

# STATEMENT OF QUALIFICATIONS

## FOR ENVIRONMENTAL CONSULTING SERVICES



### Phoenix's Services:

- Phase I Environmental Site Assessments (ESAs)
- Phase II ESAs
- Industrial Hygiene (Asbestos, Lead-Based Paint, Mold, PCBs, etc.)
- Underground Storage Tank Services
- Voluntary Action Program (VAP) Services
- Remediation
- Grant Assistance

Beyond Assessments, Revitalizing Communities

**Phoenix Environmental**

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**APPENDICES**

Appendix A: Phoenix Proof of Insurance

Appendix B: No Further Action and Covenant-Not-To-Sue Letters

Appendix C: Resumes of Key Personnel

## 1.0 COMPANY PROFILE

Founded in 2012, Phoenix Environmental, LLC, is a leading environmental consulting firm with a proven track record of success in resolving complex environmental issues. Our comprehensive suite of services includes real estate due diligence, environmental site assessments, asbestos/mold/lead-paint inspections, underground storage tank services, remediation, and grant preparation. We prioritize client goals, meticulously adhere to regulatory requirements, and leverage a collaborative approach to deliver successful and cost-effective solutions.

Phoenix Environmental, LLC, is a limited liability company registered in the State of Ohio (Document ID 201236601487). We maintain comprehensive insurance coverage, including Bureau of Workers' Compensation (BWC) (policy number 1712154), a Business Continuity Plan and Insurance Policy, and the requisite automobile insurance. Our general liability insurance includes Contractor, Professional Services, and Pollution Liability coverage with a minimum of \$2,000,000. We can easily increase coverage amounts to meet specific client or project requirements. A copy of our Proof of Insurance certificate is included in **Appendix A**.

Phoenix has been in operation for over 12 years and is fiscally sound. Phoenix's only shareholder is Jeff Paetz, sole owner. We have standard field equipment for subsurface investigations (PID, oil-water interface probe, water level meter, peristaltic pump, etc.)

Our business model is notably different than many environmental firms. Phoenix does not have a large, full time staff. Instead, Phoenix' staff consists of a national network of Professional Associates (PAs). This flexible workforce gives Phoenix the ability to "staff-up and staff-down" without carrying the "client-shouldered" costs of larger firms. Our PA's widespread geographic distribution provides significantly lower travel costs and exceptional state-to-state technical knowledge. State specific knowledge is critical for Phase II's Environmental Site Assessments, site remediation activities, storage tank closures, asbestos surveys and abatement, and other complex projects.

A map of our national network of PA's is provided below:



We understand that when it comes to environmental consulting services, experience matters most. The average experience level of our professional associates is 20 years.

Phoenix's services include:

### **Real Estate Due Diligence Services**

- Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments (i.e., Drilling/Sampling)
- Indoor Quality Assessments (Air, Lead, Mold, Moisture, and Hazardous Materials)
- Property Condition Assessments

### **Investigation and Remedial Services**

- Asbestos, Lead-Based Paint Investigations
- CERCLA / RCRA Subsurface Investigations
- Hazardous Waste/Orphan Drum Characterization
- Indoor Air Quality Testing (Asbestos, Lead, Radon and Mold)
- Soil, Groundwater and Vapor Intrusion Remediation
- Voluntary Action Program (VAP)/Brownfield Services
- Hydrogeologic Assessments

### **Industrial Hygiene and Compliance Services**

- Noise Assessments
- Air Sampling
- Wastewater Compliance
- Stormwater Pollution Prevention Plans

- Toxic Release Inventory (TRI)/Form R Reporting
- Environmental Audits
- NEPA

**Storage Tank Services**

- Aboveground and Underground Storage Tank (UST) Installation and Removal
- Interim Response Action (IRA)/Remedial Action Plans (RAP)
- Tier 1 and Tier 2 Assessments

**Training**

- Asbestos Awareness
- HAZCOM 2012
- Globally Harmonized System of Classification of Hazardous Materials
- HAZMAT DOT Awareness

The following section provides additional information on many of the services we provide.

## 1.1 Real Estate Due Diligence Services

Phoenix's associates have performed hundreds of environmental assessments on a variety of commercial and industrial properties. We understand lending institution requirements and environmental regulations associated with each phase of property assessment. Our holistic understanding allows us to determine if a potential environmental concern is a true concern for our client's business.

**Phase I Environmental Site Assessments (ESAs)** are typically performed prior to the closing of real-estate transactions. They are the standard way to determine if current or historic activities may have negatively impacted a property. Phoenix personnel have performed numerous Phase I ESAs of industrial, commercial and residential properties undergoing transaction, financing, expansion or similar business circumstance. Phoenix understands that each situation is unique; therefore, we tailor our assessments to meet the needs of each client. The typical format of our Phase I ESA report follows the industry standard (ASTM E1527-13); however, client specific approaches that meet the particular guidelines of a lender or government agency may also be prepared. Phoenix personnel have experience identifying Business Environmental Risks (BERs), such as:

- Radon,
- Lead in Drinking Water,
- Environmental Regulatory Compliance,
- High-Voltage Powerlines,
- Cultural, Historic, and Archeological Resources,
- Wetlands and Surface Waters,
- Threatened, Endangered, and Other Protected Species,
- Wildlife Sanctuaries and Other Natural Resource Preserves,
- Biological Agents,
- Mold, and
- Potential Impacts/Implications of Environmental Issues for Site Development and Construction.

**Phase II ESAs** commonly involve sampling soils, sediments, groundwater, surface water



and/or building materials to see if hazardous chemicals are present above State or Federal applicable standards.

Phoenix is experienced at investigating a wide range of property uses and chemicals of concern. During a Phase II ESA, Phoenix personnel evaluate sample results and compare them with applicable standards. When an environmental concern is identified, we provide cost-effective recommendations to address the concern and

bring the site to closure. Phoenix' staff are experienced using a variety of investigative techniques and drilling methods.

**Property Condition Assessments (PCAs)** are conducted on improved commercial properties, providing detailed descriptions of the property improvements, cost estimates for immediate repairs and deferred maintenance items, schedules for projected maintenance items, and preventative maintenance advice. PCAs provide extensive documentation of the property condition, providing a basis for equitable resolution of repair items, as well as projected annual reserves.

## 1.2 Investigation and Remedial Services

Phoenix understands the myriad of environmental conditions that require further investigation and remediation. These additional activities may be caused by City, State or Federal requirements, a potential public relations concern or pending litigation.

**Site Remediation** involves cleaning up hazardous chemical impacts. Remedial technologies must be consistent with State and Federal regulations, meet the project objectives and, most importantly, be economically feasible. Phoenix' staff are experienced with numerous remediation design strategies including, but not limited to, excavation and off-site treatment /disposal, chemical injection, slurry wall construction, hydraulic control, soil vapor extraction, air-sparging, thermal oxidation, bio-venting, phytoremediation, bio-remediation and solidification.



**Asbestos, Lead Based Paint and Hazardous Waste Investigations** are material-specific services required for renovation and demolition projects. These inspections mitigate the exposure risk to workers and residents by identifying hazardous building materials prior to their disturbance. Phoenix personnel have conducted hundreds of these assessments on properties ranging from single-family dwellings to over 1,000,000 square foot buildings.

### **Indoor Air Quality Assessments,**

Phoenix has assisted clients with a variety of indoor environmental quality evaluations in all types of buildings and occupational settings. Phoenix utilizes the latest sampling and analytical equipment to determine if contaminants that cause indoor air and environmental quality (IEQ) issues including carbon monoxide, volatile organic compounds (VOCs), formaldehyde, fungal spores and particulates are present at levels that can cause problems for inhabitants.

**Brownfield Services:**



Transitioning Brownfield properties to beneficial re-use--and reduced client liability--is another area of Phoenix' expertise. We have assisted clients with obtaining No Further Action (NFA) status and Covenants Not to Sue (CNS) in multiple states.

Additionally, we have aided clients with locating financial redevelopment sources. Grants, cost-recovery programs, low-interest loans, tax increment financing and other financial options for brownfield properties may

be available for your project through a variety of sources depending on your projects' job-creation/retention metrics. Phoenix provides assistance locating financial resources free-of -charge.

Phoenix has never submitted an NFA to the Ohio EPA for which a CNS was not eventually granted, nor have they had any employees whose certification was threatened with suspension, suspended or revoked by the Ohio EPA while employed by Phoenix.

### 1.3 Storage Tank Services

Phoenix has extensive experience with storage tank closures, site investigations and corrective actions. Regulatory requirements for underground storage tank closures (UST) vary from state to state.

Phoenix personnel have assisted clients with all aspects of a tank removal project, managing contractor activities, and regulatory agency interaction. Many UST projects are eligible for reimbursement by individual state UST compensation boards. We understand the requirements for reimbursement and can assist clients with obtaining the maximum return. Copies of Phoenix personnel's No Further Action (NFA) letters and Covenant-Not-To-Sue for numerous sites are included in **Appendix B**.



## 1.4 Technical Proficiency

Phoenix's responsive and reliable service is tailored to meet and exceed our client's expectations. Our satisfied client base includes law firms, real-estate developers, lending agencies, architects, engineers and industrial corporations. The technical proficiency of our staff is our greatest asset.

Phoenix's staff and associate professionals include:

- Registered Professional Geologists,
- Ohio VAP Certified Professionals,
- Registered Brownfield Professionals,
- Registered Professional Geologists,
- Certified Hazardous Materials Managers,
- Industrial Hygienists,
- Asbestos Inspectors and Project Designers,
- Wastewater Operators,
- Principal investigators, and
- Environmental Professionals.

## 1.5 Key Personnel

Phoenix Environmental's key personnel include:

**Jeffrey L. Paetz**, PG, VAP-CP, AHES, RBP, EP, President, Senior Geologist

- Services: Phase I ESAs, Phase II ESAs, USTs, VAP, Remediation, Asbestos, Mold
  - Experience: 20+ years

**David Zappa**, PE, EP, Senior Project Engineer

- Services: Phase I ESAs, Phase II ESAs, USTs, Remediation
  - Experience: 20+ years

**Jeffrey Hullinger**, PE, EP, Senior Project Engineer

- Services: Phase I ESAs, Phase II ESAs, USTs, VAP, Remediation
  - Experience: 20+ years

**David Lawton**, PG, Senior Hydrogeologist

- Services: Phase I ESAs, Phase II ESAs, USTs, VAP, Remediation, Asbestos, Mold
  - Experience: 30+ years

**James Keeseey**, EP, AHES, LBP RA, Senior Project Manager/Senior Environmental Scientist

- Services: Phase I ESAs, Phase II ESAs, Asbestos, Lead, Mold
  - Experience: 10+ years

**Robert Lawrence**, PG

- Services: Phase I ESAs, Phase II ESAs, BUSTR, Remediation
  - Experience: 20+ years

**Aaron Link**, Environmental Scientist

- Services: Phase I ESAs, Phase II ESAs, Asbestos, USTs
  - Experience: 10+ years

**Aaron Paetz**, Environmental Scientist

- Services: Phase I ESAs, Phase II ESAs, Asbestos, USTs
  - Experience: 1.5 years

Resumes of key personnel are included in **Appendix C**.

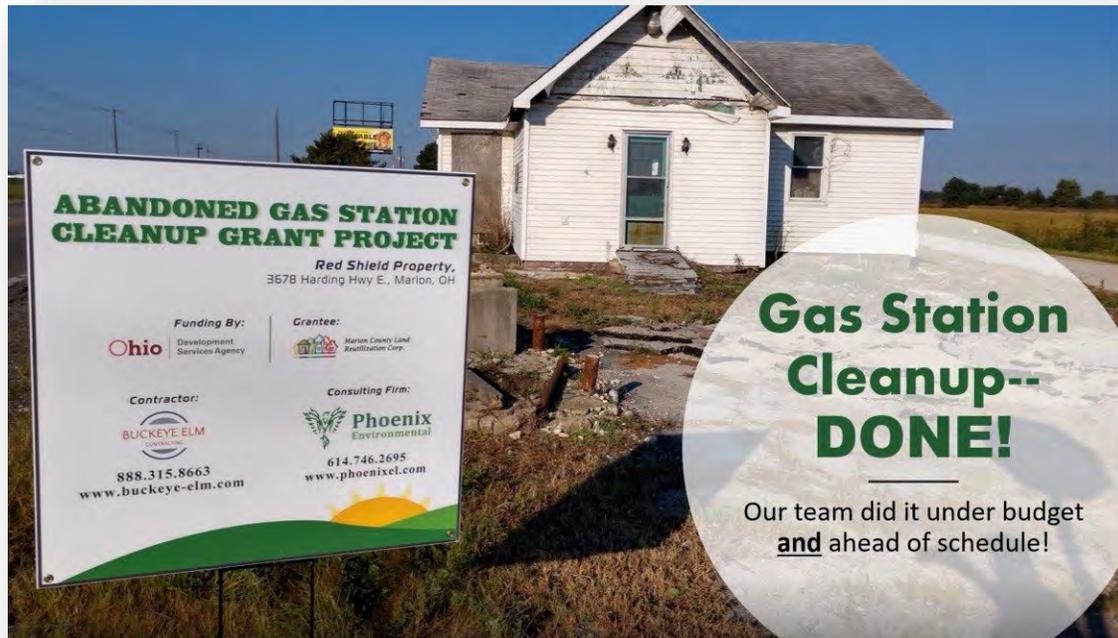
## 1.6 Health and Safety

Phoenix Environmental is deeply committed to workplace safety. We cultivate a "safety first" culture through a comprehensive internal health and safety program. Prior to each project, a site-specific health and safety plan is developed and implemented. Daily safety orientations led by our onsite health and safety officer ensure that all employees and subcontractors are aware of and prepared for potential hazards. All personnel involved in hazardous waste operations are 40-hour HAZWOPER trained and maintain current 8-hour annual refresher certifications, demonstrating our unwavering commitment to employee and public safety.

# **PROJECT PROFILES**

**Phoenix Environmental**  
Consultants – Geologists – Scientists

**Red Shield Service Station Property**  
**\$100,000 Abandoned Service Station Cleanup Grant Project**  
**Marion, Ohio**



**PROBLEM:**

In 2015, Phoenix Environmental advised the City of Marion that this Property was eligible for grant funded cleanup. Historical records indicated that the Property was used as a retail gas station and service station between the 1950s and the early 1970s, and during the 1960s and 1970s, co-operated as a restaurant. Based on interview information and a 2017 geophysical survey, three underground storage tanks (USTs) of unknown size were still located on the Property. The building structure was damaged during a fire and was a health and safety hazard. This dilapidated eyesore was a burden to the community and the City of Marion did not have funds to clean it up.

**SOLUTION:**

Phoenix Environmental assisted the Marion County Land Reutilization Corporation with obtaining a \$100,000 Fasttrack grant through the Ohio Development Services Agency (ODSA), in partnership with the Ohio EPA and BUSTR. Following this, Phoenix Environmental was engaged by Buckeye Elm and the Marion County Land Revitalization Corporation to conduct Underground Storage Tank (UST) removal and various BUSTR and Ohio EPA corrective action assessments of the Property. Activities conducted at the Property included:

- Supervision of asbestos abatement,
- Removal of three petroleum USTs,

- Investigation of a former automobile repair area on Property,
- Removal of an existing groundwater well and cistern,
- Sampling of the UST area, former automobile repair area and cistern,
- Completion of UST Closure Assessment form, ODNR water well log decommissioning and cistern removal,
- Confirmation sampling of Phase II area, and
- Submission BUSTR reports requesting NFA status for the Property.

**RESULT:**

BUSTR granted NFA status to the UST removal in November of 2018. NFA status for the Phase II release occurred on January 24, 2019. This grant project was completed ahead of schedule and under the ODSA budgeted grant amount.

**Former Crowell-Colliers Printing Facility  
Phase I Environmental Site Assessment and Universal Waste Survey  
Springfield, Ohio**



**PROBLEM:**

In 2014, the City of Springfield ordered the former Crowell-Colliers printing building to be demolished. The property, which comprises 917,000 square feet of building space, covers an entire city block and is the single largest structure in Springfield, Ohio. Industrial printing activities were conducted onsite for over 60 years. In 1937, the Crowell-Collier facility was the largest magazine printing facility in the world. At that time, its 122 presses printed approximately 22 billion pages, consumed 160 million pounds of paper and drank 3.5 million pounds of ink per year.

**SOLUTION:**

Phoenix Environmental was retained by Mosier Industrial Services (the property owner) to conduct an ASTM E1527-13 compliant Phase I Environmental Site Assessment (ESA) and a hazardous waste survey. The purpose of this assessment and survey was to be able to apply for a \$500,000 asbestos abatement grant and potential grant/loan funds for assessment and remediation.

**RESULT:**

At the conclusion of our evaluations, Phoenix identified several on-site and off-site recognized environmental conditions (RECs) that had the potential to impact the property. These included:

- The historic industrial use of onsite printing activities from 1879 to 1958--due to the historic use of inks, solvents, lead and other chemicals of concern.
- A gas station on the northwestern portion of the site from 1919 to 1927--due to the historic use of petroleum products and a lack of information regarding removal of the underground storage tanks (USTs).
- Historic chemical storage by the former owner--due to the quantities and types of materials (i.e., acids, drums of solvent-based paint, pesticide materials, batteries, PCBs, etc.).
- Staining on the floor beneath several onsite transformers – due to potential PCB oils.
- And the historical presence of numerous gas stations and dry cleaners on the adjoining properties – due to the potential for contamination from solvents and petroleum products.

At the request of the client, Phoenix provided a Phase II proposal to address the on-property and off-property RECs. We are currently working to determine what financial assistance may be available for this site.

Phoenix has assisted Mosier Industrial Services (Mosier) with due diligence investigations on other properties. Additionally, thanks to Mosier's recommendation, Phoenix has been engaged to assist another client in Springfield interested in purchasing a printing facility.

**Former Fairfield Engineering Property  
\$340,000 Clean Ohio Grant Project  
Marion, Ohio**



**PROBLEM:**

Clarksco Properties, LLC (Clarksco) and the City of Marion were awarded an approximately \$340,000 Clean Ohio Revitalization Fund (CORF) grant in 2013. In May of 2015, Phoenix Environmental was chosen by Clarksco and the City of Marion as their environmental consultant to help with implementation of the CORF activities at the Former Fairfield Engineering property in Marion, Ohio.

**SOLUTION:**

Phoenix Environmental was selected based on their extensive prior experience with the site. Mr. Jeffrey Paetz, President of Phoenix, was the Ohio Voluntary Action Program (VAP) Certified Professional overseeing this property during the Clean Ohio Assistance Fund (COAF) investigation activities conducted prior to 2013. Mr. Paetz' activities under the \$285,000 COAF grant included the completion of a VAP Property Assessment Phase I and Phase II. The Phase I identified a total of twelve Identified Areas on and off property that were an environmental concern to the site. The Phase II investigation included the installation of over 100 soil borings, 10 soil gas points, 25 shallow groundwater wells and

one bedrock well. Analytical results indicated no significant issues with soil gas or groundwater but soils were impacted above Ohio VAP generic standards for arsenic, benzo-a-pyrene, chromium and lead. At the completion of the investigation activities, Mr. Paetz assisted both parties with pursuing a CORF grant. Activities completed under the CORF grant included the installation of additional borings for contaminate delineation, verification of successful asbestos abatement, oversight of building demolition, a property specific risk assessment and development of an asbestos operation and maintenance plan. Additionally, Phoenix assisted Clarksco and the City of Marion with development of Plans and Specifications for the remediation contractor through their engineering sub-consultant.

**RESULT:**

Remedial activities included removing some areas of contaminated soil and placing a soil cap over other areas to prevent contact with contaminated soil. Additionally, existing building foundations will act as physical barriers to prevent contact with contaminated soils.

On October 16, 2017, the former Fairfield Engineering Property was granted No Further Action (NFA) and a Covenant-Not-to-Sue (CNS) status by the Ohio EPA. A CNS protects the property owner or operator and future owners from being legally responsible to the State of Ohio for further environmental investigation and remediation relating to known releases.

**Former Gas Station Property  
In Situ Chemical Oxidation (ISCO) Remediation Project  
Delaware, Ohio**



**PROBLEM:**

This high traffic, corner lot located in Delaware, Ohio had been vacant for nearly a decade. The site was contaminated with low levels of groundwater contamination that were outside of BUSTR regulations. To purchase the property, the lender required the owner to have groundwater the site at or below BUSTR action limits. The current owner acquired the property after the underground storage tanks (USTs) were removed (sometime before November 8, 1984). As such, our client, would not be the responsible party (RP) under BUSTR, nor would they be liable for cleanup activities associated with the prior UST system.

**SOLUTION:**

Phoenix was engaged to conduct a BUSTR Tier 1 source investigation and source delineation of the property. Using information from these investigations, Phoenix Environmental developed cost-effective, treatment strategies for the client. The most economical approach was in situ chemical oxidation (ISCO).

Phoenix will engage a drilling contractor to install seven (7) soil borings at the property. The borings will be installed using a Geoprobe drill rig to the anticipated completion depths of first ground water encountered, 20 feet, or sampler refusal, whichever occurs first.

Our subcontracted driller will inject approximately 1,200 gallons (170 gallons per injection point) into the uppermost aquifer at an anticipated depth between 8 and 20 feet below ground surface. The injection chemicals will consist of a calcium peroxide and water solution and hydrogen peroxide accelerant. Calcium peroxide is a treatment method that produces a controlled-release of molecular oxygen designed to assist in the aerobic bioremediation of hydrocarbons in soil and groundwater. Calcium peroxide stimulates natural degradation of petroleum hydrocarbons. It is not a chemical oxidation product. The high ratio of oxygen released provides a long-term oxygen source for up to 12 months upon hydration under ideal conditions. This sustained release of oxygen stimulates indigenous bacteria, accelerates bioactivity, and promotes increased contaminant removal. Additionally, 1.5 gallons of TersOx Accelerate will be mixed with water and added to each injection point. TersOx Accelerate is a food grade 35% hydrogen peroxide solution.

The remediation activities included removal of approximately 430 cubic yards of petroleum-contaminated soil (PCS) and placement of approximately 2,000 gallons of treatment chemicals into excavated trenches and existing groundwater monitoring

wells at the property. The treatment chemicals consisted of a calcium and hydrogen peroxide solution, salt, and biological nutrients to enhance biological activity in the subsurface to accelerate the degradation of petroleum compounds. The remedial activities were conducted in late 2019.

Following the remedial activities, Phoenix conducted post-remedial sampling activities to gauge the effectiveness of the treatment.

**RESULT:**

Confirmation testing indicated no detections of petroleum compounds in the postremedial groundwater samples collected, indicating a successful remediation of the site. The developer was able to proceed with their purchase and subsequent redevelopment activities.

## Former Gas Station Property \$285,000 Abandoned Gas Station Cleanup Grant La Rue, Ohio



### **PROBLEM:**

This vacant corner lot located in the small village of La Rue, Ohio had been vacant for nearly a decade and was previously used as an auto repair and gas station from 1920s to 1990s. After the previous owners had abandoned the property, the Village of La Rue took over ownership. Previous environmental assessments conducted by others identified petroleum and hazardous substances at concentrations exceeding regulatory standards. In order to sell the property and have it redeveloped to provide jobs and services, the village needed a course of action to clean up the site, obtain No Further Action (NFA) status through the Ohio Bureau of Underground Storage Regulations (BUSTR) and comply with Ohio EPA Voluntary Action Program (VAP) standards.

### **SOLUTION:**

Phoenix was engaged to conduct VAP Phase I and Phase II ESAs and various BUSTR corrective action assessments of the property. The assessments were conducted through Abandoned Gas Station Cleanup Grant funds, which are provided through the Ohio Development Services Agency (ODSA), in partnership with the Ohio EPA and BUSTR. Based on the results of these assessments, a remediation method was necessary to ameliorate residual petroleum concentrations in soil and groundwater at the property. The remediation activities included removal of approximately 430 cubic yards of petroleum contaminated soil (PCS) and placement of approximately 2,000 gallons of

chemicals into excavated trenches and existing groundwater monitoring wells at the property. The treatment chemicals consisted of a calcium and hydrogen peroxide solution, salt, and biological nutrients to enhance biological activity in the subsurface to accelerate the degradation of petroleum compounds. The remedial activities were conducted in late 2019.

Following the remedial activities, Phoenix conducted post-remedial and quarterly groundwater sampling activities to gauge the effectiveness of the treatment.

**RESULT:**

On September 17, 2020, BUSTR granted "No Further Action" status for the Property, indicating a successful remediation of the site.

The total project cost was \$285,000, which was all provided under an Abandoned Gas Station Cleanup Grant. Due to our assistance in getting grant funds, the Village of La Rue did not pay a single penny out-of-pocket for the investigation or cleanup costs.

# Bulk Petroleum Storage Facility Phase I and Phase II Environmental Site Assessments and Soil Excavation Columbus, Ohio



## **PROBLEM:**

The owner of this property was looking to sell to an interested buyer. The buyer's lender contacted Phoenix to perform a Phase I Environmental Site Assessment (Phase I ESA) as part of the buyer's due diligence in purchasing the site. The Phase I ESA identified potential environmental concerns related to the housekeeping of the bulk petroleum storage areas and the placement of undocumented fill materials at the property. Phoenix's Phase II ESA involved the installation of ten (10) soil borings across the property in order to collect and submit soil and groundwater samples to evaluate these concerns. Soil samples from two (2) of these borings showed impacts by petroleum exceeding regulatory standards; thereby constituting a potential liability for the future owner.

## **SOLUTION:**

Phoenix engaged a subcontractor to excavate soil within the areas of petroleum impacts. Approximately 17 cubic yards of impacted soil was removed from the property for disposal at a soil recycling facility. Confirmation soil samples were collected within the excavations to ensure adequate removal of the impacted soils.

## **RESULT:**

The confirmation sample results showed no residual impacts by petroleum at the property. The environmental due diligence process was completed quickly (within 1 ½ months) and within the budget of the small business owner looking to purchase the property.

# Asbestos Inspection Services for 80 Residential Houses Neighborhood Initiative Program Various Ohio Cities



## PROBLEM:

In 2016, grant-funds for environmental services were available to Ohio land banks through the Neighborhood Initiative Program (NIP). The goal of the NIP was to stabilize property values by removing vacant and blighted properties in targeted areas to prevent future foreclosures for existing homeowners. NIP provided funds for municipalities to complete asbestos inspections, asbestos abatement and building demolition of dilapidated structures.

## SOLUTION:

Phoenix assisted numerous cities (Columbus, Van Wert and Marion) with these quick turn, grant-funded asbestos inspections. For each dwelling, Phoenix provided the following services:

- Phoenix mobilized an asbestos hazard evaluation specialist to conduct an asbestos survey as required by US Environmental Protection Agency (USEPA) regulation 40 CFR Part 61, National Emissions Standards for Hazardous Air Pollutants (NESHAP) and Ohio Environmental Protection Agency (OEPA).
- Phoenix personnel conducted a visual assessment of the building to identify materials suspected of containing asbestos (suspect ACM) such as thermal system insulation, surfacing materials, and miscellaneous materials (e.g., floor tiles). Suspect materials were physically assessed for friability and evidence of damage or degradation.
- Phoenix shipped samples via Federal Express to a laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP). The contract laboratory analyzed bulk material samples by visual estimation using polarized light microscopy (PLM).
- Phoenix prepared a written report describing the sampling methodology and the results of the survey. The report described the number, type and location of building material samples collected, the analytical results, the estimated quantity and the condition of materials identified as ACM.
- Samples of suspect ACM were collected for laboratory analysis. Bulk sample collection were conducted in general accordance with the sampling protocols outlined in USEPA 40 CFR 763.86. Sample collection resulted in some isolated damage to building materials; however, attempt were made to limit such damage to the extent necessary for sample collection.



## **RESULT:**

Phoenix completed over 80 asbestos inspections for these cities. Per the requirements of these contracts, the asbestos inspections and reports were completed in 15 days or less.

**Former Social Club  
Phase II ESA, Mold Assessment, and Asbestos Survey  
Columbus, Ohio**



**PROBLEM:**

A potential buyer of this property was looking to obtain historical credits by keeping and not demolishing the existing building at the property, which was a nearly 100-year old former social club and restaurant. The building had sat vacant for quite some time, so many walls, floors, and ceilings within the building had deteriorated and moisture intrusion had caused a mold problem to develop. The buyer wanted the building assessed for mold and asbestos prior to renovations. To make the situation even more complicated, a previous Phase I Environmental Site Assessment (Phase I ESA) identified potential environmental concerns related to former off-property dry cleaners, auto filling stations, and auto repair stations.

**SOLUTION:**

The potential buyer engaged Phoenix to conduct asbestos and mold surveys of the building and a Phase II ESA to assess the potential for impacts in the subsurface from the former environmentally sensitive off-property facilities. The Phase II ESA involved the installation of three (3) soil boring for field screening of soil samples and collection of groundwater and soil vapor samples for laboratory analysis.

**RESULT:**

Phoenix assisted the client with providing the necessary information and recommendations for management of the hazardous materials identified in the building. No impacts were identified to the site from the Phase II ESA results. As of February 2020, renovations to the building and site preparation are in progress.

## Village of Mogadore Maintenance Property BUSTR Tier 1, Delineation, and Interim Response Action Project Mogadore, Ohio



### **PROBLEM:**

In 2015, Phoenix Environmental assisted the Village of Mogadore, Ohio with an Underground Storage Tank (UST) removal project. Two gasoline tanks were removed and a petroleum release (aka, leak) was evident based on the odors and visual evidence in the excavation. Laboratory results indicated concentrations of petroleum compounds in soils exceeding BUSTR action levels for closure. As such, a Tier 1 source investigation, and possibly remedial actions were needed to clean up the site.

### **SOLUTION:**

The Village of Mogadore engaged Phoenix Environmental to conduct BUSTR corrective action assessments of the property. The assessments included a BUSTR Tier 1 source investigation and Tier 1 delineation. Based on the results of these assessments, a cleanup method was necessary to ameliorate residual petroleum concentrations in soil at the property. Groundwater was not contaminated. The remediation activities included removal of approximately 75 cubic yards of petroleum-contaminated soil (PCS) from the property. Soils were transported to a BUSTR approval landfill for disposal. Following soil

removal, Phoenix Environmental collected confirmatory soil samples from the excavated area.

**RESULT:**

BUSTR granted NFA status to the release on January 9, 2017. Phoenix Environmental coordinated disposal of investigation derived waste (drums of soil and groundwater) along with removal of the groundwater monitoring wells.

**Former Automotive Component Manufacturing Plant  
Phase I Environmental Site Assessment, Geophysical and Phase II ESA  
Western Tennessee**



**PROBLEM:**

This brownfield property, which was vacant for seven years, consisted of 84 acres of land, a 500,000-square-foot industrial building and was previously used as an automotive part manufacturing plant. Based on prior environmental reports, numerous environmental concerns were present which were complicating its sale. These included a 250,000-gallon diesel storage tank, a 10,000-gallon solvent wastewater tank, numerous hydraulic pits and reports of spills and cleanups throughout its 30-year operation. The buyer wanted a high level of confidence the property was unaffected by environmental issues.

**SOLUTION:**

Phoenix was engaged to conduct a Phase I ESA, geophysical survey and Phase II ESA of the property. Our review of prior reports indicated numerous recognized environmental conditions (RECs) in connection with the site. These were identified in a 2004 Phase I ESA, but were not called out as RECs in the 2014 Phase I ESA completed for the previous buyer. Phoenix recommended addressing these RECs with a Phase II ESA and a geophysical survey.

Due to the number of RECs and the predicted cost to investigate using standard investigative techniques, Phoenix suggested using passive soil gas sampling techniques as a way to rapidly evaluate the environmental issues. Passive gas sampling was to be followed up by installing 20 soil borings to assess any “hot spots.” During the Phase II ESA, Phoenix personnel coordinated and oversaw the activities of a geophysical

subcontractor during its electromagnetic (EM)/ ground penetrating radar (GPR) survey; supervised personnel during their installation of 69 BEACON® Passive Soil-Gas (PSG) Samplers at the site; supervised the activities of a drilling subcontractor; interpreted the laboratory chemical analysis results by comparing them to applicable Tennessee Department of Environment and Conservation (TDEC) guidelines; and prepared Phase I and Phase II ESA reports. At the request of the client, our reports were issued in draft form. The client indicated its risk tolerance for this site was extremely low. After discussing risks and potential liabilities with the client, Phoenix finalized the reports.

**RESULT:**

Passive gas sampling identified several areas on the site where impacts were present. These impacts were limited in nature and did not appear to be migrating offsite or to pose a CERCLA (aka, "Superfund") concern. Due to the client's low risk tolerance, it requested we take a conservative approach to the impacts. Phoenix, therefore, recommended additional assessment to quantify impacts in soil, soil-gas and groundwater.

Phoenix' recommendation to use passive soil gas sampling allowed the client to save \$100,000 and allowed the client to evaluate the property adequately within its due diligence period.

**Portfolio Project**  
**Phase I and Phase II Environmental Site Assessments (ESAs)**  
**Northeast Ohio**



**PROBLEM:**

Phoenix Environmental was retained to conduct a “short fuse” portfolio project consisting of multiple Phase I Environmental Site Assessments (ESAs) and six Phase II ESAs of oil change facilities. The sites were complicated by the use of a variety of petroleum products, solvents, and numerous aboveground and underground storage tanks. Additionally, the sites, which were undergoing foreclosure, required strict confidentiality by Phoenix personnel throughout the project.

**SOLUTION:**

Phoenix personnel conducted the Phase I ESAs and identified numerous Recognized Environmental Conditions (RECs) on a portion of the Phase I ESA sites. The purpose of the Phase II ESAs was to determine if impacts were present, evaluate the extent of contamination, determine relevant receptors, contaminant pathways and applicable clean-up requirements. Our services included Ground Penetrating Radar (GPR) surveys, installing soil borings and temporary monitoring wells, and collecting soil and groundwater samples.

**RESULT:**

Of the sites investigated, only two indicated significant concerns to the client. The results of the Phase II ESAs were used to assess liability and costs associated with clean-up of contamination. The assessments were completed ahead of schedule.

## 80 Single-Family Dwellings Pre-Demolition Asbestos Inspections Columbus, Van Wert & Marion Ohio



### **PROBLEM:**

The U.S. recession of December 2007 – June 2009 resulted in a large number of homes being foreclosed and abandoned. A number of cities needed to acquire and demolish these homes that had become dilapidated.

### **SOLUTION:**

In 2016, Phoenix assisted the several cities (Columbus, Van Wert and Marion) with grantfunded, pre-demolition asbestos inspections. These services were conducted with grant funds provided through a Neighborhood Initiative Program (NIP).

### **RESULT:**

Phoenix completed over 80 asbestos inspections for these cities. Per the requirements of these contracts the asbestos inspections and reports needed to be completed in 15 days or less. Phoenix accomplished this goal on each project.

## Shopping Center Property Pre-Demolition Asbestos Survey Columbus, Ohio



### **PROBLEM:**

In 2014, the City of Columbus ordered the demolition of this 8,000-square-foot shopping center building. The building, which was built in the 1960s, had been vacant for over twenty years. A portion of the roof had collapsed and the interior was littered with large piles of building debris. An asbestos survey was needed prior to demolition.

### **SOLUTION:**

Phoenix Environmental was retained by Briggs Road Shopping Center to conduct an asbestos containing material (ACM) survey of the building following *Asbestos Hazard Emergency Response Act (AHERA)* protocol. Phoenix personnel collected a total of 64 bulk samples of suspect material from the building.

### **RESULT:**

Our report indicated six different asbestos building materials were present. Phoenix assisted the client with completion of the "Notification of Demolition" form for the Ohio EPA; provided the client numerous firms that could assist with the asbestos abatement; and reviewed the client's asbestos abatement contract for the asbestos abatement firms. The project was completed on time and within the proposed budget. The client was satisfied with our report and follow-up activities.

**Boeing Strategic Missile Systems Facility  
Limited Air Monitoring  
Heath, Ohio**



**PROBLEM:**

Two metals (lead and cadmium) were present in dust within the facility ductwork which was to be replaced. The presence of these metals posed a concern to workers and Boeing employees.

**SOLUTION:**

Phoenix Environmental was engaged by the contractor (UST Environmental Contractors, Inc.) and Boeing to conduct air monitoring in and adjacent to the work zones during ductwork replacement. Our investigation activities were under the direction of Phoenix's senior industrial hygienist.

**RESULT:**

Metals were not detected at concentrations exceeding the regulatory standard set by the OSHA PEL (Permissible Exposure Limit) or TWA (8-hour Time Weighted Average). On this basis, the workers and Boeing employees did not appear to be exposed to metals above OSHA standards. Phoenix completed our activities ahead of schedule and to the satisfaction of the client.

**Manufacturing Facility  
Mold Assessment  
Grove City, Ohio**



**PROBLEM:**

In 2013, this automotive part manufacturing facility was dealing with the presence of visible water intrusion, potential mold growth, and complaints of allergy-like symptoms by employees after they arrived at the facility.

**SOLUTION:**

Phoenix Environmental was retained by this industrial manufacturer to conduct a mold assessment in the affected areas. Our field activities included: a visual assessment of noncompliant areas; measuring temperature, relative humidity and surface moisture in the affected areas; sampling for mold using filter cassettes; and collecting bulk surface samples. Phoenix' proposed scope of services, investigation activities and report were conducted under the direction of our senior industrial hygienist.

**RESULT:**

The total airborne mold spore concentrations and bulk sample results did not indicate significant mold in the areas tested. Our report recommended that the sources of water intrusion be investigated further and mitigated. The client was very satisfied with our assessment – retaining us to assist them on additional projects (air sampling, asbestos survey and noise assessment).

## Retail Gasoline Station Remedial Action Plan and Tier II St. Clairsville, Ohio



### **PROBLEM:**

Based on prior investigations by others, a 1998 petroleum release from an underground storage tank system at this facility resulted in subsurface impacts to soil and groundwater. The former owner is addressing the investigation and remediation of the release through Ohio's Petroleum Compensation Board ("Petro Fund").

### **SOLUTION:**

Phoenix was engaged to provide environmental services in support of a Tier II investigation. Our activities included developing a health and safety plan and supervising an enhanced fluid recovery (EFR) event from several onsite monitoring wells. The EFR was conducted over an 8-hour period using a vacuum truck. Additionally, at a later date, we were retained to oversee installations of soil borings and to conduct groundwater sampling.

### **RESULTS:**

Laboratory results indicated the soils were below action-level but groundwater exceeded the calculated Site Specific Target Levels (SSTLs). The client indicated Phoenix would be engaged to assist with follow-up activities which included soil treatment, monitoring well installations and groundwater treatment by chemical injection.

## Village of Mogadore Maintenance Property BUSTR Tier 1, Delineation, and Interim Response Action Project Mogadore, Ohio



### **PROBLEM:**

In 2015, Phoenix Environmental assisted the Village of Mogadore, Ohio with an Underground Storage Tank (UST) removal project. Two gasoline tanks were removed and a petroleum release (aka, leak) was evident based on the odors and visual evidence in the excavation. Laboratory results indicated concentrations of petroleum compounds in soils exceeding BUSTR action levels for closure. As such, a Tier 1 source investigation, and possibly remedial actions were needed to clean up the site.

### **SOLUTION:**

The Village of Mogadore engaged Phoenix Environmental to conduct BUSTR corrective action assessments of the property. The assessments included a BUSTR Tier 1 source investigation and Tier 1 delineation. Based on the results of these assessments, a cleanup method was necessary to ameliorate residual petroleum concentrations in soil at the property. Groundwater was not contaminated. The remediation activities included removal of approximately 75 cubic yards of petroleum-contaminated soil (PCS) from the property. Soils were transported to a BUSTR approval landfill for disposal. Following soil removal, Phoenix Environmental collected confirmatory soil samples from the excavated area.

**RESULT:**

BUSTR granted NFA status to the release on January 9, 2017. Phoenix Environmental coordinated disposal of investigation derived waste (drums of soil and groundwater) along with removal of the groundwater monitoring wells.

**Former Bob Evans Farms Corporate Office  
Underground Storage Tank Closure Assessment  
Columbus, Ohio**



**PROBLEM:**

Historically, this site was the corporate headquarters for Bob Evan’s Farms. In 1983, four petroleum underground storage tanks (USTs), which were used for fueling and servicing company vehicles, were installed. In 2013, the USTs were no longer in service and their removal was required by Ohio regulations. Additionally, the USTs’ presence at the site was complicating the pending sale and property redevelopment.

**SOLUTION:**

Phoenix Environmental was retained by EMS Onsite to assist the owner with UST system removal and closure activities. Throughout the project, Phoenix personnel were onsite to supervise the contractor, field screen soils for impacts, and advise the owner’s representative and the State Fire Marshall of the project activities. After the USTs were removed, Phoenix personnel collected 40 field screening samples and submitted 13 soil samples for laboratory analysis.

**RESULT:**

Laboratory results for the soil samples indicated no significant petroleum hydrocarbon impacts to soil were present. Phoenix provided a completed report to the client and requested an expedited report review from Ohio’s Bureau of Underground Storage Tank Regulations (BUSTR). Six days after receiving our report, BUSTR issued a letter that the

site had achieved No Further Action (NFA) status. A copy of this letter is included in **Appendix B**.

## Woody's Restaurant Property Wastewater Treatment System Compliance Malaga, Ohio



### **PROBLEM:**

Shortly after change of ownership, the owners of Woody's Restaurant received a *Notice of Violation* from the Ohio Environmental Protection Agency (EPA). The violation was due to a lack of reporting and sampling of their wastewater treatment system as required by their National Pollution Discharge Elimination System (NPDES) permit. Additionally, the owners discovered that critical components of their wastewater treatment system (microbial and blower units) were not installed by the prior owner.

### **SOLUTION:**

Phoenix Environmental was retained by Kravitz Law Office to assist Woody's Restaurant in achieving compliance with the Ohio EPA. Our scope of services included locating and engaging a Class A Operator to be the Operator of Record for the facility. This individual, under Phoenix's direction, conducted weekly site visits, completed the required *Discharge Monitoring Reports*, and conducted effluent wastewater sampling and system inspections.

Phoenix was also charged with coordinating and overseeing the installation of critical components of the wastewater system, engaging and overseeing an environmental subcontractor to pressure wash, vacuum and dispose of liquids prior to system start-up.

### **RESULT:**

Following completion of our scope of services and successful startup of the wastewater system, Phoenix provided a report to the client and the Ohio EPA. In addition, Phoenix prepared and submitted a Standard Operating Procedure and Operation and Maintenance Plan for the wastewater treatment system.

In September 2014, the facility achieved compliance with the Ohio EPA: <http://web.epa.state.oh.us/dsw/permits/doc/OPR00153.pdf>. Project costs were paid for through litigation of the former owner.

## Industrial Manufacturing Property Noise Exposure Assessment Columbus, Ohio



### **PROBLEM:**

This 125,000-square-foot (sf) industrial manufacturing facility needed assistance to determine if noise levels were in compliance with OSHA occupational noise exposure standards.

### **SOLUTION:**

Phoenix Environmental was engaged by the client to conduct a noise exposure assessment. Our activities included: a walk-through of the facility to visually assess building components for noise attenuation engineering controls and to obtain a first-hand perspective with respect to noise levels; sound pressure level (SPL) meter readings of several areas; and personal dosimeter measurements of employees during their work shift.

### **RESULT:**

The noise assessments indicated that the areas assessed were below the OSHA permissible exposure limit of 90 decibels. However, the metal grinding area exceeded 85 decibels and a Hearing Conservation Program (HCP) was needed. Phoenix advised the client that alternatives to the HCP included changes to tools, equipment and worker schedules. Phoenix also recommended that the noise assessment be maintained on file until such time as additional noise exposure assessments are performed and/or for a period not less than two years from the issue date of the report (as required by 29 CFR 1910.95).

## **REPRESENTATIVE CLIENTS**

**Phoenix Environmental**  
Consultants – Geologists – Scientists

## 3.0 REPRESENTATIVE CLIENTS

**CBRE Brokerage - Central Ohio**, 280 N. High Street, Seventeenth Floor, Columbus, OH 43215

Contact: Molly Leach, Associate

T: 614.430.5022 | E: [molly.leach@cbre.com](mailto:molly.leach@cbre.com)

- Services provided: *Phase I Environmental Site Assessments (ESAs), Phase II ESAs*

**WP Glimcher River Valley Mall**, 1635 River Valley Circle S., Lancaster, OH 43130

Contact: Scott James, Operations Director

T: 740.653.0269 | E: [scott.james@wpglimcher.com](mailto:scott.james@wpglimcher.com)

- Services provided: *Mold Survey*

**The Delaware County Bank & Trust Co.**, 110 Riverbend Avenue Lewis Center, OH 43035

Contact: Roger Lossing, Senior Vice President - Trust & Wealth Management P:

740.657.7818 | E: [RLossing@dcb-t.com](mailto:RLossing@dcb-t.com)

- Services provided: **Phase II ESAs**

**City of Marion, Ohio**, 233 West Center Street, Marion, OH 43302 Contact:

Mr. Jay Shoup, Director of Public Service

T: 740.387.4705 | E: [jshoup@marionohio.org](mailto:jshoup@marionohio.org)

- Services provided: *Ohio VAP Services*

**American Freight Furniture**, 680 Sunbury Rd., Delaware, OH 43015

Contact: John Roush, Director of Property Management

P: 740.833.5176 | E: [jrausch@americanfreight.us](mailto:jrausch@americanfreight.us)

- Services provided: *Phase I Environmental Site Assessments (ESAs)*

**Metropolitan Park District**, 1069 West Main St., Westerville, OH 43081

Contacts: Carrie Morrow, Steve Studdenmund, Max Albin, John Watts

T: 614.895.6214 | E: [morrow@metroparks.net](mailto:morrow@metroparks.net)

- Services provided: *Phase I ESAs and Surface Water Quality Monitoring*

**Brexton, LLC**, 815 Grandview Avenue, Suite 300, Columbus, OH 43215

Contacts: Joseph Beatty, Heather Gilbert

T: 614.441.4110 | E: [joseph.beatty@brextonllc.com](mailto:joseph.beatty@brextonllc.com)

- Services provided: *Asbestos Surveys and Phase I ESAs*

**Coldwell Banker King Thompson**, 405 Colemans Crossing Blvd, Marysville, OH 43040

Contact: Diane Millhoan, Real Estate Agent

P: 740.815.4897 | F: 937.642.9007 | E: [diane.millhoan@kingthompson.com](mailto:diane.millhoan@kingthompson.com)

- Services Provided: *Asbestos Inspections*

**Anderson & Co. Realtors**, 222 S. Broad St., Lancaster, OH 43130

Contact: Jeff Sauer, Realtor

T: 740.689.9090 | E: [info@anderson-realtors.com](mailto:info@anderson-realtors.com)

- Services provided: *Asbestos Inspections*

**Mt. Vernon Dental**, 206 S. Mulberry St., Mt. Vernon, OH **Contact:**

Dr. Richard Sprang, DDS

T: 740.392.1871

- Services provided: *Phase II ESA*

**Ashfield Estates**, 8775 Center Park Dr. #411, Columbia, MD 21045

Contact: Alex Williams

T: 202.256.6981 | [sarwilliams4@aol.com](mailto:sarwilliams4@aol.com)

- Services provided: **Phase I ESAs**

**KPT Logistics**, 300 S. Center Street, Springfield, OH 45506

Contact: Ryan Harris, President

P: 937.925.6096 | E: [harris.ryanm@gmail.com](mailto:harris.ryanm@gmail.com)

- Services provided: *Phase I ESAs, Phase II ESAs*

**American Wire Technologies**, 240 Boone Ave., Marion, OH

Contact: Doug Woller, General Manager

P: 740.387.0745 (ext. 201) | [dwoller@sislercompanies.com](mailto:dwoller@sislercompanies.com)

- Services provided: *Ohio VAP*

**Krish Hospitality, LLC**, 3637 Winthrop Drive, Lexington, KY 40514

Contact: Tejash Bhavsar

P: 859.351.1060 | E: [viraj062006@yahoo.com](mailto:viraj062006@yahoo.com)

- Services provided: *Phase I ESA*

**Tonti Organization**, 34 North High St # 200, Columbus, OH 43215

Contact: Thomas A. Tonti

T: 614.224.4331 | E: [ttonti@tontiorg.com](mailto:ttonti@tontiorg.com)

- Services provided: *Asbestos Surveys and Phase I ESAs*

**Mosier Industrial Services Corp**, 900 Wiley St., Crestline, OH 44827

Contact: Russell Watts, Carl Carroll

T: (419) 683.4000 | E: [rrcsw2@yahoo.com](mailto:rrcsw2@yahoo.com)

- Services provided: *Phase I ESAs, Hazardous Building Material Survey*

**Delaware County Bank**, 110 River Bend Avenue, PO 1001, Lewis Center, OH 43035

Contact: Frank Reinhard

T: 740.657.7000 | E: [freinhard@dcb-t.com](mailto:freinhard@dcb-t.com)

- Services provided: *Phase I ESAs*

**Machinery & Tool Rentals, Inc.**, 511 W Town St., Columbus OH 43215

Contact: Steve Forquer

T: 614.228.6725 | E: [steveforquer@gmail.com](mailto:steveforquer@gmail.com)

- Services provided: *BUSTR Tank Closure*

**Zappa Engineering, LLC**, 1255 North Hamilton Road, #122, Gahanna, OH 43230

Contact: David Zappa, President/Senior Engineer

P: 614.214.9463 | E: [david.zappa@zappaengineering.com](mailto:david.zappa@zappaengineering.com)

- Services Provided: *Phase I ESAs, Remediation Services*

**Applied Environmental**, 1210 North Maple Road, Ann Arbor, MI 48103

Contact: Jason Vertrees, President

P: 734.975.1970 | F: 734.975.1973 | E: [jasonv@appliedenv.com](mailto:jasonv@appliedenv.com)

- Services Provided: *Ohio VAP Services, Phase II ESA Reviews*

**Pataskala Enterprises, LLC**, 142 Granville St., Columbus, OH 43230

Contact: Jennifer Route, Attorney

P: 614.475.7008 | F: 614.472.4155 | E: [Jen.route@routtelaw.com](mailto:Jen.route@routtelaw.com)

- Services provided: *Asbestos Inspections*

**GeoSearch**, 3006 Bee Caves Suite A-230, Austin, TX 78746

Contact: Mathew Broadaway, CFM

P: 888.396.0042 | E: [matt.broadaway@geo-search.com](mailto:matt.broadaway@geo-search.com)

- Services Provided: *Phase I ESA File Reviews*

**AY Manufacturing**, 5200 Crosswind Drive, Columbus OH 43228

Contact: Eric E. York, EHS Engineer

P: 614.853.5120 | C: 614.506.0012 | F: 614.870.4005 | E: [eyork@aymfg.com](mailto:eyork@aymfg.com)

- Services provided: *Asbestos Inspections, Mold Inspections and Noise Assessments*

**AEI**, 8600 West Bryn Mawr, Suite 540N, Chicago, IL 60631

Contact: Karla M. Smith, Vice President, Director Midwest Region

P: 773.693.1111 | C: 469.500.4402 | F: 773.693.1110 | E: [ksmith@aeiconsultants.com](mailto:ksmith@aeiconsultants.com)

- Services Provided: *Ohio VAP Services, Phase II ESAs, Air Monitoring*

**Sage**, 720 W. Arapaho Rd., Richardson, TX 75080

Contact: Gregg Bessire, Senior Project Manager

P: 866.234.5768 Ext. 1331 | F: 972.480.9865 | E: [gregg.bessire@sageenvironmental.com](mailto:gregg.bessire@sageenvironmental.com)

- Services Provided: *Groundwater Sampling*

**Forest Run Properties, LLC**, 23 County Road 24, Ashley, OH 43003

Contact: Jennifer Weinberg, President

P: 614.581.1585 | E: [jen.weinberg@yahoo.com](mailto:jen.weinberg@yahoo.com)

- Services Provided: *Asbestos Inspections*

**UST**, 8374 Lancaster-Newark Rd NE, Baltimore, OH 43105

Contact: Barney Cook, President

P: 740.862.1554 ext. 10 | C: 740.404.1858 | E: [bcook@ust-env.com](mailto:bcook@ust-env.com)

- Services Provided: *Air Monitoring Services*

**Kravitz Law Office**, 3492 Snouffer Road, Suite 100, Columbus, OH 43235

Contact: Brett A. Kravitz, Attorney/Owner

P: 614.799.2910 | F: 614.334.5119 | E: [bkravitz@kravitz-lawoffice.com](mailto:bkravitz@kravitz-lawoffice.com)

- Services Provided: *Wastewater Compliance*

**Emergency Management Specialists, Inc.**, 4601 Homer Ohio Lane, Groveport, OH

43125

Contact: Matt Clary, Project Manager Construction Services

P: 614.610.4541 | C: 614.488.7826 | F: 614.567.6278 | E: [mclary@emsonsite.com](mailto:mclary@emsonsite.com)

- Services Provided: *Underground Storage Tank (UST) Closure Assessments*

**PuroClean Restoration Specialists**, 886 Stratford Rd., Delaware, OH 43015

Contact: Drew Kiser

T: 740.369.9500 | E: [dkiser@puroclean.com](mailto:dkiser@puroclean.com)

- Services provided: *Trama Scene Cleanup Confirmation Sampling*

## **CLIENT RECOMMENDATIONS**

**Phoenix Environmental**

Consultants – Geologists – Scientists

*"We were extremely pleased with the job Phoenix performed. The project was completed on time and on budget. We received three quotes for this job, Phoenix blew the competition away with their bid!"*

Steve Forquer, Vice President  
Machinery & Tool Rentals, Inc.  
P: 614.228.6725  
E: [sforquer@mtr.cc](mailto:sforquer@mtr.cc)

*"Phoenix Environmental is exceptionally good to work with. I hired Phoenix to handle the testing and bidding of the abatement of asbestos in a property that had had a fire. I was handling this matter for a client who needed to make sure that they handled everything just right. Phoenix was timely, answered questions, and extremely knowledgeable. Phoenix made the whole situation much easier to deal with. I intend to work with Phoenix again on the next property."*

Jennifer Route, President, Attorney at Law  
Route Law  
P: 614-475-7008  
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*"Phoenix was great at getting a RUSH ACM report done with no notice. Very responsive also! Thanks!"*

Heather Gilbert, Project Manager  
Brexton  
P: 614-721-9057  
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*"I greatly appreciate the partnership with Jeff to create a comprehensive approach to effectively managing environmental risks at managed properties. The relationship extended way beyond the typical client-vendor relationship. It was a true partnership whereby we worked together to create a holistic approach to the issue including training and resources to be used by the property managers to more effectively manage this risk."*

Larry Schwenker, CPM, RPA, CCIM  
Casto Communities - Vice President Commercial Property Management  
P: 201-308-9888  
E: [lschwenker@corvidea.com](mailto:lschwenker@corvidea.com)

*"Jeff Paetz was a very important partner in my decision to acquire and subsequently remediate a former gas station. Without his help, I would have been lost in the process and would have spent more money than necessary."*

Matt Egner Managing Member  
MRE Holdings, LTD  
P: 614-638-3653  
E: [matt@egnerconstruction.com](mailto:matt@egnerconstruction.com)

*"As an environmental contractor, I have had the opportunity to work with many environmental consulting firms throughout my 17 year tenure. I have found that Phoenix Environmental differentiates itself by providing "hands-on" field support along with open communication throughout every phase of a project. Phoenix works well with contractors and clients to immediately address and mitigate unforeseen issues as they arise. During a recent UST project, Phoenix helped us meet a critical job schedule and closed the project under budget. Our company looks forward to working with Phoenix Environmental for years to come."*

Levi Cordle, Vice President  
Environmental Management Specialists, Inc. (EMS)  
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E: [lcordel@emsonsite.com](mailto:lcordel@emsonsite.com)

*"I have had the opportunity, on more than one occasion, to have Jeff work on various environmental projects that required a tight turnaround time. He never failed to deliver a quality product, on time and under budget. When you get that kind of service, you tend to be a repeat customer."*

Dave Handley, Environmental Representative  
Eclipse Resources  
866-590-2568  
[dahandley@centurylink.net](mailto:dahandley@centurylink.net)

*"I have known Jeff for several years and he is very knowledgeable in every aspect of any environmental concerns I have brought to him. He is extremely detailed oriented and is very focused on the satisfaction of his customers concerns, during the project and many years to come."*

Dave Sartin, Project Manager/Estimator  
Environmental Enterprises  
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[dsartin@eeienv.com](mailto:dsartin@eeienv.com)  
*"Very pleased.  
Thanks."*

Ryan Harris, President  
KPT Logistics  
P: 937-925-6096  
E: [harris.ryanm@gmail.com](mailto:harris.ryanm@gmail.com)

*“Jeff did a great job for us. We called him in at the eleventh hour and he efficiently got the job done.”*

Laury DiMichaelangelo, Dentist

North Columbus Dental Group

P: 614-806-2201

E: [ljdbigdad@aol.com](mailto:ljdbigdad@aol.com)

*“Phoenix Environmental is very responsive to deadlines and monitors a project to provide any necessary adjustments. Great knowledge and resourceful.”*

Barney Cook, Founder/President,

UST Environmental Contractors, Inc

P: 740.862.1554 ext. 10

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# **PRESS RELEASES**

**Phoenix Environmental**  
Consultants – Geologists – Scientists

# Reclamation work resumes at former Clark gas station site in Marion

[Andrew Carter](#), [Marion Star](#) Published 7:24 a.m. ET June 11, 2020 [CONNECT](#) [TWEET](#) [LINKEDIN](#) [COMMENT](#) [EMAIL](#) [MORE](#)



A crew from Envirocore, Inc. of Plain City installs monitoring wells on Monday, June 8, 2020, at the former Clark gas station site at 770 N. Main St. in Marion. The site is being cleaned up after setting vacant for many years. Crews from Buckeye Elm Contracting of Worthington have removed fuel tanks from the site. (Photo: Andrew Carter/Marion Star)

MARION — Reclamation work is continuing at the site of a former gas station on North Main Street in Marion.

[Buckeye Elm Contracting of Worthington](#) is cleaning up the property at 770 N. Main St. that formerly housed a Clark gas station for many years. The Marion County Land Reutilization Corp., the county land bank, owns the property. The land bank acquired the property on May 30, 2019, according to the Marion County Auditor's website.

[Phoenix Environmental](#) owner Jeff Paetz and a crew from [Envirocore, Inc. of Plain City](#) were at the site on Monday as work resumed following a hiatus due to the coronavirus pandemic. Phoenix Environmental is the consulting firm for the project.

The Envirocore crew installed monitoring wells and tested soil and groundwater at the site. Paetz said his company helped the City of Marion secure a \$250,000 abandoned service station grant for the project from the Abandoned Gas Station Cleanup Grant Program.

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"The (fuel) tanks are gone," Paetz said. "They didn't actually have what looked like a release (of fuel), but when we did the initial drilling we found there were some issues with the groundwater. Soil looks clean, but we do have the groundwater issue. ... We'll take soil and groundwater samples to determine how far it went and what we need to do to clean it up.

"Chances are we'll do some modeling to look at our options and we may be doing some kind of in-ground chemical treatment. That's a way to treat the groundwater and get it to safe levels."

Paetz said none of the neighboring properties use well water, so the contaminants in the groundwater will not affect them. He said depending on the results of testing and how long it takes to remedy the issue, he hopes to have the project completed by the end of 2020.

"There's a chance that additional funds might be needed through additional grants to get it cleaned up," Paetz said. "We still have a healthy budget left, so we'll see how it goes. ... When we're done, it'll be a green, grassy field."



Jeff Paetz, owner of consulting firm Phoenix Environmental, said he hopes to have the reclamation project of the former Clark gas station site at 770 N. Main St. in Marion completed by the end of this year. *(Photo: Andrew Carter/Marion Star)*

Phoenix Environmental is a full-service environmental consulting firm based in Delaware, Paetz said.

"We work on old sites like this — gas stations, grant projects, brownfields," Paetz said. "We do environmental assessments and clean ups."

Phoenix Environmental is also reclaiming a former gas station property at 36 N. High St. in the Village of La Rue. The village was awarded a \$150,000 grant in 2018 to conduct the project.

Paetz said Phoenix also completed a clean-up project at the former Fairfield Engineering site at 324 Barnhart St. in Marion.

*eacarter@marionstar.com*

*@AndrewACCarter*

## Marion County Village wins grants to clean up old gas station property

by Terri Sullivan | Tuesday, October 29th 2019

AA



*An old gas station in La Rue, Ohio is being decontaminated to turn into usable land. (WSYX/WSYX)*



LA RUE, Ohio — There is 'refueled' hope for an old gas station property in La Rue, in Marion county.



The site, which is located at 36 North High Street in La Rue, has been abandoned for years. It was also home at one time to an auto repair shop.

"There's an aquifer fairly close to the surface, probably 10 feet down or so," said La Rue Mayor Milton Lightfoot. "The gas station actually polluted the aquifer. They're trying to clean it up- that's what they're doing right now."

'They' are workers with Phoenix Environmental; Jeff Paetz is the president of the company.

Paetz said the contaminated soil and groundwater at this location have leaked thousands of dollars from village coffers.

"It sits idle, wastes taxpayer money sitting there- they have to maintain it," he said. "They're not responsible for the contamination, but they own it, so they have to clean it up."

The work isn't cheap. Fortunately, the village won two grants totaling \$250,000.

The goal now is to decontaminate the site, making it safe for future use.

"We're basically left with some groundwater contamination, some petroleum compounds that are potentially concerning," said Paetz. "We know they don't go much past the property boundary at all."

Paetz said his company has already put in three years here, with roughly another 14 months to go.

But he said once the site is cleaned up, it'll be ready for development.



West to host virtual town hall

Decade Rewind: Dominant finish for East Canton boys track and field



Decade Rewind: A double celebration for St. Thomas Aquinas track and field



Schorsten Memorial Junior Golf Tournament set for next week



## Twinsburg police, fire department property decontaminated



▲ HIDE CAPTION

Phoenix Environmental started the full-scale groundwater remediation efforts of decontaminating the land around the police and fire stations Nov. 11. - Submitted photo



By April Helms Reporter

Posted Nov 25, 2019 at 12:01 AM



The land around the Twinsburg police and fire departments has gone through a decontamination process to remove petroleum compounds.

The Twinsburg Police and Fire Department property is the former site of a gas station used to fill up the city's vehicles. For more than two decades, the city has been wrestling with a leaking tank issue that has been contaminating local groundwater.

Phoenix Environmental, in Delaware, Ohio, removed the underground fuel tanks in 2016, but petroleum compounds are still above acceptable levels in the groundwater, according to information provided by the company.

Phoenix Environmental started the full-scale groundwater remediation efforts to decontaminate the site on Nov. 11. According to Jeff Paetz, owner of Phoenix Environmental, the work was expected to take two or three days. It involved drilling and injecting thousands of gallons of treatment chemicals consisting of NutriSulfate, sodium chloride, surfactants and potable water.

"The estimated cost is \$26,000 for the remedial action plan assuming we have to do quarterly groundwater sampling for one year," Paetz said earlier this month.

After completing the cleanup, Phoenix Environmental will provide a report to the State of Ohio requesting this legacy site be granted 'No Further Action' status, Paetz said.

Reporter April Helms can be reached at 330-541-9423, [ahelms@recordpub.com](mailto:ahelms@recordpub.com), or [@AprilKHelms\\_RPC](https://twitter.com/AprilKHelms_RPC)



# Cleanup resumes at Fairfield Engineering site

Staff report

The final phase of cleanup at a Marion contamination site is underway. Phoenix Environmental has been assisting the City of Marion and Clarksco Properties LLC with the environmental cleanup activities at the former Fairfield Engineering property, 324 Barnhart St., according to Jeff Paetz of Phoenix Environmental.

The last fieldwork activity involves removal of the 26 groundwater wells. According to Paetz, crews from EnviroCore Inc., which is an environmental drilling services company, were working Tuesday, Feb. 28 and will continue this week.



"Our driller will remove the protective surface casings and well pads and will attempt to pull each well casing with a drill rig," Paetz said. He said that most of the wells are outside, but some are inside the building.

**Take the news with you. Download the Marion Star app on the Apple App Store or Google Play .**

Phoenix Environmental is an environmental consulting firm that specializes in restoring so-called "brownfield" properties, which are sites that need to be cleaned up environmentally before they can be put to other uses.



The site was one of the last of the Clean Ohio projects approved from the Clean Ohio Revitalization Fund. The cleanup was funded by a \$340,589 grant approved in 2013 to help offset costs associated with demolition and remediation at the former Fairfield Engineering site.. The grant application process began in 2011 for the four-acre site.

Activities to be completed under the grant included: asbestos abatement, building demolition, soil remediation and the removal of former underground storage tanks. The goal was to remove abandoned, dilapidated structures while enhancing those still viable for warehousing and manufacturing.



An office building at the site was torn down in January 2014.



[View Comments](#)

**APPENDIX A**  
**PROOF OF INSURANCE**

**Phoenix Environmental**  
Consultants – Geologists – Scientists



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|  |  |  |                                    |
|--|--|--|------------------------------------|
| <b>PRODUCER</b><br>Brooker Insurance Agency<br>10749 Pearl Road<br><br>Strongsville OH 44136           | <b>CONTACT NAME:</b> Kim Goe<br><b>PHONE (A/C No. Ext):</b> (440)238-5454<br><b>E-MAIL ADDRESS:</b> kgoe@brooker-ins.com |  | <b>FAX (A/C No):</b> (440)238-0262 |
|  | <b>INSURER(S) AFFORDING COVERAGE</b><br>INSURER A: GuideOne National Insurance Company                                   |  | <b>NAIC #</b><br>15032             |
| <b>INSURED</b><br>Phoenix Environmental, LLC<br>175 S. Sandusky St. Suite 325<br><br>Delaware OH 43015 | <b>INSURER B :</b>   |  |                                    |
|  | <b>INSURER C :</b>   |  |                                    |
|  | <b>INSURER D :</b>   |  |                                    |
|  | <b>INSURER E :</b>   |  |                                    |
|  | <b>INSURER F :</b>   |  |                                    |
|  |  |  |                                    |

**COVERAGES**

CERTIFICATE NUMBER: CL2421416457

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE  | ADDL INSD | SUBR WVD | POLICY NUMBER   | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                    |              |
|----------|--|-----------|----------|-----------------|-------------------------|-------------------------|---|--------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><input checked="" type="checkbox"/> \$2,500 ded per occur<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |           |          | ENV562008516-01 | 2/4/2024                | 2/4/2025                | EACH OCCURRENCE                           | \$ 1,000,000 |
|          |  |           |          |                 |                         |                         | DAMAGE TO RENTED PREMISES (Ea occurrence) | \$ 50,000    |
|          |  |           |          |                 |                         |                         | MED EXP (Any one person)                  | \$ 5,000     |
|          |  |           |          |                 |                         |                         | PERSONAL & ADV INJURY                     | \$ 1,000,000 |
|          |  |           |          |                 |                         |                         | GENERAL AGGREGATE                         | \$ 2,000,000 |
|          |  |           |          |                 |                         |                         | PRODUCTS - COMP/OP AGG                    | \$ 2,000,000 |
|          |  |           |          |                 |                         |                         |   | \$           |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS   |           |          |                 |                         |                         | COMBINED SINGLE LIMIT (Ea accident)       | \$           |
|          |  |           |          |                 |                         |                         | BODILY INJURY (Per person)                | \$           |
|          |  |           |          |                 |                         |                         | BODILY INJURY (Per accident)              | \$           |
|          |  |           |          |                 |                         |                         | PROPERTY DAMAGE (Per accident)            | \$           |
|          |  |           |          |                 |                         |                         |   | \$           |
|          | <b>UMBRELLA LIAB</b><br><input type="checkbox"/> EXCESS LIAB<br><input type="checkbox"/> OCCUR<br><input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$   |           |          |                 |                         |                         | EACH OCCURRENCE                           | \$           |
|          |  |           |          |                 |                         |                         | AGGREGATE                                 | \$           |
|          |  |           |          |                 |                         |                         |   | \$           |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below  | Y/N       | N/A      |                 |                         |                         | PER STATUTE                               | OTH-ER       |
|          |  |           |          |                 |                         |                         | E.L. EACH ACCIDENT                        | \$           |
|          |  |           |          |                 |                         |                         | E.L. DISEASE - EA EMPLOYEE                | \$           |
|          |  |           |          |                 |                         |                         | E.L. DISEASE - POLICY LIMIT               | \$           |
| A        | Contractors Pollution  |           |          | ENV562008516-01 | 2/4/2024                | 2/4/2025                | \$2,500 ded                               | 1,000,000    |
| A        | Professional Liability   |           |          | ENV562008516-01 | 2/4/2024                | 2/4/2025                | claims made \$2,500 ded                   | 1,000,000    |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PROOF OF INSURANCE COVERAGE

**CERTIFICATE HOLDER****CANCELLATION**

|                           |  |
|---------------------------|--|
| <b>PROOF OF INSURANCE</b> | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. |
|                           | <b>AUTHORIZED REPRESENTATIVE</b><br>Malcolm Brooker/CL1                   |

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ACORD 25 (2014/01)

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INS025 (201401)

**APPENDIX B**

**NO FURTHER ACTION (NFA) &  
COVENANT NOT TO SUE LETTERS**

**Phoenix Environmental**

Consultants – Geologists – Scientists



John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Craig W. Butler, Director

91 7199 9991 7030 4726 2645

**SEP 19 2017**

Doug Woller  
Clarksco Properties, LLC  
240 Boone Avenue  
Marion, OH 43302

**Re: Former Fairfield Engineering Property  
Covenant  
Approvals  
Voluntary Action Program  
Marion County  
351002883002**

**CERTIFIED MAIL**

**Subject: Issuance of Covenant Not To Sue for the Former Fairfield  
Engineering Property (16NFA655)**

Dear Mr. Woller:

**SEP 19 2017**

I am pleased to inform you that on \_\_\_\_\_, the Director of the Ohio Environmental Protection Agency ("Director") issued a Covenant Not To Sue ("CNS") to the Clarksco Properties, LLC for the Former Fairfield Engineering property, located at 324 Barnhart Street and 314 Chicago Avenue, Marion, Marion County, Ohio (the "Property"). The CNS was issued as Final Findings and Orders, pursuant to Ohio Revised Code ("ORC") Chapter 3746 and Ohio Administrative Code ("OAC") Chapter 3745-300.

The CNS states that based on the NFA Letter, and subject to all conditions set forth in these Findings and Orders, including but not limited to the terms and conditions of the O&M Agreement, Ohio EPA covenants not to sue and releases Clarksco Properties, LLC, and its agents, employees, members, shareholders, officers, directors, successors and assigns, and successors and assigns of the Property, from all civil liability to the State of Ohio to perform additional investigational and remedial activities. The covenant not to sue and release of liability applies to the Property that has undergone a Phase I or Phase II property assessment in compliance with ORC Chapter 3746 and OAC Chapter 3745-300, or has been the subject of remedial activities conducted under ORC Chapter 3746 and OAC Chapter 3745-300, to address a release of hazardous substances or petroleum, and the assessment or the remedial activities demonstrate or result in compliance with applicable standards.

Enclosed is a certified copy of the CNS and its exhibits for the recording of the documents in the same manner as a deed for the Property, as instructed by the CNS (see the "Conditions and Limitations" section). The enclosed Affidavit should be presented to the county recorder's office staff to support the required recording. In addition, the enclosed letter to the county recorder's office should also be presented to

the county recorder's office staff to explain the required recording. Remember to submit to Ohio EPA, after the recording, a complete copy of the CNS that shows the filing date stamp of the county recorder's office.

The complete copy of the stamped document should be sent to the attention of Angela Edwards, Records Management Officer, DERR, Ohio EPA Central Office, at the following address:

Ohio EPA – Division of Environmental Response and Revitalization  
Voluntary Action Program  
50 W. Town St., Suite 700  
Columbus, OH 43215

Further, the Environmental Covenant - attached to the CNS as Exhibit 4 - must also be recorded in the same manner as a deed to the Property (see the "Conditions and Limitations" section of the CNS). Please record the Environmental Covenant just prior to and separate from the recording of the CNS and its remaining exhibits in the Property's chain of title. The CNS becomes effective on the date of the recording of the Environmental Covenant. Like the CNS recording, remember to submit to Ohio EPA (at the address listed above) a complete copy of the Environmental Covenant that shows the county recorder's date stamp. For questions on the recording of these documents, please contact Sue Kroeger at the Ohio EPA Legal Office at (614) 644-3037.

OAC 3745-300-03 authorizes Ohio EPA to charge for its actual costs that it may incur related to site-specific activities, such as the monitoring of compliance with the CNS and its Operation and Maintenance Agreement or Risk Mitigation Plan, including the review of the submitted reports. This Agency will send a separate correspondence to provide the number of the Voluntary Action Program ("VAP") account established for the Property and to ask you to verify the billing information.

This action of the Director is final and may be appealed to the Environmental Review Appeals Commission ("Commission") pursuant to ORC 3745.04. The appeal must be in writing and set forth the action complained of and the grounds upon which the appeal is based. The appeal must be filed with the Commission within thirty (30) days after notice of the Director's action. The appeal must be accompanied by a filing fee of \$70.00, made payable to "Treasurer, State of Ohio", which the Commission, in its discretion, may reduce if by affidavit it is demonstrated that payment of the full amount of the fee would cause extreme hardship. Notice of the filing of the appeal shall be filed with the Director within three (3) days after the appeal is filed with the Commission. Ohio EPA requests that a copy of the appeal be served upon the Ohio Attorney General's Office, Environmental Enforcement Section. An appeal may be filed with the Commission at the following address: Environmental Review Appeals Commission, 30 East Broad Street, 4<sup>th</sup> Floor, Columbus, Ohio 43215.

Congratulations on the issuance of this CNS. Many persons within the agency, Clarksco Properties, LLC, and Phoenix Environmental, LLC., among others, worked

hard to remove the environmental barriers associated with redeveloping this property. If you have any questions or concerns, feel free to contact me at (614) 644-2924 or via e-mail at [martin.smith@epa.ohio.gov](mailto:martin.smith@epa.ohio.gov).

Sincerely,



Martin Smith  
Manager, Voluntary Action Program  
Division of Environmental Response and Revitalization

Enclosure

cc: Jeffrey Paetz, Certified Professional  
Phoenix Environmental, LLC  
175 S. Sandusky Street  
Suite 325  
Delaware, Ohio 43015

Jon Sisler, President  
Clarksco Properties, LLC  
240 Boone Avenue  
Marion, Ohio 43302

Beth Ann Hullinger, Esq.  
Carnoustie Consulting, Ltd.  
6012 Kentingern Court South  
Dublin, Ohio 43017

ec: Archie Lunsey, DERR-NWDO  
Sue Kroeger, Legal Office  
[records@epa.ohio.gov](mailto:records@epa.ohio.gov)



## Department of Commerce

Division of State Fire Marshal  
John R. Kasich, Governor  
Jacqueline T. Williams, Director

August 04, 2017

FAITH KNESS  
ADENA HEALTH SYSTEMS  
272 HOSPITAL RD / FACILITY OP  
CHILLICOTHE, OHIO 45601

SITE: ADENA HEALTH SYSTEMS  
272 HOSPITAL ROAD  
CHILLICOTHE, OHIO  
ROSS COUNTY  
RELEASE #71003583-N00002

RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Ms Kness:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective July 1, 2012.

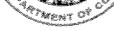
Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

A handwritten signature in black ink that reads "Kelly J. Gill".

Kelly J. Gill  
Corrective Action Supervisor

xc: Site File  
Jeffery Paetz - Phoenix Env.



April 20, 2017

JOHN BOUTSELIS  
BOUTSELIS AUTO CARE INC.  
6050 E LIVINGSTON  
COLUMBUS OH 43232

SITE: BOUTSELIS AUTO CARE  
6050 E LIVINGSTON  
REYNOLDSBURG OH  
FRANKLIN COUNTY  
RELEASE #25003010-N00002

RE: NO FURTHER ACTION STATUS REGARDING CORRECTIVE ACTION REQUIREMENT

Dear Mr. Boutselis:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this release. Based on this information, BUSTR requires no further action (NFA) involving corrective action under Ohio Administrative Code (OAC) 1301:7-9-13, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this release is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

Kelly J. Gill  
Corrective Action Supervisor

xc: Site File  
Jeff Paetz, Phoenix Env.



## Department of Commerce

Division of State Fire Marshal  
John R. Kasich, Governor  
Jacqueline T. Williams, Director

September 14, 2016

CARL JOHNSON JR  
JOHNSON OIL SALES  
PO BOX 307  
SMITHFIELD, OHIO 43948

SITE: JOHNSON OIL SALES  
PO BX 307, 770 MAIN ST., HWY 151  
SMITHFIELD, OHIO  
JEFFERSON COUNTY  
RELEASE #41000005-N00001

RE: NO FURTHER ACTION STATUS REGARDING CORRECTIVE ACTION REQUIREMENTS

Dear Mr. Johnson:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this release. Based on this information, BUSTR requires no further action (NFA) involving corrective action under Ohio Administrative Code (OAC) 1301:7-9-13, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this release is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly J. Gill".

Kelly J. Gill  
Corrective Action Supervisor

cc: Site File  
Jeffrey Paetz - Phoenix Environmental

September 06, 2016

KENT HALLORAN  
OSU OFC OF ENV. HEALTH & SAFETY  
1314 KINNEAR RD  
COLUMBUS OH 43212

SITE: OSU MARTHA MOREHOUSE  
2050 KENNY RD  
COLUMBUS OH  
FRANKLIN COUNTY  
RELEASE #25000658-N00003

RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Halloran:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,



Kelly J. Gill  
Corrective Action Supervisor

cc: Site File  
Jeff Paitz, Phoenix Env

August 03, 2017

RYAN FREY  
LIEBERT CORP.  
1050 DEARBORN DR  
COLUMBUS OH 43229

SITE: LIEBERT CORP.  
975 PITTSBURGH DR  
DELAWARE OH  
DELAWARE COUNTY  
RELEASE #21000116-N00003

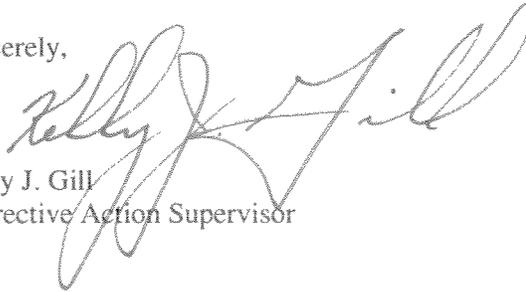
RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Frey:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (N) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective June 2012.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-793

Sincerely,



Kelly J. Gill  
Corrective Action Supervisor

xc: Site File  
Jeff Paitz, Phoenix Env.



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Kasich, Governor  
Jacqueline T. Williams, Director

March 08, 2017

PAUL KENNEDY  
COLUMBUS REGIONAL AIRPORT AUTHO  
4600 INTERNATIONAL GATEWAY  
COLUMBUS OH 43219

SITE: COLUMBUS REGIONAL AIRPORT  
MAINT.  
4605 BRIDGEWAY AVE  
COLUMBUS OH  
FRANKLIN COUNTY  
RELEASE #25009148-N00003

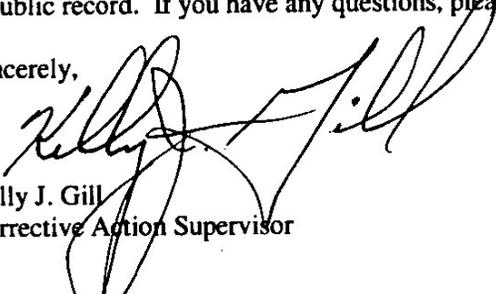
RE: NO FURTHER ACTION STATUS REGARDING CORRECTIVE ACTION REQUIREMENTS

Dear Mr. Kennedy:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this release. Based on this information, BUSTR requires no further action (NFA) involving corrective action under Ohio Administrative Code (OAC) 1301:7-9-13, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this release is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,



Kelly J. Gill  
Corrective Action Supervisor

xc: Site File



**Department  
of Commerce**

Division of State Fire Marshal

John R. Kasich, Governor    Jacqueline T. Williams, Director

July 12, 2017

JEFF WOOTEN  
WOOTEN AUTOMOTIVE AND TOWING  
LLC  
124 W MAIN ST  
ST PARIS, OHIO 43072

SITE: WOOTEN AUTOMOTIVE AND  
TOWING LLC  
124 W MAIN ST  
ST PARIS OH  
CHAMPAIGN COUNTY  
RELEASE #11000003-N00005

RE:    NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Wooten:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Bureau of Underground Storage Tank Regulations 8895 East Main Street Reynoldsburg, OH  
43068 U.S.A.

Sincerely,

Scott R. Sigler  
Corrective Action Supervisor

614 | 752 7938  
Fax 614 | 752 7942  
TTY/TDD 800 | 750 0750

[www.com.ohio.gov](http://www.com.ohio.gov)

An Equal Opportunity Employer and Service Provider

xc:    Site File

February 07, 2017

DAN DOWNIN  
INTERNATIONAL BUSINESS MACHINES  
4499 FISHER RD  
COLUMBUS OH 43228

SITE: IBM  
4600 LAKEHURST CT  
DUBLIN OH  
FRANKLIN COUNTY  
RELEASE #25004275-N00001

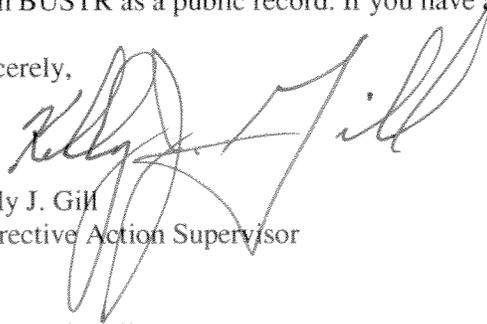
RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Downin:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7930.

Sincerely,



Kelly J. Gill  
Corrective Action Supervisor

xc: Site File



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Kasich, Governor  
Jacqueline T. Williams, Director

January 09, 2017

MICHAEL RICK  
VILLAGE OF MOGADORE  
135 S CLEVELAND AVE  
MOGADORE, OHIO 44260

SITE: MOGADORE SERVICE DEPT  
3450 GILCHRIST RD  
MOGADORE OH  
SUMMIT COUNTY  
RELEASE #77005899-N00002

RE: NO FURTHER ACTION STATUS REGARDING CORRECTIVE ACTION REQUIREMENTS

Dear Mr. Rick:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this release. Based on this information, BUSTR requires no further action (NFA) involving corrective action under Ohio Administrative Code (OAC) 1301:7-9-13, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this release is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

A handwritten signature in cursive script that reads "Scott Sigler".

Scott R. Sigler  
Corrective Action Supervisor

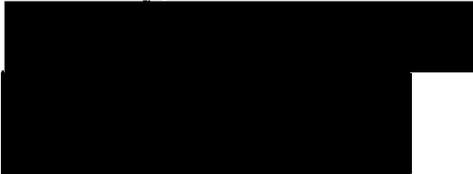
xc: Site File



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Kasich, Governor  
Jacqueline T. Williams, Director

January 14, 2016



SITE: ORPHAN TANK  
PARK AVE EAST  
MANSFIELD OH  
RICHLAND COUNTY  
RELEASE #70010966-N00001

RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear [REDACTED]:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly J. Gill".

Kelly J. Gill  
Corrective Action Supervisor

xc: Site/File



## Department of Commerce

Division of State Fire Marshal  
John R. Kasich, Governor  
Jacqueline T. Williams, Director

June 19, 2015

DALE KOSKI  
AMERICAN ELECTRIC POWER  
850 TECH CENTER DRIVE  
GAHANNA, OHIO 43230

SITE: OHIO POWER CO.  
525 S 3RD ST  
IRONTON, OHIO  
LAWRENCE COUNTY  
RELEASE #44000043-N00002

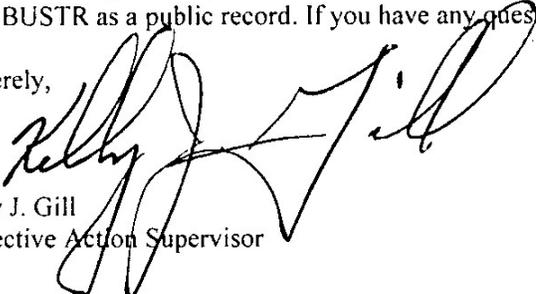
RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Koski:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

  
Kelly J. Gill  
Corrective Action Supervisor

xc: Site File  
Jeffery Paetz - Phoenix Environmental



## Department of Commerce

Division of State Fire Marshal  
John R. Kasich, Governor  
Jacqueline T. Williams, Director

May 19, 2015

STEVE FORQUER  
511 W TOWN ST  
COLUMBUS OH 43215

SITE: MACHINERY & TOOL RENTAL  
511 W TOWN ST  
COLUMBUS OH  
FRANKLIN COUNTY  
RELEASE #25010759-N00001

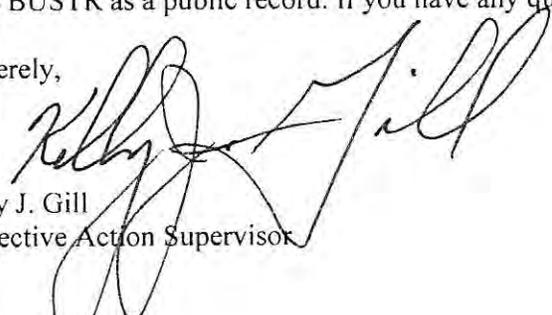
RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Forquer:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,



Kelly J. Gill  
Corrective Action Supervisor

xc: Site File  
Jeff Paetz, Phoenix Env.



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Kasich, Governor  
Andre T. Porter, Director

May 02, 2014

JAMES ROBERTS  
BEF MANAGEMENT INC  
8111 SMITHS MILLS RD  
NEW ALBANY OH 43054

SITE: BOB EVANS FARMS INC  
3772 S HIGH ST  
COLUMBUS OH  
FRANKLIN COUNTY  
RELEASE #25001278-N00001

RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Roberts:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly J. Gill".

Kelly J. Gill  
Corrective Action Supervisor

xc: Site File  
Jeff Paetz, Phoenix Environmental, LLC



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Kasich, Governor  
Andre T. Porter, Director

January 17, 2014

CHARLES PSCHOLKA  
VILLAGE OF BELLVILLE  
142 PARK PLACE  
BELLVILLE, OHIO 44813

SITE: BELLVILLE WASTEWATER  
TREATMENT PLANT  
101 E DURBIN AVE  
BELLVILLE OH  
RICHLAND COUNTY  
RELEASE #70010958-N00001

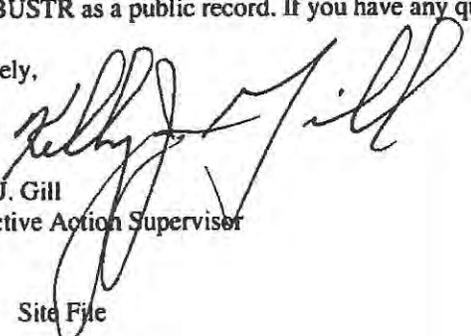
RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Pscholka:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

  
Kelly J. Gill  
Corrective Action Supervisor

xc: Site File



## Department of Commerce

Division of State Fire Marshal  
John R. Kasich, Governor  
David Goodman, Director

February 14, 2013

MATTHEW R EGNER  
MRE HOLDINGS LTD  
1165 W TOWN ST  
COLUMBUS OH 43222

SITE: ORPHAN  
154 S YALE AVE  
COLUMBUS OH  
FRANKLIN COUNTY  
RELEASE #25011047-N00001

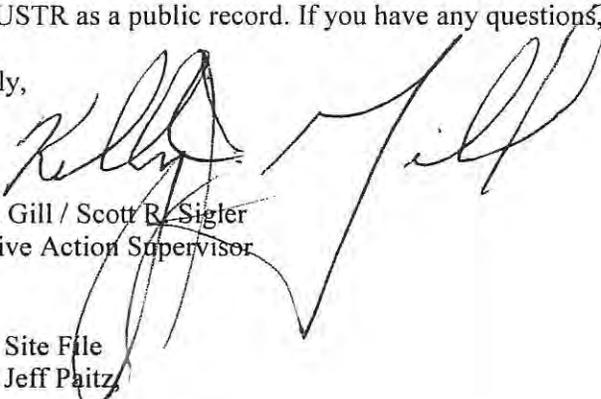
RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Egner:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

  
Kelly J. Gill / Scott R. Sigler  
Corrective Action Supervisor

xc: Site File  
Jeff Paitz



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Kasich, Governor  
David Goodman, Director

July 31, 2012

ERIC LEIBOWITZ  
STEPHEN L HARPER TRUSTEE  
191 WEST NATIONWIDE BLVD STE 200  
COLUMBUS OH 43215

SITE: VACANT PROPERTY  
5822 NORTH HAMILTON RD  
COLUMBUS OH  
FRANKLIN COUNTY  
RELEASE #25011041-N00001

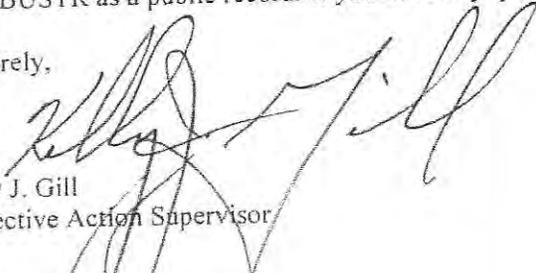
RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Leibowitz:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective March 2005.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,



Kelly J. Gill  
Corrective Action Supervisor

xc: Site File  
Jeff Paitz



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Kasich, Governor  
David Goodman, Director

August 07, 2012

GARY NESS  
NATIONWIDE REALTY INVESTMENTS  
375 N FRONT ST STE 200  
COLUMBUS OH 43215

SITE: VACANT LOT  
862 W 3RD AVE  
COLUMBUS OH  
FRANKLIN COUNTY  
RELEASE #25011042-N00001

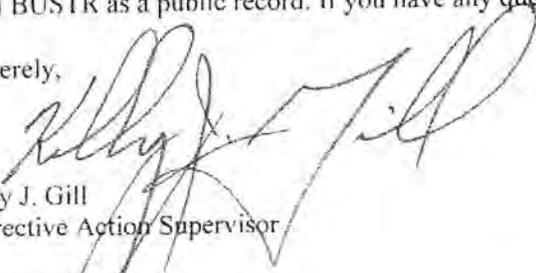
RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Ness:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective March 2005.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,



Kelly J. Gill  
Corrective Action Supervisor

xc: Site file  
Jeff Paltz.



## Department of Commerce

Division of State Fire Marshal  
John R. Kasich, Governor  
David Goodman, Director

December 12, 2012

BERNARD DICK  
DICK'S SERVICE CENTER  
768 LEWISVILLE RD  
WOODSFIELD, OHIO 43793

SITE: DICK'S SERVICE CENTER  
768 LEWISVILLE RD  
WOODSFIELD, OHIO  
MONROE COUNTY  
RELEASE #56002214-N00001

RE: NO FURTHER ACTION STATUS REGARDING CORRECTIVE ACTION REQUIREMENTS

Dear Mr. Dick:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this release. Based on this information, BUSTR requires no further action (NFA) involving corrective action under Ohio Administrative Code (OAC) 1301:7-9-13, effective July 1, 2012.

Thank you for your cooperation. The submitted information for this release is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly J. Gill".

Kelly J. Gill  
Corrective Action Supervisor

xc: Site File



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Kasich, Governor  
David Goodman, Director

March 08, 2011

LILLIE TEETERS  
KROGER CO  
4111 EXECUTIVE PKWY  
WESTERVILLE, OH 43081

SITE: KROGER FUEL CENTER N 506  
334 N SANDUSKY AVE  
BUCYRUS OH  
CRAWFORD COUNTY  
RELEASE #17009843-N00001

RE: NO FURTHER ACTION STATUS REGARDING CORRECTIVE ACTION REQUIREMENTS

Dear Ms. Teeters:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this release. Based on this information, BUSTR requires no further action (NFA) involving corrective action under Ohio Administrative Code (OAC) 1301:7-9-13, effective March 2005.

Thank you for your cooperation. The submitted information for this release is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

Kelly J. Gill  
Corrective Action Supervisor

xc: Site File  
Jeff Paetz



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Kasich, Governor  
David Goodman, Director

March 08, 2011

SCOTT GOODMAN  
SCN CORP  
551 DOVER RD NE  
SUGARCREEK, OH 44681

SITE: SCN CORP.  
551 DOVER RD  
SUGARCREEK OH  
TUSCARAWAS COUNTY  
RELEASE #79000874-N00001

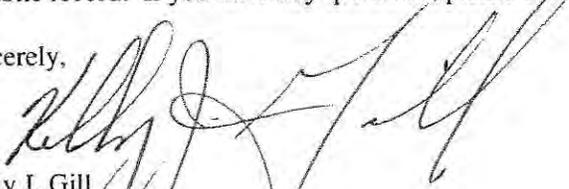
RE: NO FURTHER ACTION STATUS REGARDING CORRECTIVE ACTION REQUIREMENTS

Dear Mr. Goodman:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this release. Based on this information, BUSTR requires no further action (NFA) involving corrective action under Ohio Administrative Code (OAC) 1301:7-9-13, effective March 2005.

Thank you for your cooperation. The submitted information for this release is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

  
Kelly J. Gill  
Corrective Action Supervisor

xc: Site File  
Jeff Paetz



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Kasich, Governor  
David Goodman, Director

November 28, 2011

DEMETRIUS WILLIAMS  
KROGER COMPANY  
411 EXECUTIVE PKWY  
WESTERVILLE, OH 43081

SITE: KROGER FUEL CENTER N957  
**AUG. 2011 UST REMOVAL**  
4606-4630 MONROE ST  
TOLEDO OH  
LUCAS COUNTY  
RELEASE #48002510-N00003

RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Williams:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective March 2005.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

A handwritten signature in cursive script that reads "Scott R. Sigler".

Scott R. Sigler  
Corrective Action Supervisor

xc: Site File  
Jeff Paetz



**Department  
of Commerce**

Division of State Fire Marshal

Ted Strickland, Governor  
Kimberly A. Zurz, Director

May 06, 2010

TIM HILBORN  
HIGHLAND SUPERINTENDANT  
6506 SR 229 PO BOX 98  
SPARTA, OH 43350

SITE: HIGHLAND WEST ELEMENTARY  
1 WEST ST  
MARENGO OH  
MORROW COUNTY  
RELEASE #59005422-N00001

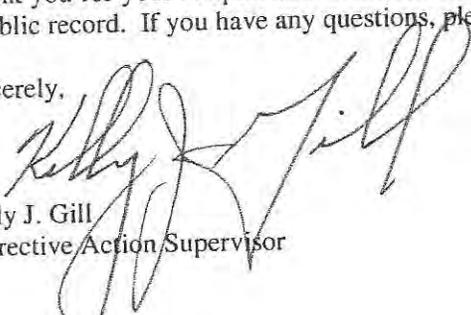
RE: NO FURTHER ACTION STATUS REGARDING CORRECTIVE ACTION REQUIREMENTS

Dear Mr. Hilborn:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this release. Based on this information, BUSTR requires no further action (NFA) involving corrective action under Ohio Administrative Code (OAC) 1301:7-9-13, effective March 2005.

Thank you for your cooperation. The submitted information for this release is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

  
Kelly J. Gill  
Corrective Action Supervisor

xc: Site File  
Jeff Paetz



**Department  
of Commerce**

Division of State Fire Marshal

Ted Strickland, Governor  
Kimberly A. Zurz, Director

September 02, 2010

PAUL BILDERBACK  
FERGUS CO LLC (PROPERTY OWNER)  
8377 GREEN MEADOWS DR N STE A  
LEWIS CENTER OH 43035

SITE: UNNAMED  
5344 W BROAD ST  
COLUMBUS OH  
FRANKLIN COUNTY  
RELEASE #25011009-N00001

RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Bilderback:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective March 2005.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly J. Gill".

Kelly J. Gill  
Corrective Action Supervisor

xc: Site File  
Jeff Paetz



**Department  
of Commerce**

Division of State Fire Marshal

Ted Strickland, Governor  
Kimberly A. Zurz, Director

September 21, 2010

CATHY DAWSON  
HUNTLEY PROPERTIES LLC  
6334 HUNTLEY RD  
WORTHINGTON OH 43229

SITE: HUNTLEY PROPERTIES LLC  
6334 HUNTLEY RD  
WORTHINGTON OH  
FRANKLIN COUNTY  
RELEASE #25011013-N00001

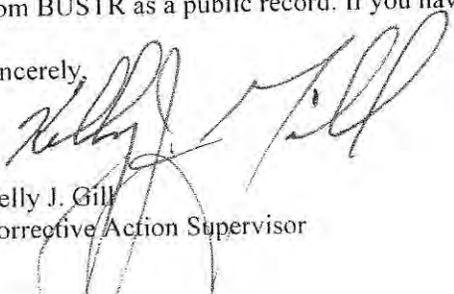
RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Ms. Dawson:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective March 2005.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,



Kelly J. Gill  
Corrective Action Supervisor

xc: Site File  
Jeff Paetz.



## Ohio Department of Commerce

Division of State Fire Marshal  
Bureau of Underground Storage Tank Regulations  
8895 E Main St. • P.O. Box 687  
Reynoldsburg, OH 43068-9009  
(614) 752-7938 FAX (614) 752-7942  
[www.com.ohio.gov](http://www.com.ohio.gov)

Ted Strickland  
Governor

Kimberly A. Zurz  
Director

April 21, 2009

TIM DOBYNS  
METROPOLITAN PARTNERS  
150 EAST BROAD ST  
COLUMBUS OH 43215

SITE: PARKING LOT  
4400 N HIGH ST  
COLUMBUS OH  
FRANKLIN COUNTY  
RELEASE #25010982-N00001

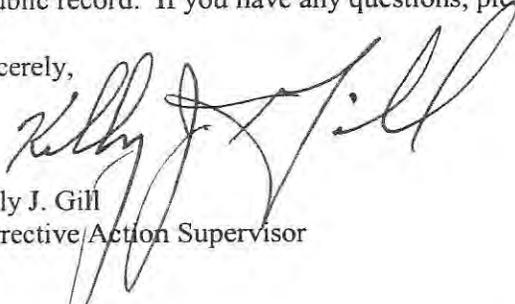
RE: NO FURTHER ACTION STATUS REGARDING CORRECTIVE ACTION REQUIREMENTS

Dear Mr. Dobyns:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this release. Based on this information, BUSTR requires no further action (NFA) involving corrective action under Ohio Administrative Code (OAC) 1301:7-9-13, effective March 2005.

Thank you for your cooperation. The submitted information for this release is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

  
Kelly J. Gill  
Corrective Action Supervisor

xc: Site File



## Ohio Department of Commerce

Division of State Fire Marshal  
Bureau of Underground Storage Tank Regulations  
8895 E Main St. • P.O. Box 687  
Reynoldsburg, OH 43068-9009  
(614) 752-7938 FAX (614) 752-7942  
[www.com.ohio.gov](http://www.com.ohio.gov)

Ted Strickland  
Governor

Kimberly A. Zurz  
Director

October 27, 2009

MIKE ELKINS  
CITY OF COLUMBUS  
240 PARSONS AVE  
COLUMBUS OH 43212

SITE: CITY OF COLUMBUS POLICE  
HELIPORT  
681 W 3RD AVE  
COLUMBUS OH  
FRANKLIN COUNTY  
RELEASE #25000038-N00003

RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Elkins:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective March 2005.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly J. Gill".

Kelly J. Gill  
Corrective Action Supervisor

xc: Site File  
Jeff Paetz,



## Ohio Department of Commerce

Division of State Fire Marshal  
Bureau of Underground Storage Tank Regulations  
8895 E Main St. • P.O. Box 687  
Reynoldsburg, OH 43068-9009  
(614) 752-7938 FAX (614) 752-7942  
[www.com.ohio.gov](http://www.com.ohio.gov)

Ted Strickland  
Governor

Kimberly A. Zurz  
Director

March 17, 2008

TIM HILBORN  
HIGHLAND SUPERINTENDANT  
6506 SR 229 PO BOX 98  
SPARTA OH 43350

SITE: HIGHLAND JUNIOR HIGH SCHOOL  
6507 ST RT 229 Y  
SPARTA OH  
MORROW COUNTY  
RELEASE #59005421-N00001

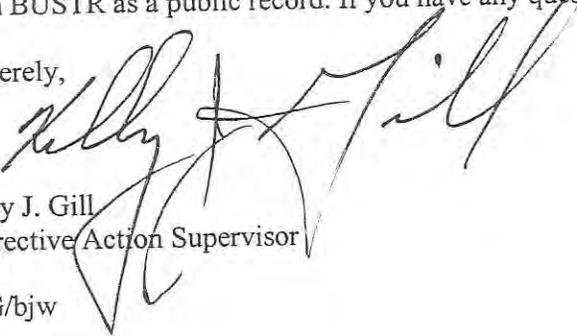
RE: NO FURTHER ACTION STATUS REGARDING CLOSURE REQUIREMENTS

Dear Mr. Hilborn:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted for this UST closure assessment. Based on this information, BUSTR requires no further action (NFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective March 2005.

Thank you for your cooperation. The submitted information for this UST closure assessment is available from BUSTR as a public record. If you have any questions, please contact our office at (614) 752-7938.

Sincerely,

  
Kelly J. Gill  
Corrective Action Supervisor

KJG/bjw

xc: Site File  
cc: Jeffrey Paetz

## **APPENDIX C**

### **RESUMES OF KEY PERSONNEL**

### **Summary of Professional Experience:**

With more than 19 years as a Professional Geologist, Mr. Paetz's project experience includes: petroleum and environmental geology consulting; soil, ground water and soilgas investigations and delineations; underground storage tank (UST) installations, investigations, and removals; soil, sub-slab and indoor air vapor intrusion investigations, multi-incremental sampling projects; asbestos surveys and operation and maintenance (O&M) plans; hazardous material building surveys; and, supervising geophysical investigations.

Mr. Paetz has assisted numerous clients in achieving No Further Action (NFA) and/or Covenants Not to Sue (CNS) for sites under Ohio's Bureau of Underground Storage Tank Regulations (BUSTR), Kentucky Superfund and Ohio EPA Voluntary Action Program (VAP).

### **Licenses/Registrations:**

- Ohio EPA Voluntary Action Program (VAP) Certified Professional (C.P. No. 315)
- Registered Professional Geologist (License No. KY-2425)
- Ohio Certified Asbestos Hazard Evaluation Specialist (License No. 34086)
- Registered Brownfield Professional (License No. RBP00089)

**Education:** *Bachelor of Arts* Geology  
The Ohio State University 1997

### **Continuing Education:**

- *E1527-13 Phase I ESA Rule Changes*
- *Ohio EPA VAP Vapor Intrusion Sampling Training 2013*
- *Ohio EPA VAP Well Development and Ground Water Sampling Training 2012*
- *EDR Vapor Intrusion and Environmental Liability Webinar 2012*
- *Radon Inspector Training 2012*
- *Vapor Intrusion Regulations, Monitoring and Mitigation course 2012*
- *VAP Soil Classification, Description, and Logging Short Course 2011*
- *EPA Hazardous Waste Training Course 2010*
- *NGWA Environmental Forensics course 2009*
- *EPA Remediation Technologies course 2007*
- *ASFE Fundamentals of Professional Practice (Project Manager Training) 2006*
- *Contaminate Fate and Transport course 2006*
- *Confined Space Training 2001*
- *OSHA HAZWOPER 40-Hour 1999*

**Select project experience for Mr. Paetz includes:**

- Clean Ohio industrial redevelopment to residential land use, Columbus, Ohio – Ohio VAP Phase II Property Assessments, soil, groundwater and soil-gas delineation, and remediation. Remedial actions included removal of 9,500 tons of soil, installation of slurry walls and soil and ground water treatment of volatile organic compounds (VOCs) with 3DME. Volunteer received an NFA and CNS. ○ Project cost \$4M
- Clean Ohio commercial redevelopment to mixed land use, Columbus, Ohio – Ohio VAP Phase I and Phase II Property Assessment, soil, groundwater and soil-gas delineation. Assisted client with applying for \$1M Clean Ohio Revitalization Fund (CORF) and \$200K Green Columbus Grants for remedial activities which they were awarded. ○ Project cost \$85K
- Clean Ohio industrial redevelopment, Marion, Ohio – Ohio VAP Clean Ohio Revitalization Fund (CORF) cleanup. Mr. Paetz is currently managing this project. Activities to be completed include the removal of two underground storage tanks, soil and groundwater treatment and preparation of a No Further Action letter. ○ Project cost \$340K
- Clean Ohio industrial redevelopment, Marion, Ohio – Ohio VAP Phase I Property Assessment, Phase II Property Assessment with soil, groundwater and soil-gas contaminant delineation. Phase II included installation of over 100 soil borings, 25 monitoring wells, 10 soil gas points and a Property wide geophysical survey. Assisted client with CORF application for \$340K for remediation activities which they were awarded. ○ Project cost \$265K
- Former Dry Cleaner, Columbus, OH – VAP-modeled Phase II Environmental Site Assessment and remediation. Completed remediation of 500 cubic yards of tetrachloroethene (PCE) impacted soils and ground water using sodium persulfate, zero valiant iron and hydrogen peroxide compounds. The remediation activities were successful and the buyer proceeded with the purchase. ○ Project cost \$100K
- School district, Marengo, Morrow County, OH, Completed After-the-Fact UST Closure, Tier 1 Source Investigation and Interim Response Action. Assisted client with getting facility in compliance with BUSTR. Owner received NFA. ○ Project cost: \$50K

- Ashland Town Center, Ashland, Boyd County, KY - Phase I Environmental Site Assessment & Pre-Renovation Asbestos Survey, Petroleum Soil Delineation and Cleanup. Remedial action included removal of over 2,000 tons of impacted soils. Owner received NFA through Kentucky Superfund. o  
Project cost: \$125K

**Training Experience:**

Mr. Paetz has provided the following onsite training to clients:

- Environmental Liability 101
- Asbestos Awareness
- HAZCOM 2012
- Globally Harmonized System of Classification of Hazardous Materials
- HAZMAT DOT Awareness

### Summary of Professional Experience:

With more than 22 years' as a Professional Engineer, Mr. Zappa's project experience includes: underground storage tank (UST) closures and corrective actions, environmental compliance, environmental due diligence, site investigations, environmental remediation, civil and landfill engineering.

Mr. Zappa has assisted numerous clients in achieving No Further Action (NFA) for sites under Ohio's Bureau of Underground Storage Tank Regulations (BUSTR).

Mr. Zappa has extensive experience providing solid waste landfill and remediation related services to clients located in Ohio, Indiana, Massachusetts, New Jersey, Pennsylvania and Utah. Specific responsibilities have included:

- Preparation of construction plans, specifications, and bid and contract documents
- Cost estimating and scheduling
- Closure/post-closure plans and designs
- Facility design
- Erosion control design
- Stormwater management design and permitting
- Cap/liner construction quality assurance (CQA) plan development
- Construction and CQA oversight

### Licenses/Registrations:

- Registered Professional Engineer in Ohio, Massachusetts, Michigan, and Pennsylvania

### Education:

- *Master of Project Management*, Keller Graduate School of Management, 2004 (with distinction)
- *BSCE*, Pennsylvania State University, 1993

## **Select project experience for Mr. Zappa includes:**

### **ENVIRONMENTAL DUE DILIGENCE**

#### *Various Facilities (Grove City and Groveport, Ohio)*

Managed Phase I Environmental Site Assessments (ESAs) for two properties; one of which was located in Grove City, Ohio and the other one located in Groveport, Ohio. The project was completed on an expedited schedule and a very tight budget.

### **SITE INVESTIGATION**

#### *Gas Station Facility (St. Clairsville, Ohio)*

Assessing historical petroleum release at the facility and assisting the client through the Ohio Bureau of Underground Storage Tank Regulations (BUSTR) corrective action process. Activities have included file reviews, evaluation of historical activities performed, soil and groundwater sampling, monitoring well installation, free product recovery, and completion/submittal of the BUSTR corrective action reports. Also, manage the Ohio Petroleum UST Release Compensation Board (PUSTRCB) reimbursement claims of corrective action work.

#### *Dry Cleaner (Columbus, Ohio)*

Managed and performed site investigation of an existing dry cleaner site in Columbus, Ohio. Activities performed included, but were not limited to, soil boring/monitoring well installation, soil/groundwater sampling, surveying of elevations, and report generation.

#### *West Jefferson Local Schools (West Jefferson, Ohio)*

Managed and performed BUSTR site investigation (Tier 1 Investigation) of former UST area at the school bus transportation garage. Activities performed included, but were not limited to, soil boring/monitoring well installation, soil/groundwater sampling, surveying of soil boring/monitoring well locations, and preparation/submittal of Tier 1 Investigation report. BUSTR issued a 'No Further Action' letter for the site and then the monitoring wells were properly abandoned.

### **ENVIRONMENTAL COMPLIANCE EXPERIENCE**

#### *Various Industrial Facilities (Ohio)*

Prepared Spill Prevention Control and Countermeasure (SPCC) Plans and Storm Water Pollution Prevention Plans (SWP3s) for industrial facilities located throughout Ohio. SWP3/SPCC Plan activities included, but were not limited to; site visit, understanding operations and material storage/use, and preparation of final SWP3s and SPCC Plans. Performed final professional engineer certification for SPCC Plans.

*Industrial Facility (Huntsville, Alabama)*

Prepared Spill Prevention Control and Countermeasure (SPCC) Plans for industrial facility located in Alabama. SPCC Plan activities included, but were not limited site visit, understanding operations and material storage/use, and preparation of final SPCC Plan. Performed final professional engineer certification for SPCC Plan.

*Industrial Facility (Columbus, Ohio)*

Coordinate environmental compliance work with the client as needs arise. Manage and coordinate SARA Title III reporting (Section 311/312 [SERC] and Section 313 [FORM R])

**CIVIL & ENVIRONMENTAL ENGINEERING EXPERIENCE**

*Sand and Gravel Facility (Ohio)*

Performed engineering design of process water sediment ponds and submitted permit to install (PTI) applications to Ohio EPA. Perform monthly process water discharge sampling and reporting (eDMR).

*City of Newark (Newark, Ohio)*

Assisted with the remedial design of a cap system at a former aluminum dross site that was part of the Ohio Voluntary Action Program (VAP). Provided on-site management of the remedial design implementation and coordinated construction activities with the remedial contractor which included technical oversight and project management. Remedial activities included soil excavation, placement of geo-synthetic composite liner (GCL), and placement of vegetative soil cover.

*Various Industrial Facilities (Ohio)*

Completed and submitted PTI applications to Ohio for various wastewater treatment systems and sediment ponds at various industrial facilities across Ohio. PTI application process involved performing site visits, gathering applicable design information for engineering report, completing design drawings, and final professional engineering certification.

*Geologists - Scientists*

**Summary of Professional Experience:**

James Keeseey has over 6 years of Environmental Consulting project experience, which includes: soil, ground water and soil- gas investigations and delineations; Phase I Environmental Site Assessments; underground storage tank (UST) investigations, cleanups and removals; soil, sub-slab, passive-gas and indoor air vapor intrusion investigations, asbestos and lead-based paint inspections and operation and maintenance (O&M) plans; mold assessment; hazardous material building surveys; and, industrial hygiene monitoring.

**Licenses/Registrations:**

- Ohio Certified Asbestos Hazard Evaluation Specialist (License No. 353563)
- Ohio Lead Risk Assessor (License No. LA9299)

**Education:** *Bachelor of Science* Environment and Natural Resources  
The Ohio State University 2011

**Continuing Education:**

- *ESA Mold Assessment 24-Hour 2014*
- *Olympus XRF Radiation Safety Course 2016*
- *Protec XRF Radiation Safety Course 2017*
- *OSHA HAZWOPER 40-Hour 2011*

**Select Project Experience for Mr. Keeseey includes:**

- Commercial site, Columbus, Ohio – Assisted with the field documentation, removal, and BUSTR protocol closure sampling of four (4) USTs ranging from 200 gallons to 21,000 gallons in capacity.
- Retail Property, Dayton, Ohio – BUSTR Tier 2 Investigation of former auto filling station at current retail store property. Achieved No Further Action (NFA) status regarding the previous releases at the site which assisted the client with planned property transaction.
- Fire Department Property, Twinsburg, Ohio – Assisted with field sampling and reporting of BUSTR Tier 1 Investigation at a fire department property.

### **Select project experience continued:**

- Off-Campus Housing, Akron University, Akron, Ohio – Pre-demolition Asbestos Surveys of 25 multi-family houses and apartment buildings.
- Multi-story Nursing Home Building, New Albany, Ohio – Mold Assessment and Post-Remedial Activity Survey of a nursing home undergoing construction activities.
- Ohio EPA Voluntary Action Program (VAP) Former Landfill, Grandview, Ohio – Assisted with field sampling and assessment of a former landfill undergoing retail redevelopment. Activities included soil vapor monitoring and extraction well installation oversight, soil vapor monitoring, and soil, groundwater, and surface water sampling.
- Multi-family Residential Building, Cleveland, Ohio – Phase I ESA of 5-story apartment building and former BUSTR and manufacturing site on the banks of Lake Erie.
- New School Site, Cleveland, Ohio – Performed monitoring and sampling for total silicates at a new school construction site in Cleveland, Ohio. Activities included collecting environmental background samples and personal samples from workers' breathing zone and development of a report comparing results to Occupation Safety and Health Administration (OSHA) standards.
- Residential Property, Columbus, Ohio – Performed formaldehyde in air testing and reporting at a residential property due to owner concerns with flooring products installed in the building.

#### Summary of Professional Experience:

With more than 26 years' as a Professional Geologist, Mr. Compton's project experience includes: asbestos inspection, air quality monitoring, asbestos abatement oversight, phase I and II site assessments, UST closure, groundwater monitoring, data interpretation, remediation system installation and implementation.

#### Licenses/Registrations:

- Indiana Asbestos Inspector
- Indiana Management Planner
- Ohio Asbestos Inspector
- Certified Professional Geologist
- Indiana Professional Geologist

**Education:** *Bachelor of Science*, 1984 Geology/Geophysics, Michigan State University

#### Project Experience

- **Asbestos Abatement - Hospital, Northwest Indiana**  
Project manager for the preparation of abatement plans, specifications and cost estimates for the removal of asbestos during the renovation/addition at a hospital facility. Also provided over-site of the remediation contractor and third party air monitoring. Project value \$1.4 million.
- **Environmental Consulting - Various Project Locations**  
Since 1989, Mr. Compton has been responsible for the successful completion of over 150 asbestos, lead-based paint, and mold/indoor air quality survey projects located Indiana, Ohio and Michigan.
- Project manager for the plume investigation, remediation design, contractor oversight, and implementation of an in-situ electron donor remediation at a drycleaner facility. The project included 150 injection points and 13 groundwater monitoring wells. Quarterly groundwater samples collected to monitor remediation effectiveness and achievement of regulatory levels. Project value \$1.6 Million.
- Project manager for the plume investigation, remediation design, contractor oversight, and implementation of an air sparge remediation system at a former gasoline service station. Air and groundwater sampling during remediation. Project value \$400,000.

# Phoenix Environmental

Professional Profile:  
Paul Graham

Consultant - Geologists - Scientists

## □ Hazardous Site Remediation - Southeast Michigan

On-site project manager involved coordinating and overseeing subcontractors performing the cleanup of lead and cadmium contaminated soil and debris during a four-month project. Supervised in-house personnel collecting analytical samples from over 500 staged roll-offs, as well as collection of soil samples to verify effective remediation of the site. Project value \$2.1 million.

# Phoenix

## Environmental

## Professional Profile:

**Paul Graham**

Consultant - Geologists - Scientists

### **Summary of Professional Experience:**

With more than 38 years' experience as a cultural resources expert, Mr. Graham's project experience includes: Section 106, Section 4(f), NEPA, Programmatic Approaches, Creative Mitigation, Tribal Consultation, Program & Project Management, Training & Staff Development, Environmental Process Streamlining, Historic Bridge Program Management, Cultural Resource Management, Archaeology & Historic Preservation and Photography.

**Education:** *Bachelor of Arts* Anthropology  
The Ohio State University 1978

### **Professional Profile:**

Mr. Graham supervised and was responsible for the Ohio Department of Transportation's Cultural Resource Management (CRM) Program for 14 years (1997-2011). He served as Assistant Environmental Administrator in the ODOT Office of Environmental Services during those 14 years. In addition to being in charge of ODOT's Cultural Resource Management Program, he had general NEPA responsibilities, and was in charge of Section 4(f) review and processing for historic and archaeological resources. For nearly all of the last two years of his ODOT service, he was in charge of all Section 4(f) review and processing on projects. Prior to serving as an Assistant Environmental Administrator, he was the ODOT District 5 Environmental Specialist/Coordinator from 1991-1997. He was responsible for the District's environmental program and managed all environmental aspects of projects in varying stages of project development. He wrote and reviewed NEPA documents, prepared construction plan notes, ensured that the notes were included in project plans, and monitored environmental commitments. He retired from ODOT in 2011 with nearly 33 years of experience in CRM, NEPA, program management, Section 4(f), project planning and management, as well as having experience in his career in other ODOT offices focusing on other transportation modes.

In ODOT's consultant prequalification training classes, he was primary instructor in the Section 106 Training, and an instructor in the following training classes: Section 4(f)/Section 6(f) Training, Purpose and Need Training, Categorical Exclusion Training, and Managing the Environmental and Project Development Process.

In his position of Assistant Environmental Administrator capacity over the years of 1997-2011, he was the primary point of contact for FHWA-Ohio Division on all aspects of

# Phoenix

## Environmental

Consultant - Geologists - Scientists

**Professional Profile:**

**Paul Graham**

tribal consultation, as required by 36 CFR Part 800. He directed and supervised ODOT staff who conducted tribal consultation on ODOT projects on behalf of FHWA.

# Phoenix

## Environmental

Professional Profile:  
Erin Woodward

Consultant- Geologists - Scientists

He was the primary author of Programmatic Agreements between ODOT, FHWA, the Ohio Historic Preservation Office, and the Advisory Council on Historic Preservation; authored two Memoranda of Understanding, one state funded project agreement, and worked on a large number of project Memoranda of Agreement. He was on the team that developed the Ohio Section 4(f) Programmatic Agreement for Applicability Determination and Programmatic Evaluation, which delegates certain Section 4(f) responsibilities to ODOT (first such agreement in the country).

From 2005-2013, he was appointed as a Member of the Transportation Research Board (TRB) ADC50 Committee "Historical and Archaeological Preservation in Transportation." The TRB is part of the National Academies of Science, Medicine, and Engineering. From 2010-2013, he was appointed by former Ohio Governor Ted Strickland to serve on the Ohio Historic Site Preservation Advisory Board; in 2011 he was elected to chair this board. In 2013 he was reappointed by Ohio Governor John Kasich to serve on the Ohio Historic Site Preservation Advisory Board for a 3 year term ending in 2016. He has served on numerous TRB research panels, Federal Highway Administration panels, and American Association of State Highway and Transportation Officials (AASHTO) panels over the years. From 2009-present, he is listed as a "Friend" of TRB Committee ADC10 "Environmental Analysis in Transportation." He is a founding member of and on the steering committee of the Historic Bridge Alliance.

Mr. Graham is well versed in ODOT's new Project Development Process (PDP). He was the primary author of ODOT's *Cultural Resource Manual* (2012) which was written to reflect the new PDP. Additionally, he was the primary author and coordinator of ODOT's *Project Development Process Manual* (2013).

### Publications:

2012 *Cultural Resources Manual*.

[http://www.dot.state.oh.us/Divisions/Planning/Environment/Cultural\\_Resources/Pages/CulturalResourcesManual.aspx](http://www.dot.state.oh.us/Divisions/Planning/Environment/Cultural_Resources/Pages/CulturalResourcesManual.aspx)

2013 *Project Development Process Manual*.

<http://www.dot.state.oh.us/projects/pdp/Pages/manual.aspx>

# Phoenix

## Environmental

Consultant- Geologists - Scientists

**Professional Profile:**  
**Erin Woodward**

### **Summary of Professional Experience:**

In her capacity since 2014 as an Environmental Scientist, Ms. Woodward has been responsible for assisting with Phase I Environmental Site Assessments (ESAs), Phase II ESAs, underground storage tank closure assessments and asbestos operation and maintenance (O&M) plans. Her activities have included data collection, submission of Freedom of Information Act (FOIA) requests, preparation of site and sample location maps, and supervised interpretation of topographic maps and other historical records.

**Education:** *Bachelor of Arts* Geography, Concentration in Environment and Society The Ohio State University 2014

**Previous research experience for Ms. Woodward includes:**

**Recent and Historical Influences of Anthropogenic Activities in Great Basin National Park:** Evidence from lake sediment and water geochemistry (August 2013) Funded by the Western National Park Association:

- Extracted alpine lake sediment using a wet core system for climate proxy studies
- Measured glacial runoff with a flowmeter to calculate glacial melt and aquifer recharge rates
- Retrieved and uploaded a year's worth of climate Lascar data (temperature/humidity)
- Examined biogeography of the region through plant, water, and soil sample collection and analysis

**Paleoclimatic Reconstruction and Archaeological Investigation in Yucatán, Mexico** (April 2012) Funded by the National Science Foundation: award #0924510 (Belize), award #0940183 (Mexico):

- Collected speleothems and water samples for paleo-climate reconstruction
- Surveyed archaeological significant caves using Suunto compass and clinometers
- Retrieved and analyzed sediment cores using Vibracore, wet core, and soil auger methods
- Used differential GPS for ground control points and to locate archaeological features for site map

**Perennial Wetland Formations and Human Adaptation in Northwest Belize** (May

# Phoenix

## Environmental

Consultant- Geologists - Scientists

Professional Profile:  
Erin Woodward

2013) and **Paleoclimatic Reconstruction and Archaeological Investigation in Yucatán, Mexico** (April 2012) Funded by the National Science Foundation: award #0924510 (Belize), award #0940183 (Mexico):

- Collected speleothems and water samples for paleo-climate reconstruction
- Surveyed archaeological significant caves using Suunto compass and clinometers
- Retrieved and analyzed sediment cores using Vibracore, wet core, and soil auger methods
- Used differential GPS for ground control points and to locate archaeological features for site map