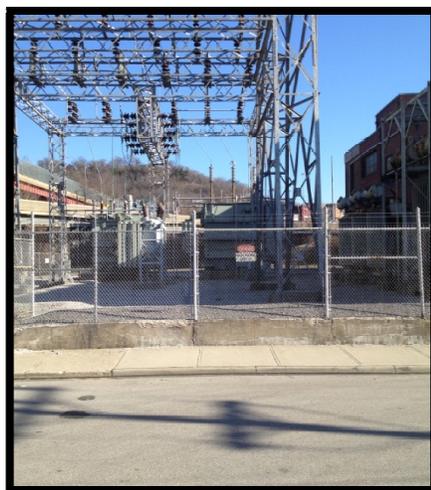


Environmental Site Assessment Screening

HAM-75-0.22, PID No. 89068
2201 and 2229 Spring Grove Avenue

Cincinnati, Ohio



Prepared for:

Ohio Department of Transportation
District 8, 505 South SR 741
Lebanon, Ohio 45036

January 2014

BURGESS & NIPLE

ENVIRONMENTAL SITE ASSESSMENT SCREENING

**HAM-75-00.22
PID # 89068
2201 AND 2229 SPRING GROVE AVENUE
CINCINNATI, OHIO**

PREPARED FOR

**OHIO DEPARTMENT OF TRANSPORTATION
DISTRICT 8
505 SOUTH SR 741
LEBANON, OHIO 45036**

JANUARY 2014

PREPARED BY

**BURGESS & NIPLE, INC.
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E	Visual Inspection Photograph Log
F	ESA Screening Checklist Form

SIGNATURE PAGE

This Environmental Site Assessment (ESA) Screening Addendum was prepared by Burgess & Niple, Inc. (B&N). Signatures and contact information for the primary report author and reviewer appear below.



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EXECUTIVE SUMMARY

This Environmental Site Assessment (ESA) Screening is associated with the interchange improvements to the Western Hills Viaduct in Cincinnati, Ohio. The Western Hills Viaduct improvements are considered part of the larger Brent Spence Bridge Replacement/ Rehabilitation Project, currently in Step 6 of the Ohio Department of Transportation's (ODOT's) Project Development Process.

The ESA Screening was conducted for two properties, 2201 and 2229 Spring Grove Avenue. The Property located at 2201 Spring Grove Avenue is impacted by the project by the proposed off-ramp from Western Hills Viaduct to Spring Grove Avenue. The entire building will be taken for the project and the proposed new substation for Duke Energy will be constructed in its place.

The Property located at 2229 Spring Grove Avenue is also impacted by the off-ramp. The building will be demolished. The electrical substation will remain in place.

The Properties will be impacted by bridge and embankment construction, including pile driving and foundation construction. To complete the proposed work, new right-of-way (ROW) will be required from both Properties.

The ESA Screening consisted of a review of current environmental database listings, a City Directory search, a review of historical aerial photographs and Sanborn Maps, current mapping sources, relevant property records, project plans, and a visual inspection of the project area. This ESA Screening was conducted in accordance with ODOT Site Assessment Guidelines (April 2009).

The visual inspection of 2201 Spring Grove Avenue was conducted by Burgess & Niple, Inc. (B&N) Environmental Professional Ms. Krista N. Carter on Friday, December 27, 2013. The visual inspection of 2229 Spring Grove Avenue was conducted by Ms. Carter on Thursday, January 9, 2014. The report was prepared by Ms. Carter and reviewed by B&N Environmental Planning Specialist, Mr. Richard G. Fitch.

Findings of the ESA Screening indicate the following:

2201 Spring Grove Avenue

The historic nature of the Property does not indicate any environmental concerns. All findings of the ESA Screening indicate there are no other concerns with the Property.

There are no further recommendations for the Property.

2229 Spring Grove Avenue

The historical use of the Property as a possible filling station in 1925 and an electrical substation since the early 1930s. There is possible environmental impact from the possible use of petroleum products and polychlorinated biphenyl (PCB)-containing oils.

A Phase I ESA is recommended for this Property.

1.0 INTRODUCTION

1.1 Project Description

This Environmental Site Assessment (ESA) Screening is associated with the interchange improvements to the Western Hills Viaduct in Cincinnati, Ohio. The Western Hills Viaduct improvements are considered part of the larger Brent Spence Bridge Replacement/ Rehabilitation Project, currently in Step 6 of the Ohio Department of Transportation's (ODOT's) Project Development Process.

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The Property located at 2229 Spring Grove Avenue is also impacted by the off-ramp. The building will be demolished. The electrical substation will remain in place.

The Properties will be impacted by bridge and embankment construction, including pile driving and foundation construction. To complete the proposed work, new right-of-way (ROW) will be required from both Properties.

The purpose of this ESA Screening is to identify any historical and current environmental conditions for the Properties that may require them to require Phase I ESAs. The ESA Screening consisted of a review of current environmental database listings, a City Directory search, a review of historical aerial photographs and Sanborn Maps, current mapping sources, relevant property records, project plans, and a visual inspection of the project area. This ESA Screening was conducted in accordance with ODOT Site Assessment Guidelines (April 2009).

The visual inspection of 2201 Spring Grove Avenue was conducted by Burgess & Niple, Inc. (B&N) Environmental Professional Ms. Krista N. Carter on Friday, December 27, 2013. The visual inspection of 2229 Spring Grove Avenue was conducted by Ms. Carter on

Thursday, January 9, 2014. The report was prepared by Ms. Carter and reviewed by B&N Environmental Planning Specialist, Mr. Richard G. Fitch.

The transformer yard was assessed during the Brent Spence Bridge Replacement/ Rehabilitation Project, ESA Screening in May 2010 by Third Rock Consultants. The transformer yard, known as 2221 Spring Grove (Site 2), was researched through historical maps, a regulatory database, with visual inspection and interviews in December 2009. According to the May 2010 ESA, Site 2 was not recommended for further investigation. According to the report, the site would not be impacted by the then current design and no ROW would be taken. However, based on designs revised in October 2013, the impact of the site will be removal of the building.

A plan view of project area is provided in **Appendix A**.

1.2 Project Setting

The Properties are located approximately 1.75 miles northwest of downtown Cincinnati, just west of Interstate 75 (I-75) and just south of the Western Hills Viaduct, Hamilton County, Ohio. The Properties are bound generally to the north by the Western Hills Viaduct, south by Harrison Avenue, west by South Buck Street, and to the east by Spring Grove Avenue. The Properties consist of two separate parcels containing one building each, totaling 1.352 acres. **Table 1** summarizes each parcel.

Table 1
Property Parcel Information

Hamilton County Parcel ID	Address	Owner
187-009-0127-00	2201 Spring Grove Avenue	ALBI Holdings, PLL
187-0009-0123-00	2229 Spring Grove Avenue	Duke Energy Ohio, Inc.

Each parcel listed above was included in the historical search summarized in **Section 2.0**.

The Properties are situated in an urbanized area. Surrounding land use is predominantly industrial and commercial.

A street map showing the project area location is provided in **Appendix B**.

Underlying soils are mapped as Urbanland and Udorthents. Udorthents makes up 70 percent of the map unit. Slopes are 0 to 50 percent. Depth to a root restrictive layer is greater than 60 inches. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded and not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

2.0 MAPPING AND AERIAL PHOTO REVIEW

2.1 Topographic Map

The project area is depicted on the Covington, Kentucky U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle. The base date of the map is 1961. The Properties are located within an urbanized area. Spring Grove Avenue, Harrison Avenue, and Buck Street are visible. The buildings are not depicted on the map. Topography is generally flat with a slight slope to the south-southwest toward Mill Creek, located 0.30 mile west of the Properties. Elevation is at 500 feet above mean sea level (amsl).

A topographic map showing the project location and environs is provided in **Appendix B**.

2.2 Sanborn Maps

Sanborn Fire Insurance Maps for the years 1891, 1904, 1922, 1950, and 1981 were reviewed from Environmental Data Resources (EDR). Results of the review are summarized below:

- **1891** - 2201 Spring Grove Property: There are two buildings depicted as a store with tenants and an office shown on the Property. Addresses for the Property are 98, 102, and 104 Harrison Avenue.

2229 Spring Grove Property: There are three dwellings and three out buildings shown on the map. Addresses for this Property are 31 and 39 Spring Grove Avenue.
- **1904** - 2201 Spring Grove Property: The P.R. Mitchell Company is shown with five interconnected buildings and one storage building. There are offices, storage, shipping, sewing, sorting and packing, feather coop and dust room, and two 4,500-gallon press tanks shown. The addresses for the Property are 1200 Harrison, 2200 Buck Street, and 2201 through 2219 Spring Grove Avenue.

2229 Spring Grove Property: There are four dwellings and one shop shown on the map. Addresses for this Property are 2230 and 2232 Buck Street and 2225 through 2235 Spring Grove Avenue.

- **1922** – The map appears to be a lot map. There are no specific details about the Properties depicted.
- **1950** – 2201 Spring Grove Property: The P.R. Mitchell Company is shown with five interconnected buildings and three storage buildings. There are offices, storage, shipping, sewing, sorting and packing, feather coop and dust room, and two 4,500-gallon press tanks shown. The addresses for the Property are 1200 Harrison, 2200 Buck Street, and 2201 through 2219 Spring Grove Avenue.

2229 Spring Grove Property: There are four apartments and one garage shown on the map. Addresses for this Property are 2230 and 2232 Buck Street and 2221 through 2235 Spring Grove Avenue.

- **1981** - 2201 Spring Grove Property: The Toye Household Goods Warehouse is shown with four interconnected buildings and one storage building. There are two 4,500-gallon press tanks and an elevator shown. The addresses for the Property are 1200 Harrison, 2200 Buck Street, and 2201 through 2219 Spring Grove Avenue.

2229 Spring Grove Property: There is one building depicted as the Cincinnati Gas and Electric Company, Brighton Substation shown. A transformer yard and parking lot are shown on the north portion of the Property. The address for this Property is 2221 Spring Grove Avenue.

Copies of Sanborn Fire Insurance Maps reviewed are provided in **Appendix C**.

2.3 Historical Aerial Photographs

Historical aerial photographs from 1938, 1949, 1956, 1962, 1968, 1975, 1977, 1985, 1988, 1994, 1997, 2000, 2005, 2006, 2008, 2009, 2010, 2011, and 2012 were obtained from EDR and reviewed for information about historical development of the Properties. Results of the review are summarized below:

- **1938, 1949, 1956** – 2201 Spring Grove Property: The Property appears to have one large building present. All roadways accessing the Property are present.

2229 Spring Grove Property: Four buildings are present. Three appear to be houses or apartments. The southern building appears to be the commercial buildings present today.

The viaduct is visible to the north of the Properties. Commercial and industrial properties appear to the south, east, and west.

- **1962** - 2201 Spring Grove Property: The Property appears to have one large building present.

2229 Spring Grove Property: One building is present on the southern portion of the Property. The transformer yard is visible on the northern portion of the Property.

The viaduct is visible to the north of the Properties. Construction for I-75 is visible to the east. A portion of the 2229 Spring Grove Property has been removed for the exit ramp. Commercial and industrial properties appear to the south, east, and west. The property to the west appears to be heavily utilized with trucks, possibly a junk yard.

- **1968, 1975** - 2201 Spring Grove Property: The Property appears to have one large building present.

2229 Spring Grove Property: One building is present on the southern portion of the Property. The transformer yard is visible on the northern portion of the Property.

The viaduct is visible to the north of the Properties. Construction for I-75 is complete. Commercial and industrial properties appear to the south, east, and west. The property to the west appears to be heavily utilized with trucks, possibly a junkyard or commercial trucking company.

- **1977** - The resolution of the 1977 aerial photograph is poor and Property conditions are not visible.
- **1985, 1988, 1994**- The condition of the Properties remain similar to the 1975 aerial photograph.

- **1997** - The resolution of the 1997 aerial photograph is poor and Property conditions are not visible.
- **2000 2005, 2006, 2008** - The Properties remain unchanged from the previous year. Properties to the south appear commercial in nature. The property visible to the west appears to be used as a junk and scrap yard. There are several automobiles and scrap depicted on the map.
- **2009 - 2012** - The project area and surrounding properties are similar as they are today. The junk yard to the west is no longer visible.

Copies of aerial photographs reviewed are provided in **Appendix C**.

3.0 REGULATORY DATABASE REVIEW

3.1 Environmental Database Review

A review of environmental database information for the Properties and vicinity was conducted by Environmental Data Resources, Inc. (EDR). The search was centered around both Property boundaries. Standard search radii were extended 0.25 mile to accommodate project limits. Search results for properties located within, immediately adjacent, and/or within 0.25 mile of the project area are summarized in **Table 2** below. A full copy of the database report is provided in **Appendix D**.

Table 2
Environmental Database Search Results

Site Name	Address	Location	Database	Description
MSD Of Greater Cincinnati - CSO 004 & 006	2233 Buck Street	Adjacent west, beyond Buck Street	RCRA-LQG	This facility is listed as a RCRA LQG. These facilities generate 1,000 kg or more of hazardous waste per calendar month. This facility was registered in 2012 for arsenic, barium, chromium, and lead. There were no violations found.
The Standard Oil Company of Ohio	2221 Spring Grove Avenue	Target Property	Historical Auto Station	This site was listed as a historical auto station for the year 1925. It is unknown if an actual filling station was located at this address or if it was for an operations office. The 1925 City Directory lists the site as a filling station; however, this is not indicated on the historical Sanborn maps.
Harrison Terminal	1220 Harrison Avenue	Adjacent west, beyond Buck Street	LUST	This facility had a release reported for a UST. This release is no longer active and has NFA status.

Site Name	Address	Location	Database	Description
Harrison Terminal	1220 Harrison Avenue	Adjacent west, beyond Buck Street	RCRA-LQG DERR BROWNFIELDS SPILLS	This facility is listed as a RCRA LQG. This facility was registered in 1994 for ignitable hazardous wastes, corrosive hazardous wastes, chromium, benzene, halogenated solvents, and non-halogenated solvents. There were no violations found. This site is listed in the Ohio EPA Clean Ohio Find Program and listed as a Brownfields property in 2008. Spill was reported in 1999.
--	1220 Harrison Avenue	Adjacent west, beyond Buck Street	Historical Auto Station	This site is listed as a historical auto station. It is believed that the site was not an actual filling station, but an auto repair business.
Texs Alignment Garage	2183 Buck	82 feet south-southwest	Historical Auto Station	This property is listed as a historical auto station for the years 1964-1983.
R&A Motor Company	1227 Harrison Avenue	84 feet southwest	Historical Auto Station	This facility is listed as a historical auto station for the year 1925.
Davis Auto Repair	2173 Buck	120-feet south-southwest	Historical Auto Station	This facility is listed as a historical auto station for the year 1925.
Werner Towing Service	2174 Buck	128 feet south-southwest	Historical Auto Station	This facility is listed as a historical auto station for the years 1979 and 1983.
CSXT Cincinnati Buck Street	2261 Buck Street	236 feet north	DERR VCP USD	This facility is listed under the Ohio EPA VAP. An Urban Site Designation is in place for this site. This means no ground water can be used for residential purposes.
CSX Transportation Inc.	2261 Buck Street	236 feet north	RCRA-SQG	This facility is listed as a RCRA SQG. These facilities generate more than 100 kg and less than 1,000 kg of hazardous waste per calendar month. There were no violations found.
J&P Garage	2254 Buck	247 feet north	Historical Auto station	This facility is listed as a historical auto station for the years 1930 and 1935.
Regal Auto Painting Co.	2163 Barnard	284 feet west	Historical Auto Station	This facility is listed as a historical auto station for the year 1925.

Site Name	Address	Location	Database	Description
Wernick & Maley	2257 Spring Grove Avenue	332 feet north-northeast	Historical Auto Station	This facility is listed as a historical auto station for the year 1935.
Mrs. Ann Gurfine	1179 Harrison Avenue	375 feet southeast	Historical Cleaners	This site is listed as a historical cleaner for the years 1947-1958.
William Roach	2268 Spring Grove Avenue	407 feet north-northeast	Historical Auto Station	This facility is listed as a historical auto station for the year 1930.
Brighton Cleaners	1160 Harrison Avenue	457 feet east-southeast	Historical Cleaners	This site is listed as a historical cleaner for the years 1947-1952.
Eddie Long	1154 Harrison Avenue	484 feet east-southeast	Historical Cleaners	This site is listed as a historical cleaner for the years 1930-1947.
Brighton Auto Radiator Repair Co.	2157 Spring Grove Avenue	501 feet south	Historical Auto Station	This facility is listed as a historical auto station for the years 1947-1958.
Reliable Auto Repair Shop	1151 Harrison Avenue	503 feet east-southeast	Historical Auto Station	This facility is listed as a historical auto station for the year 1930.
Sunset Janitorial Supply Co.	1151 Harrison Avenue	503 feet east-southeast	UST LUST	This facility had one UST removed in 1995. An inactive release is reported with NFA status.
Raymond Dewitt	2144 Spring Grove Avenue	512 feet south	Historical Cleaners	This site is listed as a historical cleaner for the year 1925.
F&N Motor Co.	2130, 2131, 2132, 2133, 2135, 2137, 2138, Spring Grove Avenue	563-772 feet south	Historical Auto Station	This facility is listed as a historical auto station for the years 1920-1952.
Designer Customs & Auto Shop	2147 Spring Grove Avenue	605 feet south	RCRA-CESQG	This facility is listed as a RCRA CESQG. These facilities generate less than 100 kg of hazardous waste per calendar month. There were no violations found.
--	2147 Spring Grove Avenue	605 feet south	Historical Auto Station	This facility is listed as a historical auto station for the years 2008-2009.
Harry Grogan	2135 Spring Grove Avenue	682 feet south	Historical Auto Station	This facility is listed as a historical auto station for the year 1958.

Site Name	Address	Location	Database	Description
BP Oil No 09138	2139 Spring Grove Avenue	689 feet south	RCRA-CESQG	This facility is listed as a RCRA CESQG. There were no violations found.
BP Oil No 09138	2139 Spring Grove Avenue	689 feet south	UST LUST	This facility had two USTs removed in 1995, four in 2004 and three in 2005. There is one active release at this property.
Standard Oil Co	2139 Spring Grove Avenue	689 feet south	Historical Auto Station	This facility is listed as a historical auto station for the years 1969-2003.
CSXI	2149 Western Avenue	799 feet south-southwest	RCRA NonGen/NLR	This facility is listed as a RCRA Non Generator (NonGen) and is NLR. NonGen Facilities no longer generate hazardous waste. There were no violations found.
CSX Intermodal	2149 Western Avenue	799 feet south-southwest	UST LUST SPILLS	This facility had four USTs removed in 1995. There is one inactive release with NFA status. Three spills were reported for this facility for alcohol benzosulfate and fertilizer.
Max Winterhalter	2212 Western Avenue	858 feet south-southwest	Historical Auto Station	This facility is listed as a historical auto station for the years 1925-1935.
Donald Tipton	2416 Central Pkwy	883 feet northeast	Historical Auto Station	This facility is listed as a historical auto station for the year 1952.
Tresler Oil Co.	2417 Spring Grove Avenue	902 feet north	Historical Auto Station	This facility is listed as a historical auto station for the years 1930-1964.
CL Boner	2119 Spring Grove Avenue	910 feet south	Historical Auto Station	This facility is listed as a historical auto station for the year 1930.
Jason McDermott	2101 Western Avenue	921 feet south-southwest	Historical Auto Station	This facility is listed as a historical auto station for the years 1930-1940.
Austin Laundry	2101 Western Avenue	921 feet south-southwest	Historical Cleaners	This site is listed as a historical cleaner for the year 1925.
Steph Wuestefeld	2426 Spring Grove Avenue	933 feet north	Historical Auto Station	This facility is listed as a historical auto station for the year 1947.
Arthur Colburn	2115 Spring Grove Avenue	969 feet south	Historical Auto Station	This facility is listed as a historical auto station for the year 1935.

Site Name	Address	Location	Database	Description
Bocks Gas Station	2312 Central Pkwy	979 feet east-southeast	Historical Auto Station	This facility is listed as a historical auto station for the years 1974-1979.
George Schreiner	2310 Central Pkwy	981 feet east-southeast	Historical Auto Station	This facility is listed as a historical auto station for the years 1935-1952.
Spring Grove Radiator Service	2448 Spring Grove Avenue	990 feet north	Historical Auto Station	This facility is listed as a historical auto station for the year 1964.
Freeman Garage	1108 Harrison Avenue	1078 feet east-southeast	Historical Auto Station	This facility is listed as a historical auto station for the year 1930.
Young & Bertke	2118 Winchell Avenue	1091 feet south-southeast	UST LUST	This facility has four USTs removed in 1996. There is one active release at this property.
Young & Bertke Co.	2145 Patterson Street	1102 feet southeast	RCRA-CESQG	This facility is listed as a RCRA CESQG. There were no violations found.
Amies Laundry	664 W. McMicken Avenue	1113 feet east	Historical Cleaners	This site is listed as a historical cleaner for the years 1969-1979.
William Moorman	2365 McMicken Avenue	1147 feet east-northeast	Historical Cleaners	This site is listed as a historical cleaner for the years 1947-1958.
William Powell Company	2503 Spring Grove Avenue	1161 feet north	DERR	The site is part of an Ohio EPA program. The program is not specified.
William Powell Company	2503 Spring Grove Avenue	1161 feet north	RCRA-TSDF RCRA-LQG US AIRS	This facility is engaged in treatment, storage or disposal of hazardous waste. There are multiple violations reported. There is an air permit for uncontrolled emissions.
Queen City Metro	1401 Bank Street	1183 feet south	Unreg Tanks	There is one suspected release or source identified at this facility.
Southwest Ohio Regional Transit Authority	1401 Bank Street	1183 feet south	RCRA-SQG US AIRS	This facility is listed as a RCRA SQG. There were no violations found. There is an air permit for uncontrolled emissions.
METRO SORTA	1401 Bank Street	1183 feet south	UST LUST	Five USTs are currently in use at this site. One UST was removed in 1993 and eight were removed in 1994. There are four inactive releases at this facility.
Brighton Automotive Service	2126 Patterson	1241 feet southeast	Historical Auto Station	This facility is listed as a historical auto station for the year 1940.

Site Name	Address	Location	Database	Description
Buckeye Dry Cleaners	2151 Colerain Avenue	1268 southeast	Historical Cleaners	This site is listed as a historical cleaner for the years 1952-1964.
Johns Swift Co.	2524 Spring Grove Avenue	1271 feet north	RCRA-SQG	This facility is listed as a RCRA SQG. There were no violations found.
Hugo Schulz	2120 Patterson	1292 feet southeast	Historical Auto Station	This facility is listed as a historical auto station for the year 1935.
Porter Guertin Co.	2150 Colerain Avenue	1294 feet southeast	RCRA-SQG US AIRS	This facility is listed as a RCRA SQG. Multiple violations were reported. There is an air permit for uncontrolled emissions.
Spring Grove Avenue Trust	2530 Spring Grove Avenue	1301 feet north	UST	One UST was removed from this facility in 1993.
The Andrew Jergens Co.	2535 Spring Grove Avenue	1318 feet north	UST LUST	Two USTs were filled in place at this facility in 1998. One active release is reported.
KAO Brands Co.	2535 Spring Grove Avenue	1318 feet north	RCRA-SQG TRIS SPILLS US AIRS	This facility is listed as a RCRA SQG. There are no violations reported. A hydrochloric acid spill was reported in 2003. There is an air permit for uncontrolled emissions.

RCRA = Resource Conservation and Recovery Act; LQG = large quantity generator; SQG = small quantity generator; LUST - leaking underground storage tank; UST = underground storage tank; NFA = No Further Action; kg = kilogram; VAP = Voluntary Action Program; EPA = Environmental Protection Agency; CESQG = Conditionally Exempt Small Quantity Generator; NLR = No Longer Regulated; TSDF = treatment, storage, and disposal facility; VCP = Voluntary Cleanup Program; TRIS = Toxic Chemical Release Inventory System

The Standard Oil Company is indicated at the Property address of 2221 Spring Grove Avenue in 1925. It is unknown if an actual filling station was present at this location. The Duke Energy substation building is presently located here.

A review of database information revealed that the western adjacent property, the former Harrison Terminal, was listed as a Resource Conservation and Recovery Act (RCRA) large quantity generator (LQG), a Division of Emergency and Remedial Response (DERR) site, a BROWNFIELDS property, with two spills reported, and has a release for previous underground storage tanks (USTs). According to the UST closure reports in 1991, the petroleum release was considered cleaned up after the removal of the USTs. According to the Ohio EPA files received about the Brownfields status, the Voluntary Action Program (VAP) Phase II Property Assessment (PA) performed on the Property, as well as the spill

reports, the Property has been impacted by contaminants either from the former operations on the Property or from an off-site source. According to the VAP Phase II PA, the Property has been impacted on the northern portion from the northern adjacent Property, CSX.

CSX Cincinnati Buck Street, located at 2261 Buck Street, is listed as a DERR site and under the Voluntary Cleanup Program (VCP) and has an Urban Site Designation (USD) in place for this site. This means no groundwater can be used for residential purposes. Upon further minimal investigation, it is possible that the contamination from this Property is what has impacted the northern portion of the former Harrison Terminal.

None of the other sites identified in the EDR report are considered environmental concerns due to their location, distance from the site, or nature of the listing.

Other properties not listed above, outside of the 0.25-mile radius, can be reviewed in the EDR Radius Report provided in **Appendix D**.

3.2 City Directory Search

A City Directory Search was requested from EDR and reviewed for information regarding current and historical property uses. Based on results of the search, the following historical and current addresses and tenants were identified for the Property.

Table 3
City Directory Search Results

Address	Year	Listing
2201-13 Spring Grove Avenue	1925	The PR Mitchell Co. Queen City Feather Duster Co.
	1930	The PR Mitchell Co.
	1940	The PR Mitchell Co. Queen City Feather Duster Co.
	1947	The PR Mitchell Co.
	1952	Crosley Broadcasting Corp
	1958	Vacant
2201 Spring Grove Avenue	1969	IMEX Houseware Corp.
	1974	Vacant
	1979	Leshner Corporation (textile manufacturer) Cotton Mill (linen retail)

Address	Year	Listing
2201 Spring Grove Avenue (Cont.)	1983	Leshner Corporation (textile manufacturer) Cotton Mill (linen retail)
	1989	Leshner Corporation (textile manufacturer) Cotton Mill (linen retail)
	1995	BIS Offsite Records Center Business Information Storage
	2002	BIS Offsite Records Center Business Information Solutions
	2008	BIS Offsite Records Center Business Information Solutions
	2013	BIS Records Control Co.
2219 Spring Grove Avenue	1930	Union Gas & Electric Co.
	1940	Cincinnati Gas & Electric Co.
	1947	Cincinnati Gas & Electric Co.
	1952	Cincinnati Gas & Electric Co.
	1958	Cincinnati Gas & Electric Co.
	1969	Cincinnati Gas & Electric Co.
	1974	Cincinnati Gas & Electric Co.
	1979	Cincinnati Gas & Electric Co.
	1983	Cincinnati Gas & Electric Co.
1989	Cincinnati Gas & Electric Co.	
2221 Spring Grove Avenue	1925	The Standard Oil Company (filling station)
2225 Spring Grove Avenue	1925	Henry Engelbrink Raymond Engelbrink
2229 Spring Grove Avenue	1925	Edwin Brabender Julius Geisler Edward Schalk
	1930	Edwin Brabender Jacob Ehardt William Stahl
	1940	Mollie Maguss Courtney Parson Lawerence Schwarber
	1947	John Dunham Norbert Nichting
	1952	Simon Russel Lorraine Jacob
	1958	Harry Reynolds
2231 Spring Grove Avenue	1925	George Ake Frank Hellberg Albert Wissel
	1930	Frank Hellberg Peter Wallet
	1940	Virgil Almond Vincent Francia Henry Greenwald

Address	Year	Listing
2231 Spring Grove Avenue (Cont.)	1947	Virgil Almond Thurman Hanes Denton Kidd
	1952	Virgil Almond Herman Stevens
	1958	Herman Stevens
2233 Spring Grove Avenue	1925	Daniel Kennedy Grocery
	1930	Hofinger Folding Boat Co. Ella Post Walter Parker Elliot Wolfe
	1940	Sarah Glaun
	1947	Stillpass (deli)
	1952	Stillpass (deli)
	1958	Young & Bertke (parking lot)
2235 Spring Grove Avenue	1930	Edward Costello William Hafner
	1940	Mary Hafner
	1947	Robert Hafner Earl Bailey
	1952	Hugh Phelps Floyd Miller
	1958	Emma McClure
2237-39 Spring Grove Avenue	1925	Young & Bertke Co. (dust collection systems)
	1930	Young & Bertke Co. (dust collection systems)
1200 Harrison Avenue	1958	Liveo Scovanner Miami Transportation Co. Rubber Tire Materials Co. of Ohio William Lorch
2232 Buck Street	1925	Walter Carruthers Lucius Parker
	1930	Joseph Bauer Joseph Oswald
	1940	Henry Sperce Cora Maines
	1947	Ruth Lynn Emily Lahmer
	1952	Claude Prows Harry Teal
	1925	Jason Dawson William Huff
	1930	Virgil Almond Louise Boehm
	1940	Orville Ellison Robert Hafner

Address	Year	Listing
2234 Buck Street (Cont.)	1947	William Miller Oscar Brown Robert Sullivan
	1952	Oscar Brown Henry Phelps
2232-34 Buck Street	1958	Parking Lot

Copies of the city directories are provided in **Appendix D**.

4.0 VISUAL INSPECTION

4.1 2201 Spring Grove Avenue

Visual inspection of the Property was conducted by B&N Environmental Professional Ms. Krista N. Carter on Friday, December 27, 2013. Properties to the south and west consist of commercial and industrial properties with a Duke Energy Substation to the north and Spring Grove Avenue to the east. I-75 is located beyond Spring Grove Avenue. The surrounding properties were visually inspected from the ROWs along Harrison Avenue, Spring Grove Avenue, and Buck Street.

The Property consists of one five-story brick building built in the late 1980s or early 1900s. The building is currently owned and occupied by Business Info Storage, Inc. (BIS), and is utilized as a file storage warehouse since 1994. Each floor of the building was visually inspected to contain multiple storage shelves with boxes of files. There were no photographs permitted in the file storage areas.

There were no chemicals, waste or petroleum products observed on the Property. The Property is served by the City of Cincinnati water and sewer and by Duke Energy for electric and natural gas. One pad-mounted transformer is located in the basement and appears in good condition. There were no "non-PCB" containing labels on the transformer. A sump was observed in the sub basement and also appeared in good condition. Two elevators are located within the building and are hydraulically operated. The elevators are inspected regularly.

The exterior of the Property is bound by Harrison Avenue to the south, Spring Grove Avenue to the east, and Buck Street to the west. A gravel parking lot is located on the northern portion of the Property. One pole-mounted transformer is located on the north side of the building. The transformer appears to be quite dated, but in fair condition with no signs of corrosion or staining present. There were no "non-PCB" containing labels on the transformer.

Mr. Patrick Ebroall, General Manager with BIS, accompanied Ms. Carter during the visual inspection. He stated there have been no chemicals, wastes or petroleum products used to

his knowledge since BIS have owned the Property. He did state that he had heard that a gasoline station was once present to the north of the building.

4.2 2229 Spring Grove Avenue

Visual inspection of the Property was conducted by B&N Environmental Professional Ms. Carter on Thursday, January 9, 2014. Properties to the south and west consist of commercial and industrial properties with the Western Hills Viaduct to the north and Spring Grove Avenue to the east. I-75 is located beyond Spring Grove Avenue. The surrounding properties were visually inspected from the ROWs along Harrison Avenue, Spring Grove Avenue, and Buck Street.

The Property consists of one three-story brick building built in the 1930s. An electrical substation owned by Duke Energy occupies the Property. There were no chemicals, waste or petroleum products observed on the Property. The Property is served by the City of Cincinnati water and sewer and by Duke Energy for electric and natural gas.

The interior of the building contains electrical panels, switched and distribution control boards for the electrical substation. There are both working and out-of-service equipment located inside the building. All equipment located within the building, either working or out-of service, is labeled with "non-PCB" labels. One room, located on the second floor, houses the backup battery station. The batteries are serviced and inspected regularly. There were no sumps observed within the building. Two floor drains were observed to be rusted but in relatively fair condition.

The exterior of the Property is bound by the Western Hills Viaduct to the north, commercial property to the south, Spring Grove Avenue to the east, and Buck Street to the west. The electrical substation is located on the northern half of the Property. The substation consists of transformers, circuit breakers and distribution lines. Of the transformers observed, most had visual staining beneath them, the leaks are transformer oils, however each piece of equipment observed had "non-PCB" labels. The six large transformers were observed to be built in 1925.

Persons interviewed and present during the visual inspection were Mr. Mark Kline, Senior Real Estate Representative, and Mr. Harold Walton, and Mr. Dave Trapp, Substation

Maintenance Electricians. All three gentlemen stated no PCB-containing oils were present on the Property. They also stated no other chemicals or wastes were present on the Property. They were not aware of any past leaks or spills from transformers or other equipment containing PCB oils.

Photographs documenting conditions at the time of the visual inspection are included in **Appendix E**.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 2201 Spring Grove Avenue

The historic nature of the Property does not indicate any environmental concerns. All findings of the ESA Screening indicate there are no other concerns with the Property.

There are no further recommendations for the Property.

5.2 2229 Spring Grove Avenue

Because of the historical use of the Property as a possible filling station in 1925 and an electrical substation since the early 1930s, there is possible environmental impact from the use of petroleum products and PCB-containing oils.

A Phase I ESA is recommended for this Property.

The ESA Screening checklists for each Property is provided in **Appendix F**.

APPENDIX A

PROJECT PLANS

Q:\ODOT_D8\107949A.00 - HAM-75-0022 RW Acq_PID89068\89068\row\sheet\89068RT083.dgn 10/17/2013 7:12:18 AM dbruno

64

ALBI HOLDINGS, P.L.L., AN OHIO LIMITED PARTNERSHIP

MATCH LINE SEE SHEET X

HAM-75-00.22
HAMILTON COUNTY
CINCINNATI TOWNSHIP
SEC. 19, TOWN 3, FR. 2
CITY OF CINCINNATI



R/W DESIGNER RDH
R/W REVIEWER HGH
PID NO. 89068

RIGHT OF WAY TOPO SHEET
I-75

HAM-75-00.22

209
244



MATCH LINE SEE SHEET 207

MATCH LINE SEE SHEET 211

MATCH LINE SEE SHEET 203

REV. BY	DATE	DESCRIPTION

MATCH LINE SEE SHEET 223

HAM-75-00.22
HAMILTON COUNTY
CINCINNATI TOWNSHIP
SEC. 19, TOWN 3, FR. 2
CITY OF CINCINNATI



0 10 20 40
HORIZONTAL
SCALE IN FEET

PID NO.
89068

R/W DESIGNER
RDH
R/W REVIEWER
HGH

RIGHT OF WAY TOPO SHEET
I-75

HAM-75-00.22

215
244

67
L & N INVESTMENT CORPORATION, A CORPORATION UNDER
THE LAWS OF DELAWARE
D.B. 3943, P. 837
(42.060 ACRES)
(no plat)
18700090156
0 ACRES
PUBLIC UTILITY

CINCINNATI GAS & ELECTRIC COMPANY
DB 3032 PG 414

66
E & T. REAL ESTATE HOLDINGS, LLC
OR 10603, P. 729
(UNSTATED ACRES)
PART OF LOTS 5 THROUGH 10
18700090004
2.382 ACRES
1220 HARRISON AVE
INDUSTRIAL
JOHN BUTCHER SUBDIVISION
P.B. 1, P. 140

66-T
1 Sty Masonry
1220 Harrison Ave
Commercial

5 Sty Brick
1220 Harrison Ave
Commercial

REV. BY	DATE	DESCRIPTION

MATCH LINE SEE SHEET 207

MATCH LINE SEE SHEET 217

Q:\ODOT_DB\10107949A.00 - HAM-75-0022 RW Acq_PID89068\89068\row\sheets\89068RT086.dgn 10/1/2013 7:12:54 AM dbruno

MATCH LINE SEE SHEET 225

HAM-75-0.22
HAMILTON COUNTY
CINCINNATI TOWNSHIP
SEC. 19, TOWN 3, FR. 2
CITY OF CINCINNATI

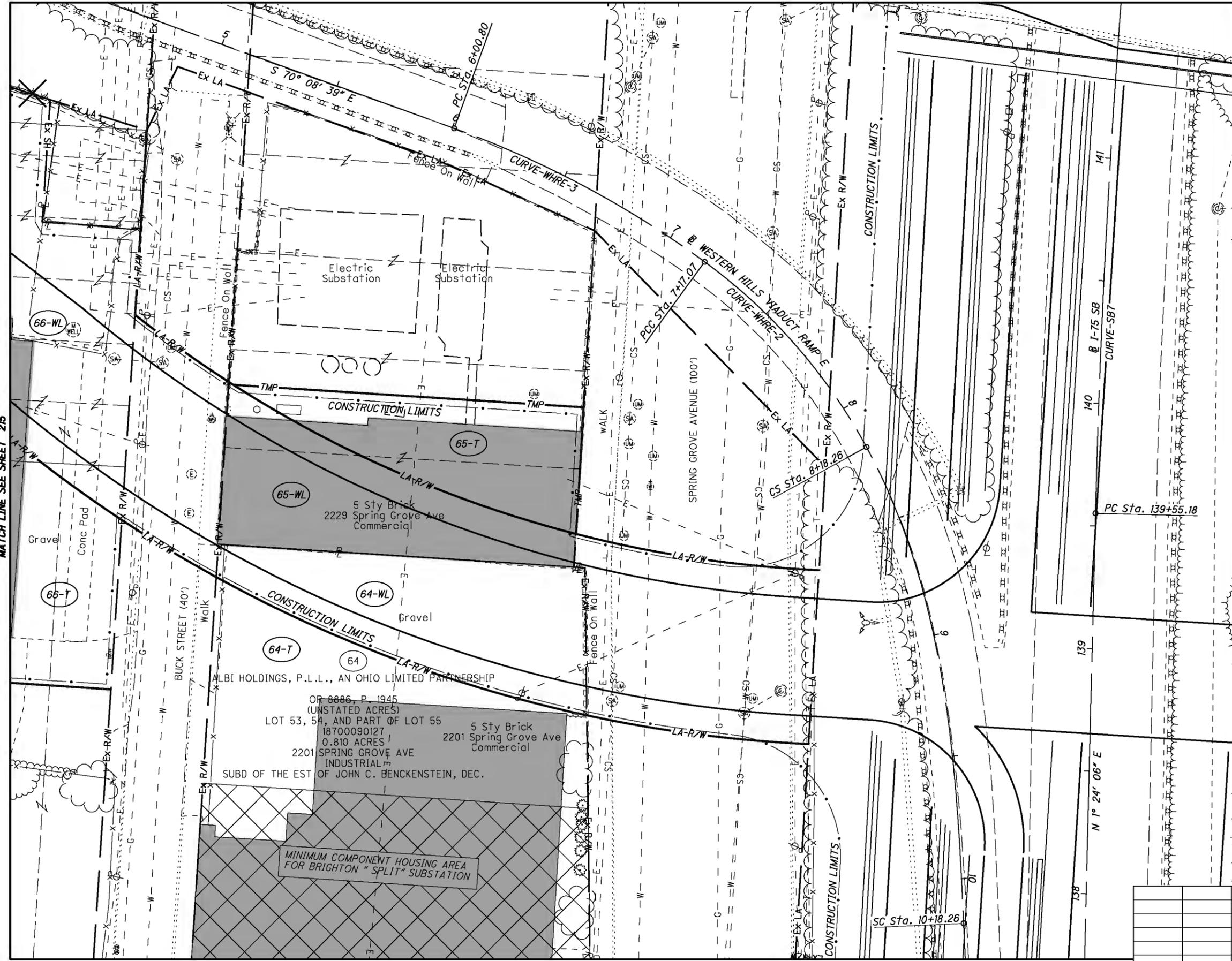


PID NO. **89068**
R/W DESIGNER RDH
R/W REVIEWER HGH

RIGHT OF WAY TOPO SHEET
I-75

HAM-75-00.22

217
244

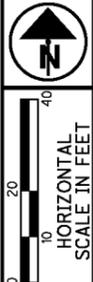


MATCH LINE SEE SHEET 209

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HAM-75-00.22
 HAMILTON COUNTY
 CINCINNATI TOWNSHIP
 SEC. 19, TOWN 3, FR. 2
 CITY OF CINCINNATI



PID NO.
89068

R/W DESIGNER
 RDH

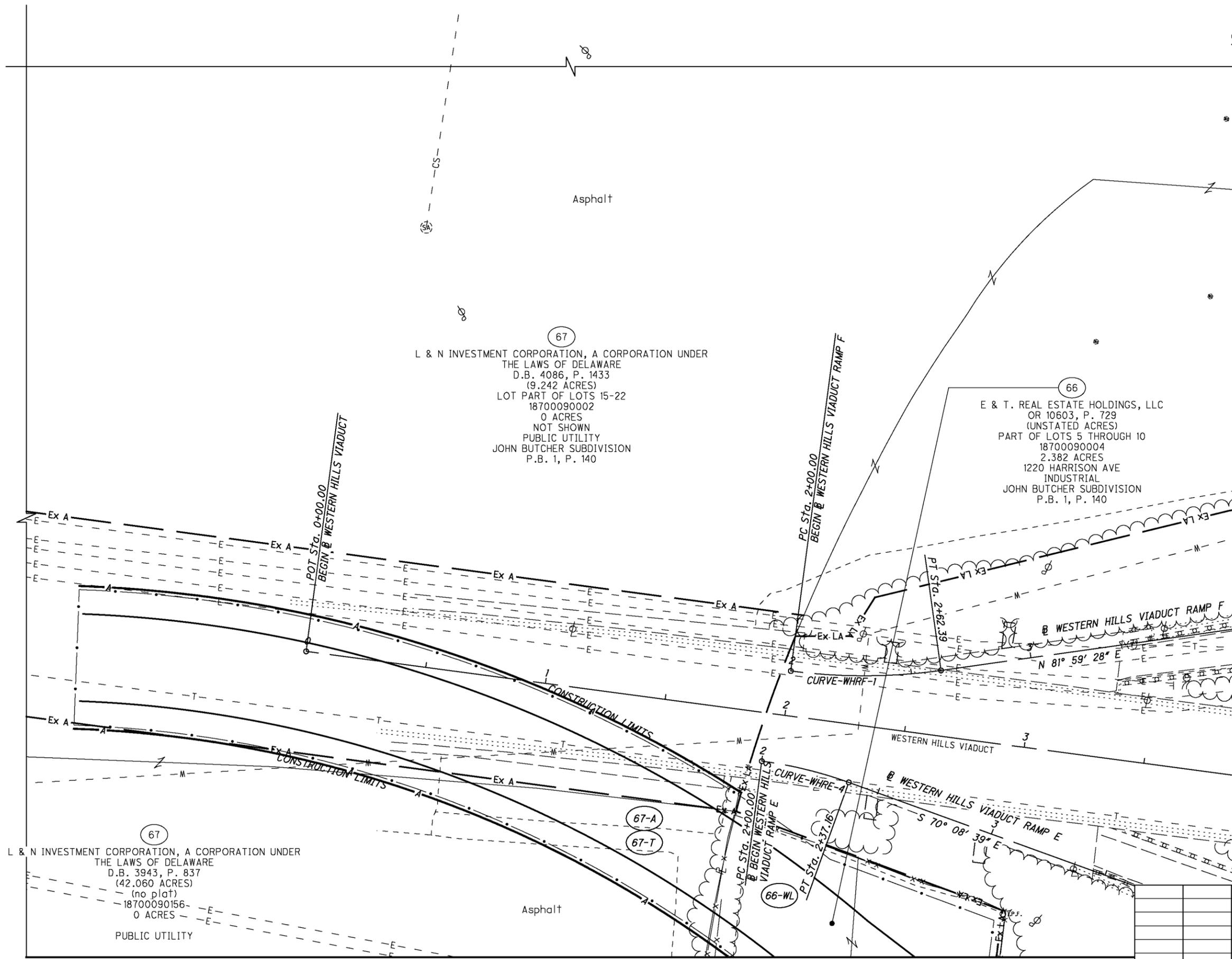
R/W REVIEWER
 HGH

RIGHT OF WAY TOPO SHEET
I-75

HAM-75-00.22

223
 244

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67
 L & N INVESTMENT CORPORATION, A CORPORATION UNDER
 THE LAWS OF DELAWARE
 D.B. 3943, P. 837
 (42.060 ACRES)
 (no plot)
 18700090156-
 0 ACRES
 PUBLIC UTILITY

67
 L & N INVESTMENT CORPORATION, A CORPORATION UNDER
 THE LAWS OF DELAWARE
 D.B. 4086, P. 1433
 (9.242 ACRES)
 LOT PART OF LOTS 15-22
 18700090002
 0 ACRES
 NOT SHOWN
 PUBLIC UTILITY
 JOHN BUTCHER SUBDIVISION
 P.B. 1, P. 140

66
 E & T. REAL ESTATE HOLDINGS, LLC
 OR 10603, P. 729
 (UNSTATED ACRES)
 PART OF LOTS 5 THROUGH 10
 18700090004
 2.382 ACRES
 1220 HARRISON AVE
 INDUSTRIAL
 JOHN BUTCHER SUBDIVISION
 P.B. 1, P. 140

REV. BY	DATE	DESCRIPTION

MATCH LINE SEE SHEET 215

MATCH LINE SEE SHEET 225

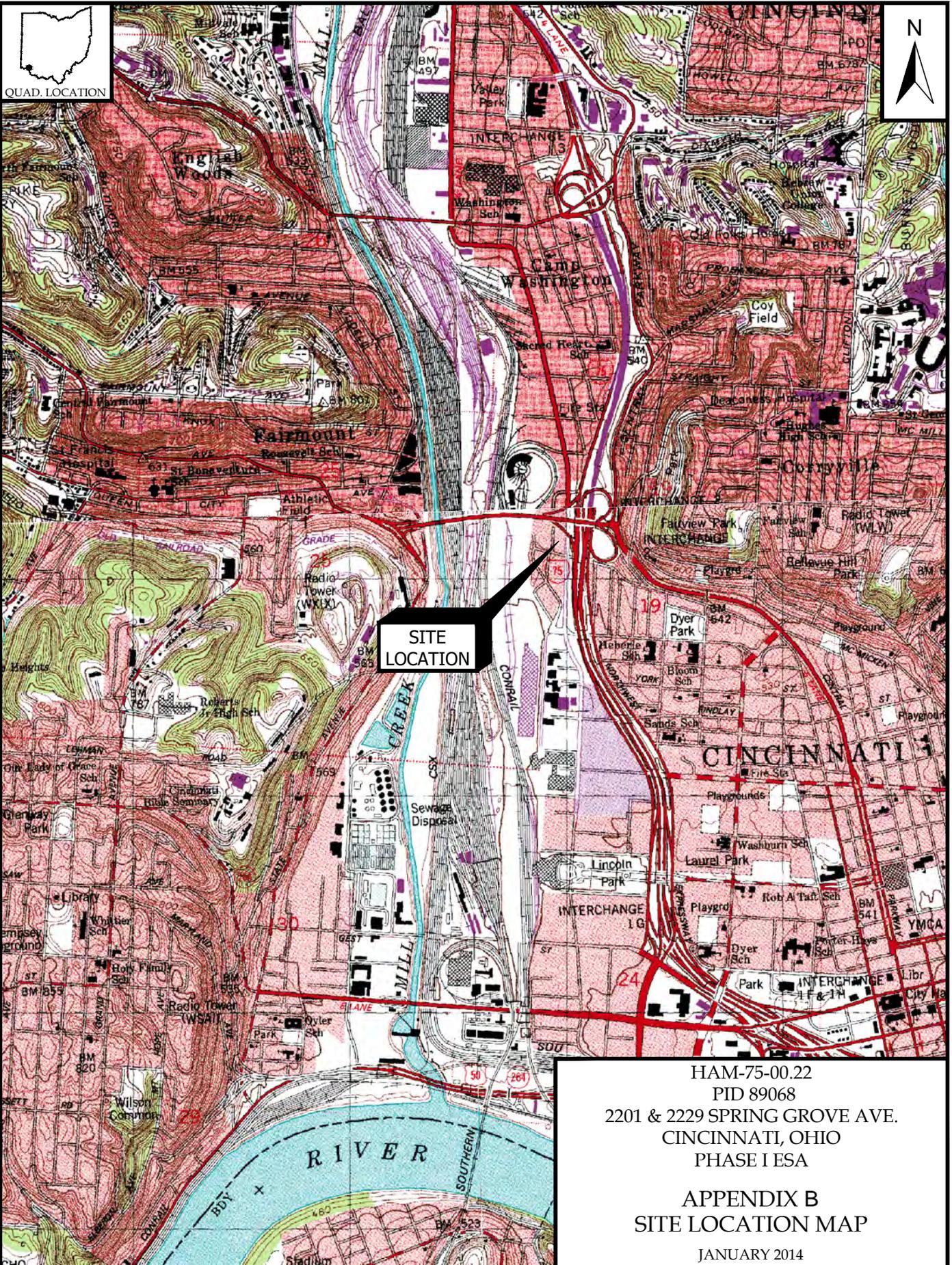
APPENDIX B

PROJECT LOCATION MAPS

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QUAD. LOCATION



SITE LOCATION

HAM-75-00.22
PID 89068
2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA

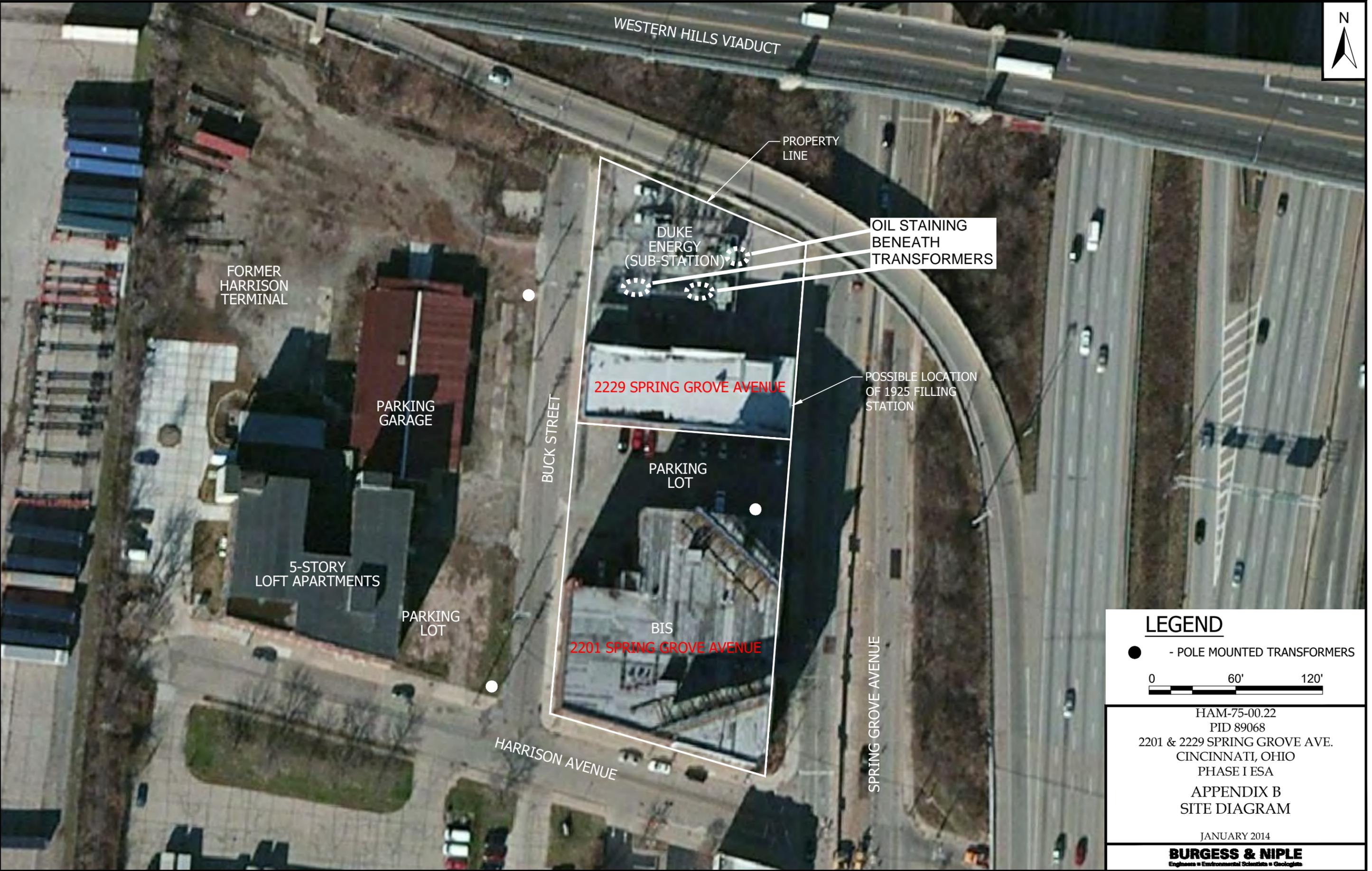
APPENDIX B
SITE LOCATION MAP

JANUARY 2014

SOURCE: 7.5 MINUTE ASHLAND, KENTUCKY AND CINCINNATI WEST, OHIO U.S.G.S. QUADRANGLE MAP

BURGESS & NIPLE
Engineers • Environmental Scientists • Geologists

P:\PR52888\cadd\2229-2201 SpringGrove Ave\Site.dwg 1/14/2014 11:45:16 AM Cox, Doug



LEGEND

- - POLE MOUNTED TRANSFORMERS
- 0 60' 120'
-

HAM-75-00.22
 PID 89068
 2201 & 2229 SPRING GROVE AVE.
 CINCINNATI, OHIO
 PHASE I ESA
 APPENDIX B
 SITE DIAGRAM

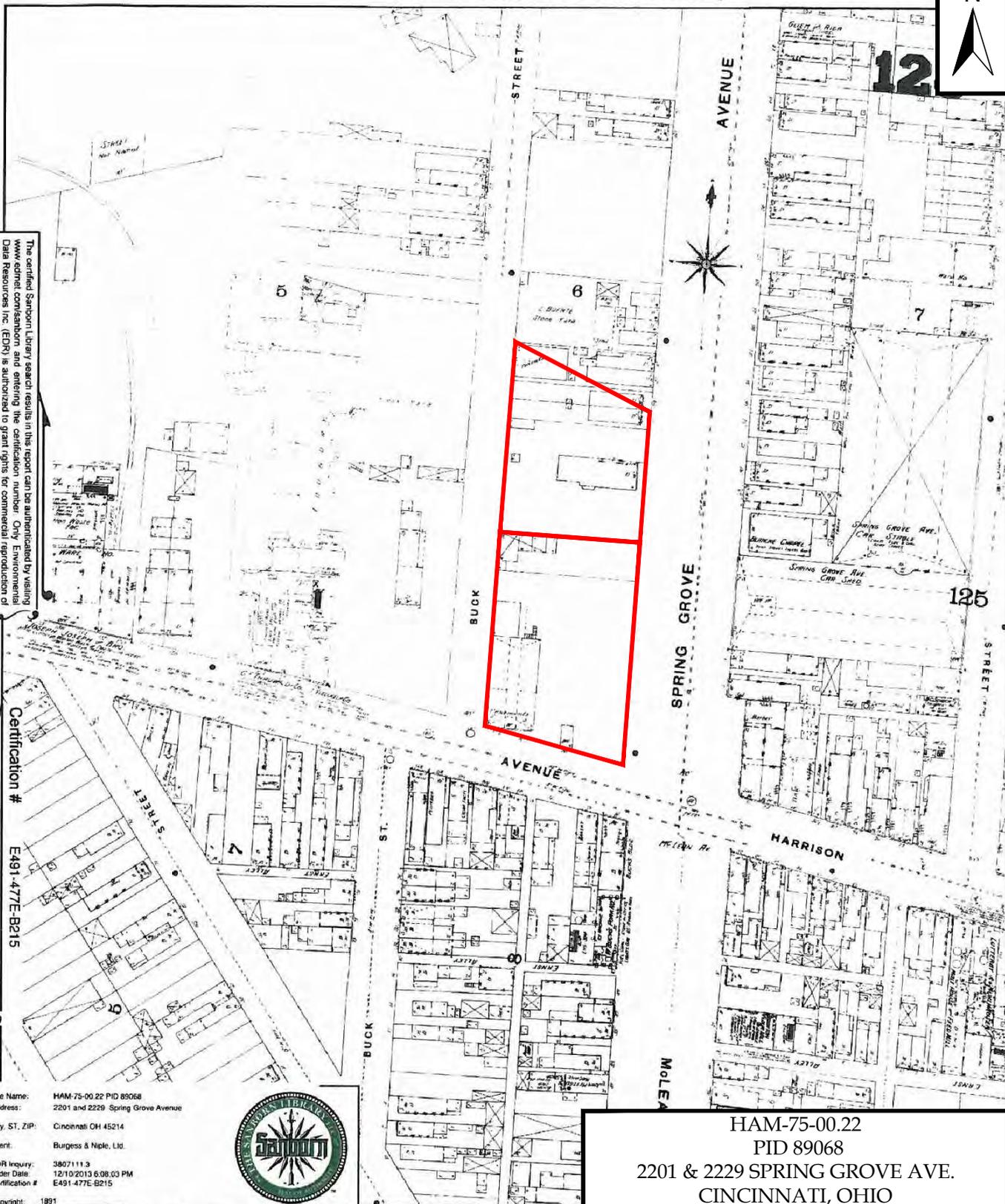
JANUARY 2014

BURGESS & NIPLE
 Engineers • Environmental Scientists • Geologists

APPENDIX C

**SANBORN FIRE INSURANCE MAPS
AND
AERIAL PHOTOGRAPHS**

1891 Certified Sanborn Map



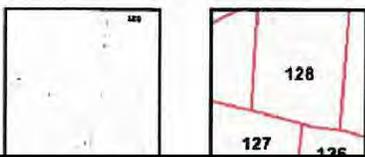
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Certification # E491-47E-B215

Site Name: HAM-75-00-22 PID 89068
 Address: 2201 and 2229 Spring Grove Avenue
 City, ST, ZIP: Cincinnati OH 45214
 Client: Burgess & Niple, Ltd.
 EDR Inquiry: 38071113
 Order Date: 12/10/2013 6:08:03 PM
 Certification #: E491-47E-B215
 Copyright: 1891



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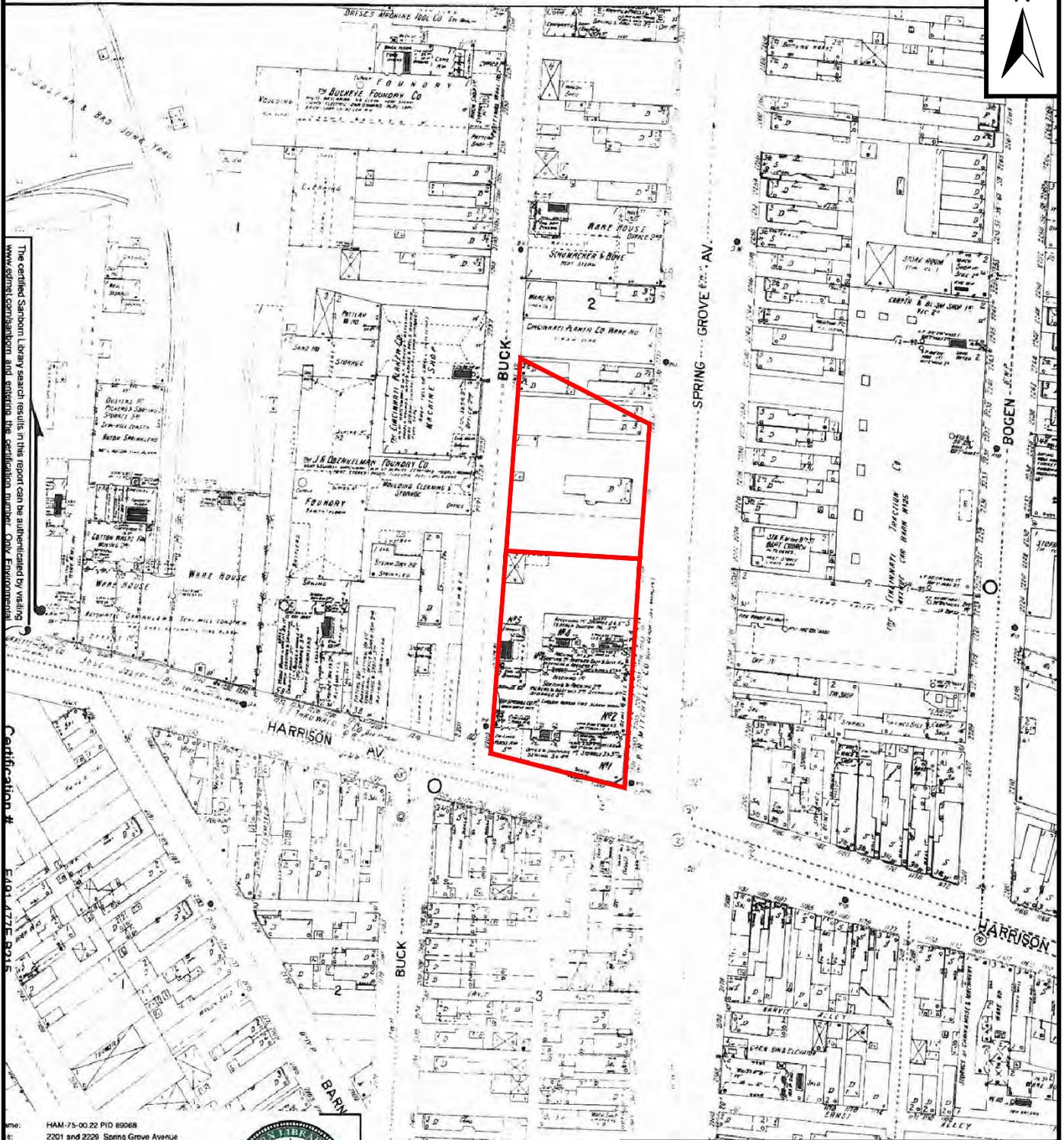
- Volume 3, Sheet 126
- Volume 3, Sheet 128
- Volume 3, Sheet 128
- Volume 3, Sheet 127

HAM-75-00.22
 PID 89068
 2201 & 2229 SPRING GROVE AVE.
 CINCINNATI, OHIO
 PHASE I ESA
 APPENDIX C
 1891 SANBORN MAP
 JANUARY 2014

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1904 Certified Sanborn Map



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Certification # E491-477E-B215

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Project: HAM-75-00.22 PID 89068
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City: Cincinnati OH 45214
Client: Burgess & Niple, Ltd.
Phone: 3807111.3
Date: 12/10/2013 6:06:03 PM
Revision: E491-477E-B215
Year: 1904



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0 Feet



- Volume 3, Sheet 223
- Volume 3, Sheet 224
- Volume 3, Sheet 234
- Volume 3, Sheet 235

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PID 89068
2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX C
1904 SANBORN MAP

JANUARY 2014

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1922 Certified Sanborn Map



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& Niple, Ltd.
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reas indicate map sheets within the collection.

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Volume 1, Sheet 13

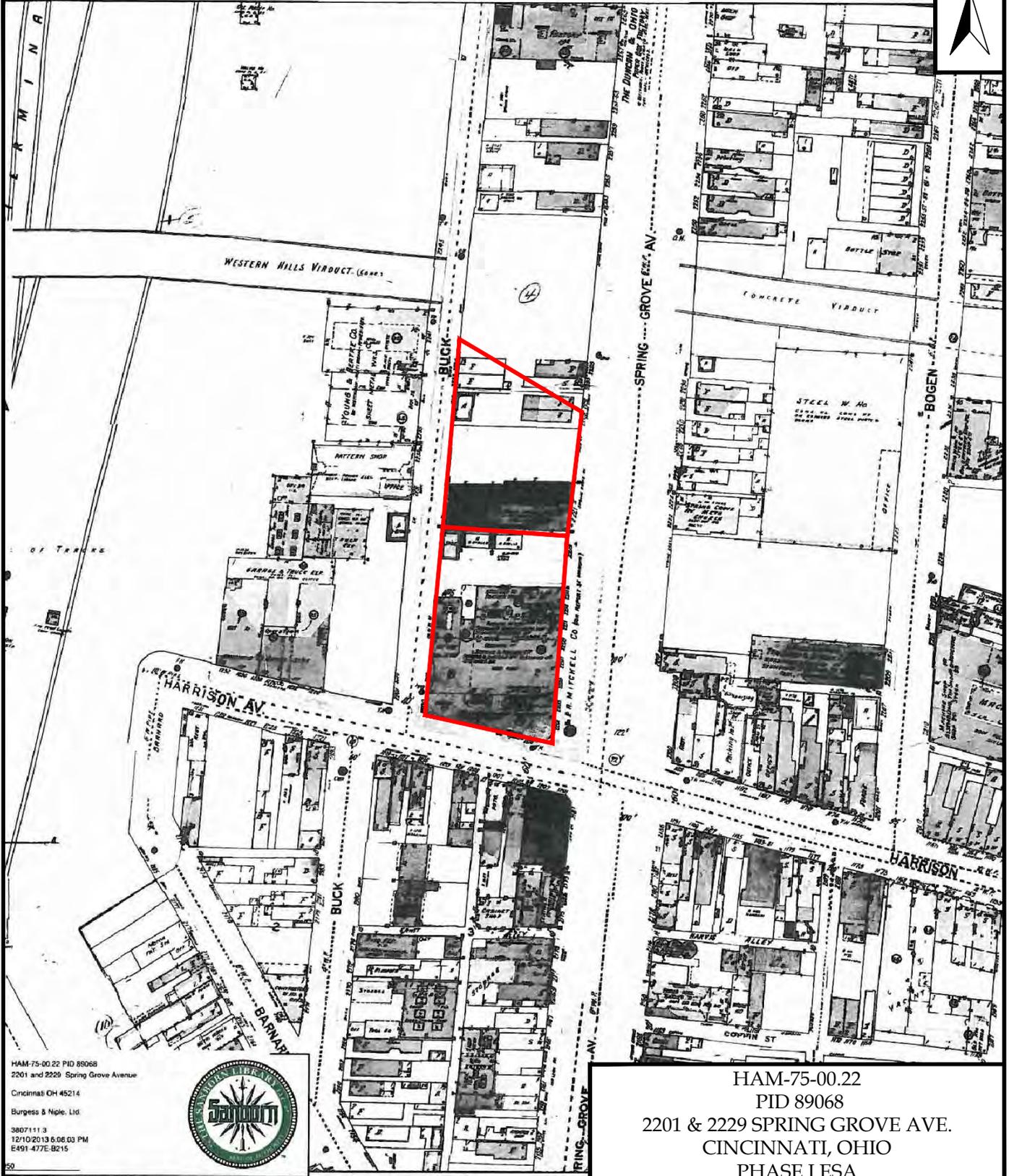
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2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX C
1922 SANBORN MAP

JANUARY 2014

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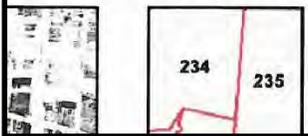
1950 Certified Sanborn Map



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2201 and 2229 Spring Grove Avenue
Cincinnati OH 45214
Burgess & Niple, Ltd.
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Certified Sanborn Map combines the following sheets.
Red areas indicate map sheets within the collection.



- Volume 3, Sheet 223
- Volume 3, Sheet 224
- Volume 3, Sheet 234
- Volume 3, Sheet 235

0 Feet

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CINCINNATI, OHIO
PHASE I ESA
APPENDIX C
1950 SANBORN MAP

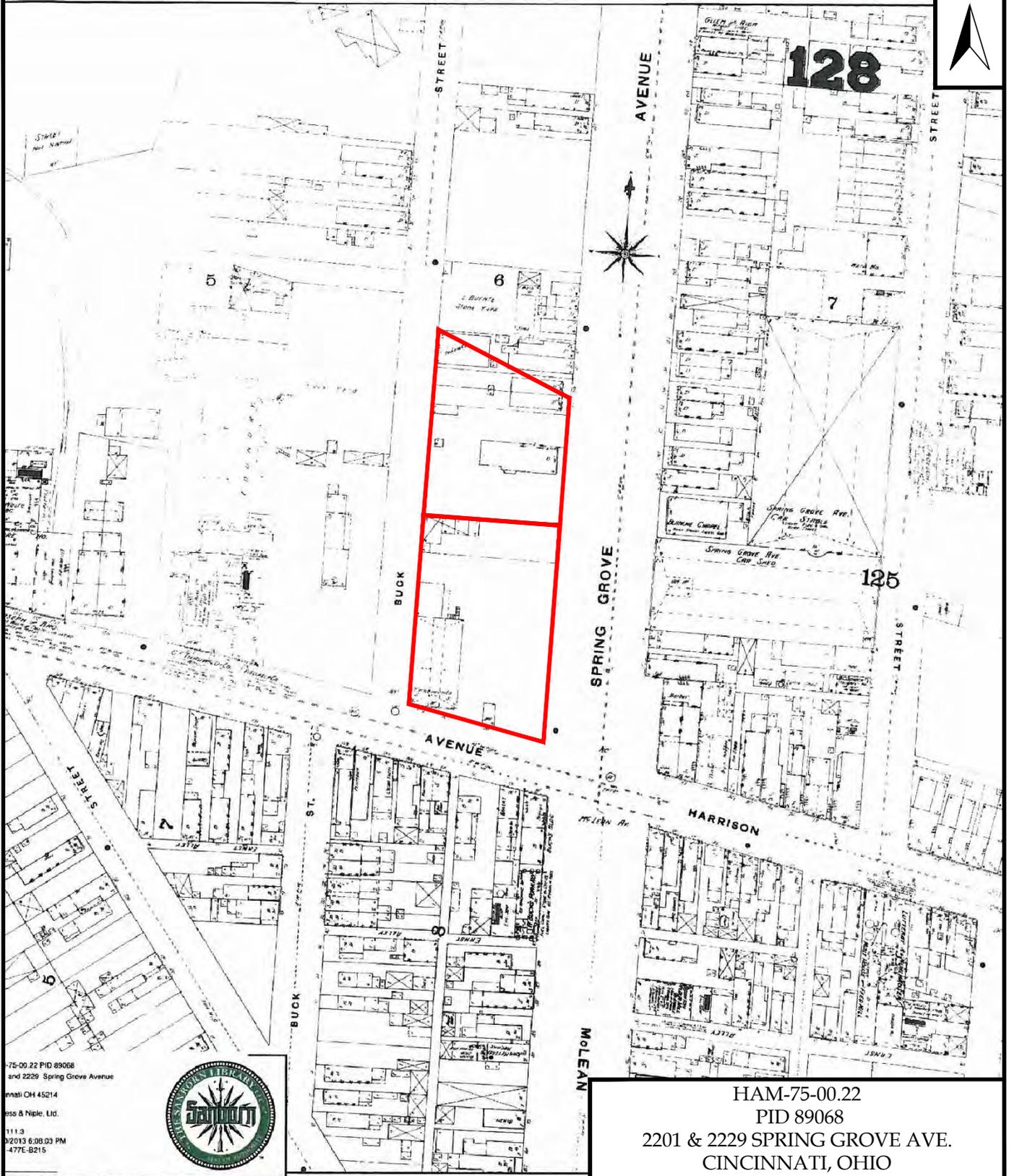
JANUARY 2014

BURGESS & NIPLE
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1891 Certified Sanborn Map



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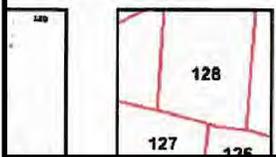


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PID 89068
and 2229 Spring Grove Avenue
Cincinnati, OH 45214
Burgess & Niple, Ltd.
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A Certified Sanborn Map combines the following sheets.
Areas indicate map sheets within the collection.



- Volume 3, Sheet 126
- Volume 3, Sheet 128
- Volume 3, Sheet 128
- Volume 3, Sheet 127

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PID 89068
2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX C
1981 SANBORN MAP

JANUARY 2014

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SITE
LOCATION

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HAM-75-00.22
PID 89068
2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX B
1938 AERIAL PHOTO

INQUIRY #: 3807111.5

YEAR: 1938



—| = 500'

JANUARY 2014

BURGESS & NIPLE
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SITE
LOCATION

INQUIRY #: 3807111.5

YEAR: 1949



500'

HAM-75-00.22
PID 89068
2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX B
1949 AERIAL PHOTO

JANUARY 2014

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SITE
LOCATION

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YEAR: 1956

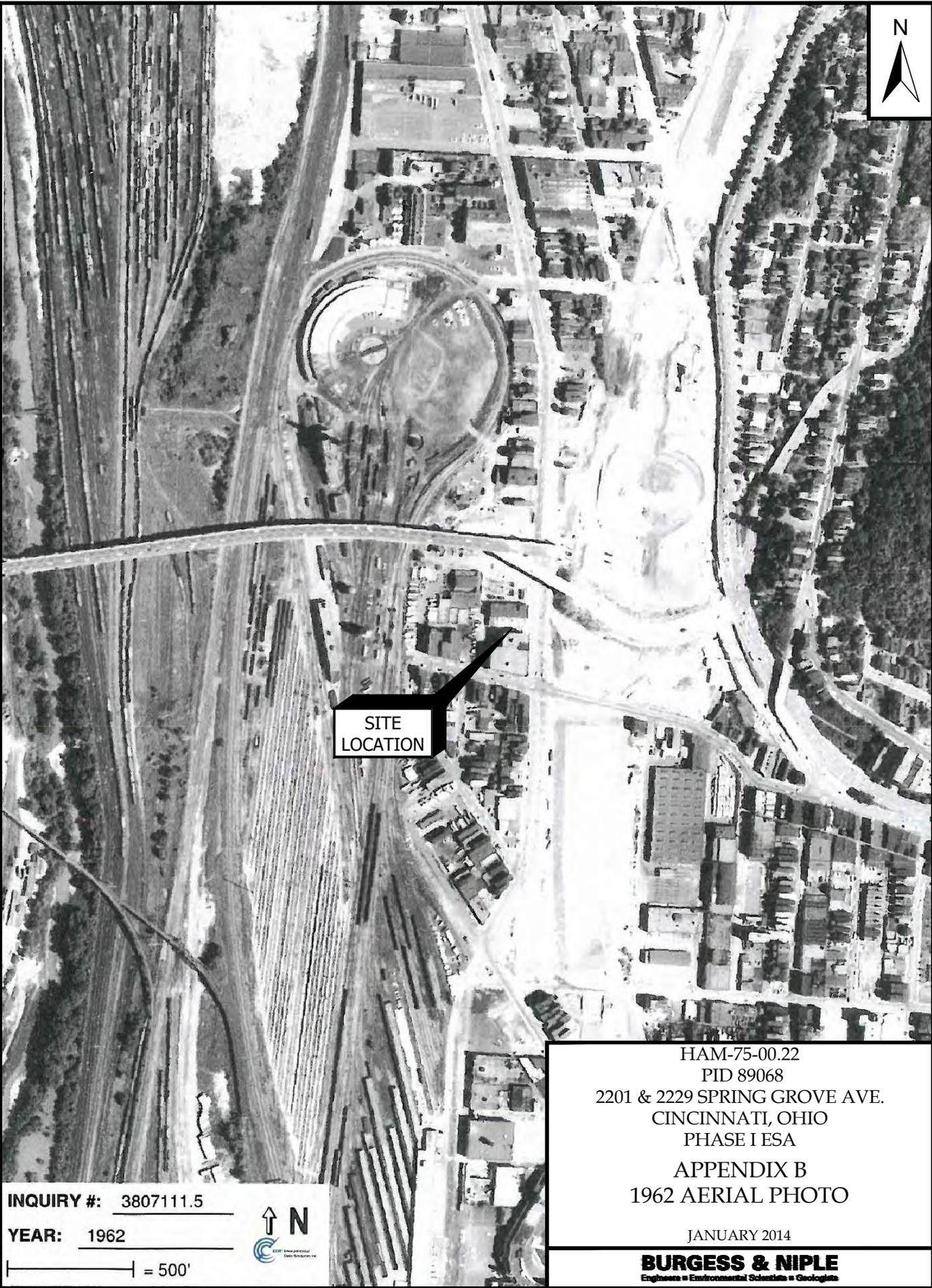
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HAM-75-00.22
 PID 89068
 2201 & 2229 SPRING GROVE AVE.
 CINCINNATI, OHIO
 PHASE I ESA
 APPENDIX B
 1956 AERIAL PHOTO

JANUARY 2014

BURGESS & NIPLE
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SITE
LOCATION

HAM-75-00.22
 PID 89068
 2201 & 2229 SPRING GROVE AVE.
 CINCINNATI, OHIO
 PHASE I ESA
 APPENDIX B
 1962 AERIAL PHOTO

JANUARY 2014

INQUIRY #: 3807111.5

YEAR: 1962



—|— = 500'

BURGESS & NIPLE
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SITE
LOCATION

INQUIRY #: 3807111.5
YEAR: 1968



—|— = 500'

HAM-75-00.22
PID 89068
2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX B
1968 AERIAL PHOTO

JANUARY 2014

BURGESS & NIPLE
Engineers • Environmental Scientists • Geologists

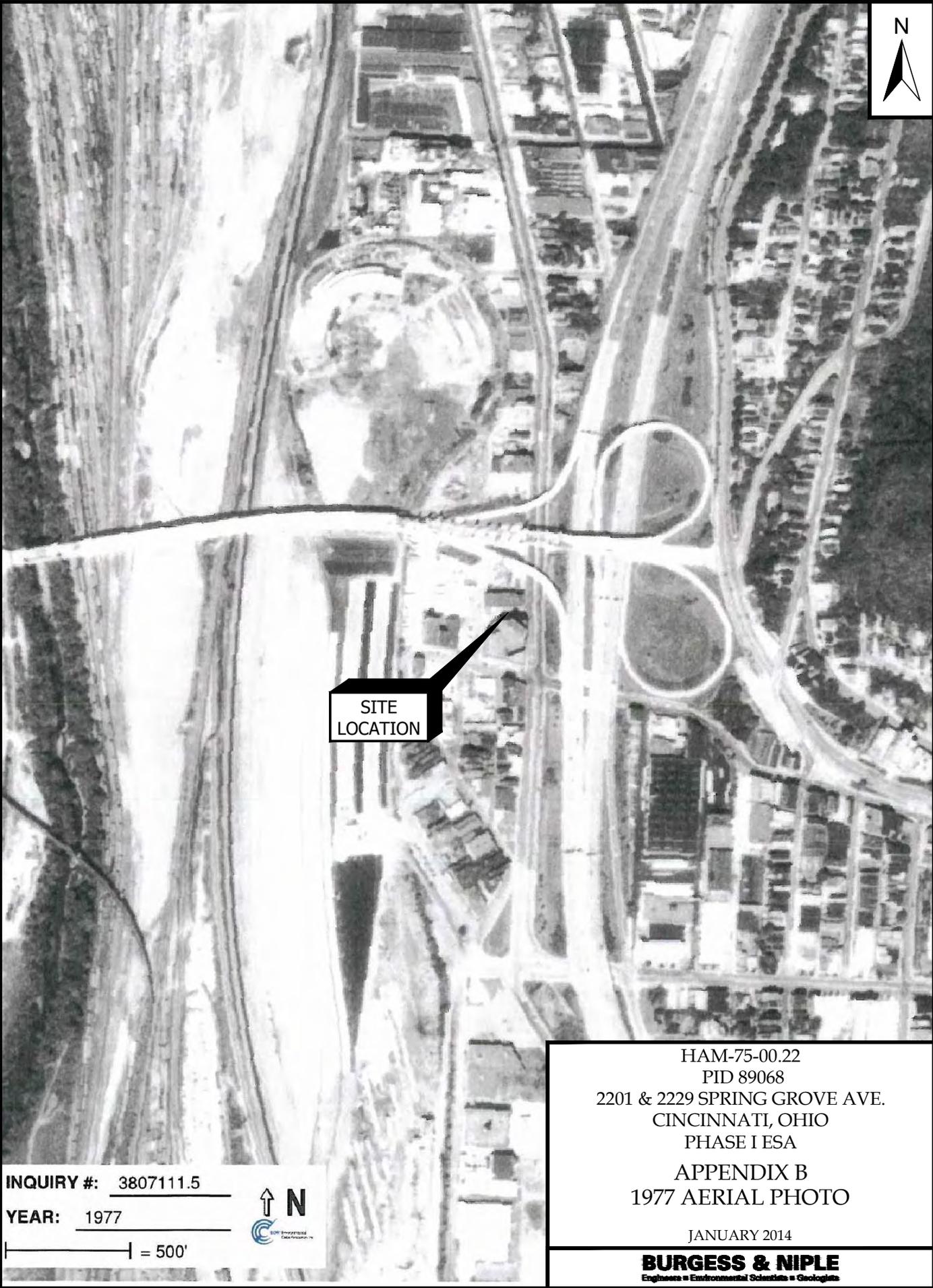


SITE
LOCATION

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YEAR: 1975
↑ N
= 500'

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PID 89068
2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX B
1975 AERIAL PHOTO
JANUARY 2014

BURGESS & NIPLE
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SITE
LOCATION

INQUIRY #: 3807111.5
YEAR: 1977



—| = 500'

HAM-75-00.22
PID 89068
2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX B
1977 AERIAL PHOTO
JANUARY 2014

BURGESS & NIPLE
Engineers • Environmental Scientists • Geologists

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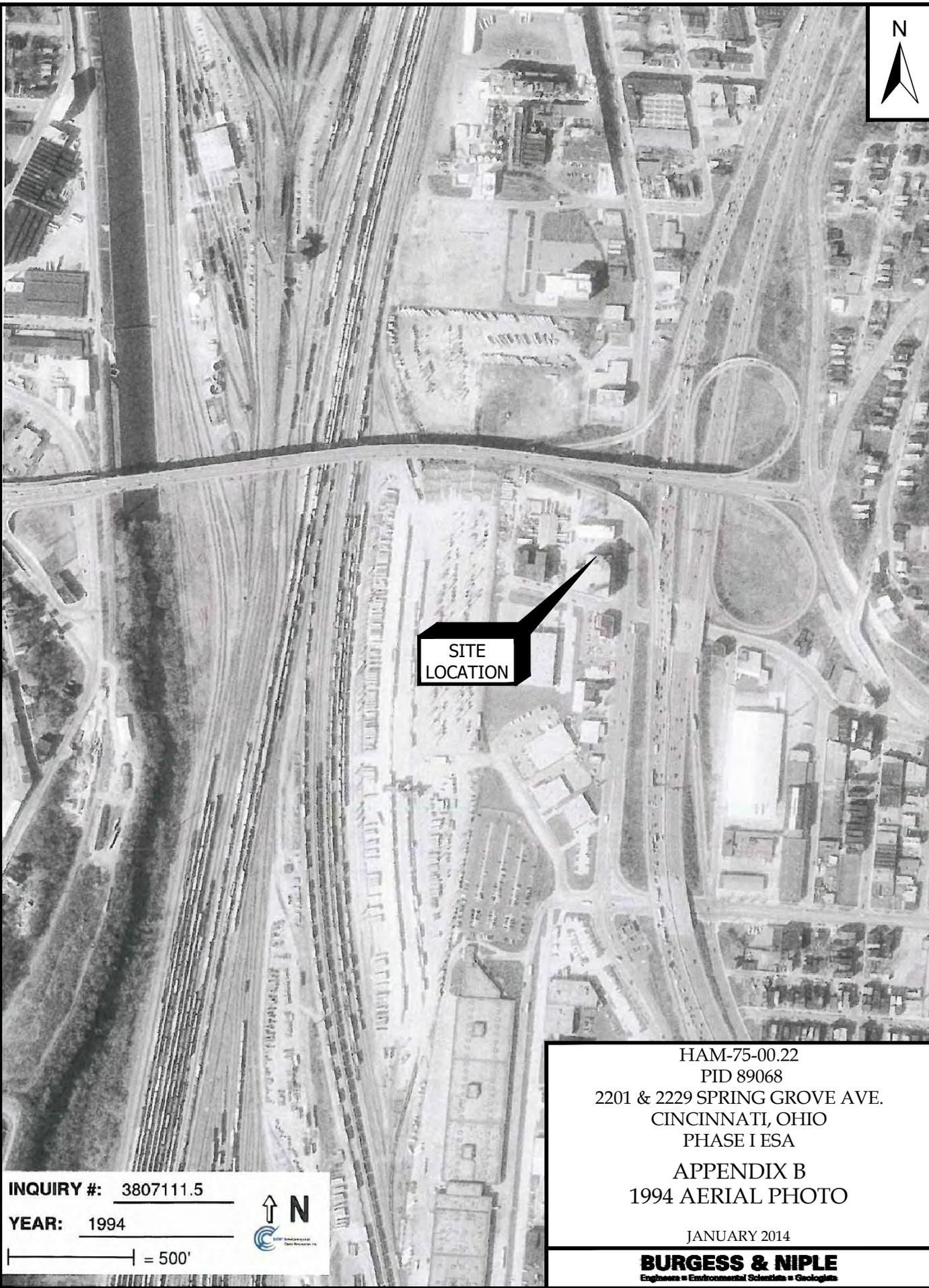
SITE
LOCATION

F:\PR52888\cadd\2229-2201 SpringCove Ave\Site.dwg 1/14/2014 11:45:16 AM Cox, Doug

INQUIRY #: 3807111.5
YEAR: 1985
↑ N
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PID 89068
2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX B
1985 AERIAL PHOTO
JANUARY 2014

BURGESS & NIPLE
Engineers • Environmental Scientists • Geologists



SITE
LOCATION

INQUIRY #: 3807111.5
YEAR: 1994



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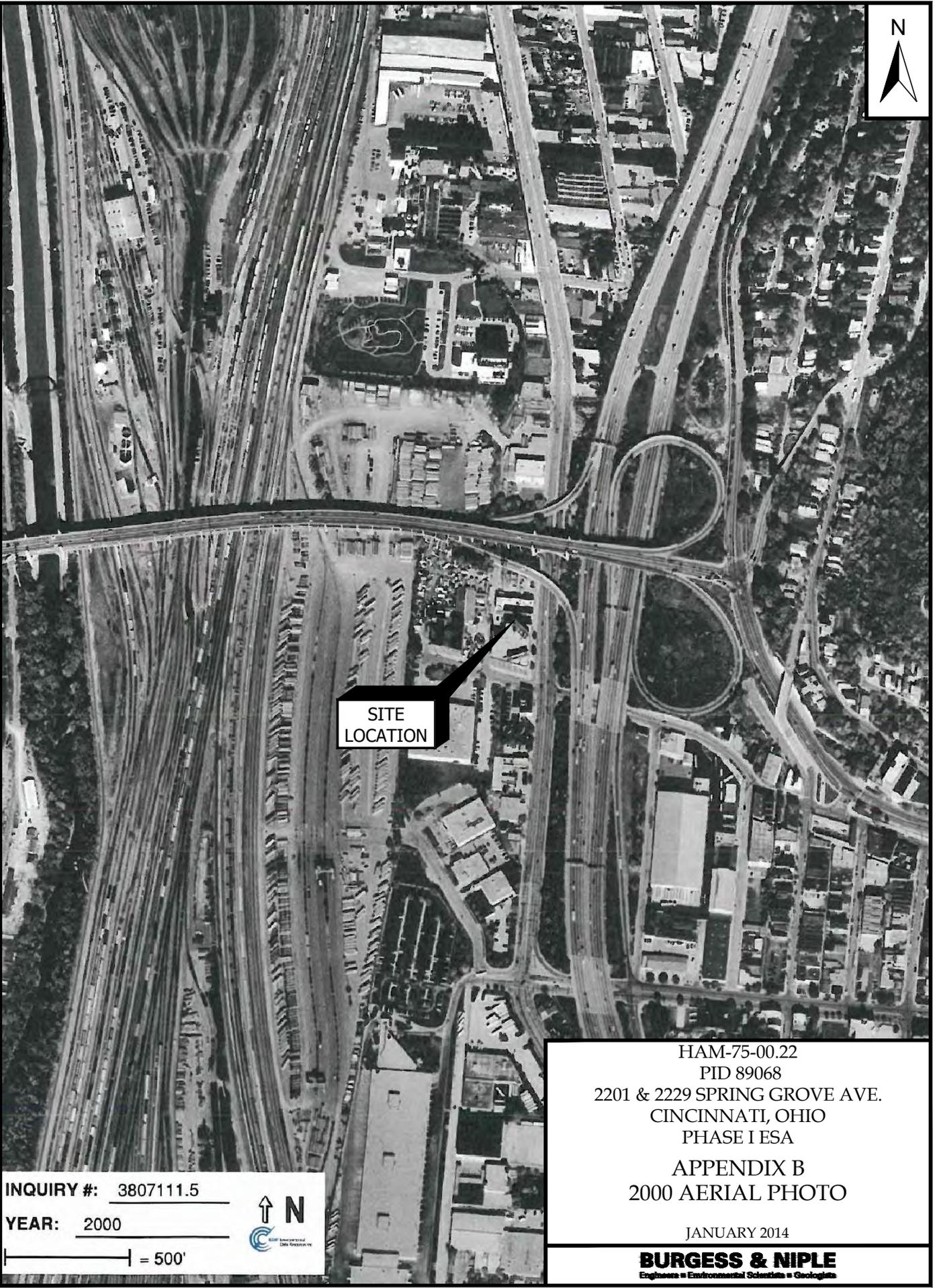
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2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX B
1994 AERIAL PHOTO

JANUARY 2014

BURGESS & NIPLE
Engineers • Environmental Scientists • Geologists

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F:\PR52888\cadd\2229-2201 SpringGrove Ave\Site.dwg 1/14/2014 11:45:16 AM Cox, Doug



SITE
LOCATION

INQUIRY #: 3807111.5
YEAR: 2000
= 500'



HAM-75-00.22
PID 89068
2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX B
2000 AERIAL PHOTO
JANUARY 2014

BURGESS & NIPLE
Engineers • Environmental Scientists • Geologists



SITE
LOCATION

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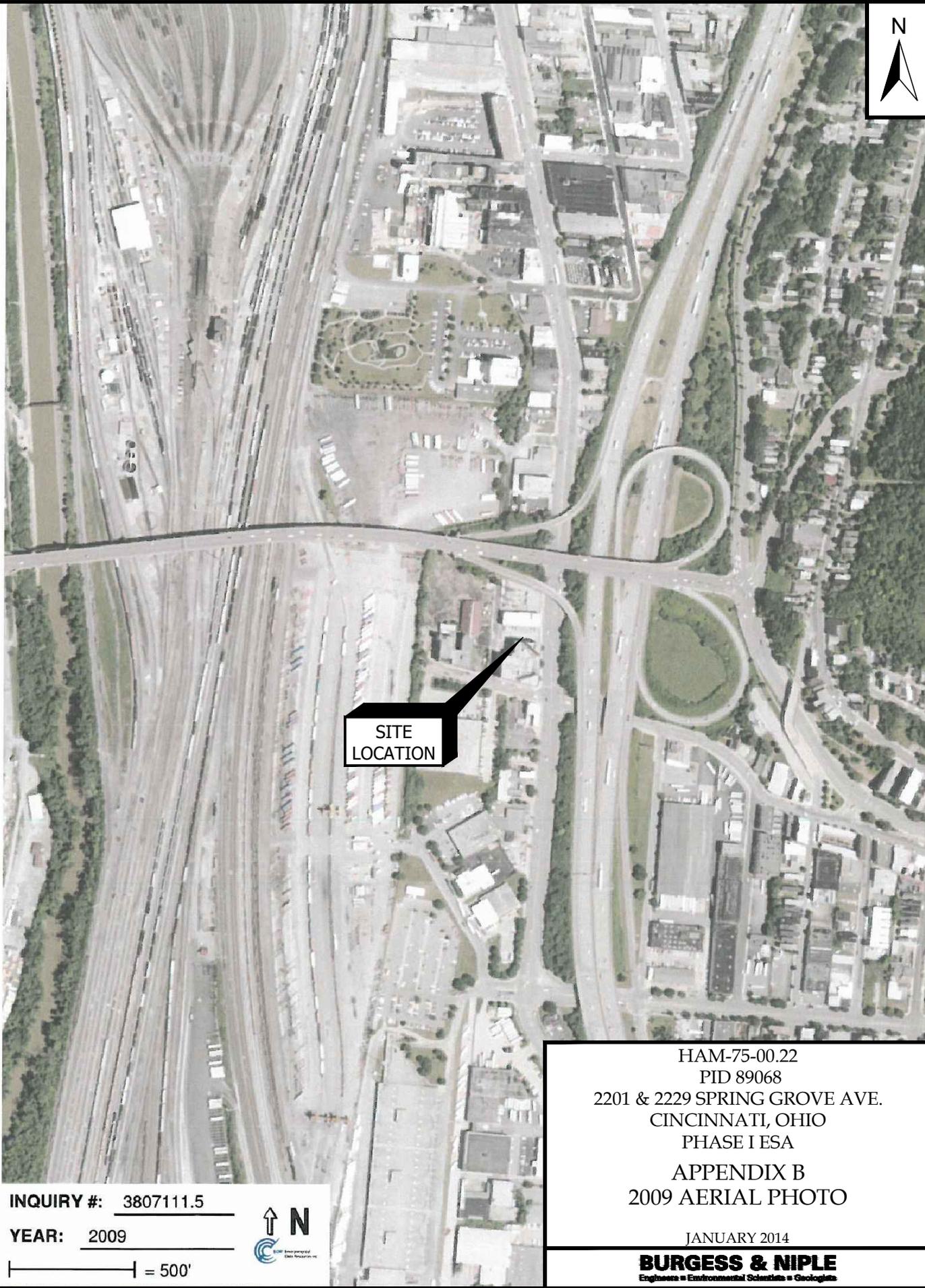
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2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX B
2005 AERIAL PHOTO
JANUARY 2014

BURGESS & NIPLE
Engineers • Environmental Scientists • Geologists



SITE
LOCATION

INQUIRY #: 3807111.5

YEAR: 2009

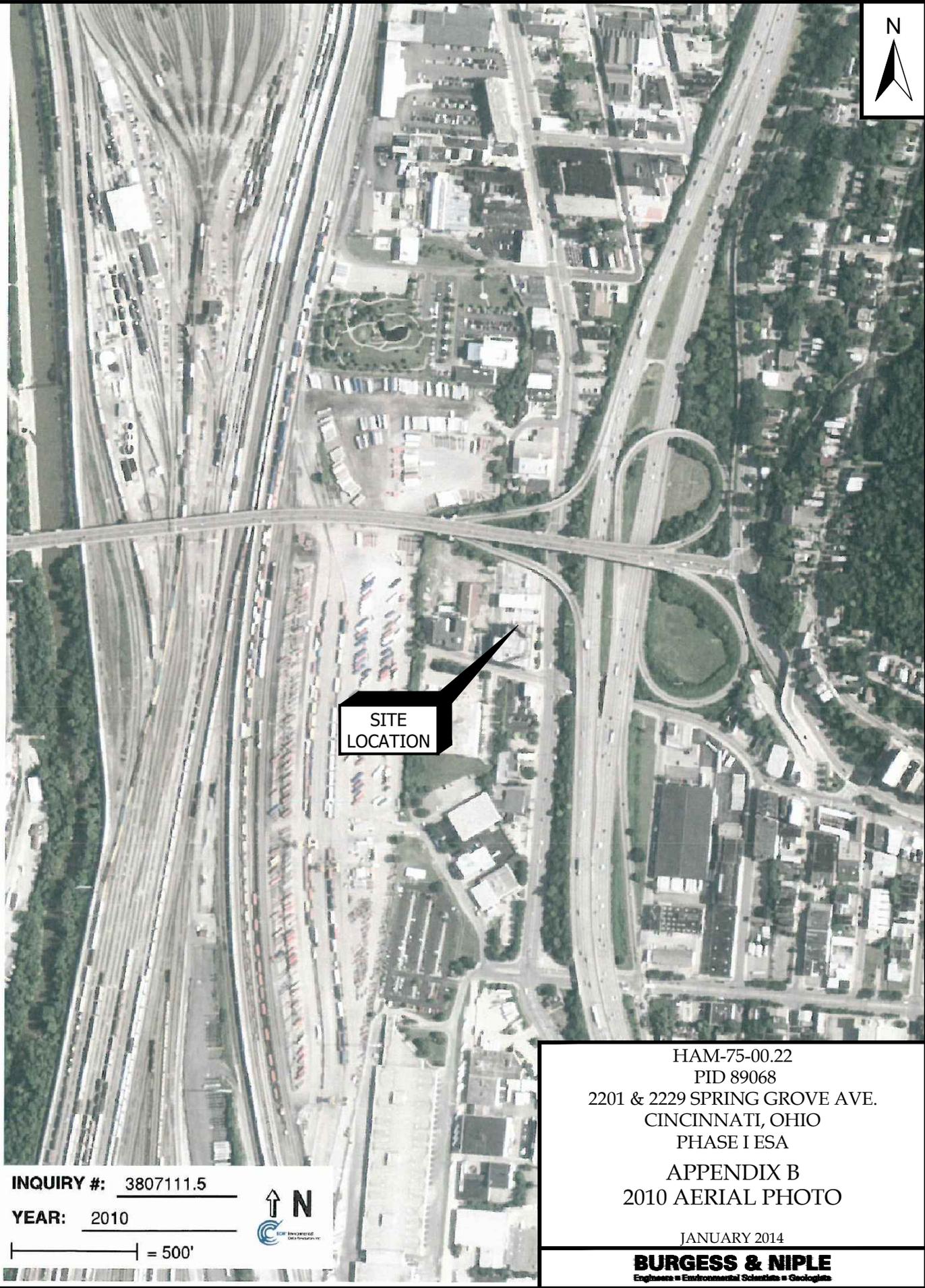
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2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX B
2009 AERIAL PHOTO

JANUARY 2014

BURGESS & NIPLE
Engineers • Environmental Scientists • Geologists



SITE
LOCATION

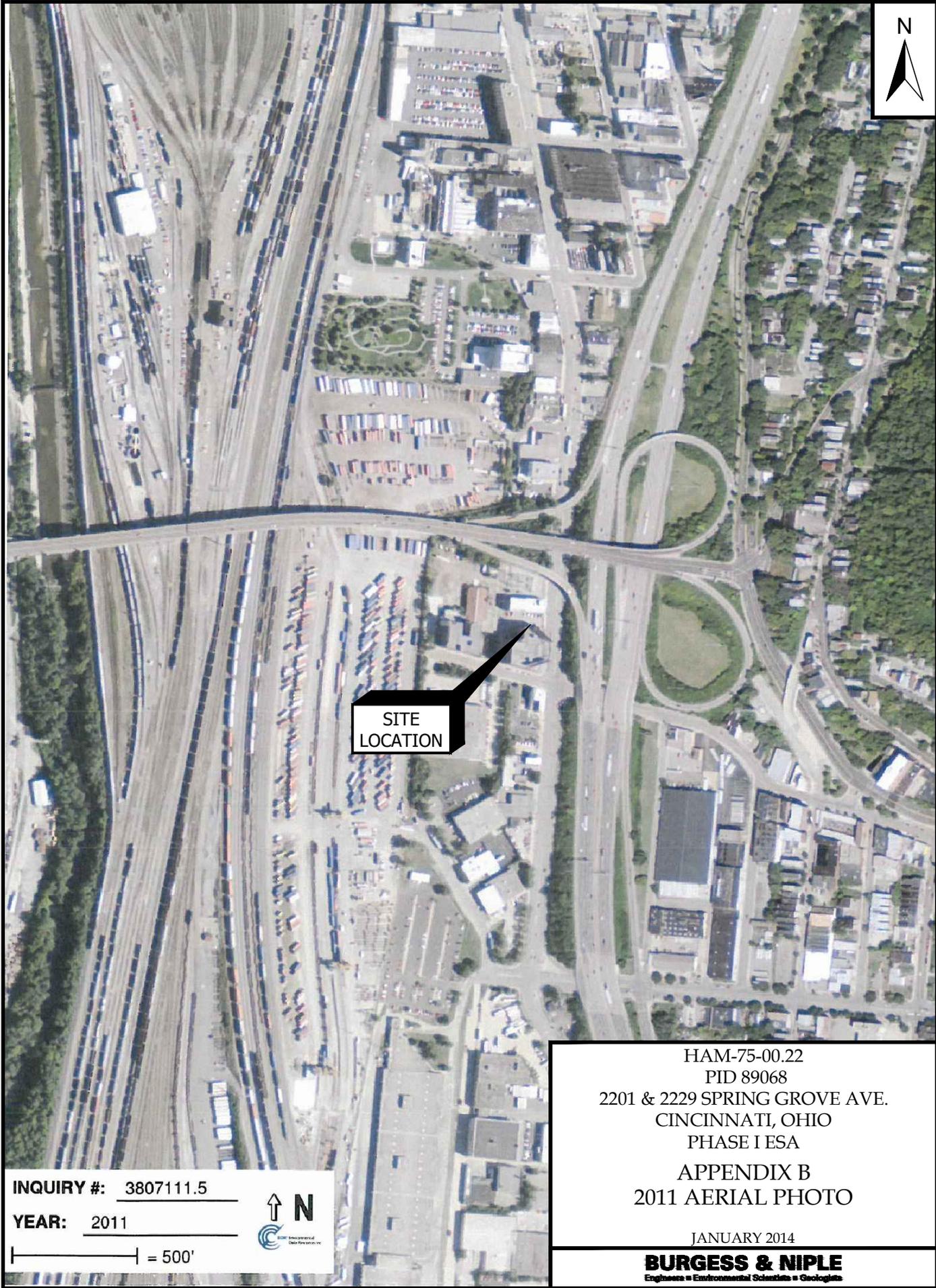
INQUIRY #: 3807111.5
YEAR: 2010

|—————| = 500'



HAM-75-00.22
PID 89068
2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX B
2010 AERIAL PHOTO
JANUARY 2014

BURGESS & NIPLE
Engineers • Environmental Scientists • Geologists



SITE
LOCATION

INQUIRY #: 3807111.5
YEAR: 2011
|-----| = 500'



HAM-75-00.22
PID 89068
2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX B
2011 AERIAL PHOTO
JANUARY 2014

BURGESS & NIPLE
Engineers • Environmental Scientists • Geologists



SITE
LOCATION

INQUIRY #: 3807111.5

YEAR: 2012

—|— = 500'



HAM-75-00.22
PID 89068
2201 & 2229 SPRING GROVE AVE.
CINCINNATI, OHIO
PHASE I ESA
APPENDIX B
2012 AERIAL PHOTO

JANUARY 2014

BURGESS & NIPLE
Engineers • Environmental Scientists • Geologists

APPENDIX D
REGULATORY DATABASE
AND
CITY DIRECTORY SEARCH REPORTS

APPENDIX AVAILABLE [UPON REQUEST](#)

(Large File)

APPENDIX E

VISUAL INSPECTION PHOTOGRAPH LOG

PHOTOGRAPHIC LOG

<u>Photograph Number and Description</u>	<u>Page</u>
Photo #1 View of 2201 Spring Grove, looking northwest from intersection of Spring Grove and Harrison Avenues.	3
Photo #2 View looking north up Spring Grove Avenue.	3
Photo #3 View looking west down Harrison Avenue.	4
Photo #4 View of pole-mounted transformer located on north side of building at 2201 Spring Grove Avenue.....	4
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Date of Photographs: December 2013

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2201 Spring Grove Avenue



Photo #1 View of 2201 Spring Grove, looking northwest from intersection of Spring Grove and Harrison Avenues.



Photo #2 View looking north up Spring Grove Avenue.

Project No. 52888

Project Name: ESA Screening - 2201 & 2229 Spring Grove Avenue

Date of Photographs: December 2013

2201 Spring Grove Avenue



Photo #3 View looking west down Harrison Avenue.



Photo #4 View of pole-mounted transformer located on north side of building at 2201 Spring Grove Avenue.

2201 Spring Grove Avenue



Photo #5 View of pole-mounted transformer located on north side of building at 2201 Spring Grove Avenue.

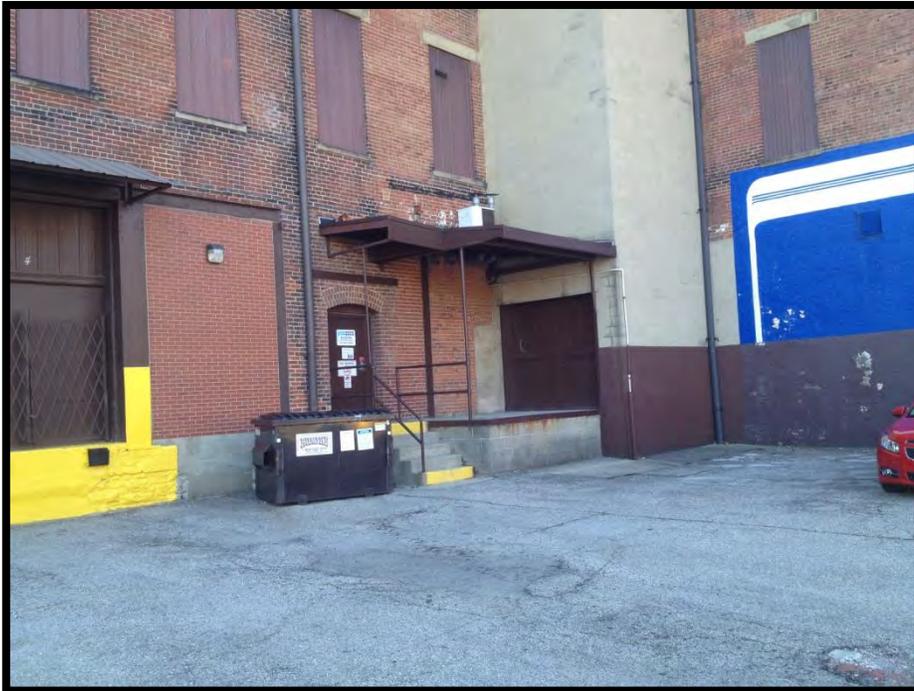


Photo #6 View of northwest corner of building at 2201 Spring Grove Avenue.

2201 Spring Grove Avenue



Photo #7 View looking north up Buck Street.



Photo #8 View looking west down Harrison Avenue toward Harrison Terminal.

Project No. 52888

Project Name: ESA Screening - 2201 & 2229 Spring Grove Avenue

Date of Photographs: December 2013

2201 Spring Grove Avenue



Photo #9 View of electrical panels and pad-mounted transformer located in basement of 2201 Spring Grove Avenue.

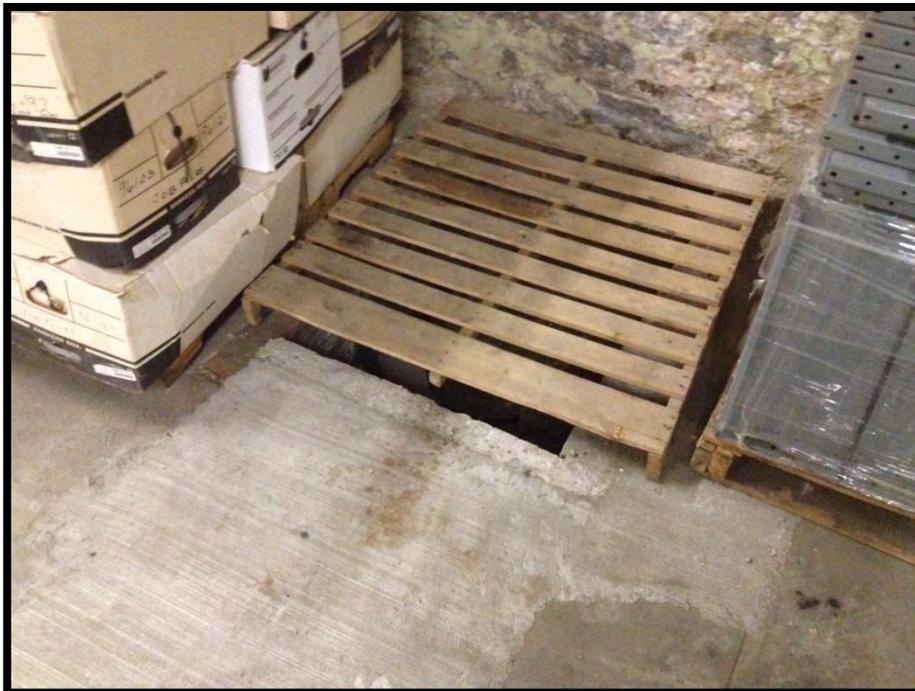


Photo #10 View of former pit located in basement of 2201 Spring Grove Avenue.

2201 Spring Grove Avenue



Photo #11 View of former generator located in basement of 2201 Spring Grove Avenue.



Photo #12 View of loading dock for shipping and receiving at 2201 Spring Grove Avenue.

Project No. 52888

Project Name: ESA Screening - 2201 & 2229 Spring Grove Avenue

Date of Photographs: December 2013

2201 Spring Grove Avenue

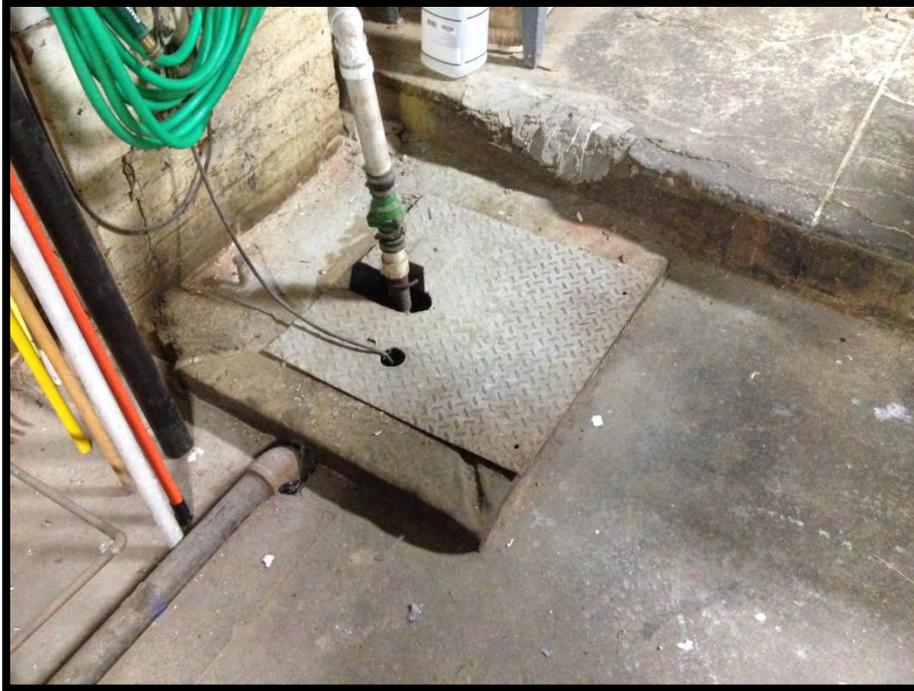


Photo #13 View of sump in sub-basement in 2201 Spring Grove Avenue.



Photo #14 View of garage inside 2201 Spring Grove Avenue.

2229 Spring Grove Avenue



Photo #15 View of south side of building at 2229 Spring Grove Avenue.



Photo #16 View of northern portion of Property at 2229 Spring Grove Avenue.

2229 Spring Grove Avenue

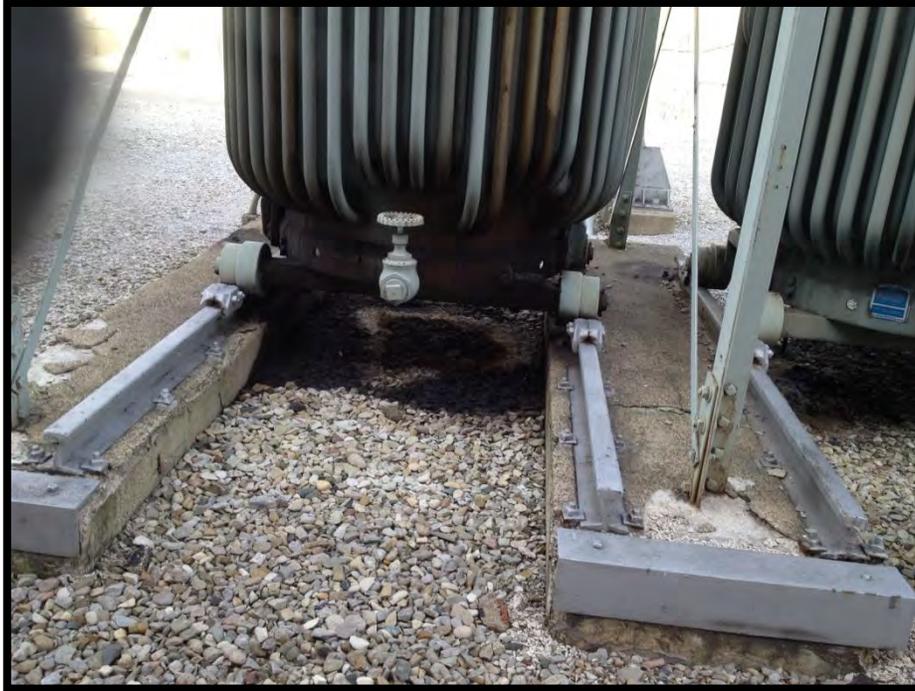


Photo #17 View of oil staining beneath transformers.



Photo #18 View of oil staining beneath transformers.

2229 Spring Grove Avenue



Photo #19 View of control panel and transformer, note staining.



Photo #20 View of sub-station yard looking northwest toward Western Hills Viaduct.

2229 Spring Grove Avenue



Photo #21 View of transformer, note blue “Non-PCB” label.



Photo #22 View of substation yard looking east toward Spring Grove Avenue.

2229 Spring Grove Avenue



Photo #23 View of northwest corner of 2229 Spring Grove Avenue.



Photo #24 View looking south down Buck Street from 2229 Spring Grove Avenue.

Project No. 52888

Project Name: ESA Screening - 2201 & 2229 Spring Grove Avenue

Date of Photographs: December 2013

2229 Spring Grove Avenue



Photo #25 View looking north up Spring Grove Avenue from 2229 Spring Grove Avenue.



Photo #26 View of northern property boundary, looking west from Spring Grove Avenue.

2229 Spring Grove Avenue



Photo #27 Eastern portion of substation yard looking west from Spring Grove Avenue.



Photo #28 Interior portion of 2229 Spring Grove Avenue. First Floor.

2229 Spring Grove Avenue



Photo #29 Interior portion of 2229 Spring Grove Avenue. First Floor.



Photo #30 Backup battery storage of 2229 Spring Grove Avenue. First Floor.

2229 Spring Grove Avenue



Photo #31 Backup battery storage of 2229 Spring Grove Avenue. First Floor.



Photo #32 Unused equipment within 2229 Spring Grove Avenue.

2229 Spring Grove Avenue



Photo #33 Floor drain in sub-basement in 2229 Spring Grove Avenue.

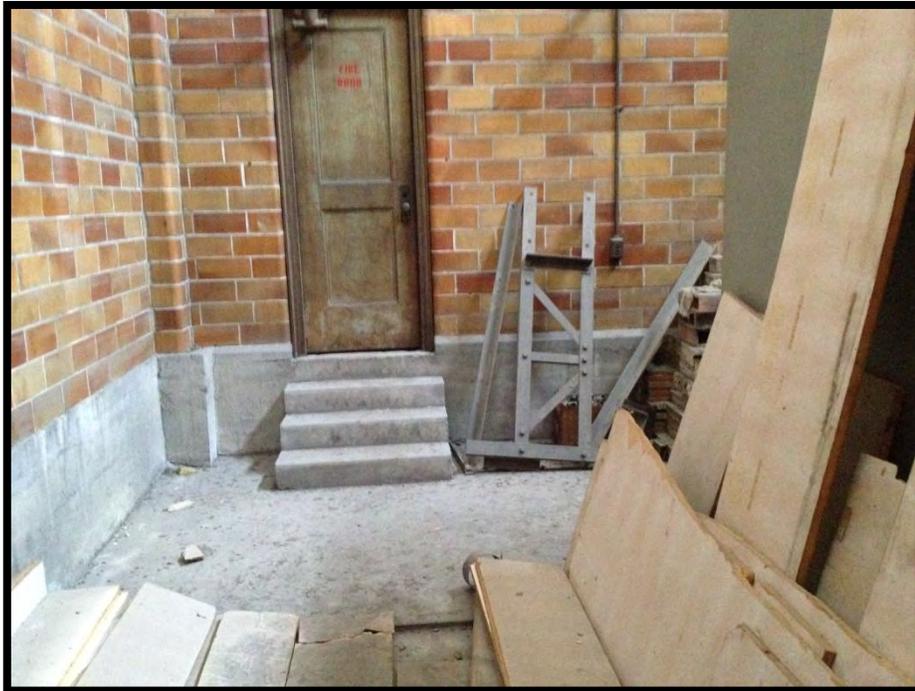


Photo #34 Interior portion of 2229 Spring Grove Avenue, first floor.

APPENDIX F

ESA SCREENING CHECKLIST FORM

ENVIRONMENTAL SITE ASSESSMENT SCREENING CHECKLIST

NAME: Krista N. Carter **DATE:** January 14, 2014
TITLE: Environmental Scientist **DISTRICT:** 8
COUNTY/ROUTE/SECTION: Hamilton **PID:** 89068

PROJECT DESCRIPTION:

This Environmental Site Assessment Screenings (ESA Screening) is associated with the interchange improvements to the Western Hills Viaduct in Cincinnati, Ohio. The Western Hills Viaduct improvements are considered part of the larger Brent Spence Bridge Replacement/Rehabilitation Project, currently in Step 6 of the Ohio Department of Transportation's (ODOT) Project Development Process.

The ESA Screening was conducted for two properties, 2201& 2209 Spring Grove Avenue. The Property located at 2201 Spring Grove Avenue is impacted by the project by the proposed off-ramp from Western Hills Viaduct to Spring Grove Avenue. The entire building will be taken for the project and the proposed new sub-station for Duke Energy will be constructed in its place.

The Property located at 2229 Spring Grove Avenue is also impacted by the off-ramp. The building will be demolished. The electrical substation will remain in place.

The Properties will be impacted by bridge and embankment construction including pile driving and foundation construction. To complete the proposed work, new ROW will be required from the both Properties.

Parcel No./Owner/Address: 187-009-0127-00/ALBI Holdings PLL/2201 Spring Grove Avenue and 187-0009-0123-00/Duke Energy Ohio Inc./2229 Spring Grove Avenue

Project Right-of-Way (ROW) Requirements From Parcel:

No New ROW Strip ROW Minor Take Whole Parcel Take X Not Available

LAND USE:

Current Land Use (For Commercial/Industrial land use, specify type and tenant):

2201 Spring Grove Avenue - Commercial Tennant (file warehouse)
2229 Spring Grove Avenue - Commercial Tennant (Electrical Sub-Station)

Past Land Use (For Commercial/Industrial land use, specify type and tenant):

Industrial/commercial/residential

Environmental Records

	(Date queried)	(Result)
National Priority List (NPL)	12/10/2013	None
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)	12/10/2013	None
OEPA Master Site List (MSL)	12/10/2013	None
Resource Conservation and Recovery Act (RCRA)	12/10/2013	None
Bureau of Underground Storage Tank Regulation (BUSTR)	12/10/2013	None

Other State/Local Lists

12/10/2013	None
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NPL/CERCLIS/OEPA MSL in vicinity (type of facility and location in relation to project):

Visual Inspection

USTs	None	Surface Staining	Yes
ASTs	None	Sheens	None
Drums	None	Damaged Vegetation	None
Landfills	None	Odors	None
Pond/Lagoon	None	Other (specify)	PCB

Phase I ESA required? Yes X No _____