



HART ENVIRONMENTAL RESOURCES

262 Hedge Dr. Springfield, OH 45504 (937) 325-8777 (937) 324-0288 FAX

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
OF
8821 WASHINGTON CHURCH RD.
MIAMISBURG, OH 45342**

Prepared For:

**Megix, LLC
c/o Mr. Lane Williamson
Eastman & Smith, LTD.
One Seagate, 24th Floor
Toledo, OH 43699**

**August 5, 2013
H131331**



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Megix, LLC
c/o Mr. Lane Williamson
Eastman & Smith, LTD.
One Seagate, 24th Floor
Toledo, OH 43699

Re: Phase I Environmental Site Assessment
8821 Washington Church Rd.
Miamisburg, OH 45342

Dear Mr. Williamson;

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 8821 Washington Church Rd., in Miamisburg, Ohio. Any exceptions to or deletions from this practice are described in Section 2.3 of this report.

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 and Megix, LLC 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
Asbestos Hazards Evaluation Specialist, State of Ohio, #RA-32558
Lead Risk Assessor, State of Ohio, #LA-002457*



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1.0 EXECUTIVE SUMMARY

The purpose of this document is to report the findings of a Phase I Environmental Site Assessment (ESA) conducted on the site located at 8821 Washington Church Rd., Miamisburg, OH. This report was conducted, in accordance to ASTM E1527-05 protocol, at the request of Mr. Lane Williamson, on behalf of Megix, LLC.

The property is located on the west side of Washington Church Rd., outside the Miamisburg city limits, in Miami Township. This area of Miamisburg consists primarily of commercial, industrial and residential properties. The subject site is currently zoned for industrial use.

The subject site is irregular in shape, consisting of two parcels, #K45 02604 0157 and #K45 02604 0102. The site totals 59.27 acres. One 117,299 sq. ft. concrete block, manufacturing structure is on the site. There is also a 1,200 sq. ft. metal storage building, to the west of the main structure. The facility is currently unoccupied.

There is still a fair amount of chemicals being stored on the property. All of the chemical containers are in good condition, without signs of leaks or spills. The removal and disposal of these materials will be dealt with in a separate report. As such, Hart Environmental Resources finds no other environmental issues of concern with the subject site, which warrants immediate further action.

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 site and surrounding properties.

2.1 Purpose

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

2.2 Special Terms and Conditions

This report was prepared in accordance to ASTM E1527-05 protocol. Performance of the Phase I ESA, for the site, did not include a detailed inspection of any adjacent or nearby properties.

2.3 Limitations and Exceptions of Assessment

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.

2.4 Significant Assumptions

No significant limiting assumptions were made for purposes of conducting the Phase I ESA on the subject site.

2.5 Data Gaps

Only one of the previous occupants could be contacted. Therefore, interviews with other personnel could not be conducted.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject site is listed as 8821 Washington Church Rd., in Miamisburg, Ohio. The property is located on the west side of Washington Church Rd., in Miami Township. The legal descriptions for the parcels are Section 12, Township 2, Range 5.

3.2 Site and Vicinity Characteristics

The subject site is in an area consisting primarily of residential homes, with a few commercial and industrial properties. The subject site is currently zoned for industrial use.

3.3 Structures, Roads, and other Improvements on Site

Two structures are located on the site. The main facility, a 117,299 sq. ft. concrete block structure, is located in the approximate center of the target property. There is also a 1,200 sq. ft. metal storage building, to the west of the main structure. An asphalt-paved parking lot is at the north side of the property. An asphalt-paved transport drive surrounds the building. The remainder of the site is a well-groomed lawn and natural vegetation. The manufacturing structure was constructed in 1987. The storage building was added in 1988. Access to the site is from Washington Church Rd., to the east.

3.4 Environmental Liens or Specialized Knowledge or Experience

No environmental liens or specialized environmental knowledge or experience is known.

3.5 Current Uses of Property

The subject property is currently unoccupied.

3.6 Past Uses of Property

The last tenant was Encap Technologies, who used the facility as a laboratory for their plastic encapsulation business. The structure was originally built for Mead, as a digital printing processing facility.

3.7 Current Uses of Adjoining Property

Washington Church Rd. borders the subject site to the east. Directly across the street, further east, is a large residential complex. More residential homes are to the southwest. South Brook Christian Church is the adjacent site to the south. The Newmark Office Park is to the northwest.

Fred J. Miller, Inc., a supplier of music band uniforms, is the adjacent site to the northeast. Agricultural land is 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 records were found for sites within a 1.0-mile radius.

4.1.1 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 is now or ever has been contaminated. The subject site is not listed in this database. There are four sites listed within 1.0-miles of the subject property.

1. NCR Training Center 9391 Washington Church Rd. 0.48 mi. SSE

This site is in the process of being remediated. Groundwater flow for the region is in a general northeast direction. As such, this site should not have an impact on the target property.

4.1.2 VAP

The Ohio EPA list of sites involved in the Voluntary Action Program was reviewed. The subject site is not listed. Only one property is listed within 0.50 miles of the subject site. It is the aforementioned NCR Training Center facility.

Environmental databases, searched for the subject property only, found the following records.

4.1.3 RCRA-nonGen

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

4.1.4 FINDS

Facility Index System/Facility Registry 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). The target property is listed as it was, at one time, a small quantity generator.

4.1 Physical Setting

4.2.1 Topography/Surface Features

The property is basically flat, with a very slight gradient to the northeast. The majority of storm runoff would flow in this direction.

4.2.2 Soils

According to the Ohio Department of Natural Resources and the Montgomery County Soil and Conservation District the subject site consists of six soil types. The native soils were developed over stratified, calcareous gravel and sand.

4.2.3 Hydrogeology

According to the Montgomery County Department of Health and the Ohio EPA, ground water flow for the area is in a general northeastern direction. The Montgomery County Health Department stated that there is no known groundwater contamination in the immediate area. This site is currently on a municipal drinking water supply.

The Department of Natural Resources maintains a record of all wells drilled in the area. Several wells were found within 0.5 miles. Copies of a few of these well logs can be found in at the end of the environmental data base in Appendix 5, beginning with page A-15.

4.2.4 Zoning/Flood Zone

The site is zoned industrial. The subject site is not on a flood zone. A copy of the FEMA flood map can be found in Appendix 1.

4.2.5 Radon

The Regional Air Pollution Control Agency, RAPCA, has records for radon readings at their corporate office in Dayton, Ohio. Their files contain 702 readings within the 45342 zip code. The average radon reading for below ground levels were 4.1 pCi/L. The EPA regulatory limit is 4.00 pCi/L. The structure does not have a below ground level.

Radon levels are very site specific, depending heavily on location and building age and construction. If buildings are constructed on the property with below ground levels, certain construction techniques (i.e., 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. An examination of historical aerial photographs provided further information. Sanborn Maps were not available. Phone directories, to determine the previous occupants of the subject site were reviewed.

4.3.1 Aerial Photographs

2010 – The subject site, as well as the surrounding area, appears to be identical to that of today. The facility appears to be active, but with only a few vehicles are parked in the north parking lot.

2007 – No noticeable changes can be seen with the subject site. The surrounding area is also unchanged, except that the church parking lot, to the south, and one of the office park complex buildings, to the west, appear to have been recently constructed.

2005 – No changes can be seen with the subject site. The surrounding area is similar, except one of the office park buildings is absent.

2000 – No noticeable changes can be seen with the subject site. The residential plat, to the east, and many of the homes, to the west, have yet to be constructed.

1995 - The target property is unchanged. The residential plats, to the east and west, however, do not exist. These areas appear to be agricultural land.

1987 – The subject site are not present in this aerial photograph. Many smaller buildings, appearing to be residential homes, are in its place. The church, to the south, is absent. The surrounding area appears to consist of older residential properties and agricultural land.

1980 – The target property is agricultural land. Washington Church and Lyons Roads are not present.

1968 – The target property and surrounding area are agricultural land.

1949 – The target property and surrounding area are agricultural land.

1938 – The target property and surrounding area are agricultural land

4.3.2 Sanborn Maps

Sanborn Maps were not available.

4.3.3 Street Directories

Telephone directories were reviewed at 5-year increments. The following are the occupants of the site:

2013	Vacant
2009	Webcore Technologies
2004-1994	Mead
1989-1969	No Listing

4.3.4 Ownership History

<u>Grantee</u>	<u>Grantor</u>	<u>Date Obtained</u>
Megix, LLC	Richard Kennedy	12/30/02
Richard Kennedy	Cycolor, Inc.	11/26/02
Cycolor, Inc.	Mead Real Estate Investments	4/02/96
Mead Real Estate Investments	Newmark Associates	6/22/93
Newmark Associates	Danis Properties LP	6/22/93
Danis Properties LP	Danis Properties Co.	11/01/90
Danis Properties Co.	Mitchell I. Singer	12/16/86
Mitchell I. Singer	Irene E. Allen	7/14/86
Irene E. Allen	Naomi T. Emert	11/09/83
Naomi T. Emert	Lee M. Emert	2/19/53

5.0 INFORMATION FROM SITE RECONNAISSANCE

The site reconnaissance was performed on August 8, 2013. The subject site is located at 8821 Washington Church Rd., in Miamisburg, Ohio. The property is located on the west side of Washington Church Rd., outside the Miamisburg city limits, in Miami Township. This area of Miamisburg is a mix of industrial, commercial, residential and undeveloped properties. The subject site is currently zoned for industrial use.

5.1 Hazardous Substance and/or Petroleum Products with Identified Uses

Several 55-gallon drums of chemicals were observed on the site. All of the drums were in good condition, without signs of leaks or spills. The removal and disposal of these chemicals is being addressed in a separate plan.

5.2 Hazardous, Petroleum and/or Unidentified Substance in Unidentified Containers

None were observed.

5.3 Storage Tanks

There were no above or underground storage tanks observed on the site. There were no vent pipes noted, to indicate the presence of any underground storage tanks.

5.4 Indication of PCBs

No PCB transformers are located at the subject property.

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

There were no signs of solid waste disposal or hazardous substance/petroleum releases.

5.6 Drains and Sumps

No sumps were observed. Several floor drains were noted in the manufacturing area. The drains are connected to a treatment system, before the water is released to the City of Miamisburg wastewater treatment plant.

5.7 Floors

The concrete floors of the building were clean.

5.8 Waste Water

Only domestic wastewater was currently generated at the subject site. It is handled by the site's municipal sewer system.

5.9 Wells

There are no drinking water wells or monitoring wells on the subject site.

5.10 Asbestos

No suspect asbestos-containing insulation or sprayed on materials were observed. As the structure was built prior after 1979, asbestos-containing building materials are not likely to be present.

5.11 Lead-based Paint

Lead-based paint is not likely to be present as the structures were built after 1979. All painted surfaces were in good condition.

5.12 Wetlands

There is a wetland, and vegetation associated with wetlands, on the property. The pond, along the north property border, is considered, by the U. S. Fish & Wildlife Service, as a freshwater emergent.

6.0 INFORMATION FROM INTERVIEWS

6.1 Property Representative

Tim, who has managed the facility for the past ten years, was interviewed concerning his knowledge of the current and past uses of the subject property. He stated that Mead has not operated at the site for approximately ten years. Since that time portions of the building have been leased to several companies, none of which used hazardous chemicals in their processes. The removal and disposal of the chemicals, presently on the site, are being addressed. He knows of no other environmental concerns with the site.

6.2 Montgomery County Health Department, Water Division

According to the Montgomery County Health 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 Departments

Rosie, with the Miami Township Fire Department was contacted for a review of their records for the site. Their files do not list any underground storage tanks as being on the site. They did respond to a reported fire in April 2006, but the fire had been put out by two employees before they arrived. No environmental concerns were noted in their files.

6.4 Miamisburg Wastewater Treatment Plant

Ellen Stanifer, with the Miamisburg Wastewater Treatment Plant, was contacted. According to Ms. Stanifer, the target property has not had an compliance violation with the discharge from their wastewater treatment system.

7.0 OPINION

The subject site structures are listed as having been built in 1987 and 1988. The structures are currently unoccupied, but was previously operated as a digital processing facility. This operation vacated the site approximately ten years ago. Since that time various tenants have leased the site.

No underground or above ground storage tanks are on the property. There were no signs of oil spillage or stained soil. There are no signs of the misuse of chemicals. The Montgomery County Health Department knows of no contamination of the groundwater supply in the immediate area. The Miamisburg Wastewater Treatment Plant stated that the site's wastewater treatment system has not had any compliance violations. The site is connected to a municipal water supply. The site is not on a flood zone. It does contain wetland area along the north side of the property.

Several 55-gallon drums of chemicals were observed on the site. All of the drums were in good condition, without signs of leaks or spills. The removal and disposal of these chemicals is being addressed in a separate plan.

The subject site has environmental records associated with activities conducted at the facility. It was, at one time, a small quantity generator of hazardous waste. There is one nearby site with environmental records. It should not have impacted on the subject property.

8.0 FINDINGS AND CONCLUSION

Several 55-gallon drums of chemicals were observed on the site. All of the drums were in good condition, without signs of leaks or spills. The removal and disposal of these chemicals is being addressed in a separate plan.

Hart Environmental Resources has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of the property located at 8821 Washington Church Rd., in Miamisburg, 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 additional recognized environmental conditions in connection with the subject property.