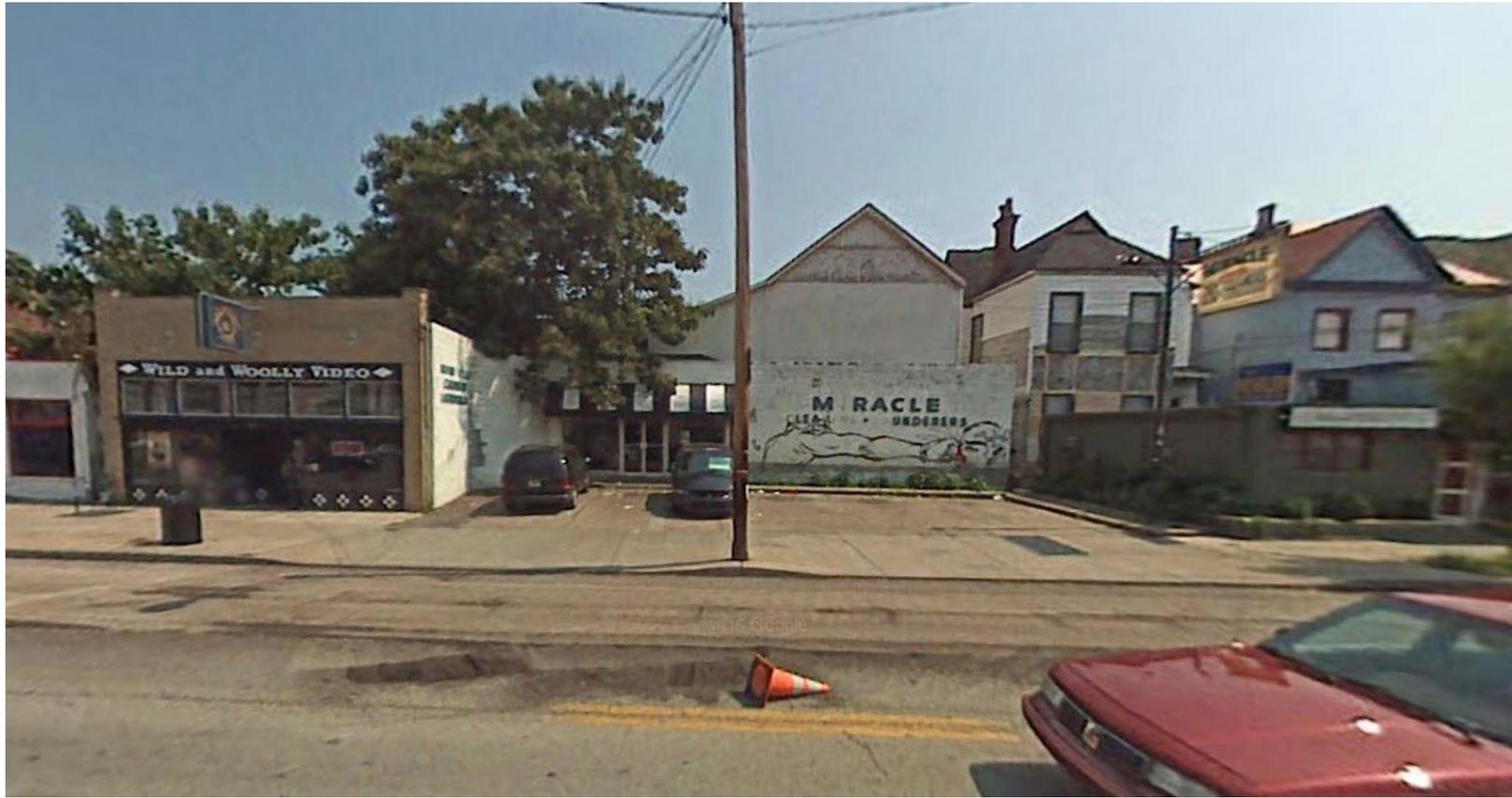
Dear Mr. Blieden,

I am writing on behalf of the Kentucky Energy and Environment Cabinet's Division of Waste Management (the Division). On March 1, 2011 an Environmental Covenant was signed by Lee-Dixon Corporation (the Grantor), and recorded on March 4, 2011 in the Jefferson County Clerk's office, which restricts certain uses for property that you currently own at 1023-1025 Bardstown Road in Louisville.

Pursuant to the terms of the Environmental Covenant, you are required to submit an annual report to the Director of the Division, on the anniversary of the date this Covenant was signed by the Grantor, detailing your compliance or lack of compliance with the terms of the Covenant.

Brownfields Redevelopment

The former Miracle Cleaners was a real drag on the neighborhood..



Brownfields Redevelopment

The Challenge

Prior “Miracle Cleaners” Dry Cleaner Site had contaminated groundwater.



Brownfields Redevelopment

The Opportunity

Great Neighborhood & Developer Commitment
USEPA Brownfield Funds (Louisville)
Kentucky's New Brownfield Law
Create over 100 new jobs



Redevelopment Problems

Off-site Groundwater contamination
Perceived as a contaminated site
Bankrupt property owner
Property Liens
Financing Problems

Brownfields Redevelopment

The Basement funneled contaminants into groundwater...



Brownfields Redevelopment

Getting started..... Ouch!



Expect the unexpected and maintain strong regulatory relationships.....

Brownfields Redevelopment

Additional Soil Testing/Geotechnical Issues



Brownfields Redevelopment

The Vapor Barrier...just to be safe.



Brownfields Redevelopment

Beginning Construction...



Brownfields Redevelopment

Second floor construction...



Brownfields Redevelopment

The “Mellow”



Brownfields Redevelopment

The “Mellow”



Brownfields Redevelopment

The “Mellow”

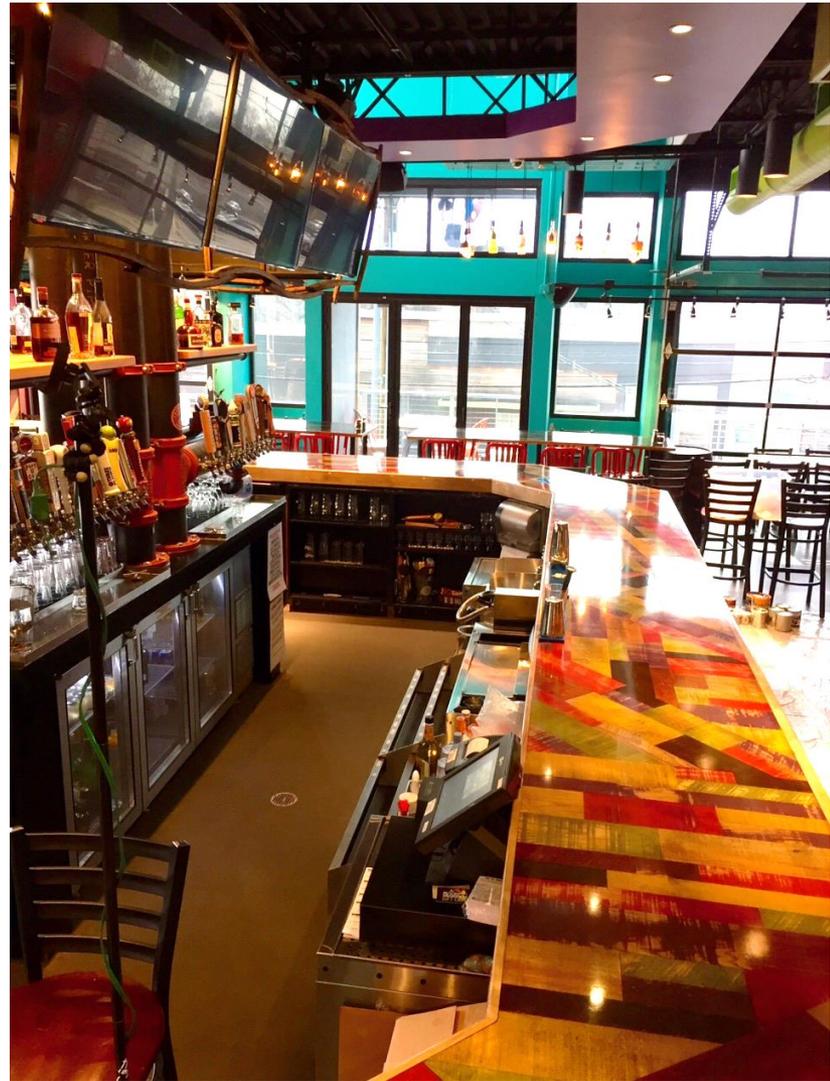


Photo: Boris Ladwig (Insider Louisville)



Brownfields Redevelopment

The “Mellow”



Brownfields Redevelopment

The “Mellow”



- Photo: Boris Ladwig (Insider Louisville)

Brownfields Redevelopment

The “Mellow”

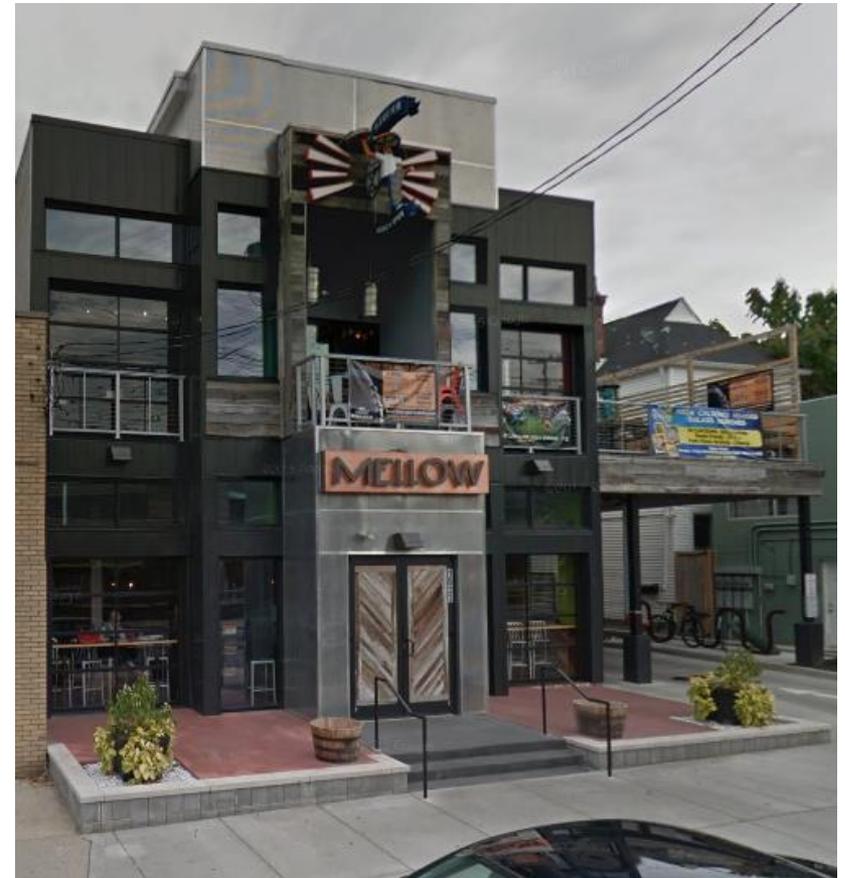


- Photo: Boris Ladwig (Insider Louisville)



Brownfields Redevelopment

Before/After



The Mellow Mushroom Restaurant

Lots of good press.... Important to the community.

NEIGHBORHOODS

The proposed two-story Mellow Mushroom at 1023 Bardstown Road. IMAGE COURTESY OF PATE DESIGN GROUP, INC.



PIZZERIA: Mellow Mushroom proposed

Continued from Page A5

projects. "But all of my projects, I want to try to make them a little bit special and have them be things that I can be proud of and Louisville can be proud of," he said.

Last year, Blieden purchased the properties at 1023 and 1025 Bardstown Road — about ½ acre valued at \$240,190, according to the Jefferson County Property Valuation Administrator. The dry cleaning business that had been there closed its doors in 2002, and the concrete building sat vacant until the city approved a \$150,000 loan for Blieden's business entity, Addyworld LLC, to demolish it last July.

Blieden, who lives in the Highlands and owns several properties in the neighborhood including Holy Grail, said he first attempted to buy the former dry cleaning site in 2009, but because of potential chemical contamination from the former busi-

ness, cleanup could have been too costly, and he couldn't find a bank to lend money, given the liabilities that were there.

But last year, after the state launched its Brownfield Redevelopment Program — which provides liability assurances to those looking to redevelop properties in extreme states of disrepair and possible contamination — Blieden was finally successful in purchasing the property.

Plans for the new restaurant include a one-way drive to allow vehicles to turn right off Bardstown Road into a 15-space parking lot at the rear of the restaurant. The second-story patio will be built above the drive.

Blieden said he does not yet have a projected cost for the new restaurant but hopes construction will begin this summer. The developer will lease the building to Mellow Mushroom.

The Board of Zoning Adjustment will review the plans May 19 to address variances related to the number of trees used for a landscape buffer and the position of a dumpster.

Reporter Kirsten Clark can be reached at (502) 582-4144 or on Twitter by following @kirstenmclark.

ACHIEVER | ALLEN JIANG

Manual High junior

By Elaine Rooker Jack
Special to The Courier-Journal

Achievement: Allen Jiang scored a composite 36 on the March ACT, the highest score possible on the college entrance exam. He scored 36 on each of the individual scores for English, science, math and reading.

The facts: On average, fewer than one-tenth of 1 percent of students score a 36 on a given testing date, according to ACT. In 2013, 36 Kentucky students, including 16 Louisville-area students, made that score. Allen said about the test: "The March test was unusual. I thought the English and reading were easy, and the science and math I could barely deal with. I've never seen a test that hard," he said, explaining that he had taken many practice versions as well as the actual test as a sophomore.

Allen's advice: "With science, ignore the text" when finding the answer within the material, "and with math, do it as fast as possible and then check when you're finished."

He also recommends "Up Your Score: ACT, 2014-2015 Edition: The Underground Guide," a book published by Amazon Digital Services, Inc. One of the authors is Manual High graduate Ava Chen.

Acknowledgments: Allen says thanks to his science teachers at Manual. They helped prepare him so he was able to understand the information in the science section faster.

His home life: Allen lives in the Clifton area with his parents, Lan Xu and Min Jiang and his younger brother, Benjamin.

Projects in progress: Allen's project for the Intel Science and Engineering Fair is a spectrophotometer that uses a light source

from a ce stance. H \$10, the st quiring a predicts p include p and schoc ganization could use create wa Teach amazing i so easily. Research look at m: trophoton days Allen the issues one that is \$2,000 ch that you c tackles a lliant, outg man you c zig Plans: engineeri the Massa and Stamf Allen c and volun Center an Math Cou

Louisville SpringFest has "kept the Derby party going" long after the race, celebrating with live music, food trucks and — perhaps most notably — bourbon slushies. "Louisville's a town that loves to close the streets and drink on them," said Candace Jaworski, a member of the Old Louisville Neighborhood Council and chairwoman of the SpringFest committee.

On Friday and Saturday, fairgoers will have the opportunity to do just that.

"It's just a really lovely, low-key festival that celebrates the people and the unique feel of Old Louisville," longtime Old Louisville resident Mary Beth Brown said.

Last year marked the SpringFest debut of Brown's bourbon slushie — a family friend's recipe made from bourbon, orange juice

with fresh live music and bourbon slushies.

When: 5-9 p.m. Friday and 10 a.m. to 9 p.m. Saturday.

Where: First Street and Ormsby Avenue between Oak Street and Magnolia Avenue.

The event is free and open to the public. For more information, go to oldlouisvillespringfest.org.

concentrate, lemonade concentrate and "a secret ingredient in there that makes it perfect," she said.

"They were a huge hit. Sometimes they didn't end up getting slushy enough because they were selling so fast," Brown said. "But people were OK with that."

This year, she said, they're adding more slushie machines to accommodate the anticipated de-

velopers will set up a **MUSHROOM** with bounce houses from noon to 6 p.m. on Saturday — as well as a Parisian-style marketplace with food, shopping and a beer garden.

Louisville-based Internet radio station ARTSFM also helped the council book local bands such as Squeeze-bot and Billy Goat Strut Revue.

Before the first SpringFest in 2012, Old Louisville, which is composed of about 12 smaller neighborhoods south of downtown, didn't have a community event in the spring, Jaworski said. October is full of events, she said, like the St. James Court Art Show and the annual ghost walk.

Aside from the libations, Jaworski said, SpringFest was set up on the neighborhood's east side to showcase the area's historic homes.

HIGHLANDS

Two-story pizzeria proposed for site of former cleaners

By Kirsten Clark
kclark2@courierjournal.com
The Courier-Journal

Developer Andy Blieden has a plan to turn what was the former Miracle Cleaners on Bardstown Road — which he described as a "cancer on the street" before it was demolished — into a "funky" pizzeria.

Plans for a Mellow Mushroom restaurant at the Highlands location include a second-story patio and garage-style doors that can open to create an open-air dining area.

The Bardstown Road Overlay District — the committee that reviews plans for construction and building changes along Bardstown Road and Baxter Av-



STEVE REED/THE COURIER-JOURNAL

Metro Planning and Design Services spokeswoman Jessica Wethington said.

Metro Louisville Urban Design Administrator Bob Keesee, who works with the Bardstown Road Overlay District, said the "interactive" and "engaging" design of the proposed restaurant appealed to the committee.

"It really was an engine firing on all cylinders," he said. "This is the type of strong architectural statement we'd like to see replicated on the Bardstown Road corridor."

The project is different for the developer, who said he normally takes on "adaptive reuse"

See PIZZERIA, Page A6

HA

Okolona Demo
Teamster 783, 7711 Bt

Louisville Divo
Crescent Hill Baptist (confidential and non tors. Free child care p

HAPPENING TH

Card party anc
Ladies of Good Shep a.m. Tuesday, 50 per Police Auxiliary, \$6 p drawing.

Full Flower Mt
Bernhelm Forest, Ex Wednesday, View th sounds of night owl Registration requir

More events
See what else is h journal.com/events.

15% OFF Patio Covers
20% OFF Screen Rooms
30% OFF All Season Sunrooms

From Simple to And, Everything i

Brownfields Redevelopment

The “Mellow”



Photo: Boris Ladwig (Insider Louisville)
February 18, 2016
www.insiderlouisville.com



QUESTIONS?

Andy Blieden
Owner/Developer
andyblieden@aol.com
502-599-8270

Bob Perkins
Amec Foster Wheeler
bob.perkins@amecfw.com
502-471-2353
502-643-5823 (cell)

