



201900001
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Phase I Environmental Site Assessment (ASTM E 1527-13)

Office Building
1234 Spring Ave.
Akron, Ohio 44333

Prepared For:
Client

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1.0 Executive Summary

NV5 – previously branded as Bock & Clark - (NV5) has been retained by **Client** (Client) to conduct a Phase I Environmental Site Assessment (ESA) in conformance with ASTM Practice E 1527-13, Standard Practice for Environmental Site Assessments. The subject property is located at 1234 Spring Ave., Summit County, Akron, Ohio 44333. The objective of this assessment is to determine the presence or absence of Recognized Environmental Conditions (RECs), as defined in ASTM 1527-13. There are no exceptions or deletions from the ASTM Practice E 1527-13.

1.1 Summary of Findings

SECTION		ACCEPTABLE	O&M PROGRAM	ROUTINE SOLUTION	ADDITIONAL STUDY
6.3	Historic Review	X			
3.1	Current operations	X			
6.1	Database Review	X			
7.2	Visual Observations	X			
7.2	Storage Tanks	X			
7.2	PCBs	X			
7.3	Asbestos	X			

1.2 Data Gaps

Based on the information obtained during this ESA, it is the professional opinion of NV5 that historical data failure, as defined in the ASTM guidelines, has occurred in attempting to document the history of the subject property back to the earlier of 1940 or the first developed usage of the property in five-year increments. However, based on the information obtained, the lack of documentation is not deemed critical and did not affect the ability to identify potential REC(s) associated with the subject property.

1.3 Findings and Opinions

NV5 did not identify activities at the subject property or at neighboring properties (potential offsite sources) that would indicate a significant potential for RECs, based on the information contained in the databases reviewed, the research conducted and/or the site reconnaissance completed.

A prior Phase I ESA prepared by Certified Environmental Services, Inc. (CES) was provided for review. The report dated October 4, 2016 identified a recognized environmental condition (REC)

associated with the subject property. The REC was related to the drywell located in the northeastern portion of the subject property. The drywell was not registered as of the date of the prior report. According to a review of available information from the OHEPA, the drywell is currently registered as Registration Number 54972. Given the current registration, the lack of reported violations and the current use of the subject property, the drywell is not expected to pose an environmental concern to the subject property.

No Historical Recognized Environmental Conditions (HRECs) or Controlled Recognized Environmental Conditions (CRECs), as defined by ASTM 1527-13, were found to be associated with the subject property.

At the client's request, in addition to the scope outlined in ASTM Practice E 1527-13, NV5 also performed a cursory evaluation for suspect asbestos-containing materials.

An asbestos survey was beyond the scope of this assessment. NV5 was provided with a copy of the Asbestos Abatement Clearance report, prepared by Terracon. The report dated October 24, 2016 indicates that Terracon documented the removal of asbestos containing materials (ACM) in preparation for the planned renovation located at the subject property. The project was completed on October 21, 2016 and included the removal of vinyl sheet flooring and vinyl floor tiles with black mastic on the 2nd floor of the subject property building. Upon completion of the ACM removal activities, Terracon performed a visual inspection to confirm that the ACM had been removed from the subject property. Terracon then collected four clearance air samples and two field blanks to confirm the removal of the ACM. The results of the samples obtained were found to be below the OSHA permissible exposure limit (PEL) of 0.1 fibers per cubic centimeter (f/cc) of air and the EPA clearance criteria of 0.01 f/cc. A copy of this report is provided in the appendix.

1.4 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 1234 Spring Ave., Summit County, Akron, Ohio 44333, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Under the All Appropriate Inquiry Rule, future and continuing obligations are required to maintain landowner liability protections under CERCLA. Specifically, (1) complying with land use restrictions and institutional controls; (2) taking reasonable steps with respect to hazardous substance releases; (3) providing full cooperation, assistance and access to persons that are authorized to conduct response actions or natural resource restoration; (4) complying with information requests and administrative subpoenas; and (5) providing legally required notices.

It is recommended that federal, state and local asbestos regulations be reviewed for compliance prior to any renovation or demolition activities.

National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require sampling

potential ACBM prior to demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include an assessment of all subject building materials, including those in areas which are normally inaccessible. Any material found to be ACBM should be handled in accordance with applicable regulations.

2.0 Introduction

2.1 Purpose

The assessment was designed to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the subject property. The purpose of this environmental assessment was to identify recognized environmental conditions at the subject property. "Recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

2.2 Scope of Services

This assessment was performed in general accordance with the scope of services outlined in the American Society for Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments. There are no exceptions or deletions from the ASTM Practice E 1527-13. The services performed by NV5 (previously branded as Bock & Clark) for this Phase I Environmental Site Assessment was conducted in a manner consistent with the level of care and skill ordinarily exercised by firms similar to NV5 (previously branded as Bock & Clark) which are currently providing similar services. The scope of this assessment includes the following:

Records Review - Review of records (environmental database, local and state records, historical records, etc.)

Site Reconnaissance - A visit and inspection of the subject property

Interviews - Interviews conducted with present and past owners (if feasible), operators and occupants of the subject property; and with local and/or state government officials

Report Preparation - the evaluation of information and the preparation of the report including the findings, conclusions and recommendations, if any, for additional investigation(s)

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if warranted.

2.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies that there may be conditions that exist on the subject property that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. NV5 believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, NV5 (previously branded as Bock & Clark) cannot and does not warrant or guarantee that the information provided by these sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the Client with information relating to the subject property.

2.4 Limitations and Exceptions

This report has been prepared for the exclusive use of Client, and should not be reproduced or disseminated without the written approval of NV5 (previously branded as Bock & Clark) and the Client. NV5 (previously branded as Bock & Clark) has retained a copy of this report. No additions or deletions are permitted without the express written consent of NV5 (previously branded as Bock & Clark). Use of this report in whole or in part by parties other than the Client is prohibited.

Information obtained from public records review, the site inspection, and interviews were used to characterize the subject property. Although the services provided are extensive, findings and conclusions are limited to and by the information obtained. If information becomes available concerning the subject property that was not included in this report, it should be made available to NV5 (previously branded as Bock & Clark) so that the conclusions and/or recommendations can be re-examined and modified, if applicable. Further non-intrusive and intrusive investigations and assessment methods are available that could further characterize the subject property's soil and ground water conditions.

The Site Plan is a sketch of the subject property, which identifies observations of characteristics of the subject property, of significance, at the time of the inspection of the subject property. These plans are not drawn to scale and should not be relied upon as an engineering plan.

NV5's interviews are limited by the quality and completeness of answers provided to the proposed questions during the interview(s). The extent of historical research performed by NV5 is limited to availability, cost, and timeliness of utilizing various resources such as aerial photographs, historical Sanborn Maps, Land Evidence Records (deeds pertaining to historical site ownership), and local directories, all of which may indicate the historical utilization of the subject property. It should be noted that while the chain-of-ownership research and information provided should be accurate, it should in no way be construed as an actual Title search and should not be utilized or relied upon for any legal purposes.

Events occurring on the subject property after April 9, 2019, the date of the inspection, are beyond the scope of this report. NV5 makes no expressed or implied representations or warranties regarding any changes in condition of the premises after this date.

2.5 Special Terms and Conditions

Authorization to perform this assessment was given by the Client on January 2, 2019. Instructions as to the location of the subject property, access, and an explanation of the subject property and facilities to be assessed were provided by Mr. Gerald E. Church, Managing Member, TJ Property Management LLC.

The following is a list of terminology that is used throughout this report and therefore should be defined:

Actual Knowledge: The knowledge actually possessed by an individual who is a real person, rather than an entity.

Adjoining Properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.

All Appropriate Inquiry: That inquiry constituting "all appropriate inquiry into previous ownership and uses of the subject property consistent with good commercial or customary practice", as defined in CERCLA, 42 U.S.C 9607 (b)(3), 9607 (q); and 9607 (r), assuming compliance with other elements of the defense.

Activity and Use Limitation (AUL): Legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

Business Environmental Risk: A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in the E 1527-13 practice. Considerations of business environmental risk may involve addressing one or more non-scope considerations.

Controlled Recognized Environmental Condition: A REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

Data Failure: A failure to achieve the historical research objectives of ASTM 1527-13 even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Data Gap: A lack of or inability to obtain information required by ASTM 1527-13 despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the ASTM 1527-13, including, but not limited to, site reconnaissance (for example, an inability to conduct the subject property visit) and interviews (for example, an inability to interview the key subject property manager, regulatory officials, etc.).

Due Diligence: The process of inquiring into the environmental characteristics of a parcel of commercial real estate or other conditions, usually in connection with a property transaction.

Environmental Professional: A person meeting the education, training and experience requirements, as set forth in the ASTM E 1527-13 practice.

Hazardous Substance: A substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601(14), as interpreted by USEPA regulations and the courts.

Historical Recognized Environmental Condition: A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls). Before calling the past release and HREC, the EP must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

Migrate/ Migration: Refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

Obvious: That which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while visually or physically observing the subject property.

Occupants: Those tenants, subtenants, or other persons or entities using the subject property or a portion of the subject property.

Owner: Generally, the fee owner of record of the subject property.

Practically Reviewable: Information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the subject property without the need for extraordinary analysis of irrelevant data.

Reasonable Ascertainable: Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

Recognized Environmental Conditions: The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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.

Subject Property: The real property that is the subject of this ESA.

User: The party seeking to use Practice E 1527-13 to perform an environmental site assessment of the subject property.

2.6 User Reliance

This report is for the use and benefit of, and may be relied upon by Client and any of its affiliates, and third parties authorized by Client and NV5, including the lender(s) in connection with a secured financing of the property, and their respective successors and assigns.

3.0 Site Description

3.1 Site Description

Location	1234 Spring Ave., Akron, Summit County, Ohio 44333
Legal Description	Please see Appendix
Current Use	Office Building
Parcel Number	155-3355-45586
Total Land Area	0.68 Acres & 8,973 SF
Ownership Information	MOP Investment Meadowfrog LLC
Latitude/ Longitude	32° 30' 14.46" North / 115° 2' 53.02" West
USGS Quad Name	Sunny, Ohio

The subject property consists of one parcel of land totaling 0.68 acre (ALTA/ACSM survey). The parcel is improved with one, three-story office building containing six tenant spaces (five tenants onsite, with two spaces occupied by one tenant) and totaling 17,642 net rentable square feet (SF), according to the rent roll provided to NV5. In addition, the subject property includes a parking lot located to the southwest across E Meadowbrook Ave that totals 8,973 square feet. At the time of the site reconnaissance, all six spaces were occupied by five tenants, with one space currently being built-out for Amber Pharmacy. The structure is located at the northwest corner of North 16th Street and East Meadowbrook Avenue, with downtown Akron situated approximately six miles to the southwest. The structure is situated in the southeastern portion of the parcel, with a tuck-under parking area (21 spaces) at the building and surface parking in the central and western portions of the site. The building provides a gross building area of approximately 19,213 SF. The structure features a main elevator lobby on the first floor, with smaller elevator lobbies on the second/third floors in a stacked arrangement. Common area hallways fan east-west from the central core on the first and second floors, with the third-floor tenant (Aesthetics Biomedical) occupying the entire floor. The tenant spaces include small office areas and conference rooms, a small kitchenette in each space and tenant specific-restrooms. No common area restrooms were observed.

The building was constructed in 1980 and is of concrete masonry unit (CMU) block and steel frame construction with masonry stucco exterior walls. Partial glass curtain wall systems are present at the main administrative entrances and along the western envelope of the structure that feature vertical butt glaze mullions. The roofing system is low-slope and covered with a built-up system. The roof field features a polyurethane foam coating with an elastomeric acrylic finish that was reportedly applied in 2006-2007 (confirmed based on aerial photography supplied by the Flood Control District of Summit County). The foundation appeared to consist of a concrete slab-on-grade with reinforced concrete footers at column locations at the tuck-under area. Heating and cooling is provided by a series of roof-mounted electric packaged units (RTUs) for the third floor and split-systems with roof-mounted condensing units for the first and second levels. Potable water and sanitary sewer are provided by the City of Akron Water and Industrial Wastewater Departments, respectively.

Interior finishes vary by tenant needs. Office walls typically consist of painted or wall papered gypsum board and ceilings are constructed of acoustic ceiling tiles. Floor coverings consist of a combination of ceramic floor tiles, vinyl/linoleum flooring and commercial grade carpeting.

In addition to the current structure, the subject property is also improved with asphalt-paved parking areas, concrete flatwork at building entrances, a tuck-under parking area and associated landscaping at site/building perimeters.

3.2 Current Uses of Adjoining Properties

North of property – Highland Park Executive Offices (4620 West Beller Street)

East of property – West Beller Street followed by Altera Apartments (1602 Highland Avenue)

South of property – East Meadowfrog Avenue followed by an open asphalt parking lot

West of property –United Methodist Church FCU (1558 East Meadowfrog Avenue)

3.3 Physical Settings

NV5 reviewed several sources of publications such as the United States Geological Survey (USGS), the Federal Emergency Management Agency (FEMA) Maps, the United States Department of Agriculture (USDA) Soil Survey, and EDR, Inc. to gather information pertaining to the subject property and its vicinity's physical setting source.

The United States Geological Survey (USGS), Sunnyslope, Ohio Quadrangle 7.5-Minute series topographic map was reviewed for this Phase I ESA. This map was published by the USGS in 2014. According to the contour lines on the topographic map, the elevation of the subject property is approximately 1,141 feet above mean sea level. The contour lines in the area of the subject property indicate that the area slopes to the southwest.

There are no surface water bodies located on the property. According to a review of the USGS National Water Information System Web Interface, the depth to groundwater is estimated to be 342.04 feet below ground level.

The anticipated direction of groundwater flow is to the southwest. The direction of flow is based on the USEPA Ground Water Handbook, Vol.1 Ground Water and Contamination, September 1990, the water table typically conforms to surface topography. This means the direction of flow for shallow groundwater is generally from higher elevations to lower elevations. Localized flow direction may vary as a result of tide, rainfall, development, geologic characteristics, nearby surface water bodies, underground utilities such as storm drains, septic systems and sewers, or other influences such as the presence of high volume wells.

The subject property is situated within the Intermontane Plateaus plain of the Basin and Range physiographic province of the State of Ohio. The uppermost geologic formation underlying the soils at the subject property is the Holocene Age Holocene river alluvium formation. The Holocene river alluvium formation comprises the underlying stratigraphy and consists mostly of sand, gravel, mud and silt deposited in stream channel, point bar, and fluvial environments. The thickness of the Holocene river alluvium formation is estimated to be over 200 feet.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Estrella loam. The Estrella loam series consists of moderately deep, well drained, very permeable soils that formed in thick clayey sediments on marine terraces of Pleistocene age. These soils are on broad Coastal Prairies. Slopes range from 0 to 1 percent.

4.0 User Provided Information

4.1 Title Records

No title records were provided by the Client and detailed title records were not reasonably ascertainable at the Summit County website.

4.2 Environmental Liens or Activity and Use Limitations (AULs)

During the course of this investigation, the user (Client) did not provide NV5 with any information pertaining to Activity and/or Use Limitations associated with the subject property. Gerald E. Church of Sleeping Indian Property, LLC, User representative, completed an ASTM E1527-13 User Questionnaire as follows:

- 1.) “Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?” **Not to my knowledge.**
- 2.) “Did a search of recorded land title records (or judicial records where appropriate,) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?” **Don’t know.**
- 3.) “Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?” **No.**
- 4.) “Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If there is a difference, have you considered or

determined whether the lower price is because contamination is known or believed to be present at the property?" **Yes.**

- 5.) "Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,
- (a.) Do you know the past uses of the *property*? **No.**
 - (b.) Do you know of specific chemicals that are present or once were present at the *property*? **No.**
 - (c.) Do you know of spills or other chemical releases that have taken place at the *property*? **No.**
 - (d.) Do you know of any environmental cleanups that have taken place at the *property*?" **No.**
- 6.) "Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?" **Owner said they removed asbestos from the property.**

4.3 Specialized Knowledge or Experience

No specialized knowledge in connection with the subject property or facility operations was identified by the user/Client.

4.4 Commonly Known or Reasonably Ascertainable Information

No information was provided regarding any commonly known or reasonably ascertainable information within the local community that is material to RECs in connection with the property. NV5 researched online sources for any obvious or commonly known and reasonably ascertainable information regarding the subject property. No information was identified that is material to RECs in connection with the property.

4.5 Valuation Reduction for Environmental Issues

NV5 was not provided with an appraisal for the subject property. No environmental issues were identified by the user/Client that could result in property value reduction.

4.6 Owner, Property Manager, and Occupant Information

The current owner of the subject property is MOP Investment Meadowfrog LLC.

4.7 Reason for Performing Phase I ESA

This Phase I ESA is being conducted as part of the commercial real estate due diligence process.

5.0 Interviews

5.1 Interview with Owner

NV5 conducted an interview with Mr. Aaron Krul, property manager, who also served as an owner's representative. Mr. Krul did not reveal any knowledge of recognized environmental conditions with regards to the subject property or associated buildings.

5.2 Interview with Site Manager

NV5 conducted an interview with Mr. Aaron Kurl, property manager, who also served as an owner's representative. Mr. Kuhl did not reveal any knowledge of recognized environmental conditions with regards to the subject property or associated buildings.

5.3 Interview with Major Occupants

No interviews were conducted with occupants.

5.4 Interview with Others

NV5 did not interview any other individuals associated with the subject property as part of this Phase I ESA, other than with municipal and regulatory personnel, as discussed herein.

6.0 Records Review

6.1 Federal and State Database Records Search

NV5 engaged EDR, Inc. to search both federal and state environmental record databases and provide a summary of facilities that are identified on any of the database searched. The federal databases searched, and specified search radii, are as follows:

Federal Database	Specified Search Radii	No. Of Sites Identified
National Priorities List (NPL)/ Federally Delisted NPL	1.0 mile/ 0.5 mile	0
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List	0.5 mile	0
CERCLIS No Further Remedial Action Planned (NFRAP) List	0.5 mile	0
Corrective Action Report (CORRACTS)	1.0 mile	0
Resource Conservation and Recovery Act (RCRA) treatment, storage, and disposal facilities (TSD) list	0.5 mile	0
RCRA Generators lists	0.25 mile	1
RCRA NonGenerators list	0.25 mile	2
Federal IC/ EC Registries	0.5 mile	0
Federal ERNS list	SP Only	0

The state databases searched, and the specified search radii, are as follows:

State Database	Specified Search Radii	No. Of Sites Identified
State/ tribal NPL equivalent	1.0 mile	1
State/ tribal CERCLIS equivalent	0.5 mile	2
State Solid Waste Landfill Sites	0.5 mile	0
State Registered Underground Storage Tanks/ Aboveground Storage Tanks (UST's/AST's) list	0.25 mile	UST: 6 AST: 0
State Registered Leaking Underground Storage Tanks (LUST) list	0.5 mile	11
State/ tribal IC/ EC Registries	0.5 mile	3
Voluntary Cleanup Sites	0.5 mile	0

State Database	Specified Search Radii	No. Of Sites Identified
Brownfields	0.5 mile	0
FINDS	TP	1*
AZ Dry Wells	TP	1*
AZ DRYCLEANERS	0.25 mile	3
AZ EMAP	TP	1*
AZ MANIFEST	0.25 mile	1
AZ WWFAC	0.5 mile	1
EDR Historical Auto Station	0.125 mile	3
EDR Historical Cleaners	0.125 mile	1

*- Denotes subject property listing

Subject Property

Databases identified on: AZ Dry Wells, AZ EMP and FINDS

Comment: The subject property is identified in the Dry Well, EMAP and FINDS databases as Buchbinder Podiatry, at 1234 Spring Ave.. The Dry Wells database identifies the subject property as Registration Number 54972. The database indicates that the well was registered on October 26, 2016 and is currently marked as in-compliance. The EMAP database identifies the subject property as ID Number 116769 and is verified as not currently active. The database indicates that the listing was collected from county parcel information as a medical facility with an end date listed as July 29, 2010. The FINDS database is for tracking purposes only and tracks the information provided in the Ohio Unified Repository for Informational Tracking of the Environment. Given the current regulatory status and the lack of reported violations, these listings are not expected to pose an environmental concern to the subject property.

NPL, Delisted NPL, SEMs and SEMS Archive

The National Priority List (NPL) is the USEPA database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. The Delisted NPL is the database of delisted Superfund sites. The Superfund Enterprise Management System (SEMS) List 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 known 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.

No NPL, delisted NPL, CERCLIS or NFRAP sites were identified within the study radii.

RCRA Facilities

Regulated hazardous waste activity is tracked under the Resource Conservation and Recovery Information System as defined by the Resource Conservation Act (RCRA). Facilities that treat, store or dispose of hazardous waste are listed in the RCRA TSD database. Facilities that generate hazardous wastes are listed in the RCRA Generators (RCRA GEN) database. This database includes facilities that generate at least 1,000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste, referred to as large-quantity generators, and those that generate less than 1,000 kg/month of non-acutely hazardous waste, referred to as small-quantity generators. RCRA facilities which have had a release of hazardous waste or constituents to the environment, for which the government is requiring corrective action, are tracked in the Corrective Action Tracking System (RCRA COR) database, while generators that are known to have violated RCRA regulations are tracked in the RCRA violations and enforcement (RCRA Viol). These violations can be the result of paperwork problems and are not necessarily related to releases of hazardous material.

No RCRA COR or RCRA TSD facilities were identified within the study radii. The one listed RCRA GEN site was determined to be located beyond the subject and adjoining properties. RCRA GEN sites located beyond the subject and adjoining properties are generally not considered RECs.

ERNS Incidents and Spills 1990 Sites

The Emergency Response and Notification System (ERNS) is a national database containing records of releases of oil and hazardous substances reported to the USEPA, U.S. Coast Guard, the National Response Center and the Department of Transportation, since 1986.

No ERNS or Spills sites were identified within the study radius.

FINDS & TRIS Database sites

The Facility Index System (FINDS) report is a computerized inventory of all facilities that are regulated or tracked by the USEPA. These facilities are assigned an identification number that serves as a cross-reference for other databases in the USEPA's program system. The Toxic Inventory Information System (TRIS) report contains information concerning the industrial release and/or transfer of toxic chemicals, as reportable under Title III of the Superfund Amendments and Re-authorization Act of 1986 (SARA Title III). Inclusion on this database is required for facilities which release reportable amounts of chemicals into the environment.

No FINDS or TRIS sites were identified within the study radii.

State/Tribal Sites

State/Tribal Sites 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 or NPL) are identified along with sites where cleanup will be paid for by potentially responsible parties.

The Water Quality Assurance Revolving Fund Sites (AZ WQARF) database contains a listing of sites which may have an actual or potential impact upon the waters of the state, caused by hazardous substances. The WQARF program provides matching funds to political subdivisions and other state agencies for cleanup activities.

The Superfund Program List (AZ SPL) is representative of the sites and potential sites within the jurisdiction of the Superfund Program Section. It is comprised of the following elements: 1) Water Quality Assurance Revolving Fund Registry Sites; 2) Potential WQARF Registry Sites; 3) NPL Sites; and 4) Department of Defense sites requiring SPS oversight.

The ZipAcids List (AZ SHWS) consists of more than 750 locations subject to investigation under the State Water Quality Assurance Revolving Fund (WQARF) and Federal CERCLA programs. The list is no longer updated by the state.

One AZ WQARF/AZ SPL/AZ SHWS site were identified within the study radius. The site, identified as 16th Street and Camelback, at 5041 North 16th Street, is located approximately 1,755 to the north and cross-gradient of the subject property. Given the distance and estimated direction of groundwater flow, this facility is not expected to pose an environmental concern to the subject property.

State/Tribal SWL Facilities

The State/Tribal Solid Waste Landfill Database (SWL) is a collection of known regulated and unregulated solid waste landfills, incinerators, or transfer stations.

No SWL sites were identified within the study radius.

State/Tribal UST & LUST Sites

The Leaking Underground Storage Tank (LUST) database is a listing of confirmed or suspected releases from underground storage tanks that have been reported to the state. The state Underground Storage Tank (UST) database is an inventory of all regulated USTs.

Six UST sites and eleven LUST sites were identified within the study radii. None of the UST sites were located on either the subject property or an adjoining property. UST sites located beyond the subject and adjoining properties are generally not considered RECs unless the site is known or suspected of having had a release and is, therefore, listed on the LUST database.

The closest LUST/UST site, identified as Circle K #2702892, at 4501 North 16th Street, is located approximately 583 feet to the south-southeast and down-gradient of the subject property. The facility is cross-referenced in the AZURITE, EMAP and EDR Historic Auto Stations databases. The UST database identifies the facility as Facility ID 0005438 and is listed for two USTs of unreported volume and contents installed on unreported dates and permanently removed in 2004. Additionally, two USTs of unreported volume and contents installed on unreported dates and permanently removed in 2005. The LUST database indicates that a release of an unreported volume of an unreported material occurred in 2004 and was permanently closed in 2007 with groundwater and soil target levels meeting Tier 1 standards. The AZURITE database identifies the facility as Remediation ID 27751 and was entered into the Leaking Underground Storage Tank Program for remediation beginning in 2004. The EMAP database identifies the facility as ID Number 23067 and is listed as a gasoline filling station with active remediation. The EDR Historic Auto Stations database identifies the facility as Circle K Convenience Stores Inc between 1992 and 1996; TOSCO Marketing Company between 1997 and 2001; and Circle K Convenience Stores Inc between 2002 and 2008. Given the distance and estimated direction of groundwater flow, this facility is not expected to pose an environmental concern to the subject property.

The remaining ten listed LUST/UST sites are located greater than 961 feet and up-gradient/down-gradient/cross-gradient of the subject property. Given the distance, these facilities are not expected to pose an environmental concern to the subject property.

Based on the Lawrence Livermore National Laboratory study *Recommendations To Improve the Cleanup Process for California's Leaking Underground Fuel Tanks ("LUFTs")*, October 16, 1995, petroleum contamination did not extend more than 200 to 250 feet in 90% of the release incidents investigated, in which groundwater was impacted. This information was generally confirmed by a study conducted by the Bureau of Economic Geology entitled *Extent, Mass, and Duration of Hydrocarbon Plumes from Leaking Petroleum Storage Tanks in Texas*, 1997, and is consistent with NV5's experience in conducting subsurface investigations across the country. Based on distances of greater than 500 feet to the identified UST and LUST sites, these facilities are not considered to pose a significant environmental concern to the subject property.

Federal IC, EC and Brownfield Sites

Federal Institutional Controls (IC) and Engineering Controls (EC) are Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. The EPA Brownfield Management System (BMS) is a database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield Grant Programs. The database defines a brownfield site as "real property where expansion or redevelopment is complicated by actual or perceived environmental contamination.

No Federal Brownfield, IC or EC regulatory sites were identified within the study radius.

State/Tribal IC/EC, VCP or Brownfields Sites

State/Tribal Brownfields is a listing of all former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. Some sites are noted as having institutional controls placed on them. The Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield Grant Programs. The database defines a brownfield site as "real property where expansion or redevelopment is complicated by actual or perceived environmental contamination."

State/Tribal VCP is a listing of all sites in the Voluntary Cleanup Program (VCP) and the Innocent Owner/Operator Program (IOP). Some VCP and IOP sites are noted as having institutional (IC) or engineering (EC) controls placed on them.

The Remediation and DEUR/VEMUR Tracking System (AZURITE) database indicates that the OHEPA maintains a repository listing sites remediated under programs administered by the department.

Three AZURITE sites were identified within the study radius. The closest site, identified as Circle K #2702892, at 4501 North 16th Street, was previously discussed in the UST/LUST Section above.

The two remaining listed AZURITE sites are located greater than 1,931 feet and up-gradient/cross-gradient of the subject property. Given the distance, these facilities are not expected to pose an environmental concern to the subject property.

Other Regulatory Sites

Drycleaners Sites

The Drycleaner Facility Listing database contains a listing of drycleaner facilities in Ohio.

Three Drycleaners sites were identified within the study radius. The closest site, identified as Joe's Drive-In Cleaner, at 4838 North 16th Street, is located approximately 1,305 feet to the north and cross to cross-gradient of the subject property. The database indicates that the facility operated in 1970 only. This address is cross-referenced with Driv-Inn Cleaners, at 4838 North 16th Street. The database indicates that the facility was in operation between 1963 and 1980 with no reported violations. Given the distance and estimated direction of groundwater flow, this facility is not expected to pose an environmental concern to the subject property.

The remaining listed site is located greater than 1,314 feet and cross-gradient of the subject property. Given the distance and estimated direction of groundwater flow, this facility is not expected to pose an environmental concern to the subject property.

Manifest Sites

The Manifest information database contains hazardous waste manifest information.

One Manifest site was identified within the study radius. The site, identified as Ameripath AZ, at 1661 East Camelback Road #140, is located approximately 1,071 feet to the northeast and up-

gradient of the subject property. The facility is cross-referenced in the RCRA-LQG, EMAP and Enforcement databases. Given the distance, this facility is not expected to pose an environmental concern to the subject property.

AZ WWFAC Sites

The Waste Water Treatment Facilities (AZ WWFAC) database contains a statewide list of waste water treatment facilities.

One AZ WWFAC site was identified within the study radius. The site, identified as Lovetts Paint and Body Shop, at 1411 East Camelback Road, is located approximately 1,951 feet to the north-northwest and cross-gradient of the subject property. The facility is cross-referenced in the Manifest, RCRA-SQG, EMAP, FINDS and ECHO databases. Given the distance and estimated direction of groundwater flow, this facility is not expected to pose an environmental concern to the subject property.

Other Historical or Regulatory Findings

EDR US Historical Auto Stations: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. There are three listed sites found within 0.25 miles of the subject property. A review of the addresses and historic addresses associated with the subject property and adjacent properties revealed that none of the listed sites are located on or adjacent to the subject property, therefore are not considered to pose an environmental concern to the subject property.

EDR US Historical Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, Laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. There is one historic cleaners located within 0.25 miles of the subject property. A review of the addresses and historic addresses associated with the subject property and adjacent properties revealed that none of the listed sites are located on or adjacent to the subject property, therefore are not considered to pose an environmental concern to the subject property.

Summary of Database Findings

NV5 did not identify activities at the subject property or at neighboring properties that would indicate a significant potential for RECs, based on the information contained in the databases reviewed. Based on a review of listed regulatory database sites and historical research, no operations were identified on the subject property or on properties located within the study radius which have operations, releases or hazardous materials that would result in a vapor migration/intrusion concern.

The EDR report provided a list of sites for which the exact locations could not be identified. NV5 reviewed the list of “unplottable” and zip code listed sites and determined that some of these sites may be located within the study radii; however, based on their locations, compliance status and/or nature of the listings, none of these sites are considered an environmental concern to the subject property.

Database Recommendations

No further investigations or actions are recommended at this time.

A copy of the database is included in Appendix 5

6.2 Additional Environmental Record Sources

NV5 contacted the following local agencies for information regarding any hazardous materials response incidents, chemical emergencies, or notices of environmental violations at the subject property.

6.2.1 State Department

Name of Agency:	Ohio Department of Environmental Quality, UST Division (OHEPA)
Point of Contact:	http://megasearch.azdeq.gov/meagsearch/
Agency Address:	4040 East 29 th Street, Akron, Ohio
Agency Phone Number:	(520) 628-5651
Date of Contact:	April 4, 2019
Method of Communication:	Online and email request
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the OHEPA. According to the online database, the subject property is listed in the Hazardous Waste Section as a RCRA Conditionally Exempt Small Quantity Generator (RCRA-CESQG). The subject property is also listed for a registered drywell. NV5 requested the most recent inspection information. According to a response from Stacey Hewlett, RMC File Room Staff, no recent inspections are on file with the OHEPA. Ms. Hewlett provided the same documentation for the dry well as provided in the appendix of this report.

A copy of pertinent documents has been included in Appendix 7 of this report.

6.2.2 Fire Department

Name of Agency:	Akron Fire Department, Fire Prevention (PFD)
Point of Contact:	Rosa Arguelles, Akron Fire Prevention
Agency Phone Number:	(602) 262-6771
Date of Contact:	April 5, 2019
Method of Communication:	Email

Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the PFD.
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A copy of pertinent documents has been included in Appendix 7 of this report.

6.2.3 Assessor Department

Name of Agency:	Summit County Assessor's Office (MCAO)
Point of Contact:	https://mcassessor.Summit.gov
Agency Phone Number:	(602) 506-3406
Date of Contact:	April 4, 2019
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is identified by Assessor Parcel Number (APN) 155-02-001H and is currently owned by MOB Investment Meadowbrook LLC since 2013. The current building was constructed in 1980 and totals approximately 24,506 square feet on a 0.68-acre lot. No records regarding building and utility information for the subject property was on file with the MCAO.

A copy of pertinent documents is included in Appendix 7 of this report

6.2.4 County Clerk

ASTM 1527-13 does not impose a duty upon the environmental professional to undertake a review of recorded land title records and judicial records for environmental liens. ASTM 1527-13 places such responsibilities upon the User. It is NV5's understanding that the lender will engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens or activity and use limitations currently recorded against or relating to the property. Per the lenders scope of work, NV5 will not specifically be required to conduct a lien search unless requested. If information related to liens or AULs is discovered during the standard Phase I process by NV5, it will be documented in the Phase I report.

6.3 Historic Use Information of the Property

NV5 researched several sources of historical information to identify the approximate year of development of the subject property and to determine the past use of the subject property since its initial development. Such sources included, but were not limited to, the research and review of tax assessor records, historical aerial photographs, historical Sanborn Maps, topographic maps, deeds and chain-of-ownership records.

According to a review of aerial photographs as well as information obtained from municipal sources, development of the subject property began prior to 1936. The earliest available resource

(1936 Aerial Map) identifies the subject property as developed with an orchard. The 1949, 1954, 1958, 1962 and 1964 Aerial Maps identify the subject property as developed with an orchard and a possible small development in the northeast. The 1976 Aerial Map identifies the subject property as vacant land with a possible small development in the northeast. The 1979 Aerial Map identifies the subject property as vacant land with a possible development in the southwest. The 1981, 1986, 1993, 1997, 2007, 2010 and 2015 Aerial Maps identify the property as being developed with a commercial structure. The current development, Office Building is first depicted in an aerial photograph in 1981. The parking lot parcel appears to have been developed with residential development from 1936- 1958. Following the razing of these structures, this parcel has only been used as a parking lot.

Based on the information obtained during this ESA, it is the professional opinion of NV5 that historical data failure, as defined in the ASTM guidelines, has occurred in attempting to document the history of the subject property back to the earlier of 1940 or the first developed usage of the property in five-year increments. However, based on the information obtained, the lack of documentation is not deemed critical and did not affect the ability to identify potential REC(s) associated with the subject property.

6.3.1 Aerial Photographs

Year	Subject Property	Adjoining Properties	
2015	Current developments	North	Commercial buildings
		East	Roadway followed by multi-family housing
		South	Roadway followed by an open parking lot
		West	Commercial building
2010	Current developments	North	Commercial buildings
		East	Roadway followed by multi-family housing
		South	Roadway followed by an open parking lot
		West	Commercial building
2007	Current developments	North	Commercial buildings
		East	Roadway followed by multi-family housing
		South	Roadway followed by an open parking lot
		West	Commercial building
1997	Current developments	North	Commercial buildings
		East	Roadway followed by razed land
		South	Roadway followed by an open parking lot
		West	Commercial building
1993	Current developments	North	Commercial buildings
		East	Roadway followed by commercial buildings
		South	Roadway followed by razed land
		West	Commercial building

Year	Subject Property	Adjoining Properties	
1986	Current developments	North	Commercial buildings
		East	Roadway followed by commercial buildings
		South	Roadway followed by a commercial building
		West	Commercial building
1981	Current developments	North	Commercial buildings
		East	Roadway followed by commercial buildings
		South	Roadway followed by a commercial building
		West	Commercial building
1979	Vacant land with a small development in the southwest	North	Commercial building and vacant land
		East	Roadway followed by commercial buildings
		South	Roadway followed by a commercial building
		West	Commercial building
1976	Vacant land with a small development in the northeast	North	Vacant land
		East	Roadway followed by commercial buildings
		South	Roadway followed by a commercial building
		West	Vacant land and single-family housing
1964	Orchard with possible small development in the northeast	North	Orchard with single-family housing
		East	Roadway followed by a commercial building
		South	Vacant, naturally vegetated land
		West	Orchards
1962	Orchard with possible small development in the northeast	North	Orchard with single-family housing
		East	Roadway followed by a commercial building
		South	Vacant, naturally vegetated land
		West	Orchards
1958	Orchard with possible small development in the northeast Parking lot parcel- Residential development	North	Orchard with single-family housing
		East	Roadway followed by single-family housing
		South	Vacant, naturally vegetated land
		West	Orchards
1954	Orchard with possible small development in the northeast Parking lot parcel- Residential development	North	Orchard with single-family housing
		East	Roadway followed by single-family housing
		South	Vacant, naturally vegetated land
		West	Orchards
1949	Orchard with possible small development in the northeast	North	Orchard with single-family housing
		East	Roadway followed by single-family housing
		South	Vacant, naturally vegetated land

Year	Subject Property	Adjoining Properties	
	Parking lot parcel- Residential development	West	Orchards
1936	Orchard Parking lot parcel- Residential development	North	Orchard with single-family housing
		East	Roadway followed by vacant, naturally vegetated land
		South	Vacant, naturally vegetated land
		West	Orchards

6.3.2 City Directories

NV5 did not review city directories for this site. Given the age of the development, in conjunction with visual observations and regulatory data, no developments or usages of the subject or adjacent properties were identified that would be indicative of any RECs.

6.3.3 Sanborn Fire Insurance Maps

There was no Sanborn Fire Insurance Map coverage available for the property.

6.3.4 Other Environmental Reports

A prior Environmental Phase I completed by Certified Environmental Services, Inc. (CES) was provided for review. The report, dated October 4, 2016, identified evidence of recognized environmental conditions (RECs) in connection with the subject property. The prior report indicates that CES staff identified one unregistered drywell located near the northwest corner of the subject property. OHEPA requires that all drywells to be inspected and registered with the OHEPA. CES did not identify any registration for the drywell located on the subject property and deemed it a REC. A copy of this report has been included in the appendix of this report.

7.0 Site Reconnaissance

7.1 Methodology and Limiting Conditions

On April 9, 2019, NV5's inspector, Wayne Bushnell, performed a walking inspection of the subject property. NV5 inspected the subject property and sites located within the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13. NV5 was accompanied by Mr. Aaron Kuhl, Property Manager. The weather conditions were warm (low 60s) and sunny at the time of the site inspection. Access was provided to all exterior areas of the property and a representative sample of the interior areas. Limiting conditions are discussed in Section 2.4, Limitations and Exceptions, of this report.

7.2 Exterior and Interior Observations

7.2.1 Hazardous Materials/ Petroleum Products

No significant use of hazardous substances is known to occur at the property. Limited amounts of cleaning supplies, maintenance materials and paints are present, but are used in small quantities consistent with similar types of businesses. The storage of these materials appeared to be satisfactory.

7.2.2 Drums or Containers

There were no current indications of drums or containers located on the subject property.

7.2.3 Underground Storage Tanks (UST's)/Aboveground Storage Tanks (AST's)

NV5 did not observe any apparent evidence of existing or former USTs/ ASTs.

7.2.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity provided by APS. The mechanical system is comprised of a variety of split systems with a central units and interior air-handlers and exterior condensers as well as rooftop-mounted packaged electric HVAC units. Hot water is provided by individual electric hot water heaters.

7.2.5 Indications of Polychlorinated Biphenyls (PCBs)

Polychlorinated biphenyls (PCBs) are a chemical component of many dielectric fluids, heat transfer fluids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979. Equipment that may potentially contain PCBs includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. The manufacture and distribution in commerce of PCBs was banned for use in 1979 by the United States Congress, which enacted the Toxic Substance and Control Act

(TSCA).

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. One pad-mounted transformer was observed on the subject property. The transformer is not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformer. NV5 contacted a customer service representative of APS, who confirmed that APS maintains ownership and operational responsibility for the transformer and that the unit does not contain PCBs. Based on the good condition of the equipment, the transformer is not expected to represent a significant environmental concern. Additionally, one hydraulic elevator was observed at the subject property. No staining or leakage was observed in the vicinity of the elevator equipment. Based on the good condition of the equipment, the hydraulic elevator is not expected to represent a significant environmental concern.

Additionally, no other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, balers, etc.) was observed on the subject property during the site reconnaissance.

7.2.6 Pits, Ponds & Lagoons

No evidence of pits, ponds and/or lagoons in connection with waste treatment or waste disposal was noted on the subject property.

7.2.7 Odors

No significant odors were noted on the subject property.

7.2.8 Stained Soil or Pavement

No evidence of significantly stained soil or pavement was noted on the subject property, other than typical de minimis vehicular staining.

7.2.9 Pools of Liquid

No unidentified pools of liquid were noted on the subject property.

7.2.10 Stressed Vegetation

No evidence of stressed vegetation anticipated to be caused by contamination was noted on the subject property.

7.2.11 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located north on the subject property. An independent solid waste disposal contractor, Waste Management, removes solid waste from the subject property. According to property personnel, only household trash is collected in the on-site solid waste dumpsters.

7.2.12 Medical/biological wastes/ X-ray or other radioactive activities

Medical sharps containers were observed in several exam rooms. The containers were observed to be properly labeled at the time of inspection with no signs of leaks or spills. Additionally, all of the observed X-Ray equipment was observed to be digital.

7.2.13 Drains and Sumps

No drains or sumps not connected to the city sewer were noted on the subject property. In addition, no oil-water separators or oil clarifies were observed or reported.

7.2.14 Septic Systems

No septic systems are present on the subject property.

7.2.15 Storm/Waste Water

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property and in the public right of way. Site storm water from roofs, landscaped areas, and paved areas is directed to on-site concrete swales, which drain to the public right of way, and to on-site storm water drains. The subject property is connected to a municipal owned and maintained sewer system.

7.2.16 Wells

No evidence of wells (monitoring wells, water wells, irrigation wells, injection wells or abandoned wells) was noted on the subject property. One dry well was observed in the northwestern portion of the subject property. The dry well is reported to be currently registered with no reported violations.

7.3 Non-Scope Considerations

7.3.1 Wetlands/Flood Plain

No evidence of wetlands was noted on the subject property. The subject property is situated within Zone X (unshaded) which is defined as areas determined to be outside of the 500-year floodplain.

7.3.2 Potential Asbestos Containing Building Materials (ACBM's)

An asbestos survey was beyond the scope of this assessment. Although constructed in 1980, it is possible that asbestos containing building materials (ACBM) are located on the property. Suspect ACBMs include lay in ceiling tile, vinyl flooring and mastic, drywall and joint compound. The determination of potential asbestos containing building materials was limited to visual observations of readily accessible materials. No samples were collected and no building materials were damaged. Tenant spaces are renovated by the tenants as needed.

NV5 was provided with a copy of the Asbestos Abatement Clearance report, prepared by Terracon. The report dated October 24, 2016 indicates that Terracon documented the removal of asbestos containing materials (ACM) in preparation for the planned renovation located at the subject property. The project was completed on October 21, 2016 and included the removal of vinyl sheet flooring and vinyl floor tiles with black mastic on the 2nd floor of the subject property building. Upon completion of the ACM removal activities, Terracon performed a visual inspection to confirm that the ACM had been removed from the subject property. Terracon then collected four clearance air samples and two field blanks to confirm the removal of the ACM. The results of the samples obtained were found to be below the OSHA permissible exposure limit (PEL) of 0.1 fibers per cubic centimeter (f/cc) of air and the EPA clearance criteria of 0.01 f/cc. A copy of this report is provided in the appendix.

Location/Type	Friable	Quantity	Condition
Drywall – Throughout Building	Non-Friable	~1,900 ft ²	Good
Ceiling Tile – Throughout Building	Non-Friable	~32,296 ft ²	Good

National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require sampling potential ACBM prior to demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include an assessment of all subject building materials, including those in areas which are normally inaccessible. Any material found to be ACBM should be handled in accordance with applicable regulations.

8.0 Findings and Opinions

NV5 did not identify activities at the subject property or at neighboring properties (potential offsite sources) that would indicate a significant potential for RECs, based on the information contained in the databases reviewed, the research conducted and/or the site reconnaissance completed.

A prior Phase I ESA prepared by Certified Environmental Services, Inc. (CES) was provided for review. The report dated October 4, 2016 identified a recognized environmental condition (REC) associated with the subject property. The REC was related to the drywell located in the northeastern portion of the subject property. The drywell was not registered as of the date of the prior report. According to a review of available information from the OHEPA, the drywell is currently registered as Registration Number 54972. Given the current registration, the lack of reported violations and the current use of the subject property, the drywell is not expected to pose an environmental concern to the subject property.

No Historical Recognized Environmental Conditions (HRECs) or Controlled Recognized Environmental Conditions (CRECs), as defined by ASTM 1527-13, were found to be associated with the subject property.

At the client's request, in addition to the scope outlined in ASTM Practice E 1527-13, NV5 also performed a cursory evaluation for suspect asbestos-containing materials.

An asbestos survey was beyond the scope of this assessment. NV5 was provided with a copy of the Asbestos Abatement Clearance report, prepared by Terracon. The report dated October 24, 2016 indicates that Terracon documented the removal of asbestos containing materials (ACM) in preparation for the planned renovation located at the subject property. The project was completed on October 21, 2016 and included the removal of vinyl sheet flooring and vinyl floor tiles with black mastic on the 2nd floor of the subject property building. Upon completion of the ACM removal activities, Terracon performed a visual inspection to confirm that the ACM had been removed from the subject property. Terracon then collected four clearance air samples and two field blanks to confirm the removal of the ACM. The results of the samples obtained were found to be below the OSHA permissible exposure limit (PEL) of 0.1 fibers per cubic centimeter (f/cc) of air and the EPA clearance criteria of 0.01 f/cc. A copy of this report is provided in the appendix.

9.0 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 1234 Spring Ave., Summit County, Akron, Ohio 44333, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Under the All Appropriate Inquiry Rule, future and continuing obligations are required to maintain landowner liability protections under CERCLA. Specifically, (1) complying with land use restrictions and institutional controls; (2) taking reasonable steps with respect to hazardous substance releases; (3) providing full cooperation, assistance and access to persons that are authorized to conduct response actions or natural resource restoration; (4) complying with information requests and administrative subpoenas; and (5) providing legally required notices.

It is recommended that federal, state and local asbestos regulations be reviewed for compliance prior to any renovation or demolition activities.

National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations require sampling potential ACBM prior to demolition or extensive renovation, regardless of the date of construction; therefore, if such activities are planned, it may be required to conduct a survey of the entire facility, or that portion slated for renovation or demolition, before initiating such destructive activities. That survey should include an assessment of all subject building materials, including those in areas which are normally inaccessible. Any material found to be ACBM should be handled in accordance with applicable regulations.

10.0 Deviations

No deviations from the recommended scope of ASTM Standard E 1527-13 were performed as part of this Phase I ESA.

11.0 Additional services

No additional services were requested by the Client and are therefore not provided as part of this Phase I ESA report.

12.0 Signatures and Certification Statement

12.1 Certification Statement



04/11/18

Andrew A. Starr
Project Manager

Date



04/11/18

Jamie Ziemba, LEED AP
ESA Senior Reviewer

Date

EP Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.



04/11/18

Jamie Ziemba, LEED AP
Project Manager

Date

AAI Certification:

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



04/11/18

Jamie Ziemba, LEED AP
Project Manager

Date

APPENDIX 1 - PROPERTY PHOTOGRAPHS

Appendix 1

Property Photographs



Property overview



North project elevation

Appendix 1

Property Photographs



East project elevation



South project elevation

Appendix 1

Property Photographs



West project elevation



Dry well

Appendix 1

Property Photographs



Roof drainage



Roof drainage

Appendix 1

Property Photographs



Typical electric water heater



Typical electric rooftop HVAC units

Appendix 1

Property Photographs



Main electrical panel



Pad-mounted transformer

A photograph of a green hydraulic elevator machinery unit. The unit is a tall, green metal cabinet with two doors. A red heart-shaped sticker is on the left door, and a white tag is hanging from the handle. A small electrical box is mounted on the wall to the right of the unit. A wooden plank is leaning against the wall next to the unit. The room has a concrete wall and a concrete floor.

Property Photographs

Hydraulic elevator machinery

Janitorial supplies

A photograph of a teal metal cabinet, possibly a safe or a storage unit, standing against a light-colored wall. The cabinet has a red heart-shaped sticker on its upper door and a clipboard with a document attached to the lower door. The document appears to be a form or a checklist. To the right of the cabinet, on the wall, is a small, light-colored metal box, possibly a fire alarm pull station or a similar safety device. A long, thin wooden plank is leaning against the wall below the box. The overall scene suggests a workspace or a storage area.

A photograph of a cluttered kitchen cabinet shelf. The shelf is crowded with various household items, including cleaning supplies like a large jug of white vinegar, a bottle of bleach, and a box of Clorox disinfecting wipes. There are also food items, such as a bag of rice and a container of instant noodle soup. A blue plastic bucket is visible on the left side of the shelf.

Category	Amount
Janitorial supplies	100

Appendix 1

Property Photographs



Maintenance supplies



Typical sharps container

Appendix 1

Property Photographs



Typical digital x-ray equipment



Interior break room

Appendix 1

Property Photographs



Interior conference room



Interior typical exam room

Appendix 1

Property Photographs



Interior lobby



Interior restroom

Appendix 1

Property Photographs



North adjacent property



East adjacent property

Appendix 1

Property Photographs



South adjacent property



West adjacent property

APPENDIX 2 - PROPERTY MAPS AND DRAWINGS

Appendix 2 Property Maps



Appendix 2
Property Maps

AERIAL VIEW



Office Building
1234 Spring Ave.
Akron, Ohio 44333
Summit County
NV5
Project No. 201900001

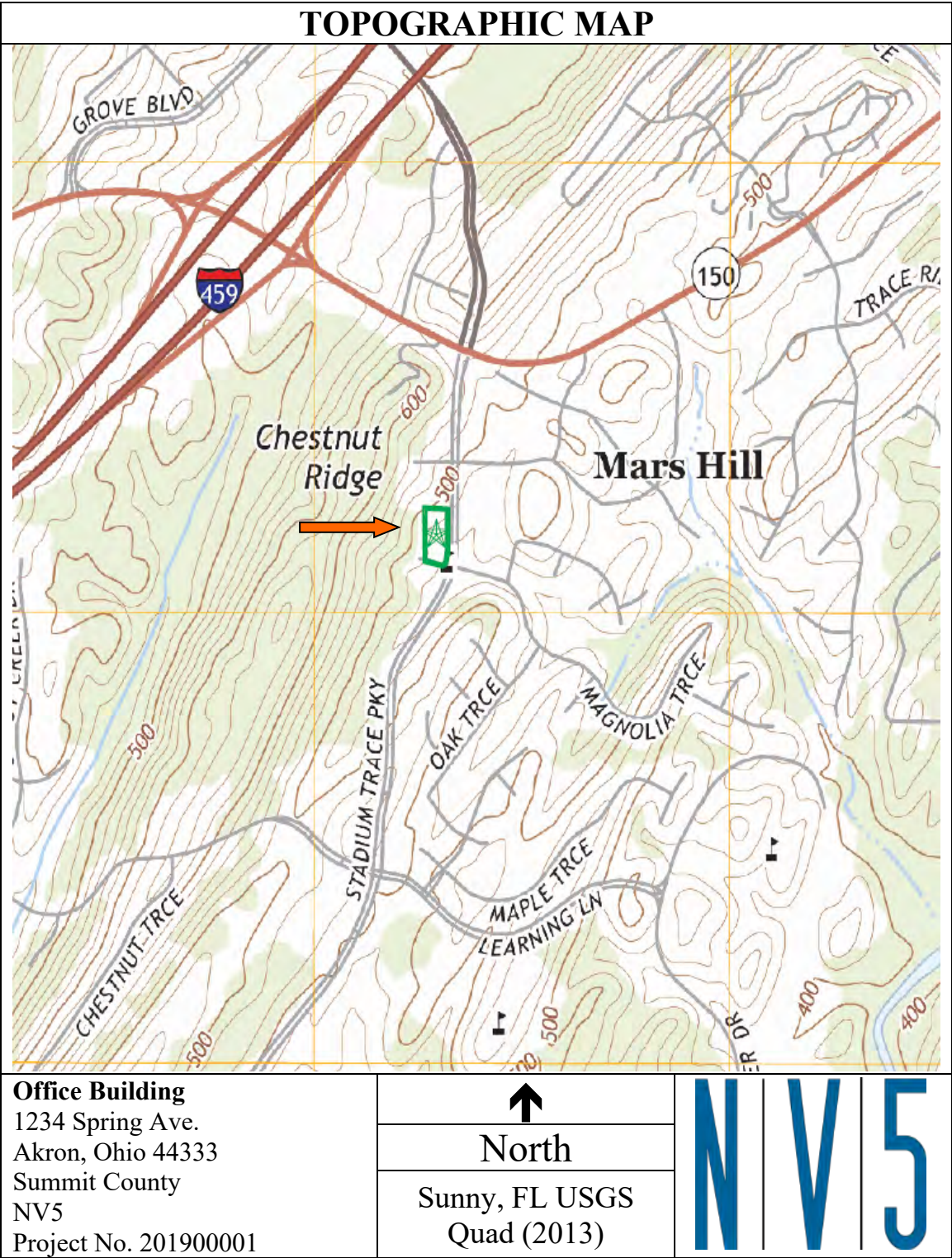


North

Bing Maps

NV5

Appendix 2
Property Maps



Appendix 2
Property Maps



Appendix 2
Property Maps



APPENDIX 3 - HISTORICAL AERIAL PHOTOGRAPHS

APPENDIX 4 - HISTORICAL SANBORN INSURANCE MAPS / CITY DIRECTORIES

APPENDIX 5 – ENVIRONMENTAL REGULATORY DATABASES

APPENDIX 6 - USER PROVIDED INFORMATION



ASTM E1527-13
User Questionnaire
Property location: _____

This questionnaire is utilized in order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"). LLPs is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* issued on March 6, 2003. The user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

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

Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? If such documentation is available, please provide.

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

Did a search of recorded land title records (or judicial records where appropriate,) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

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

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

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

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

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

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

- a) Do you know the past use of the subject property?
- b) Do you know the specific chemicals that are present or once were present at the subject property?
- c) Do you know of spills or other chemical releases that have taken place at the subject property?
- d) Do you know of any environmental cleanups that have taken place at the subject property?

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

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Signature: _____

Date: _____

Name : _____

Company: _____

Association to the property/ transaction: _____

APPENDIX 7 - MUNICIPAL/REGULATORY INFORMATION

APPENDIX 8 - PERSONNEL QUALIFICATIONS

Vincent L. Jacques, P.E.
Civil/Environmental Engineer

PROFILE

Mr. Jacques is a Professional Engineer with 20+ years' experience conducting environmental investigations of contaminated sites, due diligence assessments, and hazardous material assessment/abatement projects throughout New England. Mr. Jacques has supervised and completed numerous Level I & II Environmental Site Assessments and Property Condition Assessments on industrial, commercial and residential properties for lending institutions, municipalities and private clients. Mr. Jacques has also been involved in various Phase III/remediation projects involving the restoration of impact soil, groundwater, and vapor gas. He also completed numerous mold, asbestos and lead-based paint surveys, abatement plans, operations and maintenance programs, project monitoring, and final clearance testing for various types of properties, each approved by appropriate state agencies. He also has set-up and operates a small Phase Contrast Microscopy (PCM) laboratory and is an analyst for asbestos PCM air samples. Mr. Jacques also has significant experience in preparing storm water permits, Title V air permits, underground injection control permits, and spill prevention counter control measure plans.

Mr. Jacques currently serves as the New England Regional Manager for NV5. In this capacity, Mr. Jacques is responsible for business development, management of staff and overall management of the profit center and analytical laboratory. Mr. Jacques is responsible for recruiting, rewarding, motivating and managing employee performance; ensuring that business development and client service is a priority in the office; ensuring that QMS and Health & Safety processes are supported and followed; developing and ensuring that the budget for the area is achieved and improved in with regard to profitability; ensuring that Accounts Receivable and Work-In-Progress targets are met; accountability for office administration and accounting for the area; responsible for employee annual salary and bonus recommendations; and responsible for the physical assets within the area.

EDUCATION The University of Rhode Island, 1992
B.S. in Civil Environmental Engineering

Northeastern University, 1997
Certificate of Professional Achievement, Specialization: Hazardous Waste Management
Concentration: Site Investigation and Remediation

CAREER SUMMARY

2012- Present- **NV5 Environmental**
New England Regional Manager
2009-2012 **The Orin Group – Narragansett, RI**
New England Regional Manager
2001-2009 **Jacques Whitford Company, Inc. – Lincoln, Rhode Island**
Area Manager
1994-2002 **Kenyon Environmental, Inc. – Pawtucket, RI**
President and Sole Owner
1992-1994 **Kenyon Environmental, Inc. – East Providence, RI**
Vice President and Co-Owner

1988-1992 **Narragansett Bay Commission, Providence, RI**
Environmental Engineer Technician – Developed Waste Water Local Limits

PROFESSIONAL COURSES AND DESIGNATIONS

Professional Engineer, Rhode Island – No. 7047, 1999
Certified Asbestos Inspector & Project Designer, Rhode Island – AAC-0409IS/AAC-0409PD
Certified Asbestos Inspector, Project Designer and Project Monitor, Massachusetts – AI
040309/AD 040576/AM 040310
Certified Asbestos Analyst – PCM – NIOSH 7400
Environmental Lead Inspector Training – Initial 40-hour course
Princeton Gamma-Tech, Inc. X-ray Fluorescence Analyzer Training
Certificate of Achievement – Property Condition Assessment Course – EDR Commonground
Lorman Education Services – Green Building Design Basics
Contech, Construction Products, Erosion Control Design Short Course
NEWMOA In-Situ Chemical Oxidation
Jacques Whitford Company, Mold Investigation and Remediation Course
OSHA 29 CFR 1910.120, 40 Hour Hazardous Waste Site Worker Protection Training
OSHA 29 CFR 1910.120, Confined Space Entry
OSHA 29 CFR 1910.120, 8 Hour Supervisor Training
OSHA 29 CFR 1910.120, 8 Hour Refresher Training
OSHA 10 Hour Construction Safety and Health
First Aid and CPR Trained

MEMBERSHIPS/ASSOCIATIONS

American Industrial Hygiene Association (AIHA) – PCM Proficiency Testing
American Society of Civil Engineers
Member, Chi Epsilon – Civil Engineering Honor Society
Member, Tau Beta Pi – Engineering Honor Society
Member, Golden Key – National Honor Society
Member, National Environmental Assessment Association
Member, National Society of Environmental Professionals
Member, PADI - Certified for Scuba Diving
Member, American Philatelic Society

Jamie L. Ziemba
NV5 Environmental, Manager

EDUCATION

BS, Conservation - Kent State University, Kent, Ohio, 2004

- Courses; Conservation of Natural Resources, Environmental geology, Invertebrate Zoology, Wetland Ecology and Management, Geomorphology, Oceanography, Geography of Soils, Rocky Mountain Workshop, Biological diversity I, II, Chemistry I, II, Stream Biology, Algebra and Trigonometry, Architecture graphics and CAD, Environmental Science, Ecology, Local Flora, Technical Writing, Statistics
- Research Project: “Efficiency and Sustainability of the Use of Constructed Wetlands To Treat Effluent Associated With Runoff From Airport De-icing Operations”

PROFESSIONAL TRAINING/CERTIFICATIONS

LEED Accredited Professional

SWCA NEPA Management Training

Ohio EPA ORAM v 5.0 Training

Army Corps of Engineers Wetland Delineation & Management Training Program

Advanced Wetland Assessment Methods

Ohio Asbestos Hazard Evaluation Specialist

Environmental Due diligence- Principles and Practice- Common Ground University

Property Condition Assessment- Principles and Practice Common Ground University

EMPLOYMENT HISTORY

The Orin Group, LLC. –Senior Project Manager (May 2004-June 2012)

- Develop and manage client relationships and coordinated all aspects of due diligence projects across the U.S. This includes preparing bids and proposals, supervising and training field staff, reviewing reports, and coordinating with lenders, borrowers, contractors, legal counsel, and regulatory agencies.
- Coordination and completion of NEPA (National Environmental Policy Act) Checklists
- Coordination and completion of Phase I Environmental Assessments, Phase II Environmental Assessments and Property Condition Assessment.
- Completion of Wetland Delineations/ Wetland Assessment Projects and Wetland Permitting
- Assisted Portage County, Homeland Security and Emergency Management complete a comprehensive Pre-Disaster Mitigation Plan.
- Worked on Phase I Environment Site Assessments in conjunction with HUD regulations and other government lending agencies

Andrew A. Starr

Project Manager / Site Inspector with NV5 Environmental Assessment

PROFILE

With 5+ years' experience conducting environmental investigations of contaminated sites and due diligence assessments throughout Ohio and the United States, Mr. Starr serves as a Project Manager and Site Inspector for NV5's environmental and assessment services division. In this capacity, Mr. Starr is responsible for client contact, site inspections, project research and report preparation. Mr. Starr has supervised and completed numerous Level I & II Environmental Site Assessments and Property Condition Assessments on industrial, commercial and residential properties for lending institutions, municipalities and private clients locally as well as nationwide. He also completed numerous mold, asbestos, radon and lead-based paint surveys, each approved by appropriate state agencies. Mr. Starr also has experience in soil and groundwater monitoring related to petroleum cleanup.

EDUCATION

- The University of South Ohio, B.S. in Environmental Science and Policy

CAREER SUMMARY

- 2016- NV5 (previously branded as Bock & Clark) – Saint Petersburg, FL
Project Manager
- 2013-2015 CEG Assessments – Saint Petersburg, FL
Project Manager
- 2010-2012 Ohio Geotechnical Engineering, Inc. – Ybor City, FL
Staff Scientist

PROFESSIONAL COURSES AND DESIGNATIONS

- OSHA 29 CFR 1910.120, 40 Hour Hazardous Waste Site Worker Protection Training
- First Aid and CPR Trained
- AHIT Home Inspection Training - 2016

MEMBERSHIPS/ASSOCIATIONS

- Member, NAUI - Certified for Scuba Diving