

PHASE I ENVIRONMENTAL SITE ASSESSMENT MAHAM & MATTHIS PROPERTIES

Project No. 22645(1)

Prepared for:

Clermont County CIC, Inc.



Prepared by:

KILBANE ENVIRONMENTAL, INC.

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Clermont County CIC, Inc.

12/15/2015



6236A Centre Park Drive
Cincinnati, OH 45069
Phone: (513) 874-6650
Fax: (513) 554-0394
Email: info@kilbaneenv.com

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ACRONYMS

| | |
|-----------------------|---|
| AST | Aboveground Storage Tank |
| ASTM | American Society for Testing Materials |
| BUSTR | Bureau of Underground Storage Tank Regulation |
| CAP | Corrective Actions in Progress |
| CERCLA | Comprehensive Environmental Response, Compensation and Liability Act |
| CERCLIS | Comprehensive Environmental Response, Compensation Liability Information System |
| CFR | Code of Federal Regulations |
| DEF | Deficiency |
| DERR | Division of Emergency and Remedial Response |
| ERNS | Emergency Response Notification System |
| LUST | Leaking Underground Storage Tank |
| msl | mean sea level |
| NFA | No Further Action |
| NFRAP | No Further Remedial Action Planned |
| NPL | National Priority List |
| ODNR | Ohio Department of Natural Resources |
| OEPA | Ohio Environmental Protection Agency |
| OSFMO | Ohio State Fire Marshal's Office |
| PCBs | Polychlorinated Biphenyls |
| RCRA | Resource Conservation and Recovery Act |
| RCRA CORRACTS | RCRA facilities subject to Corrective Action |
| RCRA non-CORRACTS TSD | RCRA Treatment, Storage, and Disposal facilities not subject to Corrective Action |
| RCRIS | Resource Conservation and Recovery Act Information System |
| RPT | Reported |
| SABR | Site Assessment and Brownfield Revitalization Program |
| SAC | Site Assessment Completed |
| SCS | Soil Conservation Service |
| SHWS | State Hazardous Waste Sites |
| SWL | Solid Waste Landfills |
| USEPA | United States Environmental Protection Agency |
| USGS | United States Geological Survey |
| UST | Underground Storage Tank |

EXECUTIVE SUMMARY

The purpose of this investigation was to identify potential environmental liabilities associated with the project Site ("Site"), based on review of available public documentation and a Site reconnaissance performed on November 19, 2015. The Site consists of approximately 250 acres of agricultural land located off Half Acre Road and along US Route 32 in Williamsburg Township, Clermont County, Ohio. Based on county records information, aerial photographs, and interviews, the Site has been predominantly agricultural land since at least 1938.

A review of state and federal databases identified the following facilities within the search radius of the Site. The database results are summarized below:

Summary of Regulatory File Review

| <u>Database</u> | <u>Search Radius</u> | <u>Total Identified</u> |
|--------------------------|----------------------|-------------------------|
| CERCLIS | ½ mile | 0 |
| NPL | 1 mile | 0 |
| RCRA | Site & Adjacent | 0 |
| RCRA CORRACTS | 1 mile | 1 |
| RCRA non-CORRACTS TSD | ½ mile | 0 |
| ERNS | Site | 0 |
| FEDERAL IC/EC Registries | ½ mile | 0 |
| SHWS/DERR | 1 mile | 1 |
| SWL | ½ mile | 0 |
| UST | Site & Adjacent | 1* |
| LUST | ½ mile | 1 |
| Brownfield | ½ mile | 0 |
| Spills | Site | 0 |

*KEI identified

The Site consists of approximately 250 acres of agricultural land. No structures were observed on the Site, although a grassy and wooded area was observed in the central portion of the western parcel that likely previously contained structures. The potential for the facilities listed in the environmental database to impact the Site is considered unlikely based on the direction of surface water flow and type of violations (labeling, record keeping and training). Wetland/stream areas were observed on the Site; however, these areas are discussed in a separate report. No evidence of a recognized environmental condition was identified for the Site.

1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment prepared for the Site. This report contains general information that may not be specific to the Site; however, the information is included for completeness.

1.1 PURPOSE AND SCOPE OF WORK

The purpose of this investigation was to identify potential environmental liabilities associated with the Site. Kilbane Environmental, Inc. (KEI) personnel performed a Site reconnaissance on November 19, 2015. The scope of work for this assessment included the following:

- A Site "walk-over" inspection of surface conditions and potential problems or suspect contamination areas (e.g., chemical spills, PCB, fill areas, noxious odors, pools of liquid, stained soils or stressed vegetation). This walkover included an internal inspection of any existing buildings or structures to assess the potential for contamination and/or hazardous practices that could adversely impact the environment.
- A visual survey of the properties in the Site vicinity to evaluate the potential for impact to the Site from these properties.
- The assessment included a review of available property records and/or other field information to establish past land usage (e.g., ownership records, aerial photographs, Sanborn maps, city directories, USGS and Soil Conservation Service publications, foundation borings, and prior environmental assessment reports, if available). The current and past property owners were also interviewed, if available.
- A review of available state and federal files pertaining to this Site and surrounding area. Unless otherwise specified, we have provided the following information from review of available public files and regulatory agencies.
 1. Local Health and Fire Department records for the Site.
 2. CERCLIS facilities within a ½-mile radius of the Site.
 3. NPL facilities within a one-mile radius of the Site.
 4. RCRA facilities on or adjacent to the Site.
 5. RCRA CORRACTS facilities within a one-mile radius of the Site.
 6. RCRA non-CORRACTS TSD facilities within a ½-mile radius of the Site.
 7. ERNS records for the Site.

8. FEDERAL IC/EC Registries within ½-mile radius of the Site.
9. SHWS/DERR facilities within a one-mile radius of the Site.
10. SWL facilities within a ½-mile radius of the Site.
11. USTs on or adjacent to the Site.
12. LUST facilities within a ½-mile radius of the Site.
13. Brownfield locations within a ½-mile radius of the Site.
14. State Spills records for the Site.

1.2 LIMITATIONS, ASSUMPTIONS, ADDITIONS AND EXCEPTIONS OF THE ASSESSMENT

The information presented in this report represents observations and other data available at the time of our reconnaissance and the preparation of this report. This report has been prepared for the exclusive use of Clermont County CIC, Inc. and any affiliate(s) in connection with the real estate transaction of the subject property. This report is designed to satisfy the requirements for the innocent landowner defense to CERCLA liability as defined in 42 USC 9601(34)B. The conclusions provided by KEI are based solely on the scope of work conducted and the sources of information referenced in this report. KEI relied on interviews with Site representative, regulatory officials and documentation from state and local agencies. KEI assumed, where reasonable to do so, that the information is true and accurate. The independent conclusions represent the best professional judgment of the Environmental Professional based on the conditions that existed and the information and data available to KEI during this assessment. Any additional information that becomes available concerning this Site should be provided to KEI so that our conclusions may be reviewed and modified as necessary. This report is not an audit of regulatory compliance or detailed condition survey for the presence of asbestos, lead paint, PCBs, radon or other naturally occurring non-disposed materials.

It is our understanding that this report is to be used and distributed for purposes connected with the real estate transaction of this Site. The contents of this report may not be copied, provided or otherwise relied upon in whole or part, by any other party than Clermont County CIC, Inc. and any affiliate(s) designated by Clermont County CIC, Inc. and their designees without the prior written consent of Clermont County CIC, Inc. and KEI.

1.3 ASSESSMENT AUTHORIZATION AND RELIANCE

This investigation was performed for Clermont County CIC, Inc. and any affiliate(s) of Clermont County CIC, Inc. Authorization to perform this assessment was in the form of a written agreement between Mr. Andrew Kuchta and KEI. Clermont County CIC, Inc. and any affiliate(s) can rely upon the information in this report as of the date of this report.

2.0 SITE DESCRIPTION

2.1 SITE LOCATION

The Site is located in Williamsburg Township, Clermont County, Ohio. Specifically, the Site is located on the west of Half Acre Road and south of State Route 32 (parcel numbers 523508E009, and 523508C098). The Site is shown on the Williamsburg, Ohio 7½-minute quadrangle maps (Figure 1).

2.2 CURRENT SITE USE AND GENERAL SITE DESCRIPTION

The Site is irregular in shape and consists of approximately 242 acres of agricultural land.

2.3 STRUCTURES, ROADS, IMPROVEMENTS

The Site is currently agricultural land. A gravel road extends onto the western portion of the Site from Half Acre Road. Access to the eastern portion is from Mathis Road located adjacent to State Route 32 northeast of the Site.

2.4 ADJACENT LAND USES

The Site is located in an area that consists of agricultural, commercial and residential properties. State Route 32 is located north of the Site with agricultural properties located further north of the Site. Agricultural and wooded land is located generally east of the Site. Wooded land, commercial properties (Core Composites & Freeman Enclosure Systems) and Norfolk Southern Railroad are located further south. Half Acre Road is located west of the Site with commercial properties (Valero Gas Station, Wendy's restaurant and Cincinnati Milacron) located further west. Figure 2 shows the Site and surrounding properties.

3.0 USER PROVIDED INFORMATION

The historical uses of the Site were established by evaluation of available public records and interviews. This evaluation assists in determining past usage or practices that may have generated, stored, or accepted for disposal, hazardous materials or wastes.

3.1 TITLE RECORDS, ENVIRONMENTAL LIENS, AND SITE USE LIMITATIONS

Potential environmental concerns may be identified by a review of past ownership records; however, these records are not a guarantee of actual historical activities. The following information was available to KEI at the Clermont County Recorder's office, regarding ownership of the Site:

Parcel number 523508E009:

| <u>Owner</u> | <u>Date of Transfer</u> |
|---------------------------|-------------------------|
| Maham, William, Christian | 04/2009 |
| Maham, Sam | 06/1999 |
| Maham, Marilou | 03/1995 |
| Maham, Sam | 11/1974 |
| Maham, Isaac | 03/1943 |

Parcel number 523508C098:

| <u>Owner</u> | <u>Date of Transfer</u> |
|--------------------------------|-------------------------|
| Matthis Holdings, LLC | 03/2015 |
| Matthis, Frederick, Dale | 05/2014 |
| Matthis, Frederick, E Trustee | 12/2006 |
| Matthis, Frederick E & Marilyn | 12/1971 |
| Matthis, Harriet | 08/1937 |

The available information identified no environmental lien/Activity Use Limitations (AULs) for the Site. The User was not aware of any environmental liens or AULs associated with the Site.

3.2 REASON FOR PERFORMING PHASE I ENVIRONMENTAL SITE ASSESSMENT

The User indicated that this assessment is required for standard due diligence to purchase.

3.3 SPECIALIZED KNOWLEDGE, COMMONLY KNOWN, OR REASONABLY ASCERTAINABLE INFORMATION

The User indicated no specialized knowledge or experience that is evidence of recognized environmental concerns at the Site.

3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The User indicated that the purchase price reflects fair market value of the property.

3.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

User

Mr. Andrew Kuchta, representative for the User, was interviewed as part of this assessment. Mr. Kuchta indicated no knowledge of environmental concerns related to the Site.

Owner

An interview was conducted with Ms. Doreen Iles, Owner's Authorized Agent for Parcel Number 523508C098, and is detailed in Section 6.1.

4.0 RECORDS REVIEW

4.1 REGULATORY FILE REVIEW

Brief descriptions of federal and state programs have been included for reference. The search criteria was initiated using the Site zip code and either expanded or narrowed as necessary in an effort to identify properties or facilities with environmental concerns that may impact the Site. A copy of the database reports prepared by Environmental Database Research Inc for the Site on November 11, 2015 is provided in Appendix A. The databases searched are listed in the attached report and include the Standard Environmental Record Sources and Additional Record Sources referred to in the ASTM standard, including Tribal Record Sources, where appropriate. Facilities listed in the database report are not always mapped in the correct locations or may be listed as unmappable because of incomplete or incorrect address information. KEI field observations and research are used in this section to verify and correct some location information as identified in the database report.

The Site was not listed on any of the environmental databases searched.

CERCLIS

In 1980 the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), or Superfund, established a system to identify and clean-up hazardous waste sites not subject to other regulatory action. A facility is listed under CERCLIS (Comprehensive Environmental Response, Compensation Liability Information System) for past or suspected problems with hazardous waste treatment, storage or disposal practices. A review of the United States Environmental Protection Agency (USEPA) listings identified no CERCLIS facilities within a ½-mile radius of the Site.

NPL

National Priority List (NPL) facilities are sites that are listed by USEPA under CERCLA with the highest priority for cleanup. A review of the USEPA listings identified no NPL facilities within a one-mile radius of the Site.

RCRA

The Resource Conservation and Recovery Act (RCRA), passed in 1976, established a regulatory system to track hazardous substances from the time of generation to disposal. It also requires safe and secure procedures to be used in treating, storing, and disposing of hazardous materials. A listing under RCRIS (Resource Conservation and Recovery Information System) is not a direct indication of environmental concerns with a facility. A review of the USEPA listings identified no RCRA generators within ¼ mile of the Site. However, the facility located adjacent to the southwestern portion of the Site (Core Composite) is listed as a large quantity generator. This facility will be discussed in the RCRA CORRACTS section below.

RCRA CORRACTS

CORRACTS are RCRA facilities with reported violations which are subject to Corrective Action. A review of the USEPA listings identified one RCRA CORRACTS facility within a one-mile radius of the Site.

| <u>Facility</u> | <u>Address</u> | <u>Distance</u> | <u>Direction</u> |
|---------------------------|---------------------|-----------------|------------------|
| Core Composite Cincinnati | 4174 Half Acre Road | Adjacent* | SW* |

*KEI Corrected

The available online records from OEPA were reviewed for the CORRACTS facility. These records indicate RCRA violations mainly in labeling, training and record keeping. According to the records all violations have been corrected. A release of five pounds of styrene to surface water was reported in 2003. Surface water in the vicinity of this facility would likely flow in a southerly direction away from the Site. No releases have been reported since that date. Based on the types of violations (labeling, training and record keeping), location (southwest of the Site with water flow in a southerly direction away from the Site) and no further releases, it is unlikely that the RCRA CORRACTS facility will impact the Site.

RCRA non-CORRACTS TSD

Non-CORRACTS TSD are RCRA facilities which treat, store or dispose of hazardous materials and are not subject to Corrective Action. A review of the USEPA listings identified no RCRA TSD facilities within a ½-mile radius of the Site.

ERNS

The USEPA maintains a database of reportable spills called the Emergency Response Notification System (ERNS). A reportable spill is "any unexpected, unintended, abnormal, or unapproved dumping, leakage, drainage, seepage, discharge or other loss of oil, hazardous substances and/or otherwise objectionable substance which enters or threatens to enter the waters of the State." According to spill regulations, reporting is required for spills "of such volume or mass as to cause or threaten to cause damage to the public health, safety and welfare, aquatic biota, animal life, plant life or recreation, domestic, commercial, industrial or agricultural uses." A review of the USEPA records identified no ERNS listings within the search radius of the Site.

FEDERAL IC/EC

Federal IC/EC sites are federally managed sites that have either institutional or engineering controls. Institutional controls (IC) are those controls that seek to prevent exposure to contaminants remaining on a site (groundwater use restrictions, construction restrictions, property use restrictions, deed restrictions, and post remediation care requirements). Engineering controls (EC) include caps, building foundations, liners and treatment methods to eliminate the means by which regulated substances can enter into the environment or affect human health. A review of the USEPA records identified no Federal IC/EC facilities within the ½-mile search radius of the Site.

SHWS/DERR

The Ohio Environmental Protection Agency (OEPA) Division of Emergency and Remedial Response (DERR) maintains a database of State Hazardous Waste Sites (SHWS). State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where potentially responsible parties will pay for cleanup. A review of the OEPA records identified one SHWS/DERR facility within a one-mile radius of the Site.

| <u>Facility</u> | <u>Address</u> | <u>Distance</u> | <u>Direction</u> |
|-----------------|---------------------|-----------------|------------------|
| Batavia Drum | 4174 Half Acre Road | Adjacent* | SW* |

*KEI Corrected

No information regarding the facility was provided in the database. A request was made to OEPA for information regarding this facility. The information received consisted of a complaint filed with the OEPA indicating that the facility had four hydraulic presses that leaked into a pit that discharged to the rear of the building and that the facility was hiding hazardous waste in a trailer. Other OEPA records received appear to have addressed the trailer. Based on this information, the DERR listing is not likely to impact the Site.

SWL

Solid Waste Landfills (SWL) are any facilities included on the OEPA Division of Solid and Infectious Waste Management databases of all Compost and Demolition Debris, Industrial and Residual Waste, Municipal Solid Waste Landfills and Municipal and Solid Waste Transfer Facilities. A review of the OEPA listings identified no SWL facilities within a ½-mile radius of the Site.

UST

The Ohio State Fire Marshal's Office (OSFMO) maintains a database of all registered Underground Storage Tanks (USTs). USTs which are not regulated include, heating oil USTs used for heating the premises, residential and agricultural land USTs of less than 1,100 gallons in size and abandoned USTs of unknown owner, origin or contents. A review of OSFMO records identified no UST facilities within ¼ mile of the Site. However, a Valero (Shell Batavia) gas station was observed within ¼-mile of the Site.

| <u>Facility</u> | <u>Address</u> | <u>Distance</u> | <u>Direction</u> | <u>Status</u> |
|------------------------|-------------------------|-----------------|------------------|---------------|
| Valero (Shell Batavia) | 2098 James E Saul Sr Dr | 0.08 mi* | W | NFA |

* KEI identified

The facility is listed in BUSTR's database with four USTs currently in use (size and contents not indicated). A release at the facility in 2011 has a status of NFA. Based on the status (NFA) and location (across Half Acre Road) it is unlikely that the UST facility will impact the Site.

LUST

The OSFMO maintains a database of regulated Leaking Underground Storage Tanks (LUSTs). A review of OSFMO records identified one LUST facility within the search radius of the Site.

| <u>Facility</u> | <u>Address</u> | <u>Distance</u> | <u>Direction</u> | <u>Status</u> |
|---------------------|---------------------|-----------------|------------------|---------------|
| Hiport Distributing | 2840 Front Wheel Dr | 0.48 mi | WNW | NFA |

Based on the distance (0.48 mi) and NFA status, it is unlikely that the LUST facility would impact the Site.

Brownfield

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. A review of sites that have voluntarily submitted information to the Brownfield inventory as part of the Site Assessment and Brownfield Revitalization Program (SABR) identified no Brownfields within a ½-mile radius of the Site.

Spills

A database of spills reported to the OEPA since 1990. A review of the OEPA database identified no Spill listings within the search radius of the Site.

4.2 PHYSICAL SETTING

The Williamsburg, Ohio 7½-minute quadrangle map and Clermont County GIS Department maps were reviewed to determine the physical setting of the Site (Figure 1). The elevation of the Site slopes slightly from 900 feet above mean sea level (msl) in the northwest to 890 msl in the west-southwest. The migration of compounds that may pose environmental concern to the Site from adjoining or nearby properties is typically associated with shallow groundwater flow. Shallow groundwater flow is expected to mimic local topography. As such, properties that are at a lower elevation, hydraulically downgradient or crossgradient are not expected to pose an environmental concern to the Site.

Regional Geology

The Site is located in the Illinoian Till Plain physiographic unit of the State of Ohio. Topsoil on the Site is labeled as Clermont silt loam (Cle1A) and the Westboro-Schaffer silt loams (WsS1A1 & WsS1B1). A Soil Resource Report for the Site and vicinity discussing soil types, characteristics and other data is included in Appendix B.

Regional Hydrogeology

According to the Ohio Department of Natural Resources (ODNR), "Available Ground Water in Clermont County, Ohio," the Site is a poor source of groundwater, producing yields across most of the Site less than three gallons per minute (gpm). Bedrock consists of interbedded plastic shales and thin limestone layers overlain by glacial clays.

Based on the surface topography of the Site vicinity, it is likely that shallow groundwater on the Site will flow in a southerly direction.

4.3 HISTORICAL INFORMATION

The objective of consulting historical sources is to develop a history of the previous uses of the Site and Site vicinity in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Site. Historical use information describing the Site and vicinity was obtained from a variety of available sources.

Aerial Photographs

Aerial photographs of developed and undeveloped land have been produced since approximately 1930. Where available through local and federal government agencies, aerial photographs can be used to evaluate the historical use of a Site and vicinity. The Google Earth website provided the 2014, 2010, 2005 and 1994 aerial photographs (Figures 2 through 5). Aerial photographs dated 1985, 1962, 1950 and 1938 were obtained from the Clermont County Soil and Water Conservation District (Figures 6 through 9).

The following observations were noted during our review of the aerial photographs:

| <u>Date</u> | <u>Observations</u> |
|-------------|---|
| 2014 | The Site is shown as agricultural land with a gravel driveway entering from Half Acre Road to the center of the western parcel. Commercial property is shown to the south and west of the Site with State Route 32 shown to the north (Figure 2). |
| 2010 | The Site and vicinity appear to be generally the same as 2014 (Figure 3). |
| 2005 | The Site and vicinity appear generally the same as 2010 (Figure 4). |

| <u>Date</u> | <u>Observations</u> |
|-------------|---|
| 1994 | The Site and vicinity appear to be generally the same as 2005, however, some commercial properties west and south of the Site, including the gas station, are not shown (Figure 5). |
| 1985 | The Site and vicinity appear to be generally the same as 1994, except that several structures are shown at the end of the driveway in the center of the western parcel (Figure 6). |
| 1962 | The Site appears to be generally the same as 1985, however, State Route 32 is not shown and the commercial properties in the vicinity of the Site are not shown (Figure 7). |
| 1950 | The Site and vicinity appear to be generally the same as 1962 (Figure 8). |
| 1938 | The Site appears the same as 1950 (Figure 9). |

Review of readily available aerial photographs for the Site from 2014 through 1938 did not identify usage of the Site that is considered evidence of environmental concern.

Fire Insurance Maps

Sanborn Fire Insurance Maps were developed from the late 1800's through the 1980's, to provide information on locations of structures and operations during the time of the specific survey. When available, these maps are reviewed for further documentation of the historical use of the Site and vicinity. Sanborn maps were not identified for the Site and vicinity.

City Directories

City directories are arranged by address and provide a listing of past usage of a Site and adjacent properties. Where available, city directories are reviewed to determine historical Site use and adjacent property use. City directories were not identified for the Site and vicinity.

Previous Environmental Reports

KEI was not provided any previous environmental reports associated with the site.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITATING CONDITIONS

This assessment was performed using the standard practices for Phase I Environmental Site Assessments in conformance with the scope and limitations of ASTM Practice E 1527-13. The Site was walked in order to observe any abnormalities. KEI was not accompanied during the Site reconnaissance on November 19, 2015. The weather at the time of the reconnaissance was approximately 65 degrees Fahrenheit and partly sunny. The observations noted below apply to the Site as it was observed during the reconnaissance. Photographs taken during the Site reconnaissance are included in Appendix C.

5.2 GENERAL SITE SETTING

The Site currently consists of agricultural land. No structures other than what appeared to be a silo foundation with rebar, and some stacked concrete blocks were observed on the Site. The surrounding vicinity is generally agricultural, wooded and residential properties.

5.3 SITE OBSERVATIONS

Exterior Observations

The Site consists of approximately 242 acres of agricultural land. One pond and potential wetlands/streams were noted during our reconnaissance. The wetland/stream areas are addressed in a separate report. A silo foundation was observed in the center of the western parcel along with grass, trees and a few piles of brush. A chemical odor was noted close to the Core Composite facility located in the southwestern corner of the Site.

Interior Observations

No structures were observed on the Site.

Miscellaneous Debris

Minor amounts of miscellaneous trash and windblown debris was observed throughout the Site at the time of the reconnaissance generally along tree-lines.

Utilities

The Site was not observed to be currently serviced, however the following utilities generally provide service to the area:

| <u>Service</u> | <u>Provider</u> |
|----------------|-----------------|
| Electric | Duke Energy |
| Gas | Duke Energy |
| Water | Clermont County |
| Wastewater | Clermont County |

Storage Tanks

No physical evidence of USTs, such as vent pipes or fill ports, was observed on the Site at the time of the reconnaissance.

PCBs

Polychlorinated Biphenyls (PCBs) have not been domestically produced since the mid-1970s. The Toxic Substance Control Act regulation 40 CFR 761, 49 Federal Register 44683, has restricted the use of PCBs in any equipment and oils unless specifically approved by the USEPA. No potential PCB-containing equipment was observed on the Site at the time of the reconnaissance.

Vapor Encroachment Screen

In accordance with ASTM Standard 2600-10 (Vapor Encroachment Screening), a Tier 1 Screening has been conducted as part of this Phase I ESA. It has been considered that a Vapor Encroachment Condition (VEC) can be ruled out because a VEC does not exist or is outside of the critical distance.

6.0 INTERVIEWS

Interviews were conducted with various individuals knowledgeable of the Site. The interviews were conducted in order to determine an awareness of any recognized environmental concerns. Questionnaires, completed by the user, owner, manager or occupant of the Site and logs of telephone calls with Site contacts are provided as interview documentation and included in Appendix D.

6.1 INTERVIEWS WITH OWNER, SITE MANAGER, AND OCCUPANTS

Owner

Ms. Doreen Iles, Owner's Authorized Agent for Parcel Number 523508C098, was contacted as part of this assessment. Ms. Iles indicated that the Site was and is used for agricultural purposes and that a well was filled in. She indicated that she was not sure about a septic tank and that agricultural chemicals were used for farming applications. Ms. Iles was not aware of any environmental concerns related to the Site.

6.2 INTERVIEWS WITH GOVERNMENT OFFICIALS

Fire Department

The Williamsburg Township Fire Department has been contacted as part of this assessment. Chief Kevin Wiedemann responded stating that the fire department had no record of environmental or health concerns for the Site.

Health Department

The Clermont County Combined Health District has been contacted as part of this assessment. Ms. Ashley Bonar responded indicating that the health district only keeps records for five years and that no records were identified for the Site.

7.0 FINDINGS

During this assessment of the Site, the following conditions were observed or identified during the review of public records and interviews:

- The Site consists of approximately 242 acres of agricultural land. No structures were observed on the Site, other than the foundation for a silo.
- A review of the EPA records identified one CORRACTS facility within a one-mile radius of the Site.
- A review of the EPA records identified one DERR facility within a one-mile radius of the Site.
- A review of the BUSTR listings identified one UST facility within a one-mile radius of the Site.
- A review of the BUSTR listings identified one LUST facility within a one-mile radius of the Site.

8.0 OPINION

Based on the findings of this assessment, our opinion of the potential impact is as follows:

- The potential for the CORRACTS and DERR facility (Core Composite Cincinnati and Batavia Drums – same address) to impact the Site is considered unlikely based on distance, the administrative violations (reported to have been corrected) and the flow of surface water at the facility in a southerly direction and away from the Site. Information was received from OEPA indicating that a complaint had been filed with OEPA indicating that the facility had four hydraulic presses that leaked into a pit that discharged to the rear of the building and that the facility was hiding hazardous waste in a trailer. OEPA records reviewed appear to have addressed the trailer. Based on this information, it is unlikely that the facility would impact the Site.
- The potential for the LUST facility (Hiport Distributing) and UST facility (Valero (Shell Batavia)) to impact the Site is considered unlikely based on NFA status and location.

Our opinion is based on generally accepted practices designed to minimize environmental liability. In addition, our opinion is based on information received and observations made during the Site reconnaissance.

9.0 CONCLUSIONS

Available OEPA and USEPA records, geologic maps, and published reports have been reviewed to determine the environmental compatibility of the Site. On May 2, 2014, KEI personnel performed a Site reconnaissance to evaluate the potential for environmental concerns that may impact the Site.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of parcel numbers 523508E009, and 523508C098 in Williamsburg Township, Clermont County, Ohio, the Site. Any exceptions to, or deletions from, this practice are described in the sections titled "Limitations, Assumptions, Additions, and Exceptions of the Assessment" and "Methodology and Limiting Conditions" of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with parcel numbers 523508E009, and 523508C098 in Williamsburg Township, Clermont County, Ohio, the Site.

Within the scope of an investigation such as this assessment, the potential for unintentional omission of data may exist. Our opinion is based on generally accepted practices designed to minimize environmental liability. If during Site development activities, environmental conditions are encountered that may have impacted Site soils, assessment into the extent of impact is warranted.

10.0 DATA GAPS & DEVIATIONS

- Sanborn Fire Insurance maps were not identified for the Site and vicinity. This is not considered a significant data gap due to other historical sources available.
- City Directories were not located for the Site or vicinity. This is not considered a significant data gap due to other historical sources available.

11.0 BIBLIOGRAPHY

References

- Clermont County Recorder's Office.
- Clermont County Auditor's Office.
- Google Earth Website, 2014, 2010, 2005 and 1994 aerial photographs
- Clermont County Soil and Water Conservation District, 1985, 1962, 1950 and 1938 aerial photographs.
- USEPA, CERCLIS Database, Updated Quarterly.
- USEPA, NPL Database, Updated Quarterly.
- USEPA, RCRIS Database, Updated Quarterly.
- USEPA, ERNS Database, Updated Annually.
- USEPA, Federal IC/EC Registry, Updates vary.
- OEPA, SHWS/DERR Database.
- OEPA, SWL, Updated Annually.
- OSFMO, UST Section, UST Files Updated Quarterly.
- OSFMO, LUST Section, LUST Files Updated Quarterly.
- USEPA Brownfield Management System, Updated Semi-Annually.
- OEPA Spills-1990, Updated Annually.
- Ohio Public Library Information Network (OPLIN) Website.
- U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Warren County, Ohio.
- USGS, Williamsburg, Ohio, Topographic Map 1965, photo revised 1992.
- Ohio Department of Natural Resources, Ground Water Resources Clermont County, 1986.

Interviews

- Ms. Doreen Iles, Owner's Authorized Agent for Parcel Number 523508C098
- Mr. Andrew Kuchta, User, Executive Director, Clermont County CIC, Inc.
- Chief Kevin Wiedemann, Williamsburg Township Fire Department
- Ms. Ashley Bonar, Clermont County General Health District

12.0 ENVIRONMENTAL PROFESSIONAL(S) SIGNATURE

KEI prepared this Phase I Environmental Site Assessment report in accordance with the American Society for Testing Materials (ASTM) Standard E-1527-13 requirements for Phase I Environmental Site Assessments. I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property (Appendix E). I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. If you have any questions or comments regarding our findings, please do not hesitate to contact us.

Sincerely,
KILBANE ENVIRONMENTAL, INC.

Environmental Professional:

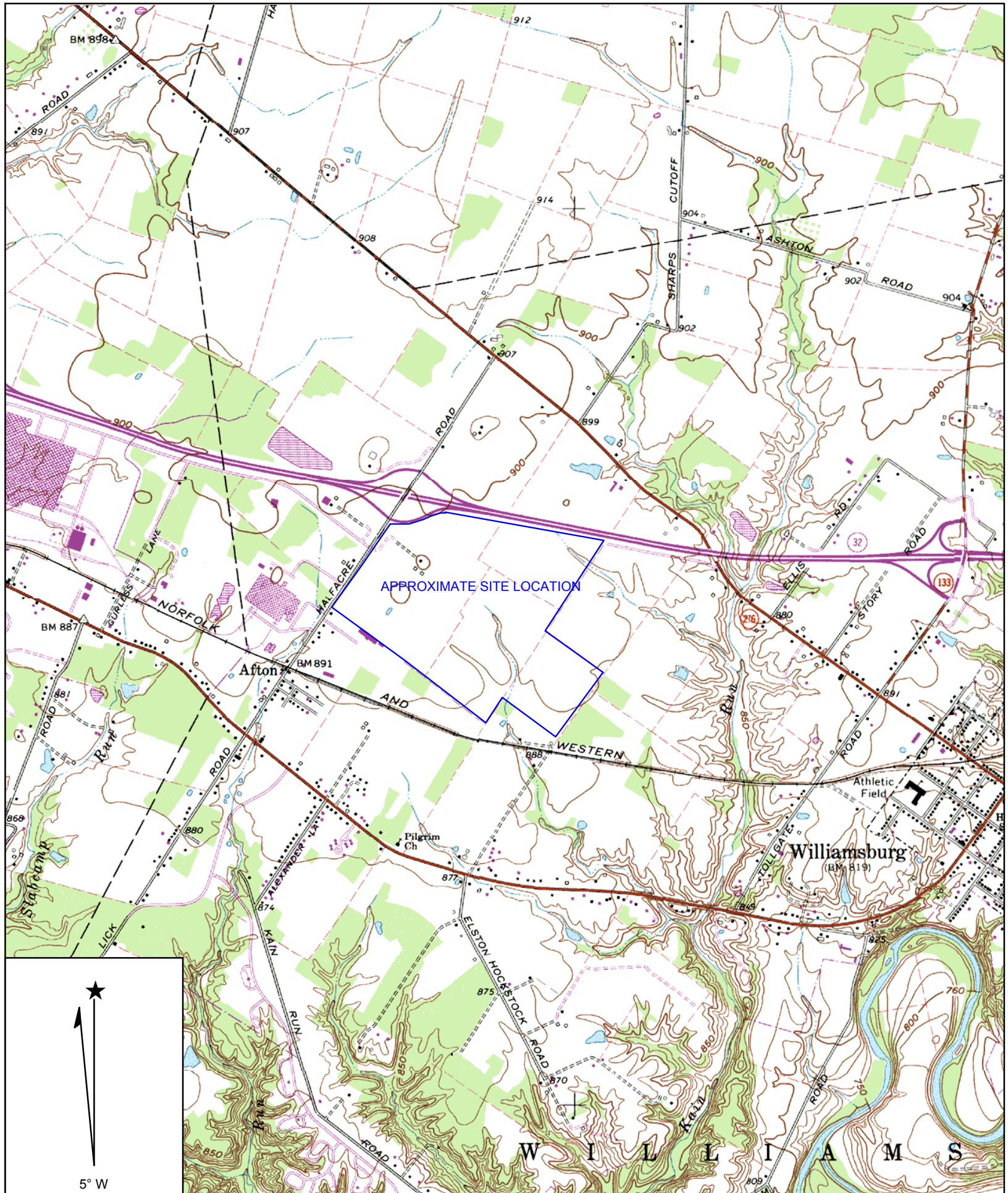


Thomas J. Kilbane, CPG
President



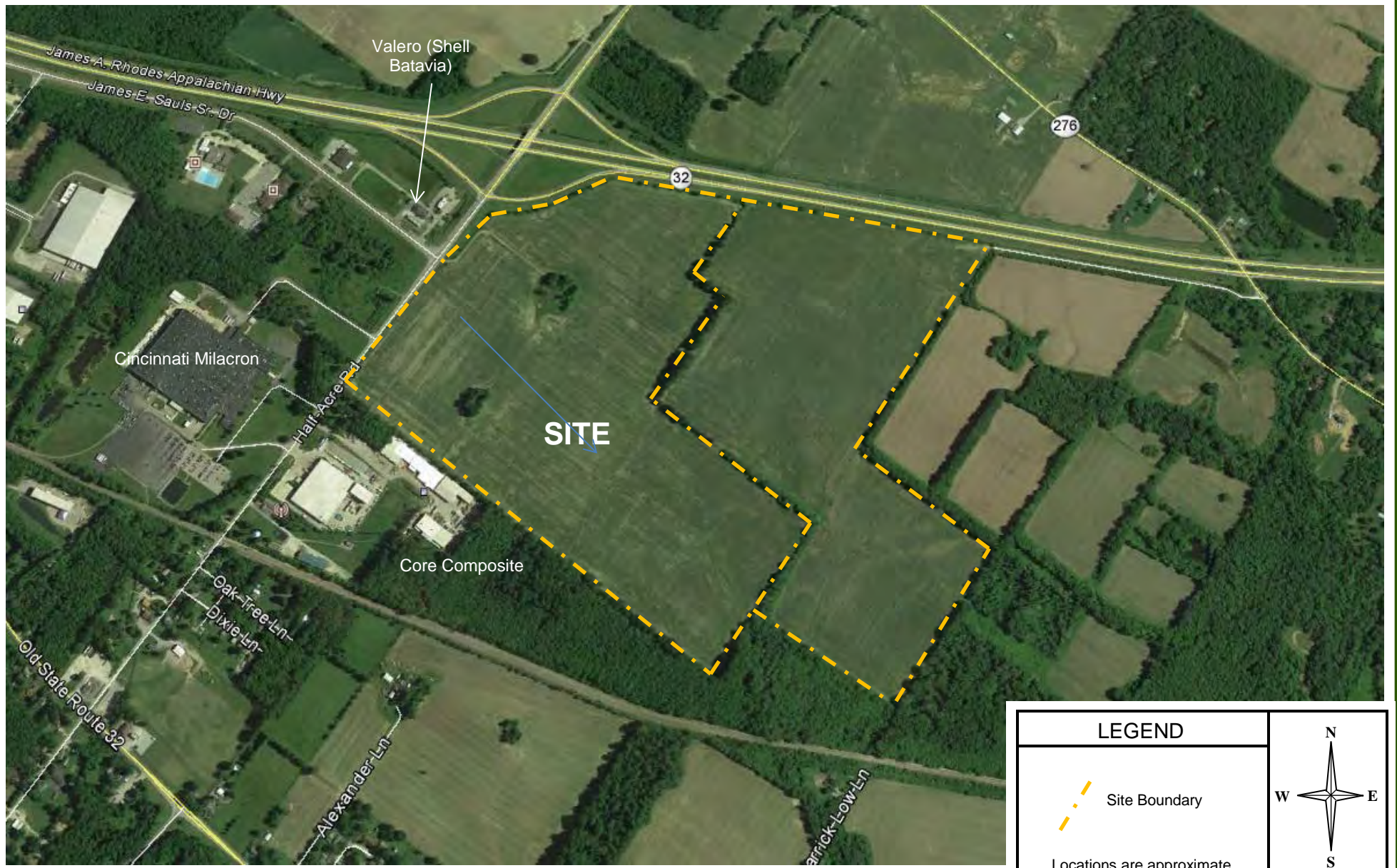
TJK
c:/doc/reports/ 22645(1).doc

FIGURES



Name: WILLIAMSBURG
 Date: 11/19/2015
 Scale: 1 inch equals 2000 feet

Location: 039° 03' 54.5" N 084° 05' 14.8" W
 Caption: FIGURE 1
 SITE LOCATION MAP
 Project No. 22645(1)



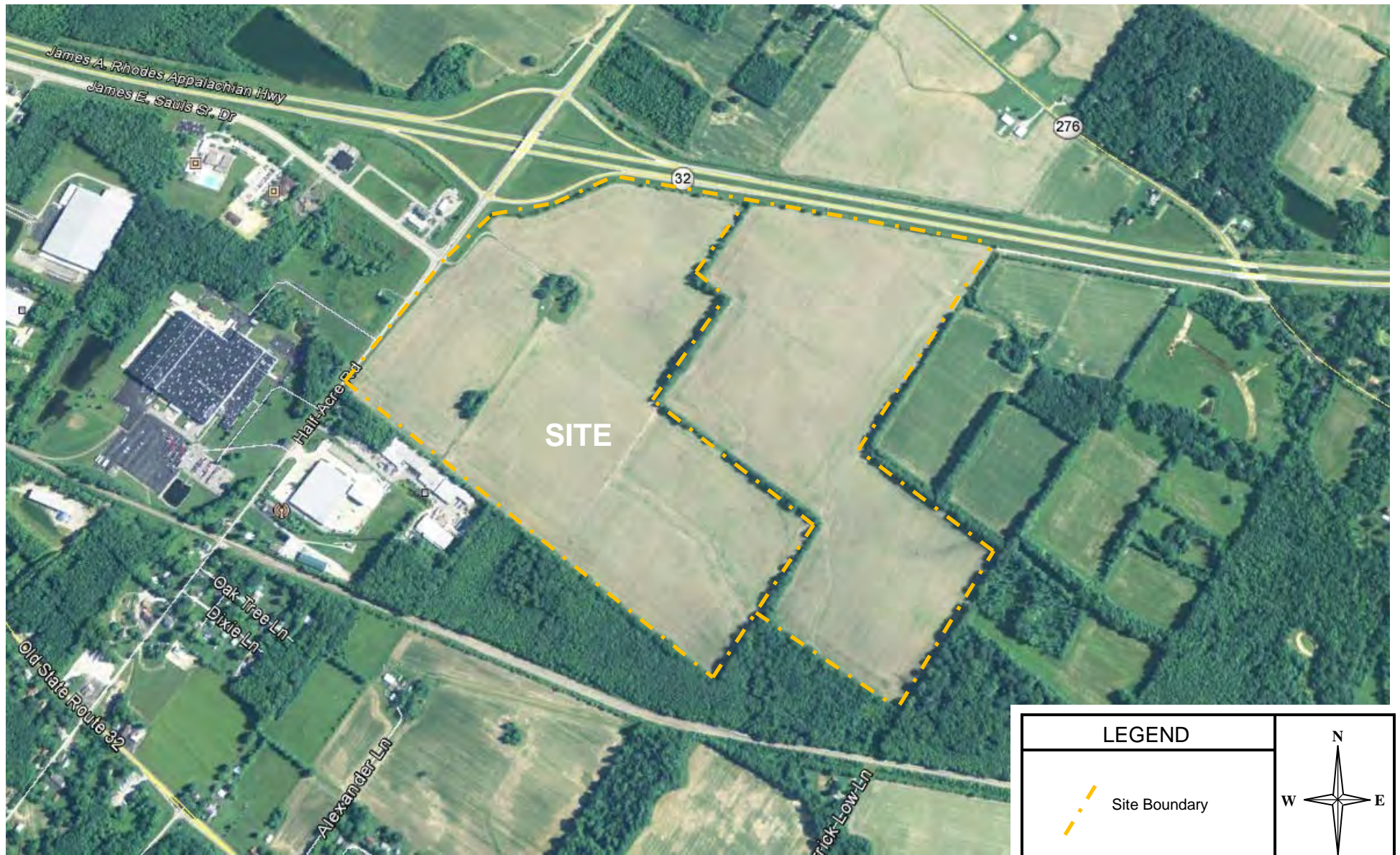
Source: Google Earth

| | | |
|---------------------------|---------------|--|
| LEGEND | | |
| | Site Boundary | |
| Locations are approximate | | |

KILBANE
Environmental, Inc.
6236A Centre Park Drive
Cincinnati, OH 45069

FIGURE 2
AERIAL PHOTOGRAPH
(2014)

| | | |
|---|------------|-------------|
| Maham and Matthis Properties Williamsburg Twp., Ohio | | |
| KEI Project No: 22645(1) | | |
| Prepared By | No. | Date |
| mrk | 00 | 20 NOV 2015 |
| | | |



Source: Google Earth

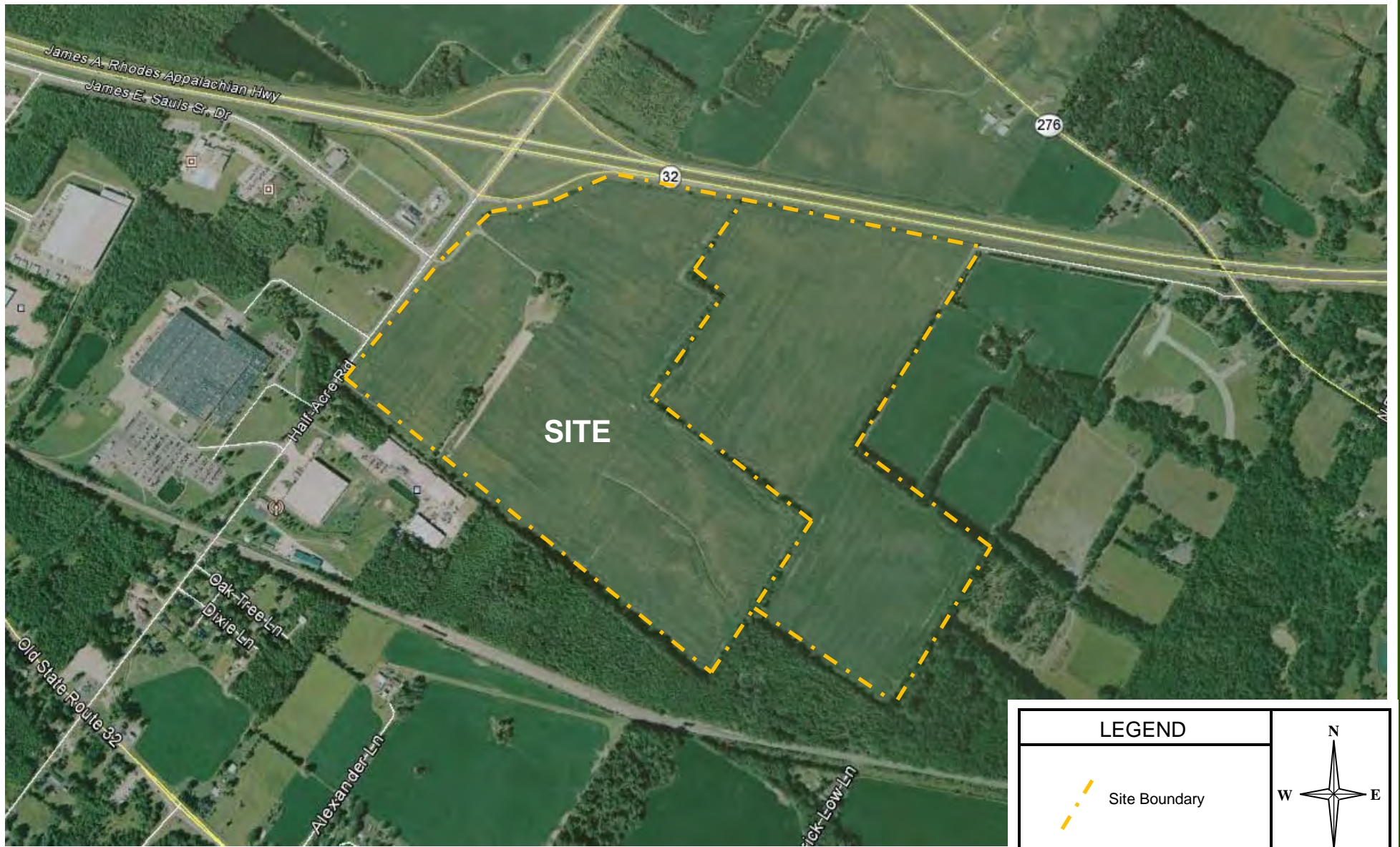
| | | |
|---------------------------|---------------|--|
| LEGEND | | |
| | Site Boundary | |
| Locations are approximate | | |



6236A Centre Park Drive
Cincinnati, OH 45069

FIGURE 3
AERIAL PHOTOGRAPH
(2010)

| | | |
|---|------------|-------------|
| Maham and Matthis Properties Williamsburg Twp., Ohio | | |
| KEI Project No: 22645(1) | | |
| Prepared By | No. | Date |
| mrk | 00 | 20 NOV 2015 |



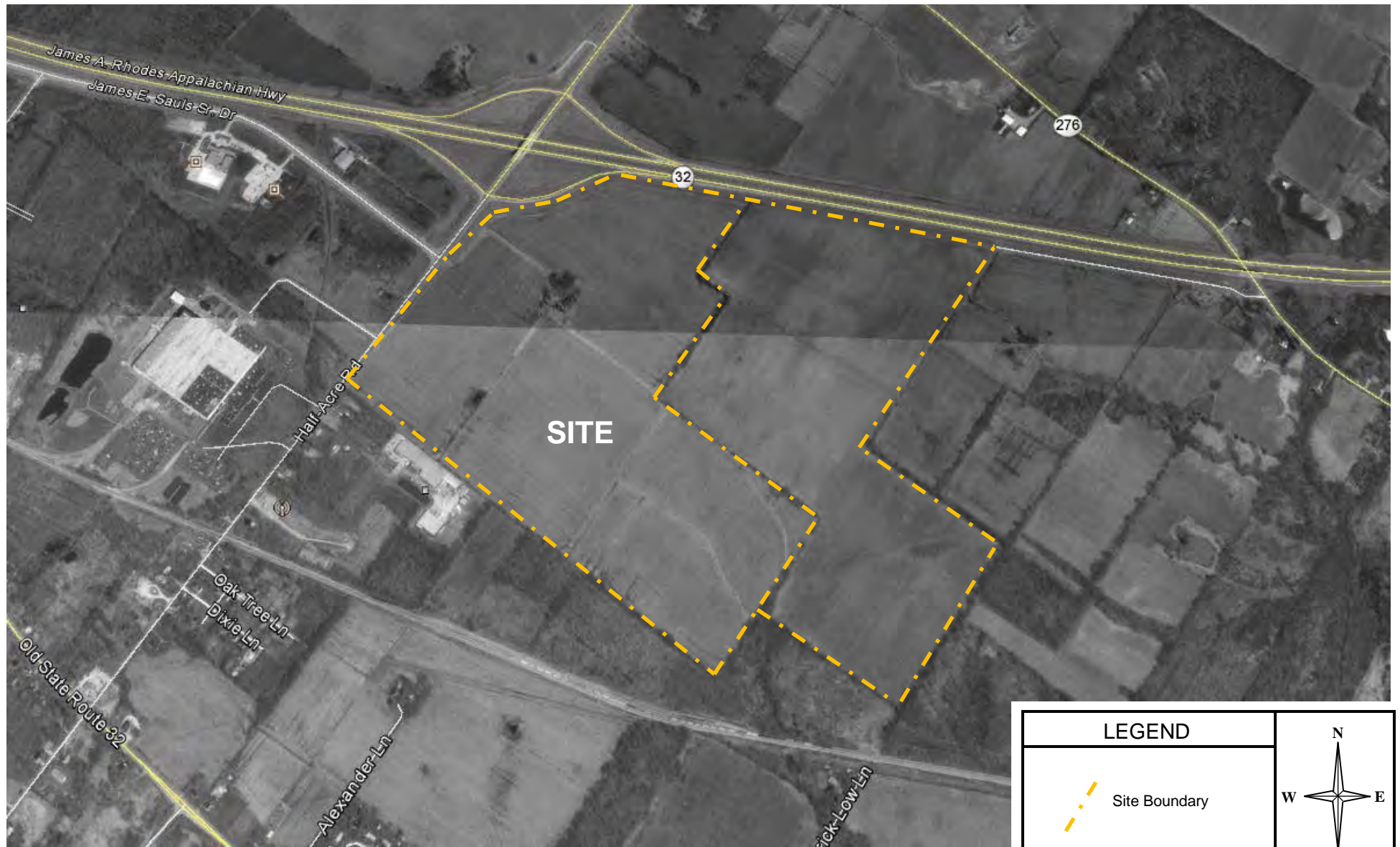
Source: Google Earth

| | | |
|---------------------------|---------------|--|
| LEGEND | | |
| | Site Boundary | |
| Locations are approximate | | |

KILBANE
Environmental, Inc.
6236A Centre Park Drive
Cincinnati, OH 45069

FIGURE 4
AERIAL PHOTOGRAPH
(2005)

| | | |
|---|------------|-------------|
| Maham and Matthis Properties Williamsburg Twp., Ohio | | |
| KEI Project No: 22645(1) | | |
| Prepared By | No. | Date |
| mrk | 00 | 20 NOV 2015 |



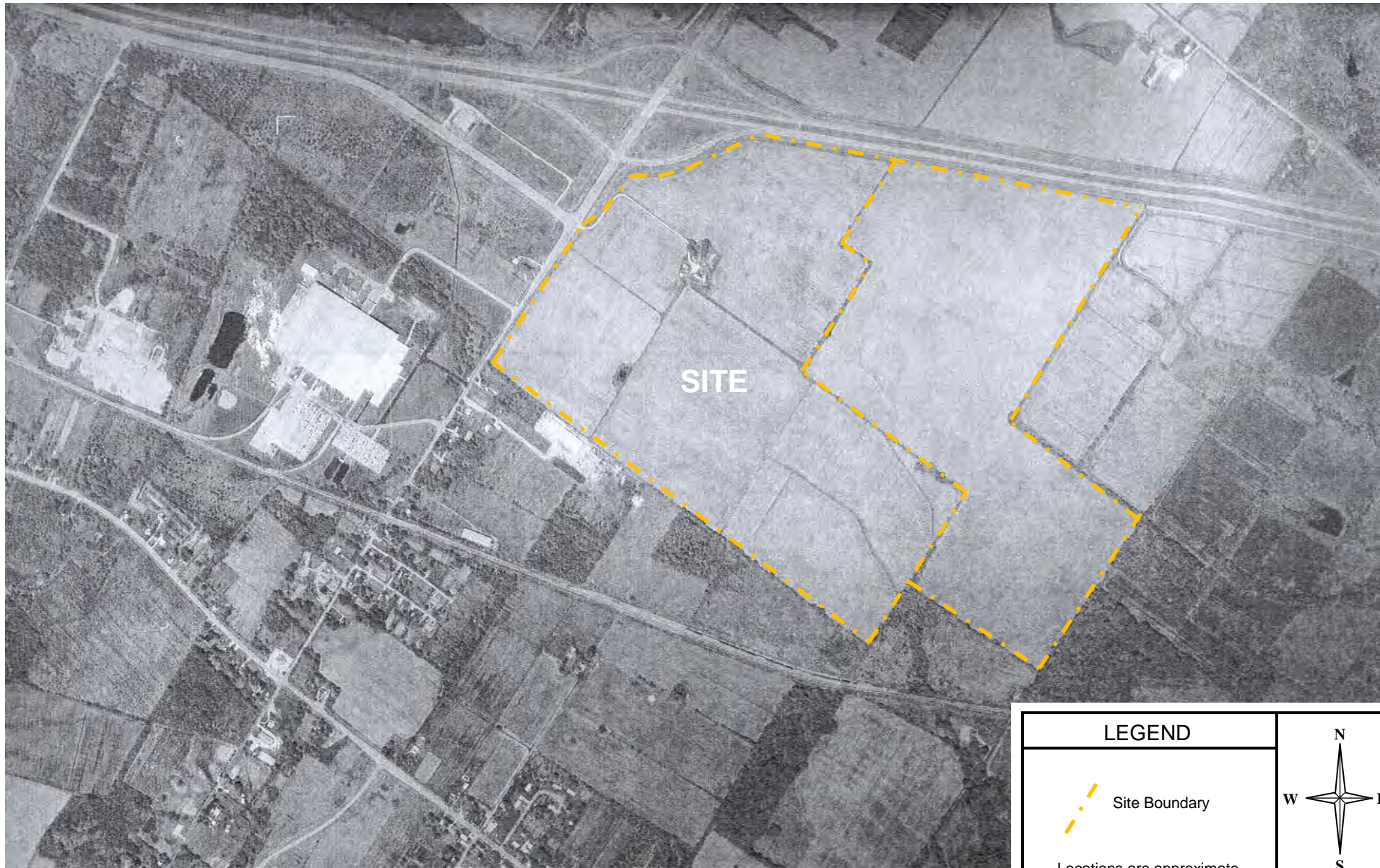
Source: Google Earth



6236A Centre Park Drive
Cincinnati, OH 45069

FIGURE 5
AERIAL PHOTOGRAPH
(1994)

| | | |
|---|------------|-------------|
| Maham and Matthis Properties Williamsburg Twp., Ohio | | |
| KEI Project No: 22645(1) | | |
| Prepared By | No. | Date |
| mrk | 00 | 20 NOV 2015 |
| | | |



Source: Clermont County Soil & Water Conservation District

| | | |
|---------------------------|---------------|--|
| LEGEND | | |
| | Site Boundary | |
| Locations are approximate | | |



6236A Centre Park Drive
Cincinnati, OH 45069

FIGURE 6
AERIAL PHOTOGRAPH
(1985)

Maham and Matthis Properties
Williamsburg Twp., Ohio

KEI Project No: 22645(1)

| Prepared By | No. | Date |
|-------------|-----|-------------|
| mrk | 00 | 04 DEC 2015 |
| | | |



| | | |
|---------------------------|---------------|--|
| LEGEND | | |
| | Site Boundary | |
| Locations are approximate | | |

Source: Clermont County Soil & Water Conservation District



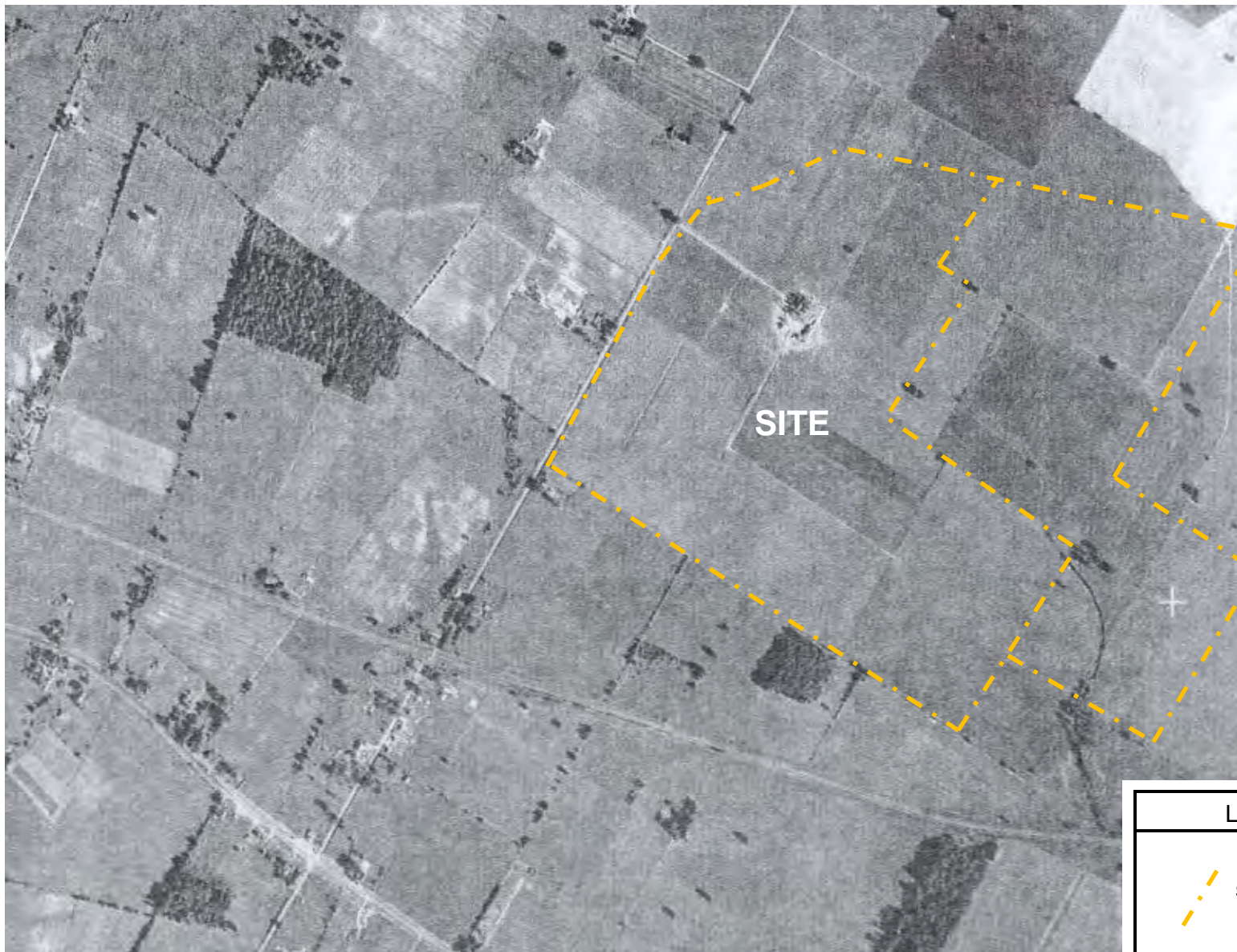
6236A Centre Park Drive
Cincinnati, OH 45069

FIGURE 7
AERIAL PHOTOGRAPH
(1962)

Maham and Matthis Properties
Williamsburg Twp., Ohio

KEI Project No: 22645(1)

| Prepared By | No. | Date |
|-------------|-----|-------------|
| mrk | 00 | 04 DEC 2015 |
| | | |



SITE

| | | |
|---------------------------|---------------|--|
| LEGEND | | |
| | Site Boundary | |
| Locations are approximate | | |

Source: Clermont County Soil & Water Conservation District



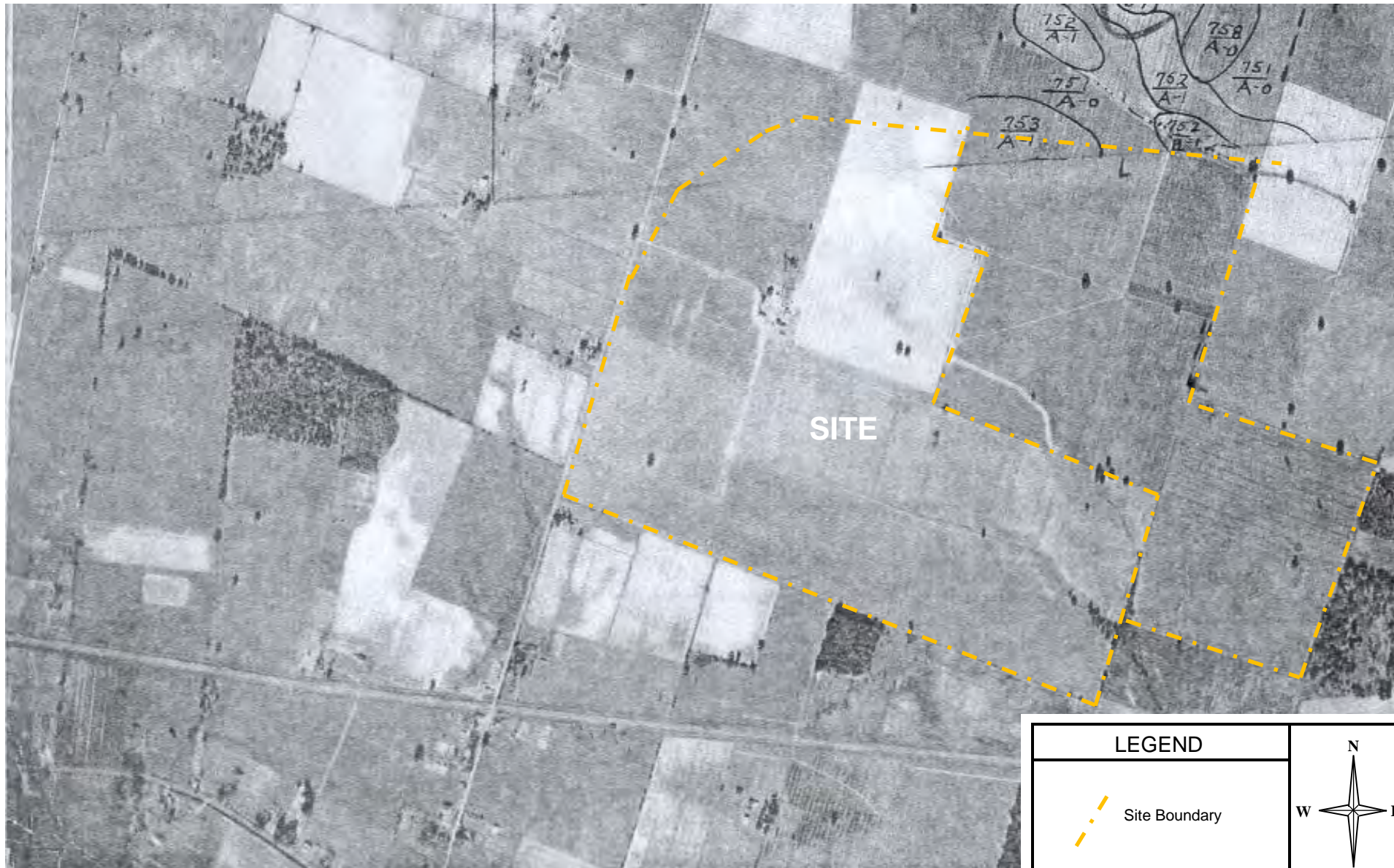
6236A Centre Park Drive
Cincinnati, OH 45069

FIGURE 8
AERIAL PHOTOGRAPH
(1950)

Maham and Matthis Properties
Williamsburg Twp., Ohio

KEI Project No: 22645(1)

| Prepared By | No. | Date |
|-------------|-----|-------------|
| mrk | 00 | 04 DEC 2015 |
| | | |



Source: Clermont County Soil & Water Conservation District



6236A Centre Park Drive
Cincinnati, OH 45069

FIGURE 9
AERIAL PHOTOGRAPH
(1938)

Maham and Matthis Properties
Williamsburg Twp., Ohio

KEI Project No: 22645(1)

| Prepared By | No. | Date |
|-------------|-----|-------------|
| mrk | 00 | 04 DEC 2015 |
| | | |

APPENDIX A
Database Report

Maham & Matthis Properties

Half Acre Road & State Route 276

Batavia, OH 45103

Inquiry Number: 4463967.2s

November 11, 2015

FirstSearch Report

Search Summary Report

**TARGET SITE HALF ACRE ROAD & STATE ROUTE 276
BATAVIA, OH 45103**

| Category | Sel | Site | 1/8 | 1/4 | 1/2 | > 1/2 | ZIP | TOTALS |
|------------------------------|-----|------|-----|-----|-----|-------|-----|--------|
| <i>NPL</i> | Y | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| <i>NPL Delisted</i> | Y | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| <i>CERCLIS</i> | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| <i>NFRAP</i> | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| <i>RCRA COR ACT</i> | Y | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| <i>RCRA TSD</i> | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| <i>RCRA GEN</i> | Y | 0 | 0 | 0 | - | - | 0 | 0 |
| <i>Federal IC / EC</i> | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| <i>ERNS</i> | Y | 0 | - | - | - | - | 0 | 0 |
| <i>State/Tribal CERCLIS</i> | Y | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| <i>State/Tribal SWL</i> | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| <i>State/Tribal LTANKS</i> | Y | 0 | 0 | 0 | 1 | - | 0 | 1 |
| <i>State/Tribal Tanks</i> | Y | 0 | 0 | 0 | - | - | 0 | 0 |
| <i>State/Tribal VCP</i> | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| <i>ST/Tribal Brownfields</i> | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| <i>US Brownfields</i> | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| <i>Other SWF</i> | Y | 0 | 0 | 0 | 0 | - | 0 | 0 |
| <i>Other Haz Sites</i> | Y | 0 | - | - | - | - | 0 | 0 |
| <i>Spills</i> | Y | 0 | - | - | - | - | 0 | 0 |
| <i>Other</i> | Y | 0 | 0 | 0 | - | - | 0 | 0 |
| - Totals -- | | 0 | 0 | 0 | 1 | 2 | 0 | 3 |

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Search Summary Report

**TARGET SITE: HALF ACRE ROAD & STATE ROUTE 276
BATAVIA, OH 45103**

| Category | Database | Update | Radius | Site | 1/8 | 1/4 | 1/2 | > 1/2 | ZIP | TOTALS |
|------------------------------|-----------------|------------|--------|------|-----|-----|-----|-------|-----|--------|
| NPL | NPL | 03/26/2015 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Proposed NPL | 03/26/2015 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NPL Delisted | Delisted NPL | 03/26/2015 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CERCLIS | CERCLIS | 10/25/2013 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| NFRAP | CERC-NFRAP | 10/25/2013 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| RCRA COR ACT | CORRACTS | 06/09/2015 | 1.000 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| RCRA TSD | RCRA-TSDF | 06/09/2015 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| RCRA GEN | RCRA-LQG | 06/09/2015 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| | RCRA-SQG | 06/09/2015 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| | RCRA-CESQG | 06/09/2015 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| Federal IC / EC | US ENG CONTROLS | 09/10/2015 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| | US INST CONTROL | 09/10/2015 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ERNS | ERNS | 06/22/2015 | TP | 0 | - | - | - | - | 0 | 0 |
| State/Tribal CERCLIS | SHWS | | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | DERR | 06/28/2015 | 1.000 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| State/Tribal SWL | SWF/LF | 05/06/2015 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| State/Tribal LTANKS | LUST | 08/16/2015 | 0.500 | 0 | 0 | 0 | 1 | - | 0 | 1 |
| | INDIAN LUST | 02/03/2015 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| | UNREG LTANKS | 08/25/1999 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| State/Tribal Tanks | UST | 08/16/2015 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| | INDIAN UST | 02/03/2015 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| State/Tribal VCP | VCP | 05/28/2015 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| ST/Tribal Brownfields | BROWNFIELDS | 06/15/2015 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| US Brownfields | US BROWNFIELDS | 06/22/2015 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |

Search Summary Report

**TARGET SITE: HALF ACRE ROAD & STATE ROUTE 276
BATAVIA, OH 45103**

| Category | Database | Update | Radius | Site | 1/8 | 1/4 | 1/2 | > 1/2 | ZIP | TOTALS |
|------------------------|-------------------|------------|--------|------|-----|-----|-----|-------|-----|--------|
| Other SWF | HIST LF | 01/01/1980 | 0.500 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| Other Haz Sites | US CDL | 08/12/2015 | TP | 0 | - | - | - | - | 0 | 0 |
| Spills | HMIRS | 06/24/2015 | TP | 0 | - | - | - | - | 0 | 0 |
| | SPILLS | 08/11/2015 | TP | 0 | - | - | - | - | 0 | 0 |
| | SPILLS 90 | 09/13/2012 | TP | 0 | - | - | - | - | 0 | 0 |
| | SPILLS 80 | 04/24/2004 | TP | 0 | - | - | - | - | 0 | 0 |
| Other | RCRA NonGen / NLR | 06/09/2015 | 0.250 | 0 | 0 | 0 | - | - | 0 | 0 |
| | TSCA | 12/31/2012 | TP | 0 | - | - | - | - | 0 | 0 |
| | TRIS | 12/31/2013 | TP | 0 | - | - | - | - | 0 | 0 |
| | SSTS | 12/31/2009 | TP | 0 | - | - | - | - | 0 | 0 |
| | RAATS | 04/17/1995 | TP | 0 | - | - | - | - | 0 | 0 |
| | PRP | 10/25/2013 | TP | 0 | - | - | - | - | 0 | 0 |
| | PADS | 07/01/2014 | TP | 0 | - | - | - | - | 0 | 0 |
| | ICIS | 01/23/2015 | TP | 0 | - | - | - | - | 0 | 0 |
| | FTTS | 04/09/2009 | TP | 0 | - | - | - | - | 0 | 0 |
| | MLTS | 06/26/2015 | TP | 0 | - | - | - | - | 0 | 0 |
| | RADINFO | 07/07/2015 | TP | 0 | - | - | - | - | 0 | 0 |
| | INDIAN RESERV | 12/31/2005 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | US AIRS | 07/22/2015 | TP | 0 | - | - | - | - | 0 | 0 |
| | FINDS | 07/20/2015 | TP | 0 | - | - | - | - | 0 | 0 |
| | - Totals -- | | | 0 | 0 | 0 | 1 | 2 | 0 | 3 |

Site Information Report

Request Date: NOVEMBER 11, 2015
Request Name: TOM KILBANE

Search Type: COORD
Job Number: 22645

Target Site: HALF ACRE ROAD & STATE ROUTE 276
 BATAVIA, OH 45103

Site Location

| | <u>Degrees (Decimal)</u> | <u>Degrees (Min/Sec)</u> | <u>UTMs</u> |
|------------|--------------------------|----------------------------|---------------------|
| Longitude: | 84.089300 | 84.0893000 - 84° 5' 21.48" | Easting: 751840.5 |
| Latitude: | 39.065100 | 39.0651000 - 39° 3' 54.36" | Northing: 4327826.0 |
| Elevation: | 892 ft. above sea level | | Zone: Zone 16 |

Demographics

| | | | | |
|--|-------------------------|------------------------|---------------------|-----------------------|
| Sites: 3 | Non-Geocoded: 0 | Population: N/A | | |
| RADON | | | | |
| Federal EPA Radon Zone for CLERMONT County: 2 | | | | |
| Note: Zone 1 indoor average level > 4 pCi/L. : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L. : Zone 3 indoor average level < 2 pCi/L. | | | | |
| ----- | | | | |
| Federal Area Radon Information for Zip Code: 45103 | | | | |
| Number of sites tested: 4 | | | | |
| <u>Area</u> | <u>Average Activity</u> | <u>% <4 pCi/L</u> | <u>% 4-20 pCi/L</u> | <u>% >20 pCi/L</u> |
| Living Area - 1st Floor | 0.950 pCi/L | 100% | 0% | 0% |
| Living Area - 2nd Floor | Not Reported | Not Reported | Not Reported | Not Reported |
| Basement | 4.425 pCi/L | 75% | 25% | 0% |
| ----- | | | | |
| Federal Area Radon Information for CLERMONT COUNTY, OH | | | | |
| Number of sites tested: 13 | | | | |
| <u>Area</u> | <u>Average Activity</u> | <u>% <4 pCi/L</u> | <u>% 4-20 pCi/L</u> | <u>% >20 pCi/L</u> |
| Living Area - 1st Floor | 0.600 pCi/L | 100% | 0% | 0% |
| Living Area - 2nd Floor | Not Reported | Not Reported | Not Reported | Not Reported |
| Basement | 4.777 pCi/L | 62% | 38% | 0% |

Site Information Report

RADON

State Database: OH Radon

Radon Test Results

| Zipcode | Num Tests | Maximum | Minimum | Arith Mean | Geo Mean |
|---------|-----------|---------|---------|------------|----------|
| 45103 | 95 | 15.2 | 0.1 | 2.92 | 1.88 |

Target Site Summary Report

Target Property: HALF ACRE ROAD & STATE ROUTE 276
BATAVIA, OH 45103

JOB: 22645

TOTAL: 3

GEOCODED: 3

NON GEOCODED: 0

| Map ID | DB Type --ID/Status | Site Name | Address | Dist/Dir | ElevDiff | Page No. |
|--------|------------------------|-----------|---------|----------|----------|----------|
|--------|------------------------|-----------|---------|----------|----------|----------|

No sites found for target address

Sites Summary Report

Target Property: HALF ACRE ROAD & STATE ROUTE 276
BATAVIA, OH 45103

JOB: 22645

TOTAL: 3

GEOCODED: 3

NON GEOCODED: 0

| Map ID | DB Type --ID/Status | Site Name | Address | Dist/Dir | ElevDiff | Page No. |
|--------|--|---------------------------|--|----------|----------|----------|
| 1 | LUST --Inactive FR Status: NFA: No Further Action --Inactive FR Status: NFA: No Further Action | HIPORT DISTRIBUTING, INC. | 2840 FRONT WHEEL DR BATAVIA, OH 45103 | 0.48 WNW | + 6 | 1 |
| A2 | DERR --SA --513001574 | BATAVIA DRUMS | 4174 HALF ACRE ROAD BATAVIA, OH 45103 | 0.64 WSW | - 3 | 2 |
| A3 | CORRACTS --OHD052150703 | CORE COMPOSITE CINCINNATI | 4174 HALF ACRE RD BATAVIA, OH 45103 | 0.64 WSW | - 3 | 3 |

Site Detail Report

Target Property: HALF ACRE ROAD & STATE ROUTE 276
BATAVIA, OH 45103

JOB: 22645

LUST

EDR ID: U004201409 **DIST/DIR:** 0.483 WNW **ELEVATION:** 898 **MAP ID:** 1

NAME: HIPORT DISTRIBUTING, INC.
ADDRESS: 2840 FRONT WHEEL DR
BATAVIA, OH 45103
CLERMONT
SOURCE: OH Department of Commerce

Rev: 08/16/2015
ID/Status: Inactive FR Status: NFA: No Further Action
ID/Status: Inactive FR Status: NFA: No Further Action

LUST:
Release Number: 13000170-N00001
Release Date: Not reported
Facility Status: Inactive
LTF Status: 6 Closure of regulated UST
FR Status: NFA: No Further Action
Priority: 3
Review Date: 06/20/2000
Class: Viable Responsible Party has been identified

Site Detail Report

Target Property: HALF ACRE ROAD & STATE ROUTE 276
BATAVIA, OH 45103

JOB: 22645

DERR

EDR ID: 1000476519 **DIST/DIR:** 0.644 WSW **ELEVATION:** 889 **MAP ID:** A2

NAME: BATAVIA DRUMS

Rev: 06/28/2015

ADDRESS: 4174 HALF ACRE ROAD
BATAVIA, OH 45103
CLERMONT

ID/Status: SA
ID/Status: 513001574

SOURCE: OH Ohio EPA

DERR:

DERR ID: 513001574

District: SWDO

Alias: Not reported

Lat/Long: 39.0490 -84.1110

EPA ID: OHD987013349

Program: Site Assessment

Decode for Activity: Site Assessment

Site Detail Report

Target Property: HALF ACRE ROAD & STATE ROUTE 276
BATAVIA, OH 45103

JOB: 22645

CORRACTS

EDR ID: 1000171666 **DIST/DIR:** 0.644 WSW **ELEVATION:** 889 **MAP ID:** A3

NAME: CORE COMPOSITE CINCINNATI

Rev: 06/09/2015

ADDRESS: 4174 HALF ACRE RD
BATAVIA, OH 45103
CLERMONT

ID/Status: OHD052150703

SOURCE: US EPA

CORRACTS:

EPA ID: OHD052150703

EPA Region: 5

Area Name: ENTIRE FACILITY

Actual Date: 20060701

Action: CA001

NAICS Code(s): 325211

Plastics Material and Resin Manufacturing

Original schedule date: Not reported

Schedule end date: Not reported

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: CERCLIS CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System

NFRAP: CERCLIS-NFRAP Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

Database Descriptions

State/Tribal CERCLIS: SHWS State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. SHWS - This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list. DERR - Division of Emergency & Remedial Response's Database.

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Licensed Solid Waste Facilities

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Leaking Underground Storage Tank File INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. UNREG LTANKS - Ohio Leaking UST File.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Underground Storage Tank File INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land.

State/Tribal VCP: VCP Site involved in the Voluntary Action Program. VCP - Voluntary Action Program Sites

ST/Tribal Brownfields: BROWNFIELDS A statewide brownfields inventory. A brownfield is an abandoned, idled or under-used industrial or commercial property where expansion or redevelopment is complicated by known or potential releases of hazardous substances and/or petroleum. BROWNFIELDS - Ohio Brownfield Inventory

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: HIST LF A list of about 1200 old abandoned dumps or landfills. This database was developed from Ohio EPA staff notebooks and other information dating from the mid-1970s HIST LF - Old Solid Waste Landfill

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs

Database Descriptions

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Emergency Response Database. SPILLS 90 - SPILLS90 data from FirstSearch. SPILLS 80 - SPILLS80 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal CERCLIS: Ohio EPA

No Update Planned

State/Tribal SWL: Ohio Environmental Protection Agency

Updated Annually

State/Tribal LTANKS: Department of Commerce

Updated Quarterly

State/Tribal Tanks: Department of Commerce

Updated Quarterly

Database Sources

State/Tribal VCP: Ohio EPA, Voluntary Action Program

Updated Semi-Annually

ST/Tribal Brownfields: Ohio EPA

Varies

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Ohio EPA

No Update Planned

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

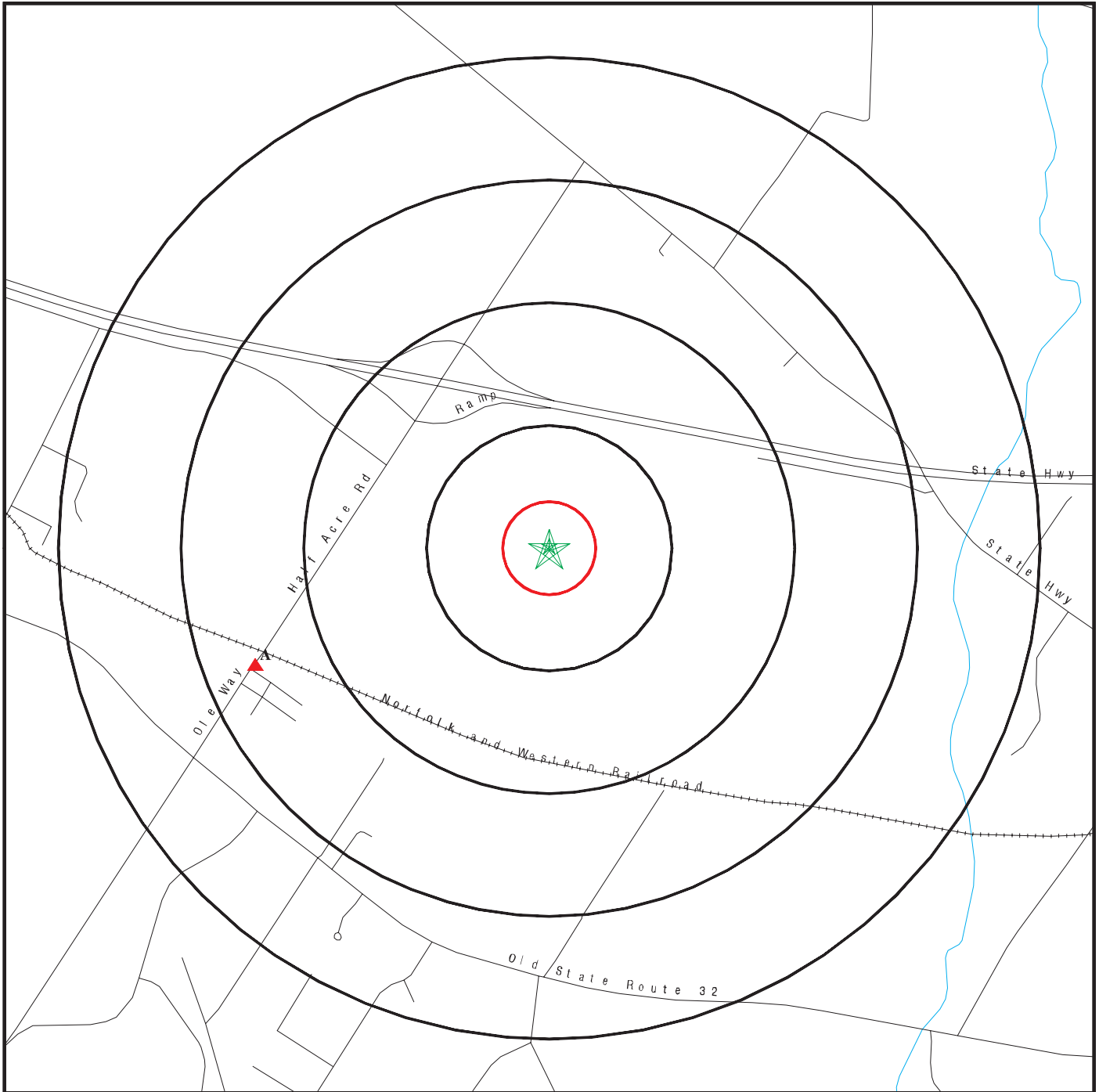
Street Name Report for Streets near the Target Property

Target Property: HALF ACRE ROAD & STATE ROUTE 276
BATAVIA, OH 45103

JOB: 22645

| Street Name | Dist/Dir | Street Name | Dist/Dir |
|-------------|----------|-------------|----------|
|-------------|----------|-------------|----------|

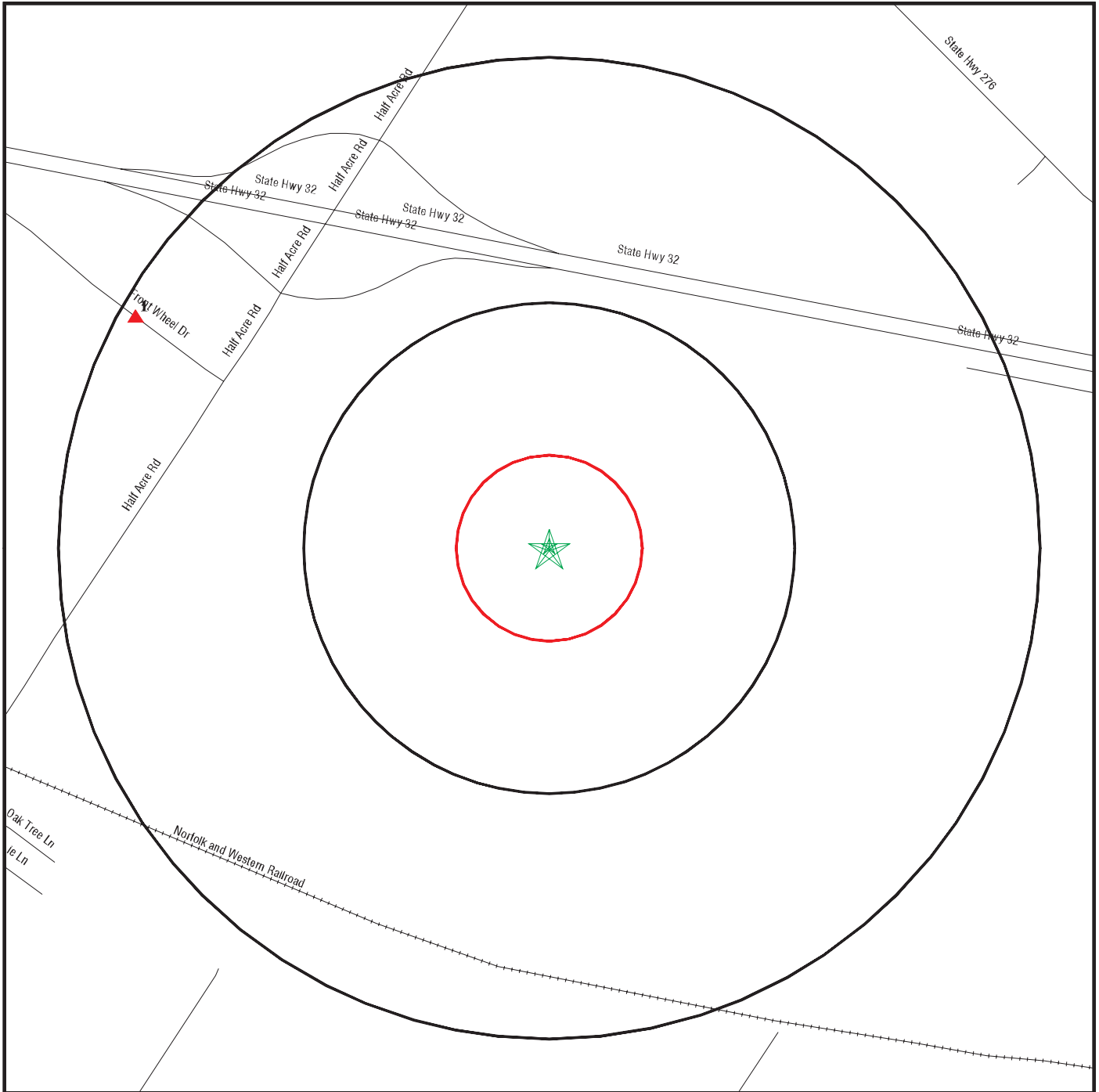
HALF ACRE ROAD & STATE ROUTE 276 BATAVIA, OH 45103



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 39.0651 Longitude: 84.0893)
- ▲ Identified Sites
- ▭ Indian Reservations BIA
- ▭ National Priority List Sites

HALF ACRE ROAD & STATE ROUTE 276 BATAVIA, OH 45103



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 39.0651 Longitude: 84.0893)
- ▲ Identified Sites
- ▭ Indian Reservations BIA
- ▭ National Priority List Sites

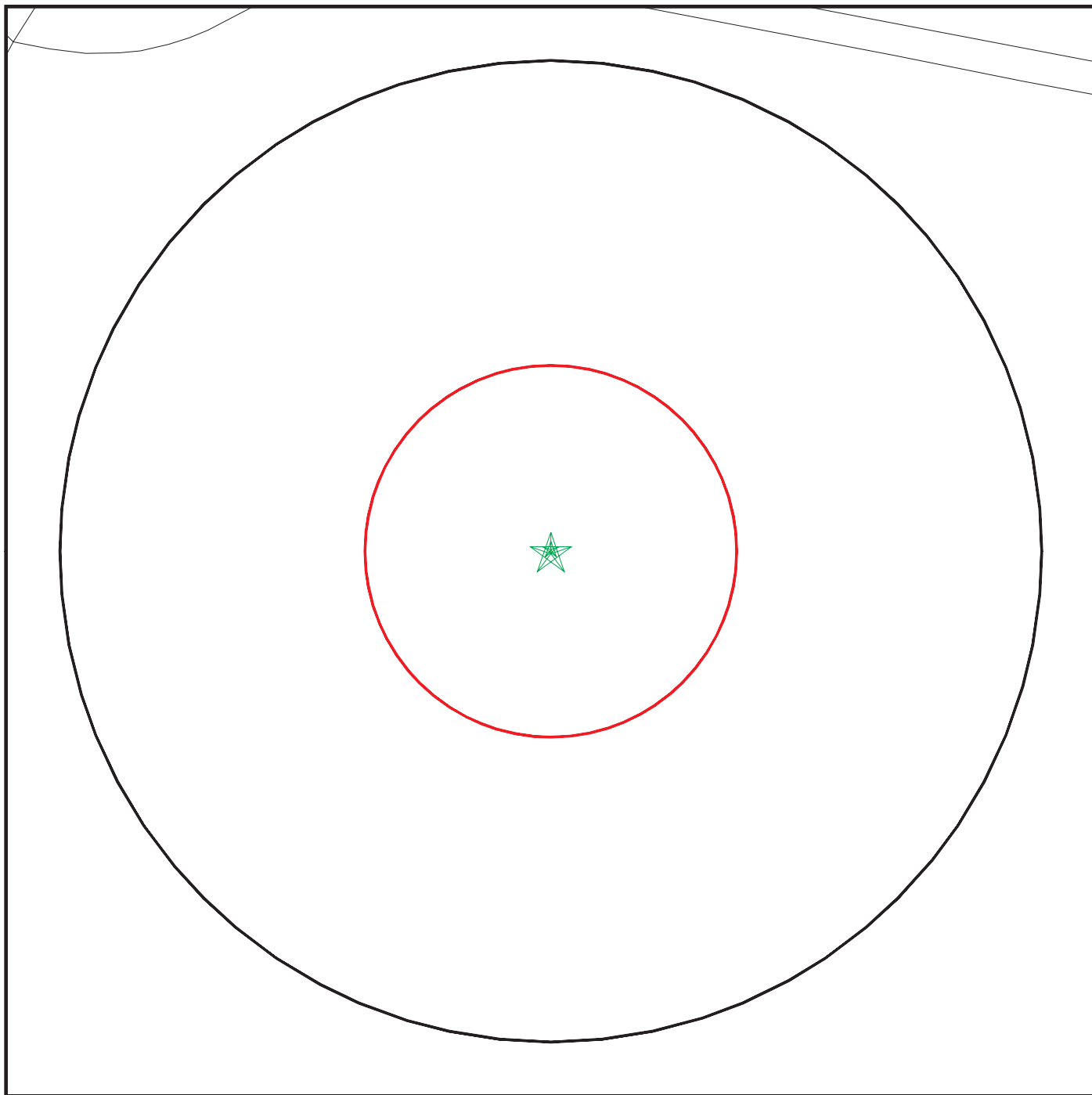
Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



HALF ACRE ROAD & STATE ROUTE 276 BATAVIA, OH 45103



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

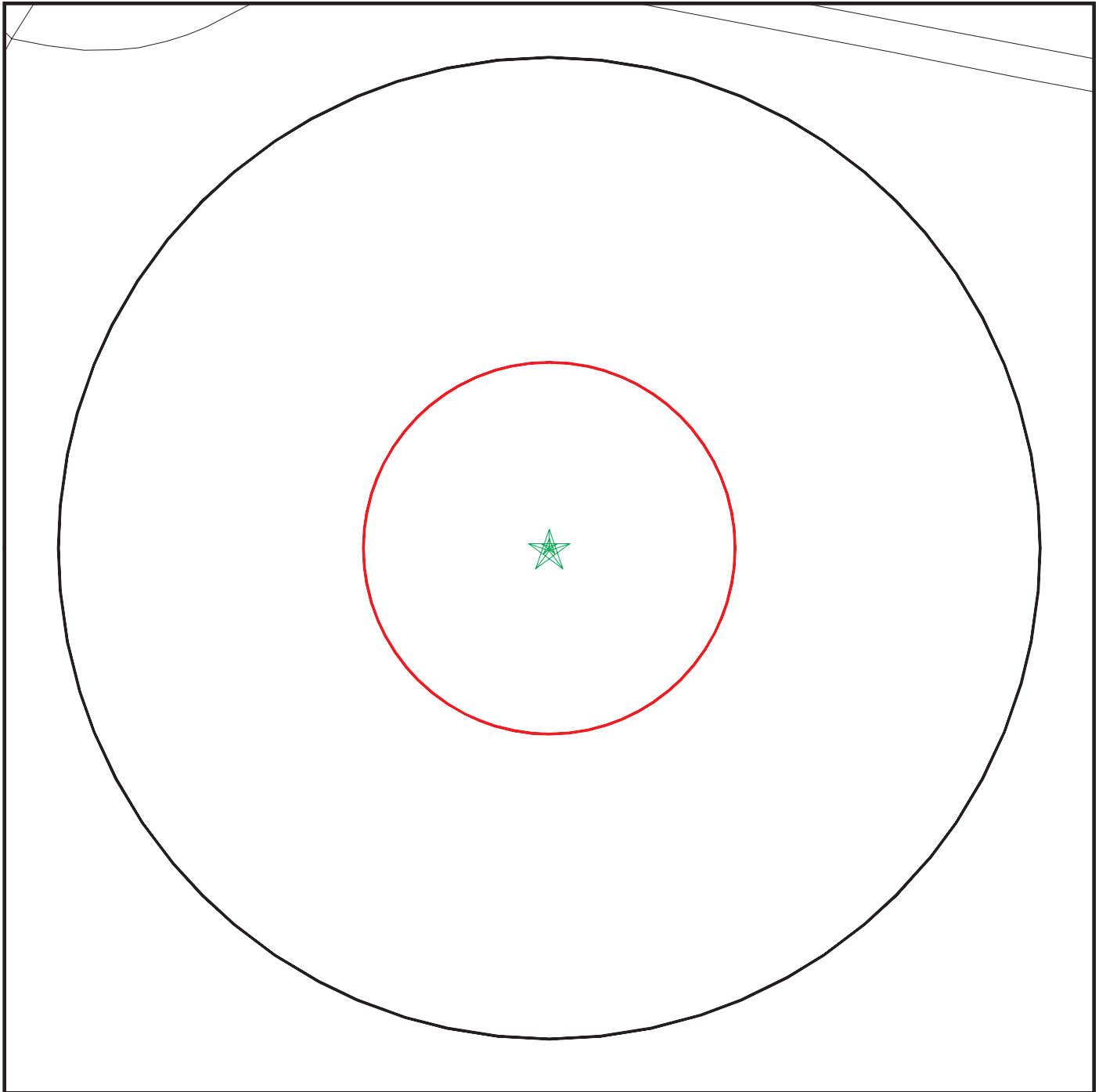
- ★ Target Property (Latitude: 39.0651 Longitude: 84.0893)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ National Priority List Sites

Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS



HALF ACRE ROAD & STATE ROUTE 276 BATAVIA, OH 45103



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

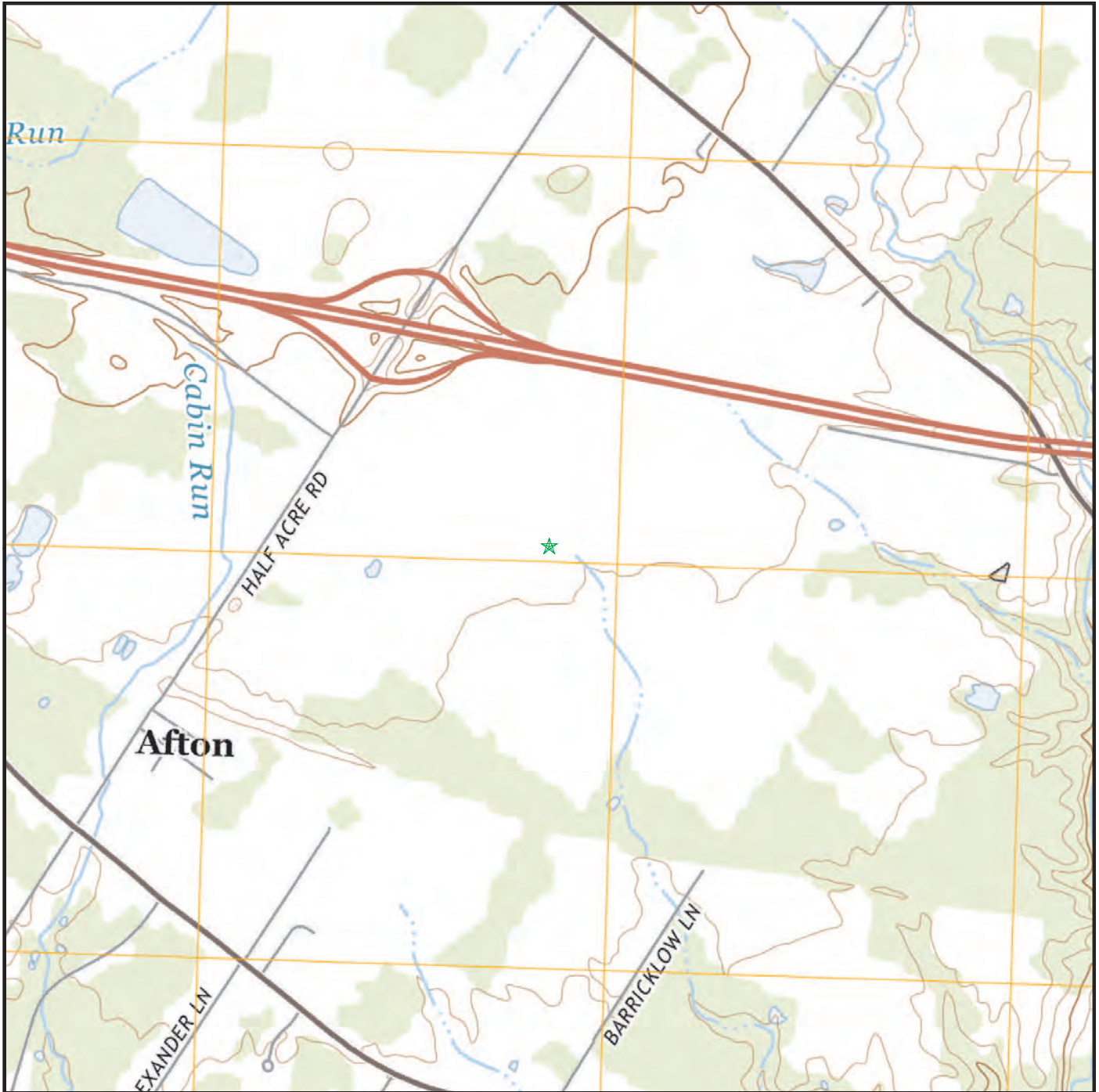
- ★ Target Property (Latitude: 39.0651 Longitude: 84.0893)
- ▲ Identified Sites
- ▣ Indian Reservations BIA
- ⚡ Sensitive Receptors
- ⚠ National Priority List Sites

Site location Map

Topo: 0.75 Mile Radius



HALF ACRE ROAD & STATE ROUTE 276 BATAVIA, OH 45103



Map Image Position: TP
Map Reference Code & Name: 5964829 Williamsburg
Map State(s): OH
Version Date: 2013

APPENDIX B
USDA Soils Report



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Clermont County, Ohio**

Maham/Matthis



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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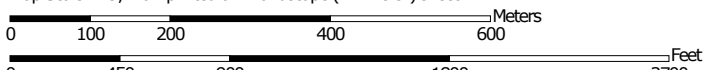
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:9,440 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84





MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clermont County, Ohio
 Survey Area Data: Version 14, Sep 26, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 6, 2012—Mar 10, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Clermont County, Ohio (OH025) | | | |
|------------------------------------|---|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| Cle1A | Clermont silt loam, 0 to 1 percent slopes | 178.7 | 77.6% |
| WsS1A1 | Westboro-Schaffer silt loams, 0 to 2 percent slopes | 41.8 | 18.2% |
| WsS1B1 | Westboro-Schaffer silt loams, 2 to 4 percent slopes | 9.9 | 4.3% |
| Totals for Area of Interest | | 230.4 | 100.0% |

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments

Custom Soil Resource Report

on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Clermont County, Ohio

Cle1A—Clermont silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2t68w
Elevation: 890 to 1,020 feet
Mean annual precipitation: 38 to 47 inches
Mean annual air temperature: 48 to 57 degrees F
Frost-free period: 170 to 200 days
Farmland classification: Farmland of local importance

Map Unit Composition

Clermont and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Clermont

Setting

Landform: Flats on till plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over illinoian till

Typical profile

Ap - 0 to 7 inches: silt loam
Eg - 7 to 15 inches: silt loam
B/E - 15 to 31 inches: silty clay loam
2Btg - 31 to 56 inches: silty clay loam
2Bt - 56 to 79 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 11.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D

Minor Components

Blanchester

Percent of map unit: 5 percent
Landform: Flats on till plains
Landform position (three-dimensional): Talf

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Down-slope shape: Linear
Across-slope shape: Convex, linear

Westboro

Percent of map unit: 3 percent
Landform: Flats on till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Convex, linear

Schaffer

Percent of map unit: 2 percent
Landform: Flats on till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear

WsS1A1—Westboro-Schaffer silt loams, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2t994
Elevation: 890 to 1,020 feet
Mean annual precipitation: 38 to 47 inches
Mean annual air temperature: 48 to 57 degrees F
Frost-free period: 170 to 200 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Westboro and similar soils: 55 percent
Schaffer and similar soils: 30 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Westboro

Setting

Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over illinoian till

Typical profile

Ap - 0 to 11 inches: silt loam
Bt - 11 to 16 inches: silt loam
Bt/E - 16 to 23 inches: silty clay loam
Btx - 23 to 36 inches: silty clay loam
2Bt - 36 to 79 inches: clay loam

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D

Description of Schaffer

Setting

Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over illinoian till

Typical profile

Ap - 0 to 11 inches: silt loam
Bt - 11 to 17 inches: silt loam
Bt/E - 17 to 24 inches: silty clay loam
2Btx - 24 to 37 inches: clay loam
2Bt - 37 to 79 inches: clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 32 inches to fragipan
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: D

Minor Components

Clermont

Percent of map unit: 9 percent
Landform: Till plains

Custom Soil Resource Report

Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear

Jonesboro

Percent of map unit: 3 percent
Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Linear
Across-slope shape: Convex

Rossmoyne

Percent of map unit: 3 percent
Landform: Till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Linear
Across-slope shape: Convex

WsS1B1—Westboro-Schaffer silt loams, 2 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2Invr
Elevation: 270 to 310 feet
Mean annual precipitation: 37 to 46 inches
Mean annual air temperature: 48 to 57 degrees F
Frost-free period: 155 to 225 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Westboro and similar soils: 55 percent
Schaffer and similar soils: 30 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Westboro

Setting

Landform: Flats on till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loess over illinoian till

Typical profile

Ap - 0 to 8 inches: silt loam
Bt - 8 to 16 inches: silty clay loam

Custom Soil Resource Report

B/E - 16 to 28 inches: silty clay loam
2Btx - 28 to 34 inches: loam
2Bt - 34 to 80 inches: loam

Properties and qualities

Slope: 2 to 4 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D

Description of Schaffer

Setting

Landform: Flats on till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over illinoian till

Typical profile

Ap - 0 to 7 inches: silt loam
Bt - 7 to 14 inches: silt loam
E/Bt - 14 to 24 inches: silty clay loam
Bt - 24 to 32 inches: silty clay loam
2Btx - 32 to 46 inches: clay loam
2Bt - 46 to 80 inches: clay loam

Properties and qualities

Slope: 2 to 4 percent
Depth to restrictive feature: 24 to 36 inches to fragipan
Natural drainage class: Somewhat poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: D

Minor Components

Jonesboro

Percent of map unit: 10 percent
Landform: Rises on till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Convex

Rossmoyne

Percent of map unit: 3 percent
Landform: Rises on till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear

Clermont

Percent of map unit: 2 percent
Landform: Flats on till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear

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Custom Soil Resource Report

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APPENDIX C
Site Photographs and Descriptions



Photograph #1 – View looking east from access road to center of western parcel



Photograph #2 – View looking north on western parcel



Photograph #3 – View looking east along the northern part of the western parcel



Photograph #4 – View looking west along the northern part of the eastern parcel



Photograph #5 – View looking south from the northern part of the eastern parcel



Photograph #6 – View drainage area on eastern parcel



Photograph #7 – View looking across eastern parcel



Photograph #8 – View of adjacent property east of the Site



Photograph #9 – View of potential wetland area on eastern parcel



Photograph #10 – View of potential stream on the western parcel



Photograph #11 – View of potential stream leaving the Site



Photograph #12 – View of adjacent property to the south (Core Composite)



Photograph #13 – View of Half Acre Road and Cincinnati Millicron facility



Photograph #14 – View of pond on the western parcel



Photograph #15 – Silo foundation in center of western parcel



Photograph #16 – View of grass, tree and brush area in the central part of the western parcel

APPENDIX D
Interview Documentation

X3 USER QUESTIONNAIRE

INTRODUCTION

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *User* must conduct the following inquiries required by 40CFR312.25, 312.28, 312.29, 312.30 and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *User* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental liens against the *property* that are filed or recorded under federal, tribal, state or local law? Yes or **No** (circle one).

If Yes, please explain.

(2.) Activity and Use Limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state, or local law? Yes or **No** (circle one).

If Yes, please explain.

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the *User* of this *ESA* do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes or **No** (circle one).

If Yes, please explain.

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? Yes or No (circle one).

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*? Yes or No (circle one). Please explain.

N/A

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a.) Do you know the past uses of the *property*? Yes or No (circle one).
If Yes, please provide.

(b.) Do you know of specific chemicals that are present or once were present at the *property*? Yes or No (circle one).
If Yes, please provide.

(c.) Do you know of spills or other chemical releases that have taken place at the *property*? Yes or No (circle one).
If Yes, please explain.

(d.) Do you know of any environmental cleanups that have taken place at the *property*? Yes or No (circle one).
If Yes, please explain.

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *User* of this *ESA*, based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*? Yes or No (circle one).

If Yes, please explain.

X3.1 In addition, certain information should be collected if available, and provided to the *environmental professional* conducting the *Phase I Environmental Site Assessment*. This information is intended to assist the *environmental professional*, but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(Please answer the following questions using the lines that immediately follow each.)

(a.) the reason why the Phase I is being performed,

To ensure there is no soil or groundwater contamination that could limit future use of the property.

(b.) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.

The land is farmed, has no structures on it, and is being purchased.

(c.) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),

Clermont County Auditor Parcel # 52-35-08E-009

(d.) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have required standard scope of services or whether any considerations beyond the requirements of Practice E1527 are to be considered),

Standard Phase I report

(e.) identification of all parties who will rely on the Phase I report,

Clermont County CIC, Inc.

(f.) identification of the site contact and how the contact can be reached,

John Maham 937-587-3843

(g.) any special terms and conditions which must be agreed upon by the *environmental professional*, and

None outside of the professional services agreement.

(h.) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

N/A

This questionnaire was completed by:

Name Andrew Kuchta, Executive Director, Clermont County CIC,
Address 101 E. Main St., Batavia OH 45103 Inc.
Email AKUCHTA@CLERMONTCOUNTYOHIO.GOV
Phone Number 513-732-7906
Date 12-14-15

X3 USER QUESTIONNAIRE

INTRODUCTION

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *User* must conduct the following inquiries required by 40CFR312.25, 312.28, 312.29, 312.30 and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *User* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental liens against the *property* that are filed or recorded under federal, tribal, state or local law? Yes or **No** (circle one).

If Yes, please explain.

(2.) Activity and Use Limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state, or local law? Yes or **No** (circle one).

If Yes, please explain.

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the *User* of this *ESA* do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes or **No** (circle one).

If Yes, please explain.

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? Yes or No (circle one).

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*? Yes or No (circle one). Please explain.

 N/A

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a.) Do you know the past uses of the *property*? Yes or No (circle one).
If Yes, please provide.

(b.) Do you know of specific chemicals that are present or once were present at the *property*? Yes or No (circle one).
If Yes, please provide.

(c.) Do you know of spills or other chemical releases that have taken place at the *property*? Yes or No (circle one).
If Yes, please explain.

(d.) Do you know of any environmental cleanups that have taken place at the *property*? Yes or No (circle one).
If Yes, please explain.

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *User* of this *ESA*, based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*? Yes or No (circle one).

If Yes, please explain.

X3.1 In addition, certain information should be collected if available, and provided to the *environmental professional* conducting the *Phase I Environmental Site Assessment*. This information is intended to assist the *environmental professional*, but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(Please answer the following questions using the lines that immediately follow each.)

(a.) the reason why the Phase I is being performed,

To ensure there is no soil or groundwater contamination
that could limit future use of the property.

(b.) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.

The land is farmed, has no structures on it,
and is being purchased.

(c.) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),

Clermont County Auditor parcel # 52-35-08C-098

(d.) the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have required standard scope of services or whether any considerations beyond the requirements of Practice E1527 are to be considered),

Standard Phase I report

(e.) identification of all parties who will rely on the Phase I report,

Clermont County CIC, Inc.

(f.) identification of the site contact and how the contact can be reached,

Doreen Iles 513-850-4128

(g.) any special terms and conditions which must be agreed upon by the *environmental professional*, and

None outside of the professional services agreement.

(h.) any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

N/A

This questionnaire was completed by:

Name Andrew Kuchta, Executive Director, Clermont County CIC,
Address 101 E. Main St., Batavia OH 45103 Inc.
Email AKUCHTA@CLERMONTCOUNTYOHIO.GOV
Phone Number 513-732-7906
Date 12-14-15

OWNER QUESTIONNAIRE

Please answer to the best of your knowledge

1. Please list previous and current uses of the *property*.
2. Are there currently or do you have any prior knowledge of previous registered or unregistered storage tanks (above or underground) located on the *property*?
3. Are any hazardous substances or petroleum products stored on the *property* or have they been stored in the past?
4. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste material have been dumped above grade, buried and/or burned on the *property*?
5. Are there currently any active or filled wells or septic tanks on the *property*? If a septic tank is present, please provide approximate age.
6. If the *property* is serviced by a private well or non-public water system, is there evidence or do you have any prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? Has the well been designated as contaminated by any government environmental/health agency?
7. Do you have any prior knowledge that the *property* or an *adjoining property* has been used for manufacturing or industrial purposes in the past?
8. Is any *adjoining property* used as a gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility (if applicable identify which)?
9. Do you have any prior knowledge that the *property* or any *adjoining properties* have been used as any of the above facilities in the past (if applicable identify which)?

Property Address: _____

Farming

Yes No Unknown If yes, provide size, contents, & approx. age _____

Yes No Unknown If yes, explain _____

Yes No Unknown If yes, explain _____

Yes No Unknown If yes, explain

well was filled in. Septic Tank is unknown.

Yes No Unknown If yes, explain _____

Yes No Unknown If yes, explain _____

Yes No Unknown If yes, explain _____

Yes No Unknown If yes, explain _____

10. Are there currently or to the best of your knowledge have there been previously any damaged or discarded automotive or industrial batteries or pesticides, paints or other chemicals in individual containers of greater than 5 gal (19L) in volume or 50 gal (190L) in the aggregate stored or used on the *property*?

Yes No Unknown If yes, explain

11. Are there currently or to the best of your knowledge have there been previously any industrial drums (typically 55 gal (208L) or sacks of chemicals located on the *property*?

Yes No Unknown If yes, explain

12. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought on to the *property* from a contaminated site or from an unknown origin?

Yes No Unknown If yes, explain

13. Are there currently or do you have any prior knowledge that there have been previously any *pits, ponds or lagoons* located on the *property* in connection with waste treatment or waste disposal?

Yes No Unknown If yes, explain

14. Is there currently or do you have any prior knowledge of stained soil on the *property*?

Yes No Unknown If yes, explain

15. Do you have any knowledge of *environmental liens* or government notifications relating to past or recurrent violations of environmental laws with respect to the *property*?

Yes No Unknown If yes, explain

16. Do you have knowledge of any environmental site assessment of the *property* that indicated the presence of hazardous substances or petroleum products on the *property* or recommended further assessment of the *property*?

Yes No Unknown If yes, explain

17. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of *PCB*?

Yes No Unknown If yes, explain

18. Are vent pipes protruding from the ground at the *property* or adjacent to any structure located on the *property*?

Yes No Unknown If yes, explain

19. Does the *property* discharge waste water, other than storm water, directly to a ditch or stream on or adjacent to the *property*?

Yes No Unknown If yes, explain

20. Please provide the approximate age of any buildings present on the *property*. If any structures have previously been located on the *property*, please indicate the approximate location, use of structure, and approximate date of demolition.

Yes No Unknown If yes, explain

21. Does the *property* or any buildings located on the *property* contain any *asbestos*?

Yes No Unknown If yes, explain

22. Has the *property* or any buildings located on the *property* been tested for *radon*?

Yes No Unknown If yes, explain

23. Does the *property* or any buildings located on the *property* contain any *urea-formaldehyde materials*?

Yes No Unknown If yes, explain

24. Does the *property* or any buildings located on the *property* contain any *lead-based paint* or *lead plumbing*?

Yes No Unknown If yes, explain

25. Have pesticides, herbicides or other agricultural chemicals been stored on, mixed on or applied to the *property*?

Yes No Unknown If yes, explain
Only for farming applications

26. Has there ever been any recreational shooting activities on the *property*?

Yes No Unknown If yes, explain

27. Please indicate any utility providers for the *property*.

Water None
Sewer None
Gas None
Electric None

Additional Comments

This questionnaire was completed by:

Name Doreen Iles
Address 6412 Woodgate Way
Liberty Twp., OH 45044
E-Mail doreeniles@roadrunner.com
Phone Number 513-850-4128
Connection to property Managing Member of
Matthis Holdings LLC

Williamsburg Township Emergency Services
 915 West Main St.
 Williamsburg, Ohio 45176-1147
 Phone (513) 724-7744
 Fax (513-724-1134

Date 11/12/15 number of pages including this page 2

To: Tom Kilbane

Company _____

Fax: () _____ Phone: () _____

From: Chief Wiedemann

Company: Williamsburg Fire

Fax: (513) _____ Phone: (513) _____

Comments: _____

Regarding Project # 22645 (1)

Williamsburg Township Emergency Services

Office of Chief Wiedemann

915 West Main Street

Williamsburg Ohio, 45176

Phone: 513-724-7744 Fax: 513-724-1134

Email: kwiedemann@williamsburgtownship.org

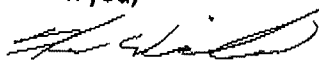
November 12, 2015

Mr. Kilbane

Looking at our records for Project No: 22645(1) land on Half Acre Rd and also State Route 276 we show no environmental/heath or other concerns.

I look forward to working with you and your company if you have any other concerns or questions please feel free to contact me.

Thank you,



Kevin Wiedemann

Fire Chief

From: [Bonar, Ashley](#)
To: lori@kilbaneenv.com
Subject: RE: Data Request for Environmental Review, KEI # 22645(1)
Date: Friday, November 13, 2015 8:44:40 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Dear: Ms. Kilbane

Re: 523508E009. And 523508C098.

Clermont County Public Health staff conducted a review of computer records for public health nuisance complaints filed or environmental issues/concerns. Our office only keeps record for the last five years. The above-referenced site is not identified in these records.

If you have any questions regarding this records search, please call me at (513) 732-7499.

For information regarding demolition and building code complaints, please contact the Clermont County Building Department at (513) 732-7213.

For information on the water supply, please contact the Clermont County Water and Sewer Department at (513)732-7970.

Sincerely,

Ashley Bonar
Clerk

abonar@clermontcountyohio.gov

[MailFilterGateway has detected a possible fraud attempt from "www.ccphohio." claiming to be](#)

www.ccphohio.org

P: 513-732-7494

F: 513-732-7936



 Please don't print this e-mail unless you really need to.

From: Lori [<mailto:lori@kilbaneenv.com>]
Sent: Wednesday, November 11, 2015 10:48 AM
To: Stapleton, Katrina
Cc: Thomas Kilbane
Subject: Data Request for Environmental Review, KEI # 22645(1)

Dear Ms. Stapleton,

Please see our attached data request for environmental review for the vacant farm land located on Half Acre Road and State Route 276. We have included a reference map for your convenience. We appreciate your assistance in processing our request. Please let us know if you have any questions.

Thank You,

Lori Kilbane



6236A Centre Park Drive
Cincinnati, Ohio 45069
Tel: (513) 874-6650 x 204
800: (877) 605-7301
Fax: (513) 554-0394
Email: lori@kilbaneenv.com

APPENDIX E
Qualifications of Environmental Professionals

Thomas J. Kilbane, CPG – President

Summary of Capabilities

- Project Management
- Phase I/Phase II Environmental Site Assessments
- Underground Storage Tank (UST) Assessments, Remediation Services, Removals, and Closures
- Soil and Groundwater Contamination Assessments
- Environmental Audits
- Wetlands Reconnaissance, Delineation, Permitting and Mitigations
- Asbestos Surveys and Management Plans

Education

- B.S. Geology, Wright State University, 1986

Professional Registrations/Affiliations

- Certified Professional Geologist, AIPG 2002, CPG-10679
- Professional Geologist, Tennessee, since 1995, TN 3691
- Certified Asbestos Hazard Evaluation Specialist, Ohio and Kentucky since 1993

Professional Memberships

- Member National Groundwater Association
- Full Member American Industrial Hygiene Association
- Member American Indoor Air Quality Council

Health and Safety Training

- 40-hrs. Hazardous Materials Incident Response Operations, USEPA
- 8-hrs. Supervisors HAZMAT Training

Professional Capabilities

Mr. Kilbane has more than 25 years of experience providing geological and environmental services to industry and governmental agencies on a variety of projects. These projects have included site investigations, environmental audits, wetlands permitting and mitigations, asbestos surveys and management plans, underground storage tank management, remediation and operation and maintenance. Reporting has included proposal and report preparation for audits, site investigations, work plans, RCRA and CERCLA reports. All Phase I and II Environmental Site Assessments are performed in general accordance with ASTM and AAI guidelines, and to meet client and lender specific requirements.

Mr. Kilbane is also responsible for business development and client relations. In this role he markets existing services and develops and markets new services including all levels of client contacts.

Thomas J. Kilbane, CPG – President

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Select Project Experience

- Management and technical oversight for over 50 underground storage tanks, closures, investigations, and remediations in Ohio, Indiana and Kentucky.
- Final review and reporting for five part environmental assessment at DOE's Miamisburg Mound Plant. \$775,000 investigation covered various areas of Operating Unit OU-2.
- Managed several wetland reconnaissance and delineation projects throughout Ohio and Kentucky. In addition, prepared and provided oversight for the creation of several wetlands from 0.75 to 4 acres in size.
- Manager for a VOC remediation under DOE's Interim Response Actions for impacted soil in Mounds B-Building courtyard. Remediation included the installation of a soil vapor extraction system to remove the VOCs.
- Managed a site investigation and asbestos survey of a ceramics manufacturer in northeast Ohio. The project investigated included two lagoons, and numerous buried disposal areas.
- Managed and performed an environmental audit and site investigation at two facilities of an automotive parts manufacturer. Investigation included sampling over 20 borings, 15 PCB wipe samples and numerous paint chip samples.
- Ohio coordinator and primary proposal author for site investigations at 42 sites nationwide. Primary contact with client in identifying the scope of the project and developing the work plan and field sampling plan. Directly managed investigation activities at eight facilities in Indiana, Kentucky, Ohio, Pennsylvania, and West Virginia.
- Managed and provided oversight for a RCRA closure related to a release of spent trichloroethene. Project included defining the extent of contamination, excavation of impacted soils and proper disposal at a permitted hazardous waste landfill.
- Managed the completion of a large site investigation and remediation project for a major airline. Remedial activities included thermal treatment of excavated soils.
- Assembled data from field investigations and prepared a CERCLA Interim Measures Work Plan for a former textile dye facility in Virginia. The work plan included surface soils impacted with high lead concentrations, discolored soil associated with metals, a landfill, a building demolition, and storm water control.
- Task manager for a SVE remedial system used to remediate VOC impacted soils. The system successfully remediated over 90 percent of the reported VOCs in the remedial area

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Select Project Experience, cont..,

- Assisted in the preparation of various CERCLA RI/FS documents for a former tar product facility. Documents prepared included work plan, field sampling plan, and QAPP.
- Coordinated and performed O&M activities for two CERCLA sites in Kentucky. One site contains a groundwater pump and treat system that includes reinjection of the groundwater. The other site pumps groundwater into a 25,000-gallon holding tank for off-site disposal.
- Various environmental audits have been performed for clients such as Aetna, the U.S. Postal Service, and various financial institutions.
- Management and performance of numerous asbestos surveys in Ohio and Kentucky. One project included collected samples of refractory by coring through an electric furnace at an operating steel mill.

Professional Experience

- President, Kilbane Environmental, Inc., 05/2001 to present
- Environmental Manager, Alt & Witzig Engineering, Inc., 01/1996 to 05/2001
- Project Manager, ICF Kaiser Engineers, Inc., 08/1994 to 10/1995
- Project Manager, Dames & Moore, Inc., 03/1992 to 08/1994
- Environmental Scientist, State of Ohio, BUSTR, 10/1990 to 03/1992
- Project Manager/Cartographer, Department of Defense, 01/1987 to 10/1990