

Phase I Environmental Site Assessment

***HAM-75-0.22, PID No. 89068***

***2229 Spring Grove Avenue***

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Cincinnati, Ohio



Prepared for:

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

April 2014

**BURGESS & NIPLE**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

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PID NO. 89068  
2229 SPRING GROVE AVENUE  
CINCINNATI, OHIO**

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

**APRIL 2014**

**PREPARED BY:**

**BURGESS & NIPLE, INC.  
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## EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment (ESA) was completed for the Duke Energy Substation located at 2229 Spring Grove Avenue in Cincinnati, Hamilton County, Ohio (the Property). The Phase I ESA was completed in accordance with the Ohio Department of Transportation (ODOT) ESA guidelines dated April 2009. The Property was recommended for a Phase I ESA by ODOT Office of Environmental Services (OES) in January 2014 based on the Environmental Site Screening conducted by Burgess & Niple, Inc. (B&N) in January 2014. The 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 ODOT's Project Development Process. To complete the proposed work, new right-of-way (ROW) will be required from the Duke Energy Substation where the building will be demolished. The electrical substation will remain in place.

Construction activities will occur in conjunction with the building of the Western Hills Exit Ramp to Spring Grove Avenue. The construction will involve major construction activities on the Property and will affect the five-story building located within the construction limits. The substation will remain in place. Completion of these activities will require new ROW from the Property.

Visual inspection of the Property was conducted by B&N Environmental Professional Ms. Carter on Thursday, April 10, 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. Interstate (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 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, built in the 1930s, does not have a basement, but is slightly below grade. The possibility of any USTs located here is unlikely. There were no other environmental database listings for the Property.

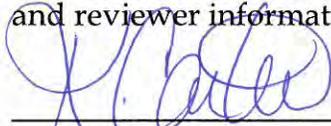
The combination of historical records reviewed (city directories, aerial photographs, historic topographic maps, Sanborn maps, and Hamilton County Recorder records) indicates that the subject property was residential from the late 1890s to the 1950s. It became a gas and an electric station in the 1930s to present. A filling station is listed on the property for 1925.

With the extensive historical use of electrical oil-filled, possible PCB-containing oil, equipment since 1925, it is possible that there are environmental impacts to the Property from past leakage into the gravel base beneath each transformer. The historical use of the Property requires additional assessments based on the current proposed work within the construction limits. A Phase II ESA is recommended.

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## SIGNATURE PAGE

This Phase I ESA has been prepared by Burgess & Niple, Inc. (B&N). The primary author and reviewer information is listed below.



Preparer's Signature

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## 1.0 INTRODUCTION

The transformer yard was assessed during the Brent Spence Bridge Replacement/ Rehabilitation Project, Environmental Site Assessment (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.

With the revisions in mind, an ESA Screening associated with the interchange improvements to the Western Hills Viaduct in Cincinnati, Ohio was conducted for the Property by B&N in January 2014. 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 Property was recommended for a Phase I ESA by ODOT Office of Environmental Services (OES) in January 2014 based on the Environmental Site Screening conducted by B&N in January 2014.

To complete the proposed work, new right-of-way (ROW) will be required from the Duke Energy Substation where the building will be demolished. The electrical substation will remain in place.

Construction activities will occur in conjunction with the building of the Western Hills Exit Ramp to Spring Grove Avenue. The construction will involve major construction activities on the Property and will affect the five story building located within the construction limits. The substation will remain in place. Completion of these activities will require new ROW from the Property. A site location map (U.S. Geological Survey [USGS] quadrangle for Cincinnati West) depicting the site location is included in **Appendix A**.

This Phase I ESA Report was completed in accordance with the ODOT ESA Guidelines dated April 2009.

## 2.0 GEOGRAPHICAL/GEOLOGIC SETTING OF THE PROJECT STUDY AREA

According to the Physiographic Regions of Ohio Map from the Ohio Department of Natural Resource (ODNR), the Property is located within the Bluegrass Section/Outer Bluegrass Region. The Bluegrass Section/Outer Bluegrass Region is characterized by being moderately high relief with dissected plateaus of carbonate rocks. In the east, caves and other karst features are relatively common. In the west, thin, early drift caps narrow ridges.

Underlying geology consists of Ordovician- and Silurian-age dolomites, limestone, and shales. There are thin pre-Wisconsinian drift on the ridges in the west.

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.

A copy of the soils map for the project area is included in **Appendix A**.

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## 3.0 SITE-SPECIFIC INFORMATION

### 3.1 Site/Parcel History

The site/parcel history for the Duke Energy Substation was investigated through the review of aerial photographs, Sanborn maps, historic USGS mapping, city directories, and Hamilton County Recorder documents. Aerial photographs from 1938, 1949, 1956, 1962, 1968, 1975, 1977, 1985, 1994, 2000, 2005, 2009, 2010, and 2011 were obtained from Environmental Data Resources (EDR). Sanborn Fire Insurance Maps for the years 1891, 1904, 1922, 1950, and 1981 were reviewed from EDR. Additional information on historical site uses was also obtained by reviewing available city directories from EDR. In addition, parcel information was obtained from the Hamilton County Auditor and copies of deed information were obtained from the Hamilton County Recorder's Office. A summary of historical site uses as generated from available historical resources is included in the following sections.

#### 3.1.1 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** - Four buildings are present. Three appear to be houses or apartments. The southern building appears to be the commercial building present today.

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

- **1962** - 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 Property. 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** - 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 Property. 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 Property 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 Property remains 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 B**.

### 3.1.2 Sanborn Maps

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

- **1891** - There are three dwellings and three out buildings shown on the map. Addresses for this Property are 31 and 39 Spring Grove Avenue.
- **1904** - 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 Property is depicted.
- **1950** - There are four apartments and one garage shown on the map as well as the present building. Addresses for this Property are 2230 and 2232 Buck Street and 2221 through 2235 Spring Grove Avenue.
- **1981** - There is one building depicted as the Cincinnati Gas & Electric Company (CG&E), 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**.

### 3.1.3 City Directories

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 1**  
**City Directory Search Results**

Address	Year	Listing
2219 Spring Grove Avenue	1930	Union Gas & Electric Co.
	1940, 1947, 1952, 1958, 1969, 1974, 1979, 1983, 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

Address	Year	Listing
2229 Spring Grove Avenue	1925	Edwin Brabender Julius Geisler Edward Schalk
	1930	Edwin Brabender Jacob Ehardt William Stahl
	1940	Mollie Maguss Courtney Parson Lawrence 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
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, 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

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

### 3.1.4 Hamilton County Auditor's Information

Information for the site was obtained from the Hamilton County Auditor's Office and is summarized in the following table.

**Table 2**  
**Hamilton County Auditor's Office Information**

HAM-75-00.22 PID 89068	
Parcel Number	187-0009-0123-00
Owner	Duke Energy Ohio Inc.
Property Address	2229 Spring Grove Avenue
Land Use/Class	489 Commercial/Utility
Acreage	0.542 Acres

Copies of information obtained from the Hamilton County Auditor are included in **Appendix E**.

### 3.1.4 Property Ownership Information

Information related to property ownership and transfers were received from Duke Energy's Mr. Mark Kline on April 17, 2014. Based on this information, the following transfers have been listed for the Property lots:

- The Property has been known as Lots 47, 48, 49, 50, 51, 52. Below is a summary of acquisitions and dispositions.

LOTS 50, 51, 52: Purchased by Union Gas & Electric (UG&E) from P.R. Mitchell on 5/7/1928 Deed Book 1457, Page 62. Duke Energy Ohio is successor to UG&E.

LOT 49: Purchased by UG&E from Julius Geisler on 5/31/1925 Deed Book 1442, Page 418. Duke Energy Ohio is successor to UG&E.

\*LOTS 49 THRU 51: TRANSFERRED TO CG&E ON 5/8/1928 Deed Book 1442, Page 418. Duke Energy Ohio is successor to CG&E also.

LOT 48: Purchased by CG&E from Susie Nuezel on 5/31/1944 Deed Book 2063, Page 325

LOT 47: Purchased by CG&E from Barrett, Rheinecker, Jansen, et. al on 7/24/1944, Deed Book 2062, Page 607.

All or portions of LOTS 47, 48, 49 were conveyed to City of Cincinnati 5/19/1961 Deed Book 3195, Page 42. This is what is now the Western Hills Viaduct.

Copies of the above referenced information from Mr. Kline is included in **Appendix E**.

### 3.1.5 Historic Topographic Maps

Historic topographic maps for the years 1898 (West Cincinnati), 1914 (Cincinnati), 1955 (Covington), 1961 (Covington), 1969 (Covington), and 1979 (West Cincinnati) were obtained from EDR. The Property appears within a highly developed area on the historical maps. There are no structures present for the Property on the 1914 (Cincinnati), 1955 (Covington), 1961 (Covington), 1969 (Covington), and 1979 (West Cincinnati) maps.

Copies of the historic topographic maps for the Property are provided in **Appendix F**.

## 3.2 Regulatory Database Review

A regulatory database review for the site was conducted by EDR. A copy of the complete EDR report for the subject property is included in **Appendix G**. A list of the databases reviewed by EDR is included in the **Table 3** below. **Table 4** describes properties located within 0.25-miles.

**Table 3**  
**List of Databases Reviewed by EDR**

Database	Search Radius (Miles)
Federal National Priority List (NPL) Site List (NPL, Proposed NPL, NPL Liens, Delisted NPL)	0.25
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List (CERCLIS, CERCLIS No Further Remedial Action Planned [NFRAP])	0.25

Database	Search Radius (Miles)
Federal Resource Conservation and Recovery Act (RCRA) CORRACTS	0.25
Federal RCRA non-CORRACTS Treatment, Storage, and Disposal (TSD)	0.25
Federal RCRA Generators (Large Quantity Generator [LQG], Small Quantity Generator [SQG], CESQG, Non-GEN)	0.25
Federal Emergency Response Notification System (ERNS) List	0.25
State/Tribal CERCLIS (SHWS, DERR)	0.25
State/Tribal Landfills and Solid Waste Disposal Sites	0.25
State/Tribal Leaking Storage Tanks (Leaking Underground Storage Tanks [LUST], UNREG LTANKS, INDIAN LUST)	0.25
State/Tribal Registered Storage Tanks (USTs, INDIAN USTs)	0.25
State/Tribal Voluntary Cleanup Sites (VCP)	0.25
Indian VCP	0.25
State/Tribal Brownfield Sites	0.25
Local Brownfields	0.25
U.S. Brownfields	0.25
Local Lists of Landfill/Solid Waste Disposal Sites	0.25
Local Lists of Registered Storage Tanks	0.25
Records of Emergency Release Reports (SPILLS)	0.25

**Table 4  
Environmental Database Search Results**

Site Name	Address	Location	Database	Description
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.
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.

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 Fund Program and listed as a Brownfields property in 2008. A spill was reported in 1999.
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.
--	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.
R&A Motor Company	1227 Harrison Avenue	233 feet south-southwest	Historical Auto Station	This facility is listed as a historical auto station for the year 1925.
CSX Transportation Inc.	2261 Buck Street	241 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.
CSXT Cincinnati Buck Street	2261 Buck Street	241 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.
J&P Garage	2254 Buck	252 feet north	Historical Auto station	This facility is listed as a historical auto station for the years 1930 and 1935.
Texs Alignment Garage	2183 Buck	292 feet south-southwest	Historical Auto Station	This property is listed as a historical auto station for the years 1964-1983.
Regal Auto Painting Co.	2163 Barnard	298 feet west-southwest	Historical Auto Station	This facility is listed as a historical auto station for the year 1925.
Davis Auto Repair	2173 Buck	330 feet south-southwest	Historical Auto Station	This facility is listed as a historical auto station for the year 1925.
Wernick & Maley	2257 Spring Grove Avenue	333 feet north-northeast	Historical Auto Station	This facility is listed as a historical auto station for the year 1935.

Site Name	Address	Location	Database	Description
Werner Towing Service	2174 Buck	338 feet south-southwest	Historical Auto Station	This facility is listed as a historical auto station for the years 1979 and 1983.
William Roach	2268 Spring Grove Avenue	409 feet north-northeast	Historical Auto Station	This facility is listed as a historical auto station for the year 1930.
Mrs. Ann Gurfine	1179 Harrison Avenue	510 feet southeast	Historical Cleaners	This site is listed as a historical cleaner for the years 1947-1958.
Brighton Cleaners	1160 Harrison Avenue	577 feet southeast	Historical Cleaners	This site is listed as a historical cleaner for the years 1947-1952.
Quong Yee Kim	1154 Harrison Avenue	602 feet southeast	Historical Cleaners	This site is listed as a historical cleaner for the years 1930-1947.
Reliable Auto Repair Shop	1151 Harrison Avenue	623 feet southeast	Historical Auto Station	This facility is listed as a historical auto station for the year 1930.
Sunset Janitorial Supply Co.	1151 Harrison Avenue	623 feet southeast	UST LUST Archive UST	This facility had one UST removed in 1995. An inactive release is reported with NFA status.
Brighton Auto Radiator Repair Co.	2157 Spring Grove Avenue	743 feet south	Historical Auto Station	This facility is listed as a historical auto station for the years 1947-1958.
Raymond Dewitt	2144 Spring Grove Avenue	754 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	804-870 feet south	Historical Auto Station	This facility is listed as a historical auto station for the years 1920-1952.
--	2147 Spring Grove Avenue	847 feet south	Historical Auto Station	This facility is listed as a historical auto station for the years 2008-2009.
Designer Customs & Auto Shop	2147 Spring Grove Avenue	847 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.
Donald Tipton	2416 Central Pkwy	894 feet east-northeast	Historical Auto Station	This facility is listed as a historical auto station for the year 1952.

Site Name	Address	Location	Database	Description
Tresler Oil Co.	2417 Spring Grove Avenue	906 feet north	Historical Auto Station	This facility is listed as a historical auto station for the years 1930-1964.
Harry Grogan	2135 Spring Grove Avenue	924 feet south	Historical Auto Station	This facility is listed as a historical auto station for the year 1958.
Standard Oil Co	2139 Spring Grove Avenue	930 feet south	Historical Auto Station	This facility is listed as a historical auto station for the years 1969-2003.
BP Oil No 09138	2139 Spring Grove Avenue	930 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.
BP Oil No 28352	2139 Spring Grove Avenue	930 feet south	RCRA-CESQG	This facility is listed as a RCRA CESQG. There were no violations found.
Steph Wuestefeld	2426 Spring Grove Avenue	937 feet north	Historical Auto Station	This facility is listed as a historical auto station for the year 1947.
Spring Grove Radiator Service	2448 Spring Grove Avenue	994 feet north	Historical Auto Station	This facility is listed as a historical auto station for the year 1964.
CSX Intermodal	2149 Western Avenue	1,002 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.
CSXI	2149 Western Avenue	1,002 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.
Parsec, Inc.	2149 Western Avenue	1,002 feet south-southwest	UST	This facility had one 10,000-gallon UST removed.
Bocks Gas Station	2312 Central Pkwy	1,021 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	1,023 feet east-southeast	Historical Auto Station	This facility is listed as a historical auto station for the years 1935-1952.
Max Winterhalter	2212 Western Avenue	1,065 feet south-southwest	Historical Auto Station	This facility is listed as a historical auto station for the years 1925-1935.
Austin Laundry	2101 Western Avenue	1,134 feet south-southwest	Historical Cleaners	This site is listed as a historical cleaner for the year 1925.

Site Name	Address	Location	Database	Description
Cities Service Oil Co. of Ohio	2101 Western Avenue	1,134 feet south	Historical Auto Station	This facility is listed as a historical auto station for the years 1930-1940.
ECCN C-Wash	664 W. McMicken Avenue	1,137 feet east-southeast	Historical Cleaners	This site is listed as a historical cleaner for the years 1969-1979.
CL Boner	2119 Spring Grove Avenue	1,152 feet south	Historical Auto Station	This facility is listed as a historical auto station for the year 1930.
William Moorman	2365 McMicken Avenue	1,161 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	1,165 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.
William Powell Company	2503 Spring Grove Avenue	1,165 feet north	DERR	The site is part of an Ohio EPA program. The program is not specified.
Freeman Garage	1108 Harrison Avenue	1,201 feet southeast	Historical Auto Station	This facility is listed as a historical auto station for the year 1930.
Arthur Colburn	2115 Spring Grove Avenue	1,211 feet south	Historical Auto Station	This facility is listed as a historical auto station for the year 1935.
Johns Swift Co.	2524 Spring Grove Avenue	1,275 feet north	RCRA-SQG	This facility is listed as a RCRA SQG. There were no violations found.
Young & Bertke Co.	2145 Patterson Street	1,278 feet southeast	RCRA-CESQG	This facility is listed as a RCRA CESQG. There were no violations found.
Spring Grove Avenue Trust	2530 Spring Grove Avenue	1,305 feet north	UST	One UST was removed from this facility in 1993.
Young & Bertke	2118 Winchell Avenue	1,318 feet south-southeast	UST LUST	This facility has four USTs removed in 1996. There is one active release at this property.

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; Voluntary Cleanup Program (VCP)

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, built in the 1930s, does not have a basement, but is slightly below grade. The possibility of any USTs located here is unlikely.

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 G**.

### **3.3 Regulatory Records Review**

File review requests were made to the following local agencies with potential information regarding spills, releases, or other incidents at the Property that may have involved hazardous substances or petroleum products. Review results are summarized below in **Table 5**.

**Table 5**

### Local Agency Record Review Results

Agency	Contact	Request Date	Response Date
Fire Department	Fax FOIA Letter 513-352-1548	3/4/2014	No Response
Health Department	Fax FOIA Letter 513-357-7262	3/4/2014	3/10/2014 - No Records Found
BUSTR	Online FOIA Request	3/4/2014	3/5/2014 - No Records Found
Ohio EPA	Email FOIA Letter to SWDO penny.hataway@epa.ohio.gov and cindy.stanwick@epa.ohio.gov	3/4/2014	3/6/2014 - No Records Found
U.S. EPA	Online FOIA Request <a href="https://foiaonline.regulations.gov/foia/action/public/home">https://foiaonline.regulations.gov/foia/action/public/home</a>	3/4/2014	3/27/2014 - No Records Found

BUSTR = Bureau of Underground Storage Tank Regulations; FOIA = Freedom of Information Act

Copies of all correspondence is included in **Appendix H**.

### **3.4 Interviews/Parcel Reconnaissance**

#### **3.4.1 Interviews**

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 polychlorinated biphenyl (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.

#### **3.4.2 Parcel Reconnaissance**

Visual inspection of the Property was conducted by B&N Environmental Professional Ms. Carter on Thursday, April 10, 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 within a gravel area. The substation consists of transformers, circuit breakers and distribution lines. Of the transformers observed, most had visual staining beneath them in the gravel, 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.

A parcel diagram with site features and findings and photographs for the subject property are included in **Appendix I**.

### **3.5 Proposed ROW and Construction Activities**

Construction activities will occur in conjunction with the building of the Western Hills Exit Ramp to Spring Grove Avenue. The construction will involve major construction activities on the Property and will affect the five story building located within the construction limits. The substation will remain in place. Completion of these activities will require new ROW from the Property.

Available project information depicting the proposed construction limits is included in **Appendix J**.

## 4.0 CONCLUSIONS AND RECOMMENDATIONS

Completion of the Phase I ESA for the Duke Energy Substation located at 2229 Spring Grove Avenue in Cincinnati, Hamilton County, Ohio included the review of federal, state, and local environmental databases, to identify facility records for the subject site or any immediately adjacent properties involved in the use, storage, or disposal of hazardous substances or petroleum products. In addition, interviews were conducted with the property owner to assist in identifying potential environmental concerns for the site. Available historical records for the property were reviewed in order to determine past land uses and a site inspection of the property was conducted on Thursday April 10, 2014.

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, built in the 1930s, does not have a basement, but is slightly below grade. The possibility of any USTs located here is unlikely.

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.

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 substation consists of transformers, circuit breakers and distribution lines. Of the transformers observed, most had visual staining beneath them on the existing gravel, 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.

With the extensive historical use of electrical oil-filled, possible PCB-containing oil, equipment since 1925, it is possible that there are environmental impacts to the Property from past leakage into the gravel base beneath each transformer. The historical use of the Property requires additional assessments based on the current proposed work within the construction limits. A Phase II ESA is recommended.

#### **4.1 Phase II ESA Recommendations**

Soil and groundwater analysis should be conducted on the Property prior any to construction activities. Future potential exposure is possible if the Property is disturbed during construction activities.

Contaminants recommended for analysis within the construction limits are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and PCBs. Soil borings and groundwater sampling should occur in the vicinity of the transformers just north of the building and also just south of the building within construction limits. Groundwater flow in the area is believed to be to the south and the possibility of impact from past use and leakage from the transformers would be along the north and south side of the building. Possible impact could also be beneath the building. Due to the extensive underground utilities in the area, the recommended soil boring locations near the transformers are just outside of the substation to the west and just east of the transformers to the east.

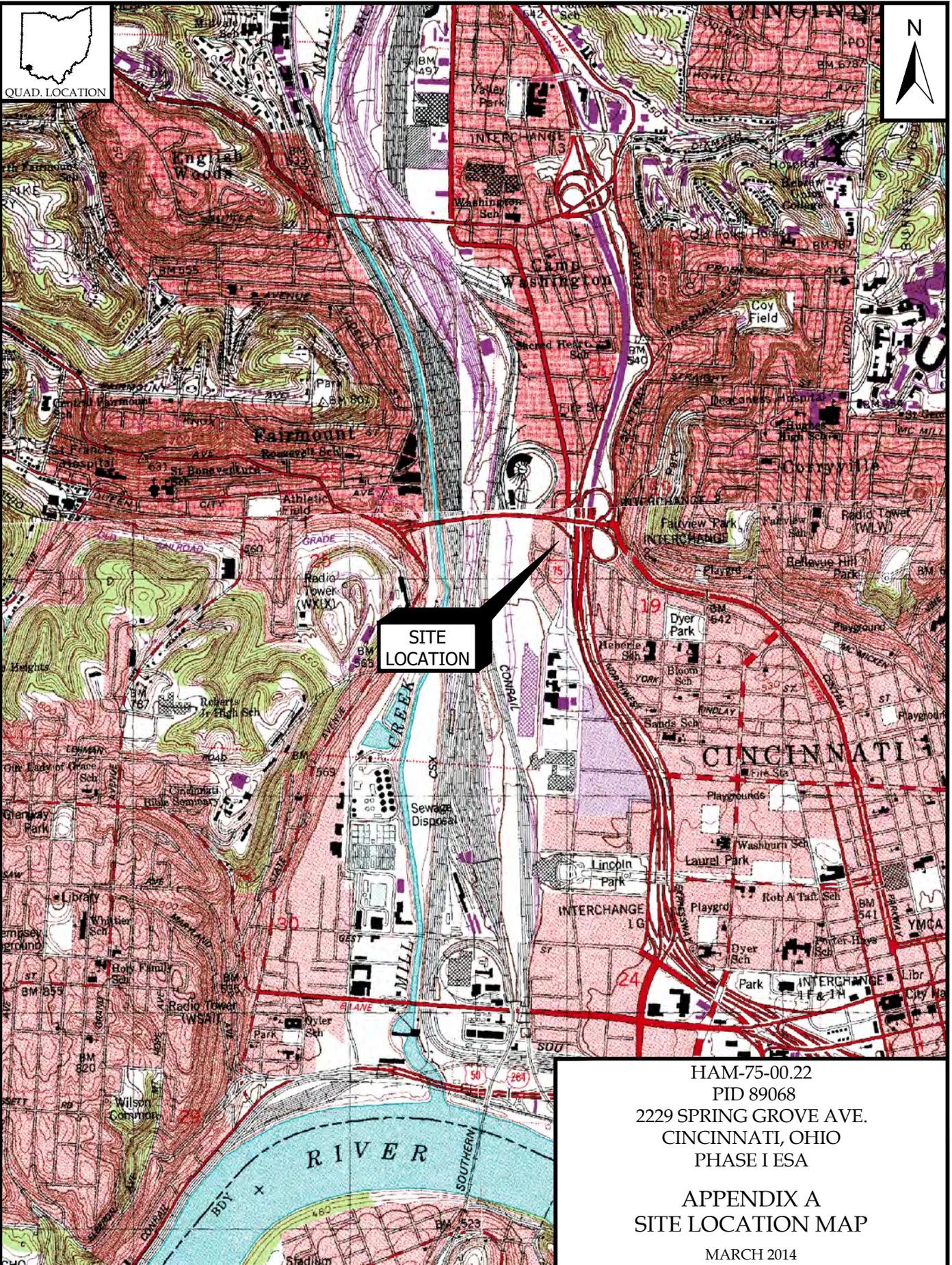
Care should be taken to prepare construction activities and health and safety within the proposed construction limits due to high voltage equipment located in the substation.

A map with proposed soil boring and groundwater sampling locations, is provided in **Appendix K**.

**APPENDIX A**  
**FIGURES**



QUAD. LOCATION



**SITE LOCATION**

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

APPENDIX A  
 SITE LOCATION MAP

MARCH 2014

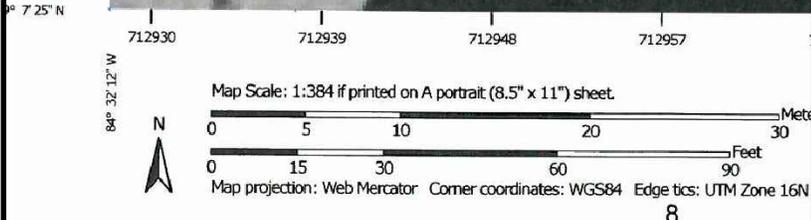
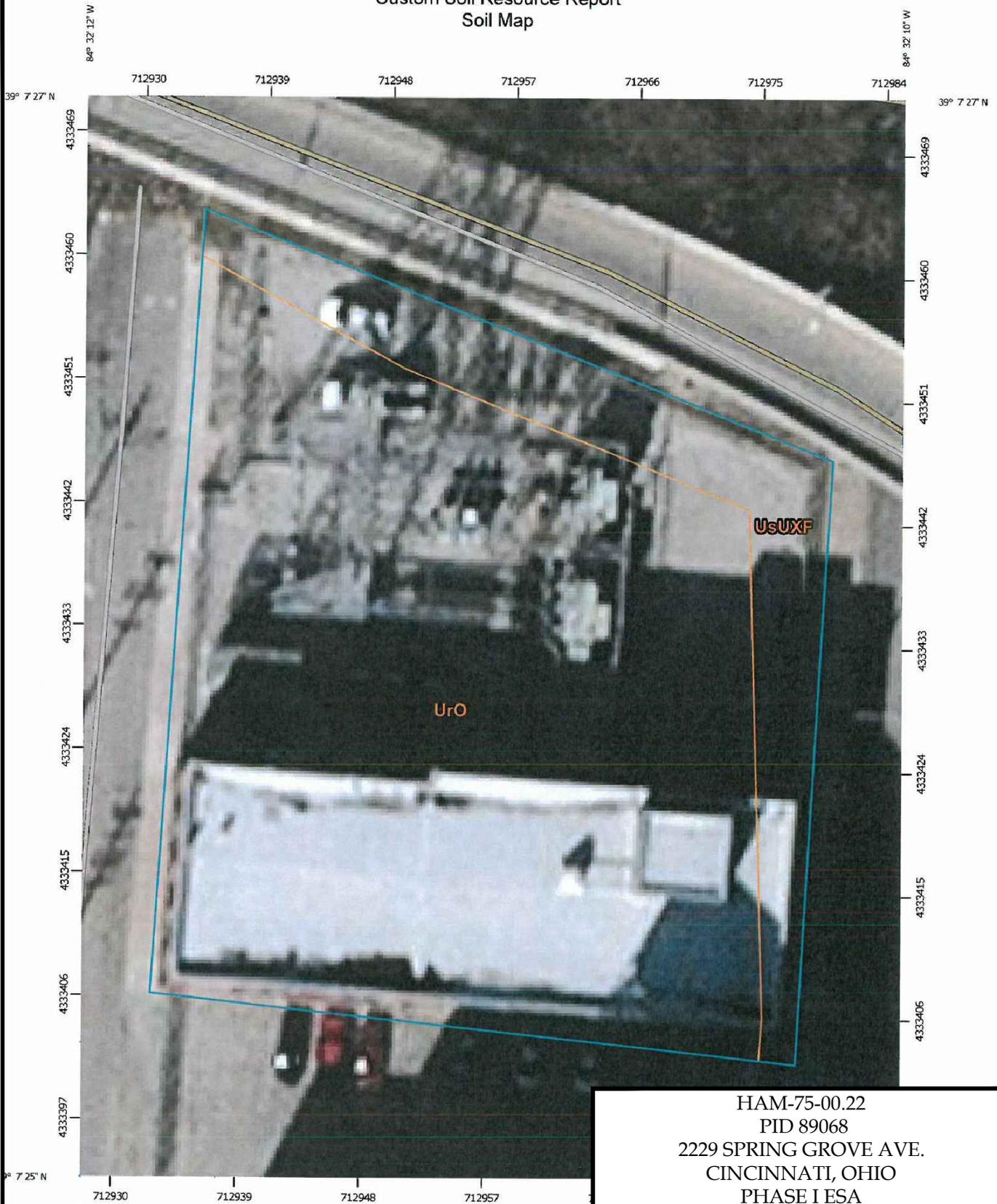
SOURCE: 7.5 MINUTE ASHLAND, KENTUCKY AND CINCINNATI WEST, OHIO U.S.G.S. QUADRANGLE MAP

**BURGESS & NIPLE**  
Engineers • Environmental Scientists • Geologists

PLOTTED: 4/21/2014 3:34:14 PM

P:\PR52888\cadd\2229 SpringCove Ave\Site.dwg 3/17/2014 4:00:50 PM Cox, Doug

# Custom Soil Resource Report Soil Map



HAM-75-00.22  
 PID 89068  
 2229 SPRING GROVE AVE.  
 CINCINNATI, OHIO  
 PHASE I ESA  
 APPENDIX A  
 SOILS MAP  
 APRIL 2014

**BURGESS & NIPLE**  
 Engineers • Environmental Scientists • Geologists

**APPENDIX B**  
**AERIAL PHOTOGRAPHS**



INQUIRY #: 3807111.5

YEAR: 1938



1" = 500'

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

MARCH 2014

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SITE  
LOCATION

INQUIRY #: 3807111.5

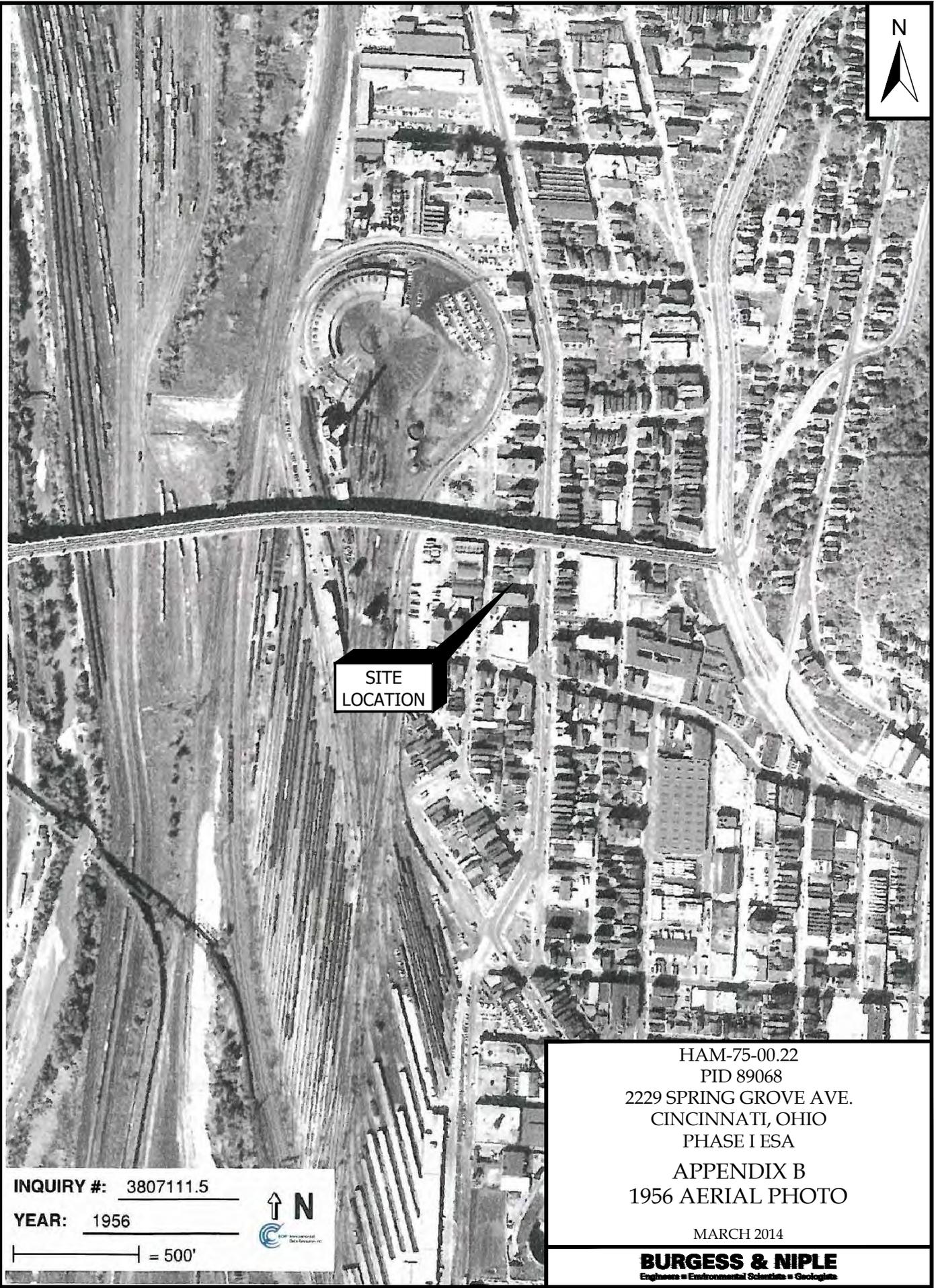
YEAR: 1949

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2229 SPRING GROVE AVE.  
CINCINNATI, OHIO  
PHASE I ESA  
APPENDIX B  
1949 AERIAL PHOTO  
MARCH 2014

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SITE  
LOCATION

INQUIRY #: 3807111.5  
YEAR: 1956

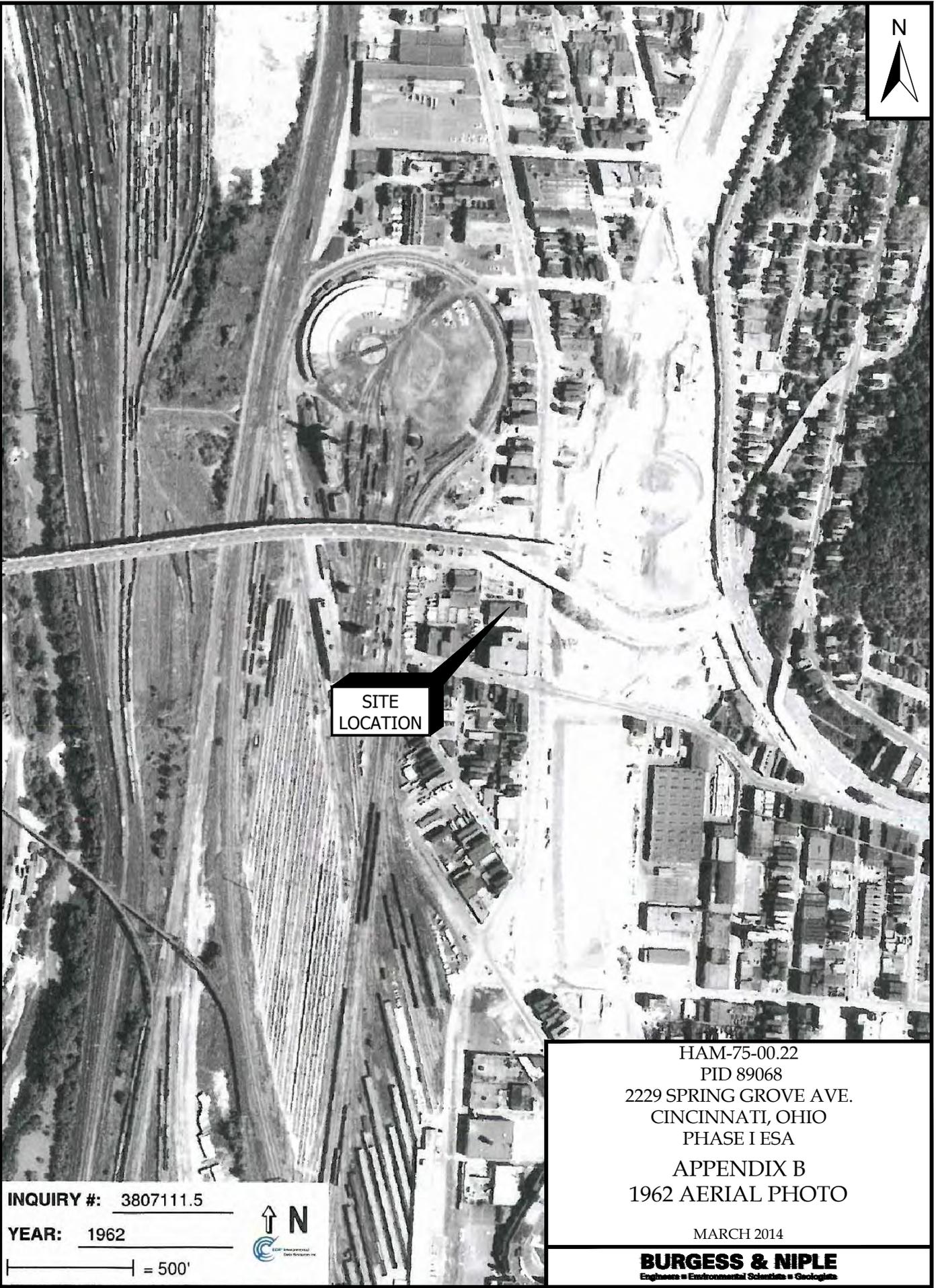


| = 500'

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PID 89068  
2229 SPRING GROVE AVE.  
CINCINNATI, OHIO  
PHASE I ESA  
APPENDIX B  
1956 AERIAL PHOTO

MARCH 2014

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SITE  
LOCATION

INQUIRY #: 3807111.5

YEAR: 1962



—|— = 500'

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

MARCH 2014

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SITE  
LOCATION

INQUIRY #: 3807111.5  
YEAR: 1968  
|-----| = 500'



HAM-75-00.22  
PID 89068  
2229 SPRING GROVE AVE.  
CINCINNATI, OHIO  
PHASE I ESA  
APPENDIX B  
1968 AERIAL PHOTO  
MARCH 2014

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SITE  
LOCATION

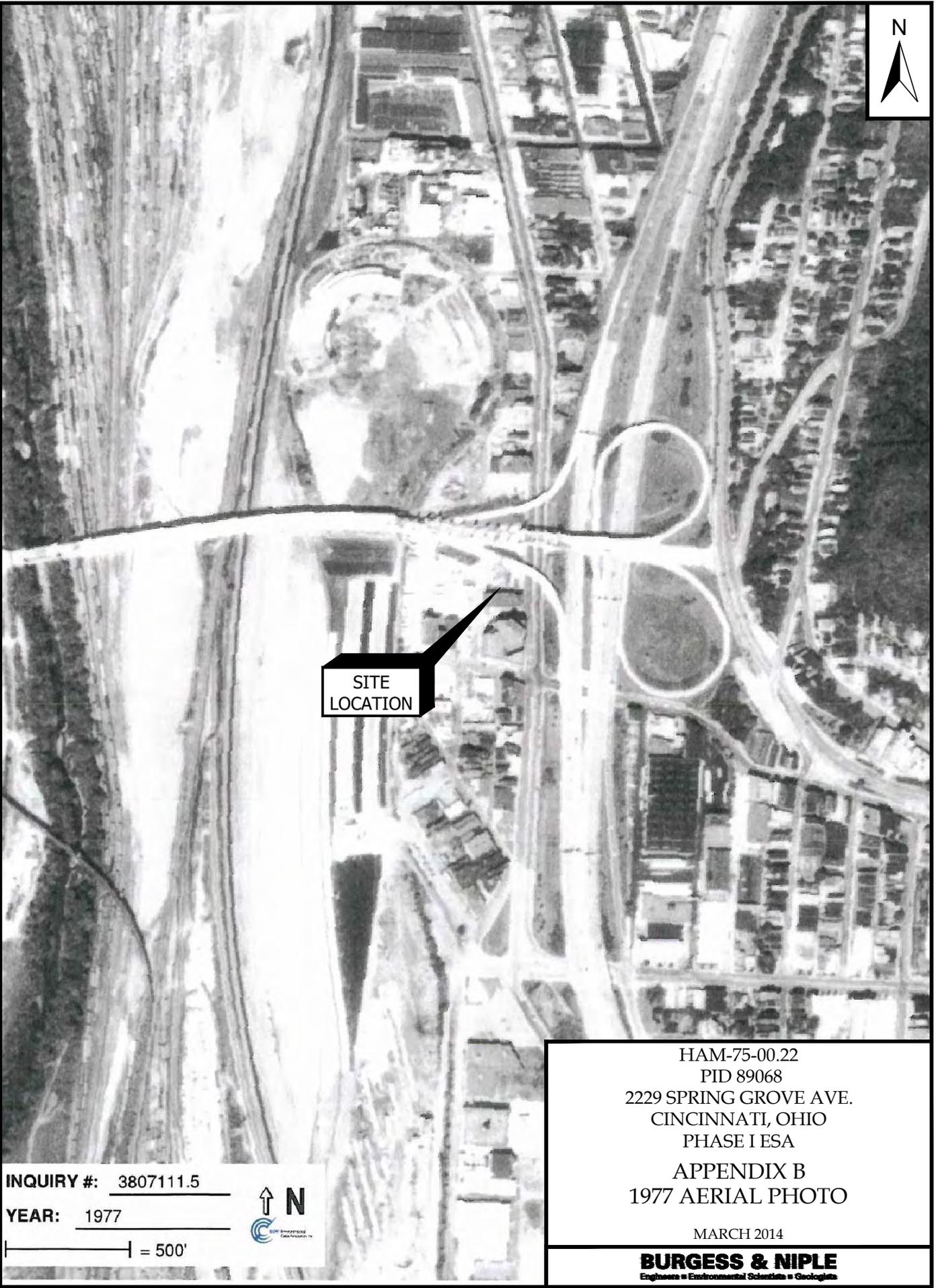
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YEAR: 1975



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CINCINNATI, OHIO  
PHASE I ESA  
APPENDIX B  
1975 AERIAL PHOTO  
MARCH 2014

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SITE  
LOCATION

INQUIRY #: 3807111.5  
 YEAR: 1977



| = 500'

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

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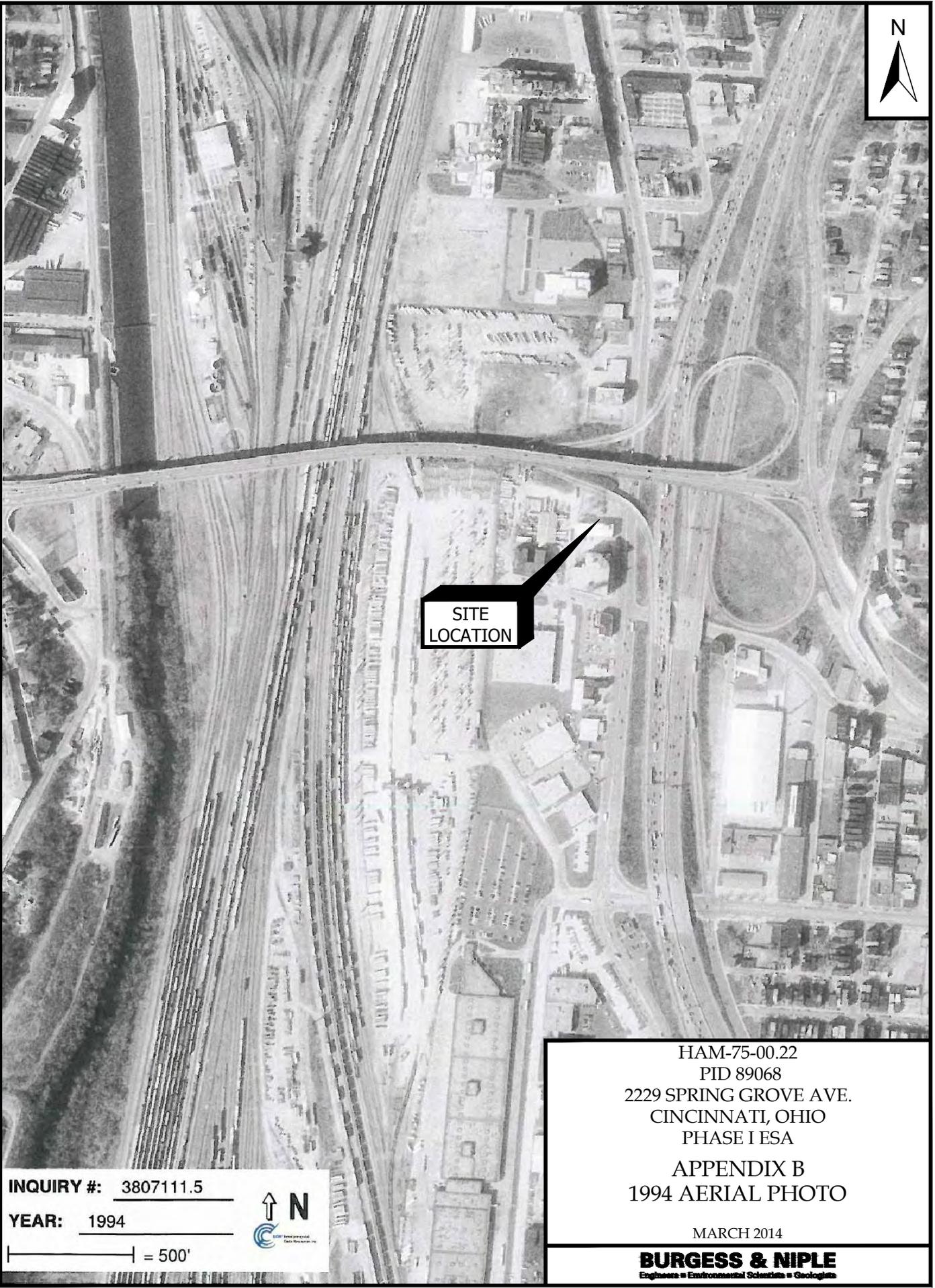


SITE  
LOCATION

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YEAR: 1985  
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2229 SPRING GROVE AVE.  
CINCINNATI, OHIO  
PHASE I ESA  
APPENDIX B  
1985 AERIAL PHOTO  
MARCH 2014

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SITE  
LOCATION

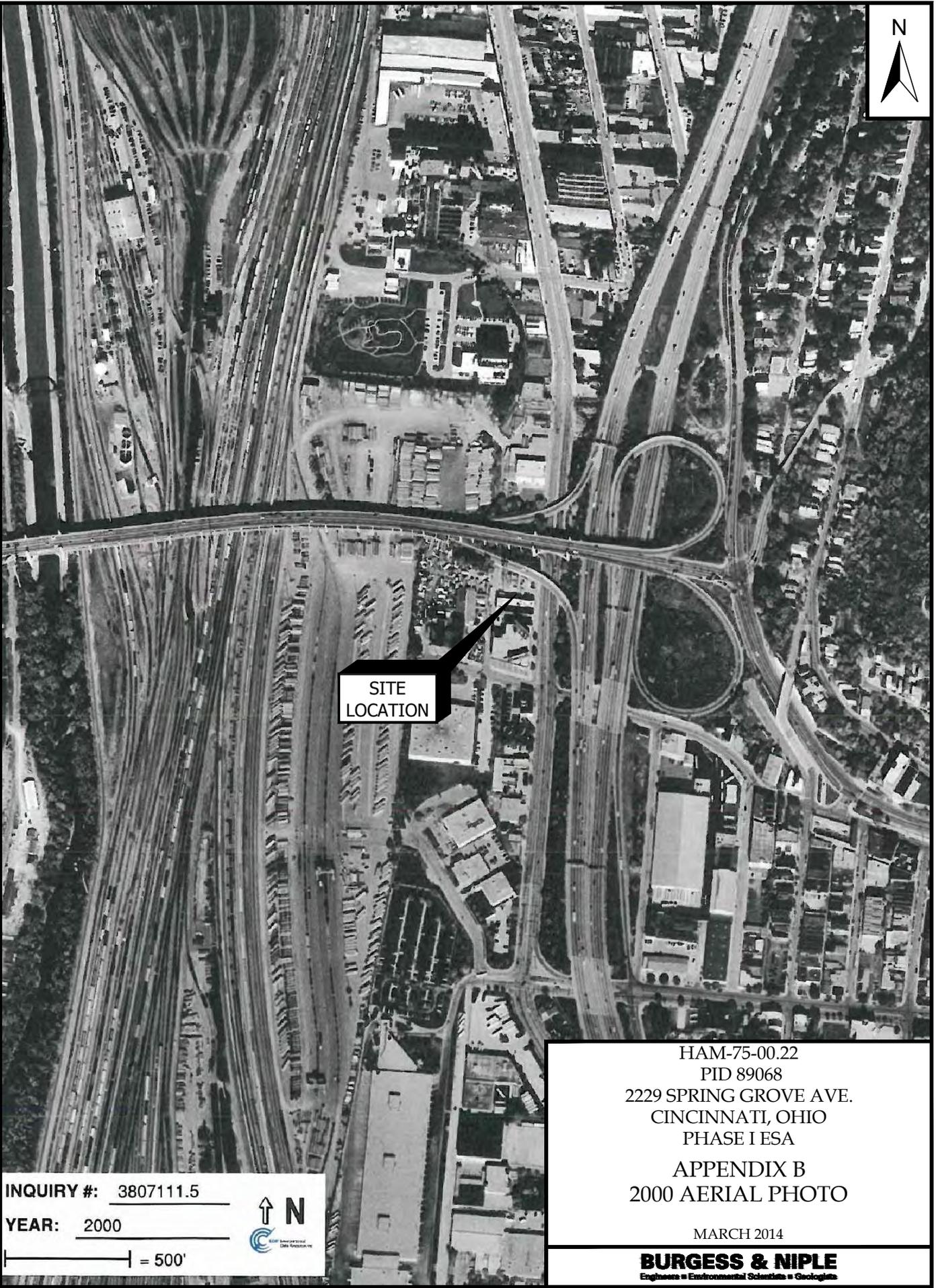
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YEAR: 1994



— | — | = 500'

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CINCINNATI, OHIO  
PHASE I ESA  
APPENDIX B  
1994 AERIAL PHOTO  
MARCH 2014

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SITE  
LOCATION

INQUIRY #: 3807111.5  
YEAR: 2000  
↑ N  
= 500'

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

MARCH 2014

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SITE  
LOCATION

INQUIRY #: 3807111.5

YEAR: 2005

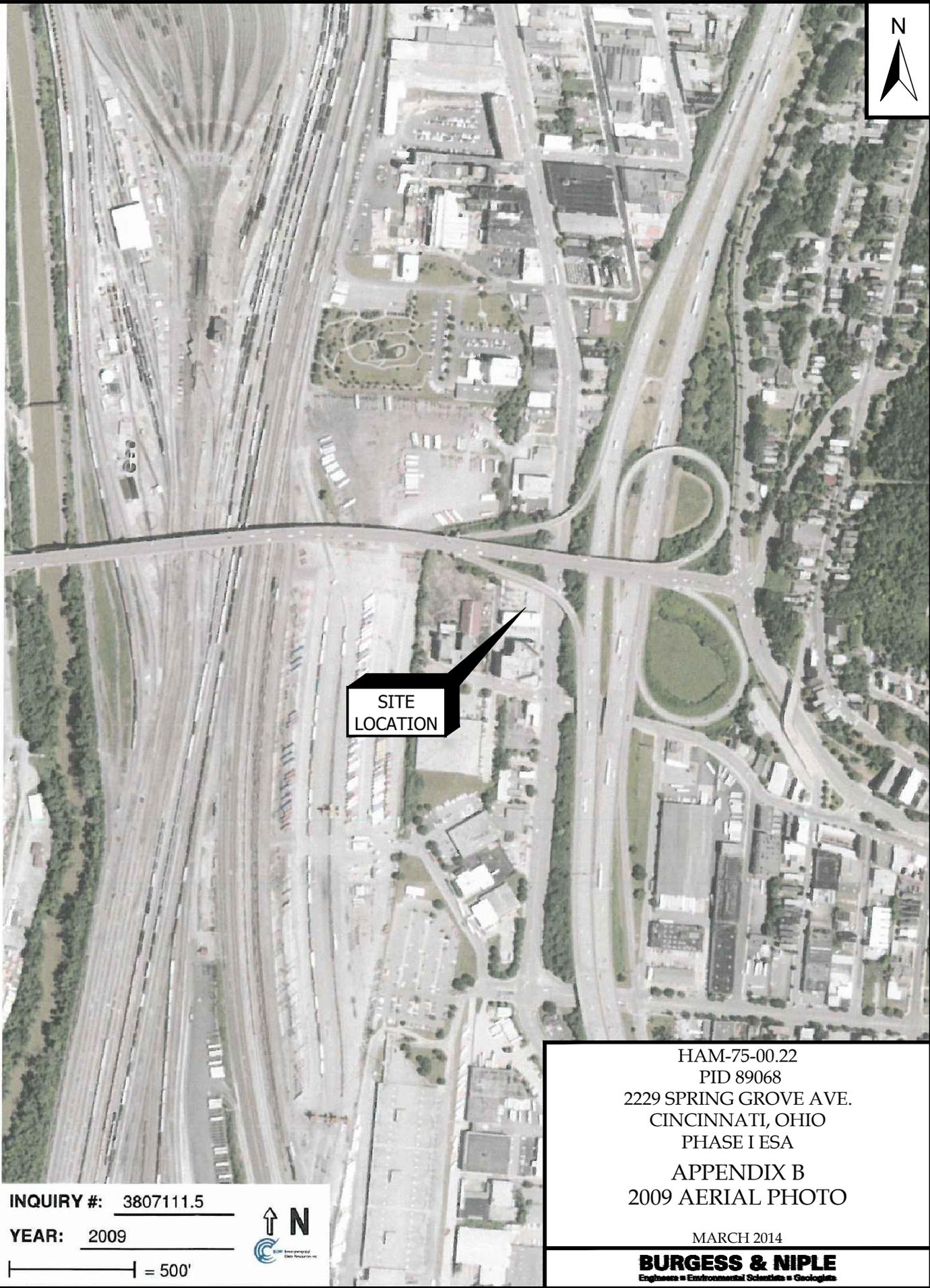


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PID 89068  
2229 SPRING GROVE AVE.  
CINCINNATI, OHIO  
PHASE I ESA  
APPENDIX B  
2005 AERIAL PHOTO

MARCH 2014

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SITE  
LOCATION

INQUIRY #: 3807111.5

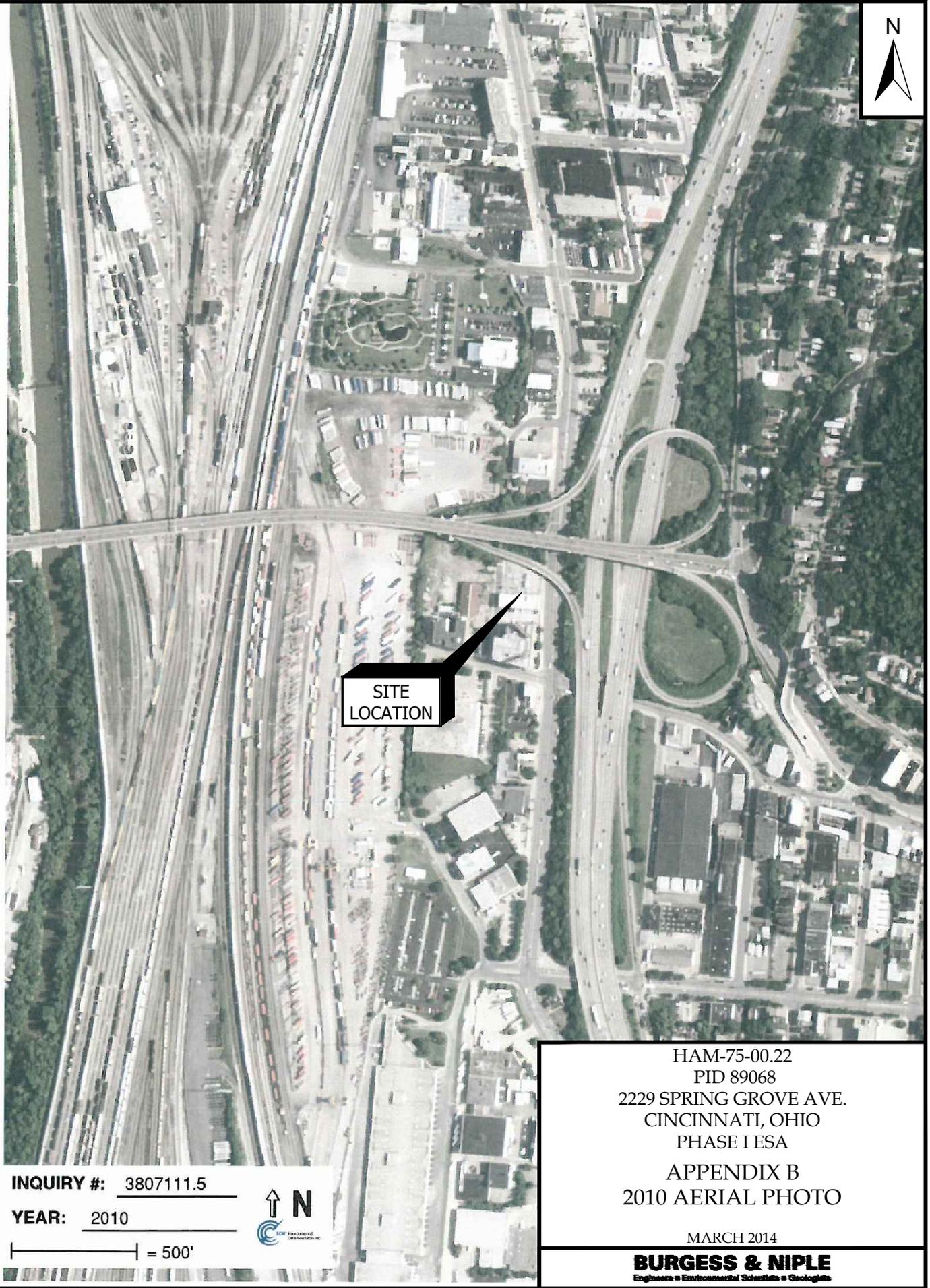
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2229 SPRING GROVE AVE.  
CINCINNATI, OHIO  
PHASE I ESA  
APPENDIX B  
2009 AERIAL PHOTO  
MARCH 2014

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SITE  
LOCATION

**INQUIRY #:** 3807111.5  
**YEAR:** 2010

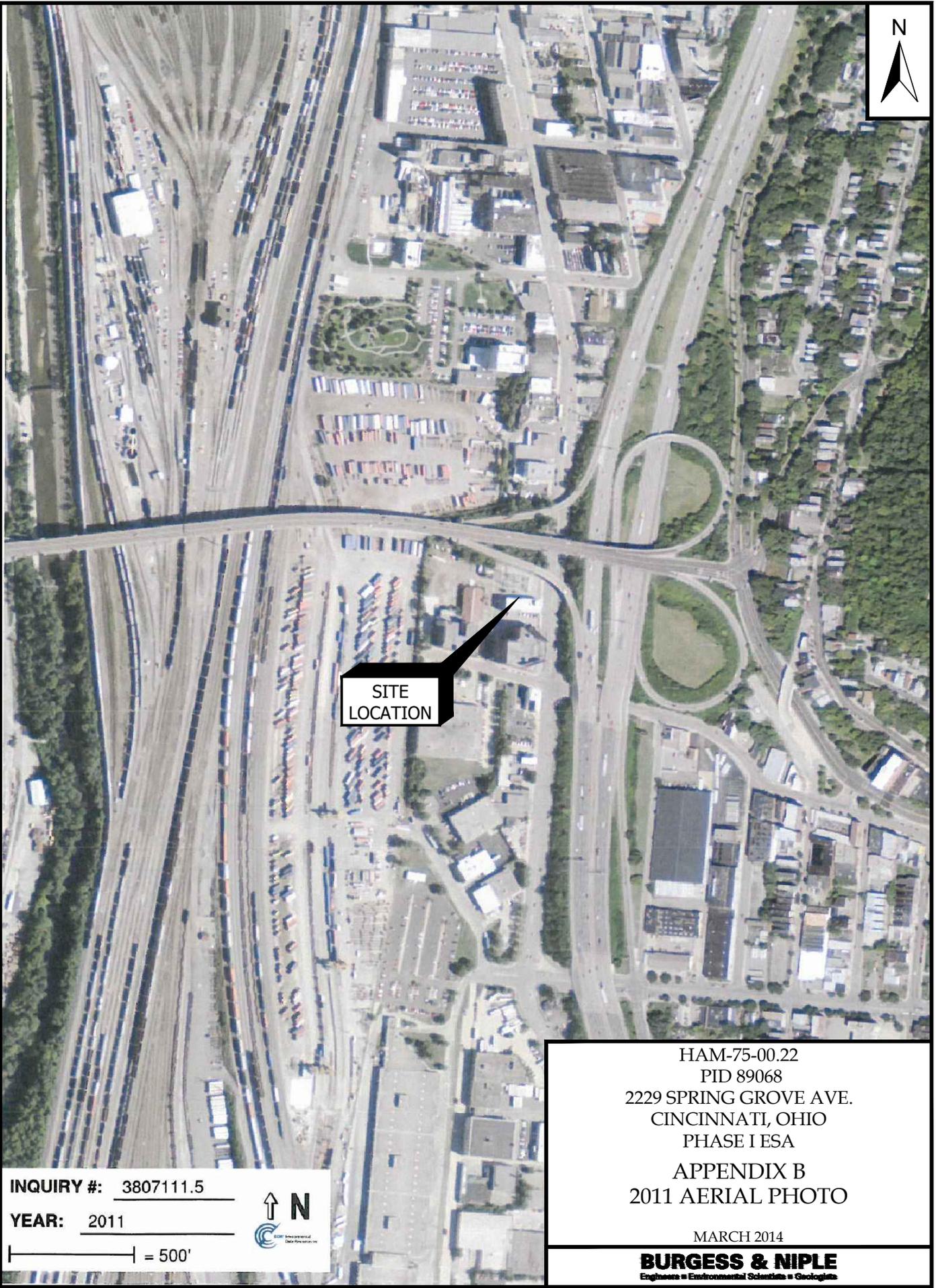


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PID 89068  
2229 SPRING GROVE AVE.  
CINCINNATI, OHIO  
PHASE I ESA  
APPENDIX B  
2010 AERIAL PHOTO

MARCH 2014

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SITE  
LOCATION

INQUIRY #: 3807111.5  
YEAR: 2011

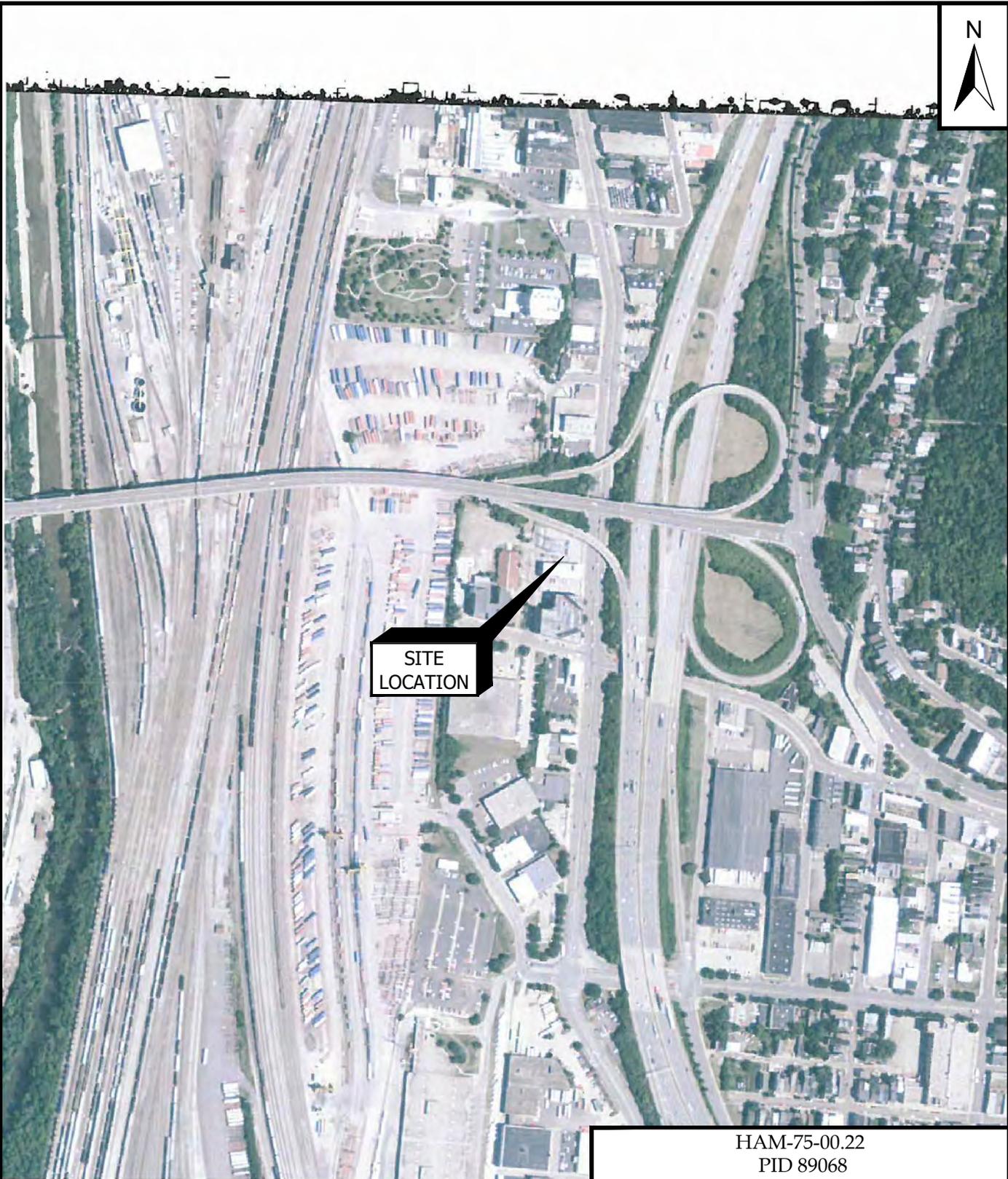
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CINCINNATI, OHIO  
PHASE I ESA  
APPENDIX B  
2011 AERIAL PHOTO

MARCH 2014

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SITE  
LOCATION

INQUIRY #: 3807111.5

YEAR: 2012

— = 500'



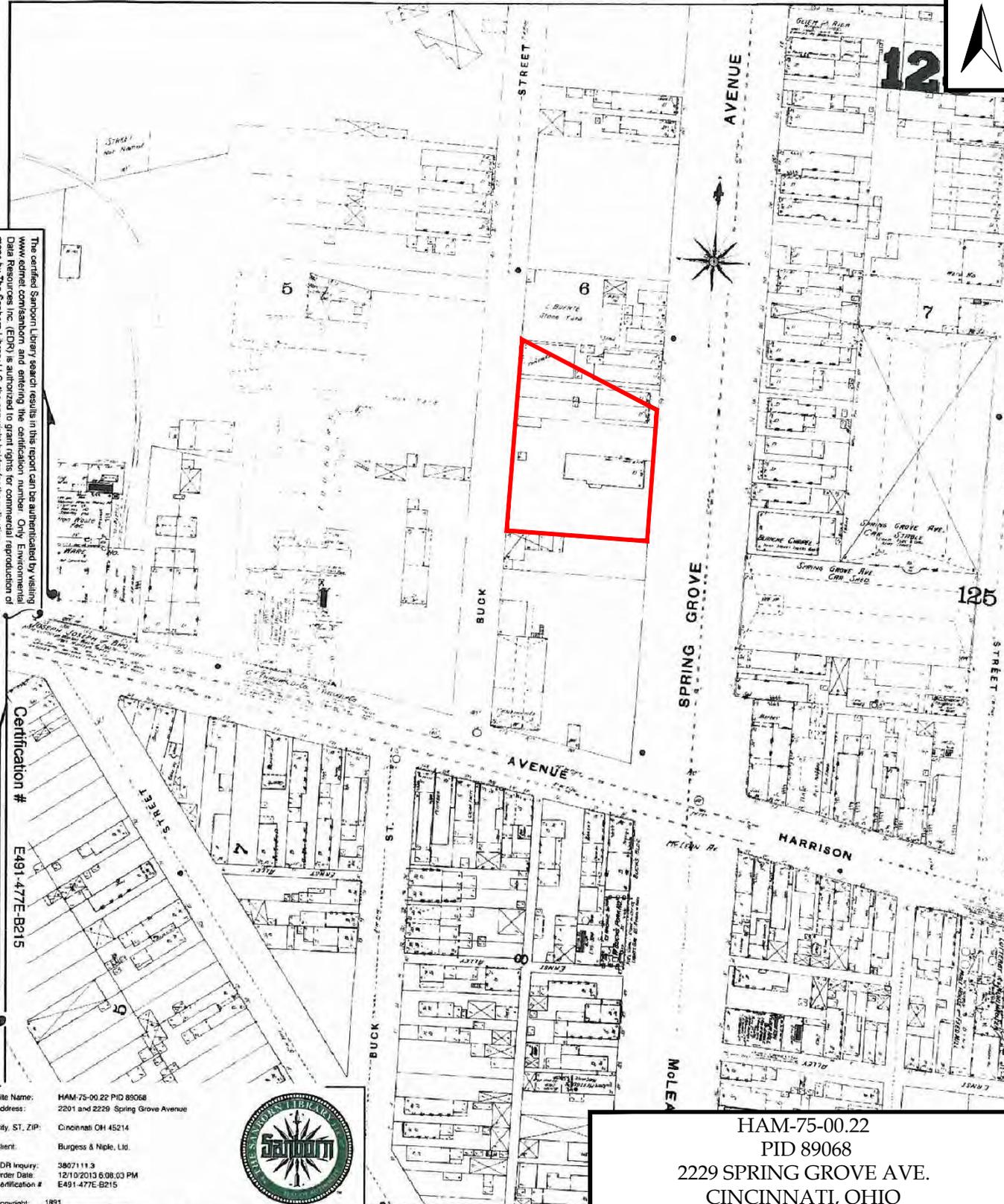
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 CINCINNATI, OHIO  
 PHASE I ESA  
 APPENDIX B  
 2012 AERIAL PHOTO

MARCH 2014

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**APPENDIX C**  
**SANBORN MAPS**

# 1891 Certified Sanborn Map



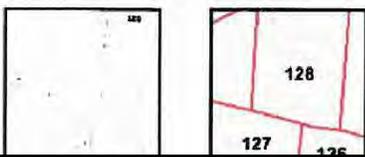
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Certification # E491-477E-B215

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: 3807111.3  
 Order Date: 12/10/2013 6:08:03 PM  
 Certification #: E491-477E-B215  
 Copyright: 1891



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



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

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

MARCH 2014

**BURGESS & NIPLE**  
 Engineers • Environmental Scientists • Geologists

P:\PR52888\cadd\2229 SpringGrove Ave\Site.dwg 3/6/2014 3:34:49 PM Cox, Doug PLOTTED: 3/17/2014 1:42:01 PM

# 1904 Certified Sanborn Map



PLOTTED: 3/8/2014 2:31:25 PM

The certified Sanborn Library search results in this report can be authenticated by visiting [www.stnrl.com/sanborn](http://www.stnrl.com/sanborn) and entering the certification number: Ohio Environmental

Certification # E491-477E-B215

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 City: Cincinnati OH 45214  
 Client: Burgess & Niple, Ltd.  
 Inquiry: 3807111.3  
 Date: 12/10/2013 6:06:03 PM  
 Station: E491-477E-B215  
 Sheet: 1904



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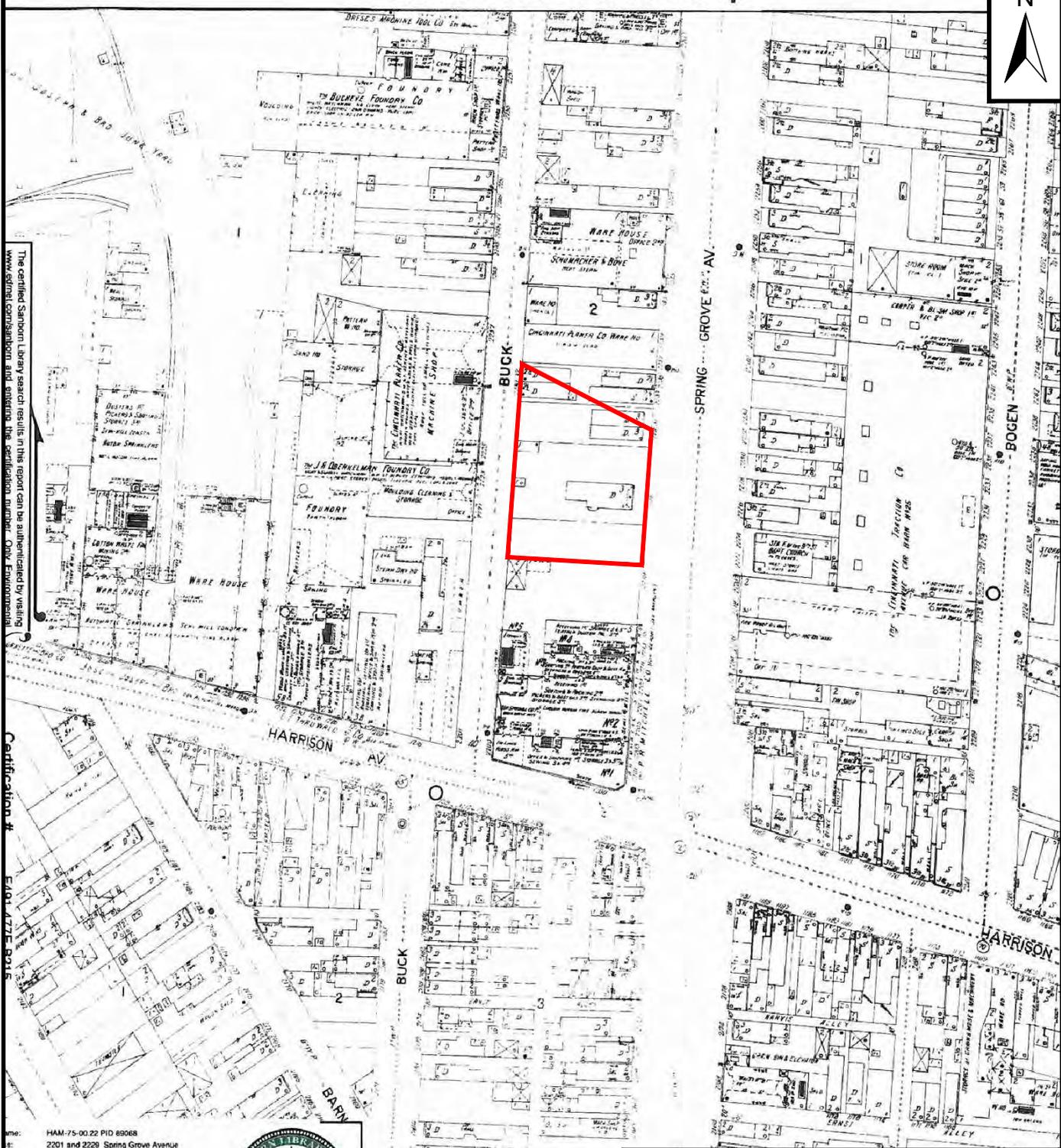


- Volume 3, Sheet 223
- Volume 3, Sheet 224
- Volume 3, Sheet 234
- Volume 3, Sheet 235

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 CINCINNATI, OHIO  
 PHASE I ESA  
 APPENDIX C  
 1904 SANBORN MAP

MARCH 2014

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# 1922 Certified Sanborn Map



HAM-75-00.22  
PID 89068  
2229 Spring Grove Avenue  
Cincinnati, OH 45214  
Burgess & Niple, Ltd.  
3/13/13  
2013.6.08.03 PM  
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Areas indicate map sheets within the collection.

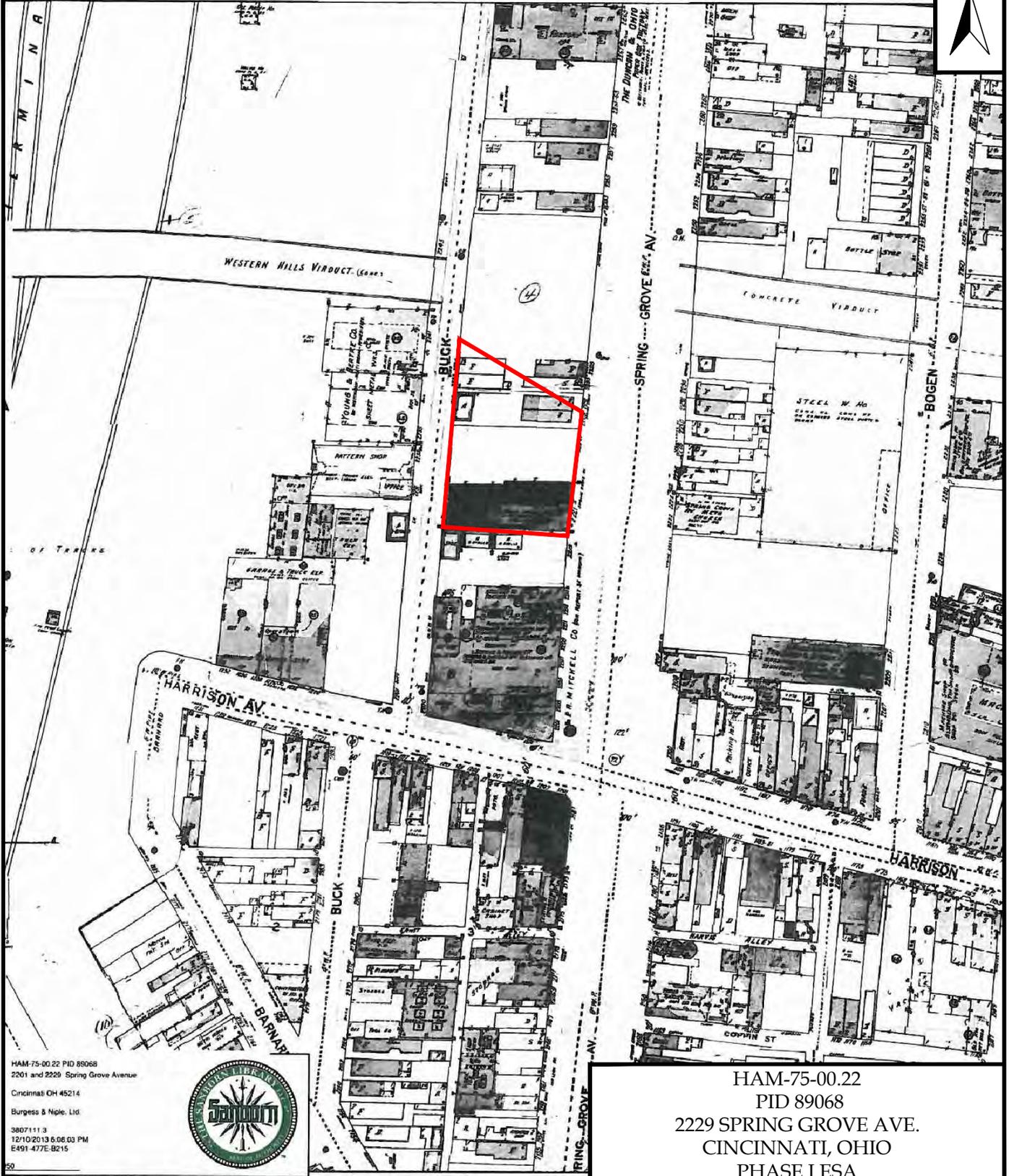
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Volume 1, Sheet xxx  
Volume 1, Sheet 13

XXXX	13
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CINCINNATI, OHIO  
PHASE I ESA  
APPENDIX C  
1922 SANBORN MAP  
MARCH 2014  
**BURGESS & NIPLE**  
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# 1950 Certified Sanborn Map

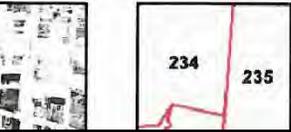


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Cincinnati OH 45214  
Burgess & Niple, Ltd.  
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Certified Sanborn Map combines the following sheets.  
Red areas indicate map sheets within the collection.

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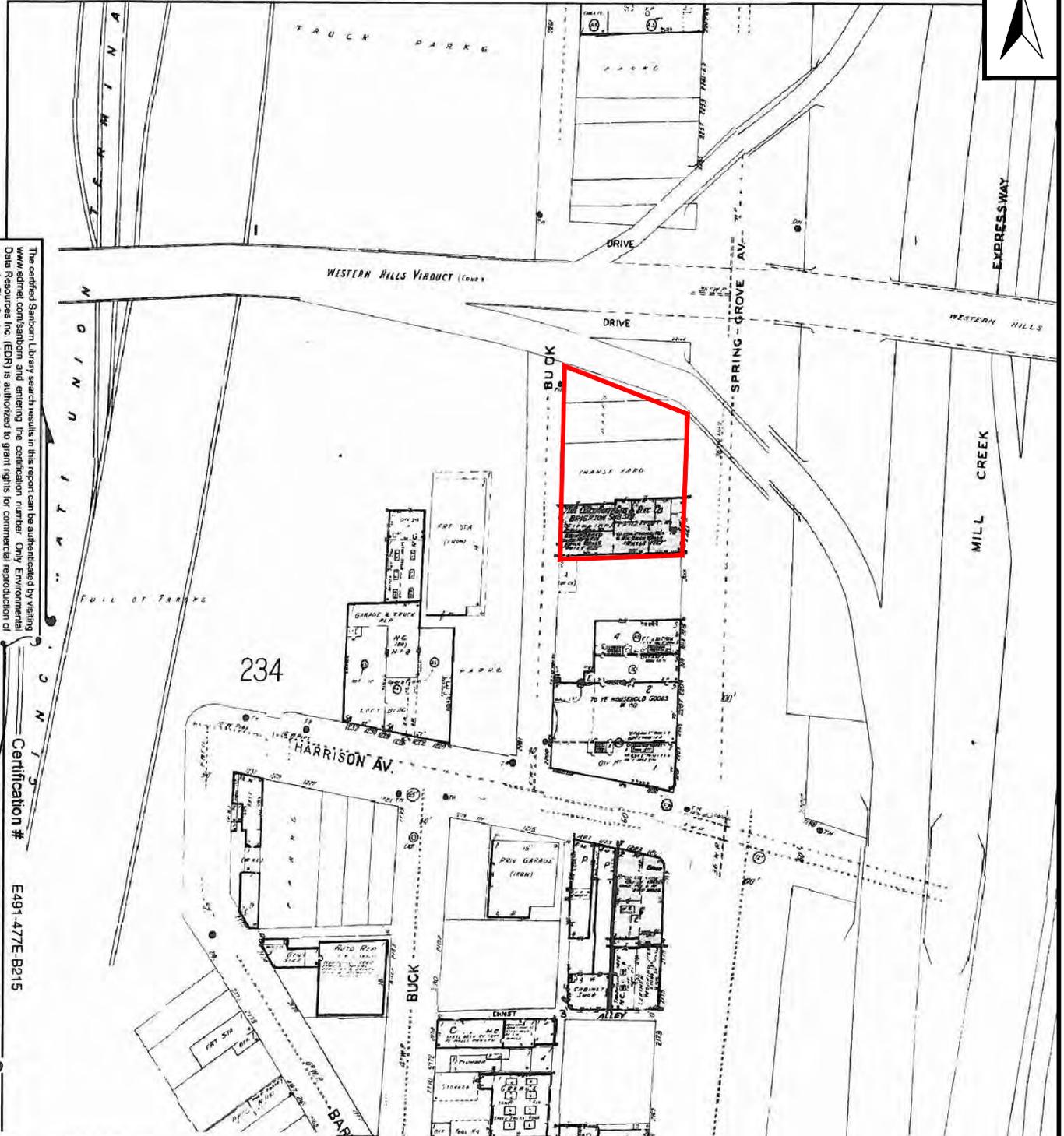
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- Volume 3, Sheet 234
- Volume 3, Sheet 235

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CINCINNATI, OHIO  
PHASE I ESA  
APPENDIX C  
1950 SANBORN MAP

MARCH 2014

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# 1981 Certified Sanborn Map



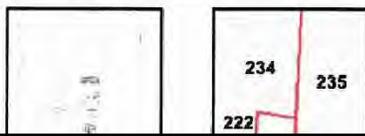
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Certification # E491-477E-B215

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 #: E491-477E-B215  
 Copyright: 1981



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- Volume 3, Sheet 202
- Volume 3, Sheet 222
- Volume 3, Sheet 223
- Volume 3, Sheet 224
- Volume 3, Sheet 234
- Volume 3, Sheet 235

HAM-75-00.22  
 PID 89068  
 2229 SPRING GROVE AVE.  
 CINCINNATI, OHIO  
 PHASE I ESA  
 APPENDIX C  
 1981 SANBORN MAP

MARCH 2014

**BURGESS & NIPLE**  
 Engineers • Environmental Scientists • Geologists

**APPENDIX D  
CITY DIRECTORIES**

**APPENDIX AVAILABLE UPON REQUEST**  
(Large File)

**APPENDIX E**  
**HAMILTON COUNTY AUDITOR'S/RECORDER'S INFORMATION**



# Dusty Rhodes, Hamilton County Auditor

CAGIS Online

Street Address 1 of 1

### Parcel Info

- Summary
- Residential
- Levy Info
- Improvements
- Commercial
- Transfer
- Value History
- Board of Revision
- Payments
- Image
- Map
- Assessment Payoff
- Property Report
- CAGIS Online
- \*Beta\*
- Aerial Imagery

Parcel ID  
187-0009-0123-00

Address  
2229 SPRING GROVE AVE

Index Order  
Street Address

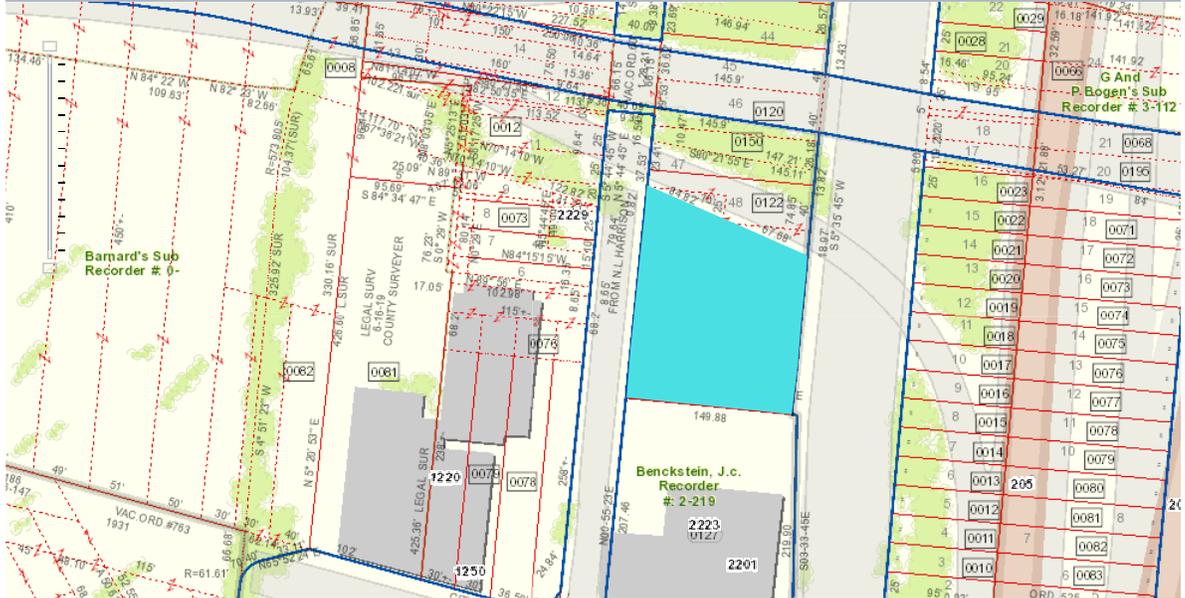
### Search By

- Parcel ID
- Owner
- Street Address
- Sales
- Advanced Search

### Site Functions

- Comments
- On Line Help
- Home
- Auditor's Home

Property Map



1

<< First < Previous Next > Last >>

[Legal disclaimer](#) / [Privacy Statement](#)

# Dusty Rhodes, Hamilton County Auditor generated on 12/10/2013 10:55:39 AM (EST)

## Property Report

Parcel ID	Address	Index Order	Card(s)
187-0009-0123-00	2229 SPRING GROVE AVE	Street Address	1

<b>Tax Dist</b> 001 CINTI CORP-CINTI CSD-001110 <b>Owner Information</b> <b>Call 946-4015 if Incorrect</b> DUKE ENERGY OHIO INC C/O TAX DEPARTMENT 550 TRYON ST CHARLOTTE, NC 28201 USA	<b>School Dist</b> 1 CINCINNATI CSD <b>Mail Information</b> <b>Call 946-4800 if Incorrect</b> DUKE ENERGY OHIO INC 550 TRYON ST/DEC41B PO BOX 1321 DEC41B CHARLOTTE, NC 28202 USA	<b>Land Use</b> 489 Commercial / Utility <b>Property Information</b> 2229-37SPRING GROVE138.97 X145.90 IR LTS50TH52 PT48 &49 JC BENKENSTEIN PAR123 TH126-131 CONS
--	--	---

<b>Board of Revision</b>	No	<b>Date</b>	1/1/1962
<b>Rental Registration</b>	No	<b>Conveyance #</b>	0
<b>Homestead</b>	No	<b>Deed Number</b>	
<b>2.5% / Stadium Credit</b>	No	<b>Mkt Land Value</b>	50,290
<b>New Construction</b>	No	<b>Cauv Value</b>	0
<b>Foreclosure</b>	No	<b>Mkt Impr Value</b>	186,350
<b>Other Assessments</b>	Yes	<b>Mkt Total Value</b>	236,640
<b>Front Ft.</b>	324.00	<b>Total TIF Value</b>	0
<b># of Parcels</b>	0	<b>Abated Value</b>	0
<b>Deed Type</b>	0	<b>Exempt Value</b>	0
<b>Sale Amount</b>	\$0	<b>Acreage</b>	0.542
		<b>Taxes Paid</b>	\$7,210.64

### Levy Info

Proposed Levies	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County-Zoological Park Services & Facilities	Renewal	0.46	\$35.70	\$35.70	C
Public Library of Cincinnati & Hamilton County	Renewal	1.00	\$82.82	\$82.82	C, D

**Levies Passed-2013 Pay 2014 Tax Bill**      **Levy Type Mills**    **Current Annual Tax**    **Estimated Annual Tax Note**  
**No Passed Levies Found**

### Improvements

Improvement	Measurements	Year Built
508 C L Fence 8' HI W/Top Rail & B	376 SQUARE FEET	1929

### Commercial

<b>Use Code</b>	489 Commercial / Utility	<b>Year Built</b>	1929
<b>Net Leaseable</b>		<b>Gross Area</b>	15,602.00
<b>No. of Units</b>			

### Commercial History

Section	Occupancy	Finished Square Ft.	Story Height	Stories
1	406 Storage Warehouse	7,801.00	16.00	1
2	406 Storage Warehouse	7,801.00	16.00	1

### Transfer

Deed Book	Page	Sale Price	Sale Date	Current Owner
		\$0	1/1/1962	CINCINNATI GAS & ELEC CO

### Value History

Year	Date	Land	Improvements	Total	Assessment Reason
2011	2011/09/04	\$50,290	\$186,350	\$236,640	Reappraisal, Update or Annual Equalization
2008	2008/09/26	\$46,900	\$201,100	\$248,000	Reappraisal, Update or Annual Equalization
2005	2005/09/20	\$46,900	\$201,100	\$248,000	Reappraisal, Update or Annual Equalization
2002	2002/10/08	\$24,800	\$224,100	\$248,900	Reappraisal, Update or Annual Equalization
1999	1999/11/06	\$23,000	\$207,900	\$230,900	Reappraisal, Update or Annual Equalization
1998	1998/05/26	\$21,900	\$196,700	\$218,600	Miscellaneous

### Payments

#### Current Year Tax Detail

	Prior Delq	Adj-Del	1st Half Taxes	Adj-1st Half	2nd Half Taxes	Adj-2nd Half
ReCharge	\$0.00	\$0.00	\$4,275.58	\$0.00	\$4,275.58	\$0.00
Credit			\$700.29		\$700.29	\$0.00
Sub Total	\$0.00		\$3,575.29		\$3,575.29	
Rollback			\$0.00	\$0.00	\$0.00	\$0.00
Reduct			\$0.00		\$0.00	\$0.00
Homestead			\$0.00		\$0.00	\$0.00
Sales CR			\$0.00		\$0.00	\$0.00
Sub Total	\$0.00		\$3,575.29		\$3,575.29	
Int / Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Re Paid	\$0.00		\$3,575.29		\$3,575.29	
Re Owed	\$0.00		\$0.00		\$0.00	
Sa Paid	\$0.00		\$60.06		\$0.00	
Sa Owed	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$3,635.35		\$3,575.29	
Total Paid	\$0.00		\$3,635.35		\$3,575.29	\$7,210.64
Total Owed	\$0.00	\$0.00	\$0.00			

Current Delq	\$0.00
Current Paid	\$0.00
Current Owed	\$0.00

#### Detail of Special Assessment

	Prior Delq	Adj-Del	1st Half Taxes	Adj-1st Half	2nd Half Taxes	Adj-2nd Half
34-999 #34-999 URBAN FORESTRY CITY						
Charge	\$0.00	\$0.00	\$60.06	\$0.00	\$0.00	\$0.00
Int / Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
paid	\$0.00		\$60.06		\$0.00	
owed	\$0.00		\$0.00		\$0.00	

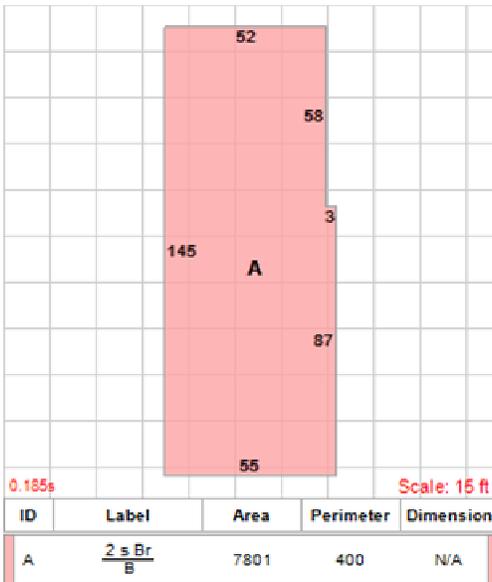
#### Payment Information For Current And Prior Year

Date	Half	Mach	Seq	TR	Proj	Prior	1st Half	2nd Half	Surplus
06/20/13	2-12	00001				\$0.00	\$0.00	\$3,575.29	\$0.00
01/31/13	1-12	00001				\$0.00	\$3,635.35	\$0.00	\$0.00
06/20/12	2-11	00001				\$0.00	\$0.00	\$3,508.14	\$0.00
01/31/12	1-11	00002				\$0.00	\$3,568.20	\$0.00	\$0.00
06/20/11	2-10	0001-R				\$0.00	\$0.00	\$3,467.10	\$0.00
01/31/11	1-10	00002				\$0.00	\$3,527.16	\$0.00	\$0.00

Image



[www.HCAuditor.org](http://www.HCAuditor.org)  
 1870009012300 06/19/2008



## Carter, Krista

---

**From:** Kline, Mark A <Mark.Kline@duke-energy.com>  
**Sent:** Thursday, April 17, 2014 9:37 AM  
**To:** Carter, Krista  
**Subject:** FW: Brighton Substation  
**Attachments:** BRIGHTON SUBSTATION.pdf

OOPS! Forgot attachment.

---

**From:** Kline, Mark A  
**Sent:** Thursday, April 17, 2014 9:28 AM  
**To:** [krista.carter@burgessniple.com](mailto:krista.carter@burgessniple.com)  
**Subject:** Brighton Substation

Krista:

See attached auditor page showing Lots 47, 48, 49, 50, 51, 52. The Highlighted portion is Duke Energy Ohio's current footprint.

Below is a summary of acquisitions and dispositions.

LOTS 50, 51, 52: Purchased by Union Gas & Electric from P.R. Mitchell on 5/7/1928 Deed Book 1457, Page 62.  
Duke Energy Ohio is successor to UG&E.

LOT 49: Purchased by Union Gas & Electric from Julius Geisler on 5/31/1925 Deed Book 1442, Page 418  
Duke Energy Ohio is successor to UG&E.

\*LOTS 49 THRU 51 TRANSFERRED TO CINCINNATI GAS & ELECTRIC ON 5/8/1928 Deed Book 1442, Page 418  
Duke Energy Ohio is successor to CG&E also.

LOT 48: Purchased by Cincinnati Gas & Electric Co from Susie Nuezel on 5/31/1944 Deed Book 2063, Page 325

LOT 47: Purchased by Cincinnati Gas & Electric Co from Barrett, Rheinecker, Jansen, et. al on 7/24/1944, Deed Book 2062, Page 607

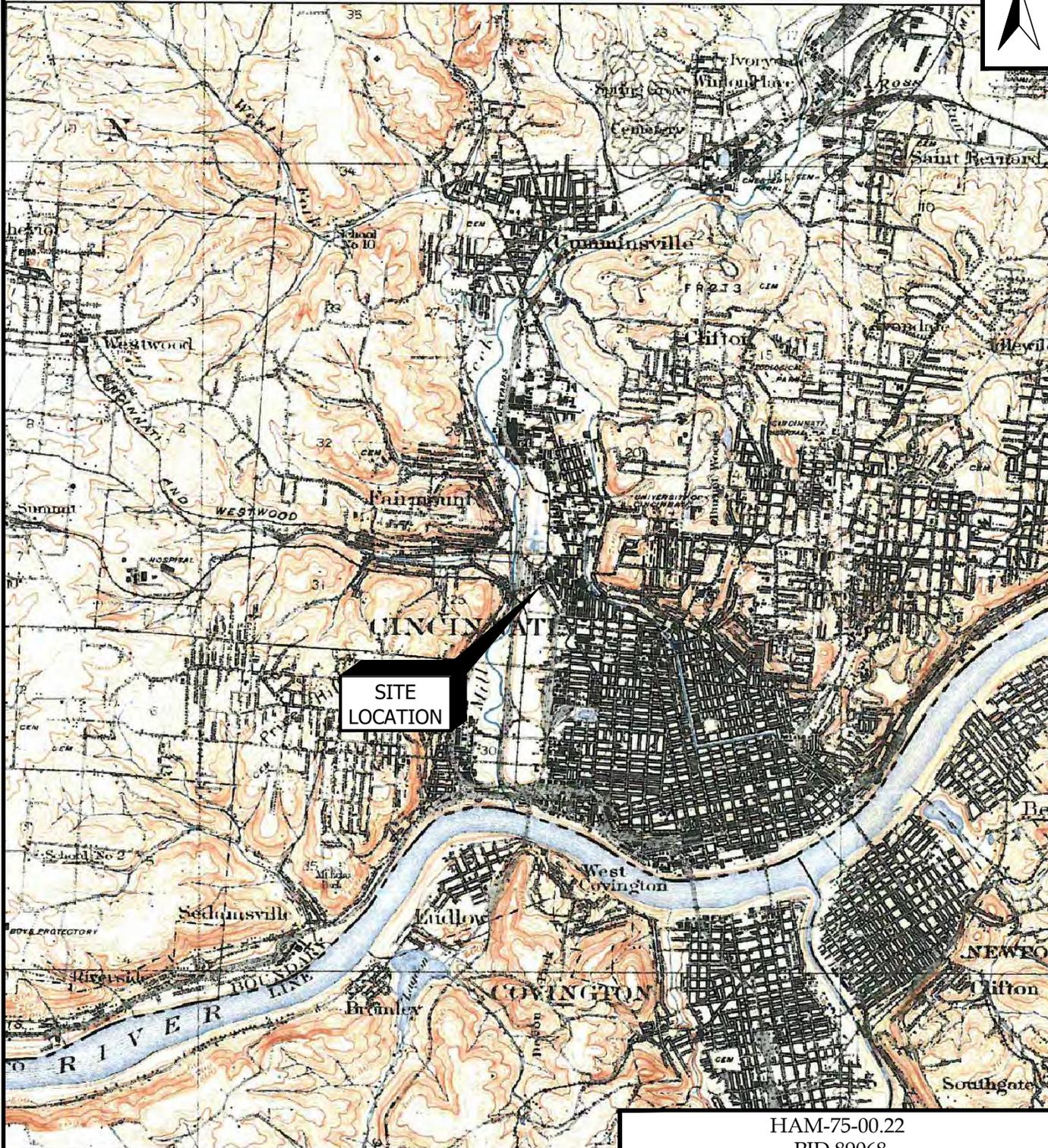
All or portions of LOTS 47, 48, 49 were conveyed to City of Cincinnati 5/19/1961 Deed Book 3195, Page 42. This is what is now the Western Hills Viaduct.

Hope this helps.  
Mark

**APPENDIX F**  
**HISTORIC TOPOGRAPHIC MAPS**



# Historical Topographic Map



**SITE  
LOCATION**

HAM-75-00.22  
 PID 89068  
 2229 SPRING GROVE AVE.  
 CINCINNATI, OHIO  
 PHASE I ESA  
 APPENDIX F  
 1914 TOPO MAP

MARCH 2014

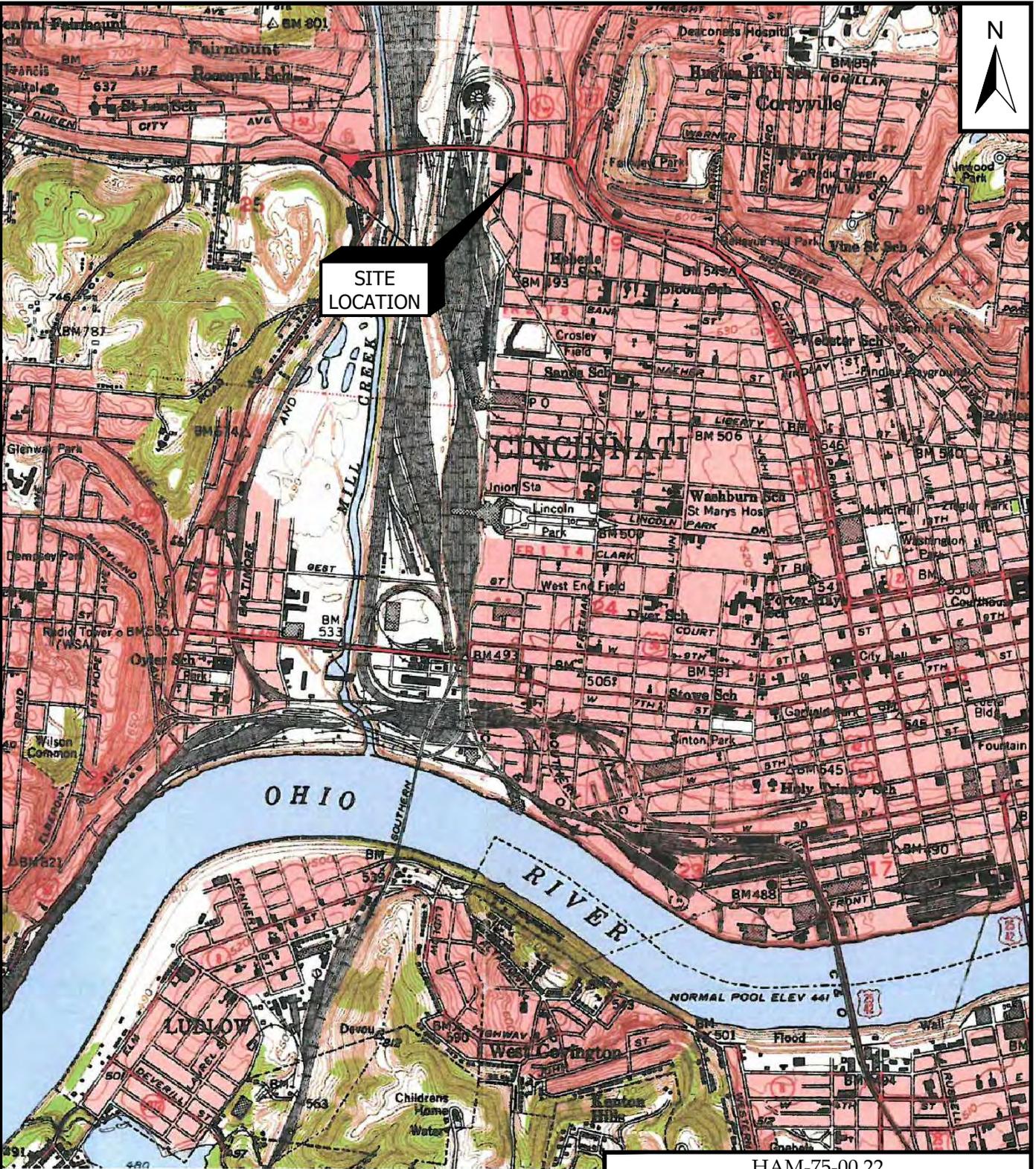
**BURGESS & NIPLE**  
 Engineers • Environmental Scientists • Geologists

TARGET QUAD  
 NAME: CINCINNATI  
 MAP YEAR: 1914  
 SERIES: 15  
 SCALE: 1:62500

SITE NAME: HAM-75-00.22 PID 890  
 ADDRESS: 2201 and 2229 Spring  
 Avenue  
 Cincinnati, OH 45214  
 LAT/LONG: 39.1236 / -84.5366



P:\PR52888\cadd\2229 SpringCove Ave\Site.dwg 1/14/2014 2:28:11 PM Cox, Doug  
 PLOTTED: 3/6/2014 2:25:13 PM



TARGET QUAD  
 NAME: CINCINNATI VICINITY 3 OF 4  
 MAP YEAR: 1955  
 SERIES: 7.5  
 SCALE: 1:24000

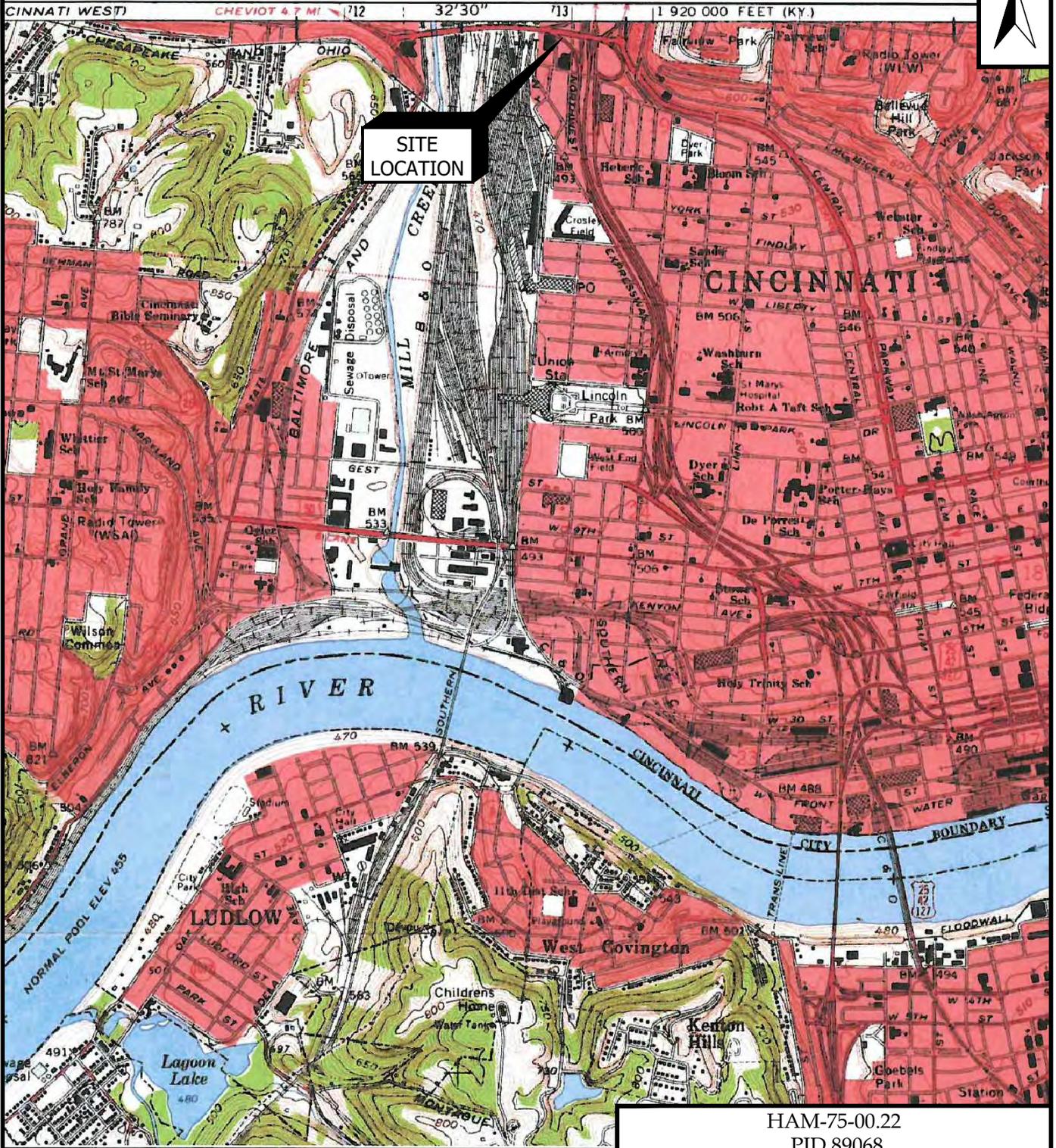
SITE NAME: HAM-75-00.22 PID  
 ADDRESS: 2201 and 2229 Spr Avenue  
 Cincinnati, OH 4521  
 LAT/LONG: 39.1236 / -84.5366

HAM-75-00.22  
 PID 89068  
 2229 SPRING GROVE AVE.  
 CINCINNATI, OHIO  
 PHASE I ESA  
 APPENDIX F  
 1955 TOPO MAP

MARCH 2014

**BURGESS & NIPLE**  
 Engineers • Environmental Scientists • Geologists

# Historical Topographic Map



PLOTTED: 3/8/2014 2:24:37 PM

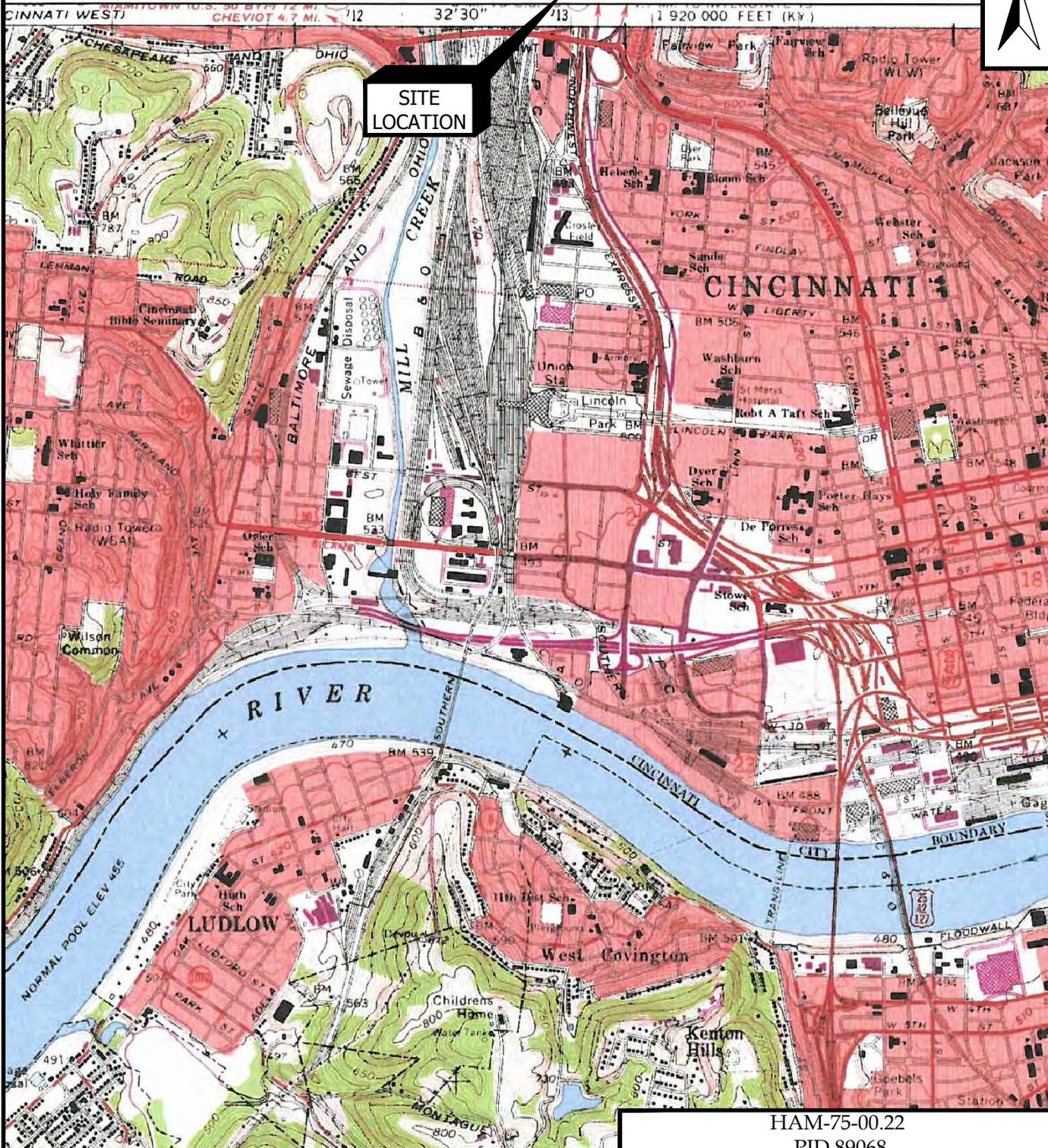
P:\PR52888\codd\2229 SpringCrove Ave\Site.dwg 1/14/2014 2:28:11 PM Cox, Doug

**TARGET QUAD**  
 NAME: COVINGTON  
 MAP YEAR: 1961  
 SERIES: 7.5  
 SCALE: 1:24000

**SITE NAME:** HAM-75-00.22 PID 8906  
**ADDRESS:** 2201 and 2229 Spring C Avenue  
 Cincinnati, OH 45214  
**LAT/LONG:** 39.1236 / -84.5366

HAM-75-00.22  
 PID 89068  
 2229 SPRING GROVE AVE.  
 CINCINNATI, OHIO  
 PHASE I ESA  
 APPENDIX F  
 1961 TOPO MAP  
 MARCH 2014  
**BURGESS & NIPLE**  
 Engineers • Environmental Scientists • Geologists

# Historical Topographic Map



**SITE  
LOCATION**

PLOTTED: 3/8/2014 2:24:23 PM

P:\PR52888\cadd\2229 SpringCove Ave\Site.dwg 1/14/2014 2:28:11 PM Cox, Doug

TARGET QUAD  
 NAME: COVINGTON  
 MAP YEAR: 1969  
 PHOTOREVISED FROM :1961  
 SERIES: 7.5  
 SCALE: 1:24000

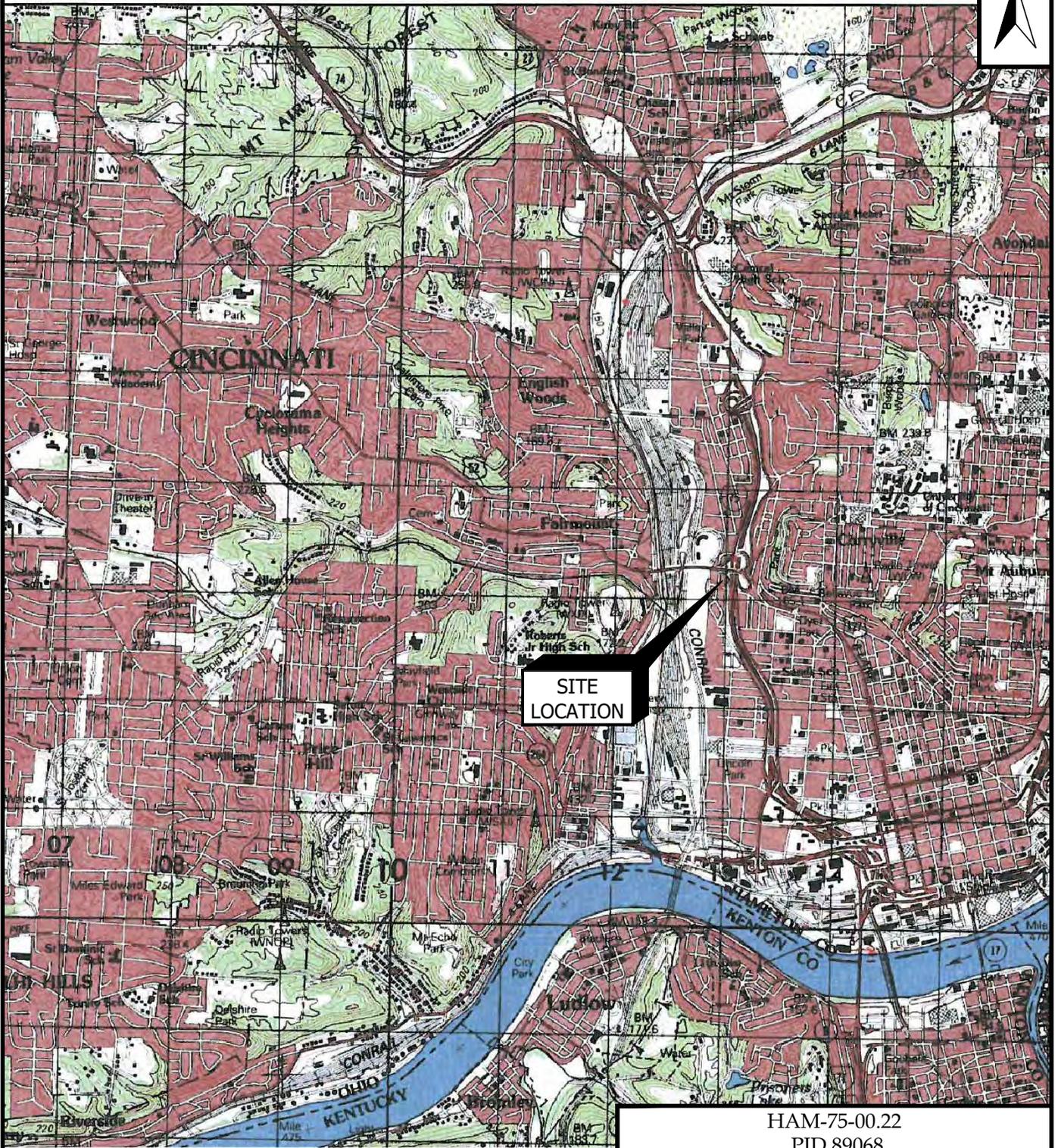
SITE NAME: HAM-75-00.22 PID 890  
 ADDRESS: 2201 and 2229 Spring  
 Avenue  
 Cincinnati, OH 45214  
 LAT/LONG: 39.1236 / -84.5366

HAM-75-00.22  
 PID 89068  
 2229 SPRING GROVE AVE.  
 CINCINNATI, OHIO  
 PHASE I ESA  
 APPENDIX F  
 1969 TOPO MAP

MARCH 2014

**BURGESS & NIPLE**  
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# Historical Topographic Map



**SITE  
LOCATION**

HAM-75-00.22  
 PID 89068  
 2229 SPRING GROVE AVE.  
 CINCINNATI, OHIO  
 PHASE I ESA  
 APPENDIX F  
 1979 TOPO MAP

MARCH 2014

**BURGESS & NIPLE**  
 Engineers • Environmental Scientists • Geologists

TARGET QUAD  
 NAME: WEST CINCINNATI  
 MAP YEAR: 1979

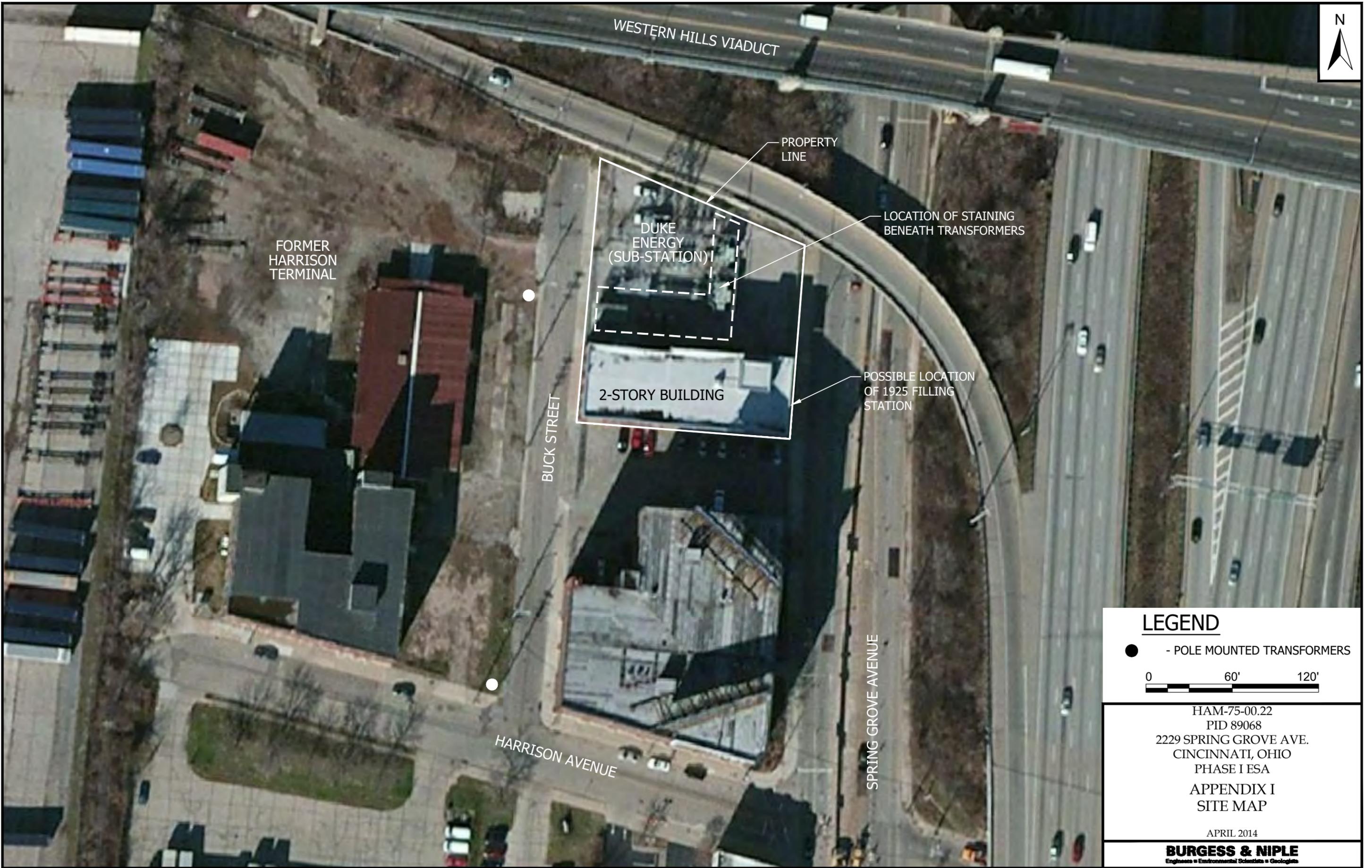
SERIES: 15  
 SCALE: 1:50000

SITE NAME: HAM-75-00.22 PID 89  
 ADDRESS: 2201 and 2229 Spring  
 Avenue  
 Cincinnati, OH 45214  
 LAT/LONG: 39.1236 / -84.5366

**APPENDIX G**  
**EDR DATABASE REPORT**

**APPENDIX AVAILABLE UPON REQUEST**  
(Large File)

**APPENDIX I**  
**SITE PLAN AND PHOTOGRAPHS**



### LEGEND

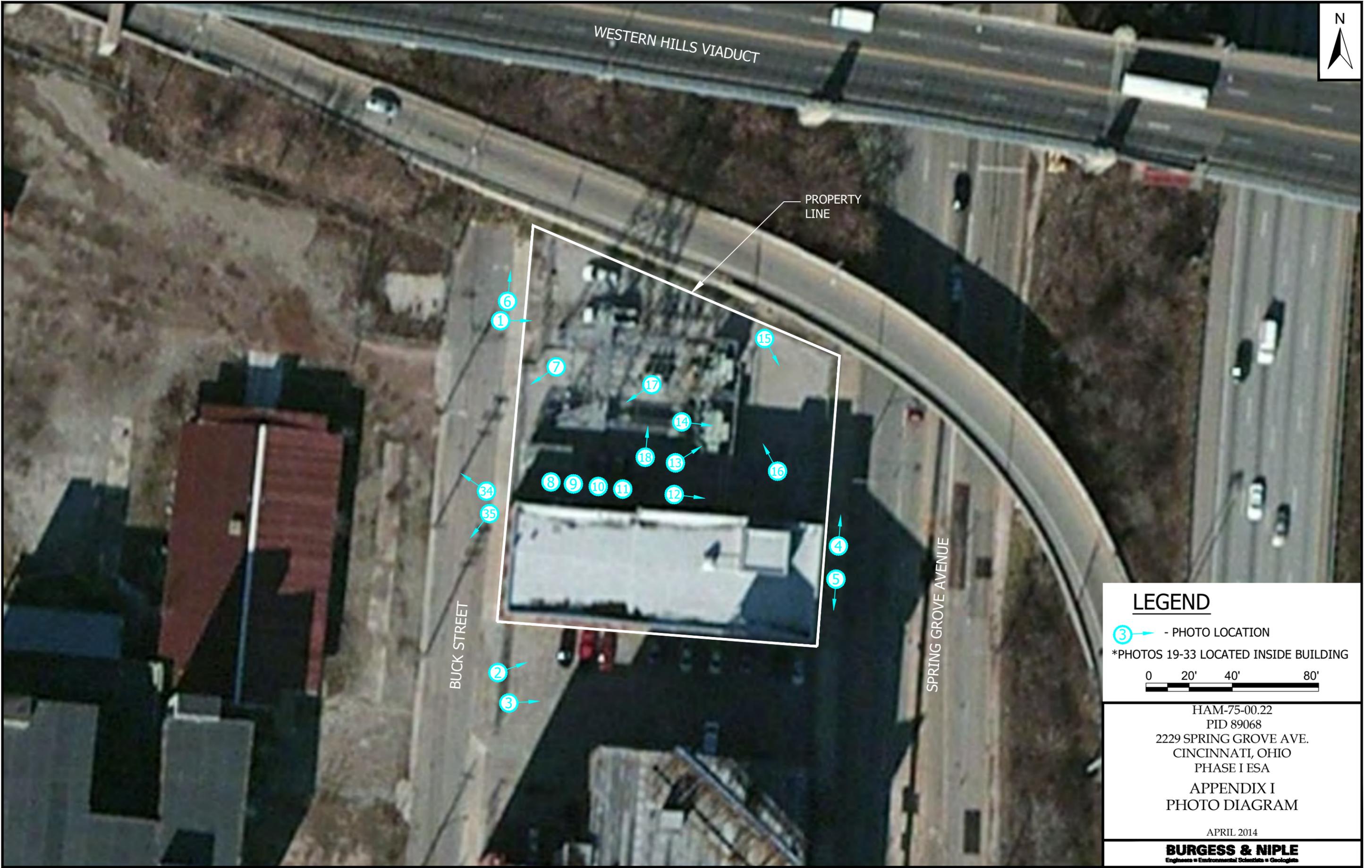
● - POLE MOUNTED TRANSFORMERS



HAM-75-00.22  
 PID 89068  
 2229 SPRING GROVE AVE.  
 CINCINNATI, OHIO  
 PHASE I ESA  
 APPENDIX I  
 SITE MAP

APRIL 2014

**BURGESS & NIPLE**  
 Engineers • Environmental Scientists • Geologists



### LEGEND

- ③ - PHOTO LOCATION
- \*PHOTOS 19-33 LOCATED INSIDE BUILDING



HAM-75-00.22  
 PID 89068  
 2229 SPRING GROVE AVE.  
 CINCINNATI, OHIO  
 PHASE I ESA  
 APPENDIX I  
 PHOTO DIAGRAM

APRIL 2014

**BURGESS & NIPLE**  
 Engineers • Environmental Scientists • Geologists

## PHOTOGRAPHIC LOG

<u>Photograph Number and Description</u>	<u>Page</u>
Photo #1 View of substation looking east from Buck Street. ....	2
Photo #2 View of southern portion of building, looking northeast from Buck Street. .....	2
Photo #3 View of southern adjoining property parking area, looking east from Buck Street. ....	3
Photo #4 View looking north up Spring Grove Avenue. ....	3
Photo #5 View looking south down Spring Grove Avenue. ....	4
Photo #6 View of viaduct, looking north from Porperty. ....	4
Photo #7 View of Buck Street and western adjacent property. ....	5
Photo #8 Transformers located in substation yard. Note staining. ....	5
Photo #9 Transformers located in substation yard. Note staining. ....	6
Photo #10 Transformers located in substation yard. Note staining. ....	6
Photo #11 Transformers located in substation yard. Note staining. ....	7
Photo #12 View of northern portion of building. ....	7
Photo #13 Transformers located in substation yard. ....	8
Photo #14 Transformers located in substation yard. Note staining. ....	8
Photo #15 View of eastern portion of substation yard. ....	9
Photo #16 View of transformers in substation yard, looking north. ....	9
Photo #17 Transformers located in substation yard. ....	10
Photo #18 Circuit breakers located in substation yard. ....	10
Photo #19 View of bathroom area on 2 <sup>nd</sup> floor of building. ....	11
Photo #20 View of battery charging station located on 2 <sup>nd</sup> floor of building. ....	11
Photo #21 View of relays located on 2 <sup>nd</sup> floor of building. ....	12
Photo #22 View of circuit breakers located on 2 <sup>nd</sup> floor of building. ....	12
Photo #23 View of circuit breakers located on 2 <sup>nd</sup> floor of building. ....	13
Photo #24 View of decommissioned equipment on 2 <sup>nd</sup> floor of building. ....	13
Photo #25 View of curcut breakers located on 2 <sup>nd</sup> floor in building. ....	14
Photo #26 View of regulators and circuit breakers located on 1 <sup>st</sup> floor of building. ....	14
Photo #27 Blue NON-PCB label located on circuit breakers on 1 <sup>st</sup> floor of building. .....	15
Photo #28 Emulsifier for transformer yard located on 1 <sup>st</sup> floor of building. ....	15
Photo #29 Floor drain located on 1 <sup>st</sup> floor in storage area. ....	16
Photo #30 Floor drain located on 1 <sup>st</sup> floor. ....	16
Photo #31 Bricks and debris located on 1 <sup>st</sup> floor. ....	17
Photo #32 Reactor storage located on 1 <sup>st</sup> floor. ....	17
Photo #33 Reactor storage located on 1 <sup>st</sup> floor. ....	18
Photo #34 View of viaduct and western adjacent property. ....	18
Photo #35 View of western adjacent property. ....	19



Photo #1 View of substation looking east from Buck Street.

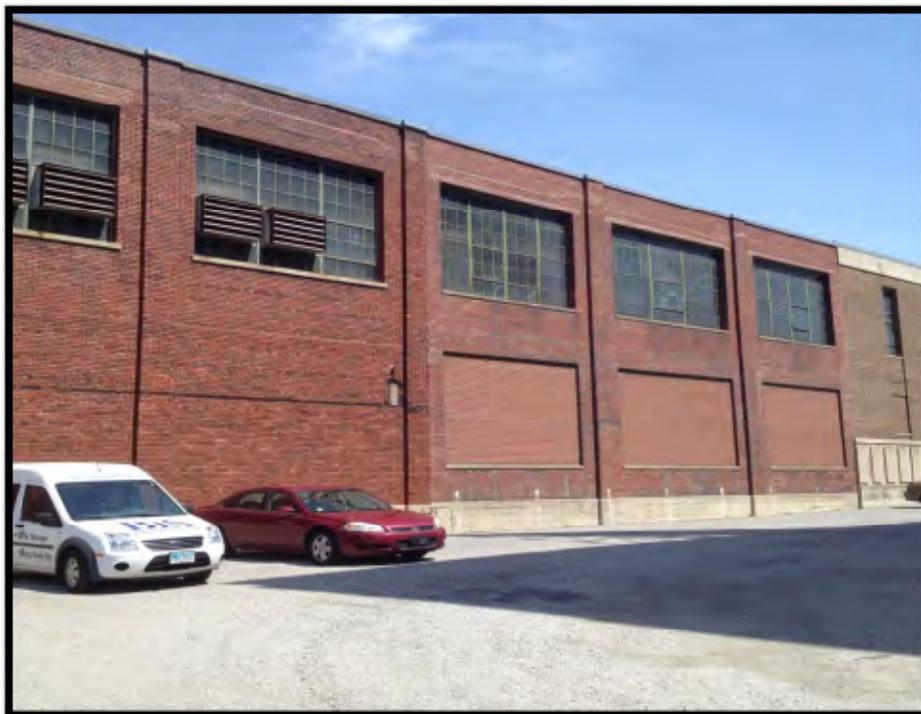


Photo #2 View of southern portion of building, looking northeast from Buck Street.

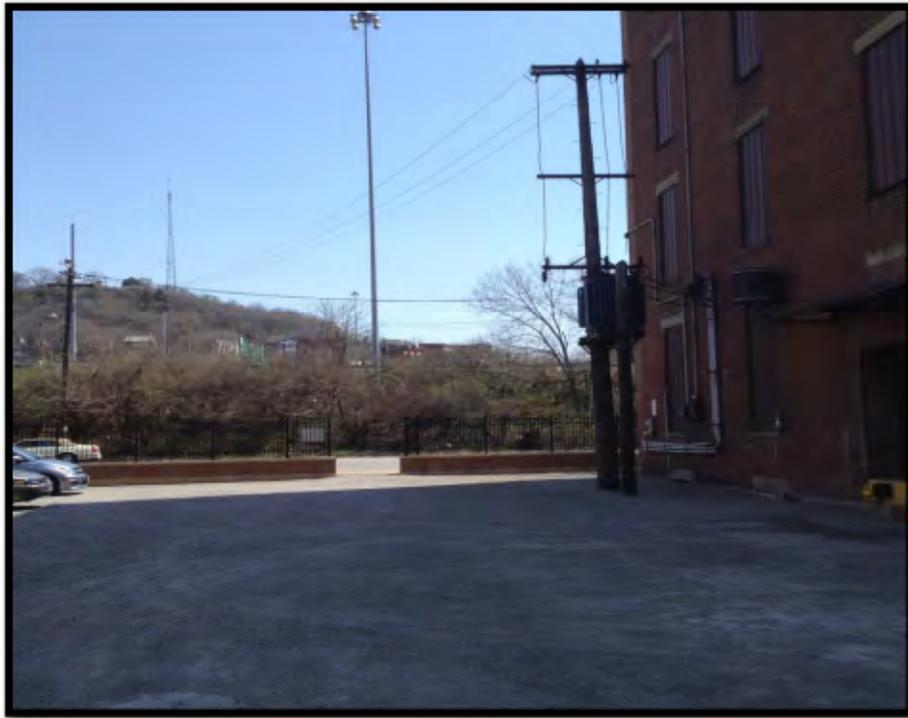


Photo #3 View of southern adjoining property parking area, looking east from Buck Street.



Photo #4 View looking north up Spring Grove Avenue.

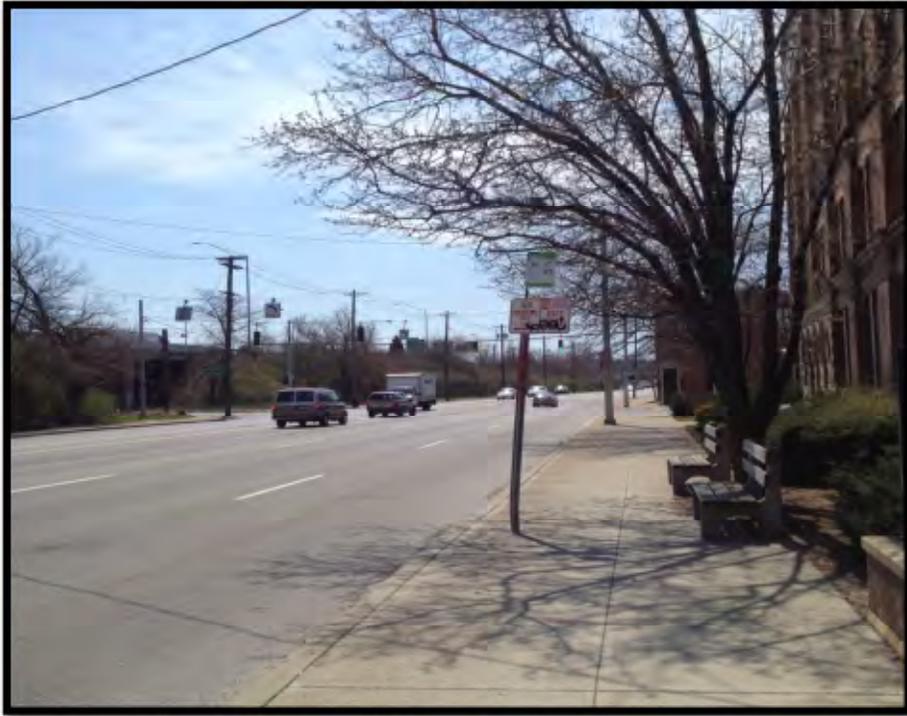


Photo #5 View looking south down Spring Grove Avenue.



Photo #6 View of viaduct, looking north from Property.

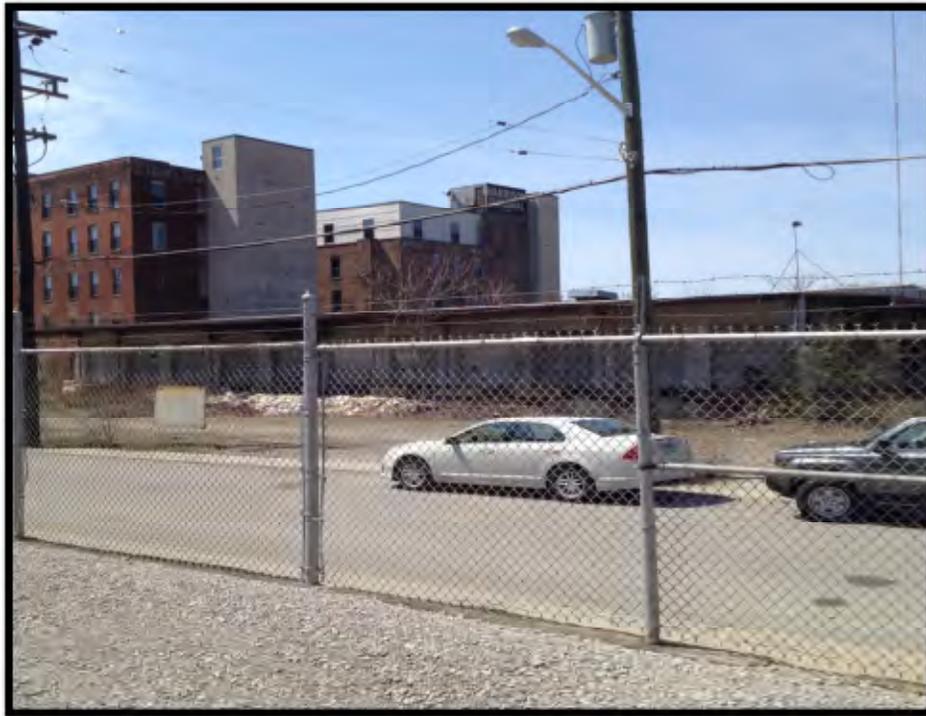


Photo #7 View of Buck Street and western adjacent property.



Photo #8 Transformers located in substation yard. Note staining.

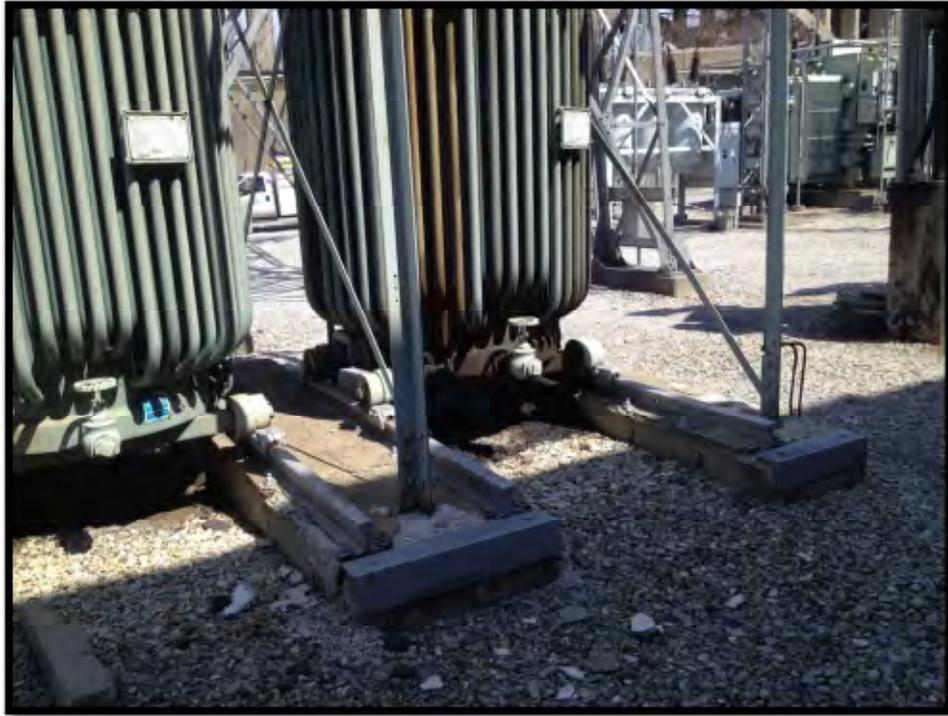


Photo #9 Transformers located in substation yard. Note staining.



Photo #10 Transformers located in substation yard. Note staining.



Photo #11 Transformers located in substation yard. Note staining.



Photo #12 View of northern portion of building.



Photo #13 Transformers located in substation yard.



Photo #14 Transformers located in substation yard. Note staining.



Photo #15 View of eastern portion of substation yard.



Photo #16 View of transformers in substation yard, looking north.



Photo #17 Transformers located in substation yard.



Photo #18 Circuit breakers located in substation yard.

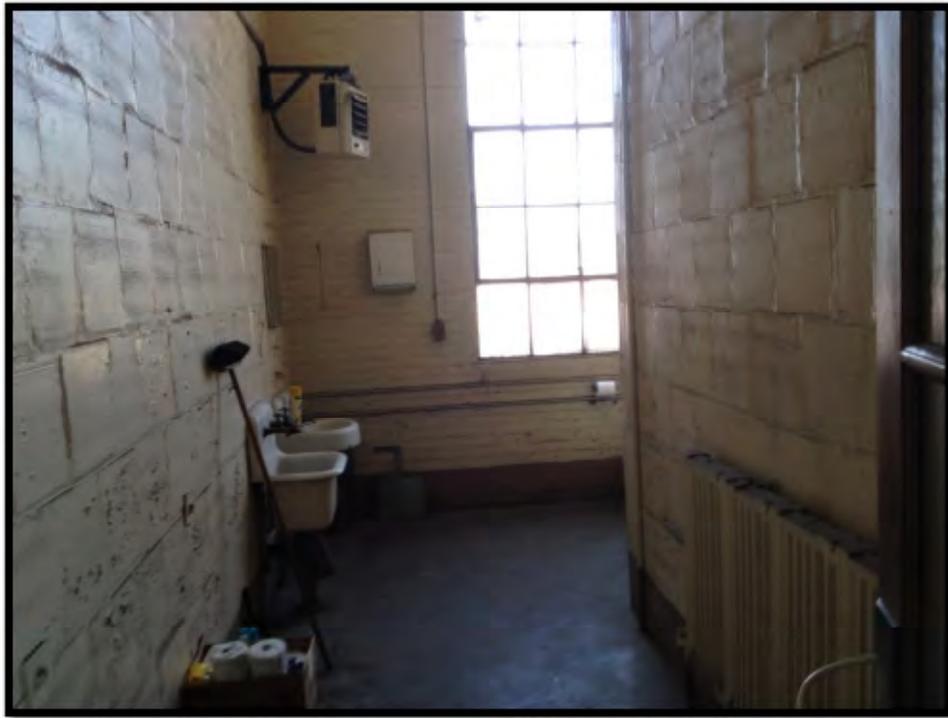


Photo #19 View of bathroom area on 2<sup>nd</sup> floor of building.



Photo #20 View of battery charging station located on 2<sup>nd</sup> floor of building.



Photo #21 View of relays located on 2<sup>nd</sup> floor of building.



Photo #22 View of circuit breakers located on 2<sup>nd</sup> floor of building.



Photo #23 View of circuit breakers located on 2<sup>nd</sup> floor of building.



Photo #24 View of decommissioned equipment on 2<sup>nd</sup> floor of building.



Photo #25 View of circuit breakers located on 2<sup>nd</sup> floor in building.



Photo #26 View of regulators and circuit breakers located on 1<sup>st</sup> floor of building.



Photo #27 Blue NON-PCB label located on circuit breakers on 1<sup>st</sup> floor of building.



Photo #28 Emulsifier for transformer yard located on 1<sup>st</sup> floor of building.



Photo #29 Floor drain located on 1<sup>st</sup> floor in storage area.



Photo #30 Floor drain located on 1<sup>st</sup> floor.



Photo #31 Bricks and debris located on 1<sup>st</sup> floor.



Photo #32 Reactor storage located on 1<sup>st</sup> floor.



Photo #33 Reactor storage located on 1<sup>st</sup> floor.



Photo #34 View of viaduct and western adjacent property.



Photo #35 View of western adjacent property.

**APPENDIX J**  
**PROJECT PLAN SHEETS**

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 203

REV. BY	DATE	DESCRIPTION

MATCH LINE SEE SHEET 225

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

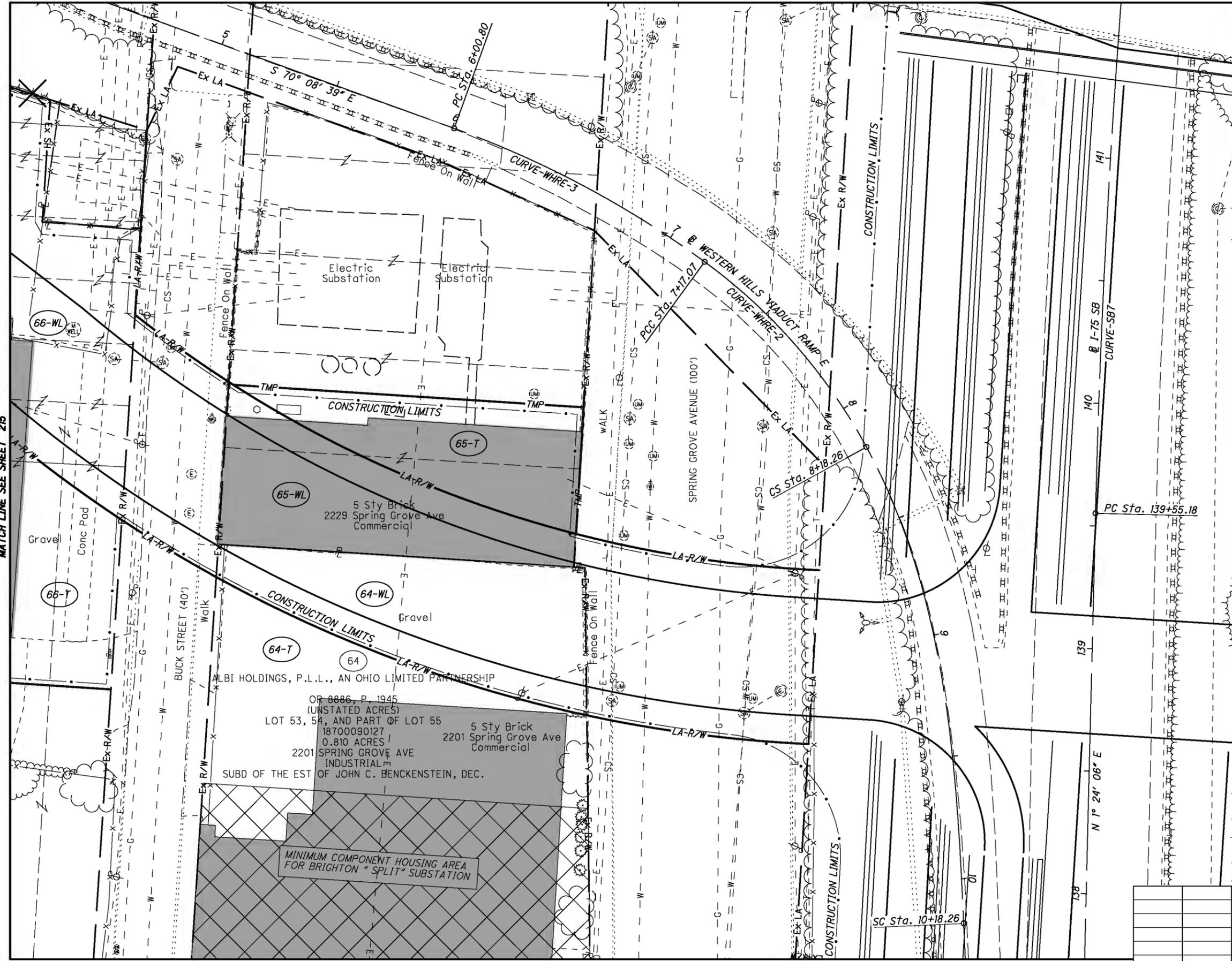


PID NO. **89068**  
R/W DESIGNER RDH  
R/W REVIEWER HGH

**RIGHT OF WAY TOPO SHEET**  
**I-75**

**HAM-75-00.22**

217  
244

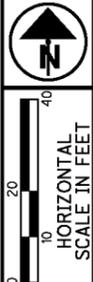


MATCH LINE SEE SHEET 209

REV. BY	DATE	DESCRIPTION

G:\ODOT\_D8\0107949A.00 - HAM-75-0022 RW Acq PID89068\89068\row\sheets\89068RT087.dgn 10/17/2013 7:13:05 AM dbruno

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



PID NO.  
**89068**

R/W DESIGNER  
 RDH

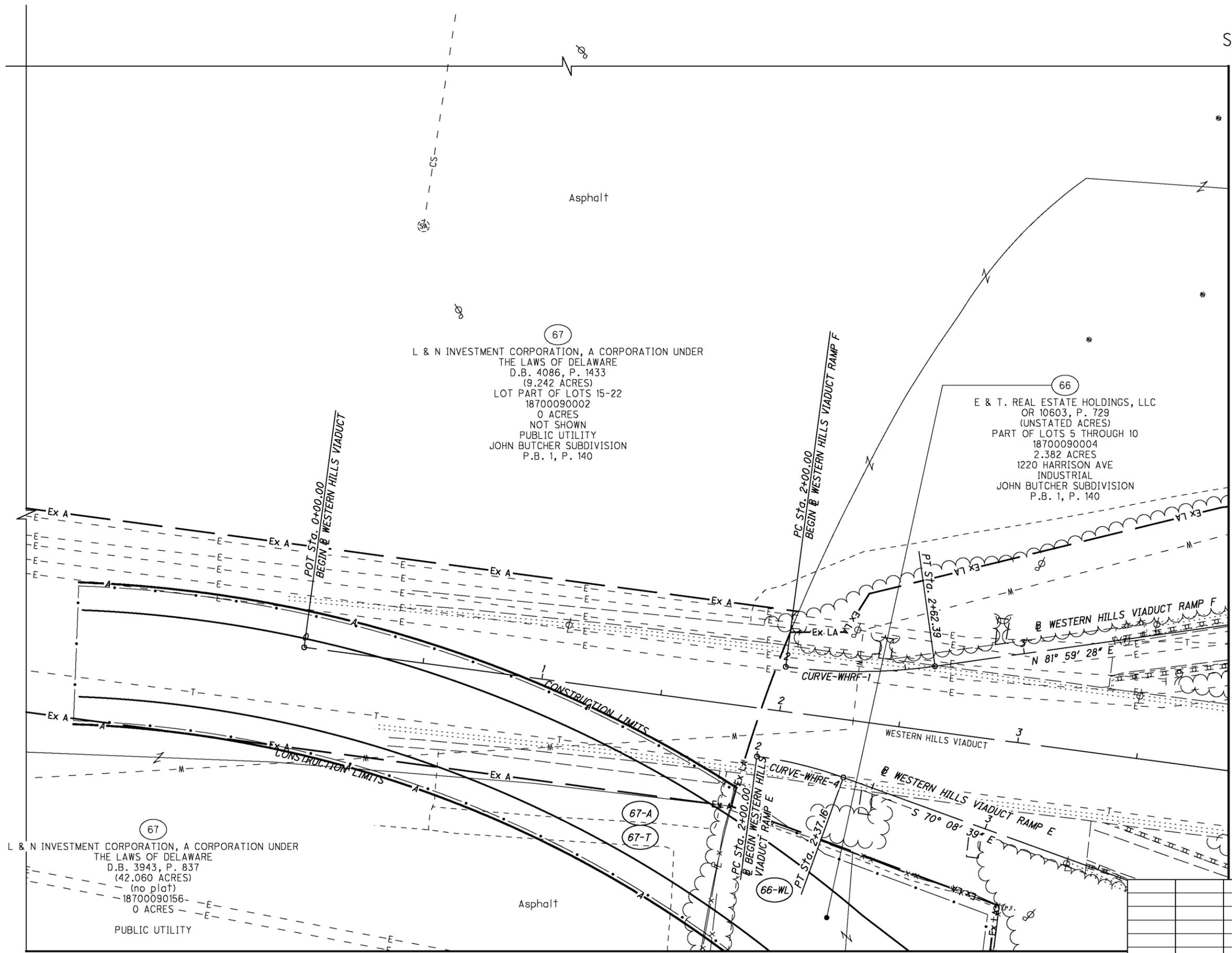
R/W REVIEWER  
 HGH

**RIGHT OF WAY TOPO SHEET**  
 I-75

**HAM-75-00.22**

223  
 244

Q:\ODOT\_D8\107949A.00 - HAM-75-0022 RW Acq PID89068\89068\row\sheets\89068RT090.dgn 10/1/2013 7:13:39 AM dbruno



MATCH LINE SEE SHEET 225

MATCH LINE SEE SHEET 215

REV. BY	DATE	DESCRIPTION

**APPENDIX K**  
**SOIL BORING AND MONITORING WELL LOCATION MAP**



FORMER  
HARRISON  
TERMINAL

BUCK STREET

SPRING GROVE AVENUE



**LEGEND**

-  - AREAS OF CONCERN  
SOIL BORINGS & GROUNDWATER  
SAMPLING RECOMMENDED
-  - PROPOSED MONITORING WELL OR  
SOIL BORINGS LOCATION



HAM-75-00.22  
 PID 89068  
 2229 SPRING GROVE AVE.  
 CINCINNATI, OHIO  
 PHASE I ESA  
 APPENDIX K  
 PHASE II RECOMMENDATIONS

APRIL 2014

**BURGESS & NIPLÉ**  
Engineers • Environmental Scientists • Geologists