

7.0 FINDINGS AND CONCLUSIONS

A. Recognized Environmental Conditions (RECs)

CTL Engineering has performed a Phase I ESA, in conformance with the scope and limitations of ASTM Standard E-1527-00, of a 3.379-acre parcel located at 901 W. Third Avenue in Franklin County, Columbus, Ohio. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

B. Business Environmental Risk

ASTM Standard defines *business environmental risk* as a “risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.” CTL Engineering interprets this risk as “the conditions that do not meet the definition of a ‘recognized environmental condition’, as defined in ASTM 1527-00 standard, but may constitute a business risk under various environmental rules and regulations”. For example, wetlands and asbestos are not considered a REC under ASTM standard, but are regulated under various regulations promulgated by the Army Corps of Engineers, EPA, and OSHA. Solid wastes, such as trash, discarded equipment, tires, etc., are also not considered RECs under ASTM standard, but are regulated under various Federal, State, and/or Local regulations.

Since business environmental risks are typically considered non-scope issues under the ASTM practice, CTL Engineering did not conduct an exhaustive study; however, no obvious business environmental risks were observed during the site reconnaissance in connection with the subject property.

C. Conclusion and Recommendations

Based on the findings of the previously conducted Phase I ESA (1998), and the current site reconnaissance and document search conducted by CTL Engineering, *no further environmental assessment work is recommended for the subject property.*

The technical opinions included herein are based on our experience, the information obtained during the field study, and procedures described herein. This investigation evaluates the conditions that existed at the time of CTL Engineering’s visit(s) at the subject property and does not warrant against future alterations of conditions at the subject property, or subsequent changes in the environmental regulations. If additional information becomes available, we request the opportunity to review the information, reassess the potential environmental concerns, and modify our conclusions and recommendations, if appropriate.



CTL Engineering certifies the accuracy and completeness of this report, in accordance with the limitations and exceptions included in Section 1.1. CTL Engineering warrants that the services, findings, and/or recommendations provided herein have been performed in accordance with procedures, practices, and standards generally accepted in the environmental consulting profession for use in similar assignments. No other warranty is expressed or implied.

We appreciate the opportunity to provide you with these professional services. If you should have any questions or require further information, please feel free to contact the undersigned at (614) 276-8123. Please refer to CTL Engineering Project No. **98510068B** in all future inquiries.

Respectfully submitted,

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