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GEOTECHNICAL CONSULTANTS INC.

GCI PROJECT #18-E-21962

Phase I Environmental Site Assessment Report

Proposed Buxton Mews Residential Development Property
Watkins Road
Marysville, Union County, Ohio

Prepared for:
Diamond V, LLC

July 5, 2018

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REPORT OF
PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO

GCI PROJECT NO. 18-E-21962

Prepared for:

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July 5, 2018

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1.0 SUMMARY

Diamond V, LLC retained Geotechnical Consultants, Inc. (GCI) to perform a Phase I environmental site assessment (Phase I ESA) of the proposed Buxton Mews residential development property located west of Watkins Road and southwest of Hinton Mill Road in Marysville, Union County, Ohio (the "property"). The property is 54± acres of vacant land identified by Union County parcel number 1100120010000.

Historical information reviewed as part of this Phase I ESA indicated the property has been agricultural and undeveloped land. The Phase I ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with this property. Therefore, it is the opinion of GCI that additional assessment of the property for RECs is not necessary at this time.

The vapor encroachment screen (VES) performed as part of the Phase I ESA indicated a vapor encroachment condition (VEC) from chemicals of concern (COCs) does not exist in the subsurface at the property.

Further information is provided in the following sections of this report, which should be read entirely.

2.0 INTRODUCTION

GCI is a geo-professional consulting firm performing environmental assessment, remediation, wetlands consulting and permitting assistance, geotechnical engineering, construction monitoring, laboratory analysis, and subsurface exploration services. Please contact our office by telephone at (614) 895-1400 or visit our web site at http://www.GCI2000.com for more information.

2.1 PURPOSE

The purpose of a Phase I ESA is to assess property for *recognized environmental conditions (*RECs). GCI performed a site reconnaissance, a driving tour of the vicinity, a review of agency databases, and a review of historical data in an effort to achieve this objective.

ASTM International defines RECs as: "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.[1]" In performing this Phase I ESA report, GCI has striven to balance between competing goals of identifying signs of RECs and a scope of services limited by both cost and time constraints.

Special terms and conditions are outlined in our proposal and Terms and Conditions with our client dated April 2, 2018. This assessment is intended to permit the user to satisfy one of the requirements to qualify for the Comprehensive Environmental Response, Compensation and Liability Act's (CERCLA's) landowner liability protections (LLPs): *innocent landowner, contiguous property owner,* or *bona fide prospective purchaser*. This practice does not address specific requirements of local, state, or federal laws other than the *all appropriate inquiries* (AAI) provisions of the LLPs. Users are cautioned that local,

[1] ASTM Designation E1527-13 Section 3.2.78.

state, and federal laws may impose environmental assessment obligations that are beyond the scope of this assessment. The users should also be aware that there may be other legal obligations with regard to hazardous substances or petroleum products on the property that are not addressed in this assessment and could pose a risk of civil and/or criminal sanctions for non-compliance.

2.2 SPECIAL TERMS AND CONDITIONS

This report is an instrument of professional service prepared by GCI for the sole use of Diamond V, LLC and other parties that may be designated jointly by Diamond V, LLC and GCI. Any other party that wishes to use or rely upon this report, or that wishes to duplicate, otherwise reproduce or copy, or excerpt from, or quote this report must apply with GCI for authorization to do so. Any unauthorized use of or reliance on this report shall release GCI from any liability resulting from such use or reliance. Any unauthorized duplication, other reproduction or copying, or excerption or quotation of this report shall expose the violator to all legal remedies available to GCI.

2.3 SCOPE OF SERVICES AND REPORT METHODOLOGY USED

In accordance with our proposal #18E0133 dated April 2, 2018, the scope of the Phase I ESA included the following: historical background research; review of local, state, federal, and tribal environmental agency data; visual property observations; review of area geology; and interviews.

GCI performed this Phase I ESA in substantial accordance with ASTM practice E 1527-13 guidelines; 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries, Final Rule; and the generally accepted practices of environmental professionals performing similar services in the same locale under similar circumstances at the time of this assessment.

2.4 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

It is important to note that unexpected conditions may arise on any property. Identifying such conditions may not be attainable through the scope and limitations of ASTM practice E 1527-13. Having an AAI-compliant Phase I conducted will not protect a user from all forms of liability. For instance, AAI is limited to liability under federal CERCLA law but does not provide protection from liability under other federal statutes, state law, or common law. Likewise, AAI is only the first step of establishing a CERCLA defense and will not necessarily protect an owner from CERCLA litigation, particularly if the owner ignores the applicable continuing obligations over the course of property ownership. According to AAI, CERCLA liability rests with the owner or operator of the property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property.

AAI also does not address environmental compliance issues or health and safety compliance issues, nor is AAI designed for use in stock purchase arrangements because such deals do not involve transfers of real property. AAI is not a cure all for any environmental due diligence need. Often, the major driver for having a Phase I ESA conducted is to protect the owner from buying a problem property. Depending on the property, an AAI-compliant scope may or may not be appropriate. In some cases, a modified AAI approach may be more fitting. What the user wants to do with the property first can significantly affect what the scope of the Phase I ESA. It is therefore critical that

the user be engaged upfront to identify what their goals are and to determine the appropriate methods for reaching those goals.

The following are beyond the scope of the Phase I ESA: assessing ASTM-defined "business environmental risks"; asbestos assessments / surveys; sampling / testing of building materials, soil, air or water; assessment for jurisdictional waters (wetlands / streams); cultural resources review including state historic preservation office (SHPO) inquiries; endangered or unique habitats or species inquiry; meetings with regulatory agencies; land surveying; an industrial hygiene survey; testing for biological pollutants (e.g., mold, fungi, bacteria, etc.), radon, air quality, lead-based paints, or other testing; measurement of quantities of wastes on the property; a compliance audit of existing or former operations; and meetings to discuss the property or report findings.

A Phase I ESA is not intended to wholly eliminate uncertainty regarding the possibility of recognized environmental conditions regarding the property. This report is intended to reduce, but not eliminate, uncertainty regarding the possibility of recognized environmental conditions regarding the property.

GCI made appropriate inquiries in the performance of this Phase I ESA. This does not mean an exhaustive search was performed; the cost of information or time required gathering it may outweigh its usefulness.

Not every property needs the same level of assessment. The appropriate level of inquiry regarding the property subject to a Phase I ESA is guided by type of property, the judgment of environmental professionals, and information developed during the assessment.

In order for the protective purchaser to claim protection from CERCLA liabilities, the acquisition of the subject property must be completed within 180 days after the commencement date of the Phase I ESA. The practicability of information contained in the Phase I ESA is presumed to be valid for a period of 180 days after date of issuance. The exception is its use as a historical informational source for future environmental site assessments.

The information in this report is true to the best of our knowledge. GCI obtained some of the information presented in this report from other persons/agencies. GCI assumes no responsibility for the accuracy or completeness of information provided by others. No warranty, express or implied, is given by GCI.

The conclusions presented in this report are professional opinions based on data collected between the commencement date and the report date. They are intended for the purpose, property location, and project indicated. This report is not a definitive study of contamination at the property and should not be interpreted as such. An evaluation of subsurface soil and ground water conditions was not performed as part of this ESA. No sampling or laboratory chemical analysis was performed as part of this ESA. GCI performed activities appropriate and necessary to evaluate the environmental status of the property under current Phase I ESA guidelines.

2.5 USER-PROVIDED INFORMATION

In general, parties involved in real estate transactions will engage a title search company to perform the task of searching for title records, including liens on a property. In accordance with the agreement for the Phase I ESA, GCI has not performed a title search, including searching title records for activity and use limitations (AULs) or environmental liens.

In order to comply with the standards set forth in ASTM practice E1527-13, the user of this report should provide information (if available) to the environmental professional regarding the property. This information includes environmental cleanup liens, activity and land use limitations, specialized knowledge or experience of this type of property, knowledge of the property that would indicate a value reduction in price due to contamination, commonly known or reasonably ascertainable information about the property indicative of releases or threatened releases, and knowledge of obvious indicators of contamination at the property. This information was not received by GCI at the time of report.

3.0 PROPERTY LOCATION

This section provides a general portrayal of the property and its vicinity. Information from visual observations of the property and adjoining properties is provided in § 5.0 *Information from Site Reconnaissance and Interviews.*

3.1 LOCATION

Information provided in this section specifically describes the location of the property, as was provided by our client, the property owner, governmental agencies, or any combination thereof.

The property is located west of Watkins Road and southwest of Hinton Mill Road in Marysville, Union County, Ohio. The property consists 54± acres of primarily agricultural land with wooded areas, stream, and pond identified by Union County parcel number 1100120010000. A general property location map, site plan, and a Union County Auditor's Geographic Information System (GIS) map depicting the property location are provided in Appendix A.

3.2 PROPERTY AND VICINITY CHARACTERISTICS

This section describes the property and vicinity by generalizing a description whether they exist in a setting that may be industrial, residential, commercial, agricultural, etc. or any combination thereof. This information is a brief description that is combined from various sources. A broader description of specific adjoining properties and the property are provided under § 5.0 *Information from Site Reconnaissance and Interviews*.

The property is located in a rural area of Marysville, Ohio.

4.0 RECORDS REVIEW

This section provides information from public ascertainable recorded documents, government environmental databases, and historical information relative to identifying recognized environmental conditions regarding the property.

4.1 PHYSICAL SETTING

The following subsections describe reviewed information pertaining to geologic, hydrogeologic, or topographic characteristics of a property. This information is useful in identifying possible contaminant migratory pathways related to the surface, subsurface, and ground water of the property and off-property sources.

4.1.1 USGS TOPOGRAPHIC MAP REVIEW

GCI reviewed the current (2016) *Marysville, Ohio* United States Geological Survey (USGS) 7.5-minute series quadrangle topographic map. The map indicated the property elevation was between 960 feet above mean sea level (AMSL) and 970 feet AMSL. Surface grades in the property vicinity generally decreased in elevation to the east toward Mill Creek located approximately 1,400 feet east of the property. The map shows a stream crossing the central portion of the property in a general south to northeast direction. A copy of a portion of the map showing the property vicinity is included in Appendix A.

4.1.2 COUNTY GROUND WATER RESOURCES MAP

According to *The Ground Water Resources of Union County, Ohio* map, published by Ohio Department of Natural Resources (ODNR) - Division of Water in 1978, the property was in an area with a principal aquifer consisting of limestone bedrock and thin lenses of sand and gravel interbedded in thick layers of clay partially fill the buried valley.

4.1.3 WELL LOG REVIEW

GCI researched *Well Log and Drilling Report* information available from the ODNR, Division of Water Resources website[2] for ground water wells in the property area. These records did not identify registered ground water wells on the property. Reviewed well logs in the property area indicated a general subsurface profile of sand, clay, and gravel overlaying limestone bedrock. Bedrock was encountered between depths of 38 feet below the ground surface (bgs) and 72 feet bgs. Static water levels were between 15 bgs and 20 feet bgs at the time of drilling. A copy of ODNR's well location map and the reviewed well logs for the property and property area are attached in Appendix A.

4.1.4 COUNTY SOIL SURVEY REVIEW

GCI reviewed the US Department of Agriculture Web Soil Survey website[3] for the property area. This publication indicated the property soils were:

Map ID	Map Unit Name	% Slope
Blg1A1	Bount silt loam	0 to 2
Blg1B1	Blount silt loam	2 to 4
Gwg1B1	Glynwood silt loam	2 to 6
Pk	Pewama silty clay loam	0 to 1

[2] http://water.ohiodnr.gov/
[3] http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm

Blount silt loams (Blg1A1, and Blg1B1) were described as a nearly level to gently sloping, somewhat poorly drained soils with slow permeability and moderate available water capacity.

Glynwood silt loam (Gwg1B1) was described as a very deep, gently sloping, moderately well drained soil with slow to very slow permeability and low available water capacity.

Pewamo silty clay loam (Pk) was described as a very deep, level, very poorly drained soil with moderately slow permeability and high available water capacity.

A USDA Web Soil Survey map depicting the property and the property area is provided in Appendix A.

4.2 HISTORICAL USE INFORMATION

The following subsections provide a history of previous uses of the property and surrounding properties. This helps to identify the possibility of past uses having led to recognized environmental conditions concerning the property.

4.2.1 COUNTY RECORD REVIEW

GCI reviewed real estate records available from the Union County Auditor's website[4] to research the prior owners of the property. The property was identified by of Union County parcel 1100120010000. According to these records Buxton Development Co. has owned the property parcels since March 11, 2004. Union County Auditor parcel record cards are provided in Appendix B.

4.2.2 AERIAL PHOTOGRAPH REVIEW

GCI reviewed aerial photographs of the property area dated 1940, 1953, 1959, 1964, 1966, 1971, 1981, 1988, 1994, 2004, and 2015. GCI obtained these aerial photographs from Historical Information Gatherers (HIG). Photocopies of the reviewed aerial photographs are included in Appendix B of this report.

The aerial photographs indicated the property was primarily vacant, agricultural land throughout the years. The northwest portion of the property was indicated to be wooded land. A stream was indicated crossing the central portion of the property oriented in a south to north direction. The 2015 aerial photograph indicated a pond on the northeast portion of the property. A roadway bordered the eastern-most side of the property.

The surrounding property area was generally vacant, agricultural land throughout the years reviewed. Increased residential development was indicated adjoining the property to the north beginning in the 1981 aerial photograph.

4.2.3 HISTORICAL TOPOGRAPHIC MAP REVIEW

GCI reviewed the 1916 *Milford Center, Ohio* 15-minutes series USGS topographic map. This map indicated property and surrounding area was primarily undeveloped land. A stream crossed the central portion of the property oriented in southwest to northeast direction. A roadway bordered a portion of the

[4] https://www.co.union.oh.us/auditor

east side of the property. Residential-sized structures were scattered along the roadway north, east, and south of the property.

GCI reviewed the 1961 and 1973 *Marysville, Ohio* 7.5-minute series USGS topographic maps. These maps were similar to the 1916 map. The western portion of the property was shown in green tint indicating a wooded area.

Photocopies of the reviewed topographic maps are included in Appendix B of this report.

4.2.4 HISTORICAL FIRE INSURANCE MAPS

GCI researched Sanborn Fire Insurance Maps on the Ohio Public Library Information Network website[5]. No Sanborn maps were available for the property. Generally, the absence of fire insurance maps for a given area tends to support evidence that the area was not in a developed urban area in the past.

4.2.5 REVIEW OF CITY DIRECTORIES

Adequate property occupancy/use information was available from other sources cited in this report; therefore, GCI did not review city directories for this property.

4.2.6 PREVIOUS ENVIRONMENTAL REPORT REVIEW

GCI is not aware of previous environmental assessment reports pertaining to this property.

4.3 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE

GCI engaged Environmental Record Search (ERS) to provide a review of state and federal government environmental agency database records. Their review lists the number of database sites identified within the search radius distances of each respective database, and identities of plotted sites. The following subsections represent the databases reviewed.

The subject property was not identified in the databases provided by ERS. The ERS report is appended.

4.3.1 NATIONAL PRIORITIES LIST (NPL)

The NPL is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

The ERS report identified no NPL facilities within a 1-mile radius of the property.

4.3.2 COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM (CERCLIS)

CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including site that are on the NPL or being considered for the NPL.

[5] http://lib.oh.us/

The ERS report identified no CERCLIS facilities within a ½-mile radius of the property.

4.3.3 CERCLIS ARCHIVED SITES (NFRAP)

The Archive designation means assessment at a site has been completed and EPA has determined no steps will be taken to designate the site as a priority listing it on the NPL. No further remedial action is planned (NFRAP) for these sites under the Superfund Program.

The ERS report identified no Archived NFRAP facilities within a ½-mile radius of the property.

4.3.4 RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM -- LARGE AND SMALL QUANTITY GENERATORS (RCRA GENERATOR)

RCRIS contains information on hazardous waste handlers regulated by the US Environmental Protection Agency under the Resource Conservation and Recovery Act (RCRA). It is a national system used to track events and activities that fall under RCRA. The generators database is a subset of the complete RCRIS file, which includes hazardous waste generators that create more than 100 kg. of hazardous waste per month or meet other requirements of RCRA.

The ERS report identified no RCRA generating facilities on the property or adjoining the property.

4.3.5 RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM -- TREATMENT, STORAGE, AND DISPOSAL FACILITIES (RCRA TSD)

RCRIS contains information on hazardous waste handlers regulated by the US Environmental Protection Agency under the Resource Conservation and Recovery Act (RCRA). It is a national system used to track events and activities, which fall under RCRA. The TSD database is a subset of the complete RCRIS file which includes facilities which treat, store, dispose, or incinerate hazardous waste.

The ERS report identified no RCRA TSD facilities within a ½-mile radius of the property.

4.3.6 RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM – CORRECTIVE ACTION SITES (CORRACTS)

The CORRACTS database includes RCRA sites with reported corrective actions.

The ERS report identified one CORRACTS facility within a 1-mile radius of the property:

Property: Scotts Company, 14111 Scottslawn Rd, Marysville, OH 43041
Distance from Property: 0.93-mile south
Estimated Drainage Pattern: east
Status: Large Quantity Generator

Based on the relative distance and location with respect to local drainage patterns of this CORRACTS facility coupled with the clayey soils in the property area, this facility was not likely to have impacted the property.

4.3.7 FEDERAL INSTITUTIONAL AND ENGINEERING CONTROL SITES (FEDERAL IC/EC): EPA BROWNFIELD MANAGEMENT SYSTEM (BMS)

Voluntary Action Program Sites with Institutional Controls or Engineering Controls placed on them and were identified by the EPA.

The ERS report identified no Federal IC/EC facilities on the property.

4.3.8 EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)

The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

The ERS report identified no ERNS incidents on the property or adjoining properties.

4.3.9 FEDERAL BROWNFIELD SITES

This database contains Brownfield sites under the “Cleanups in My Community” program maintained by the US EPA.

The ERS report identified no Federal Brownfield facilities within a ½-mile radius of the property.

4.3.10 OHIO/TRIBAL DERR SITES LIST

This Ohio Environmental Protection Agency (Ohio EPA) Division of Environmental Response & Revitalization (DERR) database lists contaminated sites including federal facilities, cleanup of emergency releases and spills to the environment. The following programs are represented by DERR: Site Assessment, Remedial Response, Voluntary Action Program, Clean Ohio Fund, and Emergency Response.

The ERS report identified no DERR Database properties within a ½-mile radius of the property.

4.3.11 OHIO SPILLS LIST (SPILLS)

This list represents a state database that records spills reported to the Ohio EPA since 2000.

The ERS report identified no Spills sites on the property or adjoining properties.

4.3.12 OHIO/TRIBAL SOLID WASTE FACILITIES LIST (SWL)

This state database lists known active and inactive solid waste disposal sites in the State of Ohio. The following types are listed in this database: Compost, Industrial and Residual Waste landfills, Solid Waste Transfer, Municipal Solid

Waste landfills, Construction and Demolition Debris (C&DD) landfills, Scrap Tire (storage, monofill, recovery, and collection), and Mobile Scrap Tire.

The ERS report identified no SWL facilities within a ½-mile radius of the property.

4.3.13 OHIO/TRIBAL LEAKING UNDERGROUND STORAGE TANK LIST (LUST)

The Ohio LUST list provides information on known leaking underground storage tank incidents and tank removal actions in the State of Ohio. LUST incidents in Ohio are regulated by the Bureau of Underground Storage Tank Regulations (BUSTR).

The ERS report identified no LUST incidents within a ½-mile radius of the property.

4.3.14 OHIO/TRIBAL UNDERGROUND STORAGE TANK LIST (UST)

The Ohio UST list provides the location of registered underground storage tanks.

The ERS report identified no UST facilities on the property or adjoining properties.

4.3.15 OHIO/TRIBAL EC/IC SITES

Voluntary Action Program Sites with Engineering Controls and/or Institutional Controls placed on them and were identified by the Ohio EPA.

The ERS report identified no State/Tribal IC/EC facilities on the property.

4.3.16 OHIO/TRIBAL VCP (VOLUNTARY CLEANUP PROGRAMS)

This database lists sites that have voluntary submitted information to the inventory as part of the Site Assessment and Brownfield Revitalization Program (SABR).

The ERS report identified no State/Tribal VCP facilities within a ½-mile radius of the property.

4.3.17 OHIO/TRIBAL BROWNFIELD SITES

This database contains Brownfield Inventory database identified by Ohio EPA's Division of Environmental Response and Revitalization.

The ERS report identified no Brownfield facilities within a ½-mile radius of the property.

4.3.18 UN-MAPPABLE OCCURRENCES

ERS provides a listing of sites that could not be located and mapped by a street address, but were within the postal zip code of the property area.

The ERS report identified eight Un-Mappable Occurrences sites. GCI reviewed the Union County Auditor website and other mapping programs to determine locations of Un-Mappable Occurrences sites. Based on GCI's review, these sites

were beyond the ASTM-designated search radius from the property for each respective database.

4.4 ADDITIONAL RECORD SOURCES

The following subsections describe information obtained from governmental agencies directly contacted by GCI to provide information relative to the property. Copies of the information records are included in Appendix C of this report.

4.4.1 FIRE DEPARTMENT INQUIRY

GCI requested the Marysville Fire Department to provide information pertaining to hazardous emergency responses, ASTs, AST releases, USTs, UST releases, spills, remediation, or commonly known information at the property. Their response indicated no records were on file for the property.

4.4.2 HEALTH DEPARTMENT INQUIRY

GCI requested the Union County Health Department to provide information pertaining to permits, septic tanks, wells, landfills, complaints, violations, or commonly known information at the property. Their response indicated no records were on file for the property.

5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

The following subsections provide information from observations on the property and interviews indicating a likelihood of identifying recognized environmental conditions concerning the property. Copies of photographs taken during our site reconnaissance are provided in *Appendix D.*

5.1 ENVIRONMENTAL PROFESSIONAL, DATE AND WEATHER CONDITIONS

Matthew R. Kaminski performed the site reconnaissance during the morning on Wednesday June 27, 2018. Weather conditions at that time included cloudy skies and a temperature of approximately 70 degrees Fahrenheit.

5.2 METHODOLOGY

This subsection provides the method used by the environmental professional(s) to conduct the site reconnaissance for this report (e.g., systematic approaches used in observing the property exterior or building interior).

GCI observed the property by walking along the property perimeter, randomly across the property, and driving around the property area.

5.3 LIMITING CONDITIONS OF THE SITE RECONNAISSANCE

This subsection describes conditions present during the site reconnaissance that limited observations, such as bodies of water, vegetation coverage, structures, snow, etc.

The property is covered by a corn crop, scrub vegetation, tall weeds and grasses, and wooded vegetation. Vegetation at the property interrupted line-of-sight and limited our ability to view the ground surface.

5.4 CURRENT USES OF THE PROPERTY

The property is vacant land used for agricultural purposes.

5.5 DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON THE PROPERTY

This subsection describes buildings, pavements, utilities, heating and cooling systems, drains, sumps, pits, ponds, lagoons, etc.

The property is vacant agricultural land with no structures or pavements. Three ponds are located on the northeast part of the property. A wooded area comprises the northwest part of the property. A wooded stream corridor crosses the central part of the property in a general north/south direction.

5.6 PAST USES OF THE PROPERTY

This subsection describes past uses of the property by means of visual observations only.

No uses other than the current uses were apparent by observing the property.

5.7 CURRENT AND PAST USES OF ADJOINING PROPERTIES

This subsection describes current and past uses of adjoining properties that were evident when viewed from the subject property. Adjoining properties are considered those properties that border contiguous or partially contiguous to the property, and that would be contiguous or partially contiguous with the property, but are separated by a street or other public thoroughfare.

Agricultural land adjoins the south and west sides of the property. Residential properties adjoin the north and east sides of the property.

No past uses of adjoining properties, other than current uses, were apparent from our observations. No indications of recognized environmental conditions at the adjoining properties were encountered when viewed from the subject property.

5.8 STORAGE TANKS

This subsection describes identified aboveground and underground storage tanks (ASTs/USTs), or possible vent pipes, fill pipes or access ways generally associated with storage tanks, if any, on the property.

GCI did not observe signs of USTs or ASTs at the property.

5.9 POTENTIAL HAZARDOUS SUBSTANCES OR PETROLEUM AND IDENTIFIED USES

This subsection describes identified potential hazardous substances, petroleum products, and their respective containers and uses, if any, beyond the storage tanks previously discussed in Section 5.8. Additionally, treatment, storage, disposal of hazardous substances or petroleum products, stressed vegetation, and identifiable stains, slicks, spills, pools of liquid, etc., if any, are discussed.

GCI did not observe signs of hazardous substances or petroleum at the property.

5.10 INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBS)

PCBs belong to the broad family of organic compounds known as chlorinated hydrocarbons. They were manufactured approximately between the years 1927 to 1977 and used in various products until about 1979. PCBs are regulated by the US EPA under the Toxic Substances Control Act (TSCA) and the PCB regulations found at 40 CFR 761.

GCI did not observe signs of potential PCB-containing materials on the property.

5.11 INDICATIONS OF SOLID WASTE

This subsection describes solid waste at the property.

GCI did not observe signs of solid waste on the property. Piles of concrete and asphalt debris were observed east of the ponds on the northeast part of the property.

5.12 PHYSICAL SETTING ANALYSIS

This subsection describes observations at the property of topographic conditions in conjunction with information provided in § 4.1 *Physical Setting*. This information aids in providing an analytical approach to approximate possible migratory pathways of hazardous substances or petroleum products into soil and ground water, which could impact the property or impact other properties from the property.

Ground surface elevations in the area immediately surrounding the property decrease to the east, toward Mill Creek, located approximately 1,400 feet east of the property. Ground water within a shallow aquifer (e.g., ground water in soil, sand and/or gravel layer) typically mimics the drop in regional ground surface elevation; therefore, ground water on the property likely flows easterly.

Several factors influence the actual ground water flow direction (i.e., utility traces, surface topography, underground structures, seasonal fluctuations, soil and bedrock geology, production wells, etc.). Assessment of these factors and determination of actual ground water flow direction are beyond the scope of a Phase I ESA.

5.13 INTERVIEWS

This subsection documents interview information between GCI's representative and property manager(s), representative(s), occupant(s) and/or owner(s), either at the property, or by telephone or mail (see § 4.0 *Records Review* for interviews with governmental agencies).

The purpose of interviews is to obtain information in good faith regarding current and past uses of the property, and whether the interviewee(s) had knowledge of the existence of RECs at the property.

On July 2, 2018, GCI interviewed Mr. Gary Dodson, property owner representative, by telephone. Mr. Dodson indicated he had lived on the neighboring property for approximately 20 years. Mr. Dodson indicated the property had always been vacant land with no structures. Mr. Dodson indicated he had no knowledge of USTs, water wells, septic systems, or spill or releases of hazardous material at the property.

5.14 VAPOR ENCROACHMENT SCREEN

GCI performed a Tier 1 vapor encroachment screen (VES) to assess the potential for vapors to occur in the subsurface below the property from volatile chemicals of concern (COCs). The goal of conducting a VES is to identify a vapor encroachment condition (VEC), which ASTM defines as: the presence or likely presence of COCs vapors in the vadose zone of the target property caused by the release of vapors from contaminated soil and/or ground water either on or near the target property.

The VES considers search distance to determine if there are known or suspected contaminated properties in the area of concern (AOC), and applies a critical distance from the contaminated properties to the subject property, to assess the likelihood of a VEC. The AOC is 0.33-mile (1,742 feet) for COCs including petroleum hydrocarbon light nonaqueous phase liquid (LNAPL), and 0.10-mile (528 feet) for other petroleum hydrocarbon COCs.

The critical distance is defined as the lineal distance in any direction between the nearest edge of the contaminated plume and the nearest property boundary, and is equal to 100 feet for COCs including petroleum hydrocarbon LNAPL and 30 feet for other petroleum hydrocarbons COCs. For down-gradient contaminated properties, the AOC is equal to the critical distance.

For this VES, GCI utilized the review of state and federal government environmental agency database records previously discussed in this report. In addition, review of historical information, site reconnaissance, interviews and other information from this Phase I ESA were also used to identify potentially contaminated properties within the AOC.

Review of the ERS report did not identify state or federal database sites within applicable AOC distances from the property.

Based on the VES (the database review and GCI's review of historical information, site reconnaissance, interviews and other information from the Phase I ESA), sources of potential release of COCs were not identified in the soil or ground water on or near the property. Therefore, a VEC from COCs does not exist in the subsurface at the property.

6.0 DATA GAPS, DATA FAILURES, AND DEVIATIONS

This section describes the lack of, or inability to obtain, information required by this practice despite good faith efforts. This section also lists deviations from the ASTM practice, if any.

GCI believes there were no data gaps or data failures of historic research, interviews, or requested information (as defined in ASTM E 1527-13 Section 3.2.20 and Section 3.2.21) that would result in altering our findings, opinions, and conclusions listed below. It is important to note that unexpected conditions may arise on any property. Identifying such conditions may not be attainable through the scope and limitations of ASTM practice E 1527-13.

In our opinion, there were no major deviations in this report from ASTM practice E 1527-13. GCI was unaware of minor deviations from the scope and limitations of ASTM practice E 1527-13.

7.0 FINDINGS, OPINIONS, AND CONCLUSIONS

GCI performed a Phase I ESA in substantial conformance with the scope and limitations of ASTM Practice E 1527-13 of the property. Any exceptions to, or deletions from, this practice are described in Section 6.0 of this report. The property is 54± acres of vacant land identified by Union County parcel number 1100120010000.

Historical information reviewed as part of this Phase I ESA indicated the property has been agricultural and undeveloped land. The Phase I ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with this property. Therefore, it is the opinion of GCI that additional assessment of the property for RECs is not necessary at this time.

The vapor encroachment screen (VES) performed as part of the Phase I ESA indicated a vapor encroachment condition (VEC) from chemicals of concern (COCs) does not exist in the subsurface at the property.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

GCI personnel responsible for this report declare that to the best of our professional knowledge and belief, GCI personnel responsible for this report meet the definition of Environmental Professional (EP) as defined in §312.10 of 40 CFR Part 312. GCI personnel responsible for this report 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.

Prepared by:

Samuel L. Rice
Environmental Scientist – Environmental Services

Reviewed by:

Kevin Fulk, EP, MBA
Senior Project Manager – Environmental Services

9.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS PARTICIPATING IN THE PHASE I ENVIRONMENTAL ASSESSMENT

The following pages provide resumes of the environmental professionals participating in the development of this Phase I ESA report.

GEOTECHNICAL CONSULTANTS INC.

MAIN OFFICE
720 Greencrest Drive
Westerville, OH 43081
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330.965.1400 **phone**
330.965.1410 **fax**

DAYTON OFFICE
2380 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

www.gci2000.com

Samuel Rice
Environmental Scientist

- **Education:**
  2015 Bachelors in Geoscience, Cedarville University

- **Experience & Qualifications:**
  Since joining GCI in 2015, Mr. Rice has performed, assisted, and completed projects in multiple departments. Mr. Rice has been responsible for duties as a field engineering technician, including monitoring soil removal, accepting and rejecting soil loads, monitoring soil lifts, and assisting in density testing. Mr. Rice has completed laboratory work, including soil and rock classification, proctor compaction testing, and concrete strength testing that includes satisfying the American Society for Testing and Materials (ASTM) regulations.

  Mr. Rice has been responsible for conducting and assisting numerous Phase I and Phase II environmental site assessments (ESAs) of residential, commercial, industrial, and agricultural properties in the Midwest region. Environmental reporting includes satisfying ASTM and various other federal, state, and local regulations.

  Mr. Rice has been responsible for coordinating site reconnaissance, managing budgets and invoicing procedures, and communicating with clients and regulatory agencies regarding various environmental projects.

- **Selected Projects**
  - Rickenbacker Landfill Cap, Grove City, Ohio – Performed duties as a field engineering technician, including monitoring and rejecting removal of soil, communication with clients and machinery operators, and soil classification
  - Jaeger Site, Columbus, Ohio – Performed duties as a field engineering technician, including monitoring soil compaction, lifts, and performing density testing;
  - Minerva Park Golf Course, Columbus, Ohio – Assisted with field duties during the Phase II ESA, including soil sampling, groundwater sampling, and site monitoring;
  - Bob Evans Headquarters, New Albany, Ohio – Phase I ESA of a office, training center, and warehouse;
  - Spectrum Senior Living, West Chester, Ohio – Phase I ESA of a 3.6-acre property with three residential homes;
  - Tally Ho Farms, Union County, Ohio – Phase I ESA of a 226-acre property with two residential houses and multiple barns;
  - Kenny Road Office Building Property, Columbus, Ohio – Phase I ESA of two office buildings, assisted in asbestos and hazardous material survey;
  - Southpointe Village, Columbus, Ohio – Phase I ESA of a multi-family residential property including additional considerations required by Ohio Housing Finance Agency (OFHA).

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937.736.2053 **phone**

GEOTECHNICAL CONSULTANTS INC.

www.gci2000.com

Kevin J. Fulk, MBA, EP, LEED AP
Senior Project Manager

MBA

- **Education:**
  BS Architectural / Environmental Design – Bowling Green State University. Bowling Green, OH (1992)
  MBA Business Administration – Capital University, Columbus, OH (2000)

- **Active Registration & Certification:**
  Evaluation Specialist No. 31832 – Ohio Certified Asbestos Hazard (1989)
  Construction Documents Technologist (1993)
  OSHA 40-Hr. Hazardous Waste Operations (1996)
  LEED Accredited Professional (2009)
  Vapor Encroachment Screening (2012)

  Mr. Fulk graduated from GBA's *Fundamentals of Professional Practice (FOPP)* course in 2006.

- **Experience & Qualifications:**
  Mr. Fulk's experience includes project management of environmental studies including Phase I & II Environmental Site Assessments, asbestos surveys, operations and maintenance plans for buildings with asbestos containing materials, hazardous materials surveys, and wetland assessments.

  With more than 21 years' experience as an environmental consultant, Mr. Fulk has provided field monitoring of asbestos abatement projects collected water and soil samples for laboratory analysis from monitoring wells, manholes, discharge pits, soil borings and test pits; environmental proposal/report preparation; and in-house report reviews. Environmental reporting includes satisfying HUD, FHA, and OHFA lending requirements for federal and state funded projects.

  Since joining GCI in 1995, Mr. Fulk has been responsible for conducting more than 800 environmental studies and more than 400 asbestos studies for projects throughout Ohio and neighboring states.

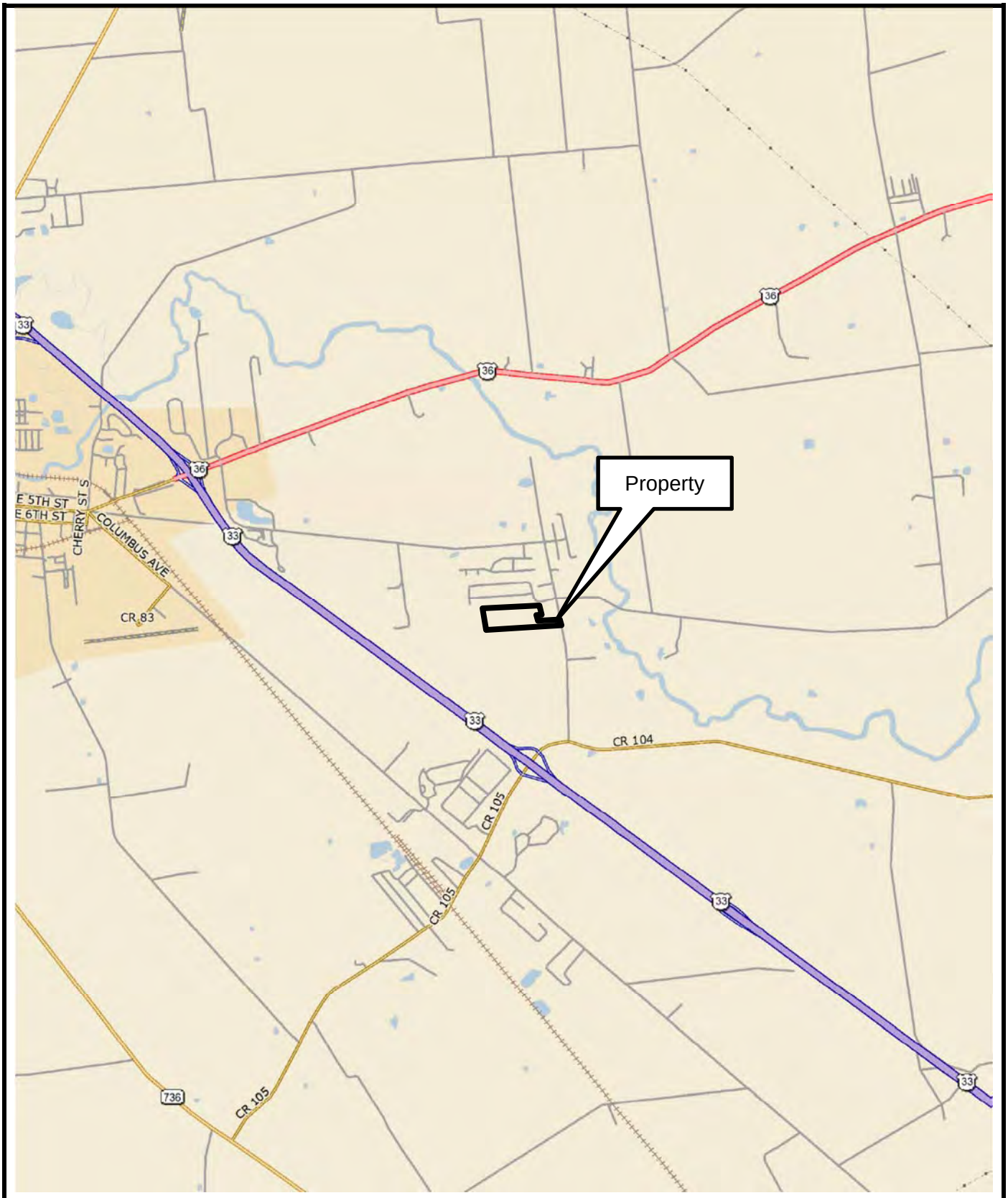
  Mr. Fulk is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation and ASTM Practice E1527-13. Mr. Fulk is a member of the Building Environment Council of Ohio.

- **Selected Projects:**
  - Phase I & II ESAs of more than 30 parcels at The Waterfront, a redevelopment of a former steel mill into a mixed-use development, Pittsburgh, PA.
  - Provided asbestos abatement monitoring for the Ohio Statehouse renovation projects, various government institutions and utility facilities, and school buildings.
  - Performed asbestos surveys of numerous Central Ohio projects including Morse Centre, Town & Country Shopping Center and the Worthington Mall.
  - Performed hazardous materials and asbestos surveys for the Grandview Yard project, Grandview Heights, OH.

GEOTECHNICAL
CONSULTANTS INC.

APPENDIX A – Maps and Physical Setting Information

GENERAL PROPERTY LOCATION MAP **GCI PROJECT #18-E-21962**



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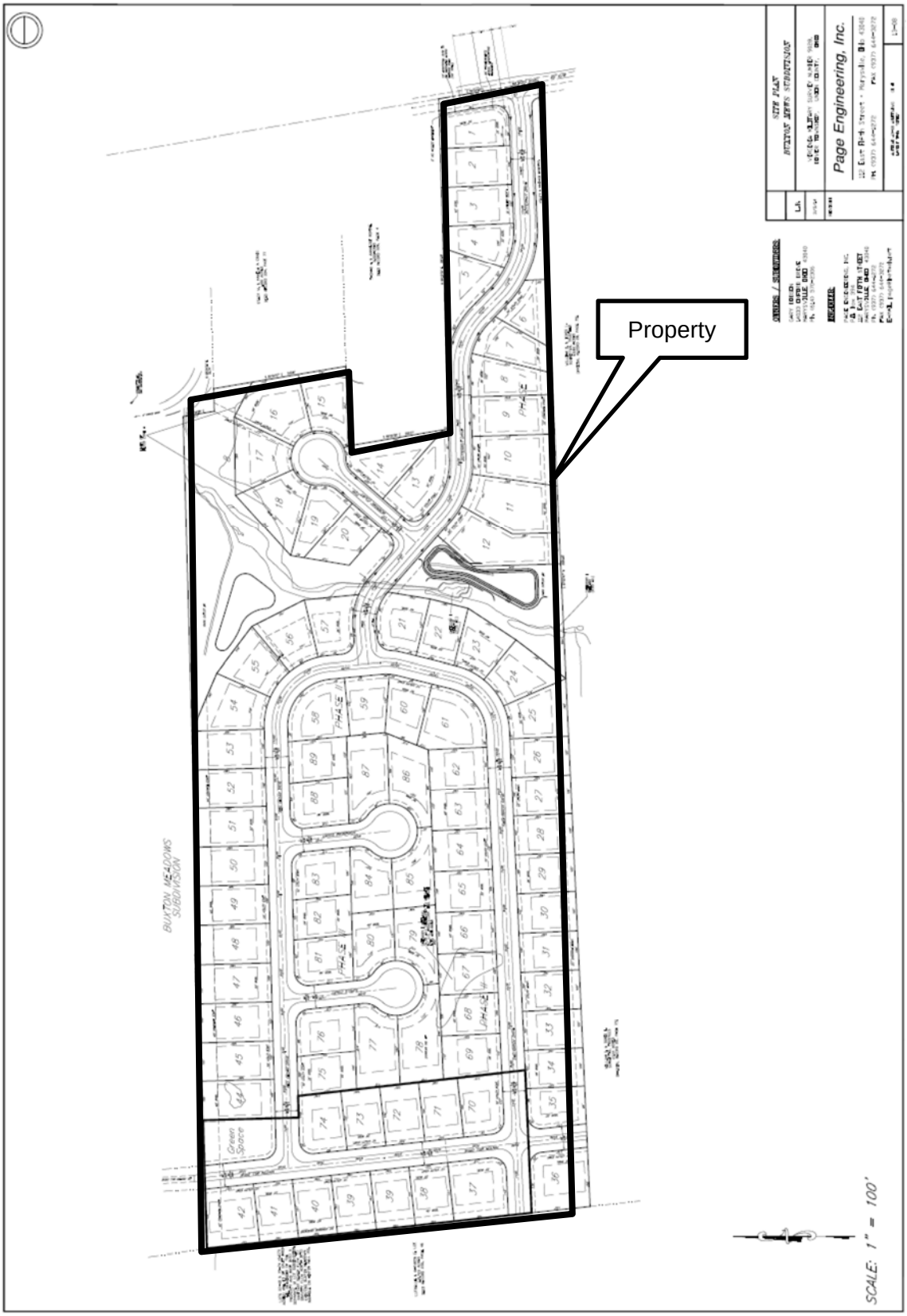
PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO

GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

SITE PLAN **GCI PROJECT #18-E-21962**



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UNION COUNTY AUDITOR'S GIS MAP **GCI PROJECT #18-E-21962**

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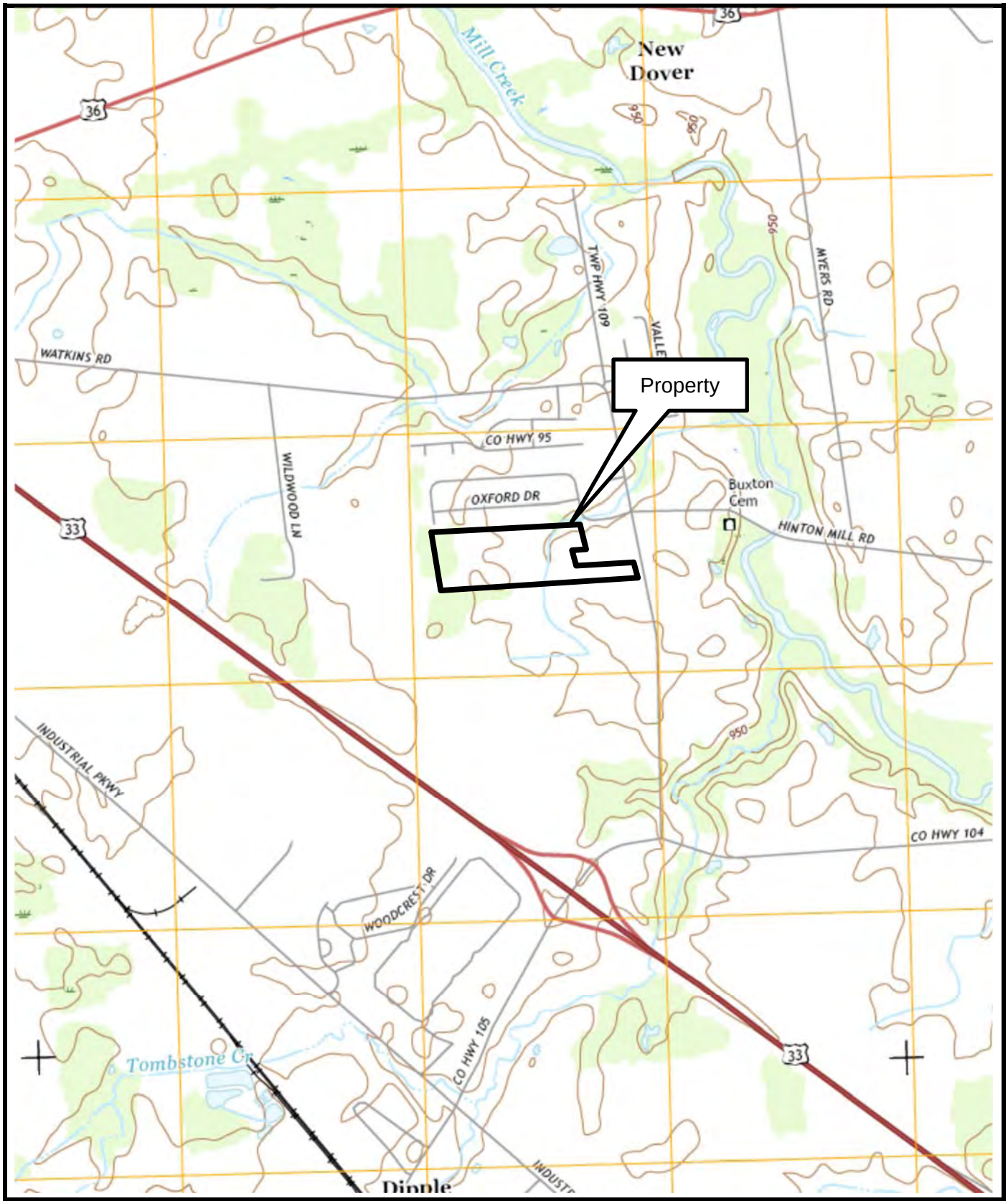
2016 USGS TOPOGRAPHIC MAP **GCI PROJECT #18-E-21962**



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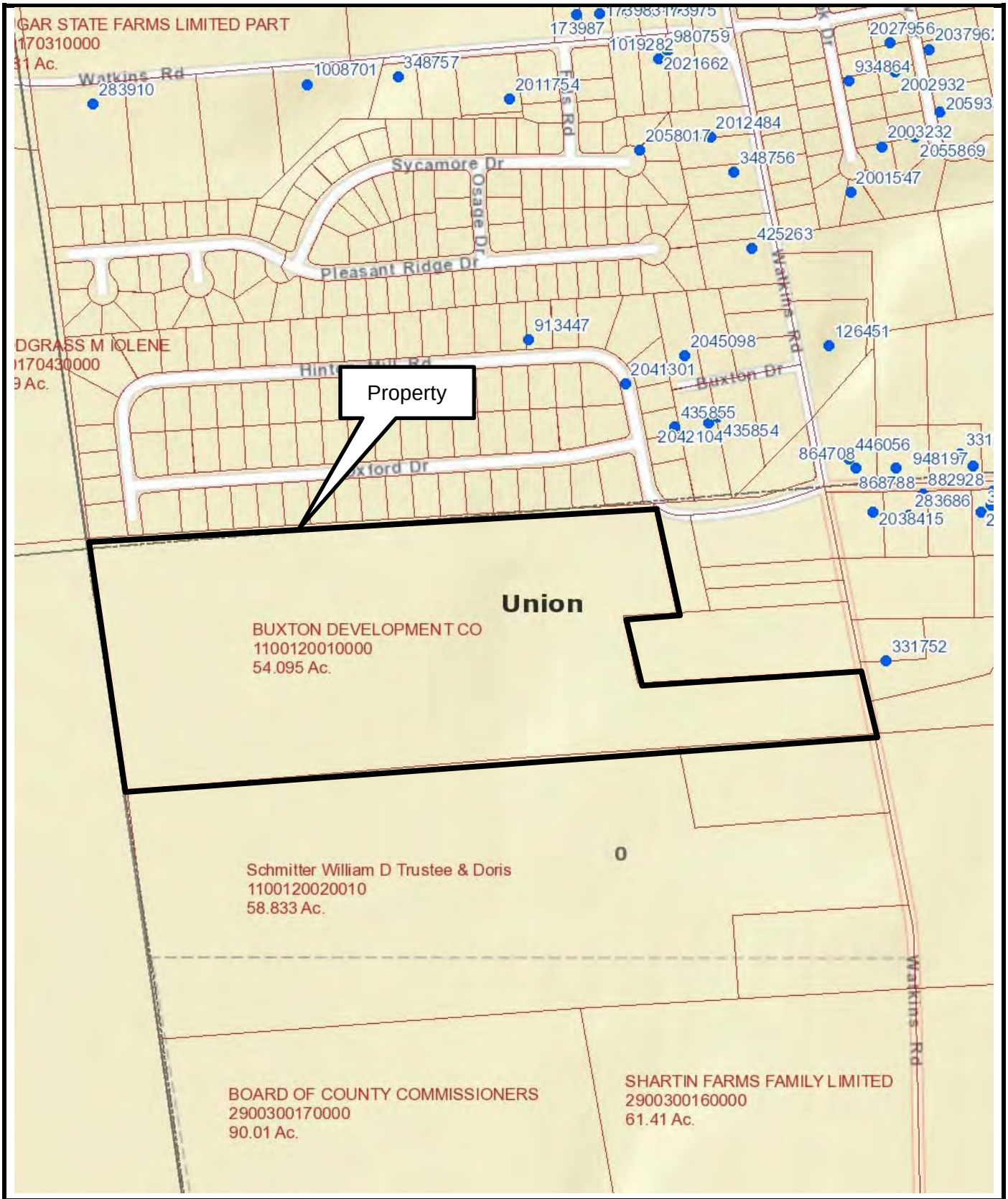
ODNR GROUND WATER WELL LOCATION MAP **GCI PROJECT #18-E-21962**



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MARYSVILLE, UNION COUNTY, OHIO

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Water Well Log and Drilling Report

Ohio Department of Natural Resources
Division of Soil and Water
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: 2045098

View Image of Original Well Log

ORIGINAL OWNER AND LOCATION

Original Owner Name: *BETH BONNET*
County: *UNION* **Township:** *DOVER* **Section Number:**
Address: *13900 BUXTON RD* **Lot Number:**
City: **State:** *OH* **Zip Code:** *43040*
Location Number: **Location Map Year:** **Location Area:**
Latitude: *40.229817* **Longitude:** *-83.3068*

CONSTRUCTION DETAILS

Borehole Diameter: **1:** *8.75 in.* **Borehole Depth:** **1:** *74 ft.* **Depth to Bedrock:**
2: *4.75 in.* **2:** *130 ft.*
Casing Diameter: **1:** *5 in.* **Casing Length:** **1:** *74 ft.* **Casing Thickness:** **1:** *0.327 in.*
2: **2:** **2:**
Casing Height Above Ground: *1.30* **Aquifer Type:** *LIMESTONE*
Date of Completion: *9/25/2013* **Total Depth:** *130 ft.* **Well Use:** *DOMESTIC*
Driller's Name: *KNICELEY WELL DRILLING*
Screen Diameter: **Slot Size:** **Screen Length:**
Type: **Material:**
Set Between:
Gravel Pack Material/Size: **Vol/Wt Used:**
Method of Installation: **Placed:**
Grout Material/Size: *Bentonite/polymer slurry* **Vol/Wt Used:** *425 lbs.*
Method of Installation: *Pumped w/Tremie pipe* **Placed** *FROM: 74 ft.*

WELL TEST DETAILS

Static Water Level: *17 ft.* **Test Rate:** *30 gpm* **Associated Reports**
Drawdown: *15 ft.* **Test Duration:** *1 hrs.*

COMMENTS: *WATER CLEAR, NO ODOR.*

WELL LOG

Formations	From	To
YELLOW GRAVELLY CLAY	0	4
GRAY GRAVELLY CLAY	4	23
DIRTY SAND & GRAVEL	23	29
GRAY GRAVELLY CLAY	29	72
BROWN LIMESTONE	72	130
WATER AT	128	130

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Water Well Log and Drilling Report

Ohio Department of Natural Resources
Division of Soil and Water
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: 913447

View Image of Original Well Log

ORIGINAL OWNER AND LOCATION

Original Owner Name: *ED/JEANNIE WINKLER*

County: *UNION* **Township:** *DOVER* **Section Number:**

Address: *14020 HINTON MILL RD* **Lot Number:**

City: **State:** *OH* **Zip Code:** *43040*

Location Number: **Location Map Year:** **Location Area:**

Latitude: *40.229980* **Longitude:** *-83.30894*

CONSTRUCTION DETAILS

Borehole Diameter: **1:** *8 in.* **Borehole Depth:** **1:** *41 ft.* **Depth to Bedrock:**

2: **2:**

Casing Diameter: **1:** *5 in.* **Casing Length:** **1:** *42 ft.* **Casing Thickness:** **1:** *0.265 in.*

2: **2:** **2:**

Casing Height Above Ground: *1* **Aquifer Type:** *LIMESTONE*

Date of Completion: *6/1/2000* **Total Depth:** *57 ft.* **Well Use:** *DOMESTIC*

Driller's Name: *SEISMIC DRILLING CO., INC*

Screen Diameter: **Slot Size:** **Screen Length:**

Type: **Material:**

Set Between:

Gravel Pack Material/Size: **Vol/Wt Used:**

Method of Installation: **Placed:**

Grout Material/Size: **Vol/Wt Used:**

Method of Installation: **Placed**

WELL TEST DETAILS

Static Water Level: *15 ft.* **Test Rate:** *20 gpm* **Associated Reports**

Drawdown: **Test Duration:**

COMMENTS:

WELL LOG

Formations	From	To
CLAY	0	22
CLAY/SAND/GRAVEL	22	38
LIMESTONE	38	57

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Water Well Log and Drilling Report

Ohio Department of Natural Resources
Division of Soil and Water
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: 2038415

View Image of Original Well Log

ORIGINAL OWNER AND LOCATION

Original Owner Name: *CAROL CROSS*
County: *UNION* **Township:** *DOVER* **Section Number:**
Address: *13759 HINTON MILL RD* **Lot Number:**
City: **State:** *OH* **Zip Code:** *43040*
Location Number: **Location Map Year:** **Location Area:**
Latitude: *40.228183* **Longitude:** *-83.304217*

CONSTRUCTION DETAILS

Borehole Diameter: **1:** *8 in.* **2:** *5 in.* **Borehole Depth:** **1:** *71 ft.* **2:** *120 ft.* **Depth to Bedrock:**
Casing Diameter: **1:** *5 in.* **2:** **Casing Length:** **1:** *72.6 ft.* **2:** **Casing Thickness:** **1:** *0.265 in.* **2:**
Casing Height Above Ground: *1.50* **Aquifer Type:** *LIMESTONE*
Date of Completion: *7/3/2012* **Total Depth:** *120 ft.* **Well Use:** *DOMESTIC*
Driller's Name: *BEINHOWER BROS. DRILLING CO.*
Screen Diameter: **Slot Size:** **Screen Length:**
Type: **Material:**
Set Between:
Gravel Pack Material/Size: **Vol/Wt Used:**
Method of Installation: **Placed:**
Grout Material/Size: *Bentonite/polymer slurry* **Vol/Wt Used:** *120 gal water/200 # grout*
Method of Installation: *Pumped w/Tremie pipe* **Placed** *FROM: 71 ft.*

WELL TEST DETAILS

Static Water Level: *16 ft.* **Test Rate:** *15 gpm* **Associated Reports**
Drawdown: *35 ft.* **Test Duration:** *1 hrs.*

COMMENTS: *DUBLIN PUMP CO. TO ABANDON EXISTING WELL (SEE WELL LOG # 283686).*

WELL LOG

Formations	From	To
BROWN POTTERS CLAY	0	27
SAND & GRAVEL	27	48
GRAY POTTERS CLAY	48	52
SAND & GRAVEL	52	62
GRAY BROKEN LIMESTONE	62	66
GRAY LIMESTONE	66	77
TAN LIMESTONE	77	101
GRAY LIMESTONE	101	120

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Water Well Log and Drilling Report

Ohio Department of Natural Resources
Division of Soil and Water
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: 331752

View Image of Original Well Log

ORIGINAL OWNER AND LOCATION

Original Owner Name: *WALTER COLLINS*

County: *UNION* **Township:** *DOVER* **Section Number:**

Address: *WATKINS CR* **Lot Number:**

City: **State:** *OH* **Zip Code:**

Location Number: *142* **Location Map Year:** *1972* **Location Area:**

Latitude: *40.226618* **Longitude:** *-83.304041*

CONSTRUCTION DETAILS

Borehole Diameter: 1: **Borehole Depth: 1:** *50 ft.* **Depth to Bedrock:**

2: **2:**

Casing Diameter: 1: *4.25 in.* **Casing Length: 1:** *53 ft.* **Casing Thickness: 1:**

2: **2:** **2:**

Casing Height Above Ground: **Aquifer Type:** *GRAVEL*

Date of Completion: *3/27/1995* **Total Depth:** *50 ft.* **Well Use:**

Driller's Name: *BUSHONG CHARLES BURTON*

Screen Diameter: **Slot Size:** **Screen Length:**

Type: **Material:**

Set Between:

Gravel Pack Material/Size: **Vol/Wt Used:**

Method of Installation: **Placed:**

Grout Material/Size: **Vol/Wt Used:**

Method of Installation: **Placed**

WELL TEST DETAILS

Static Water Level: *20 ft.* **Test Rate:** *20 gpm* **Associated Reports**

Drawdown: *2 ft.* **Test Duration:** *2 hrs.*

COMMENTS:

WELL LOG

Formations	From	To
CLAY	0	31
MIXED GRAVEL & CLAY	31	42
SAND & GRAVEL	42	48
GRAVEL	48	50

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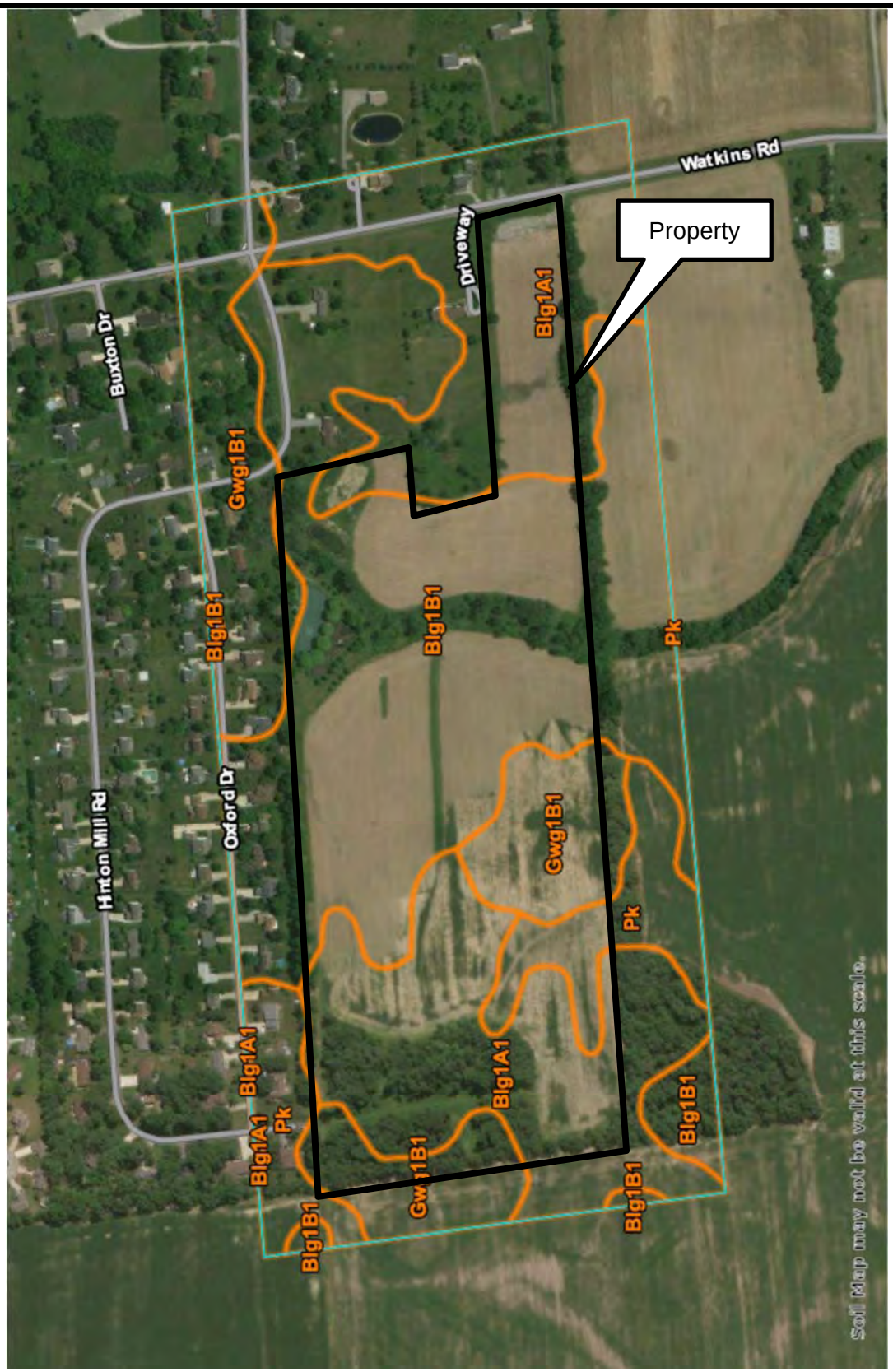
USDA WEB SOIL SURVEY MAP **GCI PROJECT #18-E-21962**



North

PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO

GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

GEOTECHNICAL
CONSULTANTS INC.

APPENDIX B – Ownership and Historical Information

11-0012001.0000

DOVER TOWNSHIP / MARYSVILLE EVSD

103-00-00-053.000

PROP. CLASS		
1	0	0

NEIGHBORHOOD: 1111100-

M

B

C

BUXTON DEVELOPMENT CO
WATKINS RD
MARYSVILLE OH 43040

LEGAL INFORMATION

VMS 9028
OR 527 PG 782
Acres:54.0950

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	BUXTON DEVELOPMENT CO	7510 MERCHANT RD	PLAIN CITY	OH	43064	03/11/2004	250,000	GWD : 301:54.0950	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: MG DATE: 11/09/2006 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS
☐ PAVED	☐ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD ☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY ☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. EX FRONT ☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY ☐ I. WATER FRONT
☐ CURBS	■ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE	C	INF	M VALUE	C
CR:Crop TOTAL	**A 44.3219**	**3,343**	**0**		**145,100**	**0**
BOA	A 14.6791	3,370	0		49,470	0
BOB	A 22.3681	3,200	0		71,580	0
MRB	A 5.0518	3,160	0		15,960	0
PM	A 2.2229	3,640	0		8,090	0
ROW:Right of Way:BOA	A .1852	0	0		0	0
WA:Waste	A .4951	50	0		20	0
WD:Woods TOTAL	**A 9.0928**	**1,185**	**0**		**8,410**	**0**
BOA	A 5.4054	880	0		4,760	0
Total Acres: 54.0950				TOTAL	153,530	0

VALUATION SUMMARY

VALUE YEAR (EFF RATE)		2017 (57.77)	2016 (57.11)	2015 (61.42)	2014 (61.41)	2013 (57.06)
REASON FOR CHANGE		MISC	RAPP	Misc	MISC	RAPP
APPRAISED VALUE	LAND	153,530	153,530	134,490	134,490	134,490
	IMPR	0	0	0	0	0
	TOTAL	153,530	153,530	134,490	134,490	134,490
ASSESSED VALUE	LAND	53,740	53,740	47,070	47,070	47,070
	IMPR	0	0	0	0	0
	TOTAL	53,740	53,740	47,070	47,070	47,070
NET GENERAL		2,810.32	2,774.28	2,613.62	2,613.48	2,417.28

PROPERTY LOCATION

WATKINS RD , MARYSVILLE OH 43040

COMMENT

TY2017:Net Gen=$2,810.32, Other Assessment=$0.00
REMOVE CAUV - OCT 2012
91 split 2.261 ac to 11-12-1.100, to 11-12-1.200, 91 split 1.00 ac to 11-12-1.300 91 split .410 ac to 11-12-1.400, 91 split .922 ac to 11-12-1.500, 91 split .922 ac to 11-12-1.600, 91 split .922 ac to 11-12-1.700, 91 split .891 ac to 11-12-1.800, 92 split 5.00 ac to 11-12-1.900 92 split 1.00 ac to 11-12-1.010 96 split 14.068 ac to 11-12-1.011;97 split 2.009 ac to 11-12-1.012 REMOVE CAUV FOR 12 TAX rb
(Mod SM:)60, (Mod CR:)65, (Mod WD:)65

OCCUPANCY	EXTERIOR
☐ SNGL FMLY	☐ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	☐ ALM/VYNL
☐ CONVR	☐ CONC BLK
☐ MOBILE HM	☐ METAL
☐ BI/L TRI/L	☐ BRICK
☐ MOD/MAN	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	☐	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL			0
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	0	S.F.	0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			0
FACTOR			%

SKETCH

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK	SK										
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

11-0012001.0000

TOTAL 0

COMMENTS

11-0012001.0000

DOVER TOWNSHIP / MARYSVILLE EVSD

103-00-00-053.000

PROP. CLASS: 1 0 0

NEIGHBORHOOD: 1111100-

M

B

C

BUXTON DEVELOPMENT CO
WATKINS RD
MARYSVILLE OH 43040

LEGAL INFORMATION

VMS 9028
OR 527 PG 782
Acres:54.0950

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	BUXTON DEVELOPMENT CO	7510 MERCHANT RD	PLAIN CITY	OH	43064	03/11/2004	250,000	GWD : 301:54.0950	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: MG DATE: 11/09/2006 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS
☐ PAVED	☐ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD ☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY ☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. EX FRONT ☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY ☐ I. WATER FRONT
☐ CURBS	■ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE ☐ J. OTHER/CDU

PROPERTY LOCATION

WATKINS RD , MARYSVILLE OH 43040

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE	C	INF	M VALUE	C
BOB	A 1.9910	680	0		1,350	0
MRB	A 1.6143	1,330	0		2,150	0
PM	A .0821	1,850	0		150	0
Total Acres: 54.0950				TOTAL	153,530	0

VALUATION SUMMARY

VALUE YEAR (EFF RATE)						
REASON FOR CHANGE						
APPRAISED VALUE	LAND					
	IMPR					
	TOTAL					
ASSESSED VALUE	LAND					
	IMPR					
	TOTAL					
NET GENERAL						

OCCUPANCY	EXTERIOR
☐ SNGL FMLY	☐ WOOD
☐ DUPLEX	☐ STUCCO
☐ TRIPLEX	☐ ALM/VYNL
☐ CONVR	☐ CONC BLK
☐ MOBILE HM	☐ METAL
☐ BI/L TRI/L	☐ BRICK
☐ MOD/MAN	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	☐ GABLE
☐ SLT/TLE	☐ HIP
☐ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	☐	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL			0
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	0	S.F.	0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			0
FACTOR			%

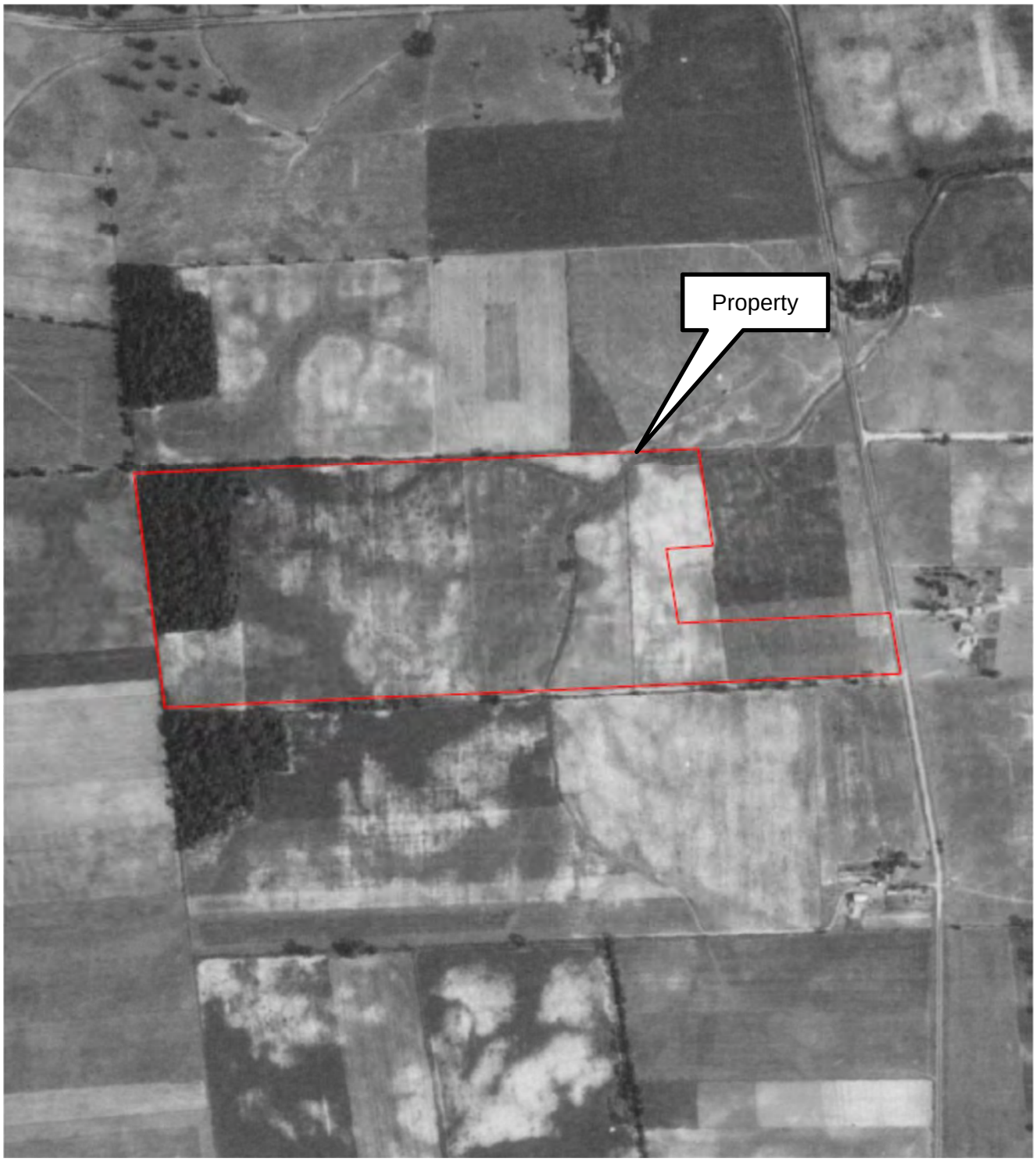
SKETCH

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK	SK										
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

11-0012001.0000

TOTAL 0

COMMENTS

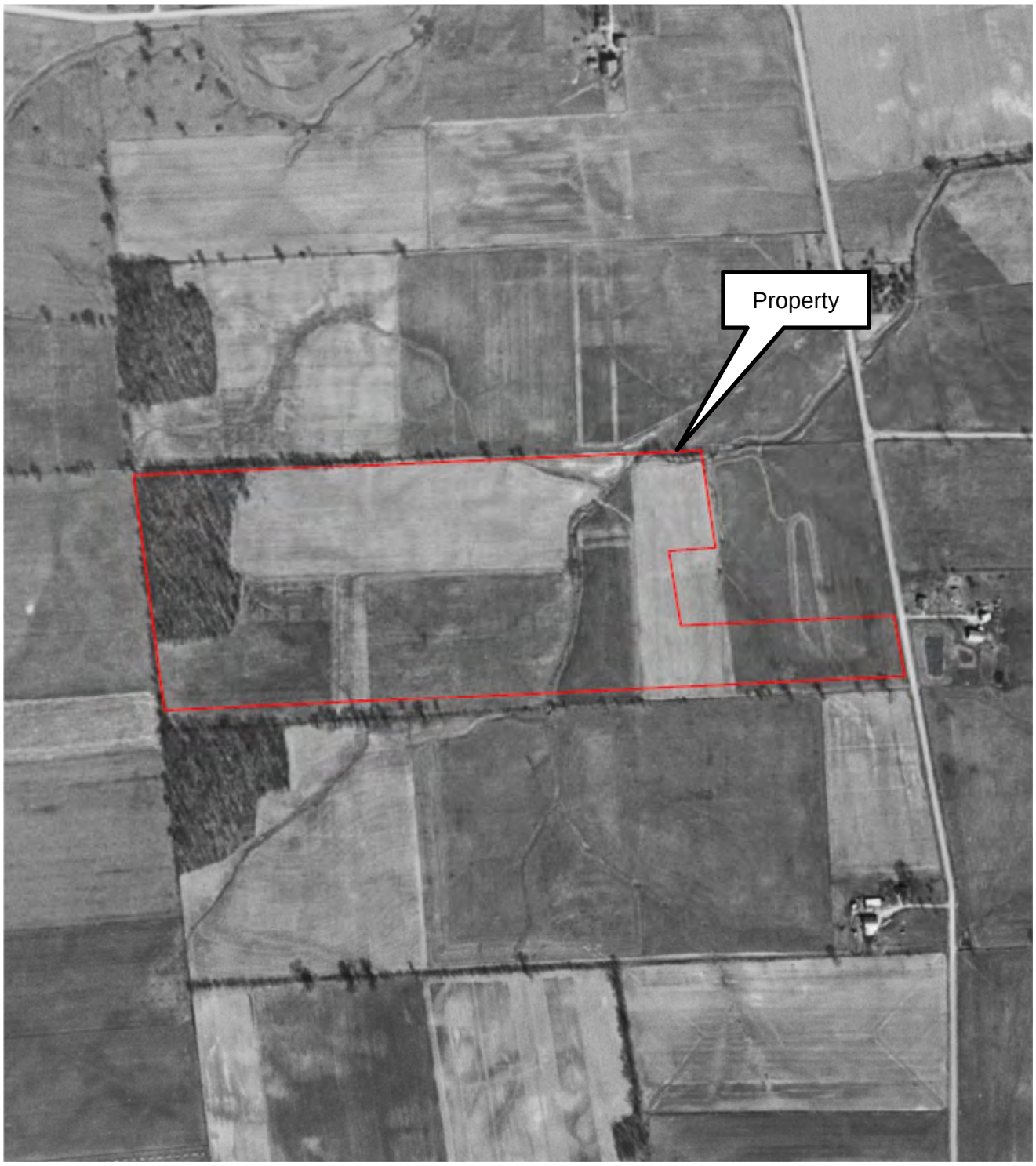


North

PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO

GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

1953 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21962**



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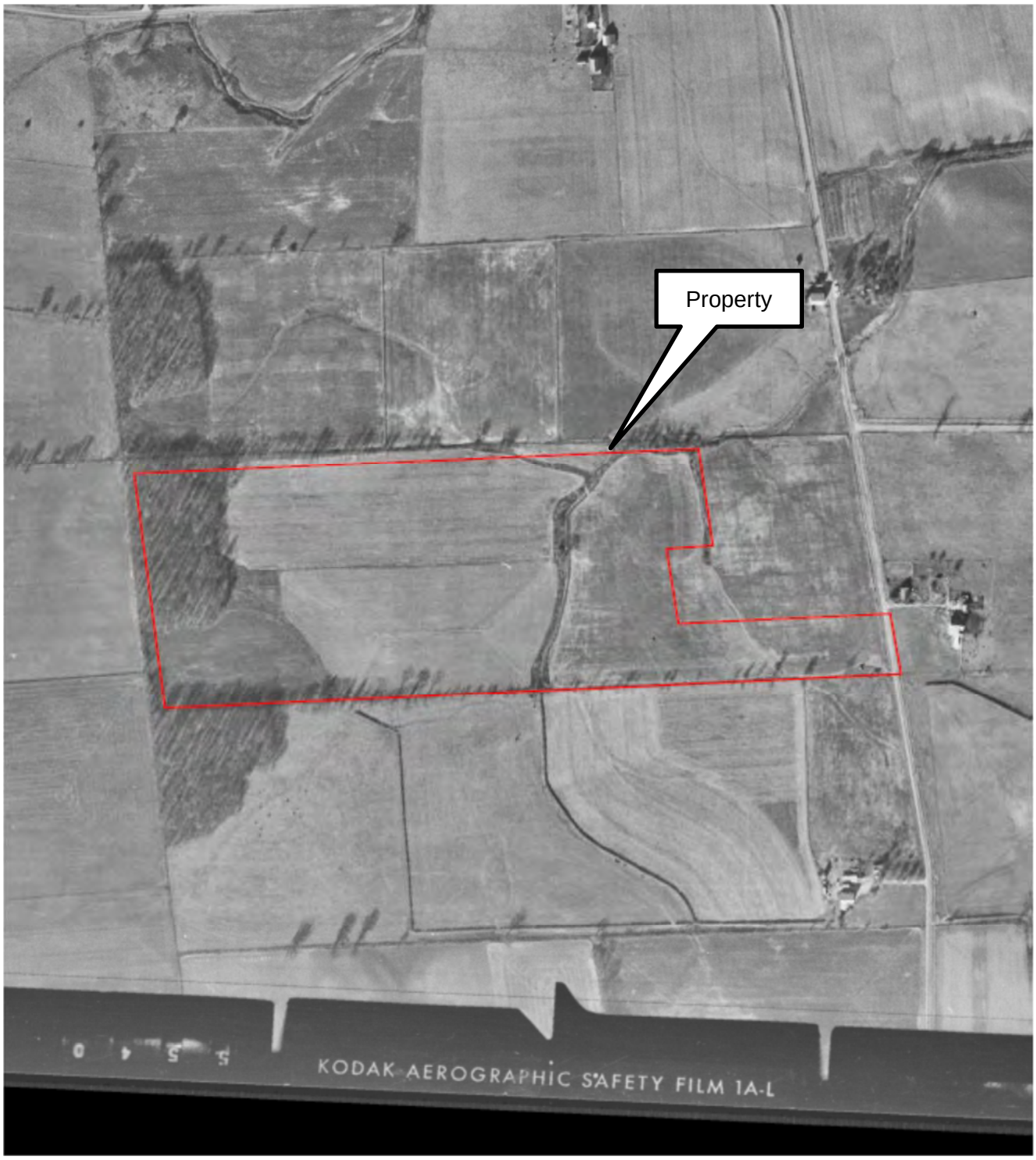
1959 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21962**



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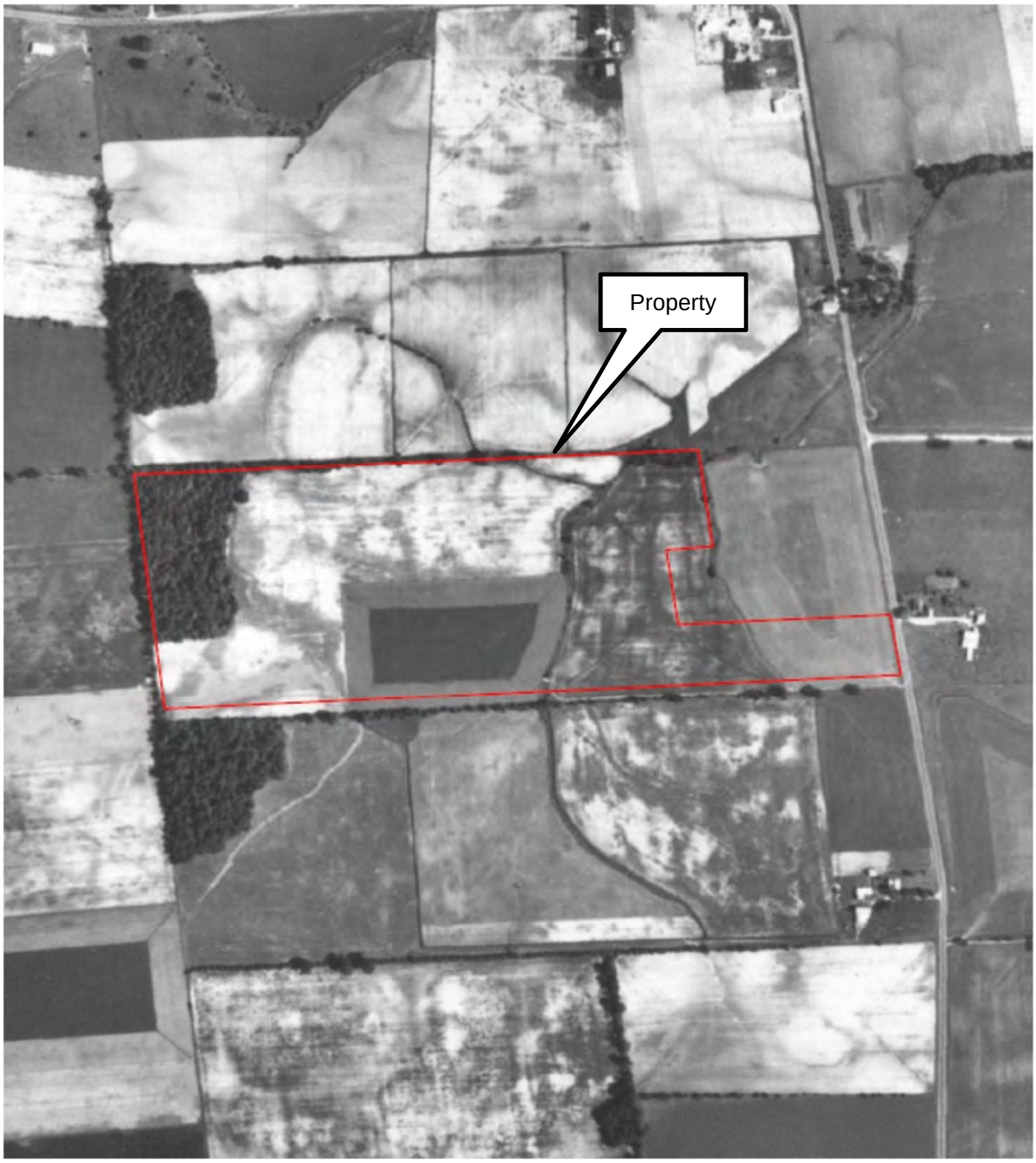
1964 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21962**



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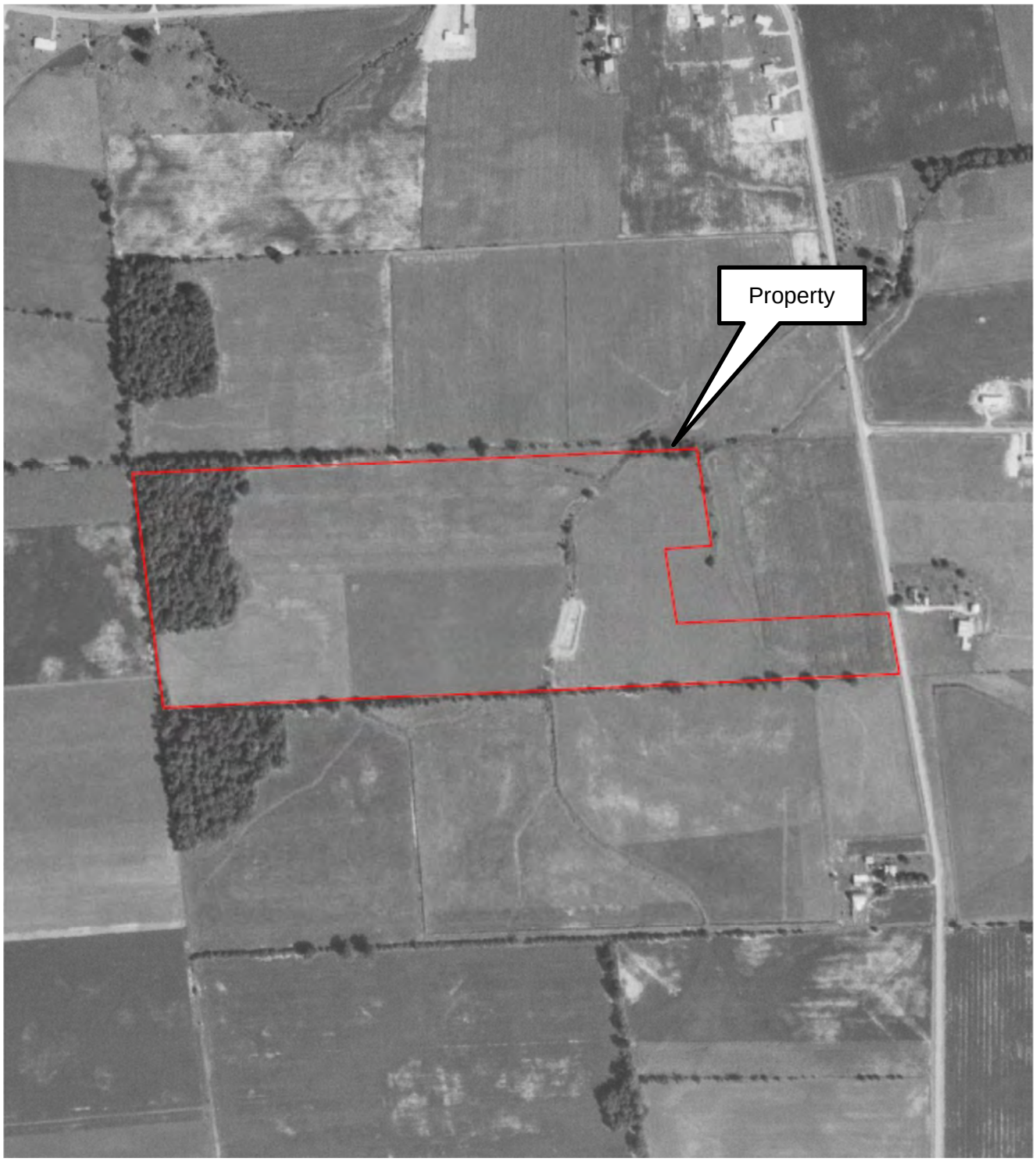
1966 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21962**



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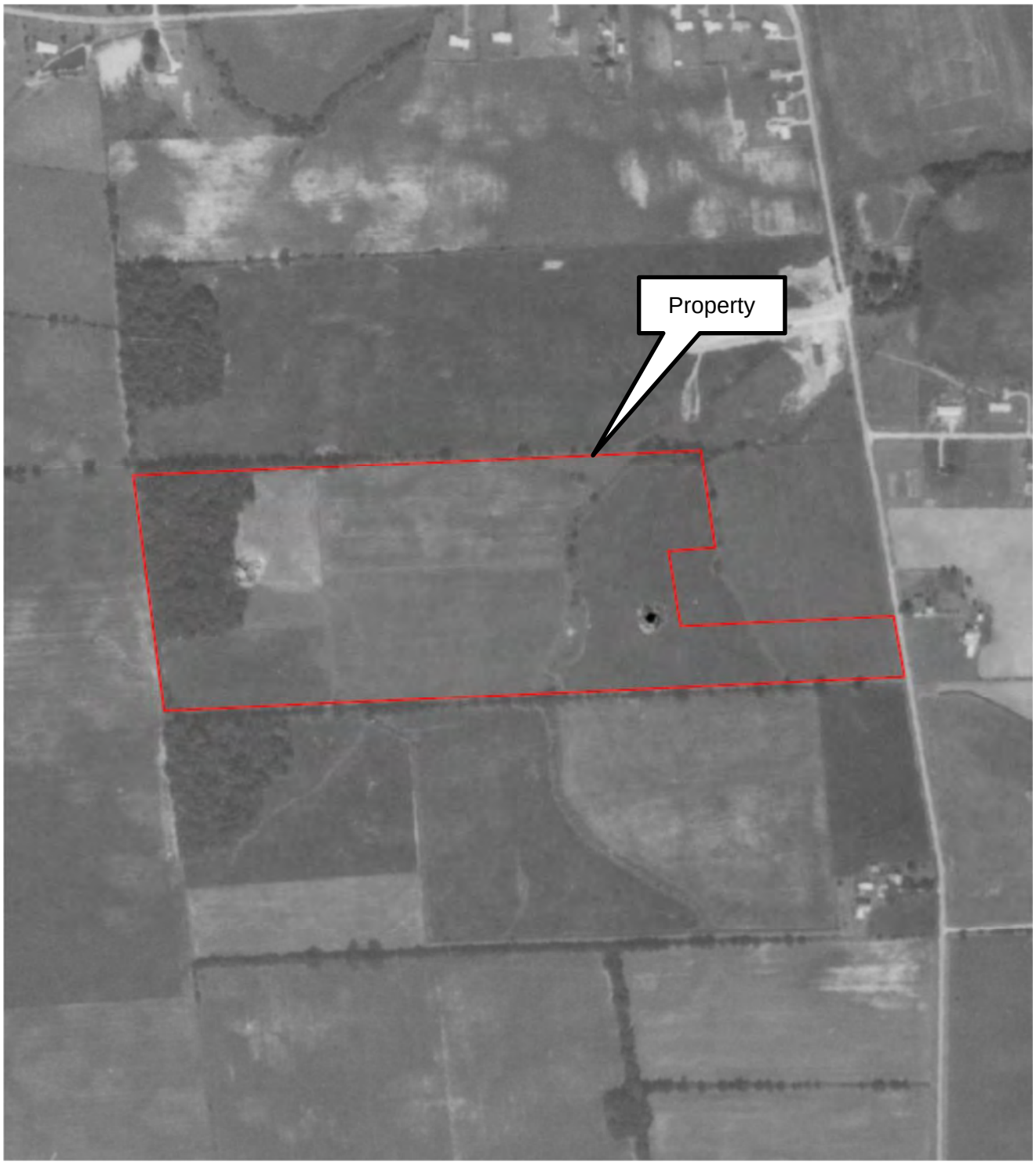
1971 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21962**



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1994 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21962**

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2004 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21962**

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2015 AERIAL PHOTOGRAPH **GCI PROJECT #18-E-21962**

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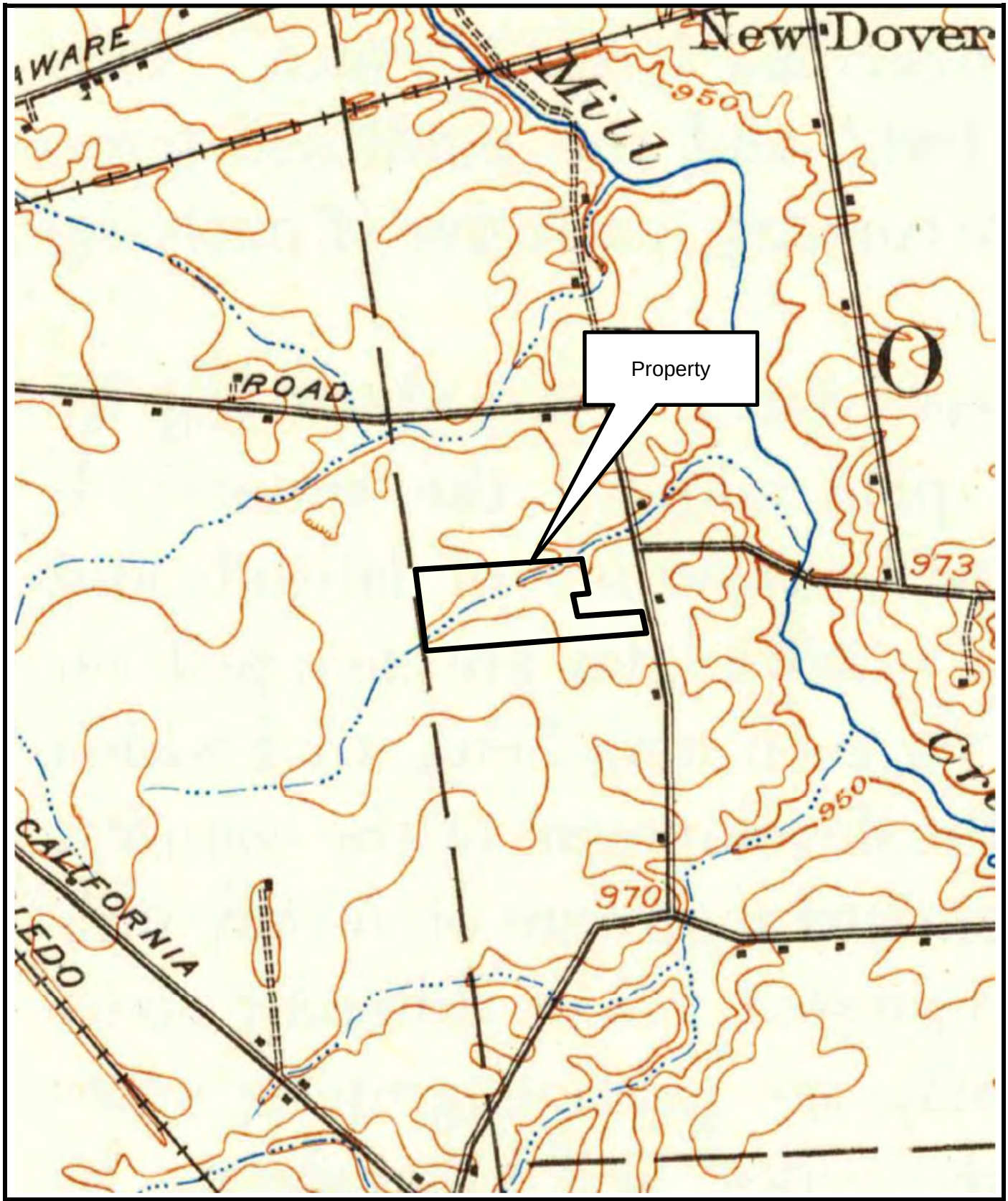
1916 USGS TOPOGRAPHIC MAP **GCI PROJECT #18-E-21962**



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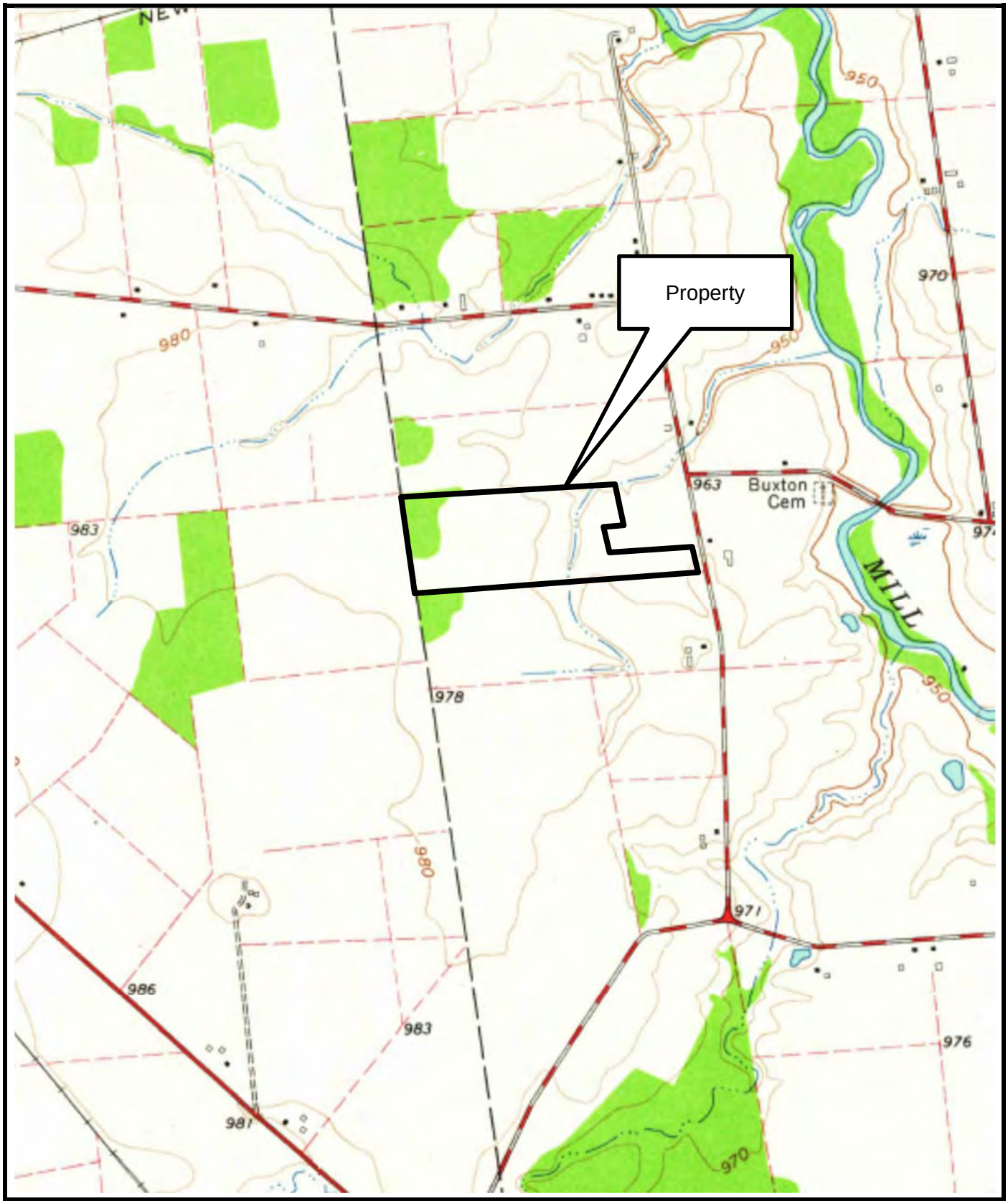
1961 USGS TOPOGRAPHIC MAP **GCI PROJECT #18-E-21962**



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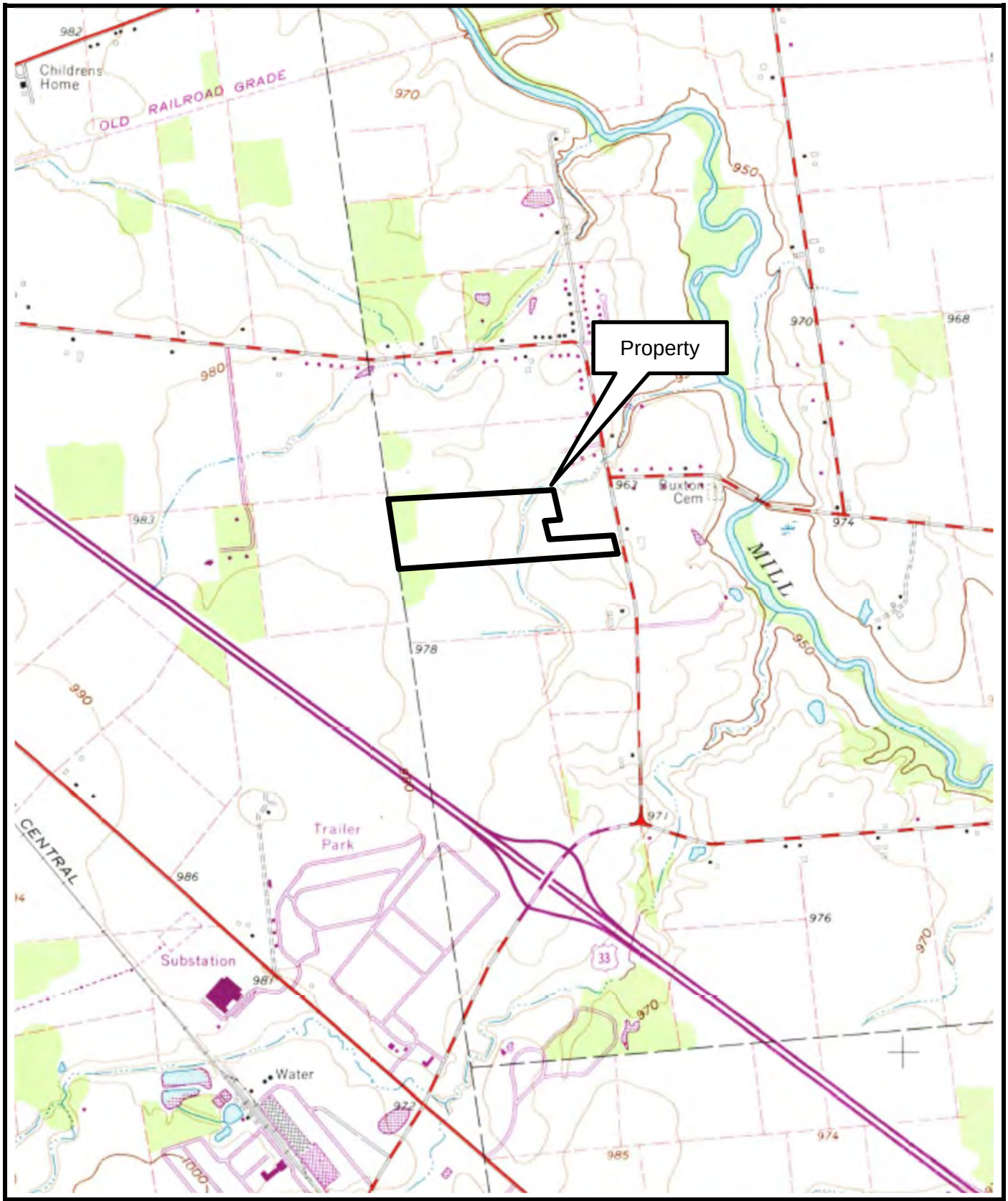
1973 USGS TOPOGRAPHIC MAP **GCI PROJECT #18-E-21962**



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GEOTECHNICAL
CONSULTANTS INC.

APPENDIX C – Regulatory Documentation

ENVIRONMENTAL RECORD SEARCH

"The Intelligent Choice"

RecCheck

Report Results

The Standard for ASTM/AAI Radius Searches

(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

REPORT RESULTS

Site Location:

Waktins Road
Marysville, OH 43040
(N 40-13-37, W 83-18-34) NAD83

Client:

Geotechnical Consultants Inc.

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EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	Waktins Road Marysville, OH 43040
Client Project Name/Number:	Buxton Mews Property 18-E-21962
Coordinates:	N 40-13-37, W 83-18-34 (NAD 83) 40.226807, -83.3094345
Date of Report	June 26, 2018
ERS Project Number:	2104698548
Subject Site Listed on the following lists:	Not Listed
Subject Site Listed as Map ID#:	N/A
USGS 7.5 Minute Quad Map:	Marysville (2016-11-17)
Subject Site Located within a Potential Area of Concern:	No
Township, Section and Range:	Electronic TRS is unavailable
Site Elevation: (feet above or below (-) mean sea level)	961
Flood Zone: (FEMA Q3 Digital Data)	Panel: 39159C0356D, Effective Date: 12/16/2008 Zone X - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.
Fire Insurance Map Coverage:	There may be coverage of your site.
Radon Information:	EPA Radon Zone: 1 (Predicted avg for county: > 4 pCi/L)For zip code 43040: Number of tests per zip code: 1157 Number of tests where radon is > 4 pCi/L: Not Reported Percentage of test where radon is > 4 pCi/L: Not Reported Other Information: Average Radon: 5.28
Search Radius Expansion Size: (In Miles)	0

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Soil Type: **(USDA Soil Survey Geographic Database) (SSURGO)**	Blount silt loam, ground moraine, 2 to 4 percent slopes Map Unit Type: Consociation Hydric: Yes Drainage Class: Very poorly drained General Information: Fine, mixed, active, mesic Typic Argiaquolls
Zip Codes Searched for "Un-Mappable" Sites:	43040
Occurrence Count:	1

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SUMMARY OF OCCURRENCES

MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
1 Maps: 1, 4	OHD990834483 SCOTTS COMPANY	14111 SCOTTSLAWN RD MARYSVILLE	RCRA-COR-US	Listed	0.93 S	24

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POTENTIAL AREAS OF CONCERN/CONTAMINATION SUMMARY

DATABASE SEARCHED	SUBJECT SITE WITHIN POTENTIAL AREA OF CONCERN	AREAS FOUND WITHIN 1-MILE RADIUS
NPL-R5-US	No	0
LF-Areas-OH	No	0

DATABASE OCCURRENCE SUMMARY

HIGH RISK* OCCURRENCES IDENTIFIED IN REQUESTED SEARCH RADIUS		
DATABASE SEARCHED	**DISTANCE SEARCHED (MILES)**	**HIGH RISK OCCURRENCES FOUND**
CERCLIS-US	0.5	0
DERR-OH	0.5	0
LUST-OPEN-OH	0.5	0
NPL-US	1	0
Proposed-NPL-US	1	0
SAA-Agreements-US	1	0
Tribal-LUST-Open-Reg5	0.5	0

* For the purposes of this report, "high risk" occurrences are those that have known contamination and have not received a "case closed" or "no further action" status from the agency that maintains the records.

ASTM/AAI STANDARD RECORD SOURCES SUMMARY				
STANDARD ENVIRONMENTAL RECORD SOURCES	**ASTM MIN. SEARCH DIST. / ERS SEARCH DIST. (MILES)**	**ERS DATABASE NAME**	**TOTAL LISTINGS**	**MAP ID #'S**
Federal NPL site list	1.0 / 1.0	NPL-US	0	None Listed
		Proposed-NPL-US	0	None Listed
Federal Delisted NPL site list	0.5 / 1.0	Delisted-NPL-US	0	None Listed
Federal CERCLIS list	0.5 / 0.5	CERCLIS-US	0	None Listed
Federal CERCLIS NFRAP site list	0.5 / 0.5	CERCLIS-Archived-US	0	None Listed
Federal RCRA CORRACTS facilities list	1.0 / 1.0	RCRA-COR-US	1	1
Federal RCRA non-CORRACTS TSD facilities list	0.5 / 0.5	RCRA-TSDF-US	0	None Listed
Federal RCRA generators list	Property and adjoining properties / 0.25	RCRA-CESQG-US	0	None Listed
		RCRA-LQG-US	0	None Listed
		RCRA-NON-US	0	None Listed
		RCRA-SQG-US	0	None Listed
Federal Inst/Eng control	Property	Controls-RCRA-US	0	None Listed

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registries	Only / 0.25			
		Controls-US	0	None Listed
		Hist-US-EC	0	None Listed
		Hist-US-IC	0	None Listed
		LIENS-US	0	None Listed
Federal ERNS list	Property Only / 0.0625	ERNS-US	0	None Listed
State and Tribal-Equivalent NPL	1.0 / 1.0	Not Reported by Agency	0	None Listed
State and Tribal-Equivalent CERCLIS	0.5 / 0.5	DERR-OH	0	None Listed
State and Tribal landfill and/or solid waste disposal sites	0.5 / 0.5	Debris-US	0	None Listed
		Hist-Dumps-US	0	None Listed
		HIST-LF-OH	0	None Listed
		Hist-OLDSWLF-OH	0	None Listed
		SWF-OH	0	None Listed
		SWLF-US	0	None Listed
		Tribal-ODI-US	0	None Listed
State and Tribal Leaking Storage Tank Lists	0.5 / 0.5	ClassC-OH	0	None Listed
		LUST-CLOSED-OH	0	None Listed
		LUST-OPEN-OH	0	None Listed
		Tribal-LUST-Closed-Reg5	0	None Listed
		Tribal-LUST-Open-Reg5	0	None Listed
State and Tribal Registered Storage Tank Lists	Property and adjoining properties / 0.25	FEMA-UST-US	0	None Listed
		Tribal-UST-Reg5	0	None Listed
		UST-Inactive-OH	0	None Listed
		UST-OH	0	None Listed
State and Tribal Inst/Eng Control Registries	Property Only / 0.5	EC-OH	0	None Listed
		IC-OH	0	None Listed
State and Tribal Voluntary Cleanup Sites	0.5 / 0.5	MOA-OH	0	None Listed
		Tribal-VCP-US	0	None Listed
		VCP-OH	0	None Listed
State and Tribal Brownfield Sites	0.5 / 0.5	BF-Tribal-US	0	None Listed
		Brownfield-OH	0	None Listed

FEDERAL ASTM/AAI DATABASES							
DATABASE SEARCHED	**DISTANCE SEARCHED**	**SUBJECT SITE**	**0.125 MILES**	**0.25 MILES**	**0.5 MILES**	**1.0 MILES**	**TOTAL**
BF-Tribal-US	0.5	0	0	0	0	-	0
BF-US	0.5	0	0	0	0	-	0
CERCLIS-Archived-US	0.5	0	0	0	0	-	0

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FEDERAL ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
CERCLIS-US	0.5	0	0	0	0	-	0
Controls-RCRA-US	0.5	0	0	0	0	-	0
Controls-US	0.5	0	0	0	0	-	0
Debris-US	0.5	0	0	0	0	-	0
Delisted-NPL-US	1	0	0	0	0	0	0
ERNS-US	0.0625	0	0	-	-	-	0
FEMA-UST-US	0.25	0	0	0	-	-	0
FTTS-ENF-US	0.25	0	0	0	-	-	0
Hist-Dumps-US	0.5	0	0	0	0	-	0
Hist-US-EC	0.5	0	0	0	0	-	0
Hist-US-IC	0.5	0	0	0	0	-	0
HMIS-US	0.0625	0	0	-	-	-	0
LIENS-US	0.0625	0	0	-	-	-	0
NPL-US	1	0	0	0	0	0	0
PADS-US	0.0625	0	0	-	-	-	0
PCB-US	0.25	0	0	0	-	-	0
Proposed-NPL-US	1	0	0	0	0	0	0
RCRA-CESQG-US	0.25	0	0	0	-	-	0
RCRA-COR-US	1	0	0	0	0	1	1
RCRA-LQG-US	0.25	0	0	0	-	-	0
RCRA-NON-US	0.25	0	0	0	-	-	0
RCRA-SQG-US	0.25	0	0	0	-	-	0
RCRA-TSDF-US	0.5	0	0	0	0	-	0
SAA-Agreements-US	1	0	0	0	0	0	0
SWLF-US	0.5	0	0	0	0	-	0
Tribal-LUST-Closed-Reg5	0.5	0	0	0	0	-	0
Tribal-LUST-Open-Reg5	0.5	0	0	0	0	-	0
Tribal-ODI-US	0.5	0	0	0	0	-	0
Tribal-UST-Reg5	0.25	0	0	0	-	-	0
Tribal-VCP-US	0.5	0	0	0	0	-	0

STATE ASTM/AAI DATABASES

DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Brownfield-OH	0.5	0	0	0	0	-	0
ClassC-OH	0.5	0	0	0	0	-	0
DERR-OH	0.5	0	0	0	0	-	0
EC-OH	0.5	0	0	0	0	-	0
HIST-LF-OH	0.5	0	0	0	0	-	0
Hist-OLDSWLF-OH	0.25	0	0	0	-	-	0
IC-OH	0.5	0	0	0	0	-	0
LUST-CLOSED-OH	0.5	0	0	0	0	-	0
LUST-OPEN-OH	0.5	0	0	0	0	-	0
Manifest2-RI	0.0625	0	0	-	-	-	0
MOA-OH	0.5	0	0	0	0	-	0
Spills-OH	0.0625	0	0	-	-	-	0
SWF-OH	0.5	0	0	0	0	-	0
SWRCY-OH	0.5	0	0	0	0	-	0
UST-Inactive-OH	0.25	0	0	0	-	-	0
UST-OH	0.25	0	0	0	-	-	0
VCP-OH	0.5	0	0	0	0	-	0

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SUPPLEMENTAL DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Not Searched							

PROPRIETARY HISTORIC DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Not Searched							

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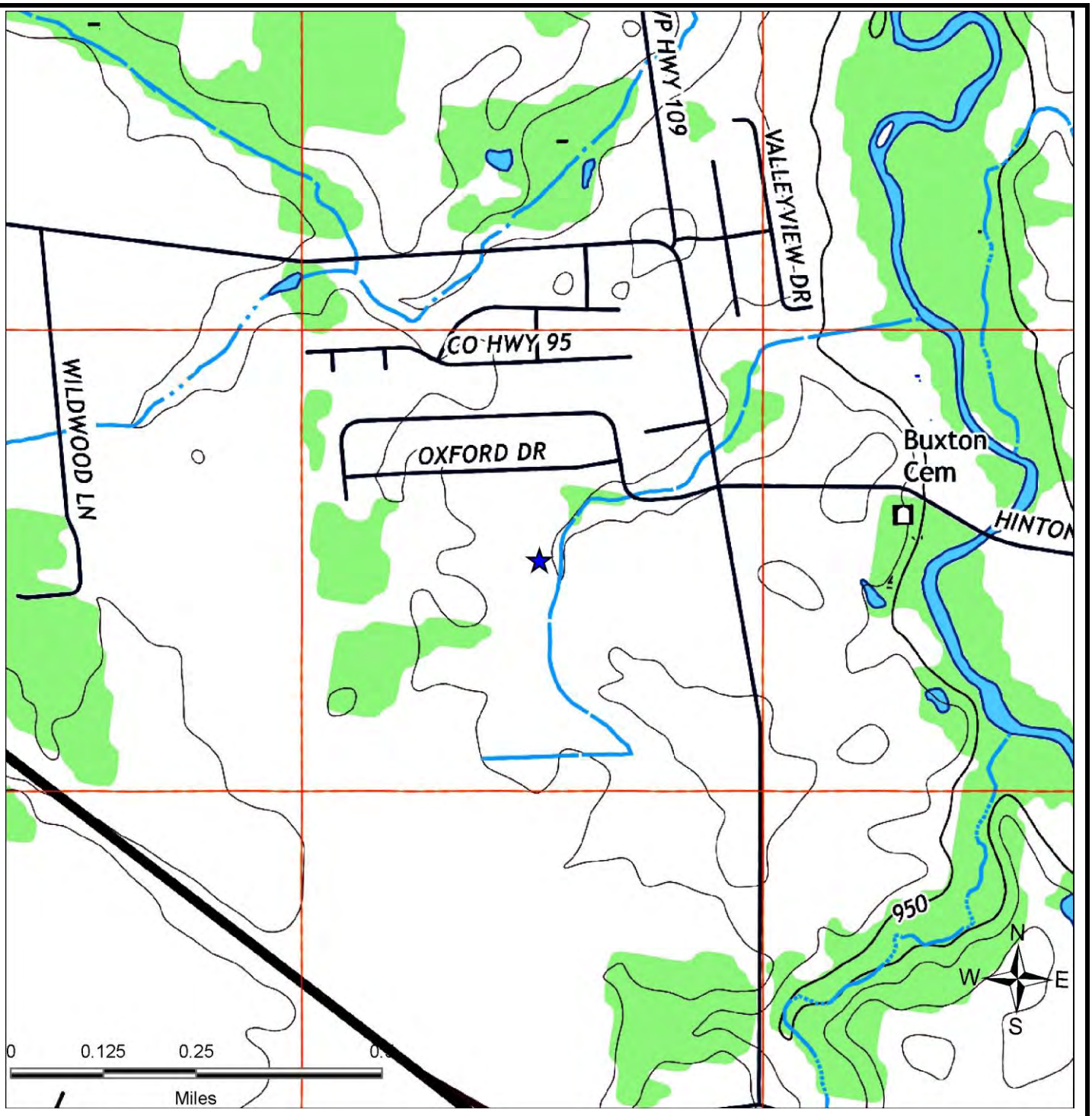

SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey. Marysville (2016-11-17) Quadrangle, 7.5 Minute Series

Geotechnical Consultants Inc.	Waktins Road Marysville, OH 43040	FIGURE: 1 JOB: 18-E-21962 DATE: 6/26/2018

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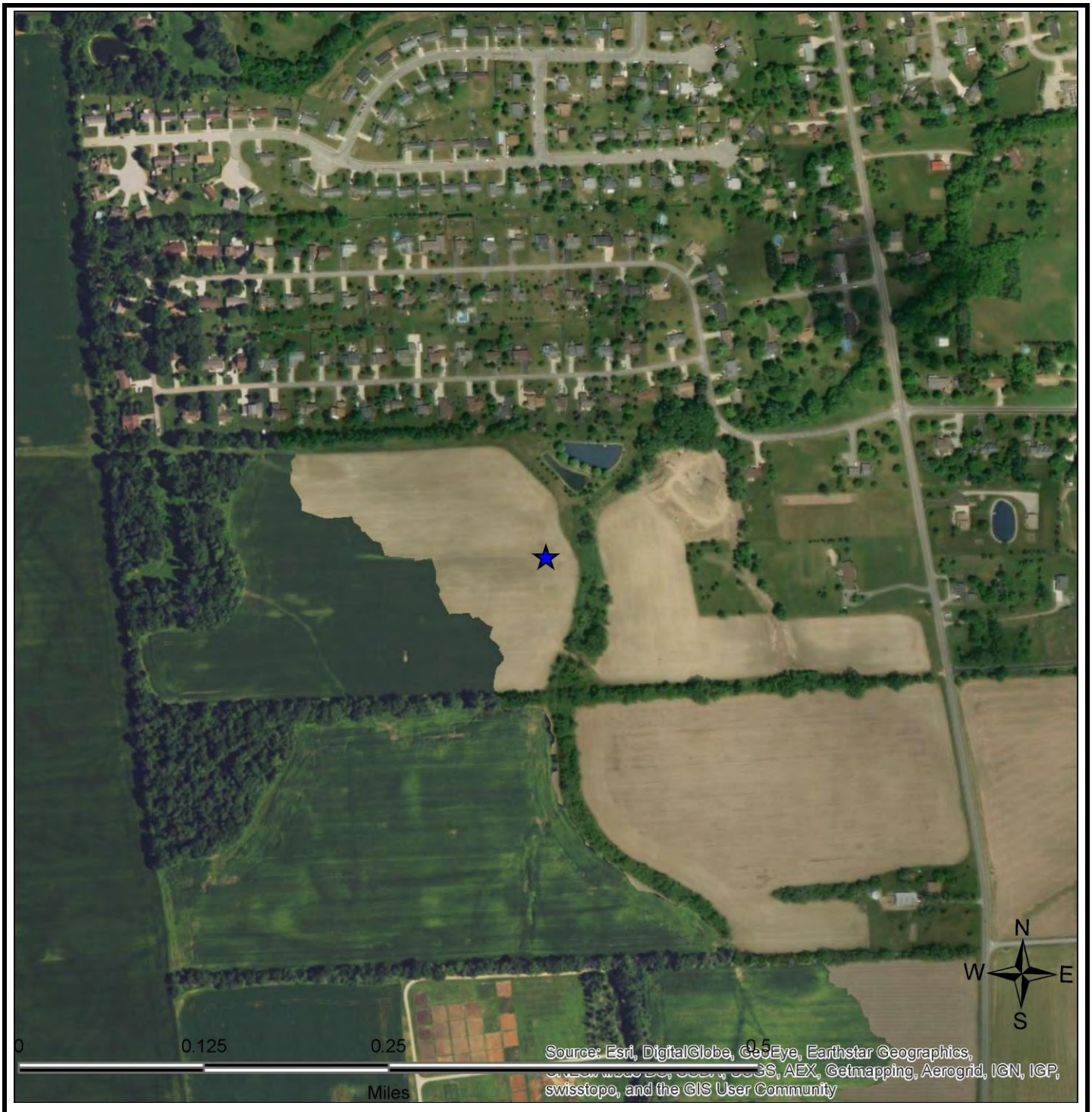

SITE LOCATION MAP

Geotechnical Consultants Inc.	Waktins Road Marysville, OH 43040	FIGURE: 2 JOB: 18-E-21962 DATE: 6/26/2018

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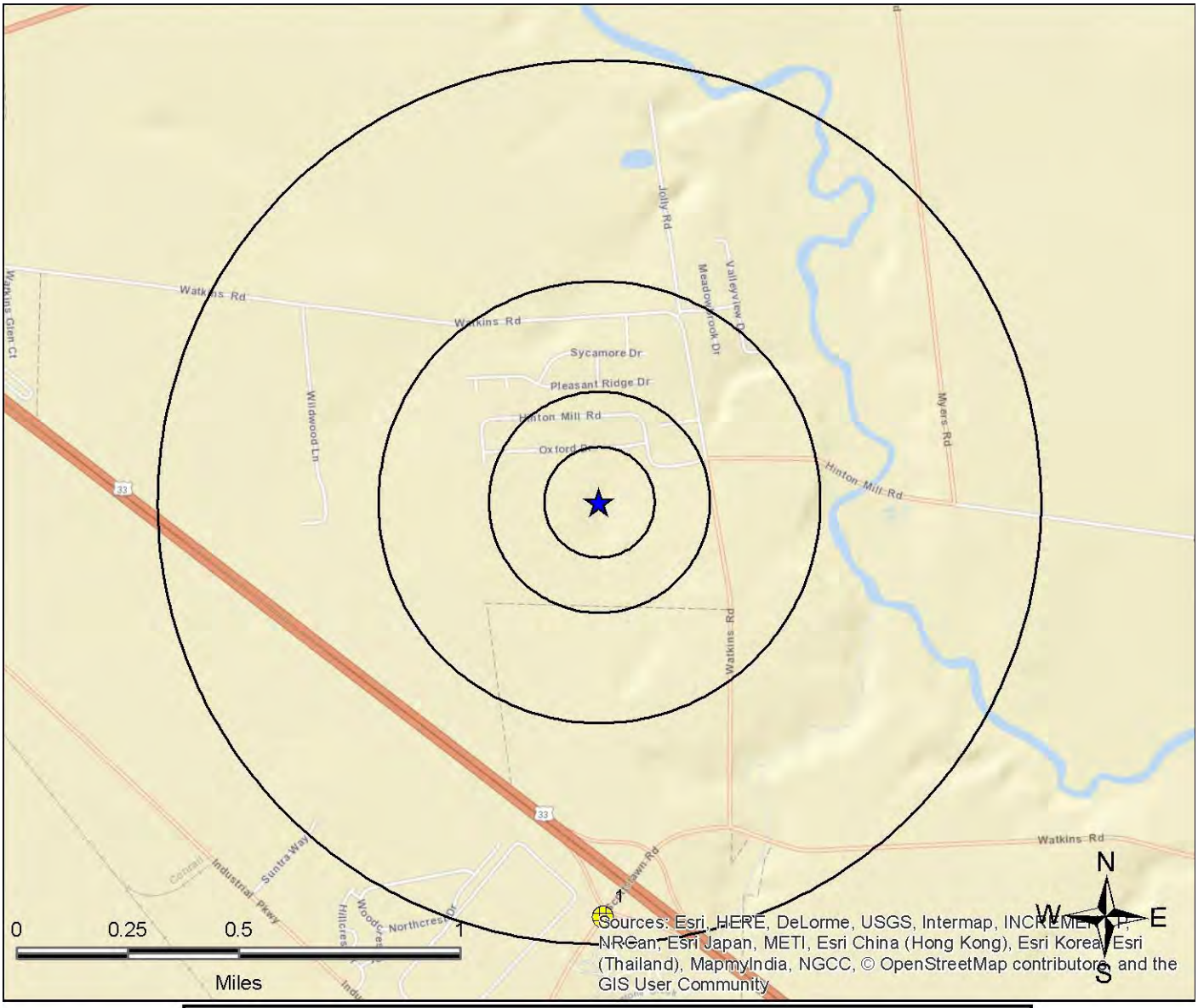
1-MILE RADIUS STREET MAP W/OCCURRENCES (MAP1)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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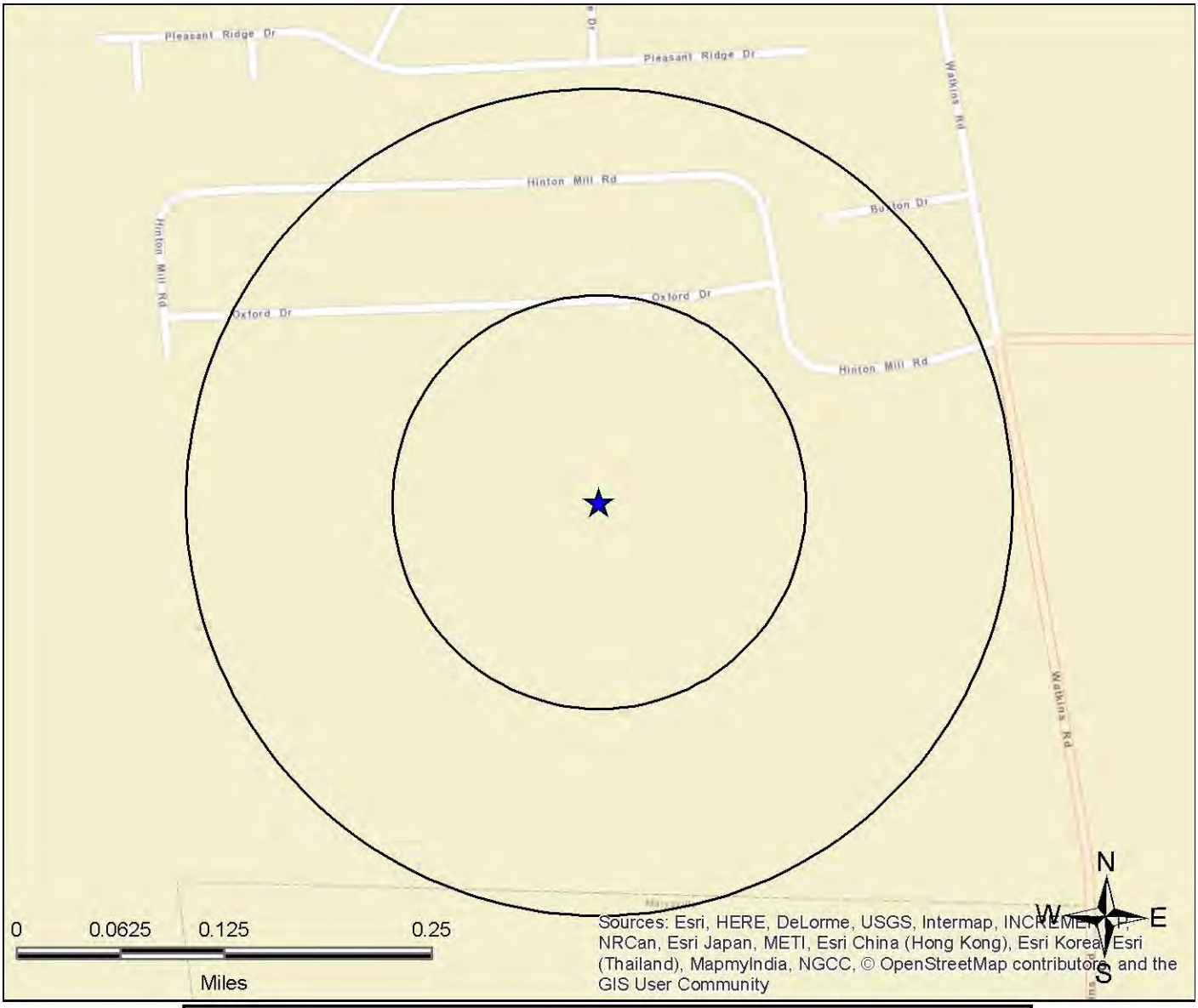
0.25-MILE RADIUS STREET MAP W/OCCURRENCES (MAP2)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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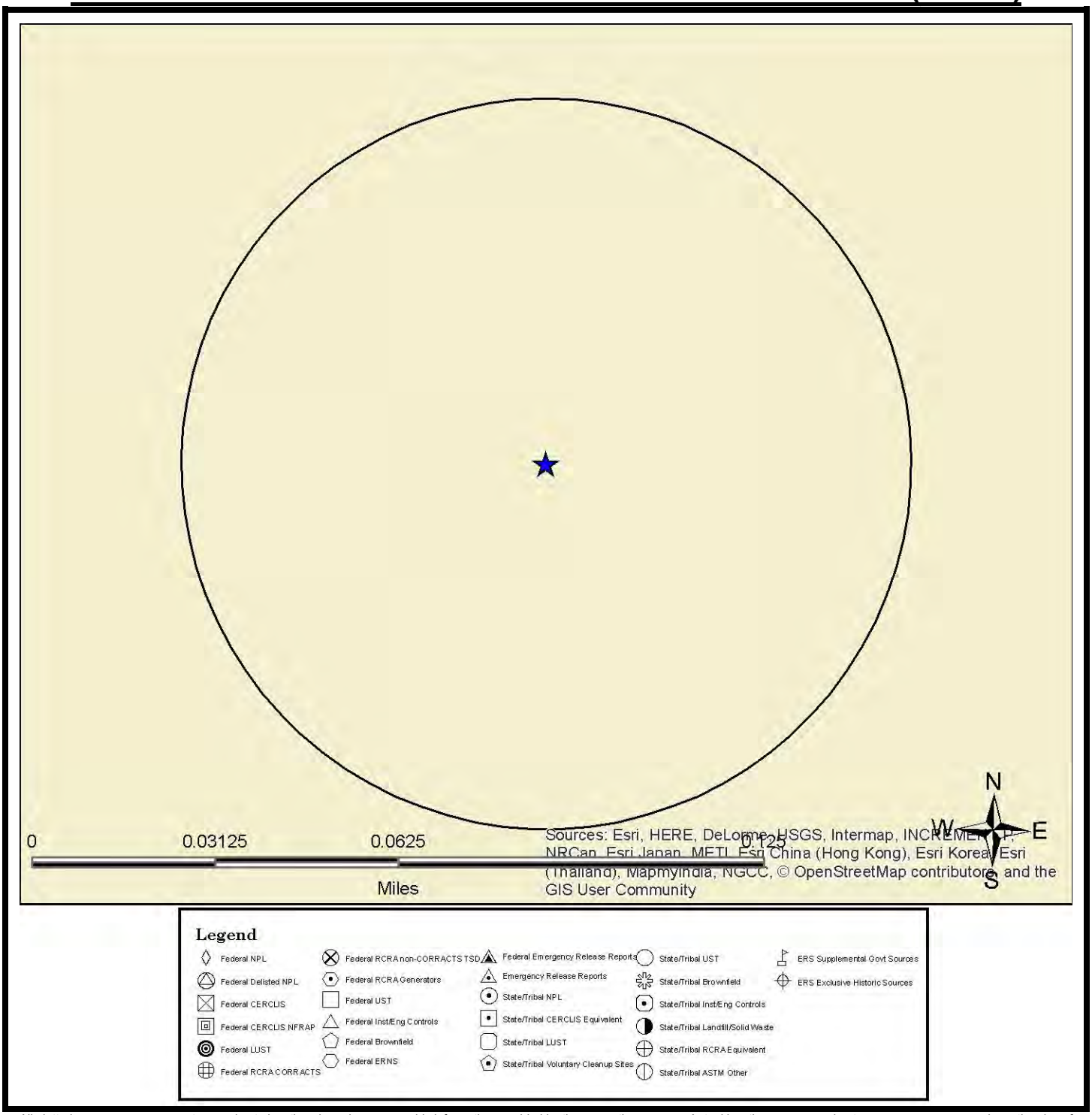
0.0625-MILE RADIUS STREET MAP W/ OCCURRENCES (MAP3)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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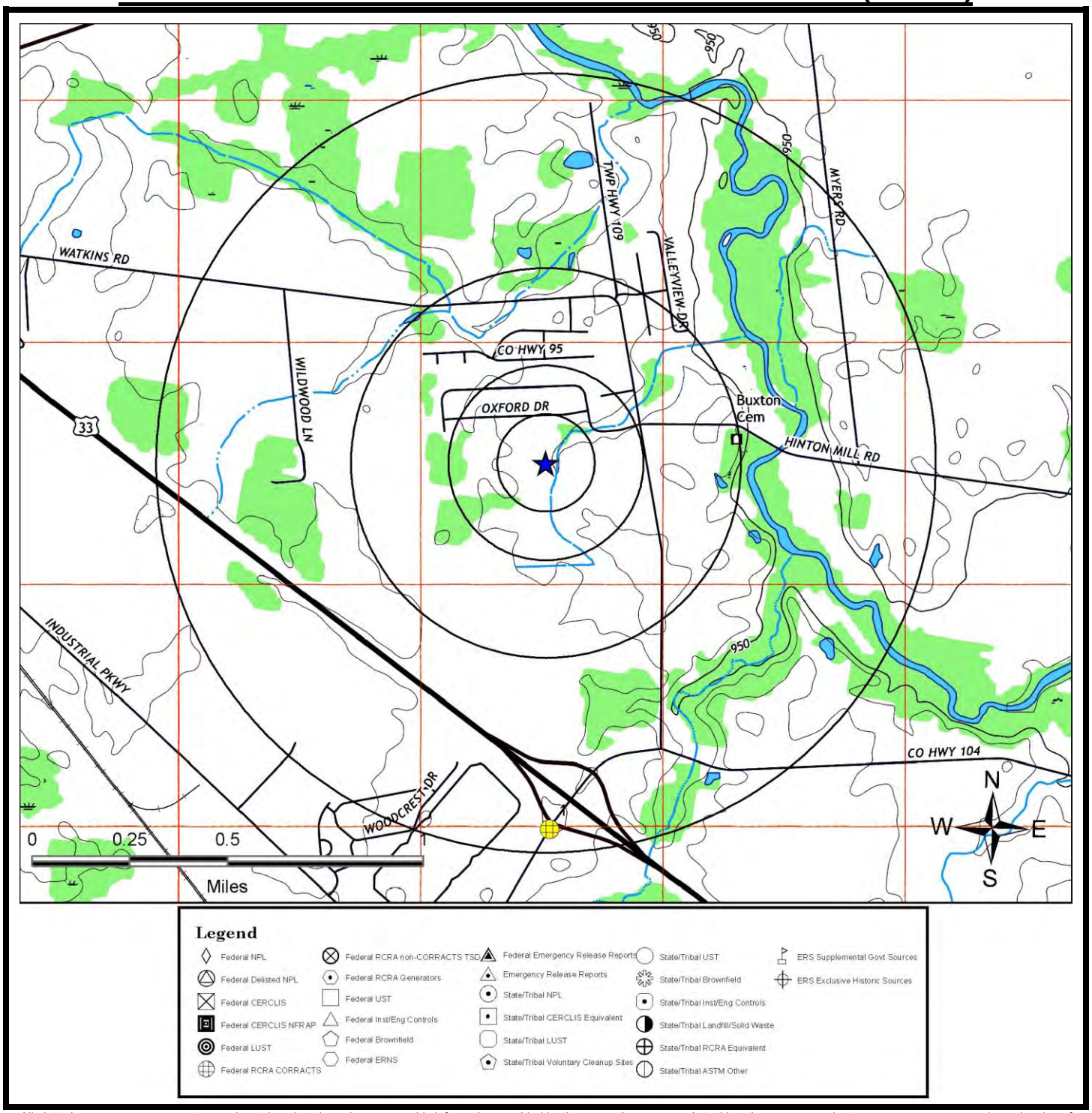
1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

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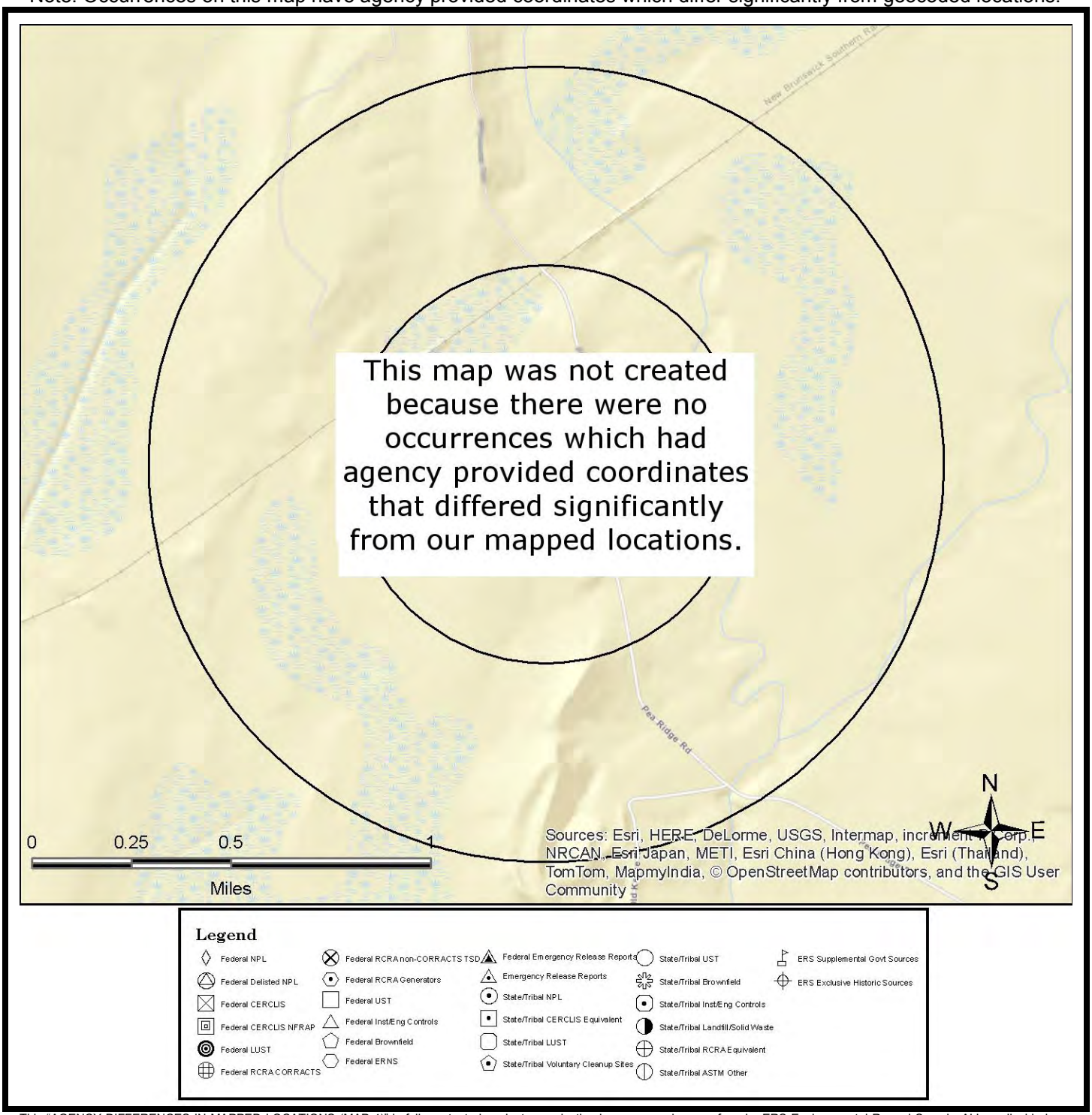
AGENCY DIFFERENCES IN MAPPED LOCATIONS (MAP5)

Note: Occurrences on this map have agency provided coordinates which differ significantly from geocoded locations.



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SUMMARY OF AGENCY DIFFERENCES

MAP ID	ID / SITE NAME	ADDRESS / DATABASE	AGENCY COORDINATES	DISTANCE (MILES)	DIRECTION
N/A	No occurrences were identified where the agency provided coordinates that differed significantly from our mapped locations.				

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LISTED OCCURRENCE DETAILS

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-COR-US	Listed	0.93 miles S	985 ft (24 ft higher than site)	1
SITE NAME			**MAPS**	**ID**
SCOTTS COMPANY			1, 4	OHD990834483
ADDRESS			**CITY**	**ZIP**
14111 SCOTTSLAWN RD			MARYSVILLE	43041

DETAILS

Additional details may be found online using the following link:
http://oaspub.epa.gov/enviro/fii_query_dtl.disp_program_facility?pgm_sys_id_in=OHD990834483&pgm_sys_acrnm_in=RCRAINFO
Source Type: A
Generator Status Universe: LQG
Generator Status: Large Quantity Generator
Active Site Indicator: HPA--
Owner Name: THE SCOTTS COMPANY
Operator Name: THE SCOTTS COMPANY
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: L-----
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ---------

More Details Link

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RECORDS SOURCES SEARCHED

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
BF-Tribal-US	Historical Tribal Brownfields	Federal Brownfield	Click Here	None Found
BF-US	Brownfields Sites	Federal Brownfields	Click Here	None Found
Brownfield-OH	Ohio Brownfield Inventory	State/Tribal Brownfield	Click Here	None Found
CERCLIS-Archived-US	CERCLIS sites that have been archived	Federal CERCLIS NFRAP	Click Here	None Found
CERCLIS-US	Comprehensive Environmental Response, Compensation, and Liability Information System	Federal CERCLIS	Click Here	None Found
ClassC-OH	Class C Release List	State/Tribal LUST	Click Here	None Found
Controls-RCRA-US	RCRA Institutional and Engineering Controls Summary (aka Federal RCRA with Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Controls-US	US CERCLA Sites with Controls (aka US IC/EC, Institutional/Engineering List Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Debris-US	Historical Debris Sites	Federal Solid Waste	Click Here	None Found
Delisted-NPL-US	Delisted NPL Sites	Federal Delisted NPL	Click Here	None Found
DERR-OH	Division of Environmental Response and Revitalization	State/Tribal CERCLIS Equivalent	Click Here	None Found
EC-OH	Engineering Controls (aka ENG CONTROLS)	State/Tribal Inst/Eng Controls	Click Here	None Found
ERNS-US	Emergency Response Notification System	Federal ERNS	Click Here	None Found
FEMA-UST-US	Historical FEMA Underground Storage Tanks	Federal UST	Click Here	None Found
FTTS-ENF-US	Historical FIFRA/TSCA Tracking System (FTTS) Enforcement Actions	Federal ASTM Other	Click Here	None Found
Hist-Dumps-US	Historical Dumps Inventory of 1985	Federal Solid Waste	Click Here	None Found
HIST-LF-OH	Historic Landfills	State/Tribal Landfill/Solid Waste	Click Here	None Found
Hist-OLDSWLF-OH	Historical Abandoned Dumps or Landfills	State/Tribal Landfill/Solid Waste	Click Here	None Found
Hist-US-EC	Historical Engineering Controls Sites (aka US EC, Engineering Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-US-IC	Historical Sites with Institutional Controls (aka US IC, Institutional Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
HMIS-US	Hazardous Materials Information System	Federal Emergency Release Reports	Click Here	None Found
IC-OH	Institutional Controls (aka INST CONTROL)	State/Tribal Inst/Eng Controls	Click Here	None Found
LF-Areas-OH	Landfill Areas	State/Tribal Landfill/Solid Waste	Click Here	None Found
LIENS-US	Superfund Liens	Federal Institutional/Engineering Controls	Click Here	None Found
LUST-CLOSED-OH	Leaking Underground Storage Tanks, Closed Cases	State/Tribal LUST	Click Here	None Found
LUST-OPEN-OH	Leaking Underground Storage Tanks, Open Cases	State/Tribal LUST	Click Here	None Found
Manifest2-RI	Hazardous Waste Manifest	State/Tribal RCRA Equivalent	Click Here	None Found
MOA-OH	MOA Track Site Listings	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
NPL-R5-US	NPL Region 5 Site Boundaries	Federal NPL	Click Here	None Found
NPL-US	National Priorities List	Federal NPL	Click Here	None Found
PADS-US	PCB Registration Database System	Federal ASTM Other	Click Here	None Found
PCB-US	PCB Transformers	Federal ASTM Other	Click Here	None Found
Proposed-NPL-US	Proposed NPL Sites	Federal NPL	Click Here	None Found
RCRA-CESQG-US	Resource Conservation and Recovery Act, Conditionally Exempt Small Quantity Generators (aka RCRA CESQG)	Federal RCRA Generators	Click Here	None Found
RCRA-COR-US	Resource Conservation and Recovery Act, - Corrective Actions (aka RCRA CORRACTS)	Federal RCRA CORRACTS	Click Here	1
RCRA-LQG-US	Resource Conservation and Recovery Act, Large Quantity Generators (aka RCRA LQG)	Federal RCRA Generators	Click Here	None Found
RCRA-NON-US	Resource Conservation and Recovery Act, Non-Hazardous Generators (aka RCRA Non-Haz, RCRA NonGen, RCRA No longer Regulated)	Federal RCRA Generators	Click Here	None Found
RCRA-SQG-US	Resource Conservation and Recovery Act, Small Quantity Generators (aka RCRA SQG)	Federal RCRA Generators	Click Here	None Found

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ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
RCRA-TSDF-US	Resource Conservation and Recovery Act -, Treatment, Storage, and Disposal Facilities (aka RCRA TSD, RCRA TSDF)	Federal RCRA non-CORRACTS TSD	Click Here	None Found
SAA-Agreements-US	Sites with Superfund Alternative Approach Agreements	Federal ASTM Other	Click Here	None Found
Spills-OH	Spill Sites	Emergency Release Reports	Click Here	None Found
SWF-OH	Solid Waste Facilities	State/Tribal Landfill/Solid Waste	Click Here	None Found
SWLF-US	Solid Waste Facilities	Federal Solid Waste	Click Here	None Found
SWRCY-OH	Recycling Facilities Database	State/Tribal ASTM Other	Click Here	None Found
Tribal-LUST-Closed-Reg5	Tribal Leaking Underground Storage Tanks, Region 5, Closed Cases (aka Indian Lust)	Federal LUST	Click Here	None Found
Tribal-LUST-Open-Reg5	Tribal Leaking Underground Storage Tanks, Region 5, Open Cases (aka Indian Lust)	Federal LUST	Click Here	None Found
Tribal-ODI-US	Tribal Open Dump Sites	Federal Solid Waste	Click Here	None Found
Tribal-UST-Reg5	Tribal Underground Storage Tanks (aka INDIAN UST)	Federal UST	Click Here	None Found
Tribal-VCP-US	Tribal VCP	Federal Tribal VCP	Click Here	None Found
UST-Inactive-OH	Inactive Underground Storage Tank Sites	State/Tribal UST	Click Here	None Found
UST-OH	Underground Storage Tanks	State/Tribal UST	Click Here	None Found
VCP-OH	Voluntary Cleanup Program Sites	State/Tribal Voluntary Cleanup Sites	Click Here	None Found

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UN-MAPPABLE OCCURRENCES

The following occurrences were not mapped primarily due to incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the area searched. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

Requested all “un-mapped” sites.

ID	Facility Name	Address	Database	Status
OHD000772988	MARYSVILLE SEWAGE TRMT FAC (SIA)	NORTH MAIN ST, MARYSVILLE, OH 43040	CERCLIS-Archived-US	NFRAP-Site does not qualify for the NPL based on existing information
OHD981099880	MARYSVILLE LANDFILL	NORTH OF & ADJ MARYSVILLE STREET FAC, MARYSVILLE, OH 43040	CERCLIS-Archived-US	NFRAP-Site does not qualify for the NPL based on existing information
OHD990834483	SCOTT O M & SONS CO	SCOTTLAWN ROAD, MARYSVILLE, OH 43040	CERCLIS-Archived-US	NFRAP-Site does not qualify for the NPL based on existing information
OHN000508114	TOWN RUN	TOWN RUN STREAM & SEVENTH STREET RD., MARYSVILLE, OH 43040	CERCLIS-Archived-US	NFRAP-Site does not qualify for the NPL based on existing information
OHN000505867	RAY LEWIS PHARISBURG	700 feet NW of State Route 4 and State Route 347 , PHARISBURG, OH 43040	CERCLIS-US	Listed
180003123	Ray Lewis and Son	SR 4 & SR 347 (200 ft North), Pharisburg, OH 43040	DERR-OH	Listed
OHD004521647	GENERAL INDUSTRIES CO THE	1/2 MI OFF CLYMER RD IN MARYSV, MARYSVILLE, OH 43040	RCRA-CESQG-US	Listed
180000722	Scott OM & Sons Co, Marysville	*Scottslawn Rd, Marysville, OH 43040	VCP-OH	Listed

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The data presented in this report should only be interpreted by an experienced environmental professional, as per EPA definition, that completely understands the potential inaccuracy of the data derived from others, the possible existence of contaminated occurrences that have not been listed, and the possibility that the governmental database misrepresents the actual status of an occurrence or listing. Prior to relying completely on any of the data within this report, an environmental professional should verify the accuracy of the information presented unless one of ERS's Environmental Professionals has interpreted the data and/or report.

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MAIN OFFICE
720 Greencrest Drive
Westerville, OH 43081
614.895.1400 **phone**
614.895.1171 **fax**

YOUNGSTOWN OFFICE
8433 South Avenue
Building 1, Suite 1
Boardman, OH 44514
330.965.1400 **phone**
330.965.1410 **fax**

DAYTON OFFICE
2380 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

GEOTECHNICAL CONSULTANTS INC.

www.gci2000.com

June 26, 2018

Mr. Jay Riley
Marysville Fire Department
16300 County Home Road
Marysville, Ohio 43040

fax: (937) 642-6326

Reference: Request for Information on Hazardous Emergency Responses, ASTs or USTs, UST or AST Releases, Spills, or Remediation
GCI Project No. 18-E-21962

Dear Mr. Jay Riley:

We are requesting a review of your department's records for any of the above referenced actions at the following location:

- Union County Parcel Number **1100120010000**. 54 Acres of vacant land west if Watkins Road and southwest of Hinton Mill Road in Dover Township, Union County, Ohio.

If you have any questions or need for additional information, please contact me at 614-818-1122 or srice@gci2000.com. Thank you for your assistance with this information.

Sincerely,

Geotechnical Consultants, Inc.

Samuel Rice
Environmental Services

cc: File

FAXED 10:30

Sam Rice

From: Keith Watson <kwatson@marysvilleohio.org>
Sent: Wednesday, June 27, 2018 2:53 PM
To: Sam Rice
Subject: parcel #1100120010000

Mr. Rice,
We have no records on file for this parcel

Lt. Keith Watson
Marysville Division of Fire
Fire Prevention Bureau
937-642-2065

MAIN OFFICE
720 Greencrest Drive
Westerville, OH 43081
614.895.1400 **phone**
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2380 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

GEOTECHNICAL
CONSULTANTS INC.

www.gci2000.com

June 26, 2018

Union County Health Department
940 London Ave.
Marysville, Ohio 43040

fax: (937) 645-3047

Reference: Request for Information
GCI Project No. 18-E-21962

We are requesting information from your department regarding demolition permits, septic systems, ground water wells, health permits, landfills, and/or violations in regards to the following location:

- Union County Parcel Number **1100120010000**. 54 Acres of vacant land west if Watkins Road and southwest of Hinton Mill Road in Dover Township, Union County, Ohio.

If you have any questions or need for additional information, please contact me at 614-818-1122 or srice@gci2000.com. Thank you for your assistance with this information.

Sincerely,

Geotechnical Consultants, Inc.

Samuel Rice
Environmental Scientist – Environmental Services

cc: GCI File

FAXED
10:30 am

940 London Ave
Suite 1100
Marysville, Ohio 43040

Administration
Environmental Health
Health Education
Phone: (937) 642-2053
Fax: (937) 645-3047

Nursing
Phone: (937) 642-2053
Fax: (937) 642-9725

Toll Free
1-888-333-9461

Web Address
www.uchd.net

HEALTH COMMISSIONER
Dr. Jason E. Orcena

BOARD OF HEALTH
Mr. James "Al" Channell
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Mr. Keith Watson
Vice-President

Dr. Gary Bowman

Ms. Donna Burke

Dr. Justin Krueger

Mr. Mark Smith

Ms. Tiffany Wood

Our mission is to protect the health, safety and well-being of all Union County by providing quality public health services.

An equal opportunity employer/ provider

UNION COUNTY OHIO
grow with us.

UNION COUNTY
HEALTH DEPARTMENT

June 28, 2018

Samuel Rice
Geotechnical Consultants Inc.
720 Greencrest Drive
Westerville, OH 43081

RE: Information Request Parcel # 1100120010000 Hinton Mill Rd., Marysville, OH 43040

Dear Mr. Rice:

Based on the information provided, the Union County Health Department has no records for the above named property.

If you have any questions, please contact this office.

Sincerely,

Marcia Dreiseidel, RS

Marcia L. Dreiseidel, MS, RS
Director of Environmental Health

GEOTECHNICAL
CONSULTANTS INC.

APPENDIX D – Site Reconnaissance and Other Information

USER QUESTIONNAIRE

Geotechnical Consultants, Inc. (GCI) is proposing a Phase I Environmental Site Assessment (ESA) report for the property identified in the accompanying proposal. As part of the Phase I ESA we request the client provide GCI with a drawing showing the property location, boundaries, and buried utilities; owner, property manager or occupant information; and responses to the questions below. Please respond by one or more of the following:

Facsimile: (614) 895-1171; E-mail: gci@gci2000.com; U.S. mail: GCI, 720 Greencrest Dr., Westerville, OH 43081; or Telephone to the sender: (614) 895-1400

What is the reason for performing this Phase I ESA?

o **Financing** o **Refinancing** o **Property transfer** o **Personal use**
o **Other** _____

Can you provide GCI with title record information pertaining to the property?

o **No** o **Yes** *(If yes, when can GCI receive the information?)*

Do you or your company have knowledge of any environmental liens at the property?

o **No** o **Yes** *(if yes, please explain)*

Do you or your company have knowledge of activity and/or land use limitations placed on the property such as engineering or institutional controls?

o **No** o **Yes** *(if yes, please explain)*

Do you or your company have specialized knowledge of recognized environmental conditions[1] (such as releases of hazardous chemicals/materials or petroleum) regarding the property or property vicinity?

o **No** o **Yes** *(if yes, please explain)*

Do you or your company have knowledge of the property that would indicate a value reduction in price due to environmental conditions?

o **No** o **Yes** *(if yes, please explain)*

Are you or your company aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional assess the property?

o **No** o **Yes** *(if yes, please explain)*

Are you or your company, based on your knowledge and experience to the site, aware of any obvious indicators that point to the presence or likely presence of contamination at the property?

o **No** o **Yes** *(if yes, please explain)*

_____ _____
Signature Date

Thank you!

[1] If you or your company have any questions about a recognized environmental conditions (RECs), GCI can provide you with a more detailed questionnaire. Additionally, if requested, GCI can take your responses by personal or telephone interview.

GEOTECHNICAL CONSULTANTS INC.

TELEPHONE CONVERSATION LOG

Date of Conversation: July 2, 2018 Time: 9:50 AM/PM

Conversation With: Mr. Gary Dodson Telephone No: 614-570-2306

Their Affiliation: Property Owner Rep. Project No: 18-E-21962

Notes: - Has lived on neighboring property for 20+ years.

- Property has always been vacant land with no structures.

- No knowledge of underground structures (USTs, water wells, septic systems). No spills or hazardous chemical storage.

- No other enviro. concerns

Interviewer: Samuel Rice

GEOTECHNICAL CONSULTANTS INC.

Photo 1: Southerly view along a clearing and proposed Hinton Mill Road extension on the northwest part of the property.

Photo 2: Typical view of the wooded northwest part of the property.

Photo 3: Easterly view from the southwest part of the property.

Photo 4: Northerly view across the southwest part of the property.

Photo 5: Westerly view from the south central part of the property.

Photo 6: Northerly view along a stream crossing the central part of the property.

Photo 7: Easterly view from the south central part of the property.

Photo 8: Northerly view from the south central part of the property.

Photo 9: Easterly view across the southeast part of the property.

Photo 10: View of concrete debris observed on the northeast part of the property.

Photo 11: View of asphalt debris observed on the northeast part of the property.

Photo 12: Westerly view of a pond on the northeast part of the property.

Photo 13: Easterly view of a second pond on the northeast part of the property.

Photo 14: Westerly view along the north property boundary.