



Phoenix Environmental

Consultants – Geologists - Scientists

Phase 1 Environmental Site Assessment Proposed Office Property 742 Evergreen Terrace Springfield, Ohio 49007



Phoenix Project #: 2014-2305

Prepared For:

Diamond Investments
C/O Mr. Joe Quimby
123 Matlock Expressway
Springfield, Oh 49007

Issued on:

December 31, 2014

Phoenix Environmental

175 S. Sandusky St., Suite 325, Delaware, Ohio 43015

P: 614.746.2695 | www.phoenixel.com

TABLE OF CONTENTS

1.0 INTRODUCTION..... 1

 1.1 Executive Summary 1

 1.1.1 On-Site Environmental Conditions..... 1

 1.1.2 Off-Site Environmental Conditions 2

 1.2 Recommendations 2

 1.3 Purpose 2

 1.4 Scope of Services..... 3

 1.5 Limitations..... 3

2.0 USER PROVIDED INFORMATION 4

 2.1 User / Client Responsibilities..... 4

 2.2 Environmental Liens and Activity and Use Limitations 4

 2.3 Specialized Knowledge..... 4

 2.4 Valuation Reduction for Environmental Issues 4

 2.5 Identification of Key Site Manager..... 4

3.0 SITE INFORMATION 5

 3.1 Site Name and Address 5

 3.2 Legal Description..... 5

 3.3 Chain of Title..... 5

 3.4 Site Description..... 5

 3.5 Current Uses of Site..... 5

 3.6 Owners and Occupants of Site..... 6

 3.7 Recorded Land Title Records..... 6

4.0 RECORDS REVIEW 7

 4.1 Physical Setting Sources 7

 4.1.1 Topography 7

 4.1.2 Soils..... 7

 4.1.3 Geology 7

 4.1.4 Hydrology 7

 4.1.4 Aerial Photographs 7

 4.1.5 Fire Insurance Maps..... 7

 4.1.6 City Directories 9

 4.2 Other Maps and Data..... 9

 4.2.1 Auditor’s Office 9

 4.2.2 Fire Department..... 9

 4.2.3 Health Department..... 10

 4.3 Additional Data 10

5.0 PROPERTIES AND AREAS SURROUNDING THE SITE 11

 5.1 Current Uses of Adjacent Properties 11

6.0 MAPPED ENVIRONMENTAL DATABASE RECORDS SEARCH..... 12

 6.1 Federal NPL List..... 12

 6.2 Federal CERCLIS List..... 12

 6.3 Federal CERC-NFRAP List 12

6.4	Federal RCRA CORRACTS TSD Facilities List	13
6.5	Federal RCRA Non-CORRACTS TSD Facilities List	13
6.6	Federal RCRA Generator List	13
6.7	Federal Emergency Response Notification System (ERNS)	13
6.8	FINDS	14
6.9	Ohio Division of Emergency Response and Revitalization (DERR)	14
6.10	Solid Waste/Landfill Facilities (SWLF)	14
6.11	Leaking Underground Storage Tank List (LUST)	14
6.12	SPILLS	14
6.13	State Underground Storage Tank List (UST)	14
6.14	Additional Surrounding Facility Listings	14
6.15	Regulatory File Review Information	15
7.0	SITE RECONNAISSANCE AND INTERVIEWS	16
7.1	General Site Characteristics	16
7.1.1	Solid Waste Disposal	16
7.1.2	Sewage Discharge and Disposal	16
7.1.3	Surface Water Drainage	16
7.1.4	Heating and Cooling	16
7.1.5	Wells and Cisterns	16
7.1.6	Wastewater	17
7.2	Environmental Hazards	17
7.2.1	Hazardous/Regulated Substances/Wastes & Petroleum Products	17
7.2.2	Evidence of Releases	17
7.2.3	Polychlorinated Biphenyls (PCBs)	17
7.2.4	Asbestos-Containing Materials (ACM)	18
7.2.5	Landfills	18
7.2.6	Pits, Ponds, Lagoons, Sumps, Drywells, and Catchbasins	18
7.2.7	On-Site Aboveground and Underground Storage Tanks	18
7.2.8	Vapor Migration	18
7.2.9	Additional Hazard Observation	18
7.3	Interviews	18
8.0	HISTORICAL USE INFORMATION	21
8.1	Prior Uses of Site	21
8.2	Summary of Prior Reports	21
9.0	SUMMARY AND RECOMMENDATIONS	22
9.1	Findings and Conclusions	22
9.1.1	On-Site Environmental Conditions	22
9.1.2	Off-Site Environmental Conditions	22
9.2	Recommendations	23
9.3	Deviations	23

10.0	CONSULTANT INFORMATION	24
10.1	Project Personnel	24
10.2	Report Certification.....	24
10.3	Report Reliance	24
11.0	BIBLIOGRAPHY.....	25

FIGURES

- Figure 1: Topographic Map
- Figure 2: General Vicinity Map
- Figure 3: Site Reconnaissance Map
- Figure 4: Parcel Map

APPENDICES

- A. Ownership Records
- B. Photograph Log
- C. Aerial Photographs
- D. Fire Insurance Map Documentation
- E. City Directories
- F. Other Maps and Data
- G. Mapped Database Report
- H. Resumes of Environmental Professionals

1.0 INTRODUCTION

1.1 Executive Summary

Phoenix Environmental, LLC (hereinafter Phoenix) has performed a Phase 1 Environmental Site Assessment in general accordance with the scope and limitations of the Scope of Services for the facility located at 724 Evergreen Terrace, Springfield, Ohio (hereinafter referred to as the “Site” or “Property”). Any exceptions to, or deletions from, this Scope of Services are described in the report.

The Site consists of an irregular-shaped property comprised of three parcels, which total approximately 2.547 acres in size. Currently, the Site is developed with an office building constructed in 1976. The structure is two stories in height and comprises a total of approximately 27,985 square feet of building space. The building is bordered to the north and east by asphalt-paved parking lots and drives, and the balance of the Site consists mainly of landscaped areas.

Based on historical sources, the Site consisted of vacant land from at least 1938 until construction of the present-day commercial/ office building in 1976. Prior to the redevelopment of the building in 1995, the Site was used as a Stone Cutters Fraternal Lodge. The Site is currently occupied by multiple commercial tenants.

The Site is bound to the north by vacant grass-covered land and the eastern end of a doctor’s office complex, to the east by Plympton Street, beyond which are the Springfield Retirement Castle and a day care center, and to the south and west by the Matlock Expressway north off-ramp and landscaped/vegetated land.

A USGS Topographic Map, General Vicinity Map, Site Reconnaissance Map and Parcel Map are included as Figures 1-4, respectively within the appendices.

1.1.1 On-Site Environmental Conditions

No recognized environmental conditions were identified on the subject Site, except for the following:

- Based on our review of a previous Phase 1 ESA report, a 2,000-gallon steel heating oil underground storage tank (UST) reportedly installed in 1981 was historically located near the north-west corner of the Site. The UST was reportedly scheduled for closure in the near future and collection of environmental samples was planned. However, no reports or additional information regarding environmental soil/groundwater samples related to this UST was provided. Further, no information regarding this UST or UST closure activities at the Site were available from the ERIS report, correspondence with the Springfield Township Fire Department or Ohio’s Bureau of Underground Storage Tank Regulations (BUSTR). Therefore, the lack of information regarding confirmatory soil/groundwater samples during or subsequent to the closure of this UST constitutes a REC with respect to the Site.
- Based on interviews and Site reconnaissance, there has been a paint booth in operation for 19 years within the shop area of Globex Corporation. Chemicals used in this area included various solvents, paints, thinners, dyes and lacquers. Paint overspray, minor floor spillage and staining and a strong paint-like odor were also noted in the paint booth and chemical storage area. Based on the proceeding information, this paint booth represents a REC with respect to the Site.

- The current and historical use of a paint booth and historical use presence of a heating oil UST has potentially impacted the Site subsurface. These concerns are further detailed in Sections 4.2.2, 6.14, 7.2.1 and 7.2.2. Based on the preceding information, a vapor migration concern exists and therefore is a REC to the Site.

No Controlled RECs (CRECs) or Historical RECs (HRECs) were identified on the subject Site.

1.1.2 Off-Site Environmental Conditions

No recognized environmental conditions were identified off the subject Site.

1.2 Recommendations

Based on the findings of this ESA, Phoenix recommends the following:

- Performance of a Limited Phase 1I ESA to determine if subsurface impacts are present in the former heating oil UST and paint booth areas. Additionally, a geophysical survey should be conducted to determine the historical location of the UST and to confirm it has been removed.

Further information is provided in the following sections of this report, which should be read in its entirety.

1.3 Purpose

The purpose of a Phase 1 ESA is to assess property for recognized environmental conditions (RECs). Phoenix performed an on-site reconnaissance, a driving tour of the vicinity, a review of agency databases, and a review of historical data in an effort to achieve this objective.

RECs are defined as, “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The term “recognized environmental conditions” does not include de minimis conditions that generally do not present a material risk of harm to public health or the environment. A “risk of harm” would be a recognized environmental condition that when brought to the attention of an appropriate governmental agency would be subject to an enforcement action. In performing this Phase 1 ESA report, Phoenix has striven to balance between competing goals of identifying signs of recognized environmental conditions and a scope of services limited by both cost and time constraints.

Special terms and conditions are outlined in our proposal and attached Terms and Conditions issued with our proposal dated December 21, 2014. This practice does not address specific requirements of state or local laws, or federal laws other than the appropriate inquiry provisions of Comprehensive Environmental Response, Compensation and Liability Act’s (CERCLA’s) innocent landowner defense. It should be noted that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice. It should also be noted that there are likely to be other legal obligations concerning hazardous substances or petroleum products on the site, if any, that are not addressed in this practice and that may impose risks of civil and/or criminal sanctions for non-compliance.

1.4 Scope of Services

This Phase 1 ESA was performed in accordance with Phoenix Proposal No. 14-0020B dated December 21, 2014, and was conducted consistent with the procedures included in ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, user provided information, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

1.5 Limitations

All requirements of the scope of work have been met, except for the following:

- Data gaps in excess of the recommended 5-year interval were encountered. However, based on the available information reviewed, this data failure is not considered to be a significant data gap and is not expected to alter the conclusions or recommendations of this assessment.

2.0 USER PROVIDED INFORMATION

2.1 User / Client Responsibilities

In order to comply with the standards set forth in ASTM practice E1527-13, the user of this report must provide information (if available) to the environmental professional regarding the site. This information includes environmental cleanup liens, activity and land use limitations, specialized knowledge or experience of this type of site, knowledge of the site that would indicate a value reduction in price due to contamination, commonly known or reasonably ascertainable information about the site indicative of releases or threatened releases, or knowledge of obvious indicators of contamination at the site. Although requested, this information was not received at the time of report issuance.

2.2 Environmental Liens and Activity and Use Limitations

The client did not request an environmental lien search.

2.3 Specialized Knowledge

Joey Shabidoo, representing the Globex Corporation indicated no specialized knowledge regarding the Site.

2.4 Valuation Reduction for Environmental Issues

Mr. Shabidoo did not indicate knowledge of a valuation reduction for the Site due to environmental issues.

2.5 Identification of Key Site Manager

The Key Site Manager is Mr. Joey Shabidoo, general manager and the owner's representative.

3.0 SITE INFORMATION

3.1 Site Name and Address

Proposed Office Property
724 Evergreen Terrace
Springfield, OH 43230

3.2 Legal Description

A legal description for the Site was obtained from the Springfield County Auditor’s office, and is provided in **Appendix A**.

3.3 Chain of Title

A 50-year chain-of-title was not requested for this study. Historical use of the Site was researched using other standard historical sources.

3.4 Site Description

The Site consists of an irregular-shaped property comprised of three parcels, which total approximately 2.547 acres in size. Currently, the Site is developed with an office building constructed in 1976. The structure is two stories in height and comprises a total of approximately 27,985 square feet of building space. The building is bordered to the north and east by asphalt-paved parking lots and drives, and the balance of the Site consists mainly of landscaped areas.

The Site is bound to the north by vacant grass-covered land and the eastern end of a doctor’s office complex, to the east by Plympton Street, beyond which are the Springfield Retirement Castle and a day care center, and to the south and west by the Matlock Expressway north off-ramp and landscaped/vegetated land.

According to the Springfield, Ohio zoning department, the Site is zoned “Planned Unit Development.” A photographic log of the Site is included as **Appendix B**.

3.5 Current Uses of Site

At the present time, the Site is developed with a multi-tenant commercial office building. The Site consists of one, two-story 27,985 square foot building and paved parking areas.

Based on the information reviewed during the preparation of this report and the observations made during the reconnaissance of the Site, the tenant spaces are currently occupied by the tenants and activities identified below:

- 742A Evergreen Terrace: Globex Corporation (product design and testing facility)
- 742B Evergreen Terrace: Red Blazer Realty (real estate firm)
- 742C Evergreen Terrace: Flancrest Enterprises (online retailer of religious books and rugs)
- 742D Evergreen Terrace: Lionel Hutz (attorney-at-law)
- 742E Evergreen Terrace: Mary Ann’s Hammocks (hammock sales and repairs)

3.6 Owners and Occupants of Site

According to the Springfield County Auditor's Office, the Site is currently owned by Globex Corporation. They have owned the Site since November of 1990. Previous owners of the Site from most recent to oldest included Mary Ann's Hammocks, Hammock Hut, Hammocks-R-Us and Swing Low, Sweet Chariot. Auditor records indicated the Site was divided from a larger parcel in 1981 when it was part of the Hammock District on Third Avenue. Based on the prior Phase 1 research, owners prior to 1981 consisted of private individuals. Copies of auditor records are included in **Appendix A**.

3.7 Recorded Land Title Records

Title information was obtained from the Auditor's Office. The Site is currently owned by Globex Corporation. They have owned the Site since 1990. Phoenix engaged Texas Environmental Research to determine if environmental liens, activity and use restrictions were on file for the property. Based on their research, no records of environmental liens or land use restrictions were found within these records at the time of our research. A copy of their research is included in **Appendix A**.

4.0 RECORDS REVIEW

4.1 Physical Setting Sources

4.1.1 Topography

The United States Geological Survey (USGS), Northeast Springfield Quadrangle 7.5 minute series topographical map was reviewed for this ESA. This map was published by the USGS in 1999. According to the contour lines on the topographical map, the Site is located approximately 795 feet above mean sea level (MSL). The contour lines in the area of the Site indicate the area is sloping gently downward toward the southwest and the Moonshine River. A topographic map is included as Figure 1.

4.1.2 Soils

According to the United States Department of Agriculture (USDA) Web Soil Survey of Springfield County, Ohio, dated September 2014, the soils at the Site are classified as Bennington Silt Loam soils. The Soil Survey describes Bennington Silt Loam soils as silt loam to a depth of 9 inches, underlain by silty clay loam to 35 inches, and then underlain by loam to 70 inches. These soils are somewhat poorly drained with a moderately low to moderately high capacity to transmit water.

4.1.3 Geology

The Site is situated within the Interior Plains, in the area of the Springfield Lowlands physiographic province, and the Till Plains section of the State of Ohio. The Site is on the eastern edge of Moonshine River. The surface geology consists of loamy, high-lime to medium-lime Wisconsinan age till and extensive outwash in Scioto Valley over deep Devonian to Mississippian-age carbonate rocks, shales and siltstones. The Site is located approximately 795 feet above mean sea level.

4.1.4 Hydrology

According to ODNR Bulletin 44, Geology of Water in Ohio (1943), Springfield is located on the rather smooth Mississippian Valley Plain, at an elevation approximating 795 feet, just east of Moonshine River, a stream of large size, and north of Joan River draining some twenty square miles of territory. Both the Illinoian and Wisconsin glaciers passed over the area but regionally the drift is thin, averaging not more than 20 feet. The drift provides little water.

According to ODNR water well records, no wells were reportedly located at the Site.

4.1.5 Aerial Photographs

Available aerial photographs dated 1938, 1950, 1957, 1964, 1971, 1980, 1988, 1995, 2000, 2004, 2009 and 2013, from Historic Information Gatherers (HIG) were reviewed for this Phase 1 ESA. The photographs are discussed below:

Date:	1938
Scale:	1" = 500'
Description:	The Site appears to be undeveloped land. The northern and eastern adjacent properties appear as vacant/agricultural land. The southern and western adjacent properties appear as vacant/agricultural land and sparse residential/agricultural buildings.
Date:	1950, 1957, 1064
Scale:	1" = 500'

Description:	The Site appears to be undeveloped land. The northern and eastern adjacent properties appear as vacant/agricultural land. The southern and western adjacent properties appear as vacant/agricultural land and sparse residential/agricultural buildings.
Date:	1971
Scale:	1" = 1,000'
Description:	The Site appears to be undeveloped land. The northern and eastern adjacent properties appear as vacant/agricultural land. The southern and western adjacent properties appear as vacant/agricultural land and sparse residential/agricultural buildings.
Date:	1980
Scale:	1" = 500'
Description:	The Site appears to be developed with a commercial building similar to the present-day facility. The northern and eastern adjacent properties (beyond Plympton Street to the east) appear undeveloped and the western and southern adjacent properties appear as occupied by Matlock Expressway on and off-ramps, followed by Matlock Expressway.
Date:	1988
Scale:	1" = 800'
Description:	The Site appears to be developed with a commercial building similar to the present-day facility. The northern adjacent property appears undeveloped. The eastern adjacent property, beyond Plympton Street, appears developed with residential apartments. The western and southern adjacent properties appear as occupied by Matlock Expressway on and off-ramps, followed by Matlock Expressway.
Date:	1995
Scale:	1" = 500'
Description:	The Site appears to be developed with a commercial building similar to the present-day facility. The northern adjacent property appears undeveloped, except for the eastern end of a complex similar to the present-day medical offices facility. The eastern adjacent property, beyond Plympton Street, appears developed with residential apartments. The western and southern adjacent properties appear as occupied by Matlock Expressway on and off-ramps, followed by Matlock Expressway.
Date:	2000
Scale:	1" = 800'
Description:	The Site and adjoining properties did not appear significantly different when compared with the 1995 aerial photograph.
Date:	2004
Scale:	1" = 500'
Description:	The Site and adjoining properties did not appear significantly different when compared with the 1995 aerial photograph.
Date:	2009
Scale:	1" = 500'
Description:	The Site appears to be developed with a commercial building similar to the present-day facility. The northern adjacent property appears undeveloped, except for the eastern end of a complex similar to the present-day medical offices facility. The eastern adjacent property, beyond Plympton Street, appears developed with residential apartments. The western and southern adjacent properties appear as occupied by Matlock Expressway on and off-ramps, followed by Matlock Expressway.
Date:	2013
Scale:	1" = 500'
Description:	The Site appears to be developed with a commercial building similar to the present-day facility. The northern adjacent property appears undeveloped, except for the eastern end of a complex similar to the present-day medical offices facility. The eastern adjacent property, beyond Plympton Street, appears developed with residential

apartments. The western and southern adjacent properties appear as occupied by Matlock Expressway on and off-ramps, followed by Matlock Expressway.

No past uses of concern were identified on the Site or adjacent properties on the aerial photographs reviewed. Copies of aerial photographs are included in **Appendix C**.

4.1.6 Fire Insurance Maps

Phoenix researched Sanborn Fire Insurance maps for the Site area through the Ohio Public Library Information Network (OPLIN). Based on our review of OPLIN records, no fire insurance maps were available for the Site area. A “no coverage” letter regarding fire insurance map records is included in **Appendix D**.

4.1.7 City Directories

Historical city directories published by Polk, R.L. Polk and Williams were reviewed by Phoenix personnel at the State Library of Ohio. No city directory listings were provided for the Site or adjoining properties.

4.2 Other Maps and Data

4.2.1 Auditor’s Office

According to the Springfield County Auditor’s Office, the Site consists of three contiguous parcels. These have parcel identification numbers P230-33-3334, P230-33-3335 and P230-32-3044 with a combined area of approximately 2.547 acres. The Site class is Commercial. Land use is noted as “office building” and “vacant commercial land.”

4.2.2 Fire Department

Phoenix requested the Springfield Township Fire Department to research their records of environmental violations, storage tanks or other environmental issues at the Site. Officer Van Zuylen reviewed their computer records and indicated no records of environmental issues were noted for the Site with the exception of the installation of a heating oil UST in 1981. He indicated they have no record on file of the removal of this UST. Additionally, Mr. Zuylen contacted the Bureau of Underground Storage Tank Regulations (BUSTR) and requested they review their files regarding the heating oil UST. According to Ms. Nancy Caldwell of BUSTR, no records were on file regarding the removal of the heating oil UST. Copies of agency correspondence are included in **Appendix F**.

4.2.3 Health Department

Phoenix requested the Springfield County Health Department (SCHD) to research their records of environmental violations, storage tanks or other environmental issues at the Site. The SCHD responded to our request with a list of computer records of environmental complaints and investigation activities. These dated back in the 1990’s and generally consisted of plumbing complaints. No records of environmental concern were noted. Copies of agency correspondence are included in **Appendix F**.

4.3 Additional Data

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 25455CO213K, dated June 17, 2000, the Site is not located in a Flood Zone. The distance to the nearest 100-year flood plain is approximately 300 feet to the southeast.

According to web-based information available from the Ohio Department of Natural Resource (ODNR) Division of Oil & Gas, there is no indication of current or historical exploration or production of oil or gas resources on the Site.

5.0 PROPERTIES AND AREAS SURROUNDING THE SITE

5.1 Current Uses of Adjacent Properties

The current use of adjoining properties was observed from the Site as follows:

North	The adjacent Site to the north is occupied by a vacant lot and eastern end of a doctor's office complex.
South	The adjacent Site to the south is occupied by a vacant lot and the Matlock Expressway north off-ramp, followed by Matlock Expressway.
East	The adjacent Site to the east, beyond Plympton Street, is occupied by the Springfield Retirement Castle (15 Plympton Street) and a daycare center (18 Plympton Street).
West	The adjacent Site to the west is occupied by the Matlock Expressway north off and on-ramps and vacant land, followed by Matlock Expressway.

6.0 MAPPED ENVIRONMENTAL DATABASE RECORDS SEARCH

Information from standard federal and state environmental record sources is provided through Environmental Risk Information Service (ERIS). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/- 300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappable section within the ERIS report. A review of the unmappable facilities indicated that six facilities are within the ASTM minimum search distance from the Site. However, based on the facility name and address provided in the ERIS report, none of these facilities appear to be located in the vicinity of the Site.

Regulatory information from the following sources regarding possible recognized environmental conditions within the noted distance from the subject Site was reviewed. Refer to the **Appendix G** for a complete listing.

6.1 Federal NPL List

The National Priorities (Superfund) List is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste facilities identified for priority remedial actions under the Superfund Program.

No NPL or proposed NPL facilities are located within one mile of the Site.

6.2 Federal CERCLIS List

This list is a compilation of facilities that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

No CERCLIS sites were identified as being located within one-half mile of the Site.

6.3 Federal CERC-NFRAP List

This list is a compilation of facilities that the EPA has investigated for a release of hazardous substances and given a No Further Remedial Action Planned (NFRAP) status.

Two CERC-NFRAP sites (Springfield Tire Yard, 332 West Oak Street) and (Lake Springfield Ammonia Spill, 322 Evergreen Terrace) were identified as being located within one-half mile of the Site. According to the ERIS report, The Springfield Tire Yard is reportedly approximately 0.49 miles north-northeast of the Site. However, based on our review of the US EPA's Facility Detail Report website, the Springfield Ammonia Spill is located approximately 5.5 miles to the

southeast of the Site. The Lake Springfield Manure Spill is reportedly 0.47 miles to the north-northwest of the Site. Therefore, based on the direction of groundwater flow in the Site vicinity (away from the Site) and distance of these CERC-NFRAP facilities from the Site, these facilities do not pose an environmental concern to the Site.

6.4 Federal RCRA CORRACTS TSD Facilities List

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA TSD database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste. The CORRACTS database is the EPA list of treatment storage or disposal facilities subject to corrective action under RCRA.

One RCRA CORRACTS TSD facility (The Springfield Box Factory, 322 Lovejoy Rd., Springfield, OH) is located within one mile of the Site. However, based on the distance of this facility from the Site (over 5,000 feet) and lack of violations on file, this facility does not pose an environmental concern to the Site.

6.5 Federal RCRA Non-CORRACTS TSD Facilities List

The RCRA TSD database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

No RCRA Non-CORRACTS TSD facilities are located within one-half mile of the Site.

6.6 Federal RCRA Generator List

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste. One RCRA Generator facility is listed on the Site:

- Cisc O Systems (subject Site) was listed as a RCRA non-generator, and also historically as a small quantity generator (SQG). According to the ERIS report, the facility at one time generated corrosive waste (waste code D002). No current violations were on file for the Site. Additionally, based on our Site reconnaissance, this business is no longer present at the Site.

Based on the lack of violations on file and observations made during the site reconnaissance, this facility does not pose an environmental concern to the Site.

6.7 Federal Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information or reported release of oil or hazardous substances.

No ERNS facilities were listed on the Site, or on the adjacent properties.

6.8 FINDS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, properties or places subject to environmental regulations or of environmental interest.

The Site was identified on the FINDS database. This listing appeared to be due to the previously discussed RCRA non-generator listing, further discussed in Section 4.3.6.

6.9 Ohio Division of Emergency Response and Revitalization (DERR)

The Ohio Environmental Protection Agency (OEPA) Division of Emergency Response and Revitalization (DERR) maintains a list of sites under investigation that could be actually or potentially contaminated and present a possible threat to human health and the environment.

No DERR sites are identified as being located within a one mile of the Site.

6.10 Solid Waste/Landfill Facilities (SWLF)

A database of SWLF is prepared by OEPA.

No SWLF facilities are listed within one-half mile of the Site.

6.11 Leaking Underground Storage Tank List (LUST)

The BUSTR compiles lists of all leaks of hazardous substances from underground storage tanks.

Eight LUST sites are listed within one-half mile of the Site. Based on the regulatory status of each of these facilities (i.e., no ongoing corrective action) and/or distance from the Site (at least 1,300 feet) they do not pose an environmental concern to the Site.

6.12 SPILLS

This database includes incidents reported to the Emergency Response Program of the IDEM.

No SPILLS were listed on or adjacent to the Site.

6.13 State Underground Storage Tank List (UST)

BUSTR compiles a list of UST locations.

No registered UST facilities are listed on or adjacent to the subject Site.

6.14 Additional Surrounding Facility Listings

No additional surrounding facility listings were noted adjoining the Site.

6.15 Regulatory File Review Information

The Site and adjoining properties were not listed on active Federal, State or other environmental databases; as such, a regulatory file review was not conducted. Phoenix attempted to locate information concerning the former heating oil UST from various agencies (Springfield Township Fire Department and BUSTR); however, information was not available from these agencies.

7.0 SITE RECONNAISSANCE AND INTERVIEWS

The Site was inspected by Jeffrey L. Paetz on November 5, 2014. The weather at the time of the site visit was approximately 60 degrees Fahrenheit. Phoenix was escorted during site reconnaissance by Mr. Joey Shabidoo, general manager and a representative of the owner.

7.1 General Site Characteristics

The Site consists of an irregular-shaped property comprised of three parcels, which total approximately 2.547 acres in size. Currently, the Site is developed with an office building constructed in 1976. The structure is two stories in height and comprises a total of approximately 27,985 square feet of building space. The building is concrete of concrete block walls with metal decking. Globex Corporation occupied the entire first floor of the building. They utilize the southern portion of the building for their shop wherein they construct product models. A paint booth was present in the shop. The floor was epoxy coated; however, it was bare concrete approximately 10 years ago. The second floor of the building is used by various commercial tenants. A cold storage area was present on the south side of the Site. This area contained several metal shipping containers contained product models. Two plastic 55-gallon drums of scrap metal were present within the fenced area surrounding the cold storage area. Two dumpsters were present in this area.

The building is bordered to the north and east by asphalt-paved parking lots and drives, and the balance of the Site consists mainly of landscaped areas.

7.1.1 Solid Waste Disposal

Two solid waste receptacles, each of approximately 5 cubic yard capacity, were located in the cold storage area on the south side of the building. *De minimus* staining was observed around these containers. Materials within the dumpsters included miscellaneous trash (cardboard, paper, wood, glass, plastic and metal). Republic reportedly services the Site once a week.

7.1.2 Sewage Discharge and Disposal

Sanitary discharges on the Site are discharged into the municipal sanitary sewer system. The Site area is serviced by the City of Springfield.

7.1.3 Surface Water Drainage

Surface water is directed via sheet flow toward perimeter stormwater catchbasins within parking areas. The Site appears to be relatively flat.

7.1.4 Heating and Cooling

The majority of the heating, ventilation and cooling (HVAC) units were reportedly located on the roof. Several pad-mounted units were observed on the west side of the building.

7.1.5 Wells and Cisterns

No evidence of wells or cisterns was noted during Site reconnaissance.

7.1.6 Wastewater

Based on information provided by the listing agent, domestic wastewater generated at the Site is disposed via the sanitary sewer which is serviced by the City of Springfield.

7.2 Environmental Hazards

7.2.1 Hazardous/Regulated Substances/Wastes & Petroleum Products

Various small containers of solvents, paints, thinners, dyes and lacquers were observed in Globex's shop area. These chemicals were stored in individual containers of less than 1 to approximately 5 gallon capacity. The majority of these containers were stored within flammables cabinets. Paint overspray and spillage was observed in the paint booth and chemical storage area. Additionally, a single, metal 55-gallon drum of flammable waste was within a flammables cabinet by the paint booth area. Spent flammable waste is reportedly recycled by Veolia Environmental Services of Dayton, Ohio every year or two.

7.2.2 Evidence of Releases

With the exception of the paint overspray, minor floor spillage and a strong paint-like odor in the paint booth and chemical storage area, evidence of other releases on-Site were not evident.

7.2.3 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (PPM) of PCBs – “Non-PCB” transformer
- 50 ppm-500 ppm – “PCB-Contaminated” electrical equipment
- Greater than 500 ppm – “PCB” transformer

Phoenix observed two pad-mounted electrical transformers on the Site. The units are situated near the southeast corner of the building. The westernmost unit was a “dry-type” transformer and PCBs are not concern. The easternmost unit was oil-filled but was not labeled as to its PCB status. Additionally, one pole-mounted transformer was observed near the southwest corner of the Site. This transformer was also unlabeled regarding PCB status. No indication of staining, leaks or fire damage was observed on or around the bases of these units. According to Site personnel, the westernmost transformer and the pole-mounted transformers are owned by Springfield Electric. In the event of a release from these transformers, the utility company would be responsible for addressing the release. On this basis, these transformers are not an environmental concern to the Site.

No other electrical equipment expected to contain PCBs was observed on the Site during Phoenix's reconnaissance.

7.2.4 Asbestos-Containing Materials (ACM)

An asbestos survey was not included in our scope of services for this project. Prior to renovation, an asbestos survey should be conducted.

7.2.5 Landfills

No evidence of on-site landfilling was observed during the site reconnaissance.

7.2.6 Pits, Ponds, Lagoons, Sumps, Drywells, and Catchbasins

No evidence of on-Site pits, ponds, or lagoons was observed or reported during the site reconnaissance. Stormwater catchbasins were observed within the parking lot.

7.2.7 On-Site Aboveground and Underground Storage Tanks

No evidence of underground storage tanks was observed during the site reconnaissance.

7.2.8 Vapor Migration

The current and historical use of a paint booth and historical use presence of a heating oil UST has potentially impacted the Site subsurface. These concerns are further detailed in Sections 4.2.2, 6.14, 7.2.1 and 7.2.2. Based on the preceding information, a vapor migration concern exists and therefore is a REC to the Site.

7.2.9 Additional Hazard Observation

No additional hazards were observed on the Site.

7.3 Interviews

Interviews were conducted with the following individuals. Findings from these interviews are discussed in the appropriate sections in this report.

Contact Name	Affiliation	Telephone No	Date Interviewed	Comments
Joey Shabidoo	General Manager	614.555.7334	November 5 and 13, 2014	Mr. Shabidoo escorted Phoenix personnel during our Site visit. He indicated he has worked at the Site since 1996. He said Mr. Hank Scorpio owns the building and occupies the entire first floor. They also have a shop where they design and construct product models. The second floor is occupied by various tenants (Red Blazer

				<p>Realty (a real estate firm), Flancrest Enterprises (an online retailer of religious books and rugs), Lionel Hutz (attorney-at-law) and Mary Ann’s Hammocks (hammock sales and repairs). Mr. Shabidoo provided a copy of the prior Phase 1 ESA report issued in 1995 by Chesterton Environmental. Mr. Shabidoo indicated no knowledge of on-Site or off-Site environmental issues. He stated a heating oil UST and AST were formerly located at the building. Both were reportedly removed; however; a copy of the closure report for the heating oil AST was not available. During a follow up call with Mr. Shabidoo, he indicated ENH&P was unable to locate the prior UST closure report.</p>
Officer Jack Harkness	Springfield Township Division of Fire	614.555.0542	November 10, 2014	<p>Officer Jack Harkness reviewed their computer records and indicated no records of environmental issues were noted for the Site with the exception of the installation of a heating oil UST in 1981. He indicated they have no record on file of the removal of this UST. Additionally, Mr. Harkness contacted the Bureau of Underground Storage Tank Regulations (BUSTR) and requested they review their files regarding the heating oil UST. According to a response by BUSTR, no records were</p>

				on file regarding the removal of the heating oil UST.
Mr. Ian Chesterton	Chesterton Environmental Consulting, Inc.	614.837.4750	November 5, 2014	Phoenix contacted Mr. Ian Chesterton in order to determine if his firm had a copy of a heating oil UST closure report. Mr. Chesterton indicated his firm conducted a Phase 1 ESA of the Site in 1995 for owner but that was the only report he recalled preparing for them. He said a prior Phase 1 (reportedly conducted by ENH&P) did not identify the former heating oil UST. He recommended contacting this firm to see if a UST closure report was prepared.

8.0 HISTORICAL USE INFORMATION

8.1 Prior Uses of Site

Historic use of the Site was gathered from a variety of sources including the following:

- Historical aerial photographs
- City directories,
- Springfield County Auditor records, and
- Information reviewed from the previous Phase 1 ESA.

Based on sources above, the Site consisted of vacant land from at least 1938 until construction of the present-day commercial/office building in 1976. Prior to the redevelopment of the building in 1995, the Site was used as a Stone Cutters Fraternal Lodge. Following redevelopment as an office building, various tenants occupied the Site building, including travel agencies, mortgage companies, computer technicians, consultants, attorneys, title agents and accountants.

8.2 Summary of Prior Reports

Mr. Barney Shabidoo provided Phoenix with a prior report for the Site. This included the following:

- Phase 1 ESA, prepared by Chesterton Environmental Consulting, Inc., report issued September 1995.

Based on our review of this report, the Site was occupied by the former Springfield Stone Cutters Fraternal Lodge. The report indicated the former presence of a 2,000-gallon steel heating oil UST installed in 1981. The prior Phase 1 report indicated the UST was *“reportedly scheduled for closure in the near future and collection of environmental samples was planned.”* However, no reports or additional information regarding environmental soil/groundwater samples related to this UST was provided. Furthermore, the Site was not identified as a UST or LUST facility, and no information regarding this UST or UST closure activities at the Site were available from the correspondence with the Springfield Township Fire Department. Therefore, the lack of information regarding confirmatory soil/groundwater samples during or subsequent to the closure of this UST constitutes a REC with respect to the Site. A copy of the report is included in **Appendix F**.

9.0 SUMMARY AND RECOMMENDATIONS

9.1 Findings and Conclusions

Phoenix has performed a Phase 1 Environmental Site Assessment on the Site in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report. This assessment has revealed the following evidence of recognized environmental conditions in connection with the Site.

9.1.1 *On-Site Environmental Conditions*

No recognized environmental conditions were identified on the subject Site, except for the following:

- Based on our review of a previous Phase 1 ESA report, a 2,000-gallon steel heating oil underground storage tank (UST) reportedly installed in 1981 was historically located near the northwest corner of the Site. The UST was reportedly scheduled for closure in the near future and collection of environmental samples was planned. However, no reports or additional information regarding environmental soil/groundwater samples related to this UST was provided. Further, no information regarding this UST or UST closure activities at the Site were available from the ERIS report, correspondence with the Springfield Township Fire Department or Ohio's Bureau of Underground Storage Tank Regulations (BUSTR). Therefore, the lack of information regarding confirmatory soil/groundwater samples during or subsequent to the closure of this UST constitutes a REC with respect to the Site.
- Based on interviews and Site reconnaissance, there has been a paint booth in operation for 19 years within the shop area of Globex Corporation. Chemicals used in this area included various solvents, paints, thinners, dyes and lacquers. Paint overspray, minor floor spillage and staining and a strong paint-like odor were also noted in the paint booth and chemical storage area. Based on the proceeding information, this paint booth represents a REC with respect to the Site.
- The current and historical use of a paint booth and historical use presence of a heating oil UST has potentially impacted the Site subsurface. These concerns are further detailed in Sections 4.2.2, 6.14, 7.2.1 and 7.2.2. Based on the preceding information, a vapor migration concern exists and therefore is a REC to the Site.

No Controlled RECs (CRECs) or Historical RECs (HRECs) were identified on the subject Site.

9.1.2 *Off-Site Environmental Conditions*

No recognized environmental conditions were identified off the subject Site.

9.2 Recommendations

Based on the findings of this ESA, Phoenix recommends the following:

- Performance of a Limited Phase II ESA to determine if subsurface impacts are present in the former heating oil UST and paint booth areas. Additionally, a geophysical survey should be conducted to determine the historical location of the UST and to confirm it has been removed.

9.3 Deviations

This Phase 1 ESA substantially complies with the scope of services and ASTM 1527-13, as amended, except for exceptions and/or limiting conditions as discussed in Section 1.5.

10.0 CONSULTANT INFORMATION

10.1 Project Personnel

The work performed for this Phase 1 Environmental Site Assessment was performed by the following personnel:

- Erin N. Woodward, Environmental Scientist
- Jeffrey L. Paetz, PG, Ohio VAP CP-315,
President

Resumes for personnel are included in **Appendix H**.

10.2 Report Certification

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

Jeffrey L. Paetz, PG, Ohio VAP CP-315
President

10.3 Report Reliance

This report is an instrument of professional service prepared by Phoenix for the sole use of Diamond Investments, Inc., the buyer and other parties that may be designated jointly by Diamond Investments, Inc. and Phoenix. Any other party that wishes to use or rely upon this report, or that wishes to duplicate, otherwise reproduce or copy, or excerpt from, or quote this report must apply with Phoenix for authorization to do so. Any unauthorized use of or reliance on this report shall release Phoenix from any liability resulting from such use or reliance. Any unauthorized duplication, other reproduction or copying, or excerption or quotation of this report shall expose the violator to all legal remedies available to Phoenix.

11.0 BIBLIOGRAPHY

Topographic Map:

U.S. Geological Survey, Northeast Springfield Quadrangle, Ohio- Springfield Co., Scale 1:24,000. 7.5 Minute Series, 1999.

Physiographic Map:

Brockman, C. Scott. "Physiographic Regions of Ohio." 1998. <http://www.people.iup.edu/kpatrick/Great%20Lakes/Ohio%20Physiography.pdf>

Groundwater Resource Map:

Ohio State University Extension. "Springfield County Groundwater Resources, AEX-480.25". http://ohioline.osu.edu/aex-fact/0490_25.html

Flood Zone Map:

<https://msc.fema.gov/portal/search>

Water Well and Drilling Report:

<https://apps.ohiodnr.gov/water/maptechs/wellogs/appNEW/address.aspx>

Oil and Gas Records:

Ohio Department of Natural Resources – Division of Oil & Gas - Oil & Gas Well viewer. <https://gis.ohiodnr.gov/website/dog/oilgasviewer/>

Soil Map:

United States Department of Agriculture, 2014, Soil Map Springfield County, Ohio: Natural Resources Conservation Service, Web Soil Survey, scale 1:15,800. <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

Transfer History:

<https://www.franklincountyauditor.com/your-property>

Sole Source Aquifer:

<http://www.epa.gov/r5water/gwdw/solesourceaquifer/>

Radon Information:

<http://www.epa.gov/radon/zonemap.html>

Prior Report:

Phase 1 ESA, prepared by Chesterton Environmental Consulting, Inc., report issued September 1995.

Reference Humor and Redacting:

<http://www.loopnet.com/xNet/MainSite/Listing/Profile/Profile.aspx?LID=19364981&SRID=6313863489&StepID=101>

<http://simpsons.wikia.com/wiki/Springfield>

https://en.wikipedia.org/wiki/Monty_Python's_Flying_Circus

http://tardis.wikia.com/wiki/Doctor_Who_Wiki