

**Phase I Environmental Site Assessment
333 Lincoln Avenue,
Lancaster, Ohio
Volume 1 of 3 Report**



Submitted to:
Fairfield County
Board of Commissioners
210 East Main Street
Lancaster, Ohio 43130

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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with ASTM Standard E1527-13 for the property known as The Furniture Depot (formerly known as Kings Furniture) located at 333 Lincoln Avenue, Lancaster, Ohio. The purpose of the Phase I ESA was to perform all appropriate inquiries into previous ownership and uses of the property, consistent with good commercial and customary practices listed in ASTM Standard E1527-13, to evaluate the possible presence of any recognized environmental conditions at the site. This due diligence inquiry included the following process: a records review of reasonably ascertainable environmental and historical use information for the property and adjoining properties; a site reconnaissance to visually inspect the property, including the interior and exterior of buildings, and the perimeter of the property; and interviews with current property owners and local governmental officials knowledgeable about current and past uses of the site.

Based on an evaluation of the findings, this assessment has revealed no evidence of recognized environmental conditions in connection with the property except for two permanently abandoned in place fuel oil tanks on the premises. The Lancaster Fire Department records showed that a permit was obtained for the closure of these tanks by filling with a concrete slurry. This is an acceptable abandonment method. However, because the tanks were not removed, no inspection of the subsurface conditions (e.g., soils staining, free product etc.) could be made. Thus, in order to err on the side of caution, a recognized environmental condition for the soils adjacent to the tank was determined.

TABLE OF CONTENTS

	<u>Page</u>
EXECUTIVE SUMMARY	i
LIST OF TABLES	iv
LIST OF FIGURES	iv
LIST OF APPENDICES	v
1. INTRODUCTION	1
1.1 Introduction	1
1.2 Purpose	1
1.3 Scope of Services	3
2. PROPERTY LOCATION AND DESCRIPTION	5
2.1 Introduction	5
2.2 Property Description	5
2.3 Physical Setting	8
2.3.1 Surficial Soils	8
2.3.2 Geologic and Hydrogeologic Setting	8
2.3.3 Floodplain Setting	13
2.3.4 Historical Physiographical Changes in the Site Vicinity	17
3. HISTORY OF THE SITE	18
3.1 Introduction	18
3.2 Review of Previous Property Ownership	18
3.3 Review of Historical Land Use	20
3.3.1 Sanborn® Fire Insurance Map Review	20
3.3.1.1 1884 Sanborn® Map.....	21
3.3.1.2 1889 Sanborn® Map.....	21
3.3.1.3 1893 Sanborn® Map.....	21
3.3.1.4 1899 Sanborn® Map.....	21
3.3.1.5 1904 Sanborn® Map.....	22
3.3.1.6 1910 Sanborn® Map.....	22
3.3.1.7 1919 Sanborn® Map.....	22
3.3.1.8 1929 Sanborn® Map.....	23
3.3.1.9 1949 Sanborn® Map.....	23
3.3.1.10 1967 Sanborn® Map.....	24

3.3.2	<i>City Directory Review</i>	24
3.3.3	<i>Aerial Photograph Review</i>	26
3.3.4	<i>USGS Topographical Map Review</i>	26
3.3.5	<i>Environmental Lien and Activity and Use Limitation (AUL) Search</i>	27
4.	ENVIRONMENTAL DATABASE REVIEW	28
4.1	Introduction	28
4.2	Federal and State Environmental Records	28
4.2.1	<i>Federal NFRAP</i>	29
4.2.2	<i>Federal RCRA Hazardous Waste Generators</i>	29
4.2.3	<i>Federal RCRA Non-Generator List</i>	30
4.2.4	<i>Ohio DERR/VAP Sites</i>	30
4.2.5	<i>Ohio LUST Sites</i>	31
4.2.6	<i>Ohio Registered UST Sites</i>	32
4.2.7	<i>Historical Records – Manufactured Gas Plants</i>	33
4.3	Local Environmental Records	33
5.	SITE RECONNAISSANCE	35
5.1	Introduction	35
5.2	General Site Setting	35
5.3	Interior Observations	35
5.4	Exterior Observations	36
6.	INTERVIEWS	39
6.1	Introduction	39
6.2	Interview with Present Owner	39
6.3	Interviews with State and Local Governmental Officials	40
6.3.1	<i>Ohio EPA</i>	40
6.3.2	<i>Lancaster Fire Department</i>	43
7.	CONCLUSION	46
7.1	Report Limitations	46
7.2	Conclusions	47
8.	REFERENCES	50

LIST OF TABLES

	<u>Page</u>
1. Parcels comprising subject property for phase I ESA.....	3
2. Groundwater pollution potential index factors (Schmidt, 1996).....	13

LIST OF FIGURES

	<u>Page</u>
1. USGS 7.5 minute topographic map (Lancaster quadrangle) showing the property and vicinity (1985).....	2
2. Site location map of property and surrounding area.....	6
3. Zoning map in the vicinity of the property (City of Lancaster, 2015).....	7
4. Soils in the vicinity of the property (Hamilton, et al. 2005).....	9
5. Surficial geology in the vicinity of the property (Brockman et al., 2006).....	10
6. Bedrock contour map in the vicinity of the property (ODNR, 2013).....	11
7. Groundwater resources in the vicinity of the property (Schmidt, 1992).....	12
8. Groundwater pollution potential of area in vicinity of the property (Schmidt, 1996).....	14
9. Source water protection area for the City of Lancaster, Ohio Miller Park wellfield (URS, 1993).....	15
10. Map showing parcels and location of floodway (red) and 100 year flood plain (blue) (Fairfield County Auditor, 2012 floodplain data).....	16
11. Historic (1910) plat map of site (Fairfield County Auditor’s Office).....	19
12. Potentiometric surface map of the Lancaster Glass site, November 2009 (August Mack Environmental, 2009).....	42
13. Potentiometric surface map of the former Lancaster Glass site, December 9, 2010 (Geotechnical Consultants, Inc., 2011).....	44

LIST OF APPENDICES

- A** Property Records (Fairfield County Auditor Tax Cards, Chain of Title and Deed Record Search, Title Search Report, and Environmental Lien and AUL Search)
- B** Sanborn[®] Fire Insurance Maps
- C** City Directory Images
- D** Aerial Photographs
- E** USGS Topographical Maps
- F** EDR Radius Map[™] Report with GeoCheck[®]
- G** Local Environmental Record Source, Letters of Requests and Responses
- H** Photographs from Site Reconnaissance
- I** Qualifications of Environmental Professionals

SECTION 1 INTRODUCTION

1.1 Introduction

The Fairfield County Board of Commissioners contracted with Bennett & Williams Environmental Consultants, Inc. to perform a Phase I Environmental Site Assessment (ESA) in accordance with ASTM Standard E1527-13 for the property located at 333 Lincoln Avenue, Lancaster, Ohio, which is adjacent to the parcels upon which the Board of Commissioners proposes to build the new Fairfield County Public Safety Facility/Sheriff's Office. This report presents the findings of the Phase I ESA for the Lincoln Avenue property. Figure 1 shows the latitude, longitude and location of the property on the current USGS 7.5-minute quadrangle map.

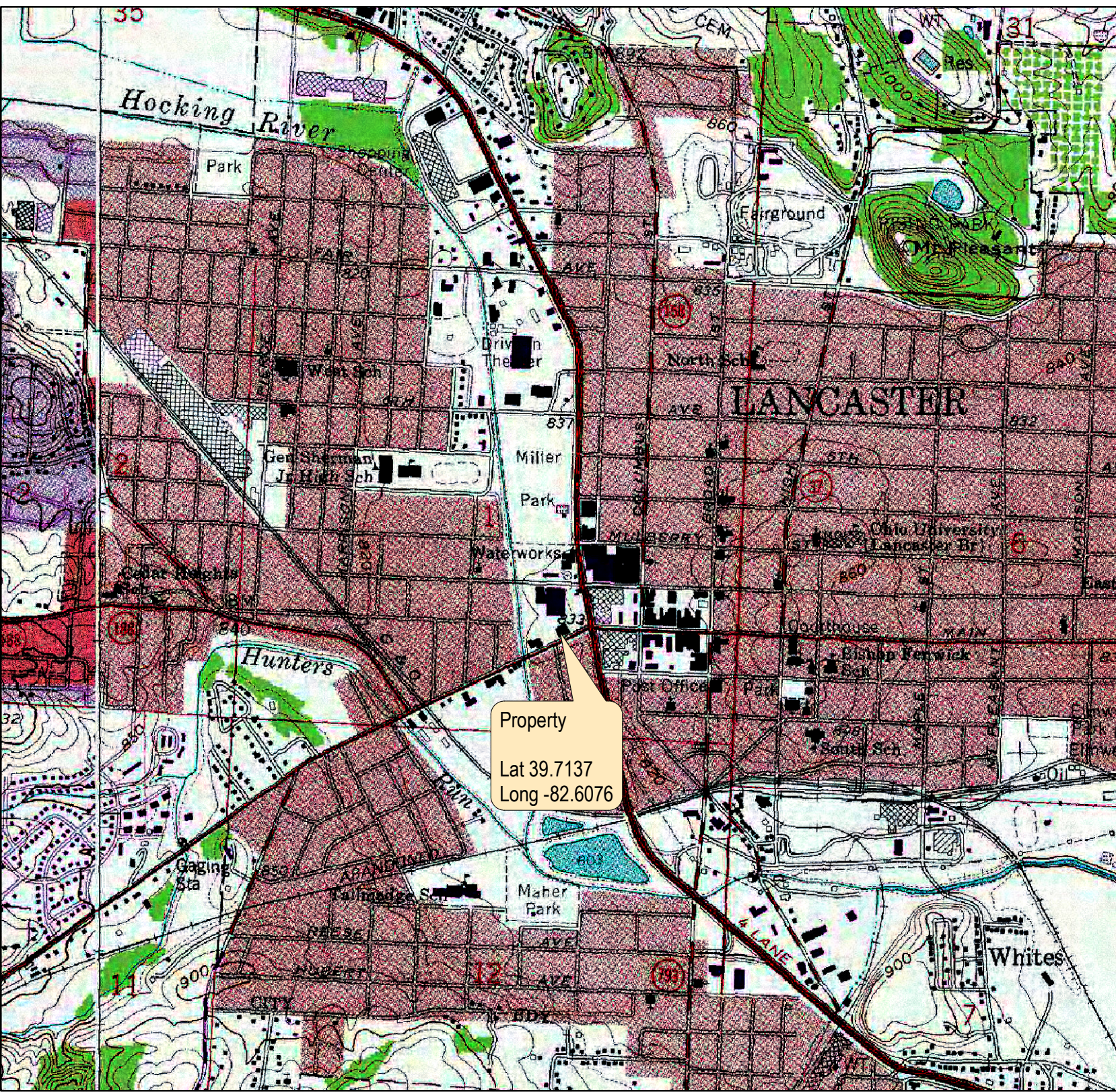
1.2 Purpose

The purpose of this Phase I ESA was to perform all appropriate inquiries into previous ownership and uses of the property, consistent with good commercial and customary practices listed in ASTM Standard E1527-13, to evaluate the possible presence of recognized environmental conditions at the site. Recognized environmental conditions are defined, in part, under the ASTM Standard as *"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."* It should be noted that the identification of recognized environmental conditions does not include *de minimus* conditions that generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies. Findings from the Phase I ESA are used to characterize the property relative to any known or suspected recognized environmental conditions that may warrant additional investigation or further consideration by parties to a commercial real estate transaction.

The findings from this Phase I ESA are not intended to wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the property. It is instead intended to provide a due diligent inquiry that reduces uncertainty in identifying the potential for recognized environmental conditions at the property. Within the scope of services for this Phase I ESA, the subject property was evaluated for environmental conditions that would indicate a known or suspected release of hazardous substances and/or petroleum products. The conclusions of this report are based on reasonably ascertainable information that is publicly available, obtainable within reasonable time and cost constraints, and practically reviewable.

The subject property for the purposes of this Phase I ESA is The Furniture Depot Facility (aka Kings Furniture) located at 333 Lincoln Avenue, Lancaster, Ohio. The property consists of three (3) distinct parcels, listed in Table 1, that together comprise 0.5 acres. These three parcels are legally described, in part, as being Lots Nos. 4, 5, 6, and 7 of M.A. Daugherty's Addition to the City of Lancaster, Ohio, as the same is recorded in Plat Book 1, Page 5, Dedication Book 1,

Figure 1.
USGS 7.5 minute
topographic map
(Lancaster
quadrangle)
showing the
property and
vicinity (1985).



1 inch = 417 feet
0 50 100 200 300 400 500 600
Feet

Page 60, Fairfield County Recorder’s Office. Property record cards for these parcels, available from the Fairfield County Recorder’s Website, are included in Appendix A, along with a December 12, 2014 Title Search Report for the property performed separately for the Fairfield County Board of Commissioners and a historical property deed review performed by Bennett & Williams as part of this project.

Table 1. Parcels Comprising Subject Property for Phase I ESA

Parcel I.D.	Current Owner	Street Address
05360028600 (Lots 4 and 5)	Mitch and Ann D. Endick	333 Lincoln Avenue
05360028700 (Lot 6)	Mitch and Ann D. Endick	0 Lincoln Avenue
05360028800 (Lot 7)	Mitch and Ann D. Endick	0 Lincoln Avenue

1.3 Scope of Services

This Phase I ESA was performed in accordance with ASTM Standard E1527-13 and included the following specific activities within the scope of services:

- A review of reasonably ascertainable historical use information for the property including aerial photographs, Sanborn® Fire Insurance Maps, property tax files, recorded land title records [including Chain of Title and Environmental Liens or Activity and Use Limitations (AUL)], USGS topographical maps, and local street directories;
- A review of reasonably available geologic and hydrogeologic information for the property and its immediate vicinity;
- A review of reasonably ascertainable federal and state environmental databases for sites (including the subject property and surrounding properties within a prescribed minimum search distance) of known or suspected environmental releases including National Priority Lists (NPL) sites, Comprehensive Environmental Response, Compensation, and Liability System (CERCLIS) sites, No Further Remedial Action Plan (NFRAP) sites, Resource Conservation and Recovery Act (RCRA) hazardous waste generator sites, RCRA Treatment, Storage and Disposal (TSD) sites, RCRA Corrective Action (CORRACTS) sites, Emergency Response Notification System (ERNS) sites, Ohio Solid Waste Landfill sites, Ohio Voluntary Action Program (VAP) sites, Ohio Spill sites, Ohio registered Underground Storage Tank (UST) sites, and Ohio Leaking Underground Storage Tank (LUST) sites;
- A review of reasonably ascertainable local environmental record sources for the property including the Fairfield County Health Department, Fairfield County Local Emergency Planning Committee, Lancaster Fire Department, Lancaster Certified Building and Zoning Department, Lancaster Code Enforcement, Lancaster Department of Engineering, and Lancaster Division of Water;

- Follow up inquiries with the Ohio Environmental Protection Agency, Ohio Bureau of Underground Storage Tank Regulations, and Lancaster Fire Department regarding surrounding sites with an active status listed in their respective databases;
- A site reconnaissance to visually observe the subject property and surrounding parcels, as well as structures present on the subject property, relative to their apparent use that may indicate the possible presence of a recognized environmental condition;
- An interview with the current property owner regarding the past and current uses and physical characteristics of the property to obtain further information that may indicate the possible presence of any recognized environmental conditions in connection with the property; and
- Preparation of a Phase I ESA report documenting the environmental assessment findings, an evaluation of any known or possible recognized environmental conditions in connection with the property, and recommendations regarding further action at the property, if any.

The following services, listed as non-scope considerations under Section 13 of ASTM Standard E1527-13, are specifically excluded from the scope of services performed for this Phase I ESA:

- Sampling or testing of asbestos-containing building materials;
- Testing for lead-based paint;
- Indoor testing for radon gas or testing of indoor air quality;
- Evaluation of cultural and historic resources; and
- Sampling or testing of environmental media including soil, water, groundwater, waste materials or biological agents.

SECTION 2 PROPERTY LOCATION AND DESCRIPTION

2.1 Introduction

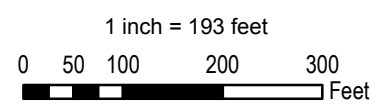
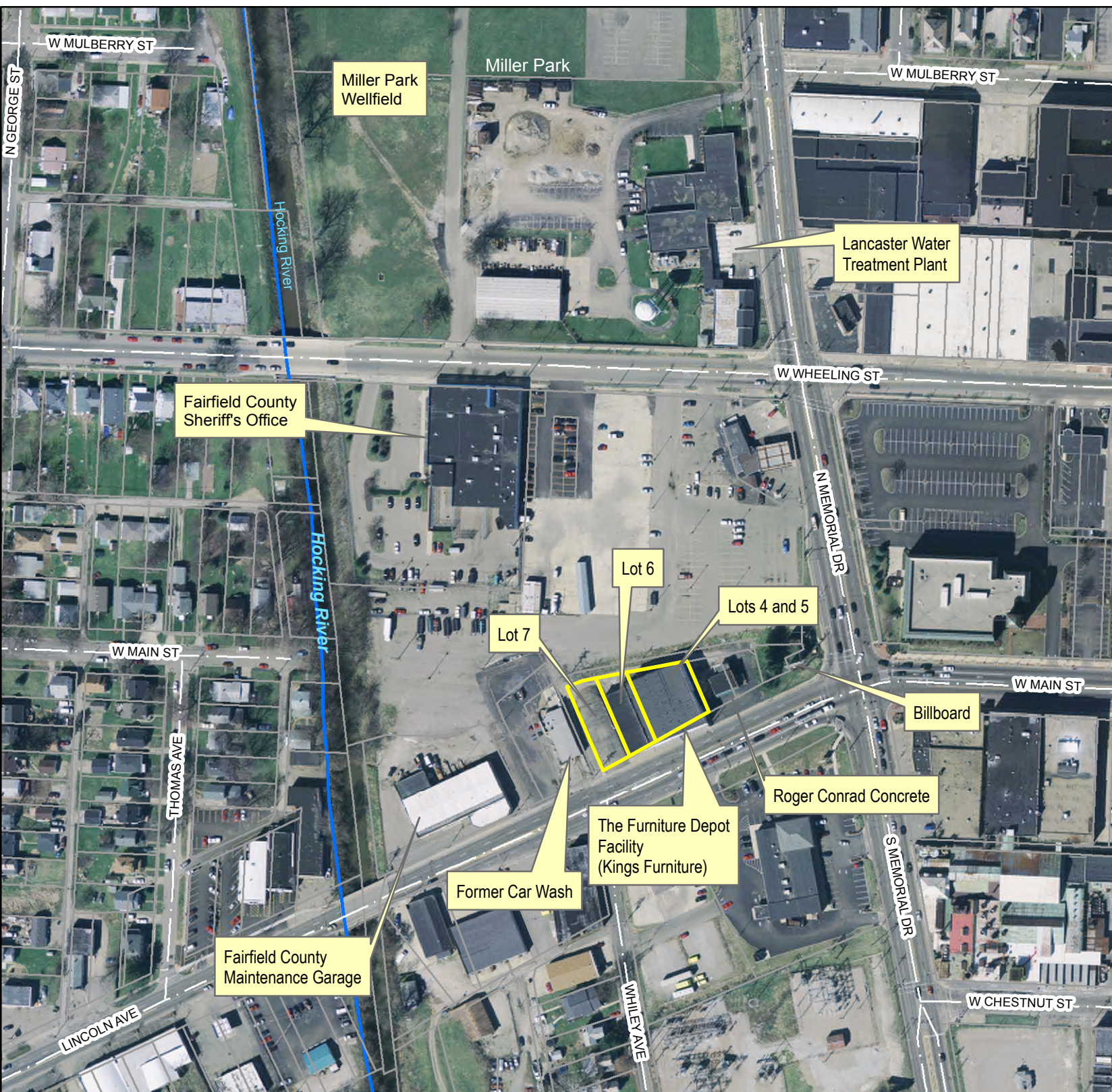
The subject property, known as The Furniture Depot Facility (Kings Furniture) at 333 Lincoln Avenue, includes four recorded tracts of land (current tax parcel numbers 0536028600 (Lots 4 and 5 in M.A. Daugherty's Addition), 0536028700 (Lot 6 in M.A. Daugherty's Addition), and 0536028800 (Lot 7 in M.A. Daugherty's Addition)) totaling 0.5 acres in size (Figures 1 and 2). As previously mentioned, property record cards for these parcels, available from the Fairfield County Recorder's Website, are included in Appendix A, along with a December 12, 2014 Title Search Report for the property performed separately for the Fairfield County Board of Commissioners.

The property is located within the limits of the City of Lancaster, Ohio. The site is bounded on the north by a large paved parking lot (now owned by the Fairfield County Commissioners) that serves the current MSMJ (Minimum Security Misdemeanor Jail) and Fairfield County Sheriff's Office on West Wheeling Street. This site is being proposed for the construction of a new Fairfield County Jail/Public Safety Facility. Immediately north of Wheeling Street is the Lancaster Miller Park wellfield and water treatment plant. On the west, the site is bounded by a former car wash (now owned by the Fairfield County Commissioners), the Fairfield County Maintenance Garage (owned by the Fairfield County Commissioners), and the re-channelized course of the Hocking River. On the south, the parcels all front on Lincoln Avenue (US Route 22) with a CVS Pharmacy and Enterprise Car Rental located south of the property across Lincoln Avenue. To the east is Roger Conrad Concrete (property owned by Mary Margaret Kensler), a billboard (property owned by Jay Nauman), and Memorial Drive (US Route 33).

2.2 Property Description

The subject property is situated on the north side of Lincoln Avenue between Whiley Avenue and Memorial Drive, approximately half a block west of the Lancaster Downtown Business District. Land use in the area is a mix of commercial and industrial uses and the property is presently zoned as "Industrial Light" (Figure 3). The site has been commercially developed for approximately 110 years and currently has a commercial three story structure with a one story addition. The property is presently used as a furniture store with ancillary storage areas, a principal commercial use that is known to date back approximately 75 years. The ground surface topography slopes from east to west toward the re-channelized Hocking River with the first floor elevation of the building exiting at ground level on Lincoln Avenue and the basement (garage) level of the building exiting into an alley along the northern boundary of the property. Immediately north of the alley, the surface topography rises approximately five to six feet to the parking lot serving the MSMJ and Fairfield County Sheriff's Office. Further details on the characteristics of the property can be found in Section 5 of the report regarding the findings from the visual site reconnaissance conducted on April 2, 2015.

Figure 2.
Site location map of
property and
surrounding area.





Lancaster Zoning Mapbook Page: 12

LEGEND

- Historic Preservation District
- Flood Plain District
- Wellhead Protection District

Lancaster Zoning

- AG
- CBD
- CG
- CG/PUD
- CH
- CN
- IH
- IL
- IM
- OM
- RE
- RE/PUD
- RM-0
- RM-0/PUD
- RM-1
- RM-2
- RM-2/PUD
- RM-3
- RM-3/PUD
- RS-1
- RS-2
- RS-3
- RS-3/PUD
- RS-4

1 inch = 400 feet
 Printed at 11x17

Map prepared by:
 Scott F. Snider, GISP
 GIS Coordinator
 City of Lancaster IT/Telecom
 gis@ci.lancaster.oh.us

Apr 03, 2015

Figure 3. Zoning map in the vicinity of the property (City of Lancaster, 2015).

2.3 Physical Setting

Several physical setting sources were reviewed to provide information about the geologic, hydrogeologic, hydrologic and topographic characteristics of the subject property and the immediate vicinity.

2.3.1 Surficial Soils

According to Hamilton et al. (2005), the site is situated in an urban land-Aetna complex, rarely flooded soil area, designated by the symbol “Um” (Figure 4). The landform is an area of urban development where the land is covered by impervious surfaces, such as pavement and buildings, on floodplains and alluvial fans. The Aetna soil series is a very deep silt loam with a low shrink-swell potential and a seasonal high water table that is one to two feet below the ground. The soil is silty alluvium over glaciolacustrine deposits. Prior to re-channelization of the Hocking River in the 1890’s to its present-day location, the river was closer to the property, but is not reported to have traversed the site.

2.3.2 Geologic and Hydrogeologic Setting

The surficial geology map (Figure 5) shows that the surficial materials are comprised of Wisconsin-age silts (shown by the blue color). These soils are underlain by as much as 60 feet of Wisconsin-age sand and gravel (shown by SG6-). According to Brockman et al (2006), the sand and gravel is *“Intermixed and interbedded sand and gravel commonly containing thin, discontinuous layers of silt, clay, and tail, grains well to moderately sorted, moderately well rounded, finely stratified to massive, may be cross bedded, locally may contain organic material. In deep buried valleys, may be older than Wisconsin age. Widespread fluvial deposit in terraces and buried valleys”*. Underlying the sand and gravel is as much as 100 feet more sand and gravel that is undifferentiated with an unspecified age (shown by SGB10-). This sand and gravel is described as *“A deeply buried unit of predominantly sand and gravel; age cannot be differentiated with the available data. Unit associated with large, buried stream valleys”* (Brockman et al, 2006). Underlying the sand and gravel is Mississippian-age sandstone and shale bedrock (shown by Ssh). Just to the east of the property (in the orange area), the surficial deposits are sand and gravel and are more shallow than those underlying the site.

Indeed, the bedrock topography map (Figure 6) shows that the elevation of the bedrock underlying the site is at an elevation of approximately 700 feet amsl. Because the surface elevation of the site is approximately 825 feet amsl, the buried valley beneath the property (filled primarily with sand and gravel) is approximately 125 feet deep. Figure 6 shows that the bedrock becomes shallower to the east.

The groundwater resource map (Figure 7) shows that the property is located in an area where yields of 600 gallons per minute can be expected from larger diameter wells located in the sands and gravels within the buried valley and below the Hocking River floodplain (shown by gray hatches) (Schmidt, 1992). The map also shows that well depths of sand and gravel wells within the buried valley range from 62 to 104 feet in the vicinity of the site, with yields ranging from 200 gallons per minute to 800 gallons per minute.

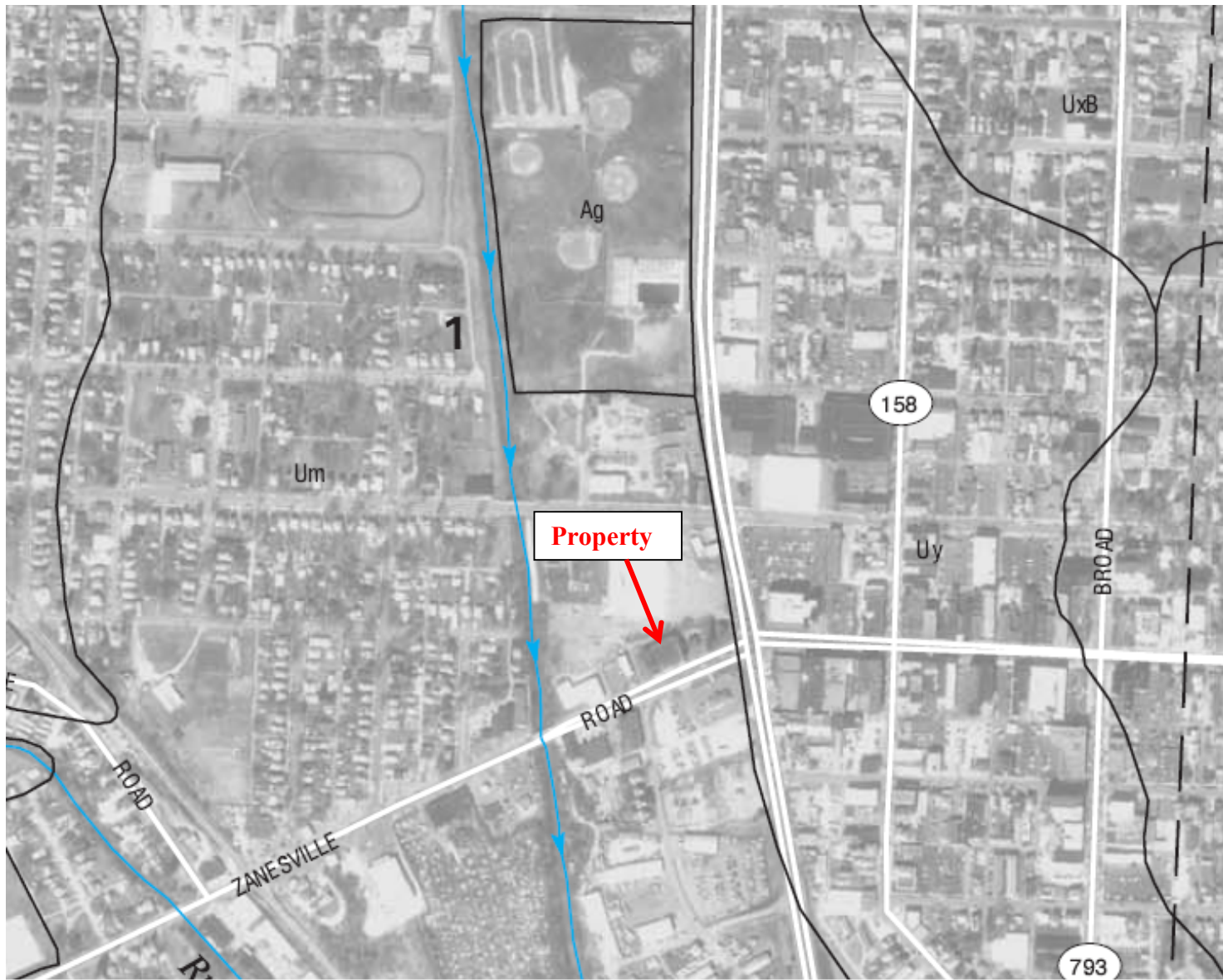
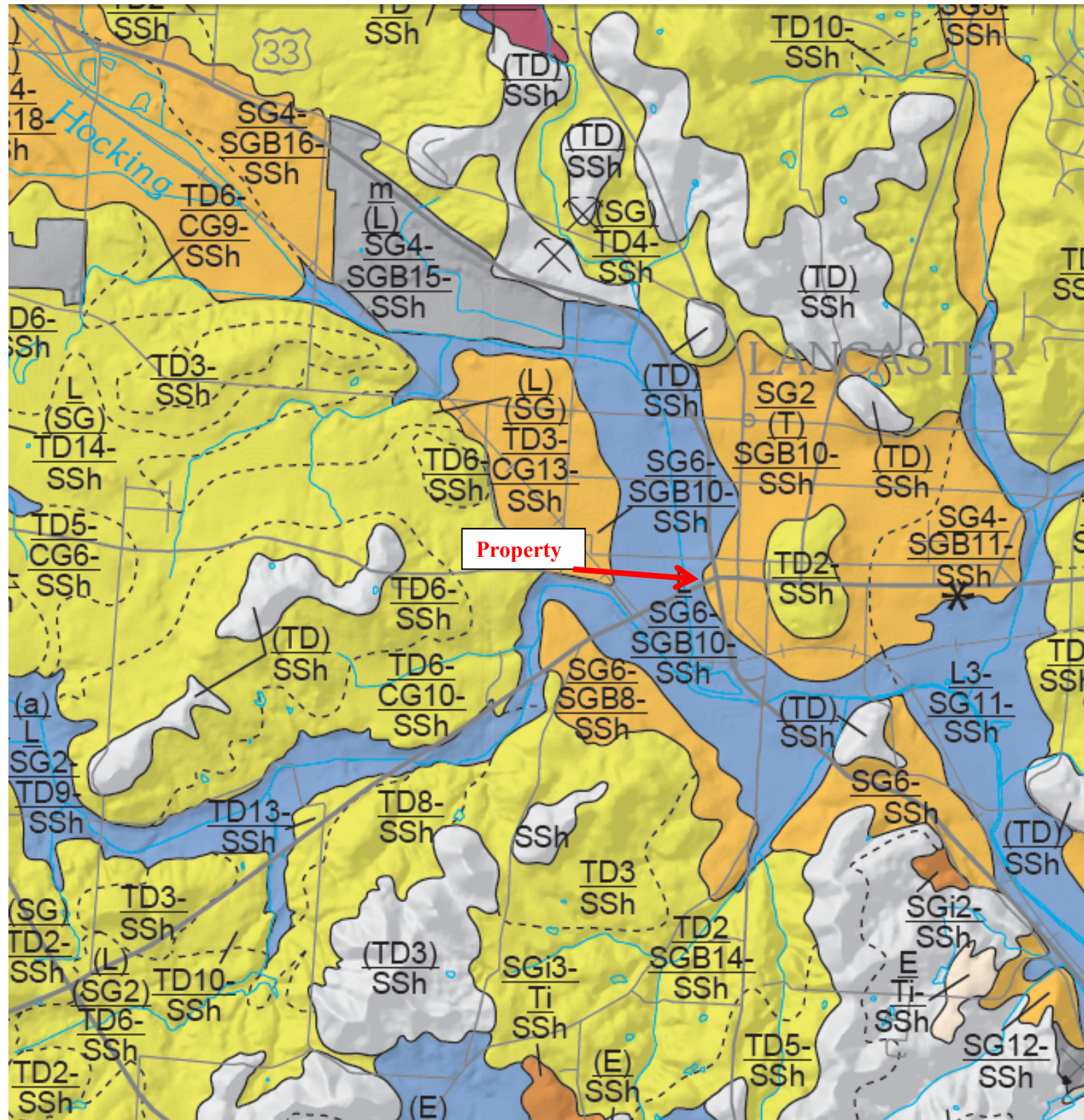


Figure 4. Soils in the vicinity of the property (Hamilton, et al., 2005).



- | |
|----|
| SG |
|----|

 Sand and gravel, generally Wisconsinan age. Intermixed and interbedded sand and gravel commonly containing thin, discontinuous layers of silt, clay, and till; grains well to moderately sorted, moderately to well rounded; finely stratified to massive, may be cross bedded; locally may contain organic material. In deep buried valleys, may be older than Wisconsinan age. Widespread fluvial deposit in terraces and buried valleys.

- | |
|-----|
| SGI |
|-----|

 Sand and gravel, Illinoian age. Properties similar to unit SG above, except upper part of unit is deeply weathered and leached where near surface. Fluvial unit found in high-level terraces and in deep buried valleys in the eastern map area.

- | |
|-----|
| SGB |
|-----|

 Sand and gravel, undifferentiated, unspecified age. A deeply buried unit of predominantly sand and gravel; age cannot be differentiated with the available data. Unit associated with large, buried stream valleys.

Surficial Units

- | |
|---|
| m |
|---|

 Made land, larger pits, quarries, or mines
- | |
|---|
| a |
|---|

 Alluvium
- | |
|---|
| o |
|---|

 Organic deposits
- | |
|---|
| E |
|---|

 Eolian silt and fine sand, unspecified age
- | |
|----|
| IC |
|----|

 Ice contact deposits, Wisconsinan-age
- | |
|----|
| IM |
|----|

 Till and water laid deposits, Wisconsinan-age
- | |
|---|
| L |
|---|

 Silt, Wisconsinan-age
- | |
|----|
| SG |
|----|

 Sand and gravel, Wisconsinan-age
- | |
|-----|
| SGI |
|-----|

 Sand and gravel, Illinoian-age
- | |
|-----|
| SGB |
|-----|

 Sand and gravel, undifferentiated, unspecified age
- | |
|----|
| TA |
|----|

 Loam till, high carbonate content, Wisconsinan age
- | |
|----|
| TD |
|----|

 Loam till, medium carbonate content, Wisconsinan-age
- | |
|----|
| Ti |
|----|

 Loam till, Illinoian age

Bedrock Units

- | |
|---|
| P |
|---|

 Sandstone, shale, siltstone, clay, limestone, and coal bedrock, and associated colluvium, Pennsylvanian-age
- | |
|-----|
| SSh |
|-----|

 Sandstone and shale bedrock, and associated colluvium, Mississippian-age
- | |
|----|
| Sh |
|----|

 Shale bedrock and associated colluvium, Devonian-age
- | |
|----|
| Ls |
|----|

 Limestone and dolomite bedrock, Devonian-age

Figure 5. Surficial geology in the vicinity of the property (Brockman et. al, 2006).

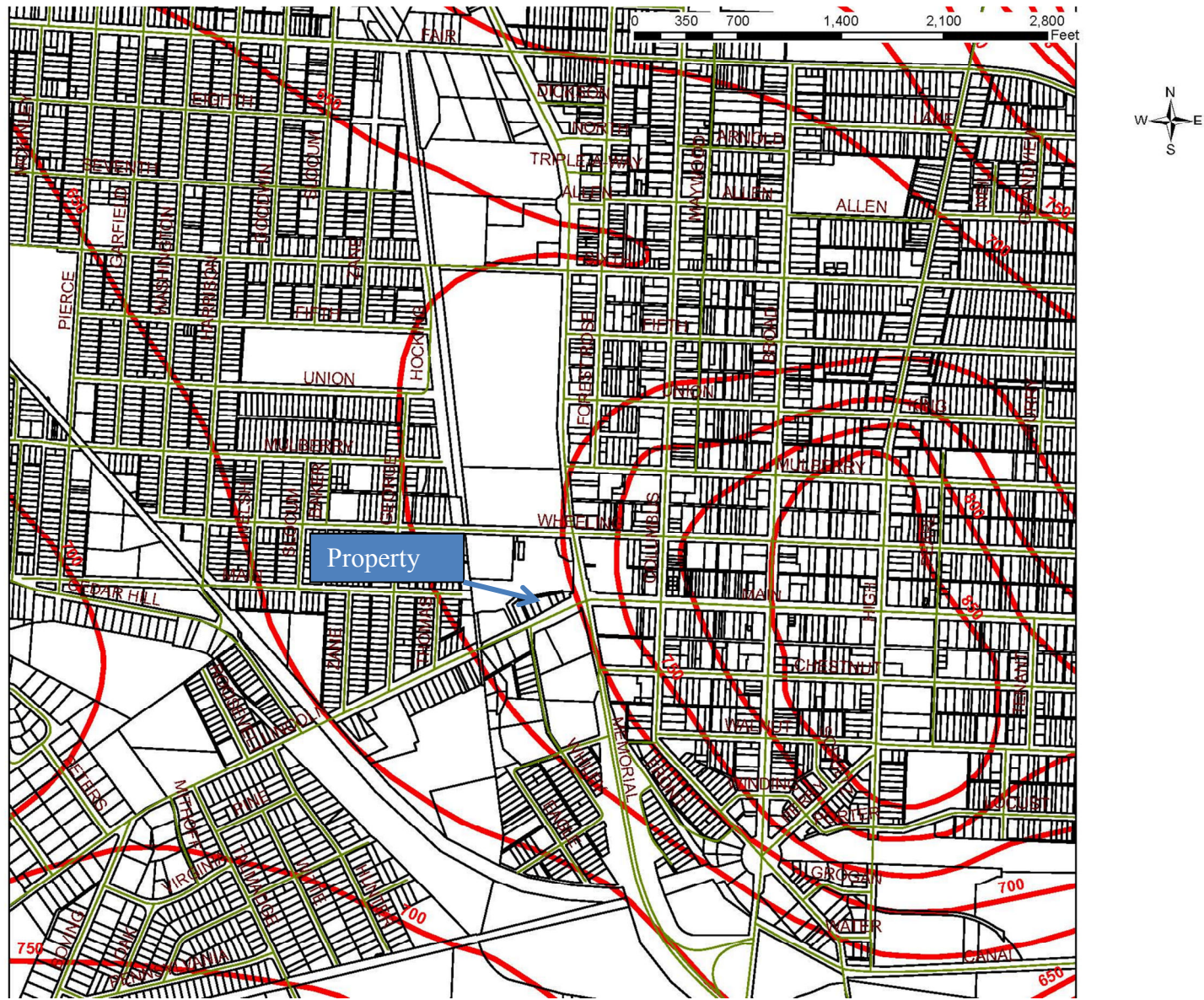
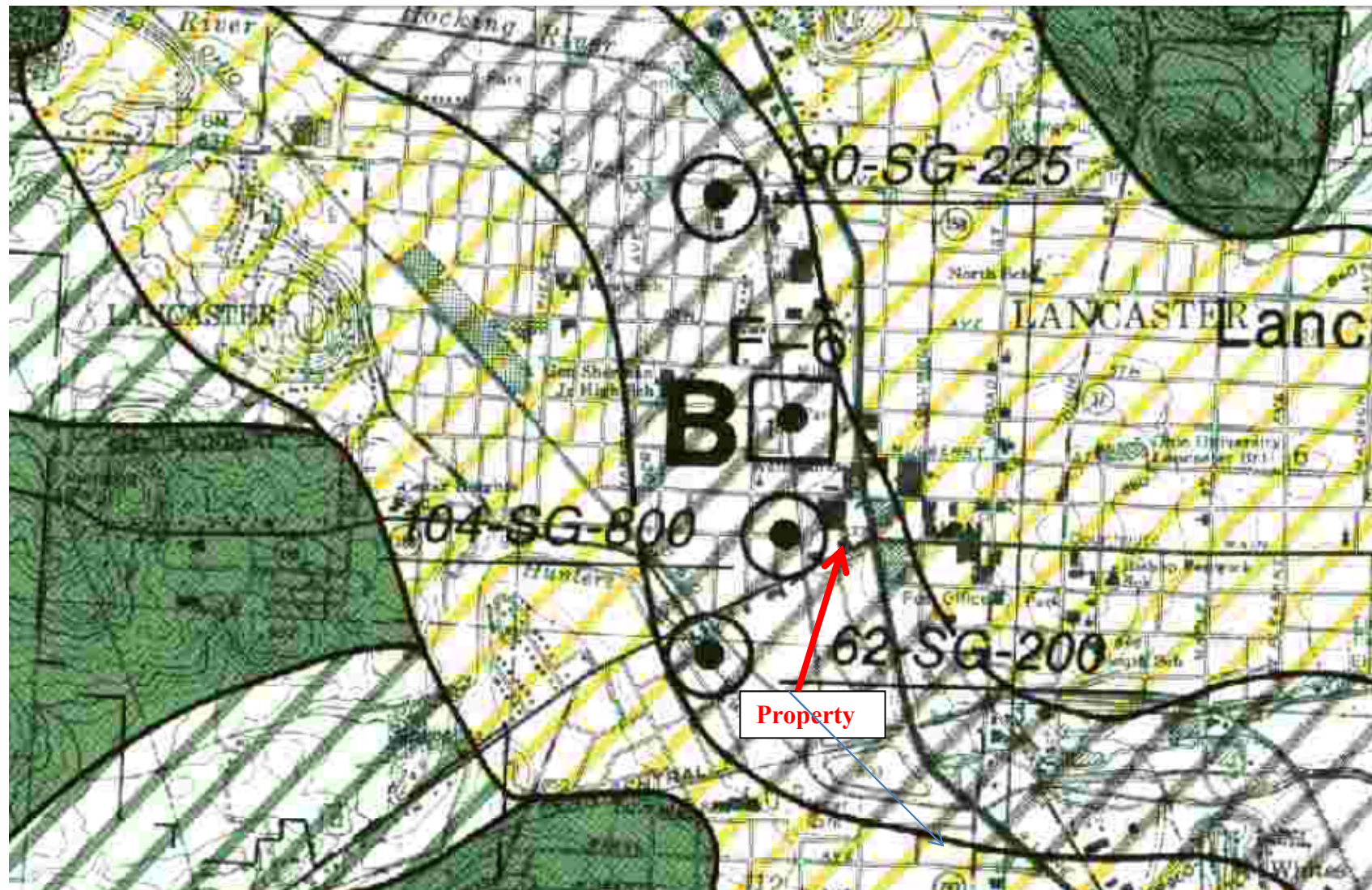


Figure 6. Bedrock contour map in the vicinity of the property (ODNR, 2013).



Well Site Symbols

AREAS IN WHICH YIELDS OF AS MUCH AS 500, OR MORE, GALLONS PER MINUTE MAY BE DEVELOPED.



Permeable sand and gravel deposits beneath the Hocking River floodplain. Yields in excess of 600 gallons per minute developed from properly constructed, large diameter wells.

AREAS IN WHICH YIELDS OF 100 TO 500 GALLONS PER MINUTE MAY BE DEVELOPED.



Sand and gravel deposits, which partially fill ancestral drainage channels, may yield as much as 500 gallons per minute at depths of 65-165 feet. Extensive test drilling is recommended to locate the coarse deposits. Test wells reveal more than 300 feet of unconsolidated deposits that fill the ancestral channel in the northern portion of the county.

AREAS IN WHICH YIELDS OF 25 TO 100 GALLONS PER MINUTE MAY BE DEVELOPED.



Relatively thin to thick layers of sand and gravel interbedded with thick clay layers deposited in ancestral valleys. Potential yields of as much as 100 gallons per minute may be developed. Isolated permeable zones are noted and test wells are necessary to locate coarse deposits for maximum yield.

AREAS IN WHICH YIELDS OF 10 TO 25 GALLONS PER MINUTE MAY BE DEVELOPED.



Berea sandstone in the northern portion and the Black Hand sandstone in the central and southern portion of the county are the principal water-bearing bedrock formations. Larger diameter wells developed in the Black Hand sandstone at depths in excess of 250 feet may yield more than 75 gallons per minute. Average depth for domestic wells seldom exceeds 140 feet.



Relatively thick clay layers interbedded with water-bearing sand and gravel and deposited in ancestral drainage channels. Wells may range in depth from 35 to more than 235 feet. Few wells are developed in sandstone-shale bedrock if coarse deposits are not encountered.

Figure 7. Groundwater resources in the vicinity of the property (Schmidt, 1992).

The groundwater pollution potential map (Figure 8) also shows that the property is located in a buried valley (shown by the symbol 7D). However, the groundwater pollution potential map also shows that the site is located in an area that has a relatively high pollution potential (shown by the yellow color and the associated DRASTIC index of 178). The factors that make up the index are shown in Table 2.

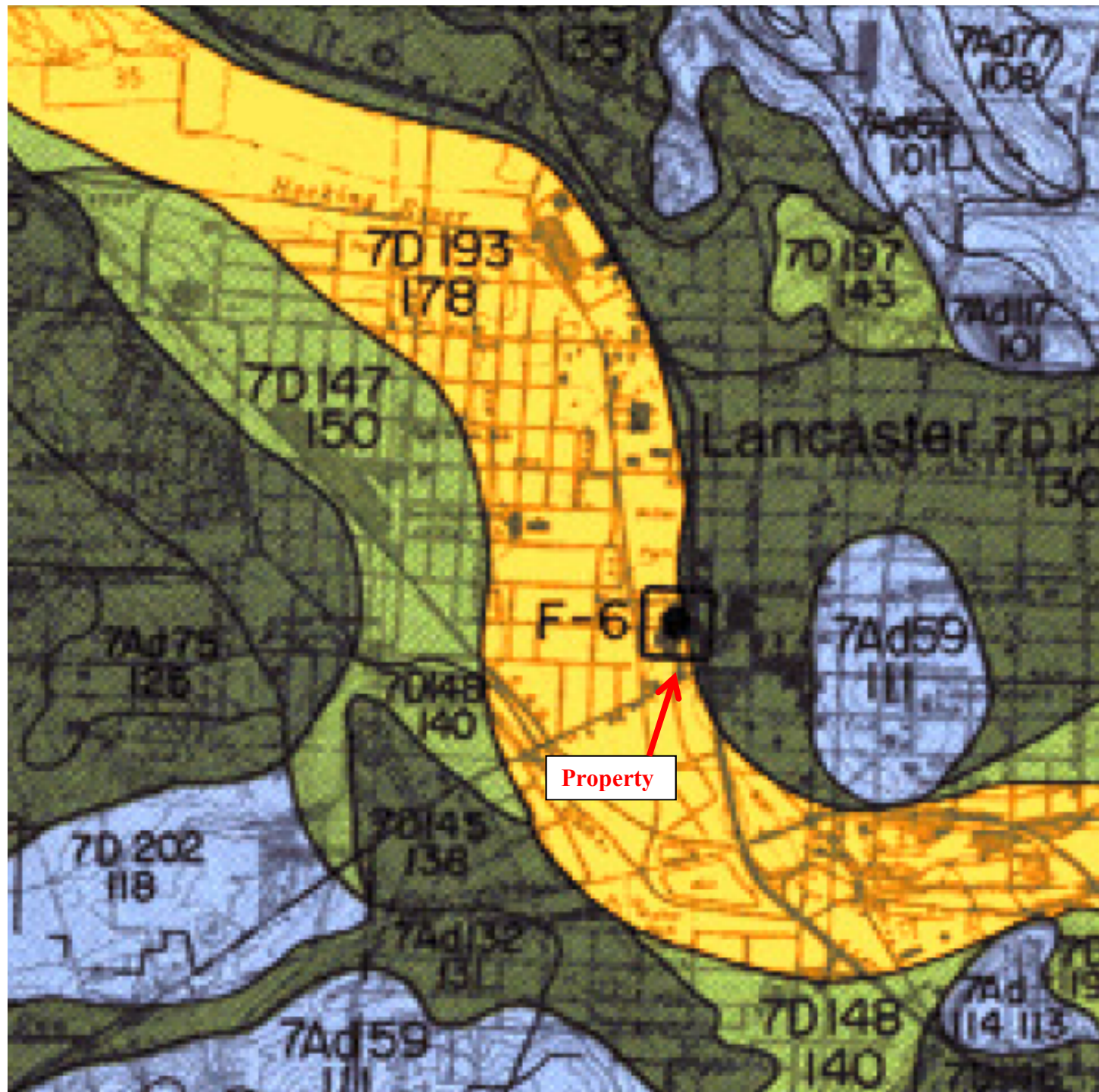
Table 2. Groundwater pollution potential index factors (Schmidt, 1996).

Setting 7D193		General		
FEATURE	RANGE	WEIGHT	RATING	INDEX
Depth to Water	5-15	5	9	45
Recharge (Net)	7-10	4	8	32
Aquifer Media	Sand and gravel	3	8	24
Soil Media	Silty loam	2	4	8
Topography	0-2 %	1	10	10
Impact of the Vadose Zone Media	Sand and gravel w/silt and clay	5	7	35
Conductivity (Hydraulic)	1000-2000	3	8	24
GWPP INDEX				178

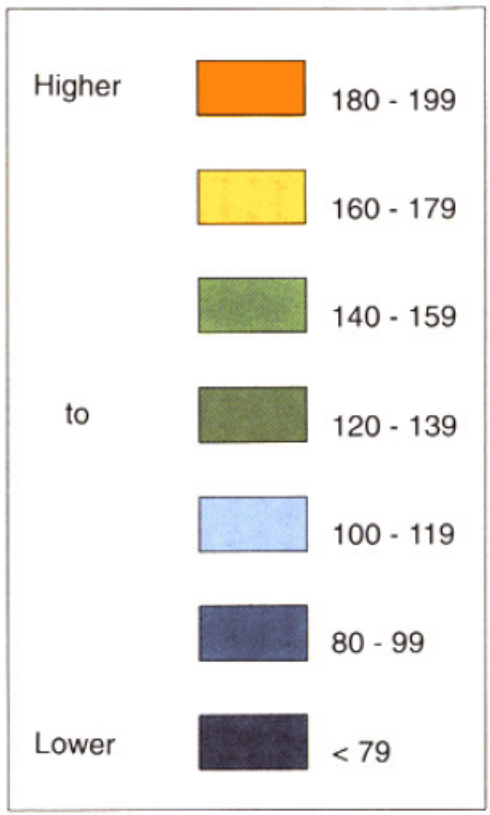
The permeable sand and gravel deposits are currently used by the City of Lancaster for their Miller Park Wellfield approximately 500 feet north of the north property line. The City of Lancaster has delineated a source water protection area by defining the one- and five-year time-of-travel zones for this wellfield based on a pumping rate of 9.3 million gallons per day. Figure 9 shows that the property is located within the one-year time-of-travel. In addition, the property is shown on the City of Lancaster zoning map to be included in the Wellhead Protection District (Figure 3).

2.3.3 Floodplain Setting

Figure 10 shows the relationship of the property to the floodway along the Hocking River and the 100-year floodplain. The data presented is from the Fairfield County Auditor site and is indicated to be 2012 floodplain data. The FEMA Flood Insurance Rate Map (FIRM), Panel 0253G, Fairfield County, Ohio and incorporated areas, effective January 6, 2012 shows the same extent of floodway and floodplain. The map shows that the property is not located either in the floodway (shown as red hashes) or in the 100-year floodplain (shown as blue hashes) (Fairfield County Auditor, 2015).



Pollution Potential Index Range

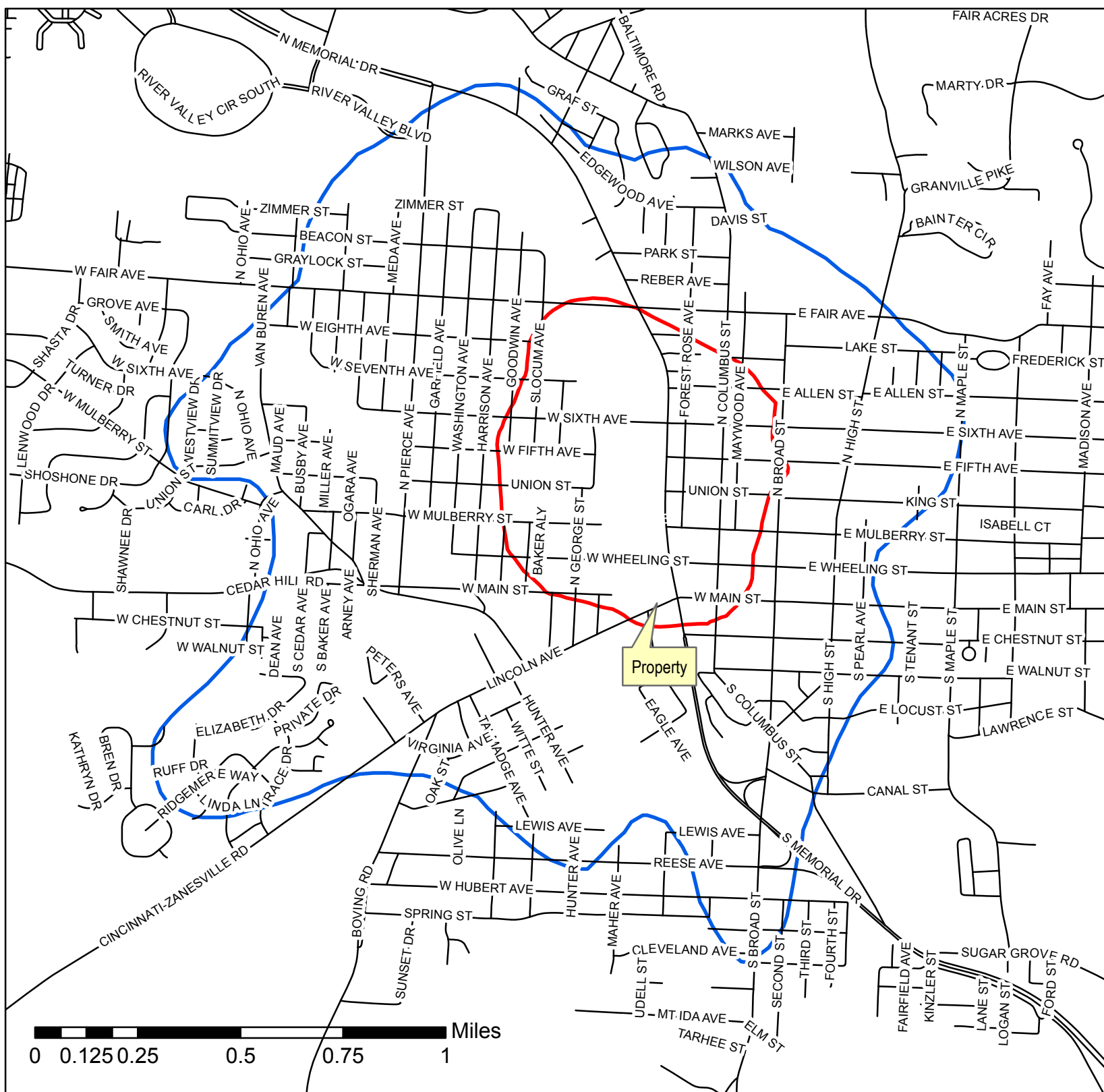


Hydrogeologic Settings

- 6Da - Alternating Sandstone and Shale - Thin Soil
- 6Db - Alternating Sandstone and Shale - Thick Soil
- 7Aa - Glacial Till Over Bedded Sedimentary Rocks
- 7Ad - Glacial Till Over Sandstone
- 7Ae - Glacial Till Over Shale
- 7Af - Sand and Gravel Interbedded in Glacial Till
- 7D - Buried Valley
- 7Ec - Alluvium Over Bedded Sedimentary Rocks
- 7Ed - Alluvium Over Glacial Till

Figure 8. Groundwater pollution potential of area in the vicinity of the property (Schmidt, 1996).

Figure 9.
Source water
protection area for
the City of
Lancaster, Ohio
Miller Park
wellfield (URS, 1993).



Legend

- One-year TOT
- Five-year TOT

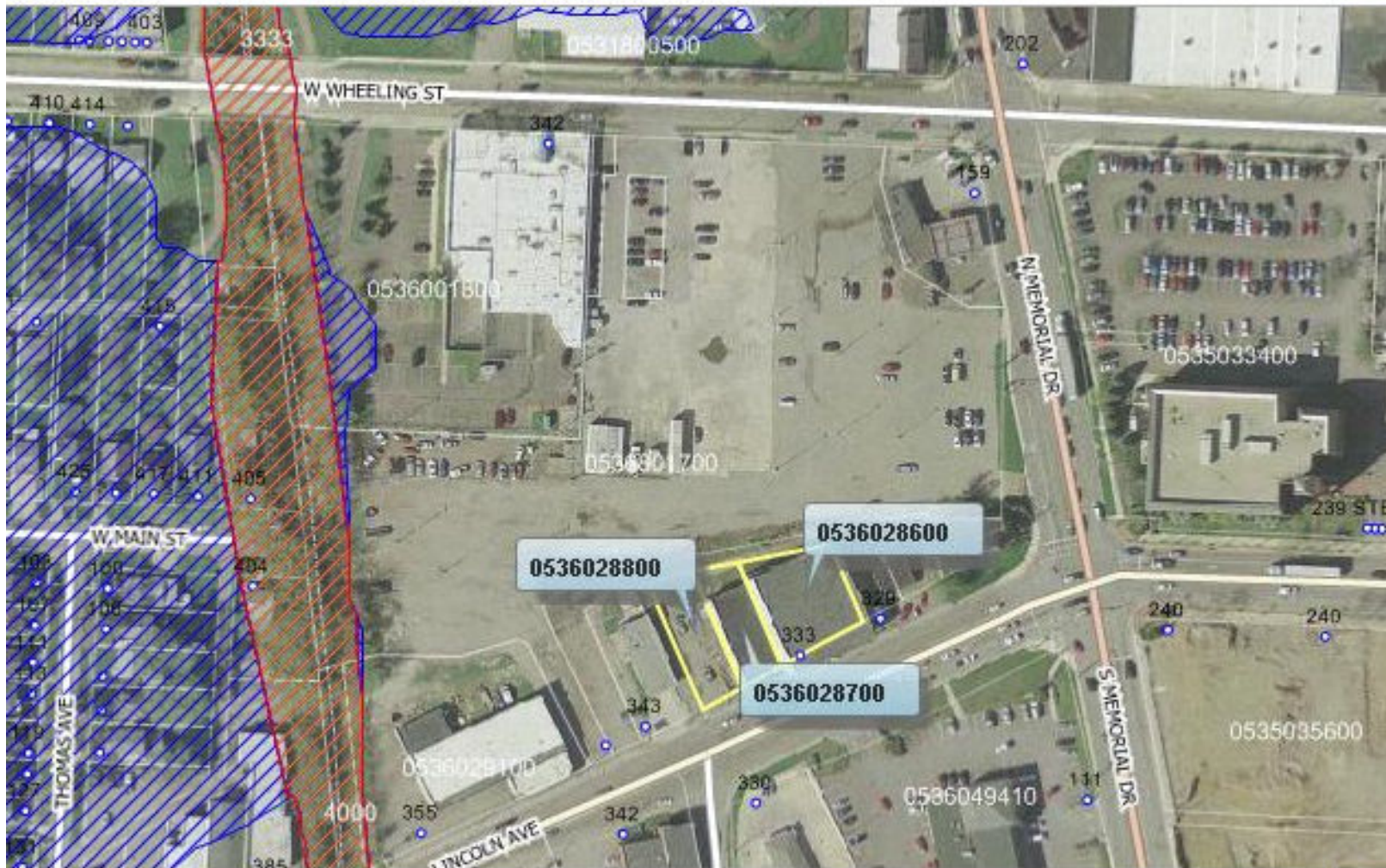


Figure 10. Map showing parcels and location of the floodway(red) and 100 year flood plain (blue) (Fairfield County Auditor, 2012 floodplain data).

2.3.4 Historical Physiographical Changes in the Site Vicinity

A review of historic plat maps for Section 1 of Hocking Township in Fairfield County, the City of Lancaster, and Sanborn® maps of the area (Appendix B) reveal man-made physiographic and developmental changes that have occurred in the vicinity of the site since 1880 (see Section 3 of this report for further details). Understanding these events and subsequent historical activities assists in reviewing maps through time for a better understanding of land usage and historical geography. Prior to the 1880s, the Lancaster Lateral connector (completed in 1834) to the Ohio and Erie Canal was located east of the site (coincident with present-day Memorial Drive). Also, the natural channel of the Hocking River (prior to relocation to the west and straightening) meandered north of the site prior to curving toward the west. Based on a review of Sanborn® maps, the Hocking River was straightened and realigned to its present-day position west of the site between 1884 and 1889. Soon after, (between 1893 and 1899), the Lancaster Lateral of the Ohio Canal was abandoned and a roadway was constructed over the abandoned canal. This roadway was known at the time as Front Street, and later became Memorial Drive (US Route 33). Lastly, it should also be noted that historic Sanborn® maps prior to 1919 designate today's Lincoln Avenue as "Main Avenue"; the western extension of (West) Main Street.

SECTION 3 HISTORY OF THE SITE

3.1 Introduction

Bennett & Williams reviewed publicly available deed records, historic plat maps, city directory listings, aerial photographs, historic topographical maps, and previous Phase I ESA reports for the land parcels comprising the site as well as historic biographical records, texts and Sanborn® fire insurance maps (1884 through 1967) of the area. These historical reports, maps, records and listings provide further insight into previous land ownership as well as commercial and industrial activities that may have involved the use or release of environmentally regulated materials at the site. This historical background information is used as a basis for identifying potential recognized environmental conditions at the site.

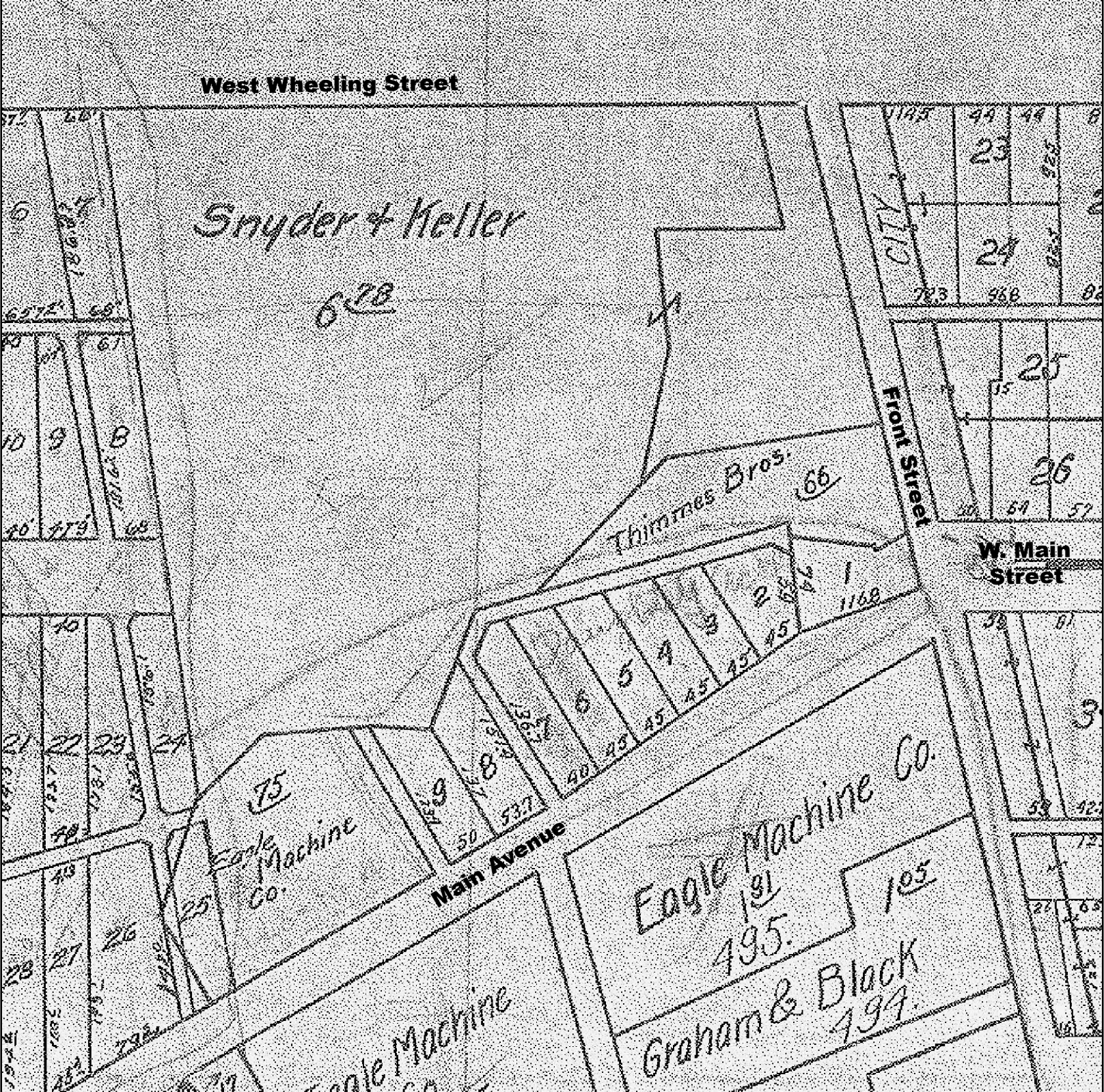
The current occupant and owner of the property, Mitch Endich, was also interviewed by personnel from Bennett & Williams during the site reconnaissance conducted on April 2, 2015 (see Sections 5 and 6 of the report) to request information about present and past uses of the property and the availability of previous Phase I ESA reports and/or environmental records and permits for the subject property. Mr. Endich stated that he had a Phase I ESA study completed for the property at the time of purchase in 2007, but was unsure of the whereabouts of the report. Although Mr. Endich indicated that he would attempt to locate and provide a copy of the previous Phase I ESA report to Bennett & Williams for review, he did not furnish a copy of the report as of the writing of this report. Bennett & Williams also re-visited the site on April 15, 2015 to take additional pictures of the outside of the building and surrounding environs because the weather was very rainy on April 2, 2015 during the initial site visit.

3.2 Review of Previous Property Ownership

A review of deed records and historic plat maps available at the Fairfield County Auditor's Office was conducted by personnel from Bennett & Williams on April 2, 2015 to establish a chain-of-title ownership of the various tracts of land that today comprise the subject property. As previously mentioned, Table 1 lists the three parcels comprising the subject property as being Parcel No. 0536028600 (Lots 4 and 5 in M.A. Daugherty's Addition), Parcel No. 0536028700 (Lot 6 in M.A. Daugherty's Addition), and Parcel No. 0536028800 (Lot 7 in M.A. Daugherty's Addition). Property record cards for these three parcels, available from the Fairfield County Auditors Website, are provided in Appendix A together with a historical chain of title ownership from deed records. A historic plat map from the Fairfield County Auditor's Office, dated January 1910, depicts the layout of lots comprising M.A. Daugherty's Addition at that time (Figure 11).

Findings from the deed record review show that on October 16, 1899 Louis J. Snyder and Charles B. Whiley acquired the tracts of land (Lots 4, 5, 6 and 7 in M.A. Daugherty's Addition) that comprise the site from John McCaffrey et al. (including Sarah E. Daugherty and Frank E. Daugherty). Less than two years later, The Eagle Machine Company purchased the property on

Figure 11.
Historic (1910) plat map
of site
(Fairfield County
Auditor's Office).



July 20, 1901. It was during this time that The Eagle Machine Company split the property, selling Lots 4 and 5 to Dennis A. Hone on August 20, 1905. Mr. Hone retained ownership of Lots 4 and 5 until February 14, 1933 when the property was transferred through Sheriff's sale to James M. Devine (receiver) for the Security Savings Company. Approximately two years later, Mr. Devine (receiver) for the Security Savings Company sold Lots 4 and 5 to Dorothy V. King on May 16, 1935. Meanwhile, The Eagle Machine Company maintained ownership of Lots 6 and 7 until November 13, 1940 when the tracts were sold to the Fairfield County Farm Bureau Cooperative Association. Eight years later, on November 13, 1948, the Fairfield County Farm Bureau Cooperative Association transferred the title to W. Hale Crook and Carrie C. Crook, who in turn transferred the title to Dorothy V. King on June 20, 1949. Thus, by 1949 Lots 4, 5, 6, and 7 were reunited under common ownership by Dorothy V. King. Dorothy V. King retained ownership of the subject property until July 26, 1966 at which time the title was transferred to J. Francis King while reserving for Ms. King a life estate in the premises and income therefrom until her death on December 31, 1966. Fifteen years later, J. Francis King (and wife) transferred the property title to Richard E. Schleich and Daniel M. Donahue on July 28, 1981. They maintained ownership of the subject property until September 14, 2007 at which time the title was transferred to the current property owners Mitch Endick and Ann D. Endick.

3.3 Review of Historical Land Use

Findings from the historical land use review and previous property ownership reaffirmed our general knowledge that the site is located in an area of commercial and industrial activity that occurred over the past 130 years. Situated between the Hocking River and the Lancaster Lateral of the Ohio Canal during the last quarter of the nineteenth century, this canal-river corridor (along what were then the western and southern edges of Lancaster) served as the city's industrial district. As previously mentioned in Section 2 of this report, a review of historic Sanborn® maps of the area indicate that the Hocking River once meandered north of the site, until the river was straightened and realigned to its present day position sometime between April 1884 and June 1889. Subsequent Sanborn® maps (June 1889 through December 1899) for the area continue to depict the "old channel" as it crossed north of the site (Appendix B).

3.3.1 Sanborn® Fire Insurance Map Review

Personnel from Bennett & Williams obtained copies of available Sanborn® fire insurance maps for the property and surrounding area. These historical maps are generally available for industrial and heavily developed commercial areas and were produced for private fire insurance map companies. As such, they are often used to document historical building structures and materials (including underground and aboveground storage tank locations), uses of properties, and property tenants at specific dates. Bennett & Williams obtained Sanborn® maps of the property area for the years 1884, 1889, 1893, 1899, 1904, 1910, 1919, 1929, 1949, and 1967. Copies of the available Sanborn® maps are included in Appendix B of this report.

3.3.1.1 1884 Sanborn® Map

The map indicates that no structures existed on the property at this time. As previously mentioned, the physiographic setting of the site is distinctly different from present day with the Lancaster Lateral of the Ohio Canal lying east of the property and the Hocking River meandering north of the site prior to turning west then flowing south beneath the Main Avenue (nka Lincoln Avenue) bridge. Limited building and development north the site included a bottling works and a slaughterhouse/meat packing operation. Further to the north, on the far northern edge of the map, is shown the Lancaster Water Power House, site of the present day Miller Park water treatment plant and wellfield. West of the property are dwellings, stables and another slaughterhouse and east of the property are dwellings and a grocery store adjacent to the Ohio Canal.

South of the subject property, on the south side of Main Avenue and west of the Ohio Canal, are several industrial developments including The Eagle Machine Works (including a foundry), a flour mill, and the Lancaster Gas Works. Also south of Main Avenue (today, Lincoln Avenue) and west of the property is W.W. Evans and Brothers tannery.

3.3.1.2 1889 Sanborn® Map

The map indicates that development of the site has yet to occur. A noted physiographic change is that the label for the Hocking River, shown north of the property, is annotated as “old channel” implying the river was straightened and realigned to its present day position between 1884 and 1889. The property and adjoining properties are generally the same as on the preceding map with the exception that the tannery is no longer shown.

3.3.1.1 1893 Sanborn® Map

The map indicates that development of the site has yet to occur. The property and adjoining properties are generally the same as on the preceding map. The property to the south previously listed as Lancaster Gas Works is now labeled Lancaster Gas, Light & Coke Company.

3.3.1.4 1899 Sanborn® Map

The map indicates that the site remains undeveloped. From the chain of title and deed record search, detailed in Section 3.2 of this report, the subject property is owned by Louis J. Snyder and Charles B. Whiley. A noted physiographic change is that the Lancaster Lateral of the Ohio Canal was abandoned and a roadway was constructed over the abandoned canal between 1893 and 1899. The roadway is listed as Front Street and later became Memorial Drive (US Route 33). The subject property and adjoining properties are generally the same as on the preceding map. South of the property, the map label for The Eagle Machine Company is annotated as “MF’RS OF FARM IMPLEMENTS”. As a side note, northeast of the subject property, on the east side of Front Street off West Wheeling Street, a labeled property appears as H.F. Alten Blacksmith and Machine Shop. This company later expands its operations on the southeastern corner of Front Street and West Wheeling Street and becomes known as Alten’s Foundry and Machine Shop.

3.3.1.5 1904 Sanborn® Map

The map shows that the subject property remains undeveloped, but is now labeled as The Eagle Machine Company. This is corroborated by the chain of title search which shows that the company purchased the property in 1901. Although the principal manufacturing operations for The Eagle Machine Company remain on the south side of Main Avenue, the subject property is labeled as being used for the storage of scattered lumber piles. In addition, the parcel immediately east of the subject property is shown with a small building labeled as a blacksmith. Further to the east, the former grocery store on the northwest corner of Front Street and Main Avenue is now labeled a dwelling. Also, southwest of the subject property, on the south side of Main Avenue, the roadway labeled “Coke” appears. This street is later renamed Whiley Avenue.

3.3.1.6 1910 Sanborn® Map

The map shows that for the first time a building structure is located on the subject property and is labeled as a livery with an attached dwelling. Although the map indicates that the structure is on Lots 6 and 7 of M.A. Daugherty’s Addition, it is suspected that the livery was actually located on Lots 4 and 5. This is suspected for two reasons: (1) the street address for the livery and attached dwelling is shown as 325 and 321 Main Avenue, respectively, which on later Sanborn® maps are relabeled as 337 and 333 Lincoln Avenue, respectively; and (2) the chain of title deed record search revealed that in 1905 The Eagle Machine Company sold Lots 4 and 5 to Dennis A. Hone, while maintaining ownership of Lots 6 and 7. The map further shows that the adjoining property immediately west of the livery is still owned by The Eagle Machine Company and that the property continues to be used for storing scattered lumber. The small building immediately east of the property remains labeled as a blacksmith. Further east, the buildings on the northwest corner of Front Street and Main Avenue are labeled dwellings and warehouse. As a side note, to the southeast of the subject property, on the east side of Front Street, a labeled property appears as The Lancaster Lens Company. This company later expands its operations on the southeastern corner of Front Street and W. Main Street and becomes known as The Lancaster Glass Company.

3.3.1.7 1919 Sanborn® Map

The map shows that the site is now developed with a three story commercial building structure having a first floor garage, with a capacity for 50 cars, and flats above. Based on the chain of title and deed record search, Dennis A. Hone remains the owner of Lots 4 and 5 and The Eagle Machine Company owns Lots 6 and 7. The property immediately west of the garage is undeveloped and unused. The small building on the adjoining property immediately east of the property is labeled as an auto repair shop and the northwest corner of Front Street and Main Avenue is labeled Frank Pyrmotor Company Machine Shop. Main Avenue west of Front Street is now labeled as Lincoln Avenue. Other surrounding properties remain generally as depicted on the preceding map with the exception that the former Lancaster Gas, Light and Coke Company south of the property has been relabeled The Central Power Company Electric Light Plant and the former gas production structures are no longer shown. In addition, on the east side of Front Street, The Lancaster Lens Company has expanded to occupy the southeast corner of Front

Street and W. Main Street and Alten's Foundry and Machine Shop has expanded its operations to the northeast along West Wheeling Street and Front Street.

3.3.1.8 1929 Sanborn® Map

The map shows that the building structures on the subject property have changed from the previous map with a one story building, located immediately adjacent to the west side of the three story commercial building, situated on Lot 6 of M.A. Daugherty's Addition. The building addition is labeled as a store, and based on the chain of title and deed record search, the tract is still owned by The Eagle Machine Company. The main building structure, on Lots 4 and 5 of M.A. Daugherty's Addition, continues to serve as a garage, presumably with flats above, and the southwest corner of the building includes use as a store. The Lots 4 and 5 are still under the ownership of Dennis A. Hone and apparently continue to be used for commercial purposes. The adjacent property immediately to the east has a structure labeled as Steam Baths and a dwelling. Further to the east, the building structures on the northwest corner of Front Street and Lincoln Avenue are labeled as Printing and Electric Motor and a store. West of the subject property are dwellings and to the southwest, on the south side of Lincoln Avenue, is property labeled The Home Dairy and Creamery and Excelsior Laundry. Also south of Lincoln Avenue, the Central Power Company Electric Light Plant has been renamed The Ohio Power Company Lancaster Substation. On the east side of Front Street, on the northeast corner of W. Main Street and Front Street is a gasoline filling station.

3.3.31.9 1949 Sanborn® Map

The map shows that the three story building structure (on Lots 4 and 5) is labeled as a furniture store and that the one story building (on Lot 6) immediately adjacent to the west is a feed mill and warehouse. This historic land use is corroborated by the chain of title deed record search that found in 1933, Lots 4 and 5 of the subject property were obtained, through Sheriff's sale, by James M. Devine (receiver) for Security Savings Company and then sold in 1935 to Dorothy V. King, presumably founder of Kings Furniture store. As a side note, the site reconnaissance conducted for the property on April 2, 2015 revealed that a small area of the first floor of the building previously housed an apparent bank teller window with accompanying furnishings that remain on the premises today (probable remnants from the time the property was owned by the Security Savings Company) (see Section 5 of this report). With regard to Lots 6 and 7 of the subject property, these parcels were sold by The Eagle Machine Company in 1940 to the Fairfield County Farm Bureau Cooperative Association with the one story structure being used as a feed mill. The Fairfield County Farm Bureau Cooperative Association maintained ownership of the parcels until 1948 at which time they were transferred to W. Hale Crook and Carrie C. Crook, who in turn transferred the parcels to Dorothy V. King on June 20, 1949. Hence, by mid-1949, Dorothy V. King owned the entire subject property and the use of the one story building had yet to be updated on the Sanborn® map.

Several changes on the adjoining and nearby properties are also noted from the preceding map. The adjoining property immediately to the east shows multiple changes including: a structure labeled as a garage that appears attached to the three story commercial building on the subject property; a building labeled as a warehouse; and a building labeled as a filling station

with two gasoline tanks located in front of the building near Lincoln Avenue. Further to the east, the buildings on the northwest corner of Front Street (now renamed as Memorial Drive) and Lincoln Avenue are labeled as a chemical lab and office spaces. North of the subject property, the meat packing operations are no longer labeled and the remnant buildings are shown as being used for a foundry supply warehouse. To the west of the property are dwellings and flats followed by a building labeled Auto Sales and Service. South of the subject property, on the south side of Lincoln Avenue, The Eagle Machine Company and all the accompanying building structures and manufacturing operations are gone with one small building structure labeled as nitrate storage for the Lancaster Lens Company. Further south, the mill is also gone, with the exception of the concrete grain tanks. Also on the south side of Lincoln Avenue, southwest of the subject property are labeled several commercial structures including a auto sales and service, The Home Dairy and Creamery, and a tractor sales service. Lastly, on the east side of Memorial Drive, on the southeast corner of W. Main Street and Memorial Drive, is a gasoline filling station.

3.3.1.10 1967 Sanborn® Map

The map shows that on the subject property the three story commercial building and adjacent one story building to the west are jointly labeled as a furniture store. This is consistent with the chain of title deed record search that revealed the property was owned by J. Francis King, having been deeded the property from Dorothy V. King on July 26, 1966. The adjoining property and structures immediately east of the site are generally the same with the exception that the gasoline tanks associated with the filling station are no longer labeled on the map. Further east, the buildings previous shown on the northwest corner of Memorial Drive and Lincoln Avenue are gone with the exception of an area labeled as junk. To the west of property, the adjoining property is labeled as an office building for used auto sales and further west is an auto sales and service building. North of the subject property, the area is shown as commercially developed with department stores.

3.3.2 City Directory Review

Personnel from Bennett & Williams reviewed historical city directories for Lincoln Avenue and Memorial Drive in the City of Lancaster, Ohio for the years 1938, 1947, 1949, 1952, 1957, 1959, 1960, 1964, 1968, 1972, 1977, 1982, 1987, 1992, 1995, 1999, 2003, 2008, and 2013. Appendix C includes copies of the images in EDR reports, as well as copies of pages from additional years from Polk's City Directory.

The findings from the review of the historical city directories correlates well with the information obtained from the Sanborn® maps relative to uses of property and property tenants for the subject site and adjoining properties along Lincoln Avenue. King's Furniture is continuously listed at the 333-335 Lincoln Avenue address (Lots 4 and 5 of the subject property) from 1938 to 1999. From 2003 to 2008 the occupant at the 333 Lincoln Avenue address is listed as unknown, followed by The Furniture Depot appearing at the address in the 2013 directory. Thus the commercial building at the site has been used as a furniture retail store for over the past 75 years.

Another finding from the city directory review is that 6 to 12 apartments were listed at a 333 ½ Lincoln Avenue address from the period 1959 through 1989 indicating that the upper floors of the building were rented out as housing units. Also, the Fairfield County Farm Bureau Cooperative Association is listed at a 337 Lincoln Avenue address (Lot 6 of the subject property; the one story building immediately west of the three story commercial building) from 1938 to 1947 after which the street number is no longer listed. Given that chain of title and deed record search shows that the Fairfield County Farm Bureau Cooperative Association did not purchase the property from The Eagle Machine Company until 1940, they were apparently leasing or occupying the site as early as 1938. They sold the property (Lots 6 and 7) in 1948 and Dorothy V. King took ownership of the property in 1949.

The property immediately adjacent to the east of the subject property is listed as a 329-331 Lincoln Avenue address and was used as a gasoline service station from 1947 to 1964, with variable listings as Craven's Service Station, Johnnie's Service Station, Hyme's Service Station, and Chuck's Sunoco. In 1968 the property is listed as vacant after which it is listed as Dorst's Gravely Sales from 1972 through 1982. In 1987 the occupant is listed as National Clean a Car followed by a 1995 listing as Lancaster Power Equipment. In 2003 the occupant is listed as unknown. Today the site is generally known as Roger Conrad Concrete. Further east, a 301-303 Lincoln Avenue street address is used for the property on the northwest corner of Lincoln Avenue and Memorial Drive. From 1938 through 1957, the occupant is listed as the Sharp-Schurtz Company (manufacture chemists and engineers). After 1957, the street address number is no longer listed. Today the site is occupied by a billboard.

The property immediately adjacent to the west of the subject property is listed as a 341-343 Lincoln Avenue address and served as a private residence from 1938 through 1952 after which the address was unlisted until 1964. From 1964 through 1972, the site was occupied by Taylor Chevrolet after which the occupant was listed as Heritage Lincoln Mercury in 1977. Following 1977, the street number listing is omitted until reappearing in 1987 through 2003 as a car wash (variably listed as Lancaster Car Wash and Shine Time Car Wash). The property was subsequently purchased by the Fairfield County Commissioners and is currently vacant. Further to the west, the street address 355 Lincoln Avenue appears from 1949 through 1964 with the occupant listed as Cunningham Motors Auto. From 1964 through 1977, the occupant is listed as Heritage Lincoln Mercury after which the occupant is listed as Laughlin Music and Vending from 1982 through 1987. In 1992 the occupant is listed as Irv's Garage after which the street number is no longer listed. The property was subsequently purchased by the Fairfield County Commissioners and is currently used as the Fairfield County Maintenance Garage.

South of the subject property, on the south side of Lincoln Avenue, very few street addresses appear for Lincoln Avenue, between Memorial Drive and Whiley Avenue, through the period 1938 to 2000. In 1938, The Eagle Machine Company is listed at 300 Lincoln Avenue after which the street number is no longer listed. This is corroborated by the Sanborn® map review that indicates the company closed and removed the buildings from the property between 1929 and 1949. The site experienced very little redevelopment until the 1980s and 1990s and today is the site of a CVS Pharmacy with a street address listed as 111 S. Memorial Drive. No other street addresses are listed on the south side of Lincoln Avenue, between Memorial Drive and Whiley Avenue, until 1999 when the Enterprise Rent a Car appears at 330 Lincoln Avenue.

3.3.3 Aerial Photograph Review

Personnel from Bennett & Williams reviewed historical aerial photographs dated 1938, 1960, 1974, 1983, 1988, 1994, 1995, 2005, 2006, 2009, 2010, and 2011. Appendix D includes copies of these aerial photographs.

The aerial photographs of the subject property show that the layout of buildings and structures on the premises remained the same from 1938 to present, a span of 77 years. This is corroborated by the findings from the Sanborn® map review (see Section 3.3.1 of the report) and City directory review (see Section 3.3.2 of the report). The chronological sequence of photographs showing the surrounding physiographic features, roadways and general land uses are also supported by the findings of these previous reviews. One interesting side note from the 1938 aerial photograph is the land use north of the subject property. Based on previous environmental reviews of this area by Bennett & Williams (Bennett & Williams, 2014a), we understand that at the time of this aerial photograph the property north of the subject property was owned by George H. Alten of Alten's Foundry and Machine Works. According to Sanborn® maps, the remnant buildings (from a former meat packing business) northeast of the subject property are being used as a foundry supply warehouse, and the aerial photographic image of the remainder of the undeveloped site shows various degree of land disturbance with several paths transecting the site, suggestive of a fill operation. This may account, in part, for the five to six foot rise in surface topography north of the subject property. Characterization of the fill materials and other activities to evaluate potential environmental risks have been performed by Bennett & Williams in several reports (2014a, 2014b, 2014c, 2015a, 2015b and 2015c).

3.3.4 USGS Topographical Map Review

Personnel from Bennett & Williams obtained and reviewed historical USGS topographical maps dated 1909, 1961, 1974, and 1985. Appendix E includes portions of these maps showing the property area.

The scale of these topographical maps is limited to showing the general physiographic setting, regional drainage (including the straightened and realigned Hocking River), roadways, and larger building features on and in the immediate vicinity of the property. These maps generally show that commercial buildings on the subject property have essentially remained unchanged for the past 75 years supporting the findings from the Sanborn® map review, City directory review, and historical aerial photograph review (see Sections 3.3.1, 3.3.2, and 3.3.3, respectively, of the report). The maps further show that in the early 20th century, development took place primarily east of Front Street (nka Memorial Drive), avoiding the lower lying Hocking River valley to the west. Over the ensuing years, the subsequent development on the subject property and surrounding areas occurred resulting in an urbanized area that included mixed industrial, commercial, and residential land use.

3.3.5 Environmental Lien and Activity and Use Limitation (AUL) Search

Bennett & Williams contracted with Environmental Data Resources, Inc. (EDR) to provide results from a search of available current land title records for any environmental cleanup liens and/or other activity and use limitations, such as engineering controls and/or institution controls, for the subject property. Such environmental encumbrances provide insight into former and/or current uses of the property or adjacent properties that may have involved the release of hazardous substances or petroleum products. Appendix A includes a copy of the EDR Environmental Lien and AUL Search.

No such environmental encumbrances were found for the subject property.

SECTION 4 ENVIRONMENTAL DATABASE REVIEW

4.1 Introduction

Bennett & Williams reviewed applicable federal and state environmental agency database records for the subject property, and adjoining or other nearby properties, to identify any current or past releases of hazardous substances or petroleum products that may pose a recognized environmental condition. Personnel from Bennett & Williams also solicited by mail applicable local governmental agencies to disclose any information pertaining to any complaints, violations, or the use, storage, release or disposal of hazardous materials or petroleum products at the subject property or surrounding areas that may affect the property. Findings from the respective environmental database reviews are summarized below.

4.2 Federal and State Environmental Records

Bennett & Williams contracted with EDR Inc. to provide an electronic search of federal and state environmental agency database records for the subject property as well as the minimum search distance radius from the property, as prescribed under Section 8.2.1 of ASTM Standard E1527-13, to identify any site listings involving either current or past releases of hazardous substances or petroleum products. The federal and state environmental databases that were searched included:

- National Priority Lists (NPL) sites;
- Comprehensive Environmental Response, Compensation, and Liability System (CERCLIS) sites;
- No Further Remedial Action Plan (NFRAP) sites;
- Resource Conservation and Recovery Act (RCRA) hazardous waste generator sites;
- RCRA Treatment, Storage and Disposal (TSD) sites;
- RCRA Corrective Action (CORRACTS) sites;
- Emergency Response Notification System (ERNS) sites;
- Ohio DERR sites (former Ohio Master Sites List);
- Ohio Solid Waste Landfill sites;
- Ohio Voluntary Action Program (VAP) sites;
- Ohio Spill sites;
- Ohio registered Underground Storage Tank (UST) sites; and
- Ohio Leaking Underground Storage Tank (LUST) sites.

The EDR Radius Map™ Report with GeoCheck® identifies each site record that electronically appears under each federal and state environmental database that was searched and then plots these sites on a radius site map. A copy of the EDR Radius Map™ Report with GeoCheck® is included in Appendix F of this report.

Results from the electronic federal and state environmental record search show that the subject (target) property was not listed in any of the databases searched by EDR.

With respect to surrounding sites within the prescribed minimum search distance radius from the subject (target) property, EDR's electronic search reported various site listings for the federal and state environmental databases were reviewed. It is noted in The EDR Radius Map™ Report with GeoCheck® that some sites can be listed under multiple databases. These findings are summarized as follows:

4.2.1 Federal NFRAP

The No Further Remedial Action Plan (NFRAP) list represents 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 of the site has been completed and that the EPA has determined no further steps will be taken to list this site on the National Priority List (NPL).

One NFRAP site was identified within 0.5 miles of the property. It is also an Ohio DERR site. This is:

- Essex Group Inc., 219 Columbus Street, Lancaster, OH
- NFRAP Site ID 0504637; DERR ID 123000291, OHD980611008
- Status: NFRAP based on Ohio EPA Preliminary Assessment 2/01/84

Given the NFRAP status of the site, this facility is unlikely to have impacted the property.

4.2.2 Federal RCRA Hazardous Wastes Generators

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 that are generators of hazardous waste as defined by RCRA. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste per month. Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, indicates that there is one RCRA-LQG site within approximately 0.25 miles of the property. It is:

CVS Pharmacy, 111 S. Memorial Drive, Lancaster, OH

A review of the RCRA-CESQG list, as provided by EDR, indicates that there are two RCRA-CESQG sites within approximately 0.25 miles of the property. They are:

- Drew Shoe Corporation, 301 Forest Rose Avenue, Lancaster, OH
- Lancaster Eagle Gazette, 138 W. Chestnut Street, Lancaster, OH

There are no violations or enforcement actions listed on the summary sheets for each of these three facilities. As a result, these sites are unlikely to have impacted the property.

4.2.3 Federal RCRA Non-Generator NLR List

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the federal RCRA program, also includes a list of all registered hazardous waste generators that are "no longer reporting" (NLR) to the EPA, either temporarily or permanently.

The EDR report identified eight RCRA NonGen/NLR sites within approximately 0.25 miles of the subject property. The eight sites are listed as:

- Lancaster Glass, 240 W. Main Street, Lancaster, Ohio
- Wayne's Auto World, 235 S. Columbus Street, Lancaster, Ohio
- Ohio Bell Telephone Co., 140 W. Wheeling Street, Lancaster, Ohio
- BBU Services, Inc., 342 Lincoln Avenue, Lancaster, Ohio
- Gribble Motors Inc., 150 Whiley Avenue, Lancaster, Ohio
- Alco Inc. (dba UST Env. Contractors), 233 Whiley Avenue, Lancaster, Ohio
- Lancaster Radiator Inc., 429 Lincoln Avenue, Lancaster, Ohio
- Casey's Radiator Service, 118 S. George Street, Lancaster, Ohio

Of these facilities, only Lancaster Glass and Gribble Motors Inc. had reported violations on the EDR site summary sheets, and both these facilities achieved compliance on the violations listed in relatively quick fashion (less than 60 days). Based on the information provided in the summary sheets, these former RCRA hazardous waste generators that currently have an NLR status, with the possible exception of Lancaster Glass, (see the Ohio DERR/VAP Sites) are unlikely to have impacted the property.

4.2.4 Ohio DERR/VAP Sites

The Ohio DERR (Division of Environmental Response and Revitalization) database is an index of sites for which Ohio EPA maintains files. It includes sites with known or suspected contamination, but a site's inclusion in the database does not mean that it is now or has ever been contaminated. It also includes Ohio's Voluntary Action Program sites.

The EDR report identified five DERR sites within an approximate one mile radius of the property. The five sites are listed as:

- Lancaster Glass, 240 W. Main Street, Lancaster, OH
- Mithoff Hotel, 162-168 W. Main Street, Lancaster, OH
- Essex Group, 219 Columbus Street, Lancaster, OH
- City of Lancaster, 104 E. Main Street, Lancaster, OH
- Lancaster Tire Fire Site, 826 South Columbus, Lancaster, OH

A review of the summary sheets for these facilities reveals the following:

- 1) the Essex Group site (previously discussed) was the subject of a 1984 site assessment and has been assigned a NFRAP status;
- 2) the City of Lancaster listing appears to be administrative, only, relative to the City's application for an Urban Setting Designation under a voluntary cleanup program for a remote site outside the study area;
- 3) the Mithoff Hotel is in the site assessment program as part of a Brownsfield initiative and an environmental assessment for asbestos for the razed building;
- 4) the Lancaster tire fire site, located over ¾ miles south of the subject property, is in the site assessment remedial response program resulting from a 1990 fire when the site was subject to removal actions, a 1991 preliminary assessment, followed by a 1997 site inspection that has referred the site to the NFRAP list; and
- 5) the Lancaster Glass Company that appears on multiple databases including the RCRA Non-Generators "no longer reporting" list, the Ohio LUST sites (inactive status), Brownfields sites, and Ohio VAP sites where the property is currently partially funded by Clean Ohio Funds and undergoing a voluntary cleanup program.

With the exception of the Lancaster Glass Company, the information obtained from the summary sheets for these Ohio DERR facilities would suggest that these sites likely have not impacted the property. Concerning the Lancaster Glass Company, additional site information (environmental reports) was requested from the Ohio EPA and conversations were held with Ohio EPA personnel regarding the current status of the site under the Ohio VAP program to further assess the environmental risk posed to subject property. Findings from those document reviews and discussions with the agency are presented in Section 6.3.1 of this report.

4.2.5 Ohio LUST Sites

The Bureau of Underground Storage Tank Regulations (BUSTR), Division of the State Fire Marshal, Department of Commerce maintains an inventory of reported Leaking Underground Storage Tank (LUST) incidents within the state of Ohio.

The EDR report identified 21 LUST release incidents within approximately 0.5 miles of the subject (target) property. Upon further review of the summary sheets for these 21 sites, 19 of the sites are now listed as inactive with a regulatory status of "no further action" (NFA). Given the regulatory NFA status of these 19 sites, these sites appear unlikely to have impacted the property. The two LUST sites with an active listing are: Equitable Savings at 108 W. Main Street, Lancaster, Ohio which is located within 0.5 miles of the subject property; and 22 Sunoco at 521 Lincoln Avenue, Lancaster, Ohio which is located west of the Hocking River within 0.25 miles of the property. Additional site information for both of these release incident reports was

requested through BUSTR's Ohio Tank Tracking and Environmental Regulation (OTTER) website.

With regard to the Equitable Savings site, the OTTER documents show that a 1,000 gallon fuel oil tank, used for an on-site backup generator, was permanently removed and closed in 1995 under permit from the Lancaster Fire Department. The accompanying BUSTR Closure Report and Site Feature Scoring System Checklist indicate that the excavated soil met the Petroleum Contaminated Soil (PCS) policy for on-site disposal and no apparent LUST actions were taken. Given the closure status of the tank from 20 years ago, and the distance of the site from the target property, the site does not appear likely to have impacted the property.

Concerning the 22 Sunoco site, a review of the summary sheet indicates that three USTs (two 1,000 gallon gasoline tanks and one 3,000 gallon tank) were removed from the site in 1996 followed by the removal of three more USTs (one 5,200 gallon and one 9,000 gallon gasoline tank and one, 8,000 gallon kerosene tank) in 2014. Also in 2014, three new USTs (one 3,000 and one 12,000 gallon gasoline tank and one 3,000 kerosene tank) were installed at the site. Based on the subsequent OTTER documents received from BUSTR, a Closure Assessment Report was not received by BUSTR for the 1996 UST removals, but a Closure Assessment Report was submitted for the latter three UST removals in 2014.

A review of the Closure Assessment Report (Spence Environmental Consulting, Inc., 2014) indicates that no groundwater was encountered in the tank cavity during the removal of the USTs, however, soil samples from the floor of the tank cavity, beneath the dispenser island, and the soil stockpile contained concentrations of BTEX (benzene, toluene, ethyl benzene and xylenes) that exceeded action levels necessitating the need for a Tier 1 Source Investigation pursuant to paragraph (H) of rule 1301:7-9-13 of the Ohio Administrative Code. An extension request (Bood, 2014) for delaying submission of the Tier 1 report until February 15, 2015 was made to BUSTR and approved by the agency. As of the writing of this report, the Tier 1 report is not available through the OTTER public information website. Nevertheless, given the relative distance of this LUST site from the subject property and the currently known environmental media affected by the petroleum release (together with the LUST site being located west of the Hocking River and topographically downgradient from the target property) the site appears unlikely to have impacted the property.

4.2.6 Ohio Registered UST Sites

BUSTR also maintains a database that contains a list of currently registered USTs in the state of Ohio.

The EDR report identified that there are six UST sites within approximately 0.25 miles of the subject (target) property with none of these sites representing an adjoining property to the subject property. These sites are listed as:

- Marathon Service Center, 159 N. Memorial Drive, Lancaster, Ohio
- R.T Pugh Motor Trans. Inc., 233 Whiley Avenue, Lancaster, Ohio
- Dairy Mart, 420 Lincoln Avenue, Lancaster, Ohio

- 22 Sunoco, 521 Lincoln Avenue, Lancaster, Ohio
- Lancaster City Schools, 341 Eagle Avenue, Lancaster, Ohio
- Ackers BP Service, 534 Lincoln Avenue, Lancaster, Ohio

All of these registered UST sites also appeared on the previously-discussed Ohio LUST database that inventories petroleum release incidents and, with the exception of the 22 Sunoco site, these sites have a regulatory NFA status with BUSTR. The current status of the 22 Sunoco site release incident was also previously discussed above. Given the regulatory status of these facilities and/or their distances and topographical setting from the subject property, these sites appear unlikely to have impacted the property.

4.2.7 Historical Records – Manufactured Gas Plants

EDR has developed a proprietary Manufactured Gas Plant Database that includes records of historical coal gas plants (manufactured gas plants) and their locations across the country. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce gas that could be distributed and used as fuel. Many of the byproducts of the gas production, such as coal tar, sludges, and other oily wastes can pose human health and environmental risks.

The EDR report identified one manufactured gas plant site within approximately 0.25 miles of the subject property. This is corroborated by the review of Sanborn® maps (see Section 3.3.1 of this report) that showed the Lancaster Gas Works facility (later renamed the Lancaster Gas, Light & Coke Company) existed further to the south of the subject property from at least 1884 through 1919. Given the distance and the physiographic position of the gas plant down valley from the target property, and the lack of any known federal or state environmental database listing relative to an active or ongoing site investigation or enforcement action, the site appears unlikely to have impacted the property.

4.3 Local Environmental Records

Personnel from Bennett & Williams sent out letters to various local agencies and departments requesting any information pertaining to complaints, violations or the use, storage, release, or disposal of hazardous substances or petroleum products at the subject property or adjoining properties and surrounding area. Solicited agencies included the Fairfield County Local Emergency Planning Committee (LEPC), Fairfield County Health Department, Lancaster Fire Department, Lancaster Certified Building and Zoning Department, Lancaster Code Enforcement, Lancaster Department of Engineering, and the Lancaster Division of Water. Copies of requests and responses are included in Appendix G of this report.

Based upon the responses received from the Fairfield County LEPC, the Lancaster Certified Building and Zoning Department (responding jointly on behalf of themselves, the Lancaster Fire Department, and Lancaster Code Enforcement), and Lancaster City Engineering, these local environmental record sources reported having no information or files regarding any known environmental issues, complaints, violations, or the use, storage, spill, or disposal of hazardous substances or petroleum products at the subject property. The Fairfield County Health Department verbally responded that environmental matters inside the Lancaster city limits were

handled by Code Enforcement and not in their jurisdiction. Lastly, on behalf of the Lancaster Division of Water, the Lancaster Engineering Department responded there are no registered non-conforming facilities or use designations for the subject property relative to the City of Lancaster code of regulations for wellhead protection, pursuant to Ordinance 40-94, passed November 28, 1994, and Chapter 1335 Section 1335.05(b). However, their response did indicate that there are 16 non-conforming facilities within an approximately 0.25 miles of the site, none of which were stated as having any known effects on the subject property.

SECTION 5 SITE RECONNAISSANCE

5.1 Introduction

Personnel from Bennett & Williams conducted a site reconnaissance on April 2, 2015 to visually observe the subject property and surrounding parcels, as well as structures present on the subject property, relative to their apparent use that may indicate the possible presence of releases of hazardous substances or petroleum products. Access to the site and the tour of the interior of the building was directed by Mr. Mitch Endick, the current property owner. Mr. Dennis Keller, Facilities Manager for the Fairfield County Board of Commissioners, also toured the interior and exterior of the building with personnel from Bennett & Williams. As stated in the scope of services of this report (Section 1.3 of this report), this visual site inspection did not include any sampling or testing of asbestos-containing building materials, testing for lead-based paint, or indoor testing for air quality such as radon gas. Sampling and testing of environmental media, such as soil and water, was also excluded from the scope of services. A second site exterior site visit was conducted on April 15, 2015 to take photographs of the property and surrounding environs because the weather prohibited taking some of the desired pictures on April 2, 2015. Photographs from the site reconnaissance are provided in Appendix H of this report.

5.2 General Site Setting

The subject property consists of 0.5 acres of historically commercial property and currently is developed with a three story brick and wood structure (on Lots 4 and 5), approximately 100 years in age, with a one story addition (on Lot 6) to the west and an asphalt paved driveway and parking area with handicapped access (on Lot 7) (Plates 1 through 4). The property is presently used as a furniture store with ancillary storage areas, a principal commercial use which is known to date back approximately 75 years. The first floor elevation of the three story building exits at ground level onto Lincoln Avenue with the basement (garage) level of the building exiting into an alley in the back along the north side of the building (Plates 5 through 7). The building is served by public utilities including water, sewer, gas, and electric.

5.3 Interior Observations

As mentioned above, the tour of the interior of the building was directed by Mr. Mitch Endick, the current owner of the property. Mr. Endick stated that the building is currently used as the Furniture Depot on the first floor and a portion of the full basement is used as storage by the tenant. No furniture restoration or repair work is done on the premises. The second and third floors are secured (i.e., no access from the first floor interior) and were not visited because the owner stated that the exterior fire escape access to those floors is not safe. Mr. Endick also stated that the nine to twelve apartments on the second and third floors have not been used for approximately 30 years and are considered as attic only.

Visual observation of the first floor interior confirmed the current use of the facility as a furniture store with multiple displays of home furnishings and ancillary storage (Plates 8 and 9). As a side note, a small area to the rear of the first floor still contains the remnants of an apparent bank teller's cage, with window façade and rear drawers and accessories (Plates 10 and 11), corroborating the chain of title deed record search (see Section 3.2 of this report) showing the property was owned by the Security Savings Company for a brief period of time in the 1930s. In addition, the current heating and cooling system for the building is a forced air gas and central air unit which is located on the first floor of the building in the furniture showroom area. The furniture showroom is connected by a passageway to the first floor of the one story addition (Plate 12). This first floor area is used for additional furniture storage (Plate 13).

The lower level of the three story building was also visually confirmed as having previously served as a parking garage (Plates 14, 15 and 16), which is consistent with the Sanborn® map review (see Section 3.3.1 of this report), and is currently used for general storage. The garage is connected by a passageway to the basement of the attached one story addition (Plate 17). This basement area is also used for general storage (Plate 18). Along the south-facing wall of both the garage and basement were coal storage bins, no longer in use except for miscellaneous storage (Plates 19 and 20). Remnants of an old steam boiler (presumably converted from coal to gas, at one time) were also observed in the southeast corner of the garage. No significant odors or appreciable stains were noted throughout the basement and garage flooring, and no floor drains or sumps were observed.

Overall, the observations of the interior of the building (first floor and basement/garage) during the site reconnaissance were consistent with the known historical and present day commercial uses of the property and did not result in the observation of any identified or possible releases of hazardous substances or petroleum products.

5.4 Exterior Observations

As shown in Plates 1 through 3 in Appendix H, the first floor elevation of the three story building exits at ground level onto Lincoln Avenue (US Route 22), an asphalt-paved, four-lane main arterial street with curbside storm drains. The roadway and ground surface topography slopes from east to west toward the re-channelized Hocking River. In addition, the ground surface topography slopes significantly to the rear of the building (i.e., north) with the garage level of the building exiting into an alley along the northern boundary of the property (Plates 5 through 7). One pole-mounted electrical transformer was noted on the above ground power line running along the north side of the alley (Plates 6 and 21). However, no evidence of a release of potentially PCB-containing oils from transformers was found during the environmental database review and no evidence of a release of PCB-containing oils was observed during the property inspection. Immediately north of the alley the surface topography rises approximately five to six feet to the parking lot serving the Fairfield County Sheriff's Office (Plates 21 through 23). The basis for this five to six foot rise in topography is presumed to be the use of foundry sands, in part, for fill material in this general area during the 1930s and 1940s (see Section 3.3.3 of this report).

Immediately to the west of the subject property is an asphalt-paved vacant lot that was formerly used as a car wash facility, and further west the Fairfield County Maintenance Garage (Plates 24 and 25). Both properties are currently owned by the Fairfield County Board of Commissioners. As a side note, behind the County Maintenance Garage (i.e., north) are two monitoring wells (MW-4S and MW-4D) installed by the City of Lancaster as part of their groundwater quality monitoring network under the Source Water Protection Program for the Miller Park Wellfield. While surface stormwater drains were observed in the adjacent parking lots for the Sheriff's Office and County Maintenance Garage, no surface stormwater drains were observed on the subject property.

Prior to the site reconnaissance, an interview with the current property owner, Mr. Mitch Endick (see Section 6 of this report), revealed that at the time of purchase of the property in 2007, an underground fuel oil tank was located off the southwest corner of the one story addition building, beneath the area of the current handicap access ramp from the parking lot. He further indicated that the tank was closed at that time by Smalley & Associates prior to his purchase of the property. Visual observation of the area now is restricted by the ramp, however, the parking lot pavement beneath the ramp was observed to be broken and removed in a small area where the tank was allegedly located (Plates 26 and 27). No other information or site observations revealed the presence of any other above ground or below ground storage tanks, or any associated vents and piping, on the property. No stained soil or pavement was observed.

On the south side of Lincoln Avenue, across the street from the subject property, is a CVS Pharmacy and an Enterprise Rental Car Service (Plate 28). These commercial land uses have been redeveloped on the former site of the Eagle Machine Company. Continuing further west, along the south side of Lincoln Avenue, is the intersection with Whiley Avenue followed by the Rush Creek General Store (Plate 29).

Immediately adjacent to the east side of the subject property is Roger Conrad Concrete, an apparent office and storage space for a commercial concrete contractor (Plate 30). According to the Title Search Report (see Appendix A of this report), a five foot easement exists on this adjacent parcel for the purpose of ingress and egress and a sidewalk and fire escape for the three story building (Plates 31 and 32) on the subject property. In addition, the historical land use for this property, based on the City Directory review (see Section 3.3.2 of this report), indicates the site was previously used as a gasoline station from approximately 1947 through 1964, followed by varying commercial ventures in the 1970s, 1980s and 1990s, including aggregate sales, a car cleaning company, and power equipment sales. Visual observations during the site reconnaissance showed various patching of the asphalt pavement in front of the office building and the remnants of a sign post that may have been used by a filling station or other commercial business. However, no direct observations of any above ground or underground storage tanks, or any associated vents or piping, were made.

Similar to the topography of the Kings Furniture property, the elevation of the ground surface drops significantly to the rear (i.e., north) of this property (Plate 33). Between the office/storage building and the three-story commercial building is an attached underground garage (see Section 3.3.1 of this report) currently being used for junk storage (Plates 34 through 37). Access to this junk storage area was physically limited, however, to the extent that direct

observation permitted, there was no evidence of stained soils or pavement, odors, pools of liquid, large drums or containers suggestive of the storage, use or release of hazardous substances or petroleum products. Immediately east of Roger Conrad Concrete is an open area currently being used for a billboard sign (Plate 38).

Less than $\frac{1}{8}$ th of a mile to the southeast of the subject property, at the southeast corner of W. Main Street and Memorial Drive, is the former site of the Lancaster Glass Company (Plates 39 and 40). As previously mentioned in Section 4 Environmental Database Review of this report, the Lancaster Glass site is a Clean Ohio Funds project currently undergoing voluntary cleanup through the Ohio VAP program. The site is now vacant and has undergone environmental cleanup activities since 2011. Presently, groundwater monitoring wells are located across the site along with an unidentified surface water pond (Plates 41 through 43). Additional information regarding the voluntary cleanup program was requested from the Ohio EPA and discussions were held with Ohio EPA personnel concerning the current regulatory program status of the site. Results of these document reviews and interviews with agency personnel are presented in Section 6.3.1 of this report.

Overall, the observations of the exterior of the building and the periphery of the property during the site reconnaissance were consistent with the known historical and present-day commercial uses of the property and surrounding area, and did not result in the observation of any likelihood of a recognized environmental condition in connection with the property, with the possible exception of the closure of a former fuel oil storage tank (see Section 6.3.2 of this report) and the need for additional information on the pole-mounted electrical transformer to determine whether or not the transformer has PCB-containing oils that would warrant future environmental management.

SECTION 6 INTERVIEWS

6.1 Introduction

On April 2, 2015 personnel from Bennett & Williams interviewed the current property owner, Mr. Mitch Endick, to obtain additional information regarding the uses of the property as well as the availability of any environmental reports, permits, registrations, studies, assessments, liens, or AULs in connection with the property. Also present during this interview was Mr. Dennis Keller, Facilities Manager for the Fairfield County Board of Commissioners. In addition, personnel from Bennett & Williams also contacted state and local governmental officials with regard to questions and requests for file reviews for sites identified either from the environmental database review or property owner interview as possibly posing a recognized environmental condition in connection with the subject property.

6.2 Interview with Present Owner

During the April 2, 2015 interview, Mr. Mitch Endick stated the property is currently occupied by the Furniture Depot with the building first floor being used as a furniture showroom and a portion of the full basement used as storage by the tenant. In addition to knowing the buildings principal use as a furniture store for the past 75 years, he has also been told by local people that the building was used for various other commercial purposes including a bank and roller rink. According to Mr. Endick, no furniture restoration or repair work is done on the premises. Further, he stated that the second and third floors of the building contained several apartments that have not been used for approximately 30 years. These upper floors are secured as there is no access to them from the interior first floor showroom and the exterior fire escape access to those floors is unsafe.

With regard to the past environmental reports, records and permits for the property, Mr. Endick stated that he had a Phase I ESA study completed for the property at the time of purchase in 2007, but was unsure of the whereabouts of the report. He stated that the study was completed by Smalley & Associates. Although Mr. Endick indicated he would attempt to locate and provide a copy of the previous Phase I ESA report to Bennett & Williams for review, he did not furnish a copy of the report as of the writing of this report. Aside from this previous Phase I ESA report, Mr. Endick stated that he was not aware of any other environmental reports, assessments, or studies for the property.

Concerning environmental permits or registrations, Mr. Endick also stated that at the time of purchase of the property in 2007, there was a small underground fuel oil storage tank located off the southwest corner of the building. He did not have any information on the size of the tank, and stated that the tank was closed in 2007 by Smalley & Associates. Mr. Endick did not have any permit or record pertaining to the removal of the tank. Aside from the fuel oil tank, Mr. Endick stated that he did not know of any other permits, registrations, liens, AULs or administrative proceedings involving environmental issues for the property.

6.3 Interviews with State and Local Governmental Officials

Subsequent to the findings from the environmental database review for the subject property and surrounding area (see Section 4 of this report), and the interview with the current property owner, personnel from Bennett & Williams contacted various state and local governmental officials to request a file record review and ask questions seeking clarification regarding environmental issues. These ancillary interviews and file requests were used to further assess whether these issues posed a potential recognized environmental condition in connection with the subject property.

6.3.1 Ohio EPA

With regard to the Lancaster Glass site located at 240 W. Main Street, approximately 1/8th mile southeast of the subject property (see Section 4.1.1 of this report), personnel from Bennett & Williams contacted Mr. Ray Moreno with the Central District Office (CDO) of the Ohio EPA, Division of Environmental Response and Revitalization (DERR) on March 25, 2015. Mr. Moreno is currently the CDO DERR staff member assigned to the Lancaster Glass site. Mr. Moreno confirmed that Lancaster Glass is a Clean Ohio Fund site, participating in the Ohio VAP program. He indicated that the site is presently in the “technical assistance” phase of the Ohio VAP program and that the Certified Professional under VAP working at the site had yet to submit a “no further action” (NFA) letter to the agency. As a result, the CDO DERR file record for the site was limited, at this time. However, Mr. Moreno stated that he anticipates the submission of the NFA letter, and associated documents, this summer. Nevertheless, he suggested making a public records request for the documents associated with the Lancaster Glass’ Clean Ohio Revitalization Fund (CORF) grant application. On March 26, 2015, Bennett & Williams contacted Richard Boulder, Public Records Manager for Ohio EPA, Office of the Director and received the following three reports: *Ohio Environmental Protection Agency Voluntary Action Program Phase I Property Assessment Report, Former Lancaster Glass Property, Volume I Appendix A-E and G-M*, dated November 1, 2010; *Voluntary Action Program Phase II Property Assessment, Former Lancaster Glass Property*, dated January 2011; and *Voluntary Action Program Remedial Action Plan, Former Lancaster Glass Property*, dated January 2011.

The Phase I property assessment indicated that Lancaster Glass acquired the property around 1910 and operated as a production, warehousing and distribution center for glass products (GCI, 2010). Further, the plant buildings were removed from the property in 2008 and the decommissioning report contains a description of the site sampling, removal and disposal of “hazardous wastes and other regulated materials, and of the demolition of all buildings on the property” (August Mack Environmental, 2008). The following year, August Mack Environmental (2009) performed a Phase II Subsurface Investigation on the property and identified potential environmental areas of concern including:

- A former cullet storage area;
- Underground storage tanks (USTs) containing fuel oil and benzol as well as a “parking lot” UST;
- A “day tank”;

- An above ground storage tank containing kerosene; and
- A basement.

According to GCI (2010), the 2009 Phase II sampling showed that “soil and groundwater at the property are impacted above certain VAP applicable standards by one or more of the following chemicals of concern (COCs): arsenic, lead selenium and PCE”. Figure 12 shows the November 2009 potentiometric surface map of the groundwater at the site. According to this map, the groundwater flow direction is toward the southeast, away from the property that is the subject of this Phase I report.

In 2011, GCI performed a Phase II Property Assessment to meet the requirements of the Voluntary Action Program (GCI, 2011). Samples collected from 15 groundwater monitoring wells in November 2010 showed that of the COCs tested, four constituents [antimony, arsenic, selenium, and tetrachloroethene (PCE)] exceeded their respective Voluntary Action Program GUPUS (Generic Unrestricted Potable Use Standard).

GCI (2011) summarized the exceedances as follows:

a) Selenium

“Selenium concentrations in groundwater exceeded the VAP GUPUS of 50 ug/L in seven of the existing wells: MW-1, 2, 3, 5, 12, 13 and 16, in which selenium concentrations ranged from 7.7 ug/L to 1,130 ug/L. These wells are concentrated in the southern portion of the Property, except MW-1 which is located in the northwestern portion. The maximum selenium concentration detected in the groundwater was 1,130 ug/L in MW-16 located in the southwestern corner of the Property. The selenium concentrations detected in the previous samples collected in MW-1 through 5 by AME in November 2009 ranged from 68.3 ug/L to 728 ug/L”.

b) Arsenic

“Arsenic concentrations in the groundwater samples collected during November 2010 ranged from a low of 12.3 ug/L to a high of 31.2 ug/L, exceeding the VAP GUPUS of 10 ug/L. The maximum arsenic concentration detected in the groundwater was 31.2 ug/L in MW-14 located in the southern end of the Property. Arsenic was not previously detected above the detection limit of 10 ug/L in MW-1 through 5 sampled by AME in November 2009; although that detection limit has the same order of magnitude as the concentrations detected in the November 2010 samples”.

c) Antimony

“Antimony concentrations in groundwater exceeded the VAP GUPUS of 6 ug/L in four of the wells: MW-2, 3, 5 and 16, in which antimony concentrations ranged from 9.11 ug/L to 197 ug/L. These wells also are impacted by selenium and arsenic above the VAP GUPUS, and are located in the southern portion of the Property. The

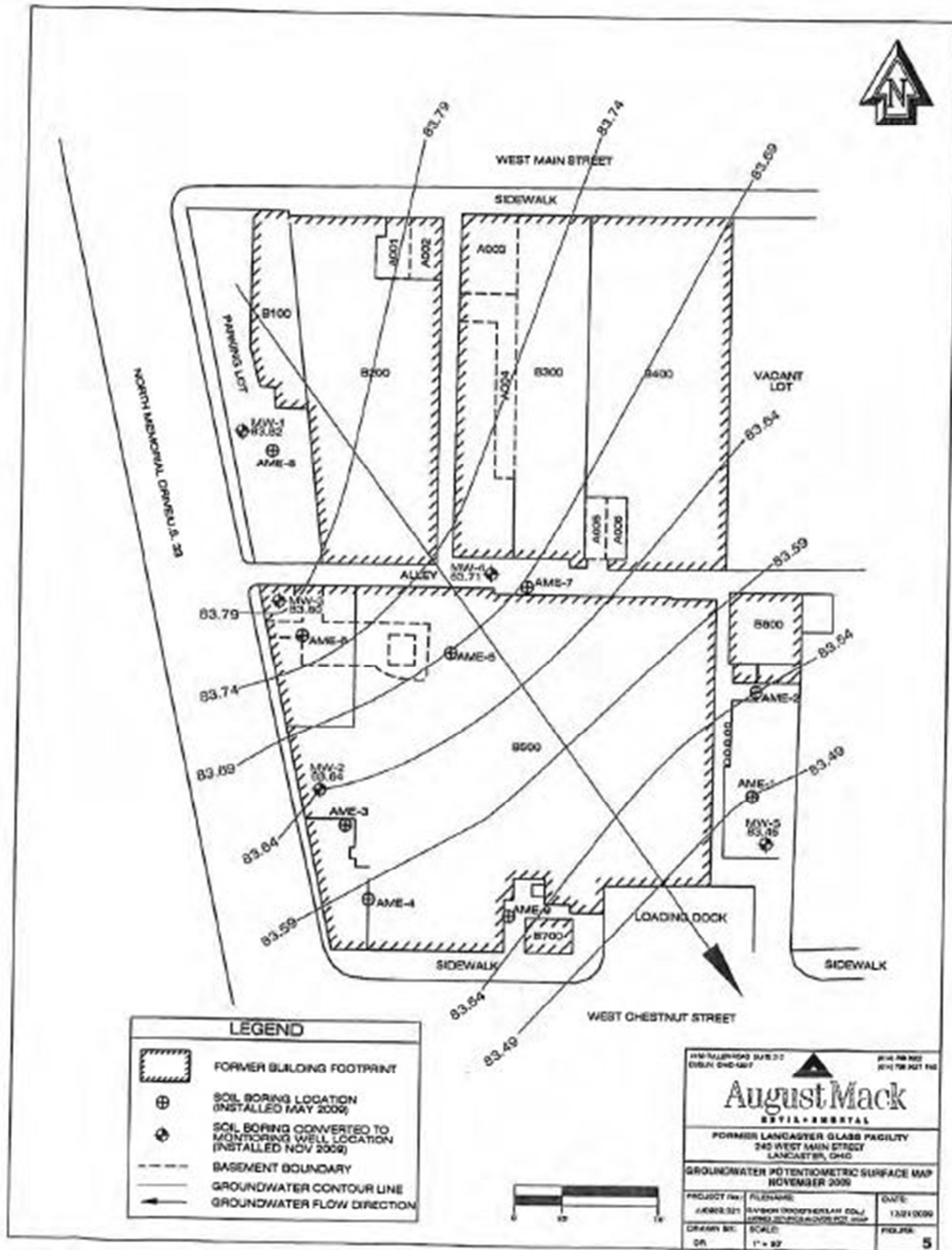


Figure 12. Potentiometric surface map of the Lancaster Glass site, November 2009 (August Mack Environmental, 2009).

maximum antimony concentration detected in the groundwater was 197 ug/L in MW-16 located in the southwestern corner of the Property. Antimony was not previously analyzed in samples collected in MW-1 through 5 by AME in November 2009”.

d) PCE

“Concentrations of PCE were detected exceeding the VAP GUPUS of 5 ug/L in groundwater samples collected by AME in November 2009 from wells MW-1 and 3, in which PCE concentrations were 17.6 ug/L and 5.98 ug/L, respectively. Concentrations of PCE exceeding the VAP GUPUS of 5 ug/L were detected in groundwater samples collected by GCI in November 2010 from wells MW-1, 3 and 6, in which PCE concentrations ranged from 5.2 ug/L to 37.8 ug/L. These PCE detections above the VAP GUPUS are concentrated wells in the northwestern portion of the Property. The PCE concentrations detected in the previous samples collected in MW-1 and 3 by AME in November 2009 are of the same order of magnitude as the concentrations detected in the November 2010 samples”.

Figure 13 shows the potentiometric map for December 9, 2010 for the former Lancaster Glass Site. This map shows that the groundwater flow direction is still toward the south, but to the southwest as opposed to the southeast the year earlier (Figure 12). Further, GCI (2011) states that *“that the groundwater samples collected in the wells screened at the deeper depths (i.e. MW-7, 11, 14 and 15) did not contain concentrations of the COCs exceeding VAP GUPUS with the sole exception of arsenic. However, the arsenic concentrations in these wells were the same order of magnitude as concentrations detected in the shallower wells”.*

Based on the information provided in these reports, the site appears unlikely to have impacted the subject property.

6.3.2 Lancaster Fire Department

Although the joint response from the Lancaster Certified Building and Zoning Department, Fire Department, and Code Enforcement indicated that there were no known issues, complaints, violations, or the use, storage, release, or disposal of hazardous substances or petroleum products at the 333 Lincoln Avenue address (see Section 4.1.2 of this report), personnel from Bennett & Williams contacted the Lancaster Fire Department in an effort to further query about the underground fuel oil tank removed from the property in 2007. From a regulatory standpoint, tanks “used for storing heating oil for consumptive use on the premises where stored” are exempt from the definition of a UST under BUSTR’s Underground Storage Tank Regulations, Chapter 1301:7-9 of the Ohio Administrative Code (OAC). However, these tanks are still regulated under the Ohio Fire Code, OAC Chapter 1301:7-7, and subject to a permit for removal through the designated local fire official. As a result, the Lancaster Fire Department was contacted on April 9, 2015, and again on April 20, 2015, to inquiry about the availability of any record or permit for the closure of the fuel oil tank. On April 22, 2015 Assistance Chief Jack Mattlin of the Lancaster Fire Department contacted Bennett & Williams and stated that a further review of their records did reveal a permit for the closure of two, 550 gallon fuel oil tanks on the southwest corner of the building on October 5, 2007. Because the

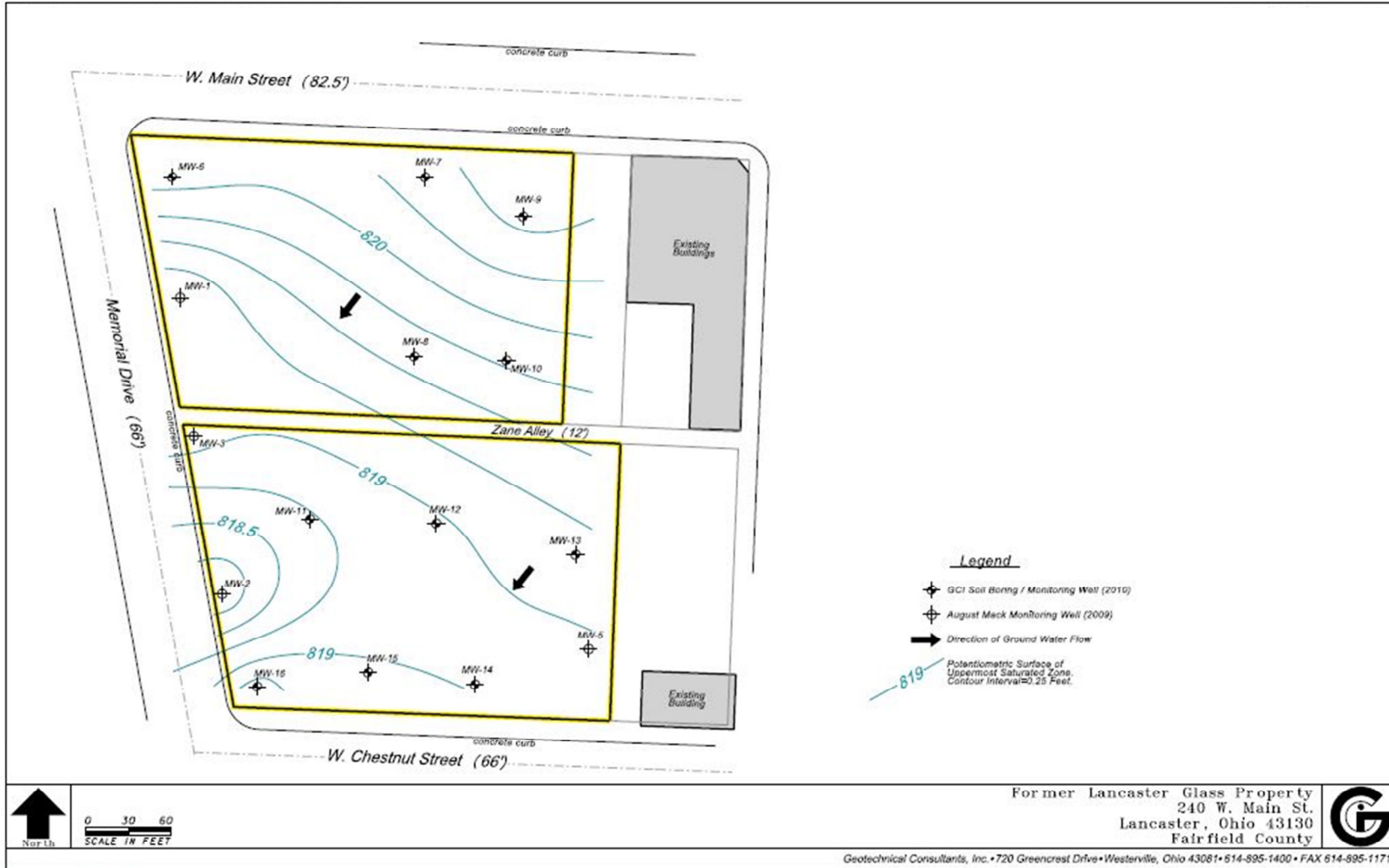


Figure 13. Potentiometric surface at the former Lancaster Glass site, December 9, 2010 (Geotechnical Consultants, Inc., 2011).

two underground tanks were close to the building's foundation, the tanks were permanently abandoned in place by filling with a concrete slurry. No other information about the site at the time of tank abandonment, such as any visual observation of a petroleum release, is present in the file.

With regard to the findings from the historical land use (see Section 3.3 of this report) of the parcel immediately to the east of the subject property, this site was used as a gasoline service station from approximately 1947 to 1964. Given that the majority of current requirements for USTs under BUSTR's statewide regulations, OAC Chapter 1301:7-9, did not come into effect until 1990, this historic land use predates the UST program. In fact, the use of the site as a gasoline station also predates the Ohio Fire Code. Therefore, we also contacted the Lancaster Fire Department on April 9, 2015, and again on April 20, 2015, in an effort to determine if any archived local fire department records or permits may exist for the site through the enforcement of any local fire code in existence at that time. On April 22, 2015 Assistant Chief Jack Mattlin with the Lancaster Fire Department contacted Bennett & Williams and stated that the department's paper records extended back only to the late 1980s, and that a review of those paper records did not include any information regarding this property.

SECTION 7 CONCLUSIONS

7.1 Report Limitations

This report describes the objective data available at the time this investigation was conducted. Information regarding the historical and current use of the site is based on records, reports and information available in an effort to reconstruct the environmental history of the property. Information provided by a past owner and government representatives were also used in this report. The accuracy of the conclusions drawn from this information is, of necessity, based on the accuracy of the information provided.

Due diligence and all appropriate inquiries were performed by environmental professionals in accordance with ASTM Standard E 1527-13. Data collected was reviewed, checked, assessed and summarized in this report. However, subsurface conditions are known to vary both in space and time, and there is inherent risk in the extrapolation of data. The evaluations and conclusions in this report are based on visual observations made during the property inspection, interviews, and public record searches. This evaluation did not include the collection of samples on the property.

As required by ASTM Standard E 1527-13, uncertainty relating to the identification of potentially recognized environmental conditions can be reduced, but cannot be wholly eliminated. This assessment is not exhaustive. The balance between reducing uncertainty about unknown conditions and time and cost are addressed in ASTM Standard E 1527-13. Environmental site assessments are based on reasonable judgements at the time and under the circumstances in which they were made. Every effort is made to evaluate the information by methods that are generally recognized to constitute the state of the art at the time of rendering the report and conclusions, and the conclusions rendered herein represent our opinions.

The opinions and conclusions shown in the report are put forth for a specific and proposed purpose and for the specific site discussed. We are not responsible for any other application, whether of purpose or location, of our opinions, conclusions and recommendations other than as specifically indicated in the report.

7.2 Conclusions

Based upon the findings from the record review, site reconnaissance, and interviews conducted with the property owner and state and local governmental officials regarding the property known as The Furniture Depot (formerly known as King's Furniture) located at 333 Lincoln Avenue, Lancaster, Ohio, the following conclusions are presented relative to the evidence of any recognized environmental conditions in connection with the property.

1. Evaluation of available historical records and property ownership show that the site has been commercially developed for over 105 years with early land uses including a livery, followed by a three story building serving as a garage with flats above that have included various commercial uses, including a bank. A one story building was added to the site over 85 years ago and was initially used as a commercial store and a feed mill. For over the past 75 years, the principal use of the site has been as a commercial furniture store with an approximate 30 year time span (1959 through 1989) when the upper floors of the three story building were also used as apartments.
2. Evaluation of the results from the search of federal and state environmental record sources shows that the property is not listed in any of the databases searched.
3. Evaluation of the results from the search of federal and state environmental record sources for the surrounding sites, within a prescribed radius from the property, did not identify any sites that are suspected of posing an environmental risk to the property, with the possible exception of the Lancaster Glass site.
4. Evaluation of the initial written responses from the local environmental record sources show that the solicited agencies and departments had no information pertaining to complaints, violations or the use, storage, release, or disposal of hazardous substances or petroleum products at the property.
5. Findings from the April 2, 2015 interview with the current property owner, Mr. Mitch Endick, reaffirmed the current and known historical commercial uses of the property. To the owner's knowledge, no previous environmental reports, assessments or other studies existed for the property, with the exception of a previous Phase I ESA report at the time Mr. Endick purchased the property in 2007. A copy of the previous Phase I ESA report was requested for review, but was not received. The owner also stated that an underground fuel oil tank off the southwest corner of the building was closed in 2007.
6. Observations of the interior of the building (first floor and basement/garage) during the site reconnaissance, conducted on April 2, 2015, were consistent with the known historical and present day uses of the property, and did not result in the observation of any identified or possible releases of hazardous substances or petroleum products.

7. Observations of the exterior of the building and the periphery of the property during the April 2, 2015 site reconnaissance were consistent with the known historical and present day commercial uses of the property and surrounding area, and did not result in the observation of any likely recognized environmental condition in connection with the property, with the possible exception of the closure of the former fuel oil storage tank and the need for additional information on the pole-mounted electrical transformer to determine whether or not the transformer has PCB-containing oils that would warrant future environmental management.
8. Follow up interviews with representatives from the Ohio EPA regarding the Lancaster Glass site, together with an agency file record review for this Ohio VAP site, does not provide evidence to suggest that this site poses a likelihood of impacting the subject property.
9. Follow up interviews with representatives from the Lancaster Fire Department, and an additional records search request, provided further information that two, 550 gallon fuel oils tanks were permanently abandoned on the property on October 5, 2007. Because of the tanks close proximity to the southwest corner of the one story building, the two fuel oil tanks were permanently abandoned in place by filling with a concrete slurry. No information is available in the file indicating whether or not a release of petroleum product may have occurred from the tanks. Thus, it is concluded that current information is insufficient to determine if these abandoned fuel oil tanks pose a recognized environmental condition in connection with the subject property.
10. Follow up interviews with representatives from the Lancaster Fire Department, and an additional records search request, found that the use of site immediately east of the subject property as a gasoline station from 1947 to 1964, predates any paper records for USTs maintained by the fire department. The approximate 50 year time lapse since the adjoining property was used as a gasoline station, together with the absence of any reported or identified problems at the site in the federal, state and local environmental record review, suggests that this adjacent property does not pose a recognized environmental condition in connection with the subject property.

In summary, we have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527-13 of 333 Lincoln Avenue, Lancaster, Ohio 43130, the *property*. No exceptions to, or deletions from, this practice are described in this *report*. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *property* except for the following:

Possible release of petroleum product (e.g. fuel oil) associated with the historic storage of fuel oil in the two permanently abandoned (closed in place) 550-gallon underground tanks.

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

Respectfully submitted,
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