



HART ENVIRONMENTAL RESOURCES

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**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
OF
7989 S. SUBURBAN RD.
CENTERVILLE, OH 45458**

Prepared For:

**Mr. Barry Baker
Ohio Real Estate Auctions
498 N. Detroit St.
Xenia, OH 45385**

**February 10, 2010
B101041**



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Mr. Barry Baker
Ohio Real Estate Auctions
498 N. Detroit St.
Xenia, OH 45385

Re: Phase I Environmental Site Assessment
7989 S. Suburban Rd.
Centerville, OH 45458

Dear Mr. Baker;

Thank you for allowing Hart Environmental Resources to be of service to you. We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527 on the property located at 7989 S. Suburban Rd., in Centerville, Ohio. Any exceptions to or deletions from this practice are described in Section 2.3 of this report. This assessment has revealed the evidence of no recognized environmental conditions in connection with the property.

No information has been deleted, omitted or changed that would otherwise have caused the user of this report to reach a different conclusion. Hart Environmental Resources realizes that you are depending upon the overall completeness, accuracy and conclusion in this report and hereby certifies that this is a report, which you can rely upon.

Sincerely,

Lynda M. Hart, REM
President

*Registered Environmental Manager #7928
Certified Asbestos Hazards Evaluation Specialist, State of Ohio, #32558*



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1.0 EXECUTIVE SUMMARY

At the request of Mr. Barry Baker, with Ohio Real Estate Auctions, Hart Environmental Resources has conducted a Phase I Environmental Site Assessment on the site listed as 7989 S. Suburban Rd., in Centerville, Ohio. The site consists of two structures, which are currently unoccupied. The facility was previously operated as B & B Quality Tool, a machine shop. The company vacated the site about one year ago.

Total acreage for the site, consisting of two parcels, #O68 01302 0005 and #O68 01302 0006, is approximately 1.863 acres. The subject site, located on the west side of S. Suburban Rd., is rectangular in shape. A 13,964 sq. ft., concrete block building sets on the north side of the property, with a 816 sq. ft. storage barn to the west of the main structure. The primary building is listed as having been built in 1981, while the storage barn was constructed in 1985. B & B Quality Tool, LTD owns the subject site. The company gained ownership of the parcels on November 1, 2000.

Hart Environmental Resources finds no environmental issues of concern with the subject site.

2.0 INTRODUCTION

A **Phase I Environmental Site Assessment** is performed to identify, to the extent feasible, recognized environmental conditions in connection with the subject site. It is a non-intrusive investigation. Included are historical document searches, a visual inspection of the subject site and surrounding properties, personal interviews, and review of available records to help identify potential recognized environmental conditions in relation to current and former activities of the subject and surrounding properties.

2.1 Purpose

The purpose of this report is for the potential ownership transfer of the subject site.

2.2 Special Terms and Conditions

This report was prepared for the exclusive use of Mr. Barry Baker, Ohio Real Estate Auctions, B & B Quality Tool, LTD and whomever they choose to share this report with. All may rely on the report content. Reliance or use by anyone, without the explicit consent of Mr. Barry Baker, Ohio Real Estate Auctions, or B & B Quality Tool, LTD for whom it was prepared, is prohibited.

2.3 Limitations and Exceptions of Assessment

One sample of sprayed-on ceiling fireproof insulation was collected for asbestos analysis. No other media or analysis was conducted as part of this Phase I Assessment. Details of the assessment are provided in the following pages of this report.

2.4 Limiting Conditions and Methodology Used

Hart Environmental Resources warrants that the work performed was conducted in accordance with Phase I of ASTM Designation: E 1527-05 Standard Practice for Environmental Site Assessments, as well as generally accepted standards of competent professionals practicing in the area of environmental site assessments.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

Total acreage for the site, consisting of two parcels, #O68 01302 0005 and #O68 01302 0006, is approximately 1.863 acres. The subject site, located on the west side of S. Suburban Rd., is rectangular in shape. The legal description, for the subject site, is 11 Pt. S Suburban Commercial Area Sec. 2.

Appendix 1 contains a location, tax, and topographical site map with the site's general location. Appendix 2 contains a site plan with its layout and adjacent properties. Appendix 4 contains copies of all of the available aerial photographs, from the Montgomery County Engineering department, and Sanborn Maps.

3.2 Site and Vicinity Characteristics

The subject site is located on the west side of S. Suburban Rd., in Centerville, OH. This is an area of Centerville, which is a twenty-year old industrial park. The subject site is zoned for industrial use.

The site gently slopes to the southeast. The majority of stormwater would flow in this direction entering the City of Centerville stormwater sewer system along S. Suburban Rd. or remain on-site to permeate into the ground.

3.3 Structures, Roads, and other Improvements on Site

A 13,964 sq. ft., concrete block building, faced on the east side with brick, sets on the north side of the property. An 816 sq. ft. wooden storage barn is to the west of the main structure. The primary building is listed as having been built in 1981, while the storage barn was constructed in 1985.

The main structure has a poured concrete floor, which has been finished with epoxy, in the manufacturing areas, and covered with carpet in the offices. The building has one level. The offices are located in the eastern portion of the building, while manufacturing operations occupied the middle and western areas. Access to the property is from S. Suburban Rd., to the east. Asphalt paving surrounds the building. The western property line is covered with immature trees. The remainder of the property is a well-groomed lawn.

The structure has three gas forced-air furnaces, located inside the building. Two are for the manufacturing areas, while the remainder is for the offices. No insulation was observed around the ductwork. Sprayed-on fireproofing insulation was observed on the ceiling in the manufacturing utility room. A sample of this material was collected for asbestos analysis. The material was found to be negative for asbestos fibers. Air conditioning units are located on the flat roof.

3.4 Environmental Liens or Specialized Knowledge or Experience

No environmental liens or specialized environmental knowledge or experience is known of the subject site.

3.5 Current Uses of Property

The site is currently unoccupied, having been vacant for approximately one year.

3.6 Past Uses of Property

The facility was previously operated as B & B Quality Tool. They occupied the site for approximately ten years. Prior to this time, the building was another machine shop known as Ram Precision Industries. Before 1981, when the facility was erected, the site was a concrete business. Before the concrete business the site was undeveloped, agricultural land.

Current Uses of Adjoining Property

S. Suburban Rd. is adjacent to the site to the east. Across the street from the subject property, further east, is a large facility, currently under construction for the Centerville Public Works Facility. The older facility of the Centerville Public Works is to the northeast. To the southeast is the Washington Township Maintenance storage yard. Further east is an abandoned railroad line, followed by Cloy Rd.

Undeveloped land, appearing to have been agricultural in use, borders the subject site to the west. Cintas Document Management, a document shredding company, is the adjacent property to the south. Further south is Dimco Gray, a manufacturer of equipment handles and knobs.

Precision Pressed Powder Metals, a manufacturer utilizing powdered metal, is the adjacent facility to the north. Suburban Auto Body, an automotive body shop, is further to the north.

4.0 RECORDS REVIEW

A review was made of publicly available records concerning: 1) The usage and disposal of hazardous substances and petroleum products in the vicinity of the site to determine the potential impact from area-wide sources of contamination; and 2) Other issues of possible environmental impact. The records reviewed are discussed below. The following environmental databases were searched for a one-mile radius from the subject property.

4.1 Standard Environmental Record Sources, Federal and State

The following environmental databases were searched for within a 1.0-mile radius of the subject property.

4.1.1 NPL List

The National Priorities List (NPL) of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program were reviewed. The U.S. EPA actions under the Superfund Program were reviewed as well as the U.S. EPA published list of all sites that have been investigated, or scheduled for investigation, under authority of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The subject site was not on the list. There are no sites listed within one mile of the subject property.

4.1.2 CORRACTS

CORRACTS is a list of handlers with RCRA Corrective Action Activities. The report shows which nationally defined corrective action core events have occurred for every handler that has had corrective action activity. The subject site and adjacent properties are not listed. There are no sites listed within one mile of the subject site.

4.1.3 CONSENT

Superfund (CERCLA) Consent Degrees. This includes sites where there are major legal settlements that establish responsibility and standards for cleanup at NPL Superfund sites. This list records sites that are periodically released by the United States Courts after there are settlements by parties to litigation matters. The subject site and surrounding parties are not on this list.

4.1.4 ROD

Records of Decision. ROD documents mandate a permanent remedy at an NPL Superfund site containing technical and health information to aid in the cleanup. The subject site and surrounding properties were not on this list.

4.1.4 Delisted NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e),

sites may be deleted from the NPL where no further response is appropriate. There were no sites on this list.

4.1.5 DERR

Division of Emergency & Remedial Response's Database - The DERR 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 now or ever has been contaminated. The subject site is not listed in this database. There are no sites listed within 1.0 miles of the subject property, which have been designated in the DERR database.

4.1.6 FUD

This listing includes locations of Formerly Used Defense Site Properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions. No sites are listed.

The following environmental databases were searched for a distance within 0.50- mile radius of the subject property.

4.1.7 CERCLIS

The EPA Library Information System, or CERCLIS, was reviewed to determine if this site, or any site in proximity to it, are currently under investigation. The CERCLIS database is a comprehensive listing of known or suspected uncontrolled hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL). The subject site and properties, within 0.5 miles, were not listed.

4.1.8 RCRIS-TSD

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities, which report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA TSDC's are treatment, storage, and/or disposal facilities that are subject to corrective action under RCRA. The subject site is not listed. There are no sites listed within 0.50 miles of the subject site under this heading.

4.1.9 Brownfields

The US EPA's listing of Brownfields properties addressed by Cooperative Agreement Recipients and Brownfields properties addressed by targeted Brownfields Agreements found no sites listed.

4.1.10 VAP

The Ohio EPA list of sites involved in the Voluntary Action Program was reviewed. The subject site is not listed. There are no sites listed within 0.50 miles of the subject property.

4.1.11 SWLF

Data provided by the OHIO EPA and the USGS found no licensed solid waste landfills within 0.50 miles of the subject site.

4.1.12 LUST

The Bureau of Underground Storage Tank Regulations (BUSTR) list of “Reported Petroleum Underground Storage Tank Release Accidents” was also reviewed. This list records facilities, which have petroleum releases reported since January 1, 1987. There has not been a release incident reported at the subject site.

There are, however, three sites listed within 0.125 miles of the subject site. An additional four sites are at a distance of 0.125-0.25 miles and two more are 0.25-0.50 miles of the subject property. All have received letters of “No Further Action” from BUSTR. These sites should not have an impact on the subject property.

The following environmental databases were searched for a distance within 0.25- mile radius of the subject property.

4.1.13 UST

Under Ground Storage Tanks. The State of Ohio Bureau of Underground Storage Tanks Regulations (BUSTR), UST Registration Summary Listing was reviewed for registered UST’s on this site and those within 0.25 miles of the subject site. The subject site does not have an underground storage tank. There are seven sites listed within 0.25 miles of the subject property.

4.1.14 RCRA-LQG

The EPA’s Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities, which report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Large Quantity Generators are facilities that generate at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. The subject site is not listed. There no sites listed as being large quantity generators within 0.25 miles.

4.1.15 RCRA-SQG

The EPA’s Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Small Quantity Generators are facilities that generate less than 1000 kg/month of non-acutely hazardous waste. The subject site is not listed as being a small quantity generator. There are, though, four sites listed within 0.25 miles of the subject property. Two of the properties have had compliance violations. All, however, were handled with informal written enforcement actions and should have an impact on the subject site.

4.1.16 RCRA-CESQG

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites, which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. The subject site is not listed. No properties are listed within 0.25 miles of the subject site under this heading.

The following environmental databases were searched for the subject property only.

4.1.17 TRIS

The Toxic Release Inventory System is a list of all facilities that manufacture, process, or import toxic chemicals in excess of 25,000 pounds per year. Such sites are required to register with the EPA under Section 313 of the Superfund Amendments and Reauthorization Act (SARA Title III) of 1986. Data contained in the TRIS system covers approximately 20,000 sites and 75,000 chemical releases. The subject site is not listed under this category.

4.1.18 ERNS

ERNS is a national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information of specific releases, including the spill location, the substance released, and the responsible party. The subject site is not listed under this heading.

4.1.19 FINDS

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System). As the subject site is not listed.

4.1.20 OEPA Spills List

The OEPA Emergency Response list for spills was reviewed. There have been no spills reported for the subject site.

4.2 Physical Setting

4.2.1 Topography/Surface Features

The site gently slopes to the southeast. The majority of stormwater would flow in this direction entering the City of Centerville stormwater sewer system along S. Suburban Rd. or would remain on-site to permeate into the ground.

4.2.2 Soils

According to the Ohio Department of Natural Resources and the Montgomery County Soil and Conservation District the subject site is in an area consisting primarily of Dana silt loam and Russell silt loam land complex soils. A very small amount, 0.3%, is Fincastle silt loam. The soils were developed over stratified, calcareous gravel and sand.

4.2.3 Hydrogeology

According to the Centerville City Water Division, the ground water flow for the area is believed to be in a general southeast direction. They stated that there is no known groundwater contamination in the immediate area. The site is on a municipal water supply.

The Department of Natural Resources maintains a record of wells drilled in the area. There are a few residential and monitoring wells found within 0.50 miles of the subject property. Copies of several of these well logs can be found in Appendix 7.

4.2.3 Zoning/Flood Zone

The site is zoned industrial. The subject site is not on a flood zone.

4.2.5 Radon

The Ohio EPA conducted radon tests for 64 structures in the same 45458 zip code as the subject site. The average reading for the basement level these buildings was 4.9 picocuries/liter. The EPA limit is 4.0 picocuries/liter. The results are on file with the Regional Air Pollution Control Agency in Dayton, Ohio. The subject site does not have a below ground level.

Radon levels are very site specific, depending on location and building age. If buildings are constructed on the property with below ground levels, certain construction techniques (e.g., placing a vapor barrier underneath the concrete slab foundation and providing adequate ventilation) could be used to help reduce radon levels.

4.3 Historical Use Information

The history of the site was developed based on interviews with the Montgomery County Auditor's, Recorder's, and Engineer's offices and an interview with the City of Centerville Fire department. An examination of historical aerial photographs, obtained from the Montgomery County Engineers Office, provided further information. Sanborn Maps were not available. Property deeds for the previous 60+ years were reviewed for the previous owners.

4.3.1 Aerial Photographs

The most current aerial photograph, taken in 2007, shows the subject site being similar to that of today. The site is active, as a few vehicles can be seen parked along the west side of the building. Outside storage of 55-gallon drums can be seen along the south wall, near the southwest corner. The adjacent and surrounding properties also appear similar to those of the present, with the exception of the adjacent property to the east. The new construction, which is currently present, has not yet begun. A facility with outside storage of construction equipment is visible. During this time period the site was operated as Pyper Construction.

The next aerial photograph was taken in 2005. No noticeable changes can be seen to the subject site. The facility is again active, with a few more vehicles parked along the west side of the building and semi-tractor trailers in the southern parking lot. The surrounding area appears nearly the same as in the 2005 aerial photograph.

The subject site is virtually the same in the 2000 aerial photograph. The facility is still active. The surrounding area is nearly identical, with the exception of the structure adjacent to the south. During this time period the building is slightly smaller.

The current subject site structure is still present and unchanged in the 1995 aerial photograph. The site is active, as are the properties surrounding the subject site. There does appear to be a couple of small storage sheds to the south of the current storage barn. The surrounding area appears similar to that of the latter photographs with the exception of the adjacent structure to the south. It is again slightly smaller.

The subject site is slightly different in the 1987 aerial photograph. The manufacturing building is smaller, without the western addition. The storage barn, along the western property border, is also smaller, with only the southern area present. The surrounding properties are similar to the 1995 photograph.

The current subject site structure is nearly the same in the 1980 aerial photograph as seen in the 1987 aerial photograph. The storage barn, to the west, however, is absent. The site remains active. The surrounding area is virtually the same as previously noted.

The 1968 aerial photograph depicts a very different subject site. The current subject site structure is not on the property. There does, however, appear to be a different smaller building on the property. With the exception of this small building, there does not appear to be any other structures on the west side of S. Suburban Rd. The area, however, does appear to be graded.

In the 1949 aerial photograph the subject property was undeveloped, appearing to be agricultural land. There are no structures on the surrounding properties. In fact, S. Suburban Rd. is not present. This entire area appears to be part of the same agricultural land.

The last available aerial photograph was taken in 1938. Once again, the entire area is agricultural land.

4.3.2 Sanborn Maps

Sanborn Maps have not been drawn for this area of Centerville.

4.3.3 Street Directories

Telephone directories, to determine the previous occupants of the subject site, were also available for this area of Montgomery County. They were reviewed, at 5-year increments, from 1974 to the present. The following is a listing for the occupants of the site:

2004 – 2009	B & B Quality Tool
1999	Vacant
1984 – 1994	Ram Precision Industries
1974 – 1979	No Return

4.3.4 Chain of Title

Property deeds were reviewed at the Montgomery County Recorder's Office. The following are the owners for the site:

<u>Grantee</u>	<u>Grantor</u>	<u>Date Obtained</u>
B & B Quality Tool, LTD	Richard A. Mount	11/01/00
Richard A. Mount	Valley Concrete Company	9/16/80
Valley Concrete Company	Black Oak Estates	4/24/68
Black Oak Estates	Dempsey A. & Edna M. Kerr	11/27/64
Dempsey A. & Edna M. Kerr	Everett H. Hodge	12/20/58
Everett H. Hodge	William A. & Helen E. Fritz	4/25/52
William A. & Helen E. Fritz	Cora C. Coppedge	1/09/45

5.0 INFORMATION FROM SITE RECONNAISSANCE

Lynda Hart, with Hart Environmental Resources, performed the on-site investigation on February 3, 2010. The subject site is listed as 7989 S. Suburban Rd., in Centerville, Ohio. The site consists of two structures, a manufacturing facility and a storage barn. The site has been vacant for over a year. The facility was previously operated as B & B Quality Tool, a machine shop business.

Total acreage for the site, consisting of two parcels, #O68 01302 0005 and #O68 01302 0006, is approximately 1.863 acres. The subject site, located on the west side of S. Suburban Rd., is rectangular in shape. A 13,964 sq. ft., concrete block building sets on the north side of the property, with a 816 sq. ft. storage barn to the west of the main structure. The primary building is listed as having been built in 1981, while the storage barn was constructed in 1985.

5.1 Hazardous Substance and/or Petroleum Products with Identified Uses

Several empty 55-gallon drums, which previously contained machine oils, are being stored along the exterior south wall. The drums were open and contained a small amount of rainwater. There were no signs of staining or spills.

5.2 Hazardous, Petroleum and/or Unidentified Substances without Identified Uses

None were observed.

5.3 Storage Tanks

There are no below or above ground storage tanks on the property. There are vent or fill pipes to indicate the presence of an underground storage tank.

5.4 Indication of PCBs

There are no PCB-containing transformers located on the property. There is one ground-mounted transformer located along the north wall of the manufacturing facility. The transformer is labeled as being non-PCB containing. The unit did not show any signs of leakage.

5.5 Indications of Solid Waste Disposal or Hazardous Substance/Petroleum Releases

None were observed.

5.6 Drains and Sumps

No floor drains was observed in the manufacturing areas.

5.7 Waste Water

Domestic wastewater is the only wastewater generated at the site. The wastewater is connected to the City of Centerville sanitary sewer system.

5.8 Wells

There are no wells on the site. The facility is connected to the City of Centerville municipal water supply.

5.9 Physical Setting Analysis

There are no concerns with the physical setting of the site.

5.10 Asbestos

Suspect sprayed-on, fireproofing insulation was observed on the ceiling of the manufacturing area. A sample of this material was collected for laboratory analysis. The result was found to be negative. The only suspect miscellaneous materials noted were drywall and drywall joint compound. All were in good condition.

5.11 Wetlands

There are no wetlands on the subject site. There was no vegetation, associated with wetlands, present.

6.0 INFORMATION FROM INTERVIEWS

6.1 Property Auctioneer

Mr. Barry Baker, the property auctioneer, was interviewed. He stated that the subject site had been operated as B & B Quality Tool for the past ten years. The facility is currently unoccupied, being vacated about a year ago. He knows of no environmental concerns with the subject site.

6.2 City of Centerville Drinking Water Department

According to the City of Centerville Drinking Water department, there are no known drinking water problems with the subject site or adjacent properties. The subject site has a municipal drinking water supply.

6.3 Fire Department

The City of Centerville Fire Department was contacted. Their files do not contain any records for above ground or underground storage tanks, hazardous spills or fires. They did, however, have records for permitting the use of ignitable and combustible liquids. They know of no environmental concerns with the subject site.

7.0 OPINION

The site consists of two structures, which are currently unoccupied. B & B Quality Tool, a machine shop, previously occupied the building. The company vacated the site about one year ago. The structure was used as a machine shop operation. No hazardous chemicals were observed during the on-site inspection. There is no evidence of any chemical spills or leaks.

8.0 FINDINGS AND CONCLUSION

Hart Environmental Resources has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-05 on the property located at 7989 S. Suburban Rd., in Centerville, Ohio. Any exceptions to or deletions from this practice are described in Section 2.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.