

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**FURON
8351 COUNTY ROAD 245
HOLMESVILLE, HOLMES COUNTY, OHIO**

Prepared For:

**ORSCHELN PRODUCTS, L.L.C. AND
INDUSTRIAL PRODUCTS, L.L.C.**

JANUARY 14, 1998

By:

**George Butler Associates, Inc.
One Pine Ridge Plaza
8207 Melrose Drive
Lenexa, Kansas 66214**



GEORGE BUTLER ASSOCIATES, INC.
Engineers • Architects

8360.00

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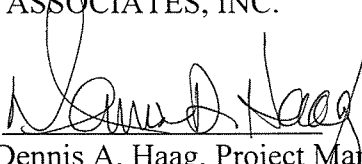
RELIANCE

This report may be relied upon by Lender, their successors and assigns ("Lender") in determining whether to make a mortgage loan ("Loan") secured by the property which is the subject of this report. This report may be relied upon by any purchaser or assignee of the Loan in determining whether to purchase the Loan from Lender, and by any rating agency involved in rating securities by, or representing an interest in, the Loan. This report may be referred to, quoted in and included with materials offering the Loan or an interest therein for sale. This report may be relied upon by persons acquiring the Loan or an interest in the Loan. This report speaks as of the date prepared, January 14, 1998.

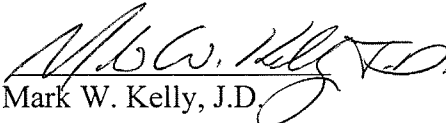
The undersigned has performed its services and prepared this report in accordance with generally accepted consulting standards and practices for Environmental Engineers including the professional standards applicable to Registered Environmental Property Assessors (REPA) and the Environmental Assessment Association (EAA). The undersigned makes no other warranties, either expressed or implied, as to the character and nature of such services and product.

GEORGE BUTLER ASSOCIATES, INC.

Report Prepared by:


Dennis A. Haag, Project Manager
REPA No. 1152

Reviewed by:


Mark W. Kelly, J.D.
Attorney

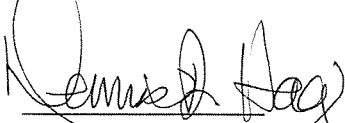
EXECUTIVE SUMMARY

George Butler Associates, Inc. (GBA), a professional environmental engineering firm qualified to conduct Phase I Environmental Site Assessments (ESA), was selected to conduct the present investigation for the subject property, located at 8351 County Road 245, Holmesville, Holmes County, Ohio. As an independent contractor, GBA's compensation for this ESA was not based on the findings or recommendations made herein or on the closing of any business transaction. The assessment included a review of records, a physical site inspection of the property, and associated research. Based on GBA's investigations, no recognized environmental conditions were identified likely to adversely impact the subject site. A Phase II investigation of the subject property is not recommended at this time.

The undersigned has performed its services and prepared this report in accordance with generally accepted consulting standards and practices found at ASTM E 1527-94 *Standard Practice for Environmental Site Assessments* and, additionally, meets or exceeds the *Standard & Poor's Plus* standards. The underlying environmental site assessment report includes an evaluation of all items required to be evaluated pursuant to *Standard & Poor's Plus*. GBA makes no other warranties, either expressed or implied, as to the character and nature of such services and product.

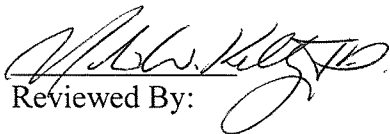
The purpose of this report is to provide useful, decision-making information regarding recognized environmental conditions at a specific site. The report and the information contained therein is intended to be utilized by and may be relied upon by Orscheln Products, L.L.C. and Industrial Products, L.L.C., including their successors and assigns.

GEORGE BUTLER ASSOCIATES, INC.



Dennis A. Haag, Project Manager
REPA No. 1152

1/14/98
Date

Reviewed By: 

1/14/98
Date

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I. INTRODUCTION

A. Purpose

The purpose of the ESA practice is to identify recognized environmental conditions of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability: that is, the practices that constitute “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in 42 USC § 9601 (35)(B).

B. Scope

This ESA was performed on the subject site and adjacent land to determine the level of compliance with federal, state, and local environmental laws and regulations. Specifically, this ESA is to determine the potential presence of onsite hazardous waste contamination, including the presence of hydrocarbons. Hazardous substances as defined and regulated by the following legislation were considered:

- Resource Conservation and Recovery Act (1976), 42 U.S.C. § 6901 et seq; 40 C.F.R. 240-280.
- Solid Waste Disposal Act (1980); 42 U.S.C. § 3251 et seq.
- Comprehensive Environmental Response, Compensation, and Liability Act (1980, SARA 1986), 42 U.S.C. §§ 9601 - 9675; 40 C.F.R. 300 - 311.
- Hazardous Materials Transportation Act (1974); 49 U.S.C. §§ 1801-1819; 40 C.F.R. 263; 49 C.F.R. 170-178.
- Emergency Planning and Community Right-To-Know Act (1986) and the Pollution Prevention Act (1990); 42 U.S.C. §§ 11001 - 11050, 42 U.S.C. §§ 13101 - 13109; 40 C.F.R. 355, 370, 372.
- Hazardous and Solid Waste Amendments (1984); 42 U.S.C. §§ 6901 - 6992k.

Specifically, this ESA update prepared in accordance with generally accepted consulting standards and practices found at ASTM E 1527-94, consisting of the following tasks:

- A visual inspection of the subject site and adjacent property;
- Interview managers or other appropriate facility personnel or owner;
- Review of federal, state, and local records, including a review of readily available historical aerial photographs; and
- Preparation of report, to include a description of site, current and prior site use, a summary of findings and recommendations.

II. SITE LOCATION AND DESCRIPTION

Location: The subject site consists of several structures on approximately 6.8 acres, and is located in the SW $\frac{1}{4}$ of Section 34, Township 14 North, Range 13 West as shown on the U.S.G.S. Holmesville 7.5 minute series quadrangle (Figure No. 1), more particularly described in Appendix 4.

Topography: The subject property topography slopes slightly downgradient to the south and east, with the general topographic gradient of the area to the southeast. The average elevation is approximately 880 feet above mean sea level (msl) (Figure No. 1).

Soils: The soils on-site are mapped by the Natural Resource Conservation Service (NRCS) as Chili loam, 2 to 6 percent slopes, and Wooster-Chili complex, 12 to 18 percent slopes, eroded (Figure No. 4). The Chili series consists of deep, well drained, and moderately rapid permeable soils on outwash plains, stream terraces, and kames. Chili soils are similar to Bogart soils and commonly are adjacent to Wooster soils. Wooster soils contain less sand and gravel in the subsoil and have a fragipan. Wooster soils are on nearby till plains. Wooster series consists of deep, well drained soils on glaciated uplands. These soils formed mainly in glacial till, but some areas have a thin loess mantle. Permeability is moderately slow. Slopes range from 12 to 18 percent.

Climate: The climate of Holmes County is characterized as continental; intermittent dry and moist periods which can last for less than a year or for several years. Winters are cold due to frequent outbreaks of polar air, generally prevailing from December to February. Summer temperatures are moderate and prevail for approximately four months. . The total annual precipitation is 40 inches. Precipitation is fairly evenly distributed

throughout the year with substantial amounts of snow fall during the winter months. The prevailing wind is from the north west, averaging 11 miles per hour in March and April. The average temperature is 45 degrees F. The growing season lasts for 200 days.

Geology: The Holmesville site is located near the contact (boundary) between the Mississippian and Pennsylvanian Systems. The Mississippian system consists primarily of sandstones and siltstones. A major member of this system is the Black Hand Sandstone, a massive, coarse-grained sandstone of deltaic origin. Other sandstones in the system tend to be fine-grained. The Pennsylvanian system consists primarily of sandstones and shales. Occasional, thinly-bedded limestone units also occur within this system. Overlying the Mississippian/Pennsylvanian bedrock are unconsolidated glacial deposits of Wisconsin age.

Hydrology: Holmes County is drained by Killbuck Creek and its tributaries. All of the streams flow in a southerly direction. The water table in the vicinity reportedly ranges from ten to twenty feet below the surface. Most wells are drilled in the alluvial or glacial outwash deposits along drainageways or into the underlying sandstone formation. These are generally low-yielding wells (averaging 10 to 20 gallons per minute). The Federal Database Well Information (FDWI) identified several wells in the vicinity of the subject site. The subject site which uses a ground water well for drinking and industrial water was not listed. The Public Water Supply System Information, identified a well located between ½ -1 mile south of the subject site. Typically, groundwater flow conforms to that of historic surface drainage.

Utilities: Potable drinking water is provided by a permitted on-site water well, garbage and other solid wastes are contracted for disposal with BFI, and sewer is handled by a permitted on-site sewage system.. Gas is served by a regional natural gas service company and electrical service is provided by Holmes-Wayne Electric Cooperative.

III. CURRENT AND PRIOR SITE USE

A. Current Site Uses

- 1. Adjacent Property:** The subject site is located north of Ohio Highway 83 and on the west side of Holmes County Road 245 (Figure No. 2). It is bounded generally on the north by a private residence and cemetery, a private residence, oil well and light industrial park to the east (across 245), Ribbel Products, Inc. (RPI) of Indiana, Inc. (manufactures steel trash dumpsters) and The Akro Corporation (manufactures auto floor mats) to

