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Environmental Geologists

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**Phase I
Environmental Assessment
Trupointe Blanchard Facility
12943 State Route 701
Kenton, Ohio**

**Prepared
For
Trupointe Cooperative, Inc.**

May 2, 2016

EXECUTIVE SUMMARY

Renz & Associates, Inc. was retained by Trupointe Cooperative, Inc. to perform a Phase I Environmental Assessment (ESA) of the Trupointe Blanchard Facility located at 12943 State Route 701 Kenton, Ohio (Figures 1, and 2). The property is comprised of five parcels identified by the Harding County Auditor as parcels 012100360000, 012100220000, 012100210000, 012100190000 and 012100300000 totaling approximately 5.54 acres. The Phase I Environmental Assessment was performed as part of a divestment due diligence effort. No previous environmental assessments are known to have been performed on the property.

The purpose of this project was to perform "*All Appropriate Inquiry*" regarding the presence or potential presence of hazardous wastes or fugitive liquid petroleum substances to establish the "*Innocent Purchaser Defense*" as defined under 42 USC § 9607 (b)(3) of the Superfund Amendment and Preauthorization Act of 1986 (SARA).

The facility is located approximately six miles north of the center of the city of Kenton, Ohio. The property was operated as an agronomy plant and includes an office, a former dry fertilizer storage shed, a chemical storage building, a small pole barn and a small tank farm inclosed within a secondary containment basin. The tank farm was used to contain bulk quantities of liquid fertilizer. A grain mill with three silos was previously located behind the office. These structures were removed between 2013 and 2015. The property decommissioned in 2015 and all the storage tanks that were located in the chemical storage building have been removed. The property is served by two private wells, a septic system, electrical power and telecommunication services. Heat is generated using propane.

The results of the study are summarized below:

- **Historical Review**

The property was initially developed around 1890 as a grain elevator. Since that time it has been exclusively used for agricultural purposes. The existing buildings were all erected around 1965. The grain elevators were demolished around 2013 and recycled as fill material. The facility was decommissioned in 2015 and all the chemical storage vessels were removed. The liquid fertilizer tanks are still present within a secondary containment dike.

- **Regulatory Review**

A search of state and federal environmental data bases found no records for the subject site or any properties within one mile of the facility.

- **Site Inspection and Interviews**

An inspection of the subject property was conducted by a representative of Renz & Associates, Inc. on April 4, 2016. The purpose of the inspection was to visually assess the site and identify any recognizable environmental concerns. The visibility of the land surface was unobstructed at the time of the inspection.

No evidence of underground storage tanks, buried wastes, dumping of paints, solvents, lubricants or fuels or other conditions of concern were observed. A small burn pile containing wood and two mattresses was noted in the rear of the property. Several shuttle tanks were staged behind the pole barn. Dead vegetation was observed along the north side of the liquid fertilizer tank farm and chemical building. The vegetation kill appeared to be the result of the discharge of water containing fertilizer from the secondary containment basin. Minor soil staining was observed on the far north end of the property. An area of fill was observed

along the north end of the property. The fill consisted of crushed concrete.

The adjoining properties were viewed from the boundary of the subject property. No evidence of existing underground storage tanks were observed on the subject or adjoining properties. No ponds, pits or lagoons were observed on the subject or adjoining properties. No evidence of buried wastes or burning of wastes was observed on the subject or adjoining properties

Interviews were conducted with a local resident and the former facility manager. The following was reported during interviews:

- The property has been under constant use as a grain elevator since around 1890.
- There are two or three concrete vaults buried on the south side of the liquid fertilizer load out pad. The vaults are empty and were likely old cisterns.
- No significant spills have taken place on the property.
- The north end of the was a low point in which run off accumulated. Waste grain from the elevator was often staged there. The staining was the result of rotting grain. When the concrete silos were torn down, the concrete was crushed and used as clean fill to elevate the land surface in the rear of the property.

- **Vapor Encroachment Potential**

In accordance with ASTM 1527-13, Renz & Associates, Inc. performed a vapor encroachment screening to evaluate the potential for gas phase chemicals of concern to be present in the subsurface of the property. The screen involves identifying potential sources of petroleum or volatile organic chemicals which may have been released into the soils near the subject property. The search radius for sources of petroleum is 0.10 miles and 0.33 miles for volatile organic compounds. No sources of petroleum or organic vapors were identified.

- **Other Environmental Conditions**

No wetlands were identified on the property by the National Wetlands Inventory Map. No asbestos survey was conducted. The area is categorized by US EPA as a Zone 1 for Radon. Radon is not a concern as it is not currently subject to state or federal regulations. No historic sites, known archeological sites or unique habitats for endangered species are known to be present on the property.

The results of the Phase I Environmental Assessment revealed no “*Recognized Environmental Concerns*”. Based on the information available for review during the preparation of this assessment, no further study of the subject property is recommended.

The conclusions and recommendations presented are based upon the level of effort and investigative techniques using a degree of care and skill ordinarily exercised under similar conditions by reputable and qualified professionals practicing in the same or similar locality at the time of service. No other warranty, expressed or implied, is made by this report. Conclusions presented by Renz & Associates, Inc. are consistent with the Scope of Work, level of effort specified and investigative techniques employed. Renz & Associates, Inc. makes no

guarantee regarding the accuracy or completeness of any information obtained from public files, subcontractors or other sources used in this report. Additionally, Renz & Associates, Inc. makes no representations regarding the future condition of the property past the date of this report. This report was prepared for the exclusive use of Trupointe Cooperative, Inc. The contents of this report may not be used or relied upon by any other person or entity without the express written consent of Renz & Associates, Inc.

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1.0 INTRODUCTION

1.1 Background and Previous Investigations

Renz & Associates, Inc. was retained by Trupointe Cooperative, Inc. to perform a Phase I Environmental Assessment (ESA) of the Trupointe Blanchard Facility located at 12943 State Route 701 Kenton, Ohio (Figures 1, and 2). The property is comprised of five parcels identified by the Harding County Auditor as parcels 012100360000, 012100220000, 012100210000, 012100190000 and 012100300000 totaling approximately 5.54 acres. The Phase I Environmental Assessment was performed as part of a divestment due diligence effort. No previous environmental assessments are known to have been performed on the property.

1.2 Purpose and Scope of the Assessment

The purpose of this project was to perform "*All Appropriate Inquiry*" regarding the presence or potential presence of hazardous wastes or fugitive liquid petroleum substances to establish the "*Innocent Purchaser Defense*" as defined under 42 USC § 9607 (b)(3) of the Superfund Amendment and Preauthorization Act of 1986 (SARA).

The scope of the investigation included identifying the following types of facilities located within the minimum search distances established under ASTM Standard Procedure E 1527-05, entitled "*Environmental Site Assessments: Phase I Environmental Site Assessment Process*."

- Solid and hazardous waste treatment, storage and/or disposal (T.D.) facilities.
- Sites recognized by state and/or federal agencies to be associated with uncontrolled releases of regulated hazardous substances or liquid petroleum products.
- Sites containing underground storage tanks regulated by state and/or federal programs.

The scope of the study also included reviewing historic land uses through a review of Sanborn Fire Insurance Maps, if available and property title records on file with the County Recorder's office.

1.3 Property Description

The facility is located approximately six miles north of the center of the city of Kenton, Ohio. The property was operated as an agronomy plant and includes an office, a former dry fertilizer storage shed, a chemical storage building, a small pole barn and a small tank farm inclosed within a secondary containment basin. The tank farm was used to contain bulk quantities of liquid fertilizer. A grain mill with three silos was previously located behind the office. These structures were

removed between 2013 and 2015. The property decommissioned in 2015 and all the storage tanks that were located in the chemical storage building have been removed. The property is served by two private wells, a septic system, electrical power and telecommunication services. Heat is generated using propane.

1.4 Investigation Methodology

The scope of the Phase I Environmental Site Assessment encompassed a visual inspection of the site and surrounding properties, the identification of regulated and unregulated hazardous waste sites and registered underground storage tanks within minimum search distances defined by ASTM Standard Procedure E 1527-05, and the research and review of publicly accessible records. The ASTM minimum search distances used for this study are as follows:

Federally Regulated Sites

National Priorities List	1.0 mile
RARA Treatment, Storage, Disposal (T.D.) Facilities	1.0 mile
CERCIS List	0.5 mile
RARA Generators List	property and adjoining
Emergency Response Notification System (EARNS) List	property only

State-Regulated Sites

State Priority List	1.0 mile
Landfill Solid Waste Disposal Site Lists	0.5 mile
Leaking Underground Storage Tank List	0.5 mile
Registered Underground Storage Tank List	property and adjoining

A database search was conducted by a commercial geographic information systems (GIS) firm, for the types of facilities listed above. The research area used by EDR was one mile from the project site and is illustrated by the search area map included in the EDR report in Appendix D -*EDR Database Search Results*. The EDR research included those state and federal databases listed in Table 1. Copies of the EDR database report and property records are presented as appendices to this report.

Table - 1 Federal and State Databases Queried		
AGENCY	DATABASE	TYPE OF RECORD
US Environmental Protection Agency	National Priorities List (NPL)	Superfund Sites
	Comprehensive Environmental Response, Compensation, and Liability Act List (CERCIS)	Potential Superfund Sites
	RARA- Large Generators	RARA Large Quantity Generators
	RARA- Small Generators	RARA Small and Very Small Quantity Generators
	RARA- T.D.	RARA Treatment, Storage, and/or Disposal Sites
	RARA- Trans	RARA Transporters
	Emergency Response Notification System (EARNs)	Federally reported releases of oil and hazardous substances
Ohio Environmental Protection Agency (Ohio EPA)	State Priority List (S.L.)	Unregulated Sites Master List
	Solid Waste Landfills (SELF)	Licensed Solid Waste Facilities
State Fire Marshal, Bureau of Underground Storage Tank Regulations (BUST)	Leaking Underground Storage Tanks (LUSTs)	Petroleum USC Release Incidents
	Underground Storage Tanks (USGS)	Registered USC Facility File

2.0 PHYSICAL SETTING

2.1 Site and Surrounding Area Land Use

The property is located in an area that is under agricultural use with scattered residential properties. The property is adjoined on the north by cultivated fields, on the east by a rail line and residential property. The south side of the property is adjoined by State Route 701 and a single family home. A limestone quarry is situated approximately 350 feet south of Route 701. The west side of the property is adjoined by cultivated fields.

2.2 Flood Insurance Rate Map

The Federal Emergency Management Agency (FEMA) has not determined the flood risk in the area of the project site.

2.3 Regional Geology and Hydrology

The site is situated within the Till Plains section of the Interior Lowlands physiographic province. This physiographic setting is characterized by very level terrain with little relief. Streams within the area have very low gradients and surface drainage is generally slow due to the level land surface and clayey soils. The elevation of the area ranges between approximately 1,000 feet above mean sea level (MSL) in the uplands and 900 feet MSL along Cessna Creek (Figure 1). The study site is located at an elevation of 950 feet MSL on the upper reaches of the Cessna Creek drainage basin.

The study area is underlain by dense bedrock belonging to the Brassfield Dolomite formations. The bedrock is covered with a layer of glacial till composed of clay with sand and gravel. The till cover ranges from 2 to 15 feet in thickness¹. The drillers log from the water well located on the property indicates that the site is underlain by 4 feet of clay on top of limestone bedrock. Surface water drainage in the area of the site is to the north as the property lies within the drainage of Lake Erie. Ground water may occur at less than 15 feet below grade within the limestone; however, shallow ground water is not generally used as a source of drinking water. Wells in the area generally draw from the deeper limestone bedrock aquifer at approximately 60 to 100 feet below grade². A copy of the drilling log for the well is included in Appendix B.

¹ Well log records on file with the Ohio Department of Natural Resources, Division of Water.

² Stout, VerSteeg & Lamb, 1943, "The Geology of Water in Ohio", Ohio Geologic Survey Bulletin No.44

3.0 HISTORICAL REVIEW

3.1 Property Ownership

A full Chain-of-Title for the subject property was not available for the subject site during the time frame of the project. The history of the property was determined using historical aerial photographs, maps and interviews. The county records indicate that existing buildings were constructed in 1965. The property however, is reported to have been used as a grain elevator site for over 100 years. A current property data card is presented in Appendix B.

3.2 Aerial Photography Interpretation

Historical aerial photographs for the subject property and surrounding areas were reviewed for the period of 1980 through 2013. The images show a grain mill with three silos on the property until sometime after 2013. An image from 2008 (Figure 3) shows extensive soil staining, standing fluids and distressed vegetation on the north end of the property where run-off generally accumulated. Copies of the photographs are presented in Appendix C.

3.3 Historic Sanborn Fire Insurance Maps and Topographic Maps

Sanborn Fire Insurance Maps for the study were never developed due to the fact that the site is isolated within an agricultural area.

A search for historic topographic maps was made. Maps for the years 1950 and 1966 were found. Neither map shows the facility. Copies of the photographs and maps are presented in Appendix C.

3.4 Historic City Directory Listings

Historic city directories were reviewed to determine the past use of the property and surrounding properties. No directory listings for the property were found.

3.5 National Registry of Historic Places

An electronic search of the National Registry of Historic Places was made on April 28, 2016 for the subject properties. No listing was found.

3.6 Known Archeological Sites

The Ohio Historical Society was contacted to determine if the study location was a known archeological site. At this time, the site is not known to have archeological artifacts present.

4.0 REGULATORY REVIEW

A search was conducted by EDR for regulated and unregulated solid and hazardous waste facilities and registered underground storage tanks located within one mile of the study site. A summary of the EDR report is included as Appendix D -*Environmental Database Search Results*.

Renz & Associates, Inc. visually searched a 0.25 mile site radius in order to identify any facilities not identified in the EDR report. No indications of solid or hazardous waste sites or regulated USGS not identified by the EDR database search were found. A list-by-list summary of the EDR information is presented below.

4.1 National Priorities List (NPL)

The National Priorities List (NPL), also known as the Superfund List, is the US Environmental Protection Agency's database of uncontrolled or abandoned hazardous waste sites. These sites are targeted for possible long term remedial action under the Superfund Act. The ASTM area of concern for NPL includes all properties within one mile of the subject site. The search identified no NPL sites.

4.2 CERCIS List

CERCIS is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated or are undergoing investigation by the US EPA for a release or threatened release of hazardous substances, pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA). The ASTM area of concern for CERCLA includes all properties within one half mile of the subject site. No CERCLA sites were identified within a one half mile radius of the study site.

4.3 RARA

The US EPA's Resource Conservation and Recovery Act (RARA) program identifies and tracks hazardous wastes from their place of generation to their final disposal. The *RARA Facilities Database* is a compilation by the EPA of reporting facilities which generate, transport, treat, store or dispose of hazardous wastes. Presented below is a summary of the search results for RARA facilities located within the prescribed distances from the subject property.

RARA-LQG This report contains information pertaining to Large Quantity Generators which either generate more than 1,000 kg of hazardous waste per month or meet other applicable requirements under RARA. The ASTM area of concern for Large Quantity Generators includes only the subject site and adjoining properties. No Large Quantity Generators are identified within the ASTM recommended area of concern.

RARA-SQG This report contains information pertaining to Small Quantity Generators which either generate between 100 and 1,000 kg of hazardous waste per month or meet other applicable

requirements under RARA. The ASTM area of concern for Small Quantity Generators includes only the subject site and adjoining properties. No listings were found.

RARA T.D.: This report contains information pertaining to facilities which treat, store or dispose of hazardous waste. The ASTM area of concern for T.D. facilities includes all properties within one mile of the subject site. No T.D. facilities are shown within the ASTM recommended area of concern.

4.4 Emergency Response Notification System (EARNs)

The Emergency Response Notification System (EARNs) is a national computer database system used to collect information on sudden and/or accidental releases of hazardous substances and petroleum into the environment. The database contains information from spill reports made to federal authorities including the US EPA, the US Coast Guard, the National Response Center, and the Department of Transportation. The ASTM area of concern for EARNs notifications includes only the subject site. The site is not listed under the EARNs program.

4.5 State Priority List

The State Priority List (S.L.) is a generic name for state databases that contain sites considered to be actually or potentially contaminated, and that present a potential threat to human health and/or the environment. Lists are generally maintained by each individual state to warn the public, or as a part of an investigation and cleanup program managed by the state. The ASTM area of concern for S.L. sites includes all properties within a one mile radius of the subject site. No S.L. sites were identified.

4.6 Licensed Solid Waste Facilities

A database is maintained by the US EPA, *Division of Solid and Infectious Waste* of licensed solid waste facilities, including solid waste landfills, incinerators, and transfer stations. The ASTM area of concern for Licensed Solid Waste Facilities includes all properties within a half mile of the subject site. The EDR database search did not identify any solid waste facilities within one half mile of the study site.

4.7 Registered Underground Storage Tanks

The Division of State Fire Marshal, Bureau of Underground Storage Tank Regulations (BUST) maintains a database of registered underground storage tanks (USGS) for each county of the state. Underground storage tanks containing heating fuels for consumptive use on site, as well as farm or residential USGS of 1,100 gallons or less capacity used for storing motor fuel for noncommercial purposes are exempt from registration requirements. The ASTM recommended search distance for registered underground storage tanks specifies the project site and adjoining properties. No existing underground storage tank systems were identified. No underground storage tank sites were identified.

4.8 Petroleum Underground Storage Tank (UST) Release Incidents

The Division of State Fire Marshal, Bureau of Underground Storage Tank Regulations (BUST) maintains a database of leaking underground storage tank (LUST) incidents for the state. The ASTM minimum search distance for LUST sites includes all properties within a half mile of the subject site. Three leaking tank systems were identified. Two of the systems have been issued “No Further Action Letters” (NFA) which indicates that either no release actually took place or that the release has been remediated. One site has undergone a Tier I Assessment and is located the south side of the railroad tracks at the C&Y Oil Company. No impact on the subject property is likely as the extent of contamination has been determined to be restricted to the C&Y Oil Company property.

4.9 Spill Reports

Releases of hazardous wastes are tracked by the Ohio EPA Division of Emergency and Remedial Response (DERR). The DERR is responsible for tracking and overseeing spill and other types of release of hazardous materials and wastes from both regulated and non-regulated facilities. The agency provides a list of releases occurring within the area identified. The area of concern for spills is the subject property. No spills on the subject property have been documented.

4.10 Clandestine Methamphetamine Laboratories

The US Department of Justice, Drug Enforcement Agency (DEA) maintains a national registry which contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dump sites. In most cases, the source of the entries is not the DEA, but rather local law enforcement. Therefore, the DEA has not verified the entry and does not guarantee its accuracy. The registry currently contains no listing for the subject property.

4.11 FINDS & US AIRS

Grain elevators are regulated as potential sources of particulate air discharges. Therefore, grain elevators are listed on the state and federal data bases. FINDS is a national inventory of all environmentally regulated facilities. This system serves as a cross reference between regulatory programs. US AIRS is a subsystem of the inventory for potential sources of air discharges. The property does not appear in the FINDS or US AIRS data bases.

5.0 SITE INVESTIGATION

5.1 Site Inspection

An inspection of the subject property was conducted by a representative of Renz & Associates, Inc. on April 4, 2016. The purpose of the inspection was to visually assess the site and identify any recognizable environmental concerns. The visibility of the land surface was unobstructed at the time of the inspection.

No evidence of underground storage tanks, buried wastes, dumping of paints, solvents, lubricants or fuels or other conditions of concern were observed. A small burn pile containing wood and two mattresses was noted in the rear of the property. Several shuttle tanks were staged behind the pole barn. Dead vegetation was observed along the north side of the liquid fertilizer tank farm and chemical building. The vegetation kill appeared to be the result of the discharge of water containing fertilizer from the secondary containment basin. Minor soil staining was observed on the far north end of the property. An area of fill was observed along the north end of the property. The fill consisted of crushed concrete.

The adjoining properties were viewed from the boundary of the subject property. No evidence of existing underground storage tanks were observed on the subject or adjoining properties. No ponds, pits or lagoons were observed on the subject or adjoining properties. No evidence of buried wastes or burning of wastes was observed on the subject or adjoining properties.

5.2 Interviews

Interviews were conducted with a local resident and the former facility manager. The following was reported during interviews:

- The property has been under constant use as a grain elevator since around 1890.
- There are two or three concrete vaults buried on the south side of the liquid fertilizer load out pad. The vaults are empty and were likely old cisterns.
- No significant spills have taken place on the property.
- The north end of the was a low point in which run off accumulated. Waste grain from the elevator was often staged there. The staining was the result of rotting grain. When the concrete silos were torn down, the concrete was crushed and used as clean fill to elevate the land surface in the rear of the property.

6.0 OTHER RESEARCHED CONDITIONS

6.1 Polychlorinated Biphenyls

Polychlorinated Biphenyls (PCBs) are commonly associated with oils contained in older electrical transformers and capacitors. In Phase I assessments, these units are considered to be of concern when they are in disrepair or are leaking. PCBs are not considered a potential environmental hazard on the subject site.

6.2 Asbestos

The term asbestos is given to a group of naturally occurring fibrous, inorganic, hydrated mineral silicates. The asbestos group includes actinolite, amosite, anthophyllite, chrysolite and crocidolite. Prior to 1980, asbestos was widely used in the construction of fireproofing, insulation and soundproofing; it is still being used in a diminished capacity. No asbestos survey was made of the buildings.

6.3 Radon

Radon-222 (^{222}Rn), the nation's largest source of background radiation, is a colorless, odorless gas which originates from the decay of Uranium-238 (^{238}U). The current EPA standard for radon is 4 Pci/l. The normal outdoor level is approximately 0.5 Pci/l.

According to the US EPA, the site is located in an area rated Radon Zone Level 1, which has a predicted average indoor screening level of greater than 4 pCi/L. However, the actual concentration of Radon which will accumulate in any proposed structure will depend heavily on such factors as building construction, ventilation and size. The EPA's Office of Radiation and Indoor Air recommends that buildings be tested for Radon regardless of geographic location or the property's zone designation. Furthermore, Radon is not currently subject to federal, state or local regulations.

6.4 Wetlands

The National Wetlands Inventory maintained by the US Department of Fish and Wildlife shows no wetlands on the property. No wetland land evaluation of the property was made; however, the National Wetlands Inventory map shows no wetlands on the subject property. A copy of the National Wetlands Inventory Map for the site is presented in Appendix C.

6.5 Endangered Species and Unique Habitats

The Reynoldsburg, Ohio Field Office of the US Fish & Wildlife Service was contacted to determine if the study site was known to contain habitats of rare and endangered plants, animals and natural communities. It was reported that no rare and endangered plants, animals and natural communities were listed for the subject site.

6.6 Vapor Encroachment Potential

In accordance with ASTM 1527-13, Renz & Associates, Inc. performed a vapor encroachment screening to evaluate the potential for gas phase chemicals of concern to be present in the subsurface of the property. The screen involves identifying potential sources of petroleum or volatile organic chemicals which may have been released into the soils near the subject property. The search radius for sources of petroleum is 0.10 miles and 0.33 miles for volatile organic compounds. No sources for petroleum or organic vapors was identified.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify, to the extent feasible, any *recognized environmental conditions* which might be associated with the site in its present condition. *Recognized environmental conditions* are defined as the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property. Phase I ESAs, in conjunction with Phase II and III assessments, are intended to permit a user to satisfy one of the requirements needed to qualify for the *innocent landowner defense* to CERCLA liability; that is, practices that constitute "all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC §96001 (35) (B). Furthermore, it was the objective of this study to determine if the site was the location of any buildings on the National Registry of Historic Places and to determine if it was currently a known archeological site.

7.1 Conclusions

The results of the Phase I Environmental Assessment revealed no "*Recognized Environmental Concerns*".

7.2 Significant Data Gaps

No significant data gaps were encountered during the preparation of this report.

7.3 Recommendations

Based on the information available for review during the preparation of this assessment, no further study of the subject property is recommended.

7.4 Limitations

The conclusions and recommendations presented are based upon the level of effort and investigative techniques using a degree of care and skill ordinarily exercised under similar conditions by reputable and qualified professionals practicing in the same or similar locality at the time of service. No other warranty, expressed or implied, is made by this report. This report was prepared for the exclusive use of Trupointe Cooperative, Inc.

Conclusions presented by Renz & Associates, Inc. are consistent with the Scope of Work, level of

effort specified and investigative techniques employed. Renz & Associates, Inc. makes no guarantee regarding the accuracy or completeness of any information obtained from public files, subcontractors or other sources used in this report. Additionally, Renz & Associates, Inc. makes no representations regarding the future condition of the property past the date of this report.

7.5 Certification

I declare to the best of my professional knowledge, I meet the definition of “Environmental Professional” as defined in 40 CFR 312.10.

I have the specific qualification, training and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices in 40 CFR 312

Michael E. Renz

Michael E. Renz
Geologist

May 2, 2016,

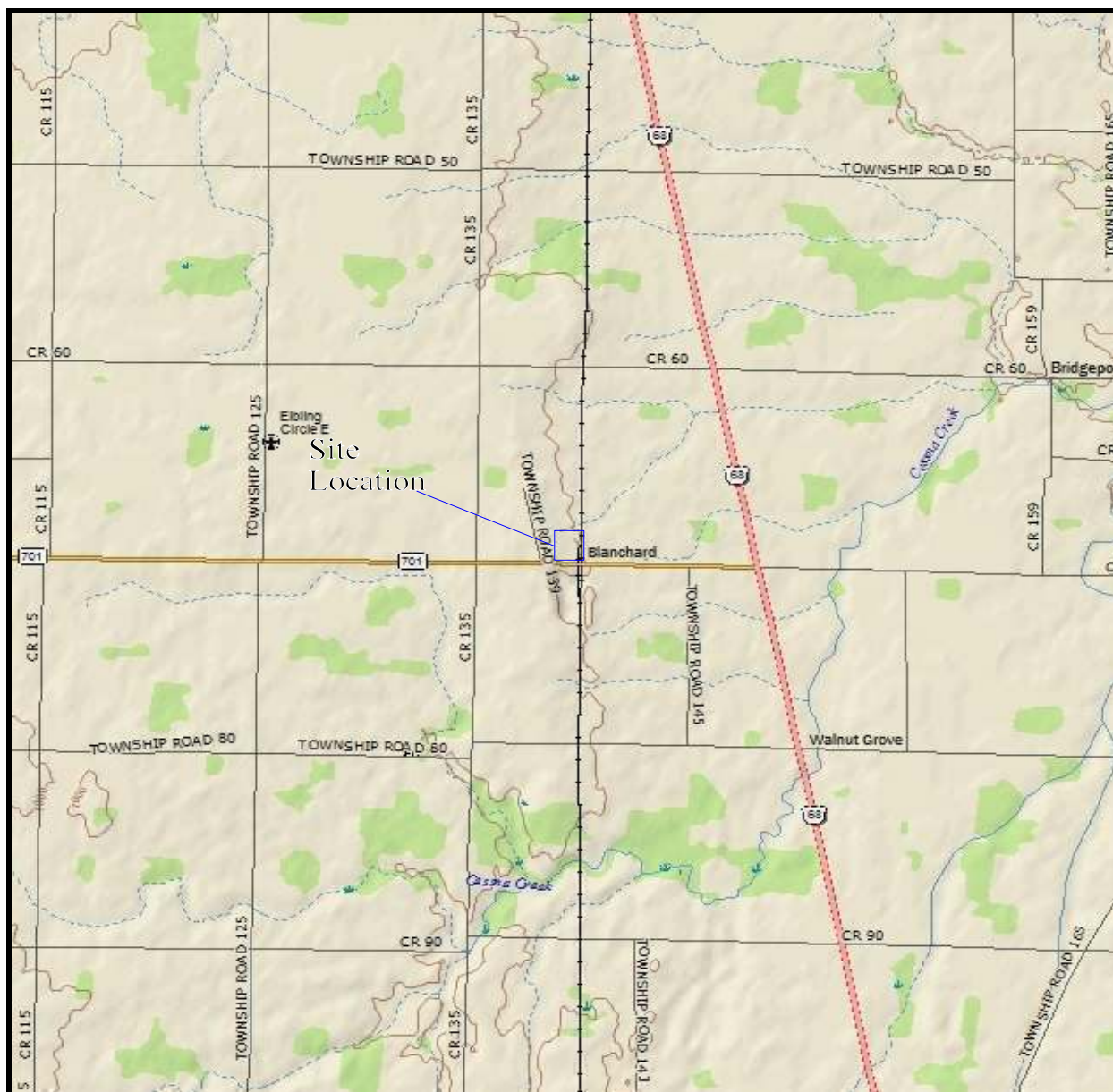


Figure 1 - Site Location Map

**Phase I
Environmental
Assessment**

**Trupointe Blanchard Facility
12943 State Route 701
Kenton, Ohio**

Scale: 1:24,000

May 2, 2016

***Renz & Associates, Inc.
Environmental Geologists***



Figure 2 - Site Aerial Photograph

**Phase I
Environmental
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**Trupointe Blanchard Facility
12943 State Route 701
Kenton, Ohio**

Scale: SND

May 2, 2016

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Environmental Geologists



Figure 3 - Area of Former Staining

**Phase I
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**Trupointe Blancard Facility
12943 State Route 701
Kenton, Ohio**

Scale: SND

May 2, 2016

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View of office and chemical building from SR 701. View looking west.



View of liquid fertilizer tanks and chemical storage building from SR 701. View looking north east.



Fertilizer load out pad.



Interior of secondary containment basin. Note rain water accumulated in basin.



Apparent vegetation kill from discharge of rain water with fertilizer.



Apparent vegetation kill from discharge of rain water with fertilizer.



Former dry fertilizer storage building.



Burn pile in rear (north end) of property



Crushed concrete fill in rear of property (north end).



Empty shuttle tanks staged behind the pole barn.



Shuttle tanks, pallets and gravel stockpiled in northwest corner of property.



Water supply well located behind office.

Hardin County, Ohio - Property Record Card, Page 1
Parcel: 012100190000

GENERAL PARCEL INFORMATION

Owner	AUGLAIZE FARMERS COOP INC		
Property Address	12493 SR 701		
Mailing Address	PO BOX 360		
	WAPAKONETA OH	45895	
Owner Address	12493 SR 701		
	DUNKIRK OH	45836	
Land Use	390 GRAIN ELEVATORS		
Legal Description	PT S 1/2 SW 1/4 S31 4.33A		
Title Date	1/1/1900	Section	31
Survey Book/Page	/	VMS	
Official	OR	Out/In Lot Num	/
Deed Volume/Page	198/394		
Description	SE PT. SE1/4 SW1/4		
Transfer Desc.			

VALUATION

	Appraised	Assessed
Land Value	\$32,490.00	\$11,370.00
Improvements Value	\$206,600.00	\$72,310.00
Total Value	\$239,090.00	\$83,680.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$83,680.00	

LAND

Description	Acres/Front	Eff Front	Depth	Depth Fctr	Actual Value
*PRIMARY	4.33	0	0	0	32480

SALES

Sale Number	Sale Date	Sale Price	Sale Type	Buyer
0000349	8/15/2000	0	2WD -	AUGLAIZE FARMERS

MAP



AGRICULTURAL

Soil Code	Symbol	Acreage
-----------	--------	---------

TAX

Gross Charge	\$5,577.28
Reduction Factor	(\$1,065.56)
10% Rollback	\$0.00
2.5% Homesite Rollback	\$0.00
Homestead Reduction	\$0.00
Penalties And Adjustments	\$0.00
Net Annual Tax	\$5,016.34

Hardin County, Ohio - Property Record Card, Page 2

Parcel: 012100190000

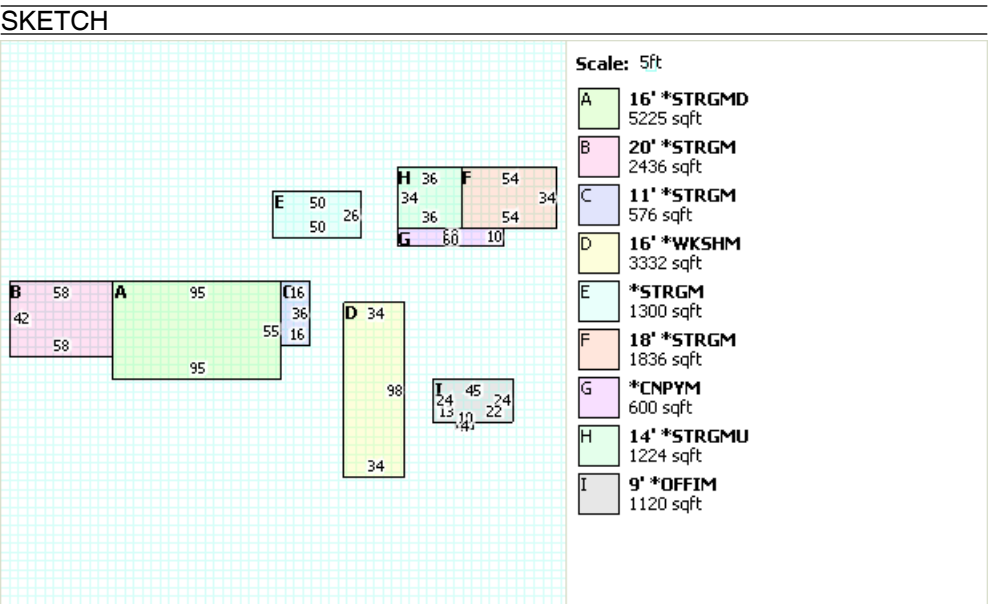
Card: 0

GENERAL PARCEL INFORMATION			
Owner	AUGLAIZE FARMERS COOP INC		
Property Address	12493 SR 701		
Mailing Address	PO BOX 360		
	WAPAKONETA OH	45895	
Owner Address	12493 SR 701		
	DUNKIRK OH	45836	
Land Use	390 GRAIN ELEVATORS		
Legal Description	PT S 1/2 SW 1/4 S31 4.33A		
Title Date	1/1/1900	Section	31
Survey Book/Page	/	VMS	
Official	OR	Out/In Lot Num	/
Deed Volume/Page	198/394		
Description	SE PT. SE1/4 SW1/4		
Transfer Desc.			

VALUATION		
	Appraised	Assessed
Land Value	\$32,490.00	\$11,370.00
Improvements Value	\$206,600.00	\$72,310.00
Total Value	\$239,090.00	\$83,680.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$83,680.00	

IMPROVEMENTS						
Building Type	SHB	Area	Rate	Grade	Year Built	Value
STORAGE	* 1MTL	1300	0		1965	\$1,480.00
STORAGE	* 1MTL	3060	0		1965	\$31,240.00
OFFICE	* 1MTL	1120	0		1965	\$26,240.00
SHOP	* 1MTL	3332	0		1965	\$46,520.00
STORAGE	* 1MTL	8237	0		1965	\$101,130.00

RESIDENTIAL	
Year Built	0
Number of Stories	
Total Living Area	0
Total Rooms:	0
Total Bedrooms	0
Total Baths	0
Total Family Rooms	0



RESIDENTIAL DETAIL						
	Basement	First Fl	Partial Upper Fl	Full Upper Fl	Attic	
Area (F/Un)	0/0	0	0	0	0/0	
Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Plaster/Drywall						
Paneling						
Fiberboard						
Unfinished						
Wood Joist						
Fire-Resist						
Fire-Proof						
Hardwood						
Pine						
Carpet						
Concrete						
Tile/Linoleum						
Rooms	0	0	0	0	0	
Bedrooms	0	0	0	0	0	
Family Rooms	0	0	0	0	0	
Dining Rooms	0	0	0	0	0	
Insulation						
Central Air						
Heat Pump						
Central Heat						
Plumbing	0	0	0	0	0	

Hardin County, Ohio - Property Record Card, Page 1

Parcel: 012100360000

GENERAL PARCEL INFORMATION

Owner AUGLAIZE FARMERS COOP INC
 Property Address SR 701
 Mailing Address PO BOX 360
 WAPAKONETA OH 45895
 Owner Address SR 701
 UNAVAILABLE
 Land Use 390 GRAIN ELEVATORS
 Legal Description PT S2 SW4 S31 1.215A

Title Date 8/15/2000 Section 31
 Survey Book/Page 7/416 VMS
 Official OR Out/In Lot Num /
 Deed Volume/Page 198/394
 Description SE PT. SE1/4 SW1/4
 Transfer Desc.

VALUATION

	Appraised	Assessed
Land Value	\$9,140.00	\$3,200.00
Improvements Value	\$0.00	\$0.00
Total Value	\$9,140.00	\$3,200.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$3,200.00	

LAND

Description	Acres/Front	Eff Front	Depth	Depth Fctr	Actual Value
*PRIMARY	1.22	0	0	0	9150

SALES

Sale Number	Sale Date	Sale Price	Sale Type	Buyer
0000349	8/15/2000	0	2WD -	AUGLAIZE FARMERS
0000752	12/20/1999	6075	1WD -	PROVICO INC

MAP



AGRICULTURAL

Soil Code	Symbol	Acreage
-----------	--------	---------

TAX

Gross Charge	\$213.28
Reduction Factor	(\$40.74)
10% Rollback	\$0.00
2.5% Homesite Rollback	\$0.00
Homestead Reduction	\$0.00
Penalties And Adjustments	\$0.00
Net Annual Tax	\$178.54

Card: 0

Title Date	8/15/2000	Section	31
Survey Book/Page	7/416	VMS	
Official	OR	Out/In Lot Num	/
Deed Volume/Page	198/394		
Description	SE PT. SE1/4 SW1/4		
Transfer Desc.			

	Appraised	Assessed
Land Value	\$9,140.00	\$3,200.00
Improvements Value	\$0.00	\$0.00
Total Value	\$9,140.00	\$3,200.00
CAUV Value	\$0.00	\$0.00
Taxable Value		\$3,200.00

Building Type	SHB	Area	Rate	Grade	Year Built	Value
---------------	-----	------	------	-------	------------	-------

Year Built	0
Number of Stories	
Total Living Area	0
Total Rooms:	0
Total Bedrooms	0
Total Baths	0
Total Family Rooms	0

A sketch is unavailable for this parcel.

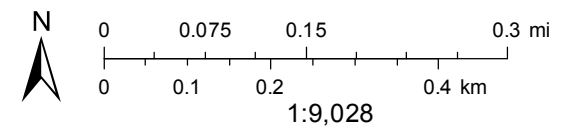
	Basement	First Fl	Partial Upper Fl	Full Upper Fl	Attic
Area (F/Un)	0/0	0	0	0	0/0
Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Plaster/Drywall					
Paneling					
Fiberboard					
Unfinished					
Wood Joist					
Fire-Resist					
Fire-Proof					
Hardwood					
Pine					
Carpet					
Concrete					
Tile/Linoleum					
Rooms	0	0	0	0	0
Bedrooms	0	0	0	0	0
Family Rooms	0	0	0	0	0
Dining Rooms	0	0	0	0	0
Insulation					
Central Air					
Heat Pump					
Central Heat					
Plumbing	0	0	0	0	0

Ohio Water Wells



May 2, 2016

- Water Wells
- Land Subdivision
- Counties
- Statewide Parcels
- Current Township



WELL LOG AND DRILLING REPORT

Well Log Number

2009628

Ohio Department of Natural Resources
Division of Water, 2045 Morse Road, Columbus, Ohio 43229-6605
Voice (614) 265-6740 Fax (614) 265-6767

Page 1 of 1 for this record

WELL LOCATION

CONSTRUCTION DETAILS

County HARDIN Township BLANCHARDDrilling Method: ROTARY

AUGLAIZE PROVICO

BOREHOLE/CASING (Measured from ground surface)

Owner/Builder

1. Borehole Diameter 9.75 inches Depth 25 ft.

0 SR 701

Casing Diameter 6 in. Length 25 ft. Thickness 0.316 in.

Address of Well Location

2. Borehole Diameter 5.75 inches Depth 161 ft.City KENTON Zip Code 44326Casing Diameter 5.75 in. Length 1.5 ft. Thickness 1.5 in.Permit No. _____ Section: 31 and/or Lot No. _____Type { 1: PVC 2: _____Use of Well AGRIC/IRRIGJoints { 1: Solvent 2: _____

Coordinates of Well (Use only one of the below coordinate systems)

SCREEN

State Plane Coordinates

Diameter _____ in. Slot Size _____ in. Screen Length _____ ft.

N ☐ X _____ +/- _____ ft.

Type _____ Material _____

S ☐ Y _____ +/- _____ ft.

Set Between _____ ft. and _____ ft.

Latitude, Longitude Coordinates

GRAVEL PACK (Filter Pack)

Latitude: 40.73231 Longitude: 83.64565

Material/Size _____ Vol/Wt. _____ Used _____

Elevation of Well in feet: 968 +/- 20 ft.

Method of Installation _____ ft. To: _____ ft.

Datum Plane: ☐ NAD27 ☒ NAD83 Elevation Source _____ GPS

Depth: Placed From: _____ ft. To: _____ ft.

Source of Coordinates: GPS

GROUT

Well location written description:
IN BLANCHARD JUST BEFORE RAILROAD TRACK ON THE NORTH SIDE OF ST. RT. 701Material Bentonite/polymer slurry Vol/Wt. 55 GallonsComments on water quality/quantity and well construction:
CLEAR, SULFER TASTE, SULFER ODORMethod of Installation Pumped w/Trennie pipe

CLEAR, SULFER TASTE, SULFER ODOR

Depth: Placed From: 25 ft. To: 0 ft.

Comments on water quality/quantity and well construction:

DRILLING LOG*

CLEAR, SULFER TASTE, SULFER ODOR

FORMATIONS INCLUDE DEPTHS) AT WHICH WATER IS ENCOUNTERED.

Pre-Pumping Static Level 44 ft. Date 4/30/2007Color YELLOW Texture SOFT Formation CLAY From 0 To 4Measured from GROUND LEVELGRAY SOLID LIMESTONE 4 161Pumping test method AIRWater Encountered At 109 156Test Rate 130 gpm Duration of Test 1.5 hrs.Feet of Drawdown 30 ft. Sustainable Yield 75 gpm

* (Attach a copy of the pumping test record, per section 1521.05, ORC)

Is Copy Attached? ☐ Yes ☒ No Flowing Well? ☐ Yes ☒ No

PUMP/PITLESS

Type of pump _____ Capacity _____ gpm

Pump set at _____ ft. Pileless Type _____

Pump installed by _____

I hereby certify the information given is accurate and correct to the best of my knowledge.

Drilling Firm QUINTER WELL DRILLINGAddress 29 S ST MILLCity, State, Zip BURKETSVILLE OH 45310Signed KAREN QUINTER Date 5/11/2007

(Filed Electronically)

ODH Registration Number 0064

Completion of this form is required by section 1521.05, Ohio Revised Code - file within 30 days after completion of drilling.

Distribute copies of this record to Customer, and Local Health Department.



Navigation

Search

Languages

[MSC Home \(/portal/\)](#)

[MSC Search by Address \(/portal/search\)](#)

[MSC Search All Products \(/portal/advanceSearch\)](#)

▼ [MSC Products and Tools \(/portal/resources/productsandtools\)](#)

[Hazus \(/portal/resources/hazus\)](#)

[LOMC Batch Files \(/portal/resources/lomc\)](#)

[Product Availability \(/portal/productAvailability\)](#)

[MSC Frequently Asked Questions \(FAQs\) \(/portal/resources/faq\)](#)

[MSC Email Subscriptions \(/portal/subscriptionHome\)](#)

[Contact MSC Help \(/portal/resources/contact\)](#)

FEMA Flood Map Service Center : Search By Address

Enter an address, place, or coordinates:

12943 SR 701, Kenton, Ohio

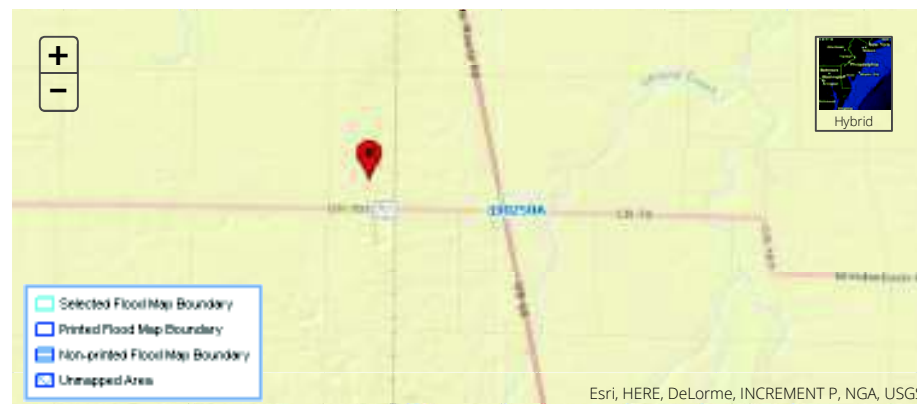
Search

The buttons below let you view and print the selected flood map, download the flood map image, open an interactive flood map (if available), or expand the search to all products to view effective, preliminary, pending, or historic maps, and risk products for the community. The locator map shows flood map boundaries in your area of interest. You can choose a new flood map by clicking elsewhere on the locator map or entering a new location in the search box.

Search Results—Products for

There is no information available for the selected location. Please contact the FMIX for assistance at 877-336-2627.

Locator Map



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 Official website of the Department of Homeland Security

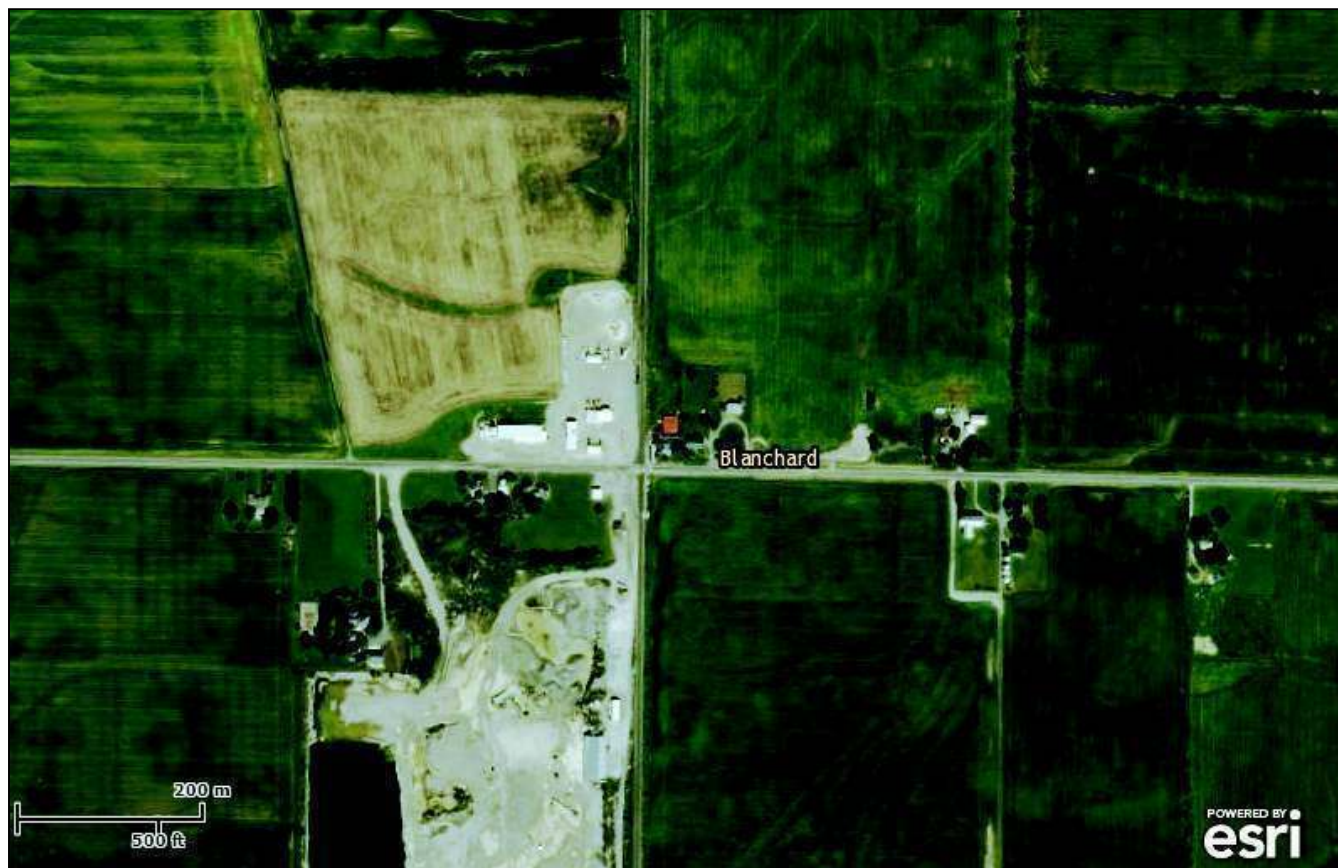


U.S. Fish and Wildlife Service

National Wetlands Inventory

National Wetlands Inventory Map

May 1, 2016



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:



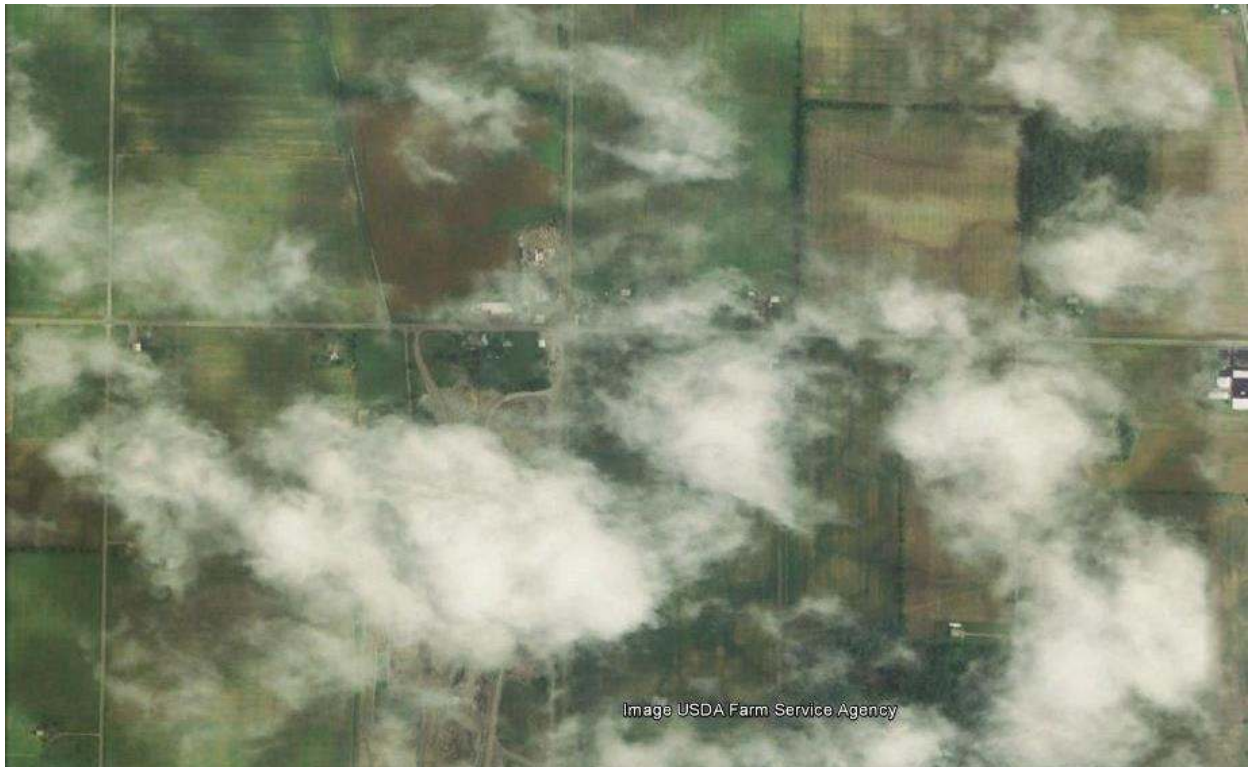
1980



1994



2002



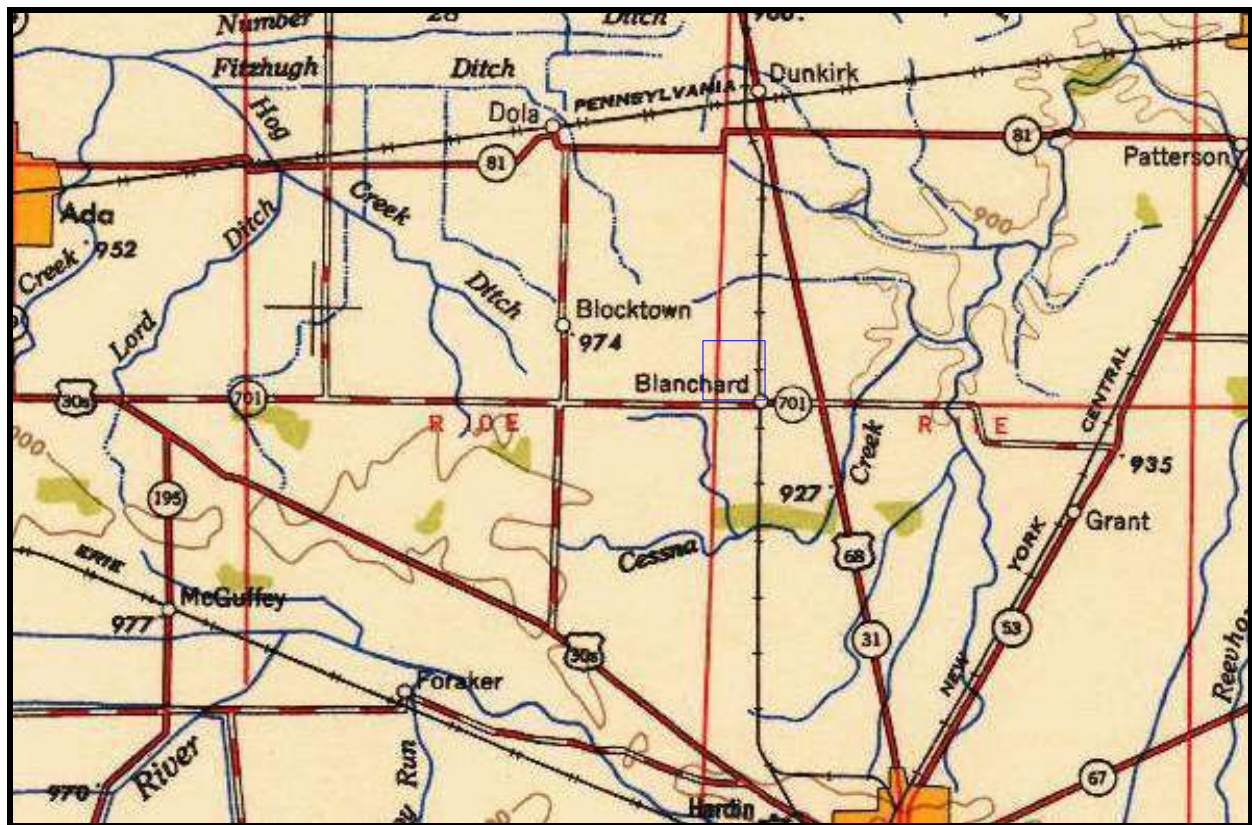
2007



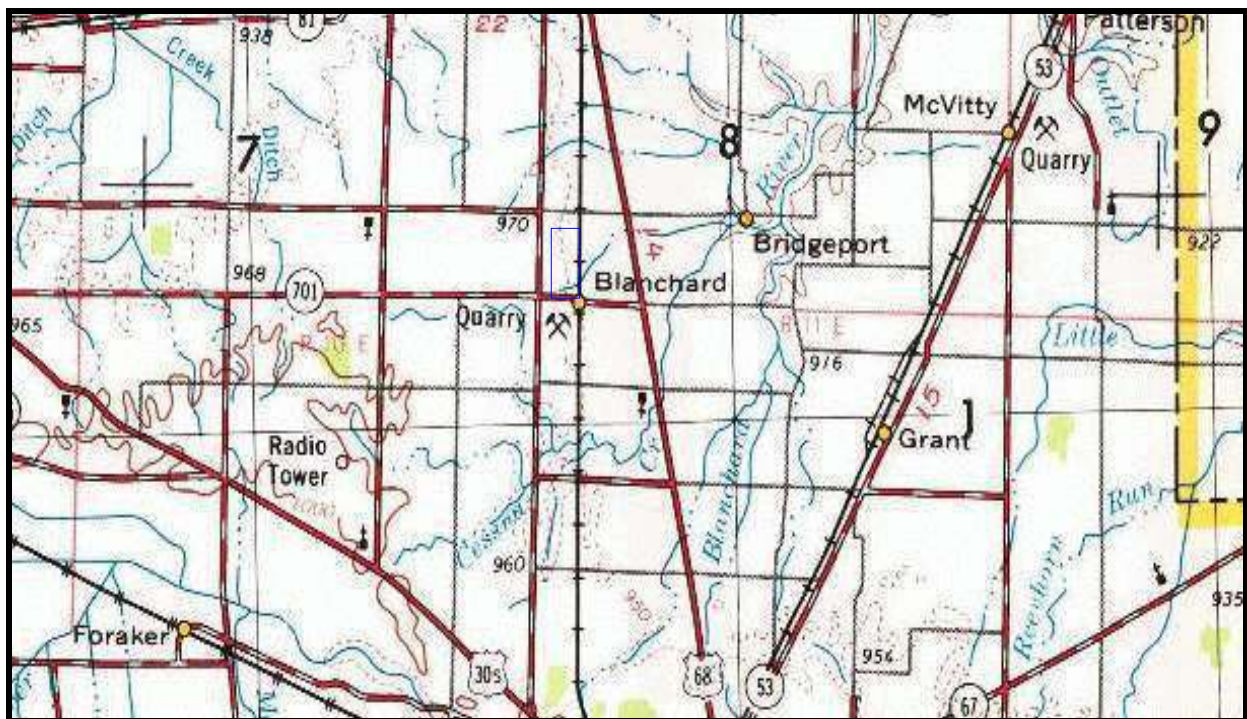
2010



2013



1950



1966

Trupointe Blanchard Agronomy

12943 SR 701

Kenton, OH 43326

Inquiry Number: 4573820.2s

March 25, 2016

FirstSearch Report

Search Summary Report

TARGET SITE **12943 SR 701**
KENTON, OH 43326

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	-	-	0	0
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	0	0	0	-	1	1
<i>State/Tribal Tanks</i>	Y	0	0	0	-	-	0	0
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	0	0
<i>ST/Tribal Brownfields</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other SWF</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	-	-	-	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	0	0	-	-	0	0
- Totals --		0	0	0	0	0	1	1

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Search Summary Report

**TARGET SITE: 12943 SR 701
KENTON, OH 43326**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	10/30/2015	1.000	0	0	0	0	0	0	0
	Proposed NPL	10/30/2015	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	10/30/2015	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	01/11/2016	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	01/11/2016	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	06/09/2015	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	06/09/2015	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	06/09/2015	0.250	0	0	0	-	-	0	0
	RCRA-SQG	06/09/2015	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	06/09/2015	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	09/10/2015	0.500	0	0	0	0	-	0	0
	US INST CONTROL	09/10/2015	0.500	0	0	0	0	-	0	0
ERNS	ERNS	06/22/2015	TP	0	-	-	-	-	0	0
State/Tribal CERCLIS	SHWS		1.000	0	0	0	0	0	0	0
	DERR	10/09/2015	1.000	0	0	0	0	0	0	0
State/Tribal SWL	SWF/LF	10/14/2015	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	11/15/2015	0.500	0	0	0	0	-	1	1
	INDIAN LUST	10/27/2015	0.500	0	0	0	0	-	0	0
	UNREG LTANKS	08/25/1999	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	11/15/2015	0.250	0	0	0	-	-	0	0
	INDIAN UST	10/20/2015	0.250	0	0	0	-	-	0	0
State/Tribal VCP	VCP	10/09/2015	0.500	0	0	0	0	-	0	0
ST/Tribal Brownfields	BROWNFIELDS	12/14/2015	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	12/22/2015	0.500	0	0	0	0	-	0	0

Search Summary Report

TARGET SITE: 12943 SR 701
KENTON, OH 43326

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
Other SWF	HIST LF	01/01/1980	0.500	0	0	0	0	-	0	0
Other Haz Sites	US CDL	09/17/2015	TP	0	-	-	-	-	0	0
Spills	HMIRS	06/24/2015	TP	0	-	-	-	-	0	0
	SPILLS	11/25/2015	TP	0	-	-	-	-	0	0
	SPILLS 90	09/13/2012	TP	0	-	-	-	-	0	0
	SPILLS 80	04/24/2004	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	06/09/2015	0.250	0	0	0	-	-	0	0
	TSCA	12/31/2012	TP	0	-	-	-	-	0	0
	TRIS	12/31/2013	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	10/25/2013	TP	0	-	-	-	-	0	0
	PADS	07/01/2014	TP	0	-	-	-	-	0	0
	ICIS	01/23/2015	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	06/26/2015	TP	0	-	-	-	-	0	0
	RADINFO	07/07/2015	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0
	US AIRS	10/20/2015	TP	0	-	-	-	-	0	0
	FINDS	07/20/2015	TP	0	-	-	-	-	0	0
	- Totals --			0	0	0	0	0	1	1

Site Information Report

Request Date: MARCH 25, 2016
Request Name: MICHAEL E. RENZ

Search Type: COORD
Job Number: 216-787

Target Site: 12943 SR 701
KENTON, OH 43326

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	83.644140	83.6441400 - 83° 38' 38.90"	Easting: 276709.1
Latitude:	40.732441	40.7324410 - 40° 43' 56.78"	Northing: 4512208.0
Elevation:	951 ft. above sea level		Zone: Zone 17

Demographics

Sites: 0 **Non-Geocoded:** 1 **Population:** N/A

RADON

Federal EPA Radon Zone for HARDIN County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 43326

Number of sites tested: 6

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	2.350 pCi/L	75%	25%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	5.817 pCi/L	50%	50%	0%

Federal Area Radon Information for HARDIN COUNTY, OH

Number of sites tested: 10

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	2.250 pCi/L	83%	17%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	8.790 pCi/L	40%	50%	10%

Site Information Report

RADON

State Database: OH Radon

Radon Test Results

Zipcode	Num Tests	Maximum	Minimum	Arith Mean	Geo Mean
43326	54	16.1	0.1	5.04	3.32

Target Site Summary Report

Target Property: 12943 SR 701
KENTON, OH 43326

JOB: 216-787

TOTAL: 1

GEOCODED: 0

NON GEOCODED: 1

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
--------	------------------------	-----------	---------	----------	----------	----------

No sites found for target address

Sites Summary Report

Target Property: 12943 SR 701
KENTON, OH 43326

JOB: 216-787

TOTAL: 1

GEOCODED: 0

NON GEOCODED: 1

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	LUST --Inactive FR Status: NFA: No Further Action --Inactive FR Status: NFA: No Further Action	HARDIN QUARRY CO., INC.	12484 ST RT 701 KENTON, OH 43326	NON GC	N/A	N/A

NO SITES FOUND

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal CERCLIS: SHWS State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. SHWS - This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list. DERR - Division of Emergency & Remedial Response's Database.

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Licensed Solid Waste Facilities

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Leaking Underground Storage Tank File INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. UNREG LTANKS - Ohio Leaking UST File.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Underground Storage Tank File INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land.

State/Tribal VCP: VCP Site involved in the Voluntary Action Program. VCP - Voluntary Action Program Sites

ST/Tribal Brownfields: BROWNFIELDS A statewide brownfields inventory. A brownfield is an abandoned, idled or under-used industrial or commercial property where expansion or redevelopment is complicated by known or potential releases of hazardous substances and/or petroleum. BROWNFIELDS - Ohio Brownfield Inventory

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: HIST LF A list of about 1200 old abandoned dumps or landfills. This database was developed from Ohio EPA staff notebooks and other information dating from the mid-1970s HIST LF - Old Solid Waste Landfill

Database Descriptions

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Emergency Response Database. SPILLS 90 - SPILLS90 data from FirstSearch. SPILLS 80 - SPILLS80 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal CERCLIS: Ohio EPA

No Update Planned

State/Tribal SWL: Ohio Environmental Protection Agency

Updated Annually

State/Tribal LTANKS: Department of Commerce

Updated Quarterly

State/Tribal Tanks: Department of Commerce

Updated Quarterly

Database Sources

State/Tribal VCP: Ohio EPA, Voluntary Action Program

Updated Semi-Annually

ST/Tribal Brownfields: Ohio EPA

Varies

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Ohio EPA

No Update Planned

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

Street Name Report for Streets near the Target Property

Target Property: 12943 SR 701
KENTON, OH 43326

JOB: 216-787

Street Name	Dist/Dir	Street Name	Dist/Dir
OH-701	0.04 South		
Township Road 139	0.15 WSW		

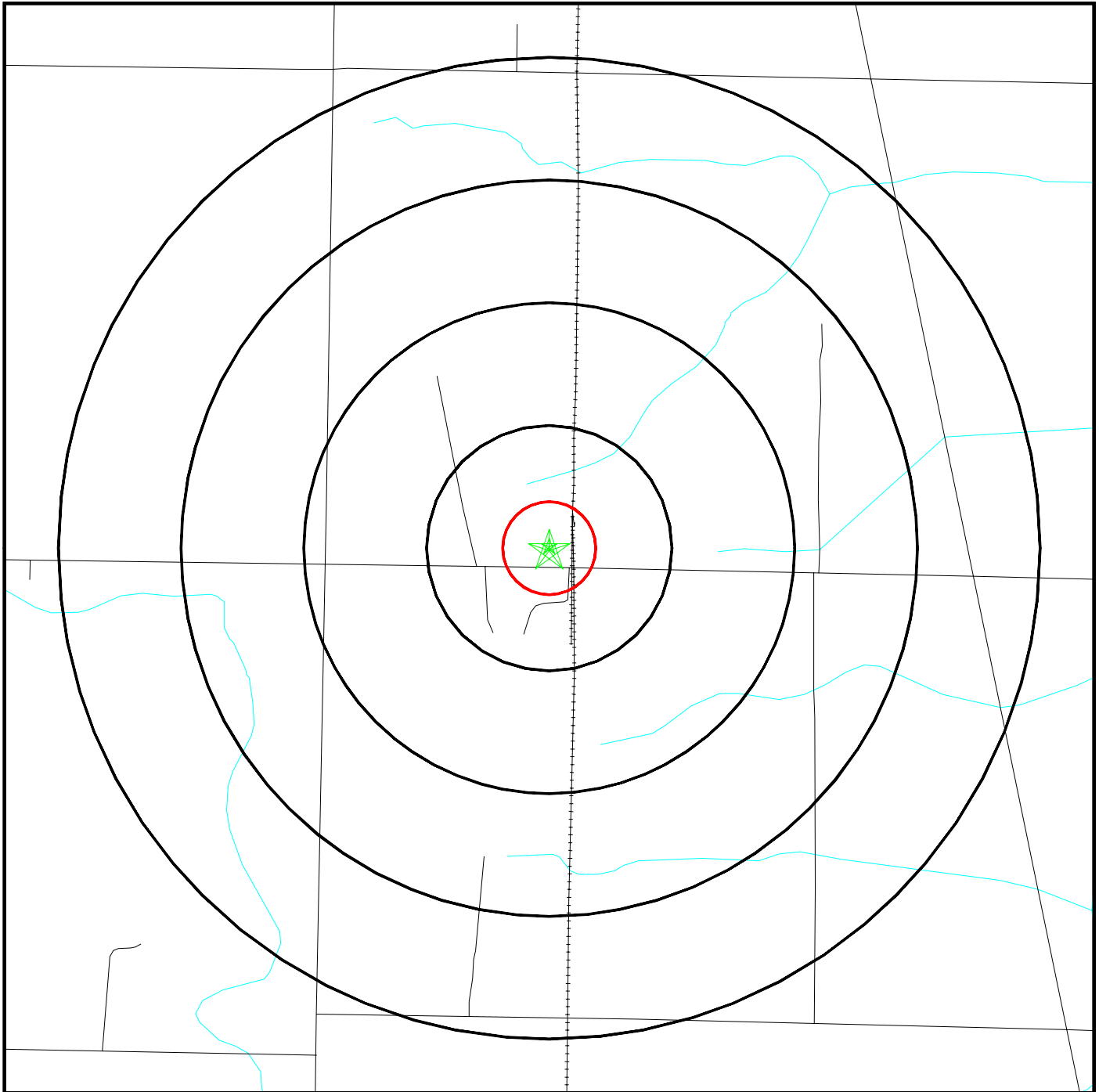
Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRA COR, STATES Sites



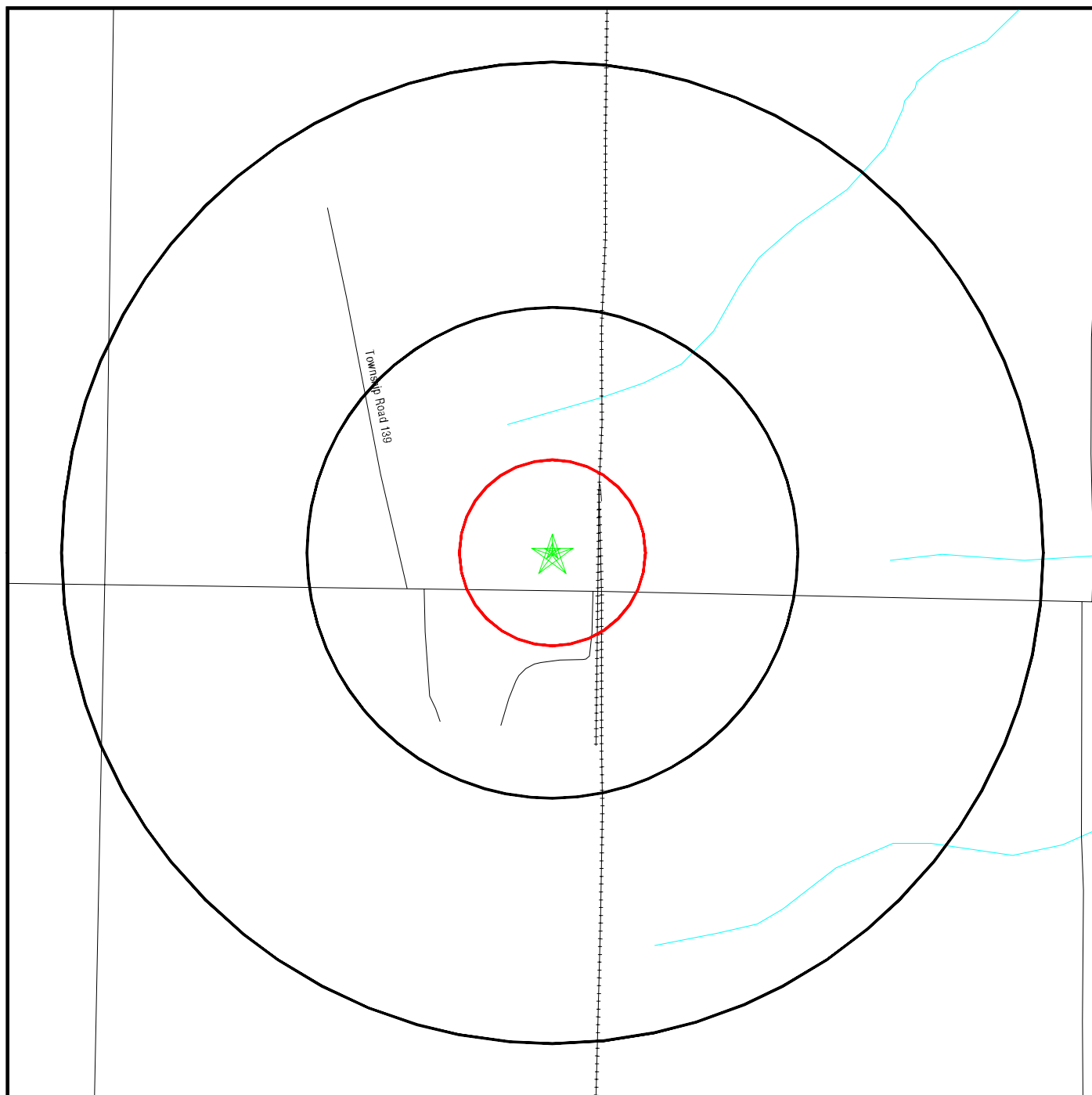
12943 SR 701 KENTON, OH 43326





Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 40.732441 Longitude: 83.64414)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

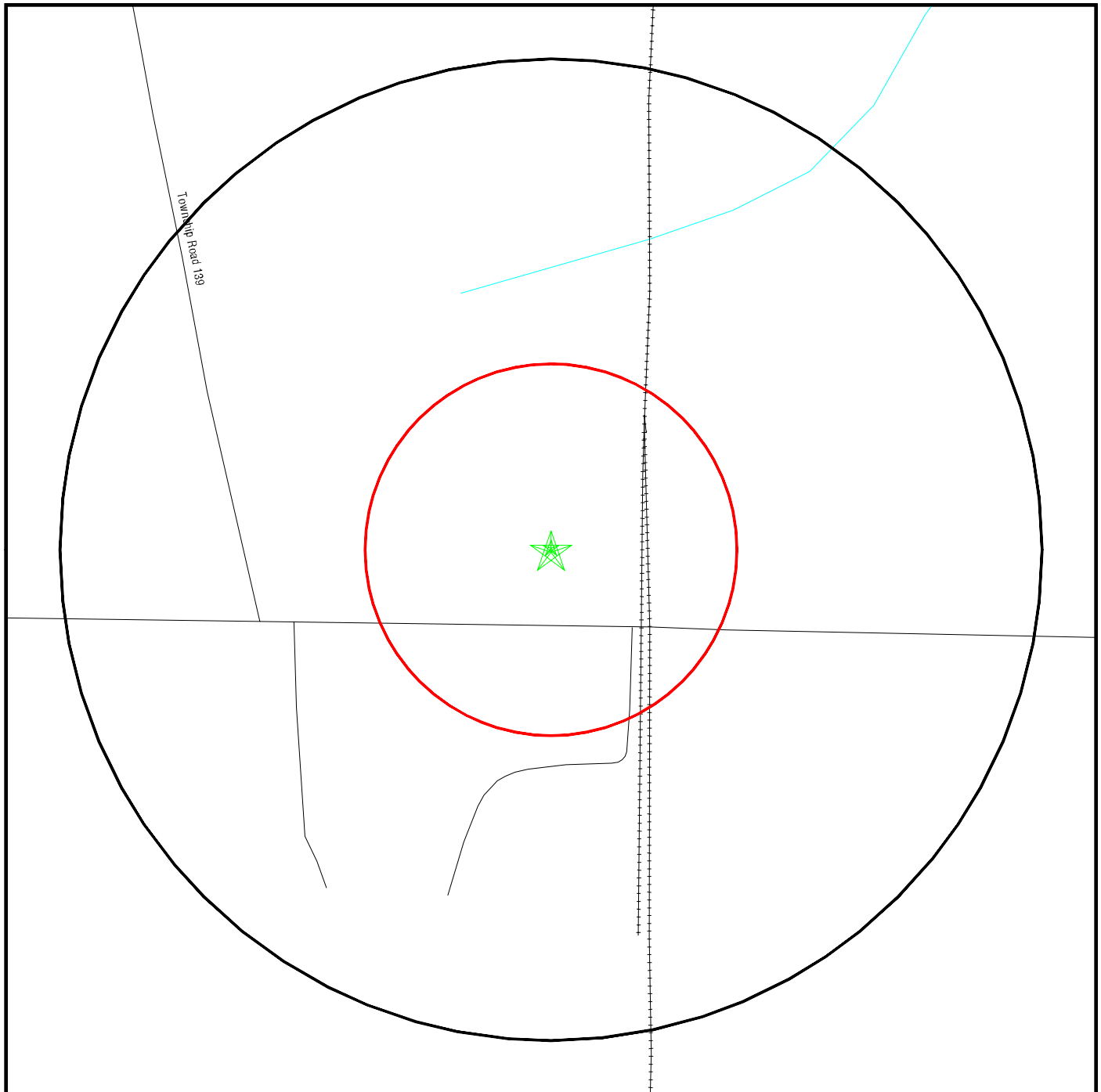
12943 SR 701 KENTON, OH 43326



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 40.732441 Longitude: 83.64414)
- ▲ Identified Sites
-  National Priority List Sites
-  Indian Reservations BIA

12943 SR 701 KENTON, OH 43326



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

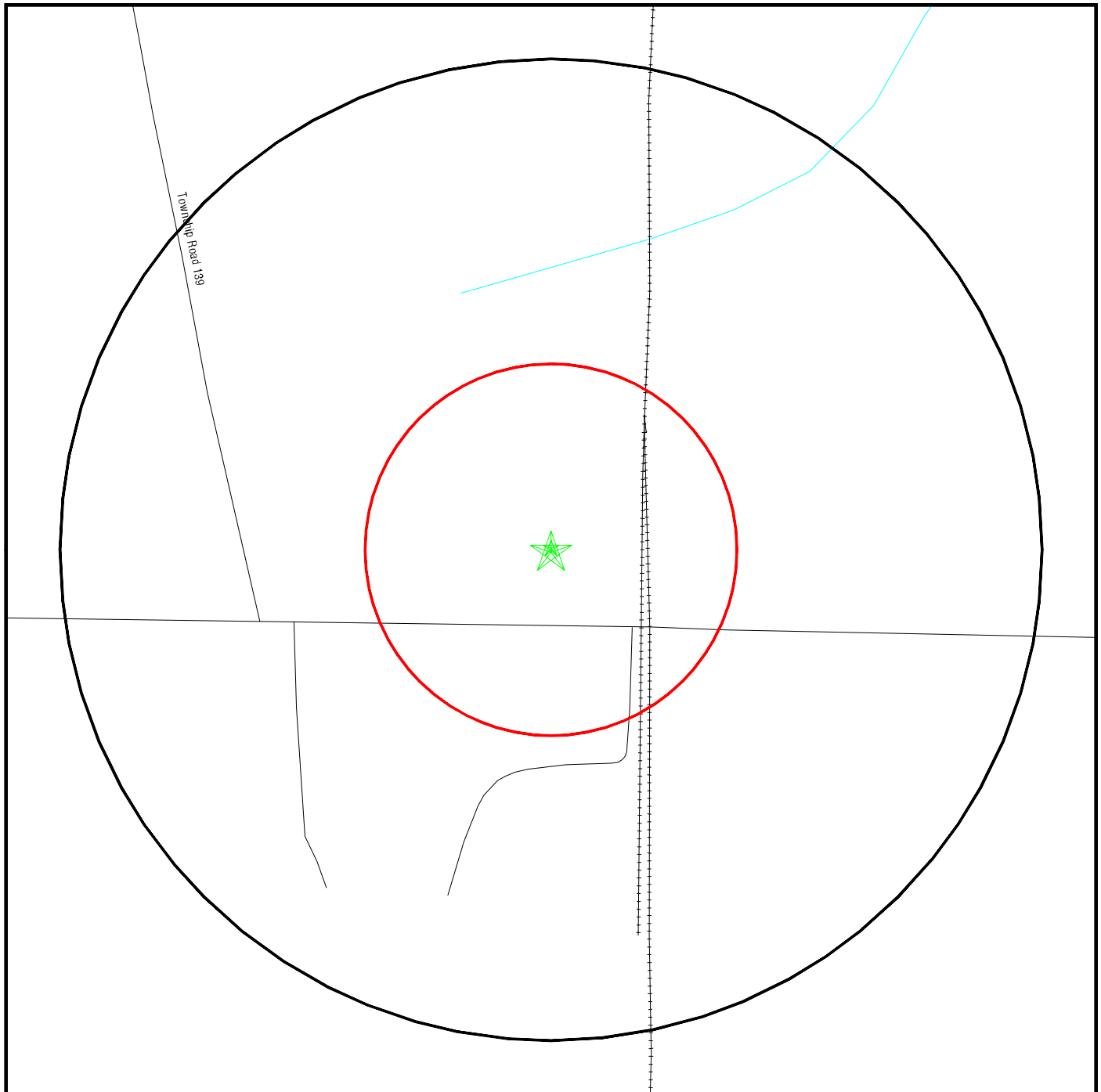
- ★ Target Property (Latitude: 40.732441 Longitude: 83.64414)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS



12943 SR 701 KENTON, OH 43326



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 40.732441 Longitude: 83.64414)
- ▲ Identified Sites
- Indian Reservations BIA
- ⚡ Sensitive Receptors
- ☑ National Priority List Sites

Site location Map

Topo: 0.75 Mile Radius



12943 SR 701 KENTON, OH 43326



Map Image Position: TP
Map Reference Code & Name: 5964859 Foraker
Map State(s): OH
Version Date: 2013

RESUME

NAME: Michael E. Renz

EDUCATION: B.S., Geology, The Ohio State University

PUBLIC SERVICE: Solid Waste Authority of Central Ohio, Board of Trustees-
Appointed Member (November 1995-July 1997)
Ohio EPA, Voluntary Action Program, Ground Water Standards and
Environmental Audit Standards Subcommittees -
Appointed Member
Petroleum Contaminated Soil Rules Advisory Board, Ohio
Department of Commerce - Appointed Member
Governor's Blue Ribbon Task Force on Water Resources Planning
and Development - Appointed Member
Underground Storage Tank Rules Committee, Ohio
Department of Commerce - Appointed Member
Ohio Inter Agency Ground Water Advisory Council -
Chairman Education Subcommittee
Ohio Environmental Educational Fund - Member Grant Review
Board

EXPERIENCE:

1995 - Present Geologist - Renz & Associates, Inc.

1992 - 1995 Chief Geologist/Vice President, EPSYS - Ohio

Responsible for developing and managing commercial and industrial environmental projects including groundwater investigations and remediations; RCRA permitting and closure plans; underground storage tank management plans, closure reports and leakage remediation; environmental assessments; hazardous waste management; geophysical surveys; groundwater supply development and wellhead protection programs; and solid waste disposal site studies and permits.

1989 - 1992 URS Consultants, Inc., Columbus, Ohio

Manager: Solid and Hazardous Waste Department - Responsible for supervising a staff of environmental engineers, geologists and technicians in the performance of RCRA closures and remedial investigations, preparation of RCRA Part B permits for hazardous waste treatment facilities, performance of Phase I and II Environmental Assessments of commercial/industrial properties, assessment and remediation of releases from petroleum underground storage tanks and hydrogeologic studies for water supply development and protection.

1989

EMTEK, Inc.

Regional Manager: Responsible for establishing new regional office and managing projects concerning environmental consultation and permitting and hydrogeological investigations of contaminated groundwater.

1987 - 1989

Ground Water Associates, Westerville, Ohio

Project Hydrogeologist: Responsible for conducting soil and groundwater investigation projects for commercial and industrial clients; environmental assessments; and solid waste disposal site permit applications.

1985 - 1987

National Water Well Association, Dublin, OH

Deputy Director of Education: Responsible for assisting in planning, developing and presenting national seminars on groundwater development, investigations and remediation. Participated in the development of the first national groundwater symposium.

PUBLICATIONS

"Dating and Finger Printing of Petroleum Contamination; Practical Applications and Limitations", Sept., 1996, Pub., Ohio Petroleum Marketer

"Environmental Site Assessments in Real Estate Transactions: A Practical Approach for Business Professionals", August, 1995, Ohio Reporter

"Practical Solutions for Contaminated Soils", March 1994, Pub., Ohio Petroleum Marketer.

"Ohio's Proposed Wellhead Protection Program." April, 1992, Pub., Ohio Environmental Law Newsletter, Porter, Wright, Morris & Arthur.

"Soil Sampling Procedures for Underground Storage Tank Closures." March, 1992. Pub., Certified Underground Storage Tank Installers Manual, Ohio Petroleum Marketers Association.

"Managing Underground Storage Tank Projects; A Practical Approach for Independent Station Owners." February, 1992. Pub., Independent Service Station and Automobile Repair Association Newsletter.

"Wellhead Protection; An Approach to Private Wells for the Registered Sanitarian." January, 1990. Pub., Ohio Journal of Environmental Health.

"Managing Ground Water Quality Investigations; An Approach for Industrial Environmental Managers." March, 1991. Pub., Proceedings of the Third Ohio

Manufacturers Environmental Conference.

(Manual) "Ground Water Hydrology; A Practical Approach for Industrial Managers and Other Non-Hydrogeologists." February, 1991. Pub., Government Institutes, Inc.

"Wellhead Protection; Implications and Strategies for Ohio Industries". June, 1991. Pub., Proceedings of the 1991 Ohio Environmental Law Conference.

"In Situ Decommissioning of Ground Water Monitoring Wells." May, 1989. Pub., Water Well Journal.

"Basic Ground Water Hydrology." November, 1988. Pub., Argonne National Laboratory.

Applied Ground Water Hydrology; A Practical Approach for Industrial Managers. In press. Pub., Lewis Publishers, Div. CRC Press.

The Ground Water Resources of the Northeastern United States, January 1987, National Water Well Publishing Company

KEY SPEAKING ENGAGEMENTS: United States Navy, Naval Facilities Engineering Command: Presented a two day seminar on dealing with ground water issues related to environmental problems at Naval Facilities.

Washington State University: Presented a two day course on ground water investigations and clean-up technologies. The course was sponsored by the university for the consulting engineers working at the Hanford Nuclear Facility in Richland, Washington.

Ohio Petroleum Marketers Association: Invited Speaker, certified tank installers workshop, 1992 - present

Ohio Manufacturers Association: Invited Speaker, 1991 Environmental Conference

Vorys, Sater, Seymour & Pease, Invited Speaker, 1991 Ohio Environmental Law Seminar

Government Institutes, Inc.: Featured Speaker, "Practical Ground Water Hydrology for Industrial Managers" workshop series

National Ground Water Association, Featured Speaker, "Fundamentals of Ground Water Technology" course

Argonne National Laboratory, Featured Speaker, "United States Air Force Installation Restoration" workshop series