

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**3.3-ACRE ECKENRODE PROPERTY
WARWICK TOWNSHIP, TUSCARAWAS COUNTY, OHIO**

Prepared for:

OHIOLAND, LLC

Prepared by:

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
COLUMBUS, OHIO**

CEC Project 132-755

November 25, 2013



Civil & Environmental Consultants, Inc.



November 25, 2013

Mr. Steve Mobley
Ohioland, LLC
2205 Westover Road
Austin, TX 78703

Dear Mr. Mobley:

Subject: Report of Phase I Environmental Site Assessment
3.3-Acre Eckenrode Property
Warwick Township, Tuscarawas County, Ohio
CEC Project No. 132-755

Civil & Environmental Consultants, Inc. (CEC) is pleased to submit the attached Phase I Environmental Site Assessment (ESA) report for the above referenced Subject Property. This Phase I ESA was performed at your request in accordance with CEC's proposal, dated October 24, 2013.

We appreciate the opportunity to be of service to you. If you have any questions or require additional services, please feel free to contact us at 614-540-6633.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Ronald J. Wells
Project Manager

Andrew G. McCorkle, CPG
Principal

Enclosure

EXECUTIVE SUMMARY

The Executive Summary below is an overview of the results of this Phase I Environmental Site Assessment (ESA) and should not be considered apart from the entire report, which contains the rationale and qualifications used by Civil & Environmental Consultants, Inc. (CEC) in making the opinions and conclusions presented herein.

PROPERTY NAME/ADDRESS: 3.3-Acre Eckenrode Property
Warwick Township, Tuscarawas County, Ohio

INTENDED USER(S): Ohioland, LLC

PROPERTY/TAX ID: Approximately 300', 3.3-acre easement within parcel ID
66-00539-003

PROPERTY OWNER: Thomas J. Eckenrode

PROPERTY DESCRIPTION:

Land Area:	~3.3 acres
Improvements:	None
Water/Sanitary:	None
Heating Fuel:	None

CURRENT USE: Vacant land

HISTORIC USE: Vacant land

ADJACENT PROPERTY USE:

North:	Vacant, former wood pallet manufacturing facility
East:	Vacant forested, reclaimed strip mine land
South:	Vacant land
West:	Railroad tracks, followed by U.S. Route 36 and the Tuscarawas River

SIGNIFICANT DATA GAPS: None identified

RECOGNIZED ENVIRONMENTAL CONDITIONS (RECS): The sidewalls of an open excavation in the central portion of the Subject Property indicated that fill material has been placed across the site. The fill material consists of a mix of cinders, broken clay sewer tile, coal, sand and gravel.

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- Figure 2 Site Plan

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- Appendix B Photographs
- Appendix C User Provided Information
- Appendix D EDR Radius Map Report
- Appendix E File Review Documentation
- Appendix F EDR Aerial Photo Decade Package
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- Appendix H Qualifications of CEC Personnel

1.0 INTRODUCTION

This report documents the results of a Phase I ESA for the 3.3-Acre Eckenrode Property located east of U.S. Route 36, Warwick Township, Tuscarawas County, Ohio (the “Subject Property”). CEC conducted this assessment on behalf of Ohioland, LCC (Ohioland) to perform this Phase I ESA as part of their due diligence associated with the potential purchase of the Subject Property. As such, CEC understands that Ohioland will be the user¹ of this Phase I ESA.

1.1 PURPOSE

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the process prescribed herein, recognized environmental conditions (RECs)² in connection with the Subject Property in accordance with ASTM International (ASTM) E1527-05 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (the “Standard”). In doing so, this Phase I ESA is intended to permit the user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on liability (hereinafter, the “landowner liability protections”) available under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended (42 U.S.C. §9601). No sampling or testing of materials, soil, water, air, or other environmental media was performed.

1.2 SCOPE OF SERVICES

CEC performed the following scope of services in order to meet the purpose of this Phase I ESA.

¹ The term user is defined in the Standard as “the party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.” The user is also the party that intends to use the Phase I ESA to satisfy one of the requirements to qualify for the landowner liability protections under CERCLA.

² The term recognized environmental conditions (RECs) is defined in the Standard as “the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions determined to be *de minimis* are not RECs.”

1.2.1 Records Review

The purpose of the records review is to identify, obtain, and review reasonably ascertainable records from standard sources that will help identify RECs in connection with the Subject Property. The records review consisted of the following:

- (1) Standard Environmental Record Sources: A review of records obtained through a search of reasonably ascertainable government agency databases was performed to determine if the Subject Property and/or properties within prescribed search distances are listed in databases indicative of conditions or activities that may have a negative impact on the Subject Property. The sources and approximate minimum search distances included in the search were those set forth in the Standard.
- (2) Physical Setting Sources: A review of the current USGS 7.5-Minute Topographic Map showing the area of the Subject Property and other information relative to regional geology and soil maps described in Section 4.2 to gain a general understanding of its physical setting.
- (3) Historical Use Information: A review of select reasonably ascertainable historical resources to develop a history of the previous uses of the Subject Property, its adjoining properties, and properties in the surrounding area to identify the likelihood of past uses having led to RECs in connection with the Subject Property. CEC utilized various historical resources to identify the obvious uses of the Subject Property back to its first developed use, or back to 1940, whichever was earlier, as described in Section 4.3, and to the extent practical based on the available resources.

1.2.2 Subject Property Reconnaissance

A reconnaissance was performed by a CEC Environmental Professional (EP) to obtain information indicating the likelihood of RECs in connection with the Subject Property. The reconnaissance consisted of a visit to observe the interior and exterior portions of the Subject Property and evaluate its current and former uses. The current uses of adjoining properties were identified to the extent that they were visually and/or physically observable from the Subject Property or from public areas during the reconnaissance.

1.2.3 Interviews

CEC's EP conducted interviews with the individuals listed in Section 6.0 in order to obtain information indicating RECs in connection with the Subject Property.

1.2.4 Report

After completion of the above tasks, CEC prepared this Phase I ESA report describing the scope of services performed, the findings that include the identification of RECs and opinions of the impact of the RECs on the property, and whether additional appropriate investigations would be necessary.

1.2.5 Non-Scope Considerations and Additional Services

Unless otherwise explicitly stated, the scope of services for this Phase I ESA does not include the collection and analysis of any environmental media. In accordance with the Standard, issues considered beyond the scope of a Phase I ESA include asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, PCB-containing building materials, controlled substances, and mold. In addition, issues regarding ionizing radiation, oil/gas production, mineral rights and mining, and geotechnical suitability are also considered beyond the scope of this ESA.

1.3 SIGNIFICANT ASSUMPTIONS

CEC completed this Phase I ESA using the following significant assumptions:

- The information obtained from presumably knowledgeable parties (e.g. Subject Property owner, manager, user, tenants, etc.), regulatory agencies, or other sources was assumed to be accurate and reliable.
- The obtained regulatory database information was assumed to accurately reflect the information contained in the regulatory agency records, unless it was obviously contradicted by other data.

1.4 LIMITATIONS AND EXCEPTIONS

CEC performed this Phase I ESA consistent with professional standards and in accordance with the scope and limitations defined in the Standard. This report presents CEC's field observations, results and opinions as they existed on the date of the reconnaissance, and is subject to modification by CEC, if CEC or any other party develops subsequent information. Limiting conditions encountered as part of this ESA, if any, are discussed in the corresponding sections of this report.

Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty of environmental conditions associated with the property. Therefore, the information and comments made in this report should not be construed to warrant or guarantee the property, or express or imply, without limitation, warranties as to its marketability or fitness for a particular use. Furthermore, the information that is provided in this report is not intended, nor should it be construed to be, legal advice. The review of site-specific documentation was limited to those items referenced in this report.

It should be noted that this report is time sensitive and has specific limitations related to the viability of the information contained herein. Specific to Phase I ESAs, the Standard imposes a “shelf life”³ on the reports and components thereof, as well as specific user obligations. It is the responsibility of the user to verify the continued viability of the report.

1.5 SPECIAL TERMS AND CONDITIONS

There are no special terms or conditions associated with this Phase I ESA.

³ According to the Standard, the shelf life, or “continued viability,” of the ESA is “Subject to Section 4.8, an environmental site assessment meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction is presumed to be valid. If within this period the assessment will be used by a different user than the user for whom the assessment was originally prepared, the subsequent user must also satisfy the user’s Responsibilities in Section 6. Subject to Section 4.8 and the user’s Responsibilities set forth in Section 6, an environmental site assessment meeting or exceeding this practice and for which the information was collected or updated within one year prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction may be used provided that the following components of the inquiries were conducted or updated within 180 days of the date of purchase or the date of the intended transaction: (i) interviews with owners, operators, and occupants; (ii) searches for recorded environmental cleanup liens;(iii) reviews of federal, tribal, state, and local government records; (iv) visual inspections of the property and of adjoining properties; and (v) the declaration by the environmental professional responsible for the assessment or update.”

1.6 USER RELIANCE

This report is intended for the sole use of Ohioland. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of others, and use of this document or the findings, conclusions, or recommendations contained herein by others is at their sole risk. Reliance by Ohioland on the facts, conclusions, and recommendations presented in this report is subject to the agreed upon specific scope of services and contractual terms and conditions, including explicit indemnification statements and limitations on CEC's financial liability.

This report and its findings shall not, in whole or in part, be disseminated or conveyed to another party, nor used by another party in whole or in part, without prior written consent of CEC, except as permitted by the Standard.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The Subject Property is located southwest of the City of Urichsville in Warwick Township, Tuscarawas County, Ohio. The Subject Property is located east of U.S. Route 36 and consists of 3.3 acres of vacant land. The Subject Property is an approximately 300-foot easement within parcel number 66-00539-003 and the owner is listed as Thomas J. Eckenrode. A Site Location Map and Site Plan are attached as Figures 1 and 2, respectively. Ownership information obtained from the Tuscarawas County Auditor's website is provided in Appendix A.

2.2 SUBJECT PROPERTY AND VICINITY GENERAL CHARACTERISTICS

The Subject Property is located about three miles southwest of the City of Urichsville in an area with a long history of industrial activity. The Subject Property is currently vacant with the exception of an active oil and gas well (well number 21285) located near the southeastern corner. Former use of the Subject Property was as a fill area for clay mine gob and broken vitrified clay tile as a waste product from the former kilns located north of the Subject Property. The Subject Property is bordered by a vacant, former wood pallet manufacturing facility to the north; vacant forested, former strip mine and clay mine land to the east; vacant land to the south; and railroad tracks, followed by U.S. Route 36 and the Tuscarawas River to the west.

According to the New Philadelphia, Ohio USGS topographic map (Figure 1), ground surface in the immediate Subject Property vicinity is generally flat with rolling hills a few hundred feet to the east. The Subject Property is situated in a buried valley for the Tuscarawas River. The river trends northeast to southwest immediately west and parallel to US Route 36. In the vicinity of the Subject Property, the buried valley is approximately one mile wide with land surface near the Subject Property approximately 850 feet above mean sea level (msl). The valley walls rise to an elevation of approximately 1,050 feet msl less than 2000 feet to the east of the Subject Property. Overall relief on the Subject Property is less than 10 feet, but in the immediate surrounding area, relief is on the order of 200 feet, ranging in elevation from approximately 850 to 1,050 feet msl.

2.3 CURRENT USE OF THE SUBJECT PROPERTY

The Subject Property is currently vacant except for the oil well. The balance of the Subject is open land, with drainage swales on the northern, eastern and western property boundaries. An

open excavation is present near the southern property boundary. The sidewalls of the open excavation indicated that surficial fill material consisting of a mix of cinders, broken clay sewer tile, coal, sand and gravel has been placed on the property.

2.4 DESCRIPTION OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS

The Subject Property is accessible from an unpaved roadway along the east side, which enters from the adjacent property to the north. The unpaved roadway is accessed from U.S. Route 36 in roughly the center of adjacent property to the north. There are no structures on the Subject Property, and it is currently vacant with the exception of an active oil and gas well (well number 21285) located on the southeastern portion of the Subject Property. Appurtenances for the well consist of two storage tanks. The well appears to be properly maintained and no significant staining or spillage was observed in association with the well. Refer to Figure 2 for an aerial photograph showing the Subject Property and Appendix B for photographs showing the current configuration of the Subject Property.

2.5 CURRENT USES OF THE ADJOINING PROPERTIES

The Subject Property is bordered by a vacant, former wood pallet manufacturing facility to the north; vacant, forested, reclaimed mine land to the east; vacant land to the south; and railroad tracks, followed by U.S. Route 36 and the Tuscarawas River to the west.

3.0 USER PROVIDED INFORMATION

Mr. Steve Mobley, of Ohioland, completed a user questionnaire and provided the following information indicating the extent of knowledge pertaining to the Subject Property. A copy of the completed user questionnaire is provided in Appendix C. The following sections summarize the information provided.

3.1 TITLE RECORDS

CEC was not provided with any information with respect to title records, nor was CEC engaged to perform a title search for the Subject Property.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. Mobley is not aware of any environmental liens or Activity and Use Limitations (AULs) against the Subject Property that have been filed or recorded under federal, tribal, state, or local law.

3.3 SPECIALIZED KNOWLEDGE

Mr. Mobley stated that he does not have any specialized knowledge or experience related to the Subject Property or nearby properties.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Mr. Mobley does not have specialized knowledge or experience related to the Subject Property or nearby properties.

A previous Phase I ESA report was prepared by CEC for Preferred Fluids Management on November 23, 2011 for the adjacent property to the north of the Subject Property. Further discussion regarding this report is provided in Section 4.3.4.

3.5 EVALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Mr. Mobley indicated that the purchase price for the Subject Property reasonably reflects its fair market value with no discount for environmental issues.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Thomas J. Eckenrode is the current owner of the Subject Property.

3.7 REASON FOR PERFORMING PHASE I ESA

CEC was engaged by Ohioland to perform this Phase I ESA as part of their due diligence prior to the potential purchase of the Subject Property and to satisfy one of the requirements to qualify for one of the landowner liability protections under CERCLA.

3.8 INTENDED USE OF THE SUBJECT PROPERTY

According to Mr. Mobley, the Subject Property will be used to store aggregate material for the oil and gas extraction industry.

3.9 PROCEEDINGS INVOLVING THE SUBJECT PROPERTY

Mr. Mobley is not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Subject Property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Subject Property; or any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

4.0 RECORDS REVIEW

4.1 ENVIRONMENTAL RECORD SOURCES

4.1.1 Government Environmental Databases

CEC contracted Environmental Data Resources, Inc. (EDR) of Milford, Connecticut to conduct a search of reasonably ascertainable environmental record sources published by Federal, State, and/or Tribal regulatory agencies with jurisdiction over the Subject Property. EDR also searches their proprietary databases of historical auto station, dry cleaner, and manufactured gas plant locations. The search of each database was conducted using the approximate minimum search distances from the Subject Property defined by the Standard. The results of EDR's search were used to evaluate if the Subject Property and/or properties within prescribed search distances are listed as having a past or present record of actual or potential environmental impact. Inclusion of a property in a government database list does not necessarily indicate that the property has an environmental problem.

EDR plotted the locations of the listed properties identified in the search relative to the Subject Property and provided the regulatory information available for each in a Radius Map Report dated November 4, 2013. Refer to Appendix D for a copy of EDR's Radius Map Report, which includes an "Overview Map" and a "Detail Map" showing the locations of the identified properties.

4.1.1.1 Subject Property Listings

The Subject Property was not listed on the databases included in the EDR Radius Map Report.

4.1.1.2 Non-Subject Property Listings

EDR's Radius Map Report did not identify non-Subject Property listings on the various databases within the approximate minimum search distances from the Subject Property

Please refer to EDR's Radius Map Report in Appendix D.

4.1.1.3 Orphan Listings

Not all sites or facilities identified in the database records can be accurately located in relation to the Subject Property due to incomplete information being supplied to the regulatory agencies and are referred to as “orphan sites” by EDR. The “Orphan Summary” section of the EDR Radius Map Report identified several orphan sites. Based on a drive-by reconnaissance of the Subject Property vicinity and review of location and status information provided in the database report, none of the identified orphan sites are located within the search radii for databases specified by the Standard.

4.1.2 Local Fire Department

CEC submitted a written request, dated November 5, 2013, to the Urichsville Fire Department for records of any current or former petroleum UST(s) and/or ASTs, fires, or other potential environmental concerns on the Site. As of the date of this report, CEC has not received a response; however, if information becomes available that alters the conclusions of this report, CEC will notify Ohioland and issue an addendum to this report. A copy of CEC’s request letter to the fire department is included in Appendix E.

4.1.3 Local Health Department

CEC submitted a written request, dated November 5, 2013 to the Tuscarawas County Health Department for information about potential environmental concerns on the Subject Property. As of the date of this report, CEC has not received a response; however, if information becomes available that alters the conclusions of this report, CEC will notify Ohioland and issue an addendum to this report. A copy of CEC’s request letter to the health department is included in Appendix E.

4.1.4 State Environmental Regulatory Agency Review

Based on information obtained from the Subject Property Site Reconnaissance, interviews, and review of the regulatory database report, a regulatory agency file review was not warranted for the purpose of this report.

4.2 PHYSICAL SETTING SOURCES

CEC reviewed mapping information to evaluate the general characteristics of the subsurface geology in the vicinity of the Subject Property. This information was reviewed to evaluate how those characteristics may influence movement of potential subsurface impacts identified on or near the Subject Property. It was not the intent of this review to evaluate the geotechnical conditions of the Subject Property or to assess geologic concerns such as foundation conditions, faulting, subsidence, mining, or oil/gas wells.

4.2.1 Topography

The New Philadelphia, Ohio 7.5-minute topographic quadrangle published by USGS in 1983 was reviewed to evaluate Subject Property topography and surface drainage patterns in the Site vicinity. Ground surface in the Subject Property vicinity is generally flat with a slight downward slope toward the Tuscarawas River, which is located immediately across US Route 36 to the west. The map indicates that the surface elevation of the Subject Property is approximately 850 feet above mean sea level (msl). Overall relief on the Subject Property is less than 10 feet; however, the walls of the Tuscarawas River valley rise about 150 feet above the level of the valley floor within a few hundred feet east of the Site.

4.3 HISTORICAL USE INFORMATION ON THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

CEC reviewed the readily available historical sources described in the following sections to ascertain the historical uses of the Subject Property and immediately adjacent properties to evaluate the presence of activity that could present RECs. Information, as summarized below, was obtained dating back to 1911.

4.3.1 Ownership Records

Ownership information for the Subject Property was obtained from the Tuscarawas County Auditor's office. The records show the Subject Property is currently owned by Thomas J. Eckenrode as recorded on Deed Book 1205, Page 1147 on October 24, 2005.

4.3.2 Aerial Photographs

Aerial photographs were obtained for the vicinity of the Subject Property from EDR. Photographs were available from 1960, 1971, 1976, 1991, 1994, 2000, 2005, 2006, 2009, 2010, and 2011. The scale, resolution, and/or quality of some of the aerial photographs limited our ability to discern specific Subject Property and vicinity features relative to historical uses.

The 1960 aerial photograph showed the Subject Property as vacant. Agricultural land was apparent to the northwest across the Tuscarawas River. The former strip mine was apparent on the property immediately east. Vacant or agricultural land was apparent to the south, with a few residential properties located to the south and southwest of the Subject Property.

The 1971 and 1976 aerial photographs continued to show the Subject Property as vacant. A building and kilns associated with a pottery operation were located on the property to the north and land grading was apparent on property to the east of the Subject Property. These two photographs showed apparent grading and filling on the Subject Property.

The 1991 and 1994 aerial photographs depicted the Subject Property as vacant. A structure associated with an access road was located on the property directly north of the Subject Property. Trails and roadways indicative of mine reclamation were located on the properties to the east of the Subject Property. The kilns on the property to the north of the Subject Property appeared to no longer be present in the 1994 aerial photograph.

The 2000 through 2006 aerial photographs showed little change associated with the Subject Property and adjacent properties with the exception of a decrease in land disturbance activities associated with the mine reclamation operations to the east of the Subject Property.

The 2009 through 2011 aerial photographs showed a decrease in vegetation located on the Subject Property. Trailers appeared to be located on the property to the north of the Subject Property. Rust colored soil (often indicative of acid mine drainage) was also visible on the property to the north and within a ditch directly north and adjacent to the Subject Property.

Copies of the aerial photographs are included in Appendix F.

4.3.3 Fire Insurance Maps

CEC engaged EDR to search their library for Sanborn Fire Insurance Company Maps (Sanborn maps) available for the Subject Property. According to EDR, Sanborn map coverage was not available for the Subject Property. A copy of the “Unmapped Property” letter is attached as Appendix G.

4.3.4 Previous Reports

A previous Phase I ESA report was prepared by CEC for Preferred Fluids Management on November 23, 2011 for the property to the north of the Subject Property. This report revealed the following RECs associated with the property to the north of the Subject Property:

- The scrap consisting of old cars, trucks, semi tractor-trailers, motor homes, boats, other vehicles, 55-gallon drums, tires, and batteries should be removed from the Site and managed or disposed in accordance with applicable regulations.
- The property to the northeast was being used as a salvage yard for large machinery, scrap metal, and equipment. There were a number of scrap drums and scrap tanks at the southern end of the adjacent property, immediately across from the northeast corner of the Site. The drums and tanks appeared to be empty at the time of the site visit, but the condition and content of the tanks at the time they were placed on the adjacent property could not be determined; therefore, the scrap tanks and drums are a REC in connection with the Site.
- The sidewalls of the open excavation near the southern property boundary indicated that fill material has been placed across the Site. The fill material consists of a mix of cinders, broken clay sewer tile, coal, sand and gravel. The fill material is considered a REC in connection with the Site.

The topographic mapping included in that Phase I ESA report were from 1911, 1962, 1971, 1985, 1993, and 1994 and showed clay mining operations located on the property to the east of the Subject Property, specifically in the 1962 through 1985 maps and a structure, presumed to be a pottery operation with associated “kilns” was located on the northern property in the 1962 through 1985 maps. A small area of strip mining was also located on the land directly east of the Subject Property in these maps. The Subject Property appeared vacant in the topographic maps.

Please refer to Appendix C for a copy of this Phase I ESA.

4.4 HISTORICAL USE SUMMARY

4.4.1 Summary of the Historical Use of the Subject Property

The records show the Subject Property has remained vacant since at least 1911.

4.4.2 Summary of the Historical Use of the Adjacent Properties

The majority of the adjacent properties to the north, south and west of the Subject Property was formerly agricultural land until clay mining operations began to the east of the Subject Property from prior to 1962 until at least 1985. A pottery operation with associated “kilns” was located on property further north from approximately the 1960s until the 1980s.

5.0 SUBJECT PROPERTY RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

On November 5, 2013, Andrew McCorkle, an EP with CEC performed a reconnaissance to visually and physically observe the Subject Property and the immediate vicinity for potential evidence and/or practices that could represent RECs.

At the time of the reconnaissance, the visibility at the Subject Property was good and weather conditions did not interfere with the observations. The following methodology was used when performing the reconnaissance:

- Observed the exterior portions of the Subject Property by traversing the grounds in a random pattern and traveling the perimeter.
- Observed land use and types of operations of the immediate adjacent properties from the Subject Property and public areas.

A Site Location Map and Site Plan Map are attached as Figures No. 1 and 2, respectively. Photographs taken during the site reconnaissance are attached as Appendix B.

5.2 GENERAL SUBJECT PROPERTY SETTING

The Subject Property currently consists of generally flat ground that is vacant except for an oil well. Properties in the Subject Property vicinity are a mix of light industrial uses, former manufacturing, and former mine land. The Subject Property is bordered to the west by railroad tracks and US Route 36 and to the north by vacant land followed by a former pallet manufacturing facility. To the northeast is a salvage yard/heavy equipment repair operation. To the east, the Subject Property is bordered by reclaimed coal and clay mining land. The property to the south is a large open field followed by residential properties. Ground surface in the immediate Subject Property vicinity is generally flat with rolling hills a few hundred feet to the east. The Site is situated in a buried valley for the Tuscarawas River. The river trends northeast to southwest immediately west and parallel to US Route 36.

5.3 SUBJECT PROPERTY WIDE OBSERVATIONS

The following conditions were specifically assessed for their potential to indicate RECs and may include conditions inside or outside structures on the Subject Property.

5.3.1 Hazardous Substances and Petroleum Products

CEC did not observe operations that use, treat, store, dispose of, or generate hazardous materials or petroleum products on the Subject Property.

5.3.2 Storage Tanks

5.3.2.1 *Underground Storage Tanks (USTs)*

No obvious visual evidence indicating the current presence of USTs (i.e. vent pipes, fill ports, etc.) was noted.

5.3.2.2 *Aboveground Storage Tanks (ASTs)*

Two above-ground poly tanks were associated with the oil well. No obvious visual evidence indicating the historical presence of ASTs (i.e. secondary containments, concrete saddles, etc.) was observed.

5.3.3 Odors

No obvious strong, pungent, or noxious odors were noted during the reconnaissance.

5.3.4 Pools of Liquid

Except for a small amount of standing water in an excavation on the Subject Property, pools of liquid were not observed during the reconnaissance.

5.3.5 Drums and Containers

CEC did not observe storage containers greater than 1-gallon in size on the Subject Property, except for those associated with oil well.

5.3.6 Unidentified Substance Containers

CEC did not observe open or damaged containers containing unidentified substances at the Subject Property.

5.3.7 Suspect Polychlorinated Biphenyl (PCB) Containing Equipment

The Subject Property and immediate vicinity were viewed for the presence of potential PCB-containing equipment, such as electrical transformers, capacitors, and hydraulic equipment.

5.3.7.1 *Transformers*

No transformers were observed during the site reconnaissance.

5.3.7.2 *Other Potential PCB-Containing Equipment*

CEC did not observe other major classes of equipment suspected of containing PCBs on the Subject Property.

5.4 INTERIOR OBSERVATIONS

The Subject Property is currently vacant with no structures.

5.5 EXTERIOR OBSERVATIONS

The following exterior conditions at the Subject Property were specifically assessed for their potential to indicate RECs.

5.5.1 Pits, Ponds, Lagoons, and Surface Waters

A small creek is situated along the eastern property boundary that drains westward along or near the northern property boundary. Another drainage feature is present along the western side of the Subject Property that drains water from the properties to the north. This drainage feature appears to be on adjacent property to the west. The purpose for the drainage feature is reported by the current owner to act as a “cistern”, or a retention pond for infiltration of storm water from the former clay manufacturing facility to the north of the Subject Property. This feature was previously identified in

other reports as a REC because there was no documentation of materials that might have runoff from the clay tile manufacturer. This feature is not considered a REC because it is not located on the Subject Property.

There was also iron staining in the bed of the creek on the northern and eastern sides of the Subject Property. This iron staining may indicate drainage from the reclaimed coal and clay mines east of the Subject Property.

5.5.2 Stained Surfaces and Distressed Vegetation

There was red/iron staining in the creek and drainage swale near the eastern, northern, and western property boundaries. No stressed vegetation was observed.

5.5.3 Solid Waste

No dumpsters or other solid waste containers were observed on the Subject Property. Except for the broken clay tile and mine gob fill placement across the property, CEC did not observe areas of open dumping of trash or construction or demolition debris on the Subject Property.

5.5.4 Waste Water

No obvious indications of a wastewater system were observed on the Subject Property. Municipal sewer service is not provided to the Subject Property.

5.5.5 Storm Water

As discussed above, a small creek is situated along the eastern property boundary that drains westward along or near the northern property boundary. Another drainage feature is present along the western side of the Subject Property that drains water from the properties to the north. Storm water sheet flows to these drainage channels.

5.6 ADJACENT PROPERTY OBSERVATIONS

To the extent that they were visibly and/or physically observable, CEC viewed each adjacent property from the Subject Property and adjacent public areas to evaluate the apparent land use

for the potential to indicate RECs in connection with the Subject Property. CEC's observations are summarized as follows:

- **North:** The Subject Property is bounded to the north vacant property that is being developed for oilfield services.
- **East:** The Subject Property is bounded to the east by former clay and coal mining land. There was iron staining observed in the creek along the eastern property boundary that may be a result of drainage from the former mining operations.
- **South:** The Subject Property is bounded to the south by a large vacant open field.
- **West:** The Subject Property is bounded to the west by railroad tracks followed by US Route 36.

A Site Location Map and Site Plan Map are attached as Figures 1 and 2, respectively. Photographs taken during the site reconnaissance are attached as Appendix B.

6.0 INTERVIEWS

CEC interviewed various individuals familiar with the Subject Property, as identified to us, and/or government officials in order to evaluate historical uses and identify potential RECs. The individuals interviewed were asked to provide responses in good faith and to the best of their knowledge. The following sections identify the individuals interviewed and summarize the information each provided; however, additional information provided by these individuals may be presented in other sections of this report.

6.1 CURRENT OWNER

Mr. Tom Eckenrode, current owner of the Subject Property, was interviewed during the Site reconnaissance on November 5, 2013 as a representative of the owner, occupant and manager. Mr. Eckenrode has owned the Subject Property since 1992, and performs many maintenance activities for the properties in this area. Information from the interview with Mr. Eckenrode is summarized as follows:

- Mr. Eckenrode has been associated with the property since 1992, at which time he purchased adjacent properties to the northeast.
- Mr. Eckenrode indicated that he had no knowledge of on-site USTs.
- Mr. Eckenrode indicated that the Subject Property was formerly used by Universal Sewer Pipe Corporation as a fill area for scrap and broken clay sewer tile, slag, and cinders, and by the former strip mine as a fill area for waste coal from the former operations. Some of the remnants from the sewer pipe operation are still present including scattered clay tile sewer pipe across the entire property.
- Mr. Eckenrode indicated that clay and coal mining operations were performed on the property further to the east.
- Mr. Eckenrode indicated that he had water in the creek along the eastern property boundary tested for pH in order to evaluate the potential for acid mine drainage. According to Mr. Eckenrode, the pH of the water was within an acceptable range.

- Mr. Eckenrode indicated that he had no knowledge of on-site production, storage, or disposal of hazardous materials and/or petroleum products in connection with the Subject Property other than the obvious oil production well.
- Mr. Eckenrode indicated that he was unaware of any pending, threatened, or past litigation related to the Subject Property.
- Mr. Eckenrode indicated that he was unaware of any administrative proceedings associated with the Subject Property.
- Mr. Eckenrode indicated that he was unaware of any notices from governmental entities regarding possible violation of environmental laws, environmental liens, or possible liability relating to hazardous substances or petroleum products.

6.2 CURRENT MANAGER

See Section 6.1

6.3 CURRENT OCCUPANTS

See Section 6.1.

6.4 OTHER INTERVIEWS

No other parties were interviewed as part of this Phase I ESA.

7.0 EVALUATION

7.1 FINDINGS

Based upon the information gathered as part of this Phase I ESA, the following is a summary of CEC's findings:

- The Subject Property consists of 3.3 acres located east of U.S. Route 36, less than 3 miles southwest of the City of Urichsville. The Subject Property is currently vacant with the exception of an active oil and gas well (well number 21285) located on the southeastern portion of the Subject Property. The well appears to be properly maintained and no significant staining or spillage was observed in association with the well.
- The Subject Property is bordered by a vacant, former wood pallet manufacturing facility to the north; vacant forested, reclaimed mine land to the east; vacant land to the south; and railroad tracks, followed by U.S. Route 36 and the Tuscarawas River to the west.
- The records show no structures constructed on the Subject Property since at least 1911.
- The majority of the adjacent property to the north, south and west of the Subject Property was formerly agricultural land until clay mining operations began to the east of the Subject Property from at least the 1960s until the 1990s. A pottery operation with associated "kilns" was located on the northern property from approximately the 1960s until the 1980s.
- A previous Phase I ESA report prepared by CEC for Preferred Fluids Management on November 23, 2011 for the property to the north of the Subject Property revealed RECs associated with the adjacent property including:
 - The sidewalls of the open excavation in the south central portion of the property indicated that as much as eight feet of fill material had been placed across the property. The fill material consisted of a mix of cinders, broken clay sewer tile, coal, sand and gravel. The fill material was considered a REC.
- Clay and coal strip mining operations were located on the property to the east of the Subject Property from prior to 1962 through at least 1985 and a pottery operation with

associated “kilns” was located on property further north during the same time frame. The coal strip mining appeared to be located on the land directly east of the Subject Property.

7.2 OPINIONS

Based on the findings of this ESA, CEC offers the following opinions relative to environmental impact on the Subject Property by the conditions identified.

- The placement of fill material on the Subject Property is considered a REC because of the potential for metals to be associated with former coal mining and/or clay mining operations. The fill material constitutes a REC with low to moderate potential for environmental impact.

7.3 SIGNIFICANT DATA GAPS

During the course of this ESA, CEC did not identify significant data gaps in the information collected that would affect our ability to provide an opinion as to whether the ESA has identified conditions that could represent a REC to the Subject Property.

7.4 CONCLUSIONS

CEC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 for the Subject Property. Any exception to, or deletions from, this practice are described in Sections 1.4 and 8.0 of this report. The ESA has revealed no RECs in connection with the Subject Property except for the following:

- The sidewalls of the open excavation in the south central portion of the property indicated that as much as eight feet of fill material had been placed across the property. The fill material consisted of a mix of cinders, broken clay sewer tile, coal, sand and gravel.

8.0 DEVIATIONS

CEC has performed this Phase I ESA in general conformance with the scope and limitations of the Standard with no identified deletions and no additions, except as described in Section 9.0.

9.0 ADDITIONAL SERVICES

Ohioland did not request the performance of additional services as part of this Phase I ESA.:

10.0 REFERENCES

- **Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process;** ASTM; 2005
- **CEC's Proposal for Phase I Environmental Site Assessment:** November 5, 2013.
- **New Philadelphia, Ohio 7.5 Minute Topographic Quadrangle Map:** United States Geological Survey, 1983.
- **The EDR Radius Map Report:** Inquiry Number 03775820.2r, Environmental Data Resources, Inc.; November 04, 2013.
- **The EDR Certified Sanborn[®] Map Report:** Environmental Inquiry Number 37775820.3, Environmental Data Resources, Inc.; November 04, 2013. Sanborn[®] Fire Insurance Maps were unavailable.
- **Phase I Environmental Assessment Report:** Prepared by Civil & Environmental Consultants, Inc. for Preferred Fluids Management, Inc. November 2011.

11.0 QUALIFICATIONS AND SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This report was prepared by Andrew McCorkle and reviewed by Ronald Wells, both EPs with CEC. Their qualifications are attached as Appendix H.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10 and we have the specific qualifications based on the 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.

Prepared by:



Andrew G. McCorkle
Principal

Reviewed by:



Ronald J. Wells
Project Manager

FIGURES



REFERENCE
 HTTP://GOTO.ARCGISONLINE.COM/MAPS/USA_TOPO_MAPS,
 ACCESSED 11/25/2013

USGS 7.5 MINUTE TOPOGRAPHIC MAP:
 NEW PHILADELPHIA, OHIO QUADRANGLE
 REVISED: 1979, PUBLISHED: 1983.

Approximate Site Location

LEGEND

 APPROXIMATE SITE BOUNDARY



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 614-540-6633 · 888-598-6808
 www.cecinc.com

ECKENRODE PROPERTY
 WARWICK TOWNSHIP
 TUSCARAWAS COUNTY, OHIO

SITE LOCATION MAP

DRAWN BY:	ECV	CHECKED BY:	MBS	APPROVED BY:		FIGURE:	1
DATE:	11/07/2013	MAP SCALE:	NTS	PROJECT NO:	132-755		



REFERENCE
MICROSOFT VIRTUAL EARTH/BING IMAGERY
PROVIDED BY ESRI, ACCESSED 11/25/2013

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LEGEND
 APPROXIMATE SITE BOUNDARY



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ECKENRODE PROPERTY
WARWICK TOWNSHIP
TUSCARAWAS COUNTY, OHIO

SITE LAYOUT

DRAWN BY:	ECV	CHECKED BY:	MBS	APPROVED BY:		FIGURE:	2
DATE:	11/07/2013	MAP SCALE:	1" = 200'	PROJECT NO:	132-755		

APPENDIX A

PROPERTY AND WELL OWNER RECORDS

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number:	66-00539-003	Address:	STATE ROUTE 36	Owner:	ECKENRODE THOMAS J	Legal:	1 7 3 46.080A
----------------	---------------------	-----------------	-----------------------	---------------	---------------------------	---------------	----------------------

Summary Tax Transfer History Payment History Land

Property

Tax District:	66-WARWICK TWP-TUSCARAWAS CORP		
Class:	300-IND VACANT LAND		
Neighborhood:			
Subdivision:			
Lot #:	CD Year:	Map #:	

Deed

Acres:	46.080		
Volume:	Page:		
Sold:	10/24/2005	Price:	51,118

Values

	Appraised	Assessed
Land:	44,520	15,580
Improvements:		
Total:	44,520	15,580
CAUV:		
Homestead:		

Ownership Info

Name:	ECKENRODE THOMAS J
Address:	435 HILAN AVE SW NEW PHILADELPHIA OH 44663

Taxpayer Information - Last Modified 01/01/2007

Name:	ECKENRODE THOMAS J
Address:	435 HILAN AVE SW NEW PHILADELPHIA OH 44663

Tax Rates

Whole:	67.15	Effective:	59.723902
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Charges

	Prior	1st Half	Sub-Total	2nd Half	Total
Tax:	0.00	465.25	465.25	465.25	930.50
Specials:	0.00	0.00	0.00	0.00	0.00
Total:	0.00	465.25	465.25	465.25	930.50
Paid:	0.00	465.25	465.25	465.25	930.50
Due:	0.00	0.00	0.00	0.00	0.00
Escrow:					0.00

MR LARRY LINDBERG

TUSCARAWAS COUNTY AUDITOR

Currently Viewing

Number:	66-00539-003	Address:	STATE ROUTE 36	Owner:	ECKENRODE THOMAS J	Legal:	1 7 3 46.080A
----------------	---------------------	-----------------	-----------------------	---------------	---------------------------	---------------	----------------------

Summary Tax Transfer History Payment History Land

Date	Grantee(s) / Grantor(s)	Parcel(s)	Acres	Conveyance No.	Deed Type	Sale Type	Amount	Valid
10/24/2005	To: ECKENRODE THOMAS J From: BARNHART DANIEL R	66-00539-003		2075	WARRANTY DEED	Land	\$51,118	
10/12/2005	To: BARNHART DANIEL R From: BARNHART DANIEL R	66-00539-003		99999	MISCELLANEOUS	Both	\$0	

WELL SUMMARY

ODNR DIVISION OF OIL & GAS RESOURCES MANAGEMENT

API Well Number	34157212850000	Permit Issued	1/2/1970
Landowner	U S CONCRETE PIPE CO	Acres	655
Owner	OXFORD OIL	Well No.	1
Logging Co.	Piper Well Surveys	Core No.	Sample No.
County	TUSCARAWAS	Township	WARWICK
Section	Lot	Tract	Twp. Qtr. 3
Measured			
GL	843 DF KB 851 LTD	DTD	5106
TD Form.	QUEENSTON FORMATION	Prod. Form.	CLINTON SAND
IP Natural	91 MCF	IP AT	1500 MCF
Perforations	PI: 4948-5014	Initial Rock Pressure	Date Abandoned
Stimulations	SI: 0-0, Type: H2O, Vol: 1285 Bbl, #Prop: 25000, MISIP: 1400, BHP: 1400		
Casing Record			
Log Types	Caliper, Density, Spectral density, Slim hole density, Vari, Gamma ray, Neutron		

Formations

Formation	Top	Bottom	Source	Prod.	Non-Standard	Remarks
UNKNOWN	0	35	Card	No	REC. & PA.	
MISSISSIPPIAN	35	870	Card	No		PA.
BEREA SANDSTONE	870	908	Card	No		S. WTR.
DEVONIAN	908	3266	Card	No		
BIG LIME	3266	3614	Card	No		
SALINA GROUP	3614	4352	Card	No		
LOCKPORT DOLOMITE	4352	4656	Card	No		TR. SALT WTR.
CLINTON GROUP	4656	4854	Card	No		
PACKER SHELL	4854	4900	Card	No		
STRAY CLINTON	4900	4931	Card	No		
RED CLINTON	4931	4980	Card	No		GAS
WHITE CLINTON	4980	5028	Card	No		
SHALE	5028	5078	Card	No		GAS, TR. OIL
MEDINA SAND	5078	5094	Card	No		
QUEENSTON FORMATION	5094	5106	Card	No		DTD.

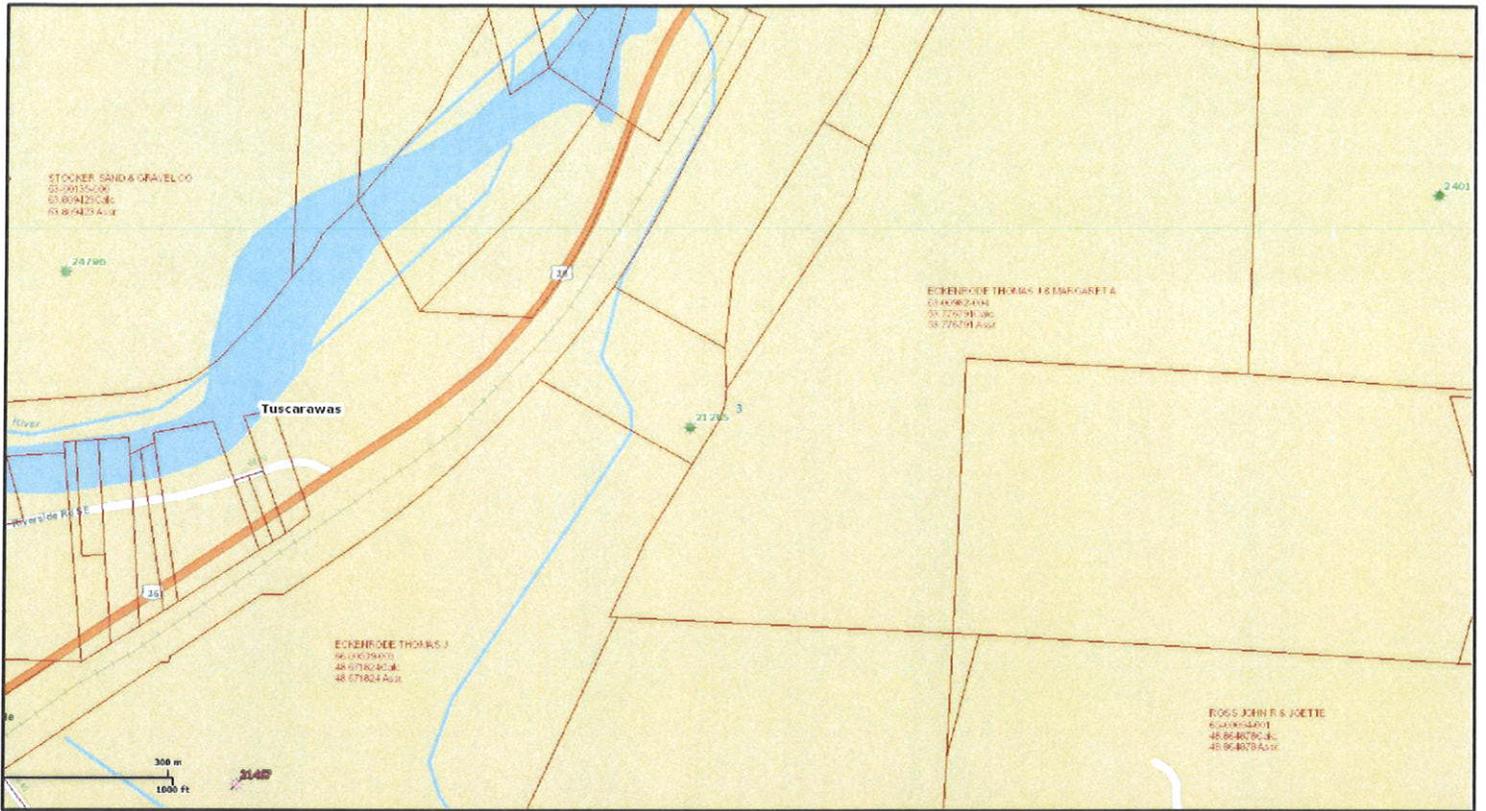
Annual Production

Year	Source	Oil	Gas	Water	Remarks
1971	OXFORD	479	57279	0	
1972	OXFORD	321	142966	0	
1973	OXFORD	156	86189	0	
1974	OXFORD	157	65981	0	
1975	OXFORD	67	55663	0	
1976	OXFORD	58	46871	0	
1977	OXFORD	0	49427	0	
1978	OXFORD	0	6148	0	
1979	OXFORD	64	21862	0	
1980	OXFORD	0	9613	0	
1981	OXFORD	103	0	0	
1982	OXFORD	0	0	0	

1983	OXFORD	181	63226	0	
1984	OXFORD	50	50649	0	
1985	DMRM	0	22378	15	
1986	DMRM	25	17969	16	
1987	DMRM	30	17628	0	
1988	DMRM	39	6249	7	
1989	DMRM	52	6806	24	
1991	DMRM	39	5622	19	
1992	DMRM	0	5104	21	
1993	DMRM	25	5055	27	
1994	DMRM	0	4465	7	
1995	DMRM	51	5506	55	
1996	DMRM	39	5195	23	
1997	DMRM	54	4305	14	365 Days of production
1998	DMRM	0	2691	9	
1999	DMRM	15	3339	17	
2000	DMRM	18	2859	0	
2001	DMRM	0	3437	21	
2002	DMRM	15	2670	16	
2003	DMRM	0	3008	5	
2004	DMRM	0	2803	0	
2005	DMRM	0	2865	14	
2006	DMRM	9	3672	2	
2007	DMRM	12	2079	15	
2008	DMRM	0	2209	31	
2009	DMRM	10	2677	17	
2010	DMRM	0	2778		
2011	DMRM	7	2589	20	
2012	DMRM	6	1768	18	

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The Subtitle

The Map Title

The Disclaimer

Printed: Nov 12, 2013



APPENDIX B

PHOTOGRAPHS



Photograph 1: View to the west along the southern property boundary



Photograph 2: View to the west in the central portion of the Subject Property



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**3.3-ACRE PARCEL
ECKENRODE PROPERTY
UHRICHVILLE, OHIO**

Photographs Taken On November 5, 2013



Photograph 3: Sidewall of excavation in the central portion of the Subject Property.
Note broken clay sewer tile



Photograph 4: View into excavation in the central portion of the Subject Property.
Note small amount of standing water in the far end of the excavation



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**3.3-ACRE PARCEL
ECKENRODE PROPERTY
UHRICHSVILLE, OHIO**

Photographs Taken On November 5, 2013



Photograph 5: Southwest property corner



Photograph 6: View to the northeast from the southwest property corner



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**3.3-ACRE PARCEL
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UHRICHVILLE, OHIO**

Photographs Taken On November 5, 2013



Photograph 7: Northwest property corner



Photograph 8: View to the southeast from the northwest property corner



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**3.3-ACRE PARCEL
ECKENRODE PROPERTY
UHRICHVILLE, OHIO**

Photographs Taken On November 5, 2013



Photograph 9: Drainage swale along the northern property line



Photograph 10: View to the east along the north property line and drainage swale



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**3.3-ACRE PARCEL
ECKENRODE PROPERTY
UHRICHVILLE, OHIO**

Photographs Taken On November 5, 2013



Photograph 11: Rubble pile in the central portion of the Subject Property



Photograph 12: Clearing in the central portion of the Subject Property. Note broken clay sewer tile



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**3.3-ACRE PARCEL
ECKENRODE PROPERTY
UHRICHSVILLE, OHIO**

Photographs Taken On November 5, 2013



Photograph 13: View to the west along the northern property line



Photograph 14: Gray soil/rock near the oil well



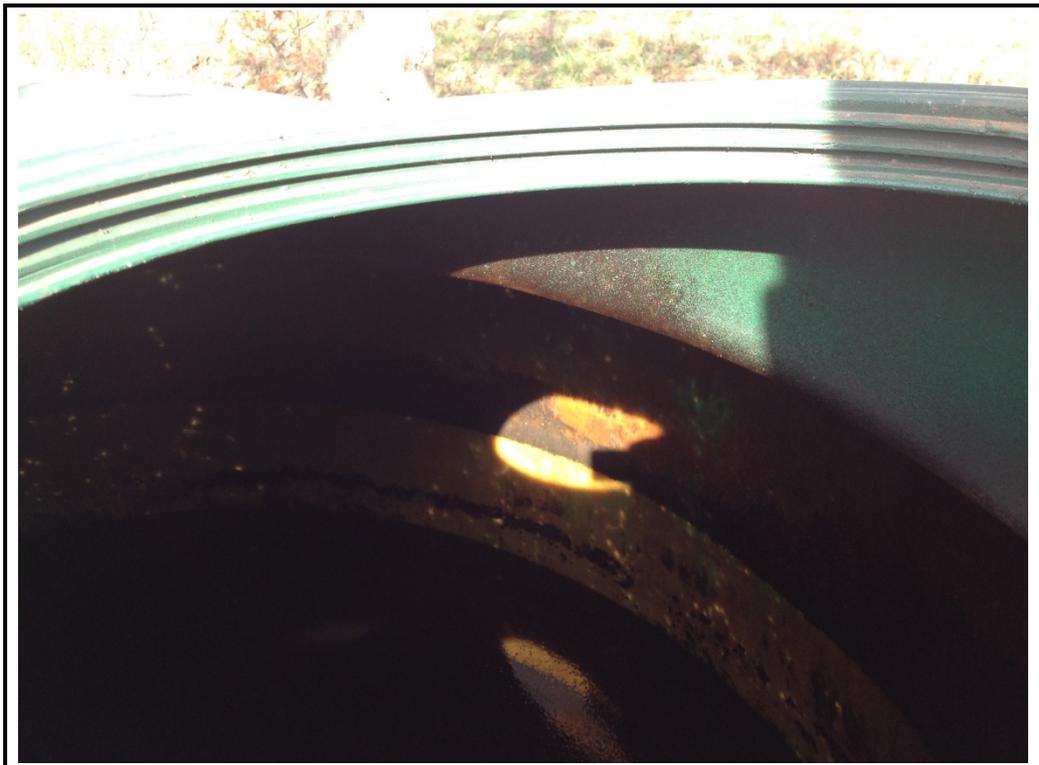
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**3.3-ACRE PARCEL
ECKENRODE PROPERTY
UHRICHSVILLE, OHIO**

Photographs Taken On November 5, 2013



Photograph 15: Oil well information



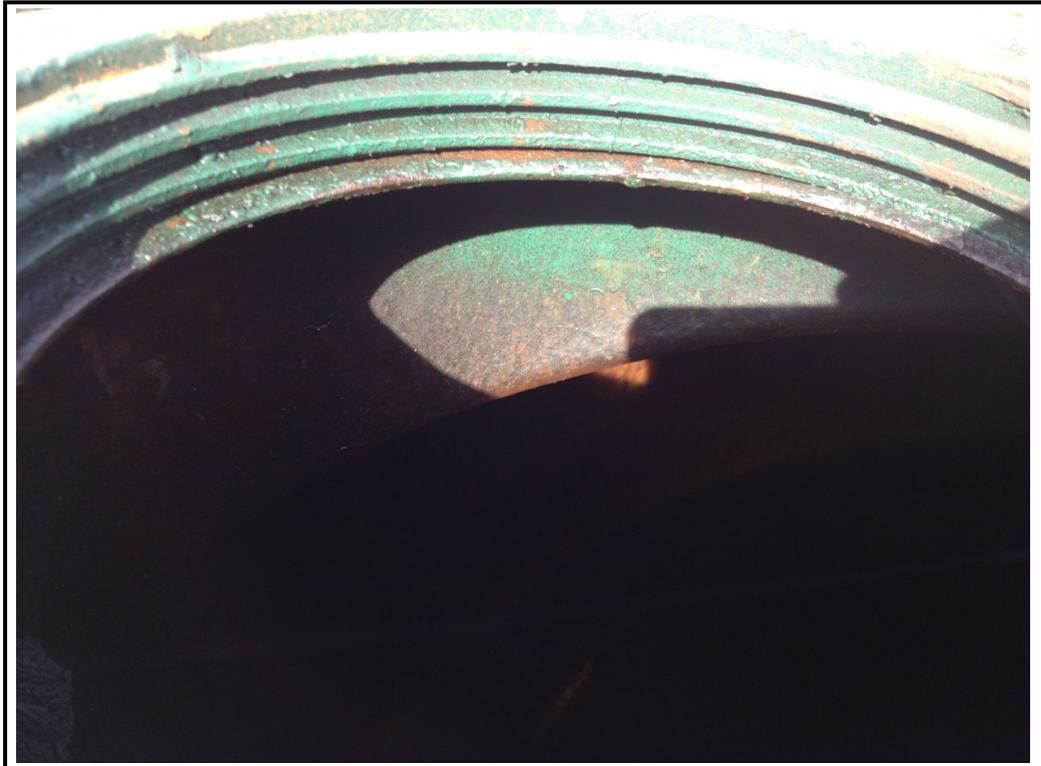
Photograph 16: Oil inside holding tank



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3.3-ACRE PARCEL
 ECKENRODE PROPERTY
 UHRICHVILLE, OHIO

Photographs Taken On November 5, 2013



Photograph 17: Oil inside holding tank



Photograph 18: Overview of the oil well



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**3.3-ACRE PARCEL
ECKENRODE PROPERTY
UHRICHSVILLE, OHIO**

Photographs Taken On November 5, 2013



Photograph 19: Oil well information



Photograph 20: Northeastern property corner (rusted steel pipe)



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3.3-ACRE PARCEL
ECKENRODE PROPERTY
UHRICHVILLE, OHIO

Photographs Taken On November 5, 2013



Photograph 21: View to the southwest from the northeastern property corner



Photograph 22: View to the south from the northeastern property corner



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**3.3-ACRE PARCEL
ECKENRODE PROPERTY
UHRICHVILLE, OHIO**

Photographs Taken On November 5, 2013

APPENDIX C

USER PROVIDED INFORMATION

**ASTM E 1527-05
USER QUESTIONNAIRE**

In order to qualify for one of the Landowner Liability Protections (LLPs*) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiries" is not complete.

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

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

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

Are you aware of any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

No

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

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Own adjacent property to the north. No specialized knowledge

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

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

The purchase price has not been discounted

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

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

- a. Do you know the past uses of the property?

No

- b. Do you know of specific chemicals that are present or once were present at the property?

No

- c. Do you know of spills or other chemical releases that have taken place at the property?

No

- d. Do you know of any environmental cleanups that have taken place at the property?

No

User Questionnaire
Page 2

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

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

No

The American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-05 (the "Standard") also requires that the following be asked of the "user."

Questions about Helpful Documents: Do you know whether any of the following documents exist? If so, identify the title of the report, when it was prepared, and by what firm, and/or provide a copy if within reasonable time and cost constraints. Note that even partial information may be useful.

- Previous environmental site assessment reports,

Prior Phase I for property to the north

- Environmental compliance audit reports,

No

- Environmental permits (i.e., solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits, etc.),

No

- Registrations for underground and above ground storage tanks,

No

- Registrations for underground injection systems,

No

- Material safety data sheets (MSDS),

No

- Community right-to-know plan (Sara Title III),

No

- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.,

No

- Reports regarding hydrogeologic conditions on the property or surrounding area,

Geotechnical report for the property to the north

- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property,

No

- Hazardous waste generator notices or reports,

No

- Geotechnical studies,

Geotechnical report for the property to the north

- Risk assessments, and

No

- Recorded activity use limitations (AULs).

No

User Questionnaire
Page 3

Proceedings Involving the Property: Do you know of:

- any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property;

No

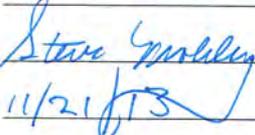
- any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property; and

No

- any notices from any governmental entity regarding any possible violation of environmental laws, environmental liens, or possible liability relating to hazardous substances or petroleum products.

No

Prepared by: Steven M. Mobley (Printed Name)

Signature: 

Date: 11/21/13

Company: Preferred Fluids Management

Property Name and Location: 6505 SE State Route 36, Warwick Township, Tuscarawas County, Ohio

Return to:

Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100
Columbus, Ohio 43240

Attention: Roy Stanley

CEC Project 132-755

*Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("Common Elements" Guide) issued on March 6, 2003.

Samuel C. Ward, P.S.
Randall A. Emler, P.S.

WARD & EMLER SURVEYING, INC.

Professional Land Surveyors
113 Third Street SE
New Philadelphia OH 44663-2512
(330) 364-5866 (voice)
(330) 364-1107 (fax)
E-mail: wardemler@surveyorsohio.com

James R. Fouts, P.S.
R. Aaron Wells, P.S.

August 16, 2013

Description of a 3.390 Acre Tract
For
OHIOLAND, LLC
To be conveyed to an adjoiner only

Situated in the Village of Tuscarawas, the County of Tuscarawas, the State of Ohio.

Being located in the Third Quarter of Township 7, Range 1 of the United States Military Lands and consisting of part of a 51.118 acre tract (AP# 66-00539.003) heretofore conveyed to Thomas J. Eckenrode in Official Record 1205, Page 1146 of the Tuscarawas County Official Records with the tract to be conveyed being more fully described as follows:

Commencing at a point at the northmost centerline terminus of a 50 foot Dedicated Private Drive as set forth in Plat Book 16, Page 61;

Thence with the centerline of said private drive the following two (2) courses;

- (1) Thence South 39 deg. 47 min. 47 sec. West, 361.15 feet to a point;
- (2) Thence South 21 deg. 12 min. 47 sec. West, 129.73 feet to a point at the southeast corner of a 1.964 acre tract heretofore conveyed to Mark R. Mathias (D.V. 745, Pg. 861) being also located South 65 deg. 26 min. West, 1.05 feet from a 5/8" iron pin (found);

Thence with the south line of said tract, North 71 deg. 59 min. 13 sec. West, 251.31 feet to a point on the east right-of-way line of the Caprail I railroad (D.V. 657, Pg. 226) and passing on line a 5/8" iron pin (found – bent) at 249.23 feet;

Thence with said railroad right-of-way line, the following four (4) courses;

- (1) Thence South 29 deg. 12 min. 09 sec. West, 1149.94 feet to a point;
- (2) Thence with a curve to the right having a radius of 11543.16 feet, a central angle of 0 deg. 30 min. 00 sec., an arc length of 100.73 feet and a chord which bears South 29 deg. 27 min. 09 sec. West for a distance of 100.73 feet to a point;
- (3) Thence with a curve to the right having a radius of 5813.58, a central angle of 1 deg. 00 min. 00 sec., an arc length of 101.47 feet and a chord which bears South 30 deg. 12 min. 09 sec. West for a distance of 101.46 feet to a point;
- (4) Thence with a curve to the right having a radius of 2948.79 feet, a central angle of 11 deg. 10 min. 08 sec., an arc length of 574.82 feet and a chord which bears South 36 deg. 17 min. 13 sec. West for a distance of 573.91 feet to a point being also the **TRUE PLACE OF BEGINNING** of the tract herein described;

Thence with the south line of a 4.591 acre tract heretofore conveyed to Ohioland, LLC (O.R. 1404, Pg. 853), South 61 deg. 10 min. 59 sec. East, 575.24 feet to a 5/8" iron pin found in the aforesaid Dedicated Private Drive (but east of the centerline) on a bound of a 57.269 acre tract heretofore conveyed to Thomas J. and Margaret A. Eckenrode (D.V. 711, Pg. 800) and passing on line a 3/4" iron pin capped "Bower 5743" (found) at 3.35 feet;

Thence running in said Dedicated Private Drive (but east of the centerline) and with a bound of said tract, South 31 deg. 23 min. 38 sec. West, 250.01 feet to a point being also located North 31 deg. 23 min. 38 sec. East, 43.00 feet from a 5/8" iron pin (found);

Thence through the bounds of the aforesaid parent tract, North 60 deg. 22 min 29 sec. West, 630.78 feet to an iron pin (set) on the east right-of-way line of the Caprail I railroad (D.V. 657, Pg. 226) and passing on line an iron pin (set) at 33.43 feet;

Thence with said line and with a curve to the left having a radius of 2948.79 feet, a central angle of 11 deg. 10 min. 08 sec., an arc length of 574.82 feet and a chord which bears South 36 deg. 17 min. 13 sec. West for a distance of 573.91 feet to a point being also the TRUE PLACE OF BEGINNING of the tract herein described;

Plat Book 16, Page 61 and the Maintenance Agreement for said drive recorded in Deed Volume 586, Page 27.

Bearings herein are oriented to the Ohio State Plane Coordinate System – North Zone NAD 83. All iron pins set are 5/8"x30" re-bars with yellow plastic caps stamped "Ward 7356".

Survey and description by Samuel C. Ward, Professional Surveyor #7356 in August, 2013.

Samuel C. Ward
Professional Surveyor #7356



Phase I Environmental Site Assessment Report

Civil & Environmental Consultants, Inc.
Columbus

Mahaffey Property
6505 (Rear) US Route 36 SE
Uhrichsville, Tuscarawas County, Ohio



Prepared for:

Preferred Fluids Management
CEC Project 111-835

November 2011

Senior Leadership
Integrated Services
Personal Business Relationships

www.cecinc.com



November 23, 2011

Mr. Steve Mobley
Preferred Fluids Management
2205 Westover Road
Austin, Texas 78073

Dear Mr. Mobley:

Subject: Phase I Environmental Site Assessment
Mahaffey Property
6505 (Rear) US Route 36 SE
Uhrichsville, Ohio
CEC Project 111-835

Civil & Environmental Consultants, Inc. (CEC) presents for your use the enclosed Phase I Environmental Assessment (ESA) of the approximately 5-acre Mahaffey property located at 6505 (Rear) US Route 36 SE in Uhrichsville, Ohio. This assessment was performed as outlined in CEC's Proposal No. 111-835, dated November 7, 2011.

CEC appreciates the opportunity to provide environmental services to Preferred Fluids Management and we look forward to continuing to assist on this and other future projects. Please contact us if you have any questions or comments.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Andrew G. McCorkle, CPG
Principal

Enclosures

Civil & Environmental Consultants, Inc.

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Nashville 800/763-2326
Phoenix 877/231-2324
St. Louis 866/250-3679

Corporate Web Site <http://www.cecinc.com>



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EXECUTIVE SUMMARY

Civil & Environmental Consultants, Inc. (CEC) conducted a Phase I Environmental Site Assessment (ESA) of an approximately 5-acre parcel of land located at 6505 (Rear) US Route 36 SE in Uhrichsville, Ohio (the Site). The Phase I ESA was completed in general conformance with the scope and limitations set forth in “*ASTM Designation E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*”, published by American Society for Testing and Materials (ASTM) in 2005 and CEC proposal 111-835 dated November 7, 2011.

This executive summary is provided for convenience and should not substitute for review of the complete report, including all attachments. A brief summary of findings and conclusions is provided below.

- The Site consists of approximately 5 acres of land located at the south end of property identified as 6505 US Route 36 SE, Uhrichsville, Tuscarawas County, Ohio (the Site), which is on the east side of Route 36, about three miles west of the town of Uhrichsville.
- The Site is accessible via an access drive that enters in roughly the midsection of the property from the adjacent property to the north. The Site consists of generally flat ground and is occupied by a maintenance shed that is used for semi truck maintenance.
- Properties in the Site vicinity are a mix of light industrial uses, former manufacturing, and former mine land. The Site is bordered to the west by railroad tracks and US Route 36, and to the north by A1 Wood Products, a pallet manufacturing company. To the northeast, the Site is bordered by a salvage yard/heavy equipment repair operation, and to the east by reclaimed coal and clay mining land. The property to the south is an open field.
- The Site currently is occupied by a small truck maintenance facility and is developed with an approximately 1,500 square foot, metal pole-barn type maintenance building. Associated pieces of scrap are present on the property surrounding the maintenance building. The scrap consists of old cars, trucks, semi tractor-trailers, motor homes, boats, a golf cart, a forklift, a dump truck, 55-gallon drums, tires, used pallets, and batteries.
- The balance of the property is open land, with drainage swales on the eastern and western property boundaries. An open excavation is present near the southern property boundary. The sidewalls of the open excavation indicated that surficial fill material consisting of a mix of cinders, broken clay sewer tile, coal, sand and gravel has been placed on the property.
- The Site is not listed on environmental databases specified in the Standard.
- There were numerous empty 55-gallon drums and large scrap storage tanks on the adjacent property at the southeast corner of the Site. Many of the drums were not labeled, but labels observed on some of the drums indicated that the drums contained automatic transmission



fluid. No obvious staining or spillage was observed in the vicinity of the drums. The condition of the tanks and drums at the time they were placed on the property could not be determined.

- There was one oil well situated on the southeastern portion of the Site. Minor staining and oil-like odors were associated with the well. The staining and minor odors represent a *de minimis* condition and are not considered a REC.
- Several 55-gallon drums were observed at various locations around the site and surrounding properties. Most of the drums were empty, rusted and in various states of having been crushed or rusted through. At least three of the drums located near the maintenance building were full or partially full; however, the drums were not labeled and the contents could not be verified. No obvious staining or spillage was observed near the drums; but because the condition of the tanks and drums at the time they were placed on the property could not be determined, the scrap tanks and drums are considered a REC in connection with the Site.

This assessment has revealed no evidence of “recognized environmental conditions” (as defined in the ASTM standard) on the Site except for the following:

- The scrap consisting of old cars, trucks, semi tractor-trailers, motor homes, boats, other vehicles, 55-gallon drums, tires, and batteries should be removed from the Site and managed or disposed in accordance with applicable regulations.
- The property to the northeast was being used as a salvage yard for large machinery, scrap metal, and equipment. There were a number of scrap drums and scrap tanks at the southern end of the adjacent property, immediately across from the northeast corner of the Site. The drums and tanks appeared to be empty at the time of the site visit, but the condition and content of the tanks at the time they were placed on the adjacent property could not be determined; therefore, the scrap tanks and drums are a REC in connection with the Site.
- The sidewalls of the open excavation near the southern property boundary indicated that fill material has been placed across the Site. The fill material consists of a mix of cinders, broken clay sewer tile, coal, sand and gravel. The fill material is considered a REC in connection with the Site.



1.0 INTRODUCTION

Preferred Fluids Management, Inc. engaged CEC to perform a Phase I ESA of an approximately 5-acre parcel of land located at 6505 (Rear) US Route 36 SE in Uhrichsville, Tuscarawas County, Ohio (the Site). The Site consists of Tuscarawas County Parcel No. 66-00539-002 and includes one approximately 1,500 square-foot maintenance building for truck repair. The location of the Site with respect to roadways and principal surface features is depicted on Figures 1 and 2.

1.1 PURPOSE

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the process described herein, recognized environmental conditions (RECs) in connection with the Site in accordance with American Society for Testing and Materials (ASTM) Designation E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (the “Standard”). The term “recognized environmental conditions” means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions determined to be “*de minimis*” are not recognized environmental conditions.



2.0 SCOPE OF SERVICES

CEC performed the following scope of services to meet the objectives of the Phase I ESA. Unless otherwise explicitly stated, the scope of services for the Phase I ESA did not include the collection and analysis of any environmental media. In accordance with the Standard, issues considered beyond the scope of this Phase I ESA include asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents and mold. In addition, issues regarding ionizing radiation, oil/gas production, mineral rights and mining, and geotechnical suitability are also considered beyond the scope of this project.

2.1 HISTORIC REVIEW

CEC reviewed historical information to assist in the evaluation of the previous uses of the property and surrounding area to attempt to identify the likelihood of past uses having led to RECs in connection with the Site. CEC reviewed historic resources describing the nature of former site use and items of potential environmental significance. The sources reviewed included Sanborn Fire Insurance Company (Sanborn) map records, U.S. Geological Survey (USGS) topographic maps, city directories, and aerial photographs.

2.2 GOVERNMENT AGENCY REVIEW

A computer search of reasonably ascertainable and practically reviewable government environmental agency databases was performed to determine if the subject property or adjacent properties were listed on government databases indicative of potential environmental problems or notifications. The federal, state, and tribal records reviewed for the environmental profile included those listed in the Standard as available through a database search firm. Environmental Data Resources, Inc. (EDR) of Milford, Connecticut was the firm that conducted the database search for this ESA.

2.3 SITE RECONNAISSANCE

A site reconnaissance was conducted by Mr. Andrew McCorkle, an Environmental Professional (EP) with CEC, on November 8, 2011 to visually evaluate the Site for indications of potential RECs in connection with the Site as described in the Standard. Portions of adjacent properties visible from the Site or publicly accessible areas (e.g., roads, rights-of-way, etc.) were also observed.



2.4 INTERVIEWS

Mr. Tom Eckenrode, owner of the facility adjacent to the northeast Site boundary, was interviewed during the Site reconnaissance on November 8, 2011. Mr. Eckenrode has owned and been working at the adjacent property since 1992 and is familiar with the Site and surrounding area. Mr. Eckenrode was also familiar with the history of the Site and its former use by the Universal Sewer Pipe Corporation.

2.5 REPORT OF FINDINGS

After completion of the above tasks, CEC's EP prepared this Phase I ESA report describing the scope of services performed; the findings including identification of RECs or the lack thereof; opinions of the impact of the RECs (if any were identified) on the Site; and an opinion on the need for additional appropriate investigations.

2.6 SIGNIFICANT ASSUMPTIONS

This assessment included a review of documents listed in Section 13.0 of this report. CEC has assumed these documents are accurate, unless stated otherwise.

2.7 LIMITATIONS AND EXCEPTIONS

CEC performed this environmental assessment consistent with professional standards and in accordance with the scope and limitations defined in the Standard. This report presents CEC's field observations, results and opinions as they existed on the date of the site reconnaissance. This report is subject to modification by CEC, if CEC or any other party develops subsequent information. The scope of services focused on property history and the identification of environmental conditions associated with past and current property use.

The reliability of information provided to CEC, including that provided by owners, occupants, subcontractors, and others, cannot be guaranteed. Performance of this environmental assessment is intended to reduce, but not eliminate, uncertainty of environmental conditions associated with the property. Therefore, the information and comments made in this report should not be construed to warrant or guarantee the property, or express or imply, without limitation, warranties as to its marketability or fitness for a particular use. Furthermore, the information that is provided in this report is not intended, nor should it be construed to be, legal advice. The review of site-specific documentation was limited to those items referenced in this report.

There were no exceptions to the Standard during the preparation of this report unless otherwise noted.



2.8 SPECIAL TERMS AND CONDITIONS

This assessment was performed substantially as outlined in CEC's Proposal No. 111-835, dated November 7, 2011, and is subject to the contractual terms referenced therein.

2.9 USER RELIANCE

This report may be relied upon by Preferred Fluids Management, Inc. in accordance with the agreed upon terms and conditions. Reliance on this document by any other party is forbidden without the express written consent of CEC. Use of this report for purposes beyond those reasonably intended by Preferred Fluids Management, Inc. and CEC will be at the sole risk of the user.



3.0 SITE DESCRIPTION

3.1 SITE LOCATION AND LEGAL DESCRIPTION

The Site consists of approximately 5 acres of land located at 6505 US Route 36 SE, Uhrichsville, Tuscarawas County, Ohio (the Site), which is on the east side of Route 36, about three miles west of the town of Uhrichsville (Figure 1). The Site is further described as Tuscarawas County Parcel Number 66-00539-002 comprising 4.591 acres, currently owned by Howard L. & Mary Mahaffey, recorded on Tuscarawas County deed book 1196, page 1989 on August 3, 2005. Deed and title records were not provided to CEC for this Phase I ESA. The approximate boundaries of the Site are indicated on Figure 2.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Site currently consists of generally flat ground with a small maintenance shed and associated scrap equipment in roughly the center of the property. The Site is situated east of US Route 36, and is east of railroad tracks that run parallel to Route 36. The Site is accessible via a gravel access drive that enters from the property to the north. The access drive crosses the railroad tracks approximately 1,000 feet north of the Site and then extends south to enter at the northern property boundary.

Properties in the Site vicinity are a mix of light industrial uses, former manufacturing, and former mine land. The Site is bordered to the west by railroad tracks followed by US Route 36, and to the north by A1 Wood Products, a pallet manufacturing facility. To the northeast, the Site is bordered by a salvage yard/heavy equipment repair operation. To the east is reclaimed coal and clay mining land. The property to the south is a large open field followed by residential properties.

According to the New Philadelphia, Ohio USGS topographic map (Figure 1), ground surface in the immediate Site vicinity is generally flat with rolling hills a few hundred feet to the east. The Site is situated in a buried valley for the Tuscarawas River. The river trends northeast to southwest immediately west and parallel to US Route 36. In the vicinity of the Site, the buried valley is approximately one mile wide with land surface near the Site approximately 850 feet above mean sea level (msl). The valley walls rise to an elevation of approximately 1040 feet msl less than 2000 feet to the east of the Site. Overall relief on the Site property is less than 10 feet, but in the surrounding area, relief is on the order of 200 feet, ranging in elevation from approximately 850 to 1050 feet msl.



3.3 CURRENT USE OF THE SITE

As described above in Section 3.2, the Site currently is occupied by a small truck maintenance facility and is developed with an approximately 1,500 square foot, metal pole-barn type maintenance building. Associated pieces of scrap are present on the property surrounding the maintenance building. The scrap consists of old cars, trucks, semi tractor-trailers, motor homes, boats, a golf cart, a forklift, a dump truck, 55-gallon drums, tires, used pallets, and batteries.

The balance of the property is open land, with drainage swales on the eastern and western property boundaries. An open excavation is present near the southern property boundary. The sidewalls of the open excavation indicated that surficial fill material consisting of a mix of cinders, broken clay sewer tile, coal, sand and gravel has been placed on the property.

3.4 DESCRIPTIONS OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS

As discussed above, a 1,500 square-foot building is present in the central portion of the property. According to the adjacent property owner, the building is constructed with a slab-on-grade concrete floor. The exterior of the building is constructed of metal sheeting with a metal roof. A gravel access drive enters from the adjacent property to the north and wraps around the maintenance building. The interior portion of the maintenance building was not accessed during this Phase I ESA.

3.5 CURRENT USES OF THE ADJOINING PROPERTIES

Current uses of adjacent properties are as follows:

- North - The Site is bordered to the north by A1 Wood Products.
- Northeast – The site is bordered to the east by a scrap yard and heavy equipment repair.
- East – The site is bordered to the east by reclaimed coal and clay mines.
- South – The Site is bordered to the south by a large open field.
- West – The Site is bordered to the west by a railroad track and US Route 36.



4.0 USER PROVIDED INFORMATION

4.1 TITLE RECORDS

Title records were not provided to CEC.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. Steve Mobley, a representative of the user, indicated that he had no knowledge of environmental liens or activity use limitations relative to the Site. Further review of information concerning liens activity use limitations was beyond the scope of this ESA. A copy of Mr. Mobley's response to the user questionnaire is included in Appendix A.

4.3 SPECIALIZED KNOWLEDGE

Mr. Mobley indicated that he had no specialized knowledge of the Site history or activities.

4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Mr. Mobley indicated that the proposed purchase price of the parcel is consistent with fair market value.

4.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The Site is currently owned by Howard L. & Mary Mahaffey. Operations at the Site consist of semi tractor-trailer repair and used equipment storage.

4.6 REASON FOR PERFORMING A PHASE I

It is understood that the purpose of the Phase I ESA was to satisfy due diligence requirements associated with a real estate transaction.



5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A search of federal and state environmental databases was performed by EDR (refer to Section 2.2) to evaluate if the Site and/or adjacent properties were included on government databases indicative of potential environmental concerns or notifications. It is important to note that inclusion of a facility in a government database does not necessarily indicate that the facility has an environmental problem.

A listing of the “standard” and “additional” record sources reviewed by EDR is included in the EDR report in Appendix B. The search radius for each database was equivalent to or greater than the minimum search radius specified by the Standard.

5.1.1 Site Listings

The Site is not listed on the databases specified in the Standard.

5.1.2 Off-Site Listings

No off-Site listings were identified within the radii specified in the Standard.

5.1.3 Orphan Sites

Not all sites or facilities identified in the database records can be accurately located in relation to the Site due to incomplete information being supplied to the regulatory agencies. These facilities, referred to as “Orphan Sites” by EDR, are identified in the EDR report in Appendix B. Based on a reconnaissance of the Site vicinity and the business names listed, none of the identified orphan sites are located within the search radii for databases specified by the Standard.

5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

5.2.1 Health Department

CEC made a telephone request on November 16, 2011 to the Tuscarawas County Health Department, Environmental Health Services to inquire for information about potential environmental concerns on the Site. According to Michael Chek, RS of the Tuscarawas County Health Department, the only visit to the Site was several years ago (no date given) to A1 Wood Products (adjacent property north) with a recommendation to remove waste pallets from the property. No reason was given for the Department’s suggestion to remove the pallets. No responses of environmental significance were reported for the Site.



5.2.2 Fire Department

A phone call was placed to the Tuscarawas-Warwick Fire Department on November 16, 2011. According to Nick Everett of the Tuscarawas-Warwick Volunteer Fire Department, there have been no responses to the Site within the last 10 years.

5.3 PHYSICAL SETTING SOURCES

5.3.1 Topographic Map

The New Philadelphia, Ohio 7.5-minute topographic quadrangle (Figure 1) published by USGS in 1993 was reviewed to evaluate Site topography and surface drainage patterns in the Site vicinity. Ground surface in the Site vicinity is generally flat with a slight downward slope toward the Tuscarawas River, which is located immediately across US Route 36 west of the Site. The map indicates that the surface elevation of the Site is approximately 850 feet above mean sea level (msl). Overall relief on the Site is less than 10 feet; however, the walls of the Tuscarawas River valley rise about 150 feet above the level of the valley floor within a few hundred feet east of the Site.

5.4 HISTORICAL USE INFORMATION

CEC reviewed several historic sources to evaluate former Site use and items of potential environmental significance. The following sections summarize our review of those resources.

5.4.1 Historic Sanborn Fire Insurance Company Map Review

Sanborn Fire Insurance Company (Sanborn) maps, which provide historic information regarding historic use of the Site and surrounding area, were requested to determine historic property use. According to the EDR search, Sanborn coverage does not exist in the vicinity of the Site. A copy of the Sanborn “No Coverage” statement is included in Appendix C.

5.4.2 Historic USGS Topographic Map

The USGS topographic maps dated 1911, 1962, 1971, 1985, 1993, and 1994 were reviewed for evidence of past site use. The 1911 topographic map showed the Tuscarawas Station (railroad depot) along the railroad tracks about 1,000 feet north of the current-day parcel. The 1962 through 1985 topographic maps showed a 12,000 square-foot building on the adjacent property north of the Site location and identified kilns further north and clay pits to the east of the Site. A strip mine was also indicated at the foot of the hills/upland area to the east of the Site. The 1971 topographic map indicated mining activity or mine spoils at roughly the location of the Site. The 1993 and 1994 topographic maps showed the 12,000 square-foot building on the adjacent



property, but the kilns were no longer indicated. A copy of the historic USGS map report is included in Appendix D.

5.4.3 Aerial Photograph Review

Historical aerial photographs from 1971, 1976, 1982, 1991, 1994, 2000, 2005, and 2010 were reviewed to evaluate past land use in the Site vicinity. Due to the resolution and altitude from which some of these photographs were taken, some details are difficult to distinguish. Copies of the aerial photographs are presented in Appendix E.

1971 – The Site and most surrounding properties appeared to be vacant, with a dirt road entering the north central portion of the Site. The land surface in the immediate area of the Site appeared to be cleared of vegetation and indicated possible fill material being placed in the area. Dirt roads appeared to extend north and south in roughly the same location as present day. Buildings associated with the Universal Sewer Pipe Corporation’s operation were located to the northeast of the Site. Apparent clay pits were observed in the hills/uplands to the east of the Site.

1976 through 2010 – The photographs indicate a configuration of the Site and surrounding area in a configuration similar to present day, although the resolution and altitude from which some of these photographs were taken make some details difficult to distinguish. Apparent clay pits were observed in the 1976 photograph, after which the area appeared to have been undergoing reclamation. The Universal Sewer Pipe Corporation appeared to have been closed in the 1976 photograph and the buildings and kilns were dismantled in subsequent photographs. In general, the dirt roadways in the Site vicinity remained in the same configuration in each of the photographs.

5.4.4 City Directories

EDR conducted a search of historical city directories for information about past occupants of the Site and adjacent properties. The EDR city directory report did not identify any listings for the property or surrounding area except for residential property at 6427 State Route 36. A copy of the EDR City Directory Abstract is provided in Appendix F.

5.4.5 Historical Review Summary

The Standard recommends all obvious uses of the Site be identified from the present, back to the Site’s obvious first developed use, or back to 1940, whichever is earlier. Although we attempted to review information to satisfy this requirement, standard sources of historical information reasonably available to CEC failed to define the full extent and/or nature of Site of use prior to 1971, at which time the Site was used for clay pipe manufacturing (i.e., ‘data failure’ as defined by the Standard). Based on information gathered during this assessment, the potential for



information that may be developed from this data gap to identify a potential or actual REC in connection with the Site is considered low.



6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

A Site reconnaissance was performed by Mr. Andrew McCorkle of CEC on November 8, 2011. The purpose of the Site reconnaissance was to visually and physically observe the Site for potential evidence and/or practices that could represent RECs in connection with the Site. Representative photographs of the Site taken during the Site visit are included in Appendix G.

Limitations experienced during the site reconnaissance included, but may not be limited to, the following:

- The interior portion of the maintenance building was not accessed during the site reconnaissance.
- Vegetation cover on portions of the Site and surrounding properties limited visibility of the ground surface.
- The exact location of the western and southern property boundaries could not be positively identified.

6.2 GENERAL SITE SETTING

The Site currently consists of generally flat ground that is occupied by a small truck maintenance facility. Properties in the Site vicinity are a mix of light industrial uses, former manufacturing, and former mine land. The Site is bordered to the west by railroad tracks and US Route 36 and to the north by A1 Wood Products, a pallet manufacturing facility. To the northeast, the Site is bordered by a salvage yard/heavy equipment repair operation. To the east, the Site is bordered by reclaimed coal and clay mining land. The property to the south is a large open field followed by residential properties.

6.3 SITE WIDE OBSERVATIONS

The following conditions were specifically assessed for their potential to create RECs and may include conditions within the interior or the exterior of the site.

6.3.1 Underground Storage Tanks

No visible indications of USTs (e.g. vent pipes, fill ports, dispensers, etc.) were observed on the Site.

6.3.2 Aboveground Storage Tanks

Two approximately 1,000-gallon aboveground tanks were present in association with the oil well near the southeast property corner. The tanks appeared to be in good condition, but had no



secondary containment. There was minor staining of the soil immediately around the oil well. None of the staining appeared to be associated with the tanks. The staining represents a *de minimis* condition and is not considered a REC.

6.3.3 Odors

Minor oil-like odors were observed near the oil well in the southeastern corner of the Site. The odors represent a *de minimis* condition.

6.3.4 Pools of Liquid

Except for minor ponding of water near the oil well and water in an excavation near the south property line, no pools of liquid were observed during the Site reconnaissance.

6.3.5 Drums and Containers

Several 55-gallon drums were observed at various locations around the site and surrounding properties. Most of the drums were empty, rusted and in various states of having been crushed or rusted through. At least three of the drums located near the maintenance building were full or partially full; however, the drums were not labeled and the contents could not be verified. No obvious staining or spillage was observed near the drums; but because the condition of the tanks and drums at the time they were placed on the property could not be determined, the scrap tanks and drums are considered a REC in connection with the Site. The empty, rusted drums should be removed from the Site as scrap metal or solid waste. The full or partially full drums should have their contents verified and be removed from the Site in accordance with applicable regulations.

There were numerous empty 55-gallon drums and large scrap storage tanks on the adjacent property at the northeast corner of the Site. Many of the drums were not labeled, but labels observed on some of the drums indicated that the drums contained automatic transmission fluid. No obvious staining or spillage was observed in the vicinity of the drums. Because the condition of the tanks and drums at the time they were placed on the property could not be determined, the scrap tanks and drums are considered a REC in connection with the Site.

6.3.6 Unidentified Substance Containers

Except for the drums and tanks referenced above, no unidentified substance containers were observed during the site reconnaissance.

6.3.7 PCBs

Electrical transformers manufactured prior to July 2, 1979, are a potential source of environmental concern due to the potential presence of polychlorinated biphenyl (PCB)



containing cooling oils used in some units. Hydraulic fluids manufactured prior to that date also potentially contained PCBs.

One pole-mounted electrical transformer was observed on a power pole near the maintenance building. No staining of the ground near the power pole or other indication of leakage from the transformer was observed during the site reconnaissance.

6.3.8 Pits, Ponds, Lagoons and Surface Waters

A small creek is situated along the eastern property boundary that appears to drain westward along or near the southern property boundary. Another drainage feature is present along the western side of the Site that drains water from the properties to the north. This drainage feature may or may not be on the Site property as the location of the western property boundary could not be positively identified. The purpose for the drainage feature is to act as a “cistern”, or a retention pond for infiltration of storm water from the former clay manufacturing facility to the north of the Site. There was no water in this feature at the time of the site visit; however, there was iron staining on trees in parts of the swale.

There was also iron staining in the bed of the creek on the eastern and southern sides of the Site. This iron staining may indicate drainage from the reclaimed coal and clay mines east of the Site.

6.3.9 Stained Soil or Pavement

With the exception of minor surface stains in the gravel drive and near the maintenance building, no visible soil or pavement staining was observed on the Site. There was red/iron staining in the creek and drainage swale near the eastern, southern and western property boundaries.

6.3.10 Stressed Vegetation

No obvious stressed vegetation was observed on the Site.

6.3.11 Solid Waste

One solid waste dumpster was present near the maintenance building. There was no obvious indication of spillage or leakage from the dumpster. There were numerous pieces of scrap, trash and used vehicles across the central portion of the Site. The scrap and trash should be managed as solid waste.

6.3.12 Wastewater System

No obvious indications of a wastewater system were observed on the Site. Municipal sewer service is not provided to the Site.



6.3.13 Potable Water Supply and Wells

No obvious visible indications of a water well was observed on the Site.

6.3.14 Septic Systems

No obvious surficial evidence of a septic system was observed on the Site.

6.3.15 Heating and Cooling

No obvious indications of a heating and cooling system were observed in association with the maintenance building.

6.3.16 Stains or Corrosion

There was red/iron staining in the creek and drainage swale near the eastern, southern and western property boundaries.

6.3.17 Drains and Sumps

No visible indications of drains or sumps were observed on the Site.

6.3.18 Oil and Gas Wells

There was one oil well situated on the southeastern portion of the Site. Minor staining and oil-like odors were associated with the well. The staining and minor odors represent a *de minimis* condition and are not considered a REC.

6.4 ADJACENT PROPERTIES

Portions of adjacent properties visible from the Site and/or public right-of-ways (e.g., roads, sidewalks, etc.) were observed for visible indications of potential releases of petroleum products or hazardous substances.

- North – The property to the north was being used for pallet manufacturing.
- South – The property to the south was a large vacant open field.
- West – The Site is bordered to the west by railroad tracks followed by US Route 36.
- Northeast – Property to the northeast was being used as a salvage yard for large machinery, scrap metal, and equipment. There were a number of scrap drums and scrap tanks at the southern end of the adjacent property, immediately across from the northeast corner of the Site. The drums and tanks appeared to be empty at the time of the site visit, but the condition and content of the tanks at the time they were placed on the adjacent property could not be determined; therefore, the scrap tanks and drums are a REC in connection with the Site.



- East – Property to the east was former clay and coal mining land. There was iron staining in the creek along the eastern property boundary that may be a result of drainage from the former mining operations.

Based on visual observation of the adjacent properties from the Site, no indications of releases or potential for releases of petroleum products or hazardous substances were visible except for the scrap drums and tanks at the northeast property corner.



7.0 INTERVIEWS

7.1 INTERVIEW WITH OWNER REPRESENTATIVE

Representatives of the owner were not interviewed for this Phase I ESA. Information concerning the history of the Site was provided by the adjacent property owner (Section 7.2). The adjacent property owner has been associated with the properties in the area since 1992; therefore, the lack of an interview with the owner's representative is not likely to affect the conclusions of this Phase I ESA.

7.2 INTERVIEW WITH SITE MANAGER

Mr. Tom Eckenrode, owner of the property located adjacent to the northeastern and southern Site boundaries, was interviewed during the Site reconnaissance on November 8, 2011 as a key Site Manager. Mr. Eckenrode has owned the adjacent properties since 1992, and performs many maintenance activities for the properties in this area. Information from the interview with Mr. Eckenrode is summarized as follows:

- Mr. Eckenrode has been associated with the property since 1992, at which time he purchased the adjacent properties to the northeast and south.
- Mr. Eckenrode indicated that the Site was formerly occupied by operations for the Universal Sewer Pipe Corporation, and that much of the site was filled with scrap and broken clay sewer tile, slag, cinders, and waste coal from the former operations. Some of the remnants from the sewer pipe operation are still present including scattered clay tile sewer pipe along the western property boundary.
- Mr. Eckenrode indicated that clay and coal mining operations were performed on the property further to the east.
- Mr. Eckenrode indicated that he had water in the creek along the eastern property boundary tested for pH in order to evaluate the potential for acid mine drainage. According to Mr. Eckenrode, the pH of the water was within an acceptable range.
- Mr. Eckenrode indicated that the current owner purchased the property in 2005 for use in a trucking operation.



- Mr. Eckenrode had no knowledge of on-Site USTs or ASTs except for those associated with the oil well.
- Mr. Eckenrode had no knowledge of on-Site use, production, storage, or disposal of hazardous materials and/or petroleum products other than those used in the truck maintenance operation and the oil well.
- Mr. Eckenrode had no knowledge of on-Site water wells or septic systems.
- Mr. Eckenrode had no knowledge of complaints, notices of violations or deficiencies, or fines issued by regulatory agencies associated with the Site relative to environmental concerns.
- Mr. Eckenrode had no knowledge of environmental liens or pending lawsuits associated with the Site.
- Mr. Eckenrode had no knowledge of past or current activities that could impact the environmental integrity of the Site.

7.3 INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

Refer to Section 5.2 of this report for a summary of information received from local government officials.

7.4 INTERVIEW WITH OTHERS

No other parties were interviewed as part of this assessment.



8.0 ADDITIONAL SERVICES

No additional services were performed in association with this Phase I ESA.



9.0 FINDINGS

Below is a summary of the primary findings of our assessment:

- The Site consists of approximately 5 acres of land located at 6505 US Route 36 SE, Uhrichsville, Tuscarawas County, Ohio, which is on the east side of Route 36, about three miles west of the town of Uhrichsville.
- The Site is accessible via a gravel access drive that enters from the property to the north.
- Properties in the Site vicinity are a mix of light industrial uses, former manufacturing, and former mine land. The Site is bordered to the west by railroad tracks followed by US Route 36, and to the north by A1 Wood Products, a pallet manufacturing facility. To the northeast, the Site is bordered by a salvage yard/heavy equipment repair operation. To the east is reclaimed coal and clay mining land. The property to the south is a large open field followed by residential properties.
- The Site currently is occupied by a small truck maintenance facility and is developed with an approximately 1,500 square foot, metal pole-barn type maintenance building. Associated pieces of scrap are present on the property surrounding the maintenance building. The scrap consists of old cars, trucks, semi tractor-trailers, motor homes, boats, a golf cart, a forklift, a dump truck, 55-gallon drums, tires, used pallets, and batteries.
- The balance of the property is open land, with drainage swales on the eastern and western property boundaries. An open excavation is present near the southern property boundary. The sidewalls of the open excavation indicated that surficial fill material consisting of a mix of cinders, broken clay sewer tile, coal, sand and gravel has been placed on the property.
- The Site is not listed on environmental databases specified in the Standard.
- There were numerous empty 55-gallon drums and large scrap storage tanks on the adjacent property at the southeast corner of the Site. Many of the drums were not labeled, but labels observed on some of the drums indicated that the drums contained automatic transmission fluid. No obvious staining or spillage was observed in the vicinity of the drums. The condition of the tanks and drums at the time they were placed on the property could not be determined.
- There was one oil well situated on the southeastern portion of the Site. Minor staining and oil-like odors were associated with the well. The staining and minor odors represent a *de minimis* condition and are not considered a REC.
- Several 55-gallon drums were observed at various locations around the site and surrounding properties. Most of the drums were empty, rusted and in various states of having been



crushed or rusted through. At least three of the drums located near the maintenance building were full or partially full; however, the drums were not labeled and the contents could not be verified. No obvious staining or spillage was observed near the drums; but because the condition of the tanks and drums at the time they were placed on the property could not be determined, the scrap tanks and drums are considered a REC in connection with the Site.



10.0 OPINIONS

10.1 OPINIONS ON RECOGNIZED ENVIRONMENTAL CONDITIONS

- The scrap consisting of old cars, trucks, semi tractor-trailers, motor homes, boats, other vehicles, 55-gallon drums, tires, and batteries are considered a REC in connection with the Site.
- The property to the northeast was being used as a salvage yard for large machinery, scrap metal, and equipment. There were a number of scrap drums and scrap tanks at the southern end of the adjacent property, immediately across from the northeast corner of the Site. The drums and tanks appeared to be empty at the time of the site visit, but the condition and content of the tanks at the time they were placed on the adjacent property could not be determined; therefore, the scrap tanks and drums are a REC in connection with the Site.
- The sidewalls of the open excavation near the southern property boundary indicated that fill material has been placed across the Site. The fill material consists of a mix of cinders, broken clay sewer tile, coal, sand and gravel. The fill material is considered a REC in connection with the Site.

10.2 DATA GAPS

Based on available information reviewed as part of this assessment, the following data gaps, as defined by the Standard, are interpreted to exist that affect the ability of CEC to identify potential and actual REC's at the site:

- The interior portion of the maintenance building was not accessed during the site reconnaissance.
- The Standard requires that all obvious uses of the property are identified from the present back to the property's first developed use or 1940, whichever is earlier. Standard sources of historical information reasonably available to CEC failed to define the full extent and/or nature of Site of use prior to 1971, at which time the Site was used for clay sewer pipe manufacturing (refer to Section 5.4.3).
- A representative of the owner was not interviewed during this Phase I ESA.

Based on information gathered during this assessment, the potential for information that may be developed from these data gaps to identify a potential or actual REC in connection with the Site is considered low.



11.0 CONCLUSIONS

CEC has performed a Phase I ESA of an approximately 12.2-acre parcel of land located at 6505 US Route 36 SE in Uhrichsville, Tuscarawas County, Ohio. The Phase I ESA was conducted in general conformance with the scope and limitations of ASTM Practice E 1527-05. Limitations are described in Section 2.0 of this report and deviations are described in Section 12.0 of this report.

This assessment has revealed no evidence of “recognized environmental conditions” (as defined in the ASTM standard) on the Site except for the following:

- The scrap consisting of old cars, trucks, semi tractor-trailers, motor homes, boats, other vehicles, 55-gallon drums, tires, and batteries is considered a REC in connection with the Site.
- The property to the northeast was being used as a salvage yard for large machinery, scrap metal, and equipment. There were a number of scrap drums and scrap tanks at the southern end of the adjacent property, immediately across from the northeast corner of the Site. The drums and tanks appeared to be empty at the time of the site visit, but the condition and content of the tanks at the time they were placed on the adjacent property could not be determined; therefore, the scrap tanks and drums are a REC in connection with the Site.
- The sidewalls of the open excavation near the southern property boundary indicated that fill material has been placed across the Site. The fill material consists of a mix of cinders, broken clay sewer tile, coal, sand and gravel. The fill material is considered a REC in connection with the Site.



12.0 DEVIATIONS

CEC has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-05 with no identified deviations.



13.0 REFERENCES

- American Society of Testing and Materials (ASTM), 2005. *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. ASTM E 1527-05
- Environmental Data Resources, Inc. (EDR), 2011a. *The EDR Radius Map Report™ with GeoCheck®*. November 7, 2011.
- EDR, 2011b. *Certified Sanborn® Map Report*. November 7, 2011.
- EDR, 2010c. *The EDR Aerial Photo Decade Package*. November 8, 2011.
- EDR, 2010c. *EDR Historical Topographic Map Report*. November 8, 2011.
- EDR, 2010c. *The EDR City Directory Abstract*. November 11, 2011
- Tom Eckenrode. 2011. Personal communication on November 8, 2011.
- U.S. Geological Survey (USGS), 1993. *New Philadelphia, Ohio Quadrangle* [map]. 1:24,000. 7.5 Minute Series. Washington D.C.



14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional (EP) as defined in 40 CFR Section 312.10. 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.

Andrew G. McCorkle, CPG
Principal

Ron Wells
Project Manager



15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Mr. Andrew McCorkle is the author of this report. Mr. Ron Wells provided technical review of the report. Their resumes are included in Appendix H.



APPENDIX D

HISTORICAL TOPOGRAPHIC MAP



Mahaffey Property

6505 State Route 36

Uhrichsville, OH 44683

Inquiry Number: 3202815.4

November 08, 2011

EDR Historical Topographic Map Report

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

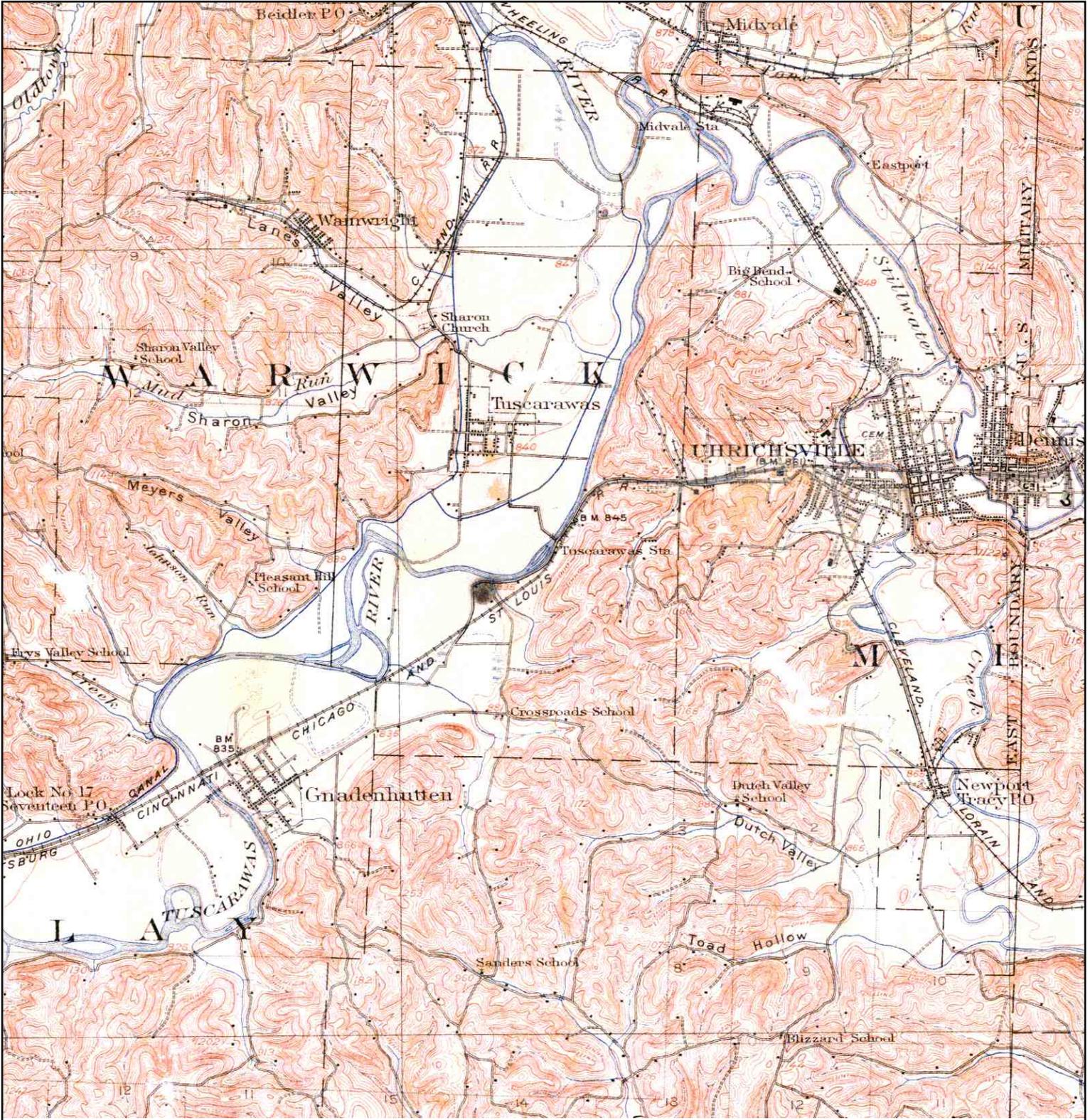
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Historical Topographic Map



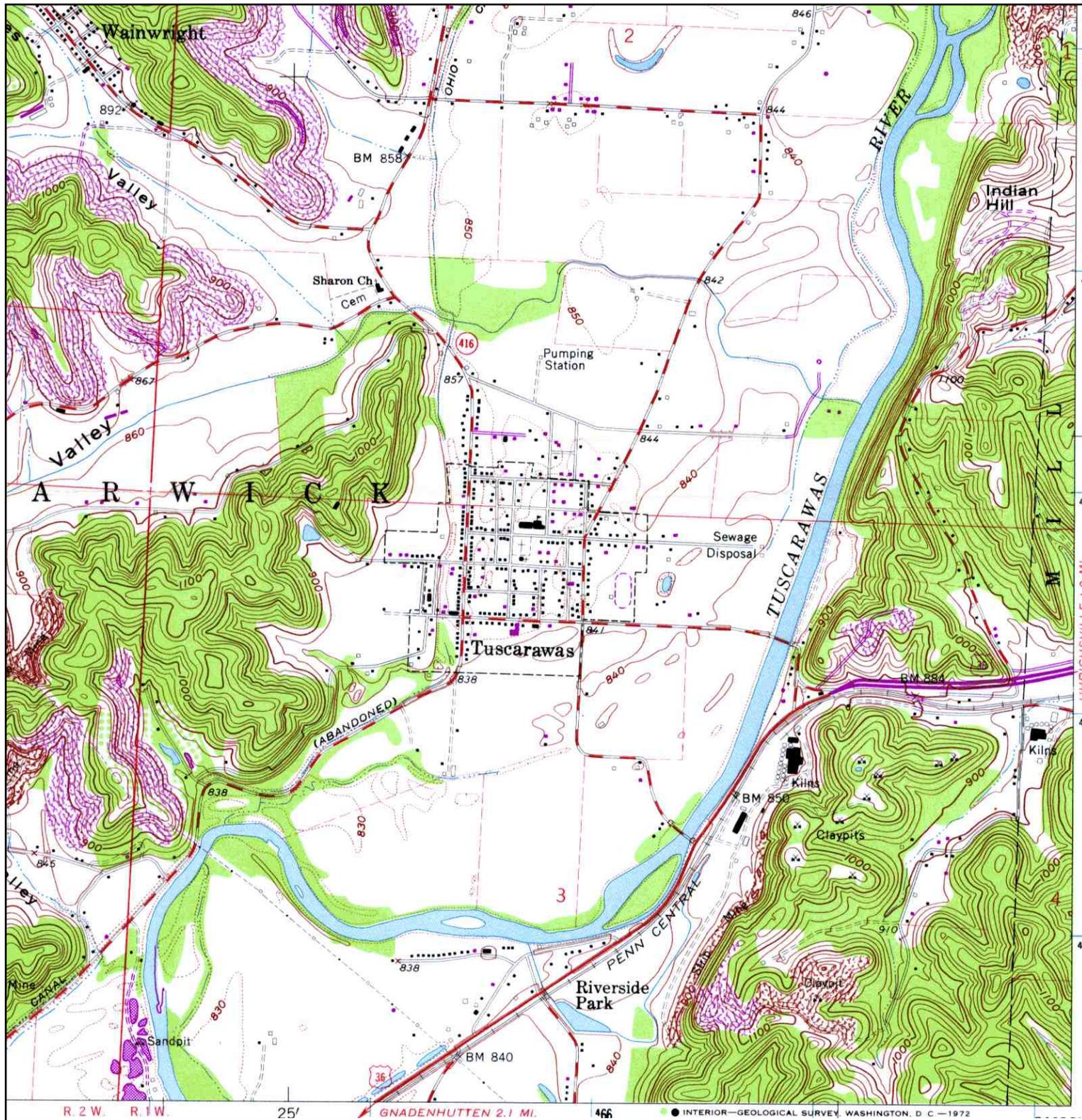
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Historical Topographic Map



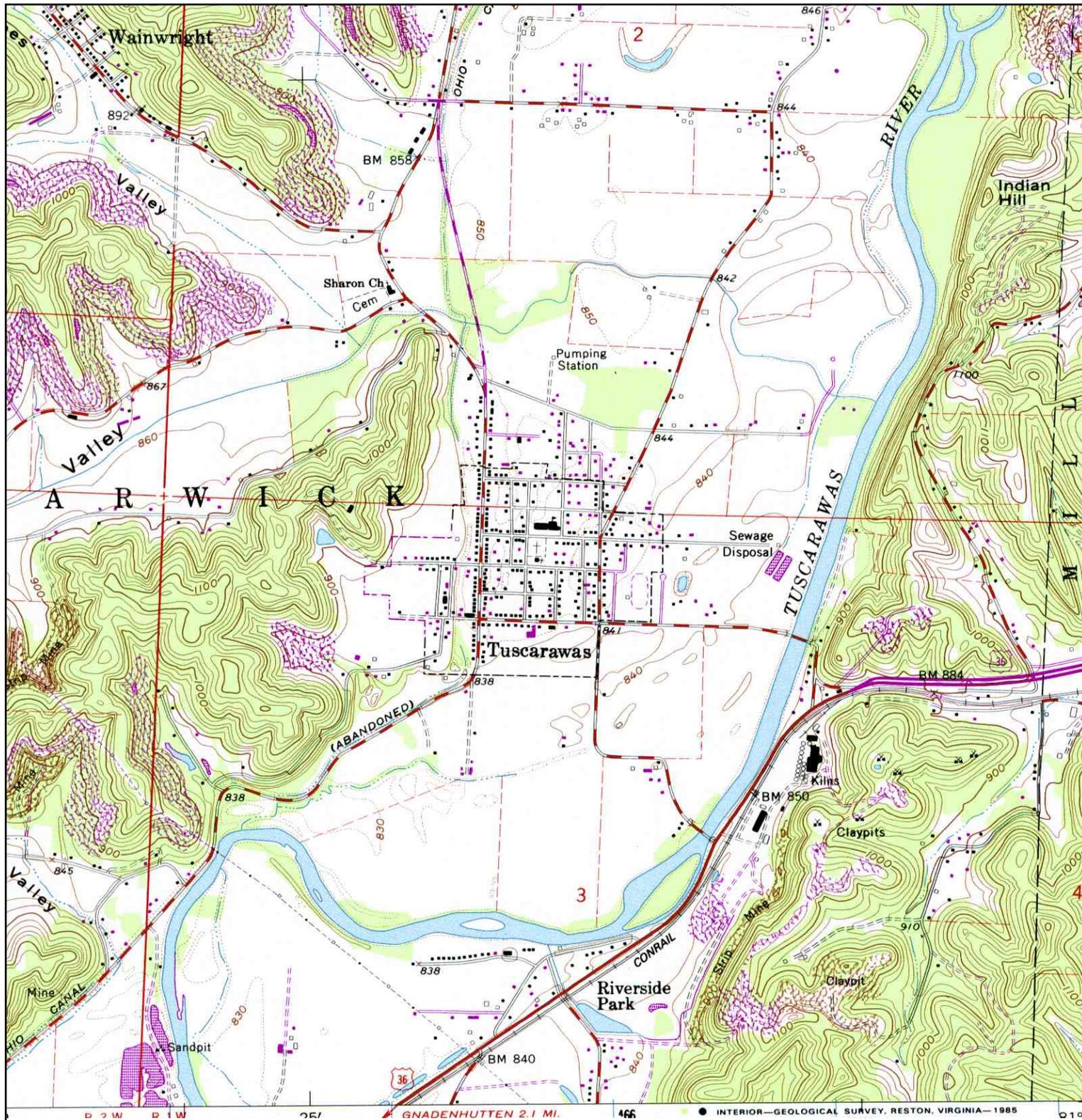
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	<p>SERIES: 7.5</p> <p>SCALE: 1:24000</p>		

Historical Topographic Map



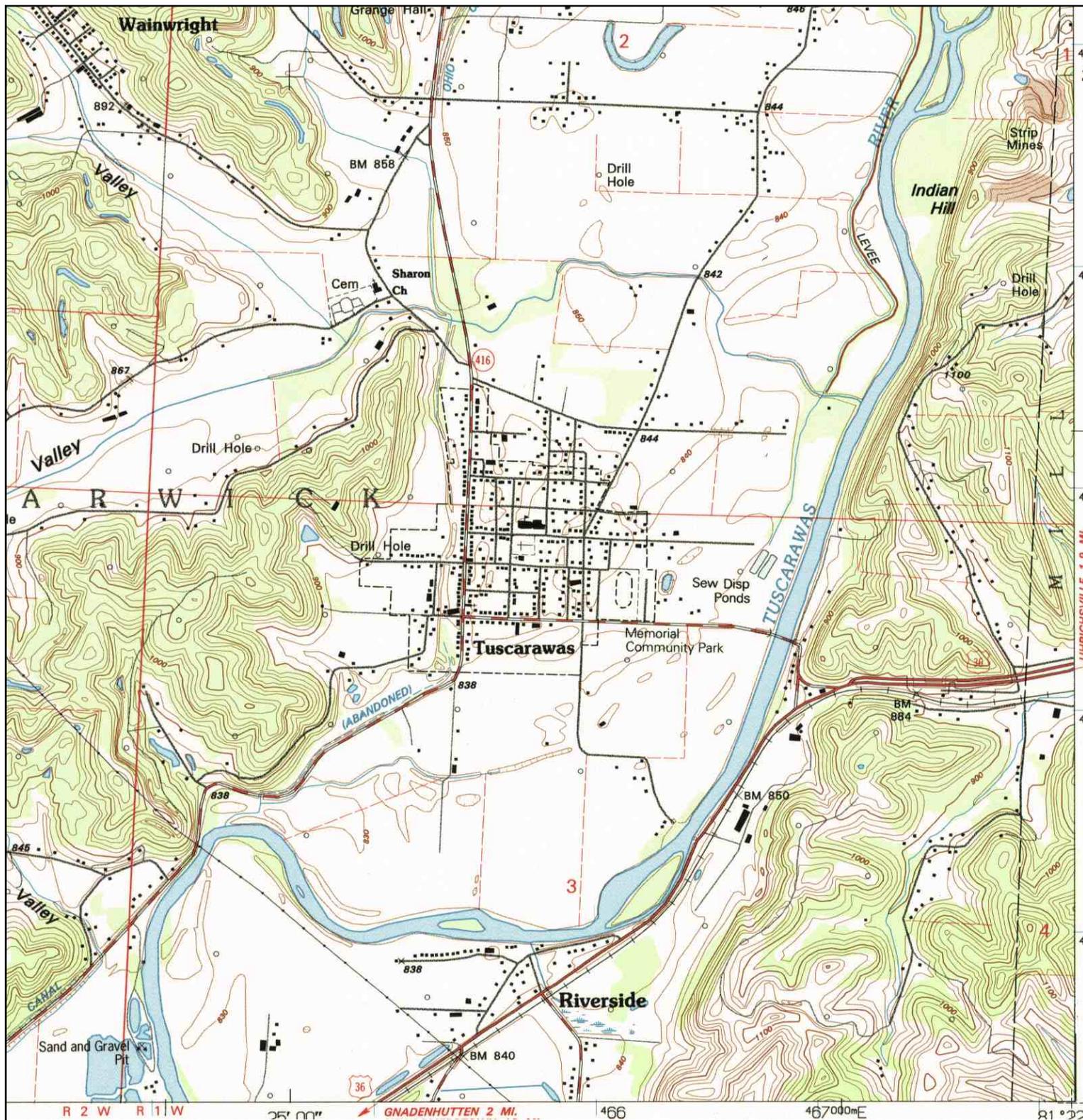
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	MAP YEAR: 1971	Uhrichsville, OH 44683	INQUIRY#: 3202815.4
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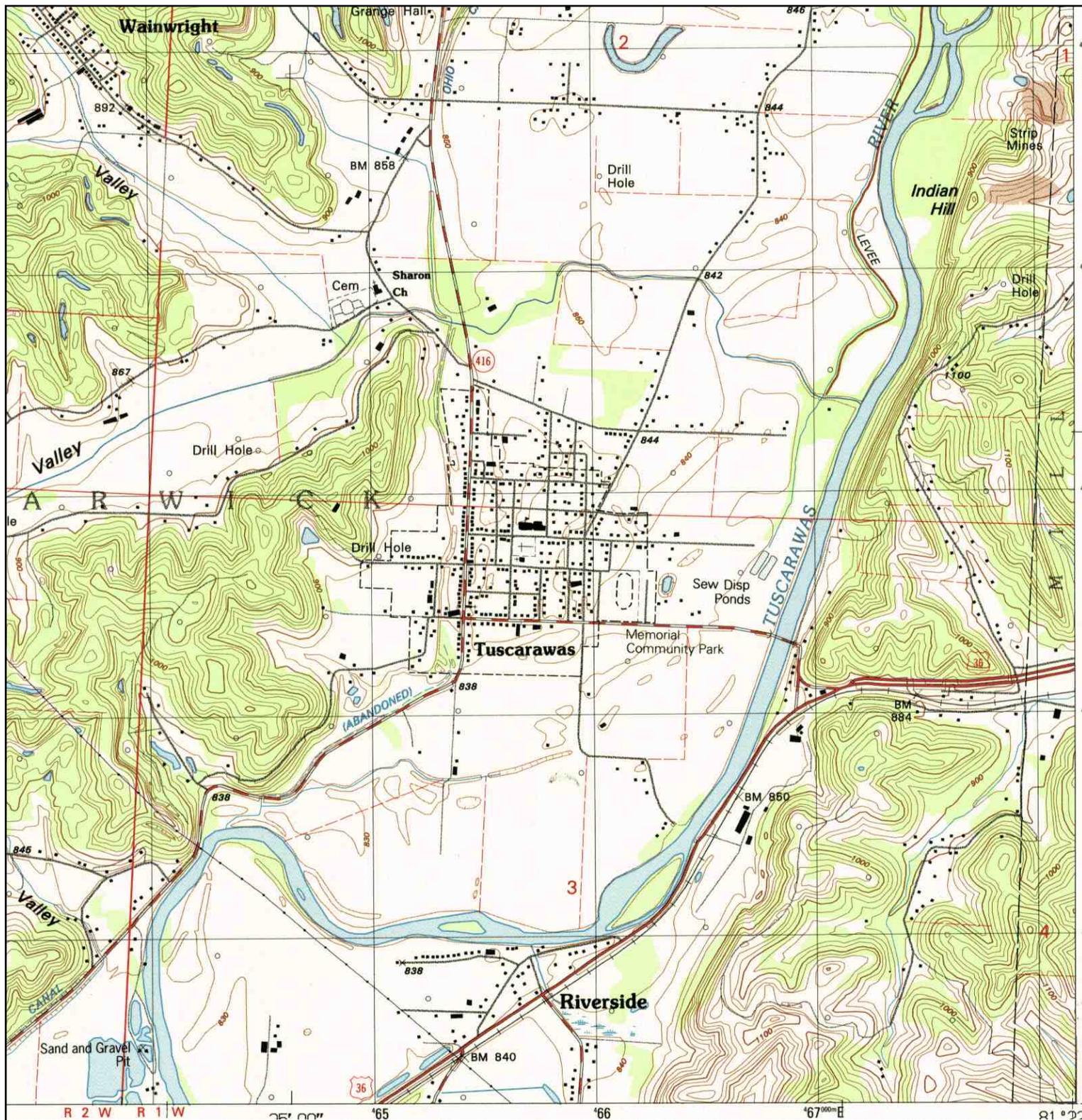
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	MAP YEAR: 1985	Uhrichsville, OH 44683	INQUIRY#: 3202815.4
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	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



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	MAP YEAR: 1993	ADDRESS: Uhrichsville, OH 44683	INQUIRY#: 3202815.4
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Historical Topographic Map



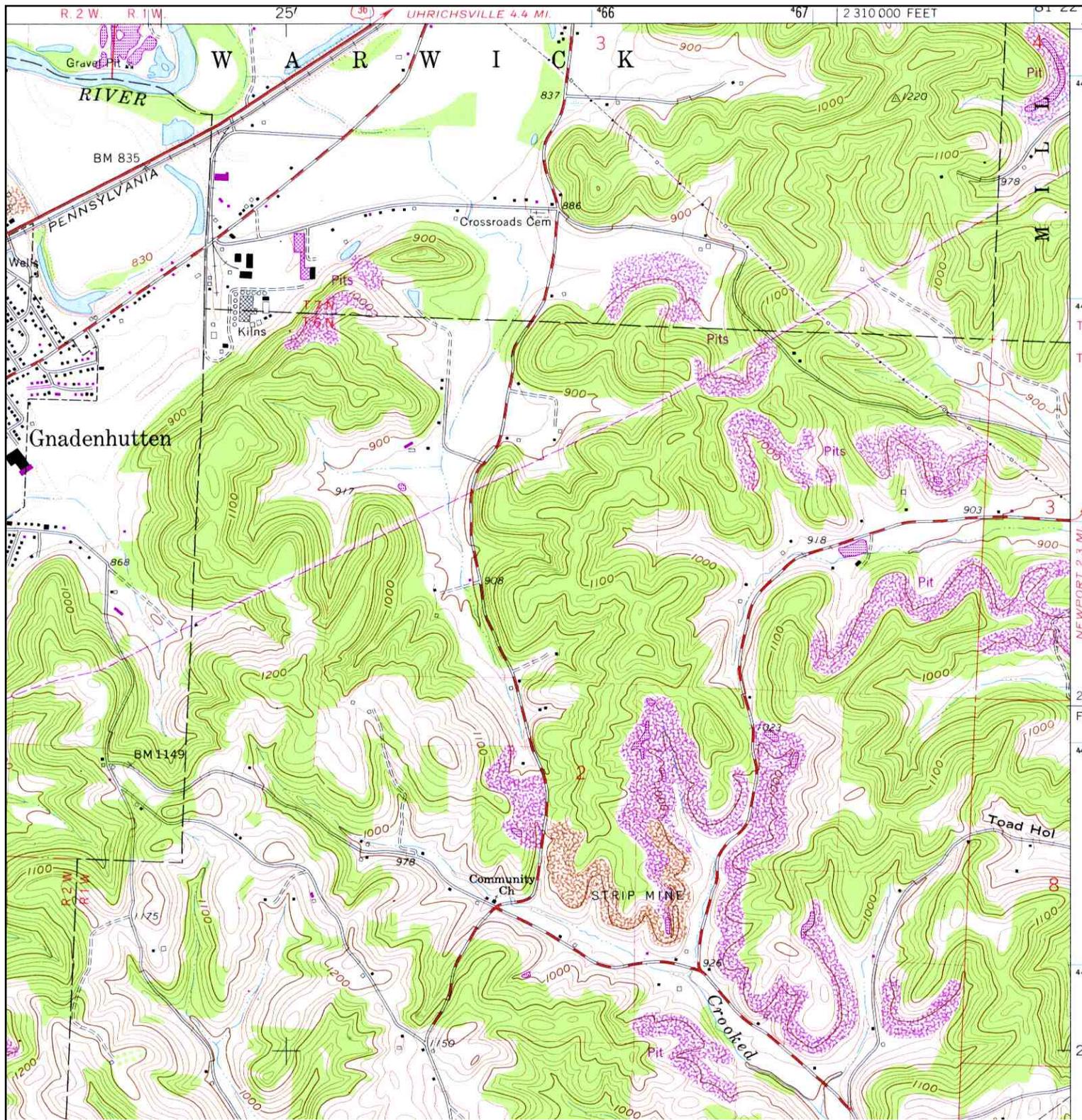
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	MAP YEAR: 1994	Uhrichsville, OH 44683	INQUIRY#: 3202815.4
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Historical Topographic Map



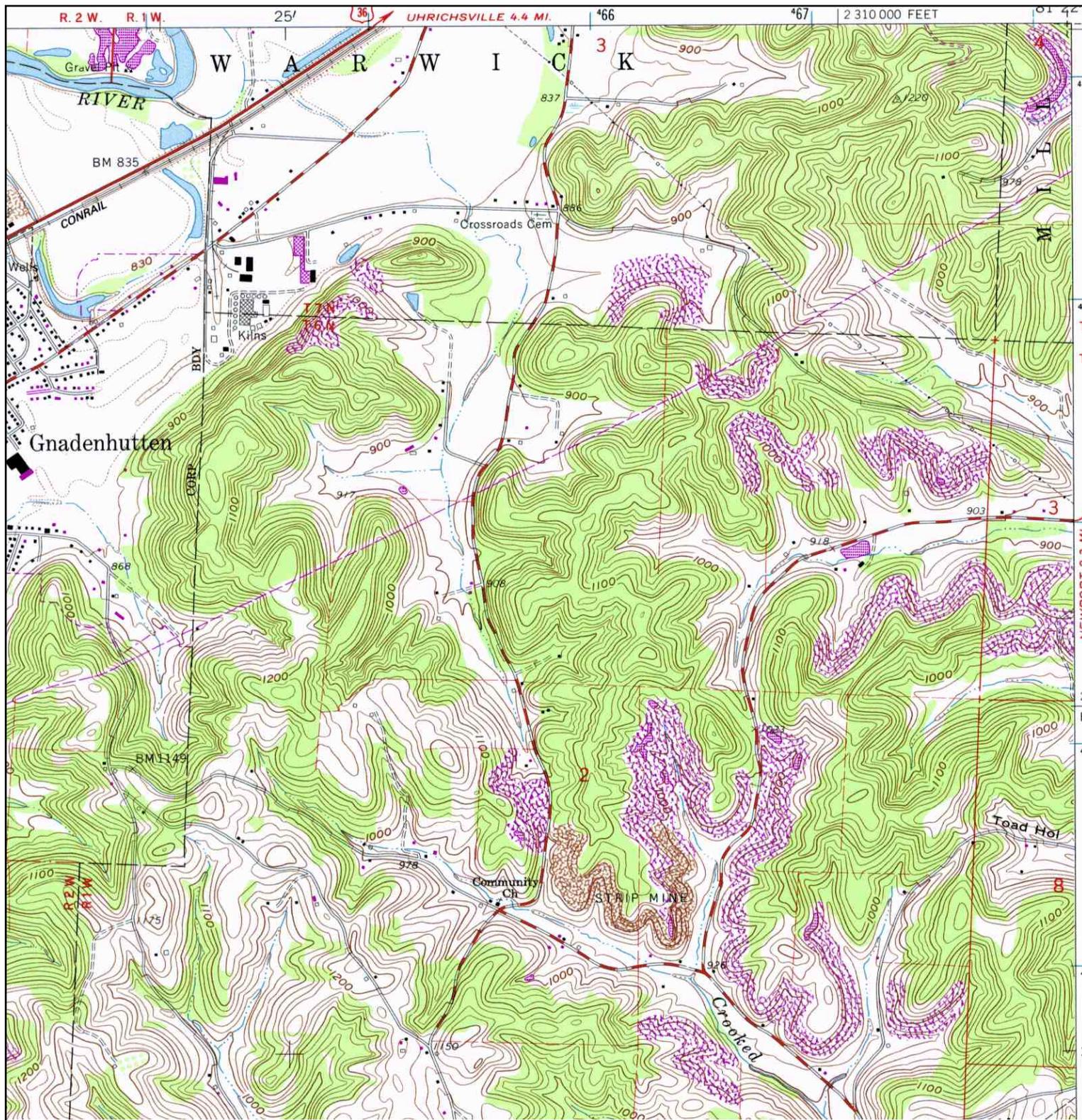
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	SERIES:	7.5		LAT/LONG:	40.3827 / -81.3954	INQUIRY#:	3202815.4
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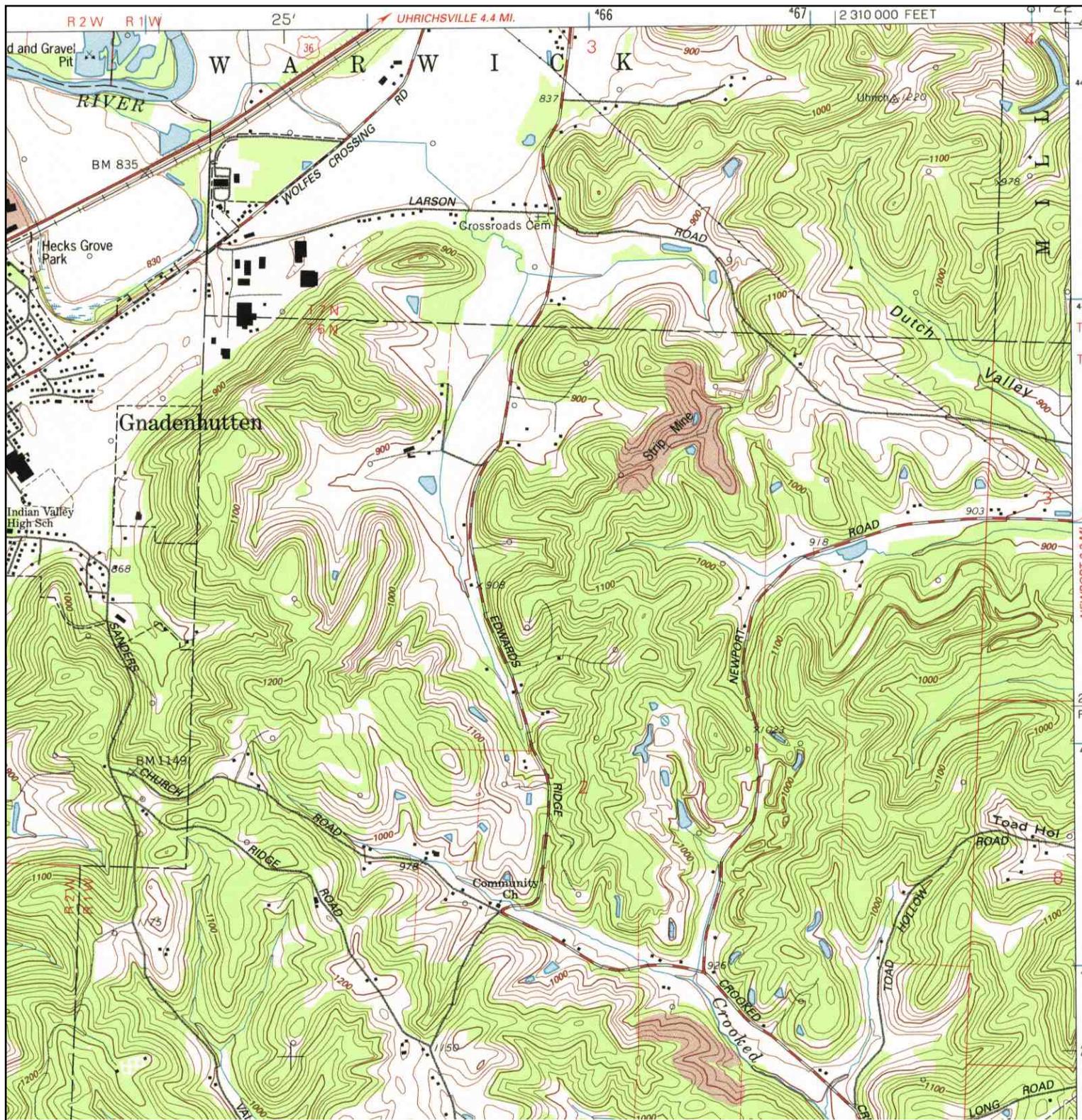
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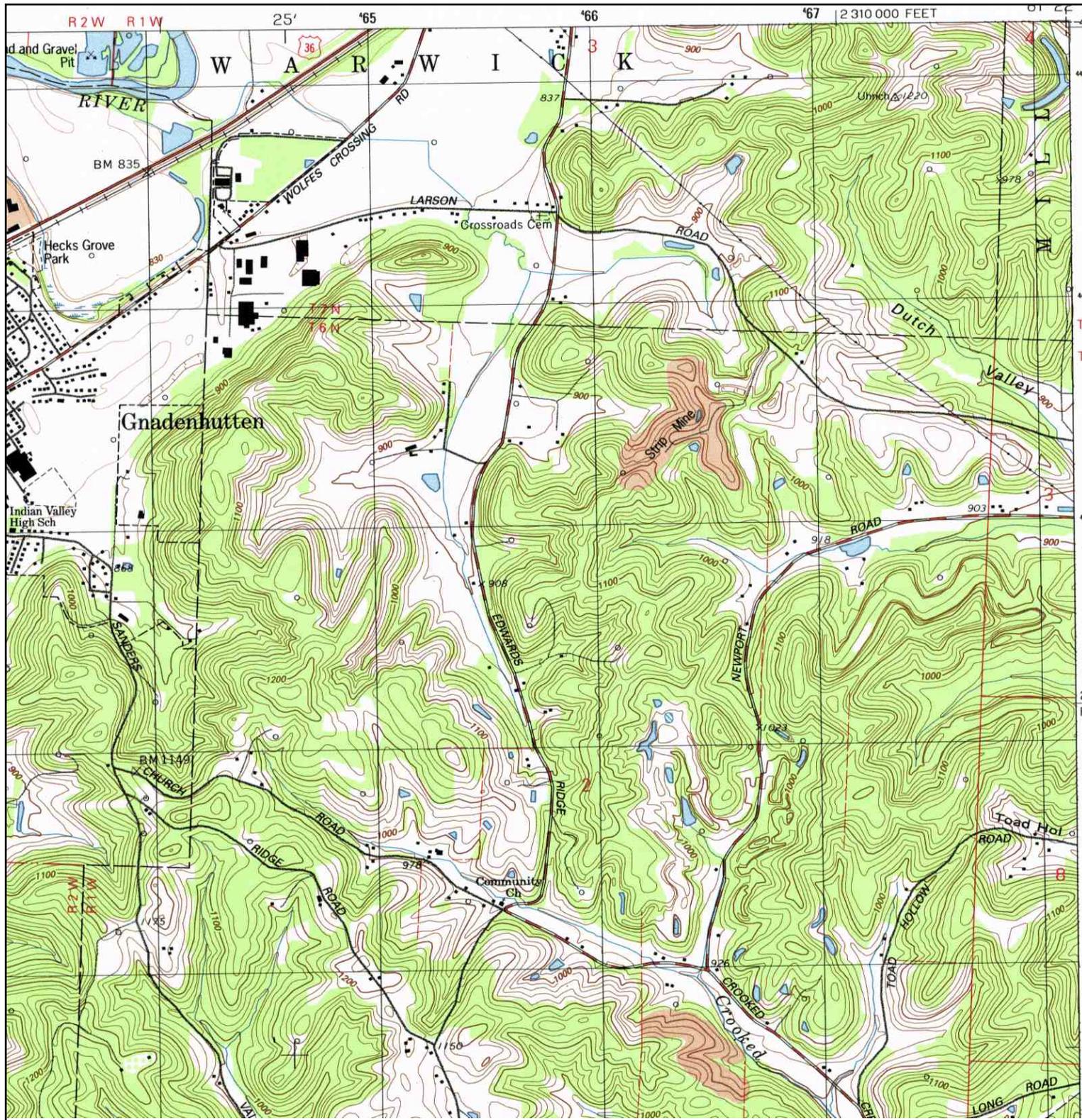
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	MAP YEAR: 1985	Uhrichsville, OH 44683	INQUIRY#: 3202815.4
	PHOTOREVISED:	LAT/LONG: 40.3827 / -81.3954	RESEARCH DATE: 11/08/2011
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Historical Topographic Map



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	SCALE:	1:24000				RESEARCH DATE:	11/08/2011

Historical Topographic Map



	ADJOINING QUAD		SITE NAME: Mahaffey Property ADDRESS: 6505 State Route 36 Uhrichsville, OH 44683 LAT/LONG: 40.3827 / -81.3954	CLIENT: Civil & Env. Consultants, Inc. CONTACT: Andy Mccorkle INQUIRY#: 3202815.4 RESEARCH DATE: 11/08/2011
	NAME: GNADENHUTTEN			
	MAP YEAR: 1994			
	SERIES: 7.5			
SCALE: 1:24000				

APPENDIX D

EDR RADIUS MAP REPORT
