

# ASTM Phase I Environmental Site Assessment



## Former Painesville Plaza Hotel

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257 East Main Street  
Painesville, Ohio 44077

Prepared For:

Lake County Port Authority  
One Victoria Place  
Suite 265A  
Painesville, OH 44077

June 2010

Painesville Plaza Hotel  
ASTM Phase I Environmental Site Assessment  
June 2010

**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**FORMER PAINESVILLE PLAZA HOTEL  
257 EAST MAIN STREET  
PAINESVILLE, OHIO 44077**

**PREPARED FOR:**

**Lake County Port Authority  
One Victoria Place  
Suite 265A  
Painesville, OH 44077**

**June 2010**

**PREPARED BY:**

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## EXECUTIVE SUMMARY

The purpose of this document is to report the findings of a Phase I Environmental Site Assessment (ESA) conducted for the Former Painesville Plaza Hotel Project located at 257 East Main Street Painesville, Ohio. The project location is located within the boundaries of Latimore Street to the north, East Main Street to the south, Lake County General Health Facility and Kiwanis Park to the east, and an office building to the west, Painesville, Lake County, Ohio (hereafter "the Site"). Historical documentation concluded that the Site, adjoining and nearby properties included developed properties during the late 1800s to early 1900s. Specific past commercial and light industrial operations on Site or adjoining the Site include: auto painting and repair, filling station, carpet/leather cleaners, metallic binding facility, flour mill, brewery and a laundry and dry cleaner, fueling operations and a car wash. A site walkover was conducted on May 25, 2010 by Burgess & Niple, Inc. (B&N) Environmental Scientist Larry R. Cogley accompanied by Ms Cathy Bieterman, City of Painesville Department of Economic Development and Patrolman Al Nagy, City of Painesville Police Department.

According to the Lake County, Ohio Auditor (Auditor) website the Site consists of three parcels of land identified as follows: 15A007000080, 15A0120000110 and 15A0120000120 containing a total of 2.01 acres of land. Deed information was secured through the Lake County Auditor web site, Environmental Data Resources, Milford, Ct. and a previous Phase I Environmental Site Assessment for the Site dated January 5, 2000.

Current historic documentation concluded that the Site was redeveloped from a documented laundry with suspect dry cleaning operations site in the early 1960s to a hotel facility which included fuel dispensing and a car wash.

The Site is listed twice in the environmental database records searched. However, multiple facilities are currently or formerly located within a one half mile radius of the Site. (e.g. hazardous waste handlers, small quantity waste generators and Underground Storage Tanks (USTs) and Leaking USTs (LUST). Nevertheless, a facility listing in the EDR database does not necessarily indicate that the facility is adversely impacting environmental media (e.g., soil, air, and groundwater). The most notable suspect environmental impacts for the surrounding area may have resulted from leaking underground storage tanks (LUSTs). Fifteen LUSTs were identified within 0.50 mile of the Site. One historic laundry and suspect

dry cleaners, in addition to the suspect Site; a dry cleaning operation was identified to be located within a one quarter of a mile radius of the Site. Please refer to Section 4.0 for additional information pertaining to facilities listed in the environmental database.

The Phase I ESA investigation has the following findings and conclusions:

- Based on information gained during the site reconnaissance, historic documentation, records reviews, several recognized environmental conditions (RECs) are identified based on current and former Site operations and adjoining property operations. The Site currently includes a vacant seven story structure (former hotel) and an area used for waste materials recycling. In addition to former hotel and fueling operations past Site use included, a light industrial facility, brewery, machine shop, and a laundry and suspect dry cleaning facility. Former nearby and adjoining properties suspect to impact the Site include: laundries, filling stations, multiple automobile (dealership) and repair facilities (automobile, truck and motorcycle) car wash, auto painting facility, Eastern Greyhound Lines (suspect terminal) and a machine shop;
- Little or no specific information is available regarding Site UST(s) removal in approximately the early 1980s. However, a No Further Action Letter (NFA), by BUSTR and dated June 30, 1994 was issued to the owner of record (Bank One Cleveland, Ohio), subsequent to a Suspect Release Report and a sub-surface investigation by Webster Engineering, Cleveland, Ohio;
- Surrounding and area properties to the north, south, east, and west currently include vacant land, residential properties, office structures and asphalt covered vehicle parking areas.
- Groundwater on or near the Site has not been investigated, and as such, groundwater flow has not been fully characterized. Local and Site groundwater is expected to flow easterly toward the Grand River. The Grand River is located approximately 1300 feet east of the site.

Thus, based on these conclusions, B&N recommends performing a Limited Phase II ESA on the Site to further investigate soil and groundwater conditions underlying the Site.

The end user should also be made aware that in addition this assessment revealed that suspect asbestos containing materials (ACM) may be present in the Site building. In addition the user should be aware that, based on the site visit; suspect asbestos containing materials are presumed to be present within the Site structure. It is recommended that prior to any demolition or renovation activities, an asbestos survey and a Universal Hazardous Waste Inventory be conducted.

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## 1.0 INTRODUCTION

### 1.1 Purpose

The purpose of this document is to report the findings of a Phase I Environmental Site Assessment (ESA) conducted for the Former Painesville Plaza Hotel Project located at 257 East Main Street Painesville, Ohio. The project location is located within the boundaries of Latimore Street to the north, East Main Street to the south, Lake County General Health Facility and Kiwanis Park to the east, and an office building to the west, Painesville, Lake County, Ohio (hereafter "the Site"). Initial property development of the Site is unknown. However, historical documentation concluded that the Site, adjoining and nearby properties were developed properties during the late 1800s to early 1900s. Specific past commercial and light industrial operations on Site or properties adjoining the Site include: machine shop, auto painting and repair facilities, filling station, carpet/leather cleaners, metallic binding facility, flour mill, brewery and a laundry with suspect dry cleaning operations, nearby dry cleaner, fueling operations and a car wash. A site walkover was conducted on May 25, 2010 by Burgess & Niple, Inc. (B&N) Environmental Scientist Larry R. Cogley accompanied by Ms Cathy Bieterman, City of Painesville Department of Economic Development and Patrolman Al Nagy, City of Painesville Police Department. **Figure 1** presents a USGS Property Location Map and **Figure 2** presents a Property and Surrounding Area Map showing the GPS coordinates.

### 1.2 Detailed Scope of Services

The Phase I ESA for the Site was conducted based on currently accepted engineering practices and guidelines, and was prepared using the general format and procedures outlined by the American Society for Testing and Materials (ASTM) in its Practice E 1527-05. Completion of the Phase I ESA includes a site walkover, environmental records review, interviews with Site owners or other persons with knowledge of the historical use of the Site, and a review of readily available historical documentation.

### 1.3 Significant Assumptions

No significant assumptions were made for purposes of conducting the Phase I ESA for the Site.

#### **1.4 Limitations and Exceptions**

The Phase I ESA conducted by B&N for the Site represents the environmental condition for the Site as of May 25, 2010. Statements contained in this report do not apply to changes in Site use or associated changes in the environmental condition of the Site after this date. No weather-related limiting conditions were encountered during the Phase I ESA investigation.

Performance of the Phase I ESA for the Site did not include subsurface investigations, soil or water testing of any kind, or testing for any environmental media such as asbestos-containing materials (ACMs), hazardous materials, radon or lead-based paint.

#### **1.5 Special Terms and Conditions**

B&N conducted a site walkover, environmental records review, review of available aerial photography, evaluation of hazardous materials and disposal practices, and the preparation of this Phase I ESA Report in accordance with the general guidelines of ASTM E 1527- 05. Performance of the Phase I ESA for the site did not include a detailed inspection of adjacent or nearby properties.

#### **1.6 User Reliance**

This Phase I ESA report for the Site was prepared at the request of Ms Bieterman for the exclusive use of Lake Count Port Authority. Reliance will be extended to other parties only upon request.

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## 2.0 SITE DESCRIPTION

### 2.1 Location and Legal Description

The Site is located within the boundaries of Latimore Street to the north, East Main Street to the south, Lake County General Health Facility and Kiwanis Park to the east, and a asphalt covered vehicle parking lot and office building to the west, Painesville, Lake County, Ohio. According to the Lake County, Ohio Auditor (Auditor) website the Site consists of three parcels of land identified as follows: 15A007000080, 15A0120000110 and 15A0120000120 containing a total of 2.01 acres of land. Ms Bieterman identified the site owner as The Lake County Port Authority. A legal description was secured from a prior Phase I Environmental Site Assessment dated January 5, 2000 by Blackburn & Brown (B&B Report) Sacramento, California and Environmental Data Resources (EDR) Milford, Ct.

Property information is located in **Appendix A**.

### 2.2 Site and Vicinity Characteristics

The Site is located in the near east side of "downtown Painesville" approximately 1300 feet west of the Grand River/East Main Street Bridge and within the boundaries of Latimore Street to the north, East Main Street to the south, Lake County General Health Facility and Kiwanis Park to the east, and an office building/ vehicle parking lot to the west, Painesville, Lake County, Ohio. Vicinity characteristics surrounding the Site include single family residential dwellings, small commercial structures, government buildings, large office structures, park land, open and vacant land and the Grand River.

Site photographs depicting current conditions of the Site and adjoining properties are provided in **Appendix B**.

### 2.3 Current Use of the Property

The Site currently includes a vacant seven story structure and an area used by the City of Painesville as a Waste Recycling Center.

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## 2.4 Descriptions of Structures; Roads; and Other Improvements

### 2.4.1 Structures

The B&B report identified the approximate 2 acre Site as containing one structure. Primary Site ingress and egress are by two asphalt covered drive ways from East Main Street. Secondary ingress and egress to the Site are by two asphalt covered drive ways from Latimore Street. Asphalt covered parking area surround the site to the north, east, and west. The asphalt parking area located on the northerly portion of the Site and adjacent to Latimore Street is the current location of the City of Painesville recycling Center. The site is lighted by a Sodium, Mercury Vapor or metal Halide lighting system. Site storm water is collected on site by several storm water catch basins and is presumed to be transported off site by underground conduits towards the Grand River located to the east.

The B&B report further described the on-site structure as follows: *a seven story structure with basement 96-unit hotel structure was located on the property. The building was a reinforced, cast in place concrete structure with brick veneer; its footprint totaled approximately 10,000 square feet. Floor two through seven consisted of a tower rising from the center of the first floor with each floor totaling approximately 7,000 square feet. The structure was concrete slab on grade, and the roof was covered with built-up roofing. Two electric elevators and stairs served the upper floors.*

*The interior partitions on the first floor were framed walls covered with textured, painted gypsum wallboard. Ceilings were suspended acoustical tile with fluorescent light fixtures. The floor was concrete and was covered with carpet, vinyl floor tile or was painted, exposed concrete. The basement and floors 2 through 7 had concrete interior partitions that had been modified and augmented with framed walls covered with gypsum wallboard that had been textured and painted. Floors were concrete and were exposed in the basement, covered with carpet in the guest room living area and in the halls, and covered with sheet vinyl in the guest room baths. Ceilings were concrete that had been textured and painted. Lighting was incandescent. Heating and cooling was provided by heated or chilled water pumped through radiators.*

Site photographs depicting current conditions of the Site and adjoining properties are provided in **Appendix B**.

### 2.4.2 Roads

Area roads including East Main Street and Latimore Street are asphalt paved.

### **2.4.3 Heating, Cooling, Sewage, and Potable Water**

Heating and cooling of the Site structure is described in Section 2.4.1. Natural gas to the Site is provided by Dominion East Ohio; electric, potable water and sanitary sewer are provided by the City of Painesville.

### **2.5 Current Uses of Adjacent Properties**

Current uses of adjoining properties are summarized below:

- North - Latimore Street, asphalt covered vehicle parking lot;
- South - East Main Street, office structure (*Hillside Professional Building*);
- East - *Joel F. Lucia Public Health Center-Lake County General Health District* facility;
- West - Asphalt covered vehicle parking lot and *Key Bank Building*.

### 3.0 USER PROVIDED INFORMATION

Ms Cathy Bieterman completed the *User Questionnaire* on behalf of the City of Painesville. Ms Bieterman indicated that she was not familiar with or aware of any environmental issues, liens, or known limitations for the Site or environmental issues related to the site or surrounding properties.

A copy of the *User Questionnaire* is located in **Appendix C**

#### 3.1 Title Records

No title records were provided by the owner.

#### 3.2 Environmental Liens or Activity and Use Limitations

Ms Bieterman reports that she is unaware of any filed or recorded environmental cleanup liens against the property. EDR reports in *The EDR Environmental LienSearch Report* that environmental Liens were *not found* for the Site.

A copy of *The EDR Environmental LienSearch Report* is located in **Appendix A**.

#### 3.3 Specialized Knowledge

Ms Bieterman indicated no specialized knowledge of the Site.

#### 3.4 Commonly Known or Reasonably Ascertainable Information

##### 3.4.1 Past Uses of the Site

Ms Bieterman indicated knowledge of past property use to the extent that the Site was formerly a hotel.

##### 3.4.2 Current and Past Use of Chemicals on the Site

Ms Bieterman stated that she was not aware of any current or past use of chemicals on the Site.

### **3.4.3 Spills or Other Chemical Releases on the Site**

Ms Bieterman indicated that he was not aware of any current or past spills or chemical releases on the Site.

### **3.4.4 Environmental Cleanups on the Property**

Ms Bieterman indicated no specific knowledge of past clean-ups on the property.

### **3.5 Valuation Reduction for Environmental Issues**

Ms Bieterman was not aware of valuation reduction issues relating to the Site.

### **3.6 Owner, Property Manager, and Occupant Information**

Property Manager and Occupant Information were not secured. Owner information is provided in *User Questionnaire* located in **Appendix C**.

### **3.7 Reason for Performing Phase I**

Ms. Bieterman reported in the *User Questionnaire* that the property will be donated to the Lake County Port Authority for future redevelopment opportunities.

### **3.8 Other**

No other information was provided by the User.

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## 4.0 RECORDS REVIEW

### 4.1 Standard Environmental Record Sources

A search of standard and additional environmental record sources was conducted for the Property by Environmental Data Resources, Inc (EDR). Search results are summarized below in **Table 1**. Further discussion of results follows for each records source reviewed. A copy of the EDR database report is provided in **Appendix D**.

**Table 1**  
**Summary of Environmental Records Search Results**

<u>Database</u>	Search Distance <u>Miles</u>	<u>Search</u>					<u>Total Plotted</u>
		<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	
<u>Federal Records</u>							
NPL	1.000	0	0	0	0	NR	0
Proposed NPL	1.000	0	0	0	0	NR	0
NPL Leins	TP	NR	NR	NR	NR	NR	0
Delisted NPL	1.000	0	0	0	0	NR	0
CERCLIS	0.500	0	0	0	0	NR	0
CERC-NFRAP	0.500	0	0	0	NR	NR	0
CORRACTS	1.000	0	0	0	0	NR	0
RCRA TSDF	0.500	0	0	0	NR	NR	0
RCRA Lg Quan Gen	0.250	0	0	NR	NR	NR	0
RCRA Sm Quan Gen	0.250	1	1	NR	NR	NR	2
RCRA-CESQG	0.250	1	0	NR	NR	NR	1
US ENG CONTROLS	0.500	0	0	0	NR	NR	0
US INST CONTROL	0.500	0	0	0	NR	NR	0
ERNS	TP	NR	NR	NR	NR	NR	0

State, Local and Tribal  
 Records

SHWS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DERR	1.125	0	0	1	2	NR	3
SWF/LF	0.500	0	0	0	0	NR	0
<b>LUST</b>	0.500	<b>1</b>	4	10	NR	NR	15
UNREG L TANKS	0.500	0	0	0	NR	NR	0
Indian LUST	0.500	0	0	0	NR	NR	0
<b>UST</b>	0.250	<b>1</b>	5	NR	NR	NR	6
Indian UST	0.250	0	0	NR	NR	NR	0
ENG CONTROLS	0.500	0	0	0	NR	NR	0
INST CONTROL	0.500	1	0	0	1	NR	2
HIST ENG CONTROLS	0.500	0	0	0	NR	NR	0
HIST INST CONTROLS	0.500	0	0	0	NR	NR	0
VCP	0.500	0	0	1	0	NR	1
Indian VCP	0.500	0	0	0	NR	NR	0
BROWNFIELDS	0.500	0	0	1	NR	NR	1

Additional  
 Environmental Records

US BROWNFIELDS	0.500	0	0	0	NR	NR	0
ODI	0.500	0	0	0	NR	NR	0
DEBRIS REGION 9	0.500	0	0	0	NR	NR	0
HIST LF	0.500	0	0	0	NR	NR	0
INDIAN ODI	0.500	0	0	0	NR	NR	0
US CDL	TP	NR	NR	NR	NR	NR	0
CLD	TP	NR	NR	NR	NR	NR	0
ARCHIVE UST	0.250	0	0	0	NR	NR	0
LIENS 2	TP	NR	NR	NR	NR	NR	0
LUCIS	0.500	0	0	0	NR	NR	0
HMIRS	TP	NR	NR	NR	NR	NR	0
SPILLS	TP	NR	NR	NR	NR	NR	0
RCRA NONGEN	0.250	1	2	NR	NR	NR	3
DOT OPS	TP	NR	NR	NR	NR	NR	0
DOD	1.000	0	0	0	0	NR	0
FUDS	1.000	0	0	0	0	NR	0
CONSENT	1.000	0	0	0	0	NR	0
ROD	1.000	0	0	0	0	NR	0
UMTRA	0.500	0	0	0	NR	NR	0
MINES	0.250	0	0	NR	NR	NR	0
TRIS	TP	NR	NR	NR	NR	NR	0
TSCA	TP	NR	NR	NR	NR	NR	0
FTTS	TP	NR	NR	NR	NR	NR	0
HIST FTTS	TP	NR	NR	NR	NR	NR	0
SSTS	TP	NR	NR	NR	NR	NR	0
ICIS	TP	NR	NR	NR	NR	NR	0
PADS	TP	NR	NR	NR	NR	NR	0
MLTS	TP	NR	NR	NR	NR	NR	0
RADINFO	TP	NR	NR	NR	NR	NR	0
FINDS	TP	0	NR	NR	NR	NR	0
RAATS	TP	NR	NR	NR	NR	NR	0
TOWNGAS	1.000	1	0	0	0	0	1
DRYCLEANERS	0.250	0	0	NR	NR	NR	0
NPDES	TP	NR	NR	NR	NR	NR	0
AIRS	TP	NR	NR	NR	NR	NR	0
USD	0.500	0	0	0	NR	NR	0
HIST USD	0.500	0	0	0	NR	NR	0
INDIAN RESERV	1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500	0	0	0	NR	NR	0

EDR Proprietary  
 Records

Manufactured Gas Plants	1.000	0	0	0	0	NR	1
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Notes:

- TP = Target Property
- NR = Not Requested at this Search Distance
- Sites may be listed in more than one database
- N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.
- Bold = The target property is listed on that database.

**4.1 Standard Environmental Record Sources**

**4.1.1 Federal RCRA Generators List**

The Site is not listed as a RCRA Generator site. Two facilities listed as RCRA Small Quantity (RCRA-SQG) and one conditionally exempt Generator (RCRA\_CESQG) are located less than 0.160 mile from the site mile of the Site ;

Equal /Higher Elevation with respect to the Site

- Consolidated Investment Corp.: This facility is located at 8 North State St. approximately 0.091 mile WSW of the Site.
- B&B Dry Cleaning: This facility is located at 25 S St Clair Ave. approximately 0.160 mile SW of the site .
- Rite Aide # 3195.: This facility is located at 54 State St. approximately 0.111 mile SSW of the site.

**4.1.2 Resource Conservation and Recovery Act (RCRA) Corrective Actions  
 (CORRACTS)**

The Site is not listed as a RCRA CORRACTS site. No RCRA CORRACTS facilities are listed within 1.0 mile of the Site.

#### 4.1.3 Federal RCRA non- Corraacts TSD Facilities List

The Site is not listed as a RCRA generator TSD Facility. There are no RCRA non-CORRACTS facilities are listed within 1.0 mile of the Site.

#### 4.1.4 State and Tribal equivalent CERCLIS Sites.

The Site is not listed as a state or tribal equivalent CERCLIS site. EDR reports three DERR sites within approximately 1 mile of the site.

##### Equal/Higher Elevation with respect to the Site

- Lake East Hospital: This facility is located at 10 E Washington St. approximately 0.338 mile SW of the Site.
- Painesville Municipal Power: This facility is located at 325 Richmond Ave. approximately 0.772 mile W of the Site.
- Coe Manufacturing Company: This facility is located at 609 Bank St. approximately 0.443 mile SE of the Site.

#### 4.1.5 State and Tribal Leaking Storage Tank Sites.

The Site is listed as having a leaking storage tanks. Fifteen facilities are listed within 0.50 mile of the Site as having a leaking storage tank.

##### Equal/Higher Elevation with respect to the Site

- Frederico Tire Service.: This facility is located at 71 S. State St. approximately 0.122 mile ESE northwest of the Site.
- Painesville Furniture Property: This facility is located at 83-109 S. State St. approximately 0.134 mile ENE of the Site.
- Franz Tire Service: This facility is located at 124 N. State St. approximately 0.187 mile NW of the Site.
- BP Oil Co.: This facility is located at 152 E. Washington St approximately 0.191 mile W of the Site.

- Goodyear Tire & Service Center: This facility is located at 111 N St Clair St approximately 0.210 mile ENE of the Site.
- Orphan Former Auto Dealership: This area is located at 180 N. State St. approximately 0.253 mile NW of the Site.
- Bertone, Inc.: This facility is located at 222 E. Erie approximately 0.256 mile west WNW of the Site.
- Painesville Auto Repair: This facility is located at 265 E. Erie St. approximately 0.263 mile NW of the Site.
- Abandoned Service Station: This facility is located at 301 E. Erie St. approximately 0.274 mile NW of the Site.
- Lake Hospital Systems: This facility is located at 10 E. Washington St. approximately 0.289 mile SSW of the Site.
- Lake County Jail: This facility is located at 74 E. Erie St approximately 0.317 W mile west northwest of the Site.
- Lake County Juvenile Justice Center: This facility is located at 53 E Erie St. approximately 0.336 mile SW of the Site.
- Painesville One Stop: This facility is located at 110 Liberty St. approximately 0.351 mile WSW of the Site.
- East Trip#1120: This facility is located at 8 Erie St. approximately 0.371 mile W of the Site.
- Parks & Cemeteries: This facility is located at 501 E. Main St. approximately 0.394 mile SSW of the Site.

#### 4.1.6 State and Tribal Registered Storage Tank Lists

The Site is not listed on the state and tribal registered storage tank list. One facility is listed within 0.50miles of the Site as of 8/25/99.

- Federico Tire Service Former BP #04020: This facility is located at 71 State St. approximately 0.122 mile SSW of the Site.
- William R. Morse: This area is located at 83/95 S. State St. approximately 0.134 mile SSW of the Site.
- Painesville Furniture Property.: This facility is located at 83-109 S. S. State St. approximately 0.134 mile SSW of the Site.

- Ohio Bell Telephone Co.: This facility is located at 34 S. St. Clair St. approximately 0.166 mile SW of the Site. The listing indicates an active release site.
- Franz Tire Service: This facility is located at 1124 N. State St. approximately 0.187mile NW of the Site.
- BP Oil Co. : This facility is located at 152 E. Washington. Approximately 0.192mile SSW of the Site.

#### 4.1.7 State and Tribal Voluntary Cleanup Sites

The Site is not listed on the state and tribal voluntary Cleanup Site One facility is listed within 0.50 miles of the Site.

- Lake Hospital Systems: This facility is located at 10 East Washington St. approximately 0.338 mile SW of the Site.

#### 4.1.8 State and Tribal **Brownfields** sites

EDR reports that the Site is not listed on the EPA's listing of Brownfield properties. In addition EDR reports no Brownfields sites identified within a ½ mile radius of the Site.

#### 4.1.9 EDR Proprietary Records

One Manufactured Gas Plant Site is located within one mile of the Site.

##### Equal/Higher Elevation with respect to the Site

- Painesville Gas and Coal: This facility was located on Stores St. (address not given) approximately 0.606 mile NNW of the Site.

## 4.2 Additional Environmental Record Sources

### 4.2.1 Local and State Government Agencies

Local and state government agencies were sent inquiries by mail or email requesting a review of any records for the Site. A summary of responses received pertaining to these requests is included in the following sections. Copies of the inquiry letters and any responses received are included in Appendix E.

#### 4.2.1.1 State Fire Marshal

The Ohio Department of Commerce, Division of State Fire Marshal, Bureau of Underground Storage Tank Regulation (BUSTR) was sent an inquiry on May 26, 2010 regarding any information they may have pertaining to the Site. Nancy Caldwell, Records Management Officer, responded to B&N's letter request of June 10, 2010 by providing a BUSTR file documenting a No Further Action letter (NFA) request letter (Incident # 4331533) dated March 15, 1994.

The provided BUSTR file document dated June 30, 1994 indicates that Mr. Kumar Jogimahniti, Project Manager Webster Engineering Associates, Inc. (WEA) filed a Suspected Release Report (SRR) dated September 5, 1993 on behalf of Bank One, Cleveland, Ohio (owner of record) with BUSTR. The SRR indicated that the *conditions leading to report of suspected release indicated the following: Soil/Groundwater contamination discovered during non-closure related investigation.* The SRR further indicates that that the numbers of tanks were *unknown* and that a *Tank removed approximately 10 years ago according to Fire Department Records.* The SRR form was then forwarded to BUSTR for disposition. BUSTR responded to the SRR form by letter dated September 13, 1993 to Mr. Anthony Kristoff Bank One, Cleveland, Ohio. Indicating that: *You are to comply with Ohio Administrative Code 1301:7-9-13.*

The provided BUSTR file document dated June 30, 1994 NFA is in regards to a *UST Closure Assessment Report (CA) for the Former Stanford Building 257 E. Main Street Painesville, Ohio, Ohio.* The CA was prepared by WEA Cleveland, Ohio, dated March 15, 1994 and is summarized as follows: *Webster Engineering Associates (WEA) requests on behalf of the property owner, Bank One of Cleveland that a no further action letter be*

*issued for the above referenced site , based on the following analytical data. The USTs at the above referenced site were removed in the early 1980's prior to BUSTR regulations. BUSTR responded to the WEA letter with a NFA letter dated June 30, 1994 indicating the following: The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all submitted data for incident #4331553 located at 527 East Main Street Painesville, Oh. Based on this information, BUSTR requires no further action involving corrective actions for this incident, and no further remediation is required under our regulatory framework.*

A copy of the CA is attached to the BUSTR inquiry letter and is located in **Appendix E**.

#### **4.2.1.2 The Ohio EPA Division of Emergency and Remedial Response**

The Ohio EPA Central Office, Division of Emergency and Remedial Response was sent an inquiry via email on May 26, 2010 regarding any information they may have pertaining to the Site. Ms. Cindy Stanwick, Data Systems Coordinator, indicated in an email dated May 27, 2010, that: *I have nothing for American Hotel property in Painesville.*

#### **4.2.1.3 The Lake County Division of Emergency Services**

The Lake County Emergency Management Agency was sent an inquiry on May 26, 2010 regarding any information they may have pertaining to the Site. To date the Lake County Emergency Management Agency has not responded to B&Ns information request. B&N will forward any pertinent response or information upon receipt.

#### **4.2.1.4 The Lake County Health Department**

The Lake County General Health District (LCGHD) was sent an inquiry on May 26, 2010 regarding any information they may have pertaining to the Site. To date the LCGHD has not responded to B&Ns information request. B&N will forward any pertinent response or information upon receipt.

#### **4.2.1.5 The City of Painesville Division of Fire**

The City of Cleveland Division of Fire was sent an inquiry on May 26, 2010 regarding information they may have pertaining to the Site. A representative of the Division of Fire verbally responded by telephone on September 25, 2009 that a small non-reproducible file is available for review. B&N reviewed the Department file on October 8, 2009 and determined no environmental violations were identified for the Site during the period of September 2001 through September 2009.

#### **4.2.1.6 Lake County Department of Development**

The Lake County Department of Development was not contacted for information regarding the Site.

#### **4.2.1.7 The Ohio Health Department**

The Ohio Health Department (ODH) was sent an inquiry on May 26, 2010 regarding any information they may have pertaining to the Site. Ms. Richard D. Huddle R.S., Sanitarian Program Specialist II Asbestos Program responded to B&N's request in a letter dated Mar 27, 2010. The letter indicated by attachment of a *Notification of Asbestos Hazard Abatement Project* form that one asbestos abatement project was found for the Site. The abatement project dated February 18, 2003 was conducted for building renovation purposes and involved the removal of approximately 4000 square feet of asbestos containing materials.

#### **4.2.1.8 The Ohio Environmental Protection Agency- Office of Legal Services**

The Ohio Environmental Protection Agency-Office of Legal Services was sent an inquiry on May 26, 2010 regarding any information they may have pertaining to the Site. Mr. Richard Boudier, Public Records Manager, Ohio Environmental Protection Agency-Office of Legal Services responded by letter on June 8, 2010 that Ohio EPA Central Office *has no records responsive to the request.*

#### **4.2.1.9 The Ohio Environmental Protection Agency- Northeast District Office**

The Ohio Environmental Protection Agency-Northeast District Office was sent an inquiry on May 26, 2010 regarding any information they may have pertaining to the

Site. Ms. Nicole Patella responded via letter on June 2, 2010 indicating that there are no files available for the Site.

#### **4.3.1 USGS Topographic Map**

The Property is depicted on the USGS 7.5-minute series quadrangle (Painesville Quadrangle) map and depicts the site as being situated in Painesville, Lake County, Ohio. The USGS map depicts buy color scheme which indicates that the Site and surrounding properties are developed.

#### **4.4 Historical Use Information on the Property**

##### **4.4.1 Aerial Photographs**

Aerial photographs for the years 1948, 1956, 1972, 1981, 1999, and 2000, were obtained for review from the Ohio Department of Transportation, (ODOT) Office of Aerial Engineering Columbus, Ohio. Additional aerial photographs for the years 1952, 1960, 1970, 1977, 1982, 1991, 1994, 2000, 2005, and 2006 were obtained for review from EDR and used to support the ODOT map review.

1948/1956: Two large structures and several small structures separated by an apparent vehicle parking area are visible on the site. The structures are presumed to be related to historically documented "steam laundry and suspect drycleaner" (along E. Main Street) and auto repair facilities (along Latimore Street). Several large structures (presumed automobile dealership and a filling station are visible immediately west of the Site (adjoining property) along E. Main Street; Properties to the north and south include dwellings and miscellaneous structures. A large structure dominates the east adjoining property.

1972/1981: Site and adjoining land use have been redeveloped. Site structures identified in 1948/1956 have been replaced with the hotel structure and adjoining structure (presumed car wash), vehicle parking areas and ingress and egress roadways to Latimore Ave. Indicators of fueling operations (pump islands) are visible near the northeast corner of the hotel

structure (attached to car wash operations). Previously identified westerly adjoining property structures have been redeveloped into a paved vehicle parking area. The adjoining properties to the north and south appear to have been redeveloped as paved vehicle parking areas and an office structure. The easterly adjoining property is unchanged.

1999: Observations appear consistent with 1972/1981 summary. Pump islands remain clearly visible near the northeast corner of the hotel structure and adjacent to the car wash structure. Little or no site activity is visible.

2000/2006: Observations appear consistent with 1999 summary. Pump islands remain clearly visible near the northeast corner of the hotel structure and adjacent to the carwash structure. Little or no site activity is visible.

Copies of historical aerial photos are provided in **Appendix F**.

#### 4.4.2 Sanborn Maps

Sanborn Maps for the years 1884, 1889, 1892, 1898, 1901, 1904, 1911, 1919, 1926, 1930, 1948, and 1963, were secured for review from EDR or reviewed at the Cuyahoga County Library. A review by the respective year of the Site and adjoining/area properties are summarized as follows:

**1884:** Numerous structures are depicted on the Site including: numerous dwellings, *Painesville Brewery*, and the *U.S. Metallic Binding Co.*,

North: Latimore St. and dwellings;

South: Bottling works, unidentified structures, dwellings;

East: Dwellings, unidentified structure; and

West: *Painesville Chair Works*, Carriage Works and a flour mill.

**1892/1898/1901/1904:** Numerous structures are depicted on the Site including: numerous dwellings, *Painesville Steam Laundry*, and the *U.S. Metallic Binding Co.*,

North: Latimore St. and dwellings;  
South: dwellings and vacant lots;  
East: Dwellings, and  
West: dwellings, unidentified structures, carriage works and a flour mill.

**1911/1919:** Numerous structures are depicted on the Site including: numerous dwellings, *Painesville Steam Laundry*, and a building identified as E. Coon Rue Factory.

North: Latimore St. and dwellings;  
South: dwellings and vacant lots;  
East: Dwellings, vacant land, and  
West: dwellings, unidentified structures, paint store, *Painesville Artificial Ice Co.*, and an abandoned mill.

**1926:** Numerous structures are depicted on the Site including: numerous dwellings, *Painesville Steam Laundry*, a building identified as *Carpet Cleaners*, and a building identified as auto repair and auto painting.

North: Latimore St. and dwellings;  
South: dwellings and vacant lots;  
East: Dwellings, vacant land, and  
West: Auto painting facility, battery shop, auto washing facility, and garage.

**1930/1948:** Numerous structures are depicted on the Site including: several dwellings, *Painesville Steam Laundry* and a building identified as auto repair and machine shop.

North: Latimore St. and dwellings;

South: dwellings and vacant lots;

East: Dwellings, vacant land, machine shop and

West: Auto dealership, Filling Station, hatchery, and auto repair facilities (3).

**1963:** Site appears to be a vacant lot.

North: Latimore St. and one dwelling;

South: dwelling, unidentified store;

East: Dwellings, vacant land, machine shop and

West: Unidentified building (suspect Auto dealership), Filling Station, hatchery, and auto repair facilities (3).

Copies of the referenced Sanborn maps the years are provided in **Appendix G**.

#### **4.4.3 Historic Atlas Maps**

No Historic Atlas Maps were secured for review.

Copies of the historic maps are provided in **Appendix G**.

#### **4.4.4 Topographic Maps**

The USGS 7.5-minute series maps for 1906, 1960, 1970, 1977, 1985, and 1994 for the quadrangle for Painesville, Ohio were reviewed for information regarding historical site uses. The 1906 topographic map appears to indicate that a building is located on the Site. The primary area of development appears to be located to the west in the "downtown" Painesville area. The remaining referenced maps dated 1960, 1970, 1977, 1980 and 1994, identify the area properties to the north, south and west of the site as developed. The area east of the Site to the Grand River is primarily park land.

Copies of the topographical maps are provided in **Appendix G**

#### **4.4.5 Local Street Directories**

An abstract of city directories provided by EDR was obtained from 1964 through 2010, at approximately five year intervals for the Site, adjoining and nearby properties. B&N reviewed and screened each EDR reported site and summarized the Site and only addresses that are known or suspect to have been past users of hazardous substances including dry cleaning and petroleum products which may have contributed to a Site subsurface or groundwater condition. The Site and adjoining property information reported by EDR is as follows:

##### **257 E. Main Street (Site)**

- 1964 - Vacant;
- 1969/1974 - Holiday Inn Of Painesville, Painesville Area Chamber of Commerce and Downtown Painesville Association;
- 1979 - Vacant;
- 1984 - Ameritrust;
- 1989 - The Stafford Retirement Home;
- 2000-2010 - Painesville Plaza Hotel and E&D Intl.

##### **222 E. Main Street**

- 1964-1969 Yee Chan Laundry;

##### **223 E. Main Street**

- 1964 - D&M Gulf;

##### **223 E. Main Street**

- 1964/1969 - Lake County Harley Davidson Motorcycle;

**230 E. Main Street**

- 1964 – 1984 Quality Cleaners, parking lot;

**261E. Main Street**

- 1969 – American House Gas & Wash Auto Wash

**305 E. Main Street**

- 1964/1969 – Eastern Greyhound Lines

**230 E. Main Street**

- 1979 – H&H Industrial Services
- 1884 – Vehicle Specialties
- 1989/ 2006 Discount Foreign & Domestic Car Repair, M&J Auto & Truck
- 2010 – Benavides Auto Shop, Master Tee’s Automotive Center

A copy of the EDR City Directory Abstract is provided in **Appendix I**.

**4.4.6 Prior Assessments**

A Phase I Environmental Site Assessment for the *Painesville Plaza Hotel* dated January 5, 2000 By Blackburn & Brown, (B&B report) San Francisco, California was provided for review and report inclusion by Ms. Bieterman. The B&B report included a previous report for the Site titled *Real Estate Environmental Assessment Former Stafford Building 257 East Main Street Painesville, Ohio* dated April 8, 1991 by Webster Engineering Associates, Inc., Cleveland, Ohio (Webster Report). The Webster Report documents a limited subsurface investigation of the Site regarding historic documentation of USTs on the Site. Recommendation of the B&B Report is documented as follows:

*A subsurface investigation should be conducted to determine whether the soils or groundwater underlying the subject property have been environmentally impacted by the dry cleaning operation previously located on the southerly portion of the subject property, the auto repair facility that previously occupied the northern portion of the subject property, and the decommissioned oil/water*

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*separator located in the basement of the structure occupying the subject property. In addition, the ground water monitoring well off the northeast corner of the hotel building in the center of the former UST excavation pit should be decommissioned in accordance with the Ohio Department of Natural Resources, Division of Water regulations.*

*Pursuant to federal and state regulations, all suspect asbestos- containing material should be either presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb the material(s).*

A copy of the B&B Report including the Webster Report is located in **Appendix H**.

#### **4.4.7 Interviews**

Ms. Bieterman reports in a *User Questionnaire* provided by B&N the following:

- In not aware of that are filed or recorded against the Site (*none*);
- Is not aware of Activity and Land Use (AUL) Limitations that are in place on the site or that have been foiled or recorded in a registry (*none*);
- No specialized knowledge or experience of the person seeking to qualify for the LLP (*we acquired the property as the City of Painesville with a purchase agreement*);
- Relationship of the purchase price to the fair market value of the property if it were not contaminated (*The property will be donated to the Lake County Port Authority for redevelopment opportunities*);
- Commonly known or reasonably ascertainable information about the property is as follows:
  - a. Knowledge of previous Phase I was conducted in January 2000 ;
  - b. Not aware of specific chemical present or were once present on the property;
  - c. Not aware of spills or other chemical releases that have taken place on the property;
  - d. Is not aware of any degree of obviousness of the presence of likely presence of contamination at the property.

A copy of the referenced *User Questionnaire* is located in Appendix C.

#### **4.5 Historical Use Information on Adjoining Properties**

Based on information documented by Sanborn Mapping, previous reports and studies and a City Abstract Directory historic adjoining property use is as follows: Single family dwellings, laundries, filling stations, multiple automobile (dealership) repair facilities (automobile, truck and motorcycle) car wash, auto painting facility, Eastern Greyhound Lines (suspect terminal) and a machine shop.

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## 5.0 SITE RECONNAISSANCE

### 5.1 Methodology and Limiting Conditions

A site walkover was conducted on May 25, 2010 by Burgess & Niple, Inc. (B&N) Environmental Scientist Larry R. Cogley accompanied by Ms Cathy Bieterman, City of Painesville Department of Economic Development and Patrolman Al Nagy, City of Painesville Police Department.

No Limiting conditions were apparent or identified on the day of the walkover.

Site photographs depicting current conditions are provided in **Appendix B**.

### 5.2 General Site Setting

#### 5.2.1 Current Uses of the Site

The Site is currently vacant.

#### 5.2.2 Past Uses of the Site

Based on historic documentation including Sanborn Maps, City Directories and previous reports and studies; the Site was formerly occupied by hotel operations, car wash and fueling operations, laundry and suspect dry cleaning operations, brewery, and flour mill occupying the southerly portion of the site and a former light industrial facility (Globe Mfg. Co), auto repair facility and a machine shop occupied the northerly portion of the Site.

#### 5.2.3 Current Uses of Adjacent Properties

Current uses of adjacent properties are summarized below:

- North – Latimore Street, asphalt covered vehicle parking lot;
- South - East Main Street, office structure (*Hillside Professional Building*);
- East – *Joel F. Lucia Public Health Center-Lake County General Health District* facility;
- West – Several asphalt covered vehicle parking lots and *Key Bank Building*.

#### **5.2.4 Past Uses of Adjoining/Area Properties**

Based on information documented by Sanborn Mapping, previous reports and studies and a City Directory abstract provided by EDR, previous adjoining property use is identified as follows: single family residential properties, laundries and suspect dry cleaning operations, filling stations, vehicle repair (automobile, truck and motorcycle) car wash, Eastern Greyhound Lines (suspect terminal and a machine shop.

#### **5.2.5 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions**

The USDA, Soil Conservation Service's Soil Survey of Lake County, Ohio (1978, reissued 1991) classifies the dominate soil cover for the Site and adjoining properties to the west and south is Urban Land (Ur). Ur is described as: *areas of 10 acres or more in size that are covered in buildings, pavement, or other man-made surfaces. Included in Urban Land are commercial, industrial areas, large factories, shopping centers,, warehouses, and railroad yards. Slope ranges from 0 to 6 percent.* The dominate land cover from the approximate easterly property line of the Site east to the Grand River is classified as Euclid silt Loam (EuA). A small association near the northerly property line and to the north is identified as Ellsworth silt loam ( Eif)

The site lies within the Erie Lake Plain physiographic province, which is a strip of relatively flat land up to a few miles wide between the present-day Lake Erie shoreline and an upland area to the south, beginning at the Portage Escarpment. The topography of the bedrock surface reflects the effects of erosion and deposition associated with the most recent advances and retreats of the continental ice sheets during the Pleistocene Epoch. As the glacial front receded, the proto-Lake Erie water level dropped, and the primary streams and rivers cut down through bedrock, to the new base level of the lake. The Grand River flows through a bedrock cut gorge that is approximately 100 feet deep approximately 1500 feet east of the Site. Bedrock consists mostly of shale and siltstone, and is exposed along the base of the Grand River and bluffs on the walls of the river gorge.

The ODNR, Division of Water describes the glacial deposits and bedrock units as not well suited for the development of groundwater supplies. Where beach ridge deposits exist in the site vicinity, properly constructed wells can produce 10 to 30 gallons of water per minute. EDR reports that a search of files for well logs revealed that a decommissioned public water supply well is located within 1/2 mile to the west southwest of the Site. EDR reports no private wells are located within a 1/2 mile radius of the Site.

### **5.2.6 Roads**

All surrounding Site roadways and vehicle parking areas were observed to be asphalt paved.

### **5.2.7 Utilities**

Natural gas to the Site is provided by Dominion East Ohio Gas; electric is provided by the City of Painesville Municipal Electric; and water and Sanitary sewer services are provided by the City of Painesville.

### **5.2.9 Controlled Substances**

No evidence of use of controlled substances were observed or reported during the Site walkover.

## **5.3 Exterior Observations**

### **5.3.1 Hazardous Substances and Petroleum Products**

No containers of hazardous substances or petroleum products were observed to be stored outside the building or elsewhere on the exterior portion of the Site or adjoining properties.

### **5.3.2 Storage Tanks**

#### **5.3.2.1 Aboveground Storage Tanks (ASTs)**

No ASTs were observed on the exterior of the Site or adjoining properties.

#### **5.3.2.2 Underground Storage Tanks (USTs)**

No USTs were observed on the exterior of the Site or adjoining properties. However, evidence suggesting previous USTs and fuel dispensing islands were observed to be located near the northeast corner of the Site building.

### **5.3.3 Odors**

No unusual odors were detected on the exterior of the Site or adjoining properties.

### **5.3.4 Pools of Liquid**

No pools of liquid were observed outside the on-site buildings or adjoining properties.

### **5.3.5 Drums**

No drums were observed on the exterior of the Site or adjoining properties.

### **5.3.6 Hazardous Substances and Petroleum Containers**

No containers of hazardous substances or petroleum products were observed outside the on-site buildings or adjoining properties.

### **5.3.7 Unidentified Substance Containers**

No unidentified containers were observed outside the on-site buildings or adjoining properties.

### **5.3.8 Polychlorinated Biphenyls (PCBs)**

Observed pad mounted electric transformers (4 each) located near the northwest corner of the Site building were confirmed by Mr. Gary Fairbanks, assistant Supervisor of Electric Distribution, City of Painesville Municipal Electric as non PCB containing transformers.

### **5.3.9 Pits, Ponds, or Lagoons**

No pits, ponds, or lagoons were observed on the Site or adjoining properties.

### **5.3.10 Stained Soil or Pavement**

No stained soil or pavement was observed on the Site or adjoining properties.

### **5.3.11 Stressed Vegetation**

No stressed vegetation was observed on the Site or adjoining properties.

### **5.3.12 Solid Waste**

No solid waste was observed on the Site or adjoining properties. However, the northerly portion (northwest property corner) is currently being utilized as a City of Painesville Waste Recycling Center. Numerous dumpsters used for separating recyclable materials were observed on-site. Some minor pavement staining was observed around the dumpsters the day of the site investigation.

### **5.3.13 Wastewater**

The Site does not currently produce wastewater. Former site operations and adjoining property waste water is transported via sanitary sewers to a City of Painesville Wastewater Treatment Plant.

### **5.3.14 Wells**

One ground water monitoring associated with a UST removal operation in the early 1980s is reported to be located at the former on-site UST location near the northeast building corner

### **5.3.15 Septic Systems**

No septic systems were identified on the Site.

## **5.4 Interior Observation**

### **5.4.1 Hazardous Substances and Petroleum Products**

Numerous pails and containers of paints, joint compounds and other miscellaneous products unidentified products were observed throughout the building the day of the site walk over.

#### **5.4.2 Storage Tanks**

Several above ground storage tanks (AST) were observed within the basement area of the building the day of the site investigation. The ASTs are believed to have been a part of the former building hot water heating and cooling systems and car washing system. No other ASTs were noted within the building the day of the site investigation.

#### **5.4.3 Odors**

No odors of petroleum product or other hazardous substances were noted the day of the site walk over. However, a strong "musty/damp" odor permeated the building.

#### **5.4.4 Pools of Liquid**

No pools of liquid were observed or noted within the building the day of the building investigation

#### **5.4.5 Drums**

No drums were specifically noted or observed the day of the building investigation. Interior drums are unknown.

#### **5.4.6 Hazardous Substances and Petroleum Containers**

Numerous pales and containers of construction material products and other unidentified products or petroleum containers were observed throughout the building the day of the site walk over.

#### **5.4.7 Unidentified Substance Containers**

Numerous pales and containers of construction material products and other unidentified products were observed throughout the building the day of the site walk over.

#### **5.4.8 Polychlorinated Biphenyls (PCBs)**

No specific PCB containing electrical equipment or dielectric fluids were observed within the building.

#### **5.4.9 Heating/Cooling**

Hot and chilled water systems provided heating and cooling within the building.

#### **5.4.10 Stains or Corrosion**

Interior stains and corrosion were apparently caused by damp conditions; thus, resulting in mold stains and equipment corrosion.

#### **5.4.11 Drains and Sumps**

Several drains and sumps were observed within the basement area including the former car washing area.

#### **5.4.12 Other**

Suspect Asbestos containing materials (ACM) were identified within the building. In addition to ACM, the building may contain universal waste materials which require special handling in accordance with CFR Parts 9, 260 through 273 of the USEPA "Universal Waste Rule". The following Universal Waste Materials were either observed or may be located within the Site structure or on the Site:

- PCB containing ballasts from fluorescent lighting fixtures;
- Mercury containing fluorescent light bulbs ;
- Batteries from emergency exit lights and other areas;
- Freon from water coolers, refrigeration equipment including air condition units, water coolers and other potential refrigerated units located throughout the building;
- Mercury switches, thermometers, thermostats within the building;
- PCB containing fluids from hydraulic systems that may be located within the building;
- Fire extinguishers;

- Miscellaneous identified or unidentified containers that may include petroleum products, solvents, paints and or chemicals;
- Exterior lighting system including mercury vapor, sodium or Halide bulbs.

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## 6.0 INTERVIEWS

### 6.1 Interview with Owner

Ms Bieterman was interviewed as part of the *Site User Questionnaire* process. (See Section 4.4.7)

### 6.2 Interviews with Occupants

No building occupants were interviewed.

### 6.3 Interviews with Local Government Officials

Interviews with local government officials were not conducted.

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## 7.0 FINDINGS

A Phase I ESA was conducted for the former Painesville Plaza Hotel located at 257 E. Main Street Painesville, Lake County, Ohio in accordance with the standards set forth in ASTM E 1527-05. The Phase I ESA was conducted in general accordance with these standards and has revealed the following:

- Based on information gained during the site reconnaissance, historic documentation and records reviews, the current RECs concerns at the Site of the former Painesville Plaza Hotel include the documented history of former Site laundry and suspect dry cleaning operations, site fueling operations and a car wash, and a machine shop. Adjoining properties documented historic land use including filling station operation, automobile repair and dealership operations, bus terminal and automobile painting facility operations;
- Little or no specific information is available regarding Site UST(s) removal in approximately the early 1980s. However, a No Further Action Letter (NFA), by BUSTR and dated June 30, 1994 was issued to the owner of record (Bank One Cleveland, Ohio), subsequent to a Suspect Release Report and a sub-surface investigation by Webster Engineering, Cleveland, Ohio;
- Past use of hazardous substances including petroleum products and chemicals are presumed for the adjoining properties and within the Site structure. Subsurface impacts from presumed past use of hazardous substances, petroleum products and chemicals is unknown.
- Based on historic documentation, interviews with people with knowledge of the site and vicinity; the historic adjoining property use included, automobile repair and dealership operations, gasoline service stations, bus terminal, and automobile painting operations. Site impacts as a result of historic adjoining property operations are unknown.
- The surrounding properties currently include, asphalt parking areas, and office structures.

- Groundwater near the Site has not been investigated, and as such, groundwater flow has not been fully characterized. Local and Site groundwater is expected to flow east toward the Grand River.

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## 8.0 OPINION

The Environmental Professionals' opinions regarding findings of the Phase I ESA conducted for the former Painesville Plaza Hotel Site located at 257 East Main Street Painesville Lake County, Ohio is as follows:

B&N recommends performing a Phase II ESA on the Site to further investigate soil and groundwater conditions underlying the Site. In addition the user should be aware that, based on the site visit; suspect asbestos containing materials are presumed to be present within the Site structure. It is recommended that prior to any demolition or renovation activities, an asbestos survey and a Universal Hazardous Waste Inventory be conducted.

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## 9.0 DATA GAPS

There were no identifiable data gaps to hinder B&N's ability to identify potential RECs on-Site.

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## 10.0 CONCLUSIONS

B&N has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 for the property located at 257 East Main Street Painesville, Lake County, Ohio

B&N recommends performing a Phase II ESA on the Site to further investigate soil and groundwater conditions underlying the Site. In addition the user should be aware that, based on the site visit; suspect asbestos containing materials are presumed to be present within the Site structure. It is recommended that prior to any demolition or renovation activities, an asbestos survey and a Universal Hazardous Waste Inventory be conducted.

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## 11.0 DEVIATIONS

No significant deviations from the usual methodology for completion of the site inspection or preparation of this Phase I ESA report were necessary.

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## 12.0 ADDITIONAL SERVICES

B&N recommends that prior to any demolition or renovation activities, an asbestos containing materials investigation and a Universal Hazardous Waste Inventory be conducted.

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## 13.0 REFERENCES

References for site-specific information obtained from published sources and summarized in this report for the Property are noted in the text or included as footnotes throughout the report.

14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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**14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS**

I, Larry R. Cogley, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) 312. I have the specific qualifications based on education, training, and experience to assess a Property of the nature, history, and setting of the Property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312, and the Annotations.

Larry R. Cogley  
Environmental Scientist

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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50 S. Main Street, Suite 600  
Akron, Ohio 44312  
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**APPENDIX A**  
**PROPERTY INFORMATION**

**APPENDIX B**  
**SITE PHOTOGRAPHS**

**APPENDIX C**  
**USER QUESTIONNAIRE**

**APPENDIX D**  
**ENVIRONMENTAL DATABASE SEARCH REPORT**

**APPENDIX E**  
**REGULATORY INQUIRY LETTERS**

**APPENDIX F**  
**AERIAL PHOTOGRAPHS**

**APPENDIX G**  
**HISTORIC DOCUMENTATION: SANBORN MAPS, TOPOGRAPHIC**  
**MAPS, CITY DIRECTORY ABSTRACT**

**APPENDIX H**  
**PREVIOUS REPORTS AND STUDIES**

