

Environmental, Safety, Engineering & Surveying Massachusetts | New Jersey | New York | Ohio

December 30, 2019

Ms. Carrie Handy Planning & Development Director City of Oberlin – Oberlin City Hall 85 South Main Street Oberlin, Ohio 44074

RE: Preliminary Land Use & Development Evaluation
Oberlin Research & Commerce Park
State Route 511 & Oberlin Road
Oberlin, Lorain County, Ohio

Dear Ms. Handy:

Partners was contracted by The City of Oberlin (Client/Owner) to conduct a preliminary land use and development evaluation for a 32.78-acre site located on the northeast corner at the intersection on State Route (SR) 511 and Oberlin Road in Oberlin, Lorain County, Ohio (Property). The Property is further defined as Parcel Number 09600078000032 and is currently owned by the City of Oberlin. **Figure 1** is presented as a Property Location Map.

The Client requested that Partners conduct a wetlands delineation review and field verification, review reports previously conducted by Partners or provided by the Client, property-specific public records that may impact land use and development plans, available utilities, and conduct a preliminary geotechnical investigation.

BACKGROUND

The following documents were reviewed by Partners as part of this investigation:

- Phase I Environmental Site Assessment, Oberlin Research and Commerce Park, North Oberlin Road, Oberlin, Lorain County, Ohio, prepared for the Lorain County Community Development Department by Partners Environmental Consulting (Partners), dated April 22, 2015.
- Wetlands Delineation, Oberlin Road Property, Oberlin Lorain County, Ohio, prepared by EDP Consultants (EDP), dated August 8, 2003.
- Written Correspondence from the Department of the Army regarding Department of the Army Application No. 2004-01939(0), prepared by the Department of the Army, Buffalo District, Corps of Engineers, dated March 2, 2005.
- Excerpts from the City of Oberlin Planning and Zoning Code pertaining to this site.
- City of Oberlin Zoning Map.
- Oberlin Utilities Department fact sheets regarding the municipally owned Electric, Water, Sanitary and Storm Sewer Utilities.

The Property is vacant, wooded land. An intermittent stream runs northwest to southeast across the Property. Building remnants, such as an approximately 15'x20' concrete building foundation, piles of wooden beams, and various sandstone slabs and blocks, are located near the southwestern Property boundary. Also, what appears to be two (2) cisterns are located on the southwestern portion of the Property. According to historical documents reviewed from the Phase I Environmental Site Assessment

(ESA) (**Attachment A**), the southwestern portion of the Property was developed with a filling station from 1937-1942. The remaining portion of the Property appears to have been developed for agricultural use from the early 1930s through the 1960s. The Property appears to have been vacant since sometime during the 1960s.

Below is a summary of the Recognized Environmental Condition (REC) identified during the Phase I ESA.

Recognized Environmental Condition

Property

• Former Filling Station USTs: Four (4) Underground Storage Tanks (USTs) were found at an abandoned filling station located in the southwestern portion of the Property. These included one (1) 1,000 gallon gasoline UST, two (2) 550 gallon gasoline USTs, and one (1) 1,000 gallon UST with unknown contents. All four (4) USTs were excavated and removed by others between June 2002 and January 2003. During the excavation, no odor or staining was observed. The tanks were free of product and the lines had previously been capped.

Soil samples were collected from the bottom of the cavities and stockpiled soil in accordance with Bureau of Underground Storage Tank Regulations (BUSTR) closure assessment requirements, and tested for the appropriate BUSTR contaminants of concern. Water was not present, and no water samples were collected.

The excavations were each backfilled using the stockpiled material for each cavity. The incident (47010106-N00001) initially reported on June 19, 2002 involving the closure and removal of USTs was granted No Further Action (NFA) status on February 27, 2003.

The soil analytical results for the bottom of both cavities and associated excavated soil stockpiles do not exceed current applicable BUSTR closure action levels and the Petroleum Contaminated Soil (PCS) Reuse level as reported by ACS at the time of the investigation. Therefore, the incident (47010106-N00001) is considered a Historical REC (HREC).

Other Conditions of Concern

While not representing RECs, the following item may be of interest or significance to the Client or User.

• **Cisterns:** Partners observed what appear to be two (2) cisterns located on the southwestern Property portion of the Property. These cisterns should be abandoned in accordance with all local, state, and federal regulations.

During EDPs 2003 Wetland Delineation conducted for the Property and adjoining land not considered part of the Property for this project, 18 wetland areas comprising a total of 5.45 acres and a 2,160-footlong stream were identified and delineated at the Property. These boundaries were obtained with a combination of Global Positioning System (GPS), measuring tape and planimeter; the boundaries were not surveyed. Thirteen of the wetlands are located on or partially on the Property. Five (5) of the 13 wetlands identified on the Property were determined by EDP to be adjacent with above-ground connection and therefore under the jurisdiction of the Army Corp of Engineers (USACE). The remaining eight (8) wetlands identified on the Property were determined to be isolated and under the jurisdiction of the Ohio Environmental Protection Agency (EPA), but were not determined by EDP to be federally regulated. A copy of the EDP Wetland Delineation Report is included in **Attachment B**.

The USACE in a correspondence dated March 2, 2005 concurred with the general wetland boundaries as shown in the EDP Wetland Delineation Report and map dated July 21, 2003. Furthermore, the USACE stated that based on their review and site observations all of the wetlands and the stream on the Property as currently defined would be considered under federal jurisdiction. The wetland and stream boundaries were confirmed on November 18, 2004 and remained valid for a period of five (5) years from the date of the correspondence. A copy of the correspondence is included in **Attachment B**.

PURPOSE

The purpose of this investigation was to identify areas of the Property that are most readily suitable for development for a commercial office or industrial use. In addition, the goal was to confirm or refute previous ecological work conducted by others based on current conditions at the Property.

The Property and surrounding site land use are shown on the Figure 2.

METHODS OF ASSESSMENT

Wetlands Determination

The purpose of a wetland determination is to make a preliminary site assessment and determine the potential for regulated wetland and/or jurisdictional stream areas to exist on the Property and the general limits thereof.

Partners reviewed the Wetlands Delineation Report that was prepared by EDP in 2003, current National Wetland Inventory (NWI) maps and local soil maps prior to visiting the site. Partners' wetland scientist walked the Property on July 30th and 31st of 2019 to assess the areas on the Property that were deemed to be potentially regulated wetlands and/or jurisdictional streams, to identify any additional wetland areas, and locate the limits of these areas using standard GPS equipment. This investigation was performed in general accordance with the USACE Wetlands Delineation Manual and the Eastern Mountains and Piedmont Regional Supplement and was intended to evaluate the completeness and relevance of the 2003 Wetlands Delineation Report when compared with current regulations and conditions at the Property.

Review of Property Specific Public Records

Zoning

On the Oberlin Map of Zoning Districts (**Figure 3**), the site is included in the M-1 Light Industrial District. The purpose of this district is to provide locations for activities generally understood to be manufacturing, repair, storage, wholesaling and distribution activities, as well as other activities considered to have impacts most compatible with industrial areas, such as offices and research and development facilities. The Zoning Code includes several restrictions and conditions to limit the types of industrial uses to those which would produce no noxious odors, hazardous discharges or objectional noises. Excerpts from the Oberlin Zoning Ordinance pertaining to the M-1 District are included in **Attachment C**.

The following area restrictions are included in the Zoning Code:

Minimum Front Yard Depth 30 feet from street right-of-way or 60 feet from roadway centerline,

however, a 50-foot wide deed restriction is present along the north side of East Lorain Road (See discussion under *Review of Property*

Specific Public Records below).

Minimum Side & Rear Yard Depths 12 feet from property lines. Side & rear yards may be used for

driveways or parking. (See also deed restriction discussion under

Review of Property Specific Public Records below)

Minimum Lot Width 150 feet at front yard setback line.

Minimum Open Space In addition the required yards, 5 percent of the lot area shall not be

covered by building, parking, loading spaces or driveways.

Maximum Building Height 50 feet with exceptions for some rooftop equipment.

Maximum Density Buildings may cover 45% total lot area.

Parking Requirements 1 space per employee, plus 0.5 spaces per 1,000 square feet floor

area for warehousing, wholesaling or 1.5 spaces per 1,000 square

feet for manufacturing, research or testing uses.

1 space for 5.000 to 40.000 square feet floor area.

Loading Requirements 1 space for 5,000 to 40,000 square feet floor area.

2 spaces for 40,001 to 100,000 square feet floor area.

The Zoning Code also stipulates that the parking and loading areas on the site be finished with pavement and be surrounded with curbing. Parking areas are to be screened along rights-of-way. The open

spaces on the property are to be finished with lawn or landscaping. The Code includes a detailed procedure by which the site plans are reviewed and approved by the Oberlin staff, Planning Commission and Council.

Utilities

Many of the utilities serving this property are owned and maintained by the City of Oberlin. Among these are sanitary sewers, domestic and fire protection water and electricity. Franchise utilities serving the City of Oberlin include Columbia Gas Company, Frontier Communications for telephone, cable television and internet access. Preliminary communications with the utility companies has indicated there is ample infrastructure in the vicinity of the site. Fact sheets for the municipally owned utilities are included as **Attachment D**. A request was made through the Ohio Underground Protection Service (Ticket # A929603206) for plans to be sent. No response has been received from the franchise utilities as of the date of this report.

Preliminary Geotechnical Investigation

Partners retained NTH Consultants, Ltd (NTH) to conduct a preliminary geotechnical assessment of the Property. After identifying areas of the Property that were most likely suitable for development, Partners selected four (4) sample locations for general coverage of the suitable areas. These locations were measured from the centerlines of State Route 511 and Oberlin Road using a walking wheel to selected distances and staked. The City of Oberlin then facilitated tree clearing in order for drilling equipment to access the locations.

The preliminary geotechnical assessment included the installation of four (4) soil borings (GT-01 through GT-04) that were drilled to a depth of 25 feet each. The borings provided information and samples for Partners subcontractor to perform engineering evaluations and analyses, and develop recommendations related to the following items:

- General subsurface conditions including stratigraphy and consistency;
- Recommended foundation type for the support of the proposed structures;
- Preliminary allowable soil bearing pressures for site soils;
- Estimates of settlement associated with shallow foundations;
- Suitability of on-site materials for re-use as engineered fill;
- Recommendations for frost penetration and foundation depth;
- Groundwater conditions;
- Earthwork operations to prepare the site for development, including requirements for fill, backfill, and suitability of on-site soils;
- Considerations relating to the support of floor slabs and pavements: and
- Other subsurface conditions which may have an impact on the design and construction of structures.

A copy of the report prepared by NTH is included as **Attachment E**.

FINDINGS

Wetlands Determination

According to the Oberlin, Ohio Quadrangle, USGS 7.5-Minute Topographic Map, the surface elevation of the Property ranges from approximately 785 feet to 795 feet above mean sea level (AMSL). The surface topography of the northern portion of the Property gently slopes to the south-southwest and the southern portion gently slopes to the north-northeast towards an intermittent stream, which runs northwest to southeast across the approximate center of the Property.

Based on Partners review of previous work by others, site observations, soil characteristics, vegetation and surface hydrology, and GPS measurements obtained in the field, Partners determined that a total of 13 of the previously identified wetlands comprising approximately 2.03 acres are located on the Property as defined for this project. **Figure 4** is a map depicting the general limits of wetlands on the Property as currently observed in the field.

Wetland E, as shown on **Figure 4**, extends onto the north adjoining site for an additional 1.49 acres of off-Property wetland, a portion of which is a permanently inundated vernal pool bordering the northeastern portion of the Property.

Approximately 1,860 linear feet of the stream is located on the Property, flowing from northwest to southeast.

Partners concurs with the approximate boundaries and locations presented by EDP, as well as the USACE determination that the water bodies appear to be jurisdictional and therefore under federal regulation. Several of the wetlands including Wetland E, Wetland I, Wetland Q, Wetland O and Wetland R have increased slightly in size based on the observations and measurements taken during Partners site visits. The boundaries of these areas were approximated and not surveyed.

Photographs of the current Property conditions are included as **Attachment F**.

Review of Property-Specific Public Records

Zoning

This site has been designated as a part of the Oberlin Industrial District. The M-1 Light Industrial District extends to the north and west of this property. The Development of this property as a Research and Development Park is compatible with the purpose and intent of the M-1 District. Other nearby properties in the M-1 district have been developed for service, manufacturing and office uses.

Lands to the south are designated as R-1B Single-Family Residential District (11,250 square foot minimum lot area).

The area to the east of the site is a part of New Russia Township, an unincorporated part of Lorain County. The land adjacent to the property is zoned Agricultural Residential (R1-1). This district permits agricultural uses (5-acre minimum farm) and single-family housing (1-acre minimum lots). The land is currently used for farming.

The plat of the Hill Creek Subdivision (Plat Volume 88, Page 29, Lorain County Records) shows a 50-foot wide landscape buffer along East Lorain Road and the eastern property line. The following recital is included on the Plat:

"A 50' landscaped buffer shall be maintained at all times along...south and east boundary of Lot 3 so long as the adjoining parcels to the south and east have a residential use. In the event any use other than residential is conducted on said adjoining parcels, then the within deed restriction shall be deemed null and void and the buffer of the within premises shall be according to the requirements of the Zoning Code of the City of Oberlin.

Utilities

Electric power, telephone, cable television and internet utilities are present on poles on the north side of East Lorain Street (S.R. 511) and the east side of North Oberlin Road. Water lines and hydrants are located along the north side of East Lorain Street and the west side of North Oberlin Road. Sanitary sewers are present on both streets to serve the single-family residences south of East Lorain Street and the industrial properties west of North Oberlin Road. The following utility characteristics were reported by the City of Oberlin.

- Overhead Power Lines: 12kV with a substation about 300 feet away from the property.
- Water Mains: 12-inch diameter mains along Oberlin and East Lorain Roads. 8-inch main in Hill Creek Drive to serve the City's Service Complex.

- Sanitary Sewer: A 24-inch diameter sewer is located in East Lorain Road, running eastward toward the Oberlin Water Environment Protection Facility located about two thousand feet east of the property.
- Natural Gas: Provider is Columbia Gas Company. A gas main is located along Oberlin Road up to Hill Creek Drive to serve the Service Complex.

Preliminary Geotechnical Investigation

The NTH Geotechnical Investigation Report shows the soils are generally uniform and consist of friable topsoil over layers of native clay and silty clay soils to 25 to 27.5 feet below grade. Topsoil is typically about 12 inches deep. The underlying soils are generally very stiff to hard silty clay and clay with traces of sand and gravel. A layer of very stiff clayey silt was encountered at a depth of 18.5 to 23.5 feet in Boring B-3 (see Test Boring Location Plan, Figure No. 1 in the NTH Report). Groundwater was not encountered in any of the borings. Moist soils were observed in Boring B-3 on the surface of the clayey silt layer.

The report recommends that topsoil encountered during site work be removed from planned building and pavement areas. The topsoil can be stockpiled onsite and reused for landscaped or planted areas of the site. The subsoils are considered suitable for the direct support of light to moderate foundation loads such as those anticipated for this project. These soils are also suitable for the establishment of engineered fill to reach design grades and for the support of floor slabs. The moist soils encountered likely represent a perched water table, held above the clayey silt lens in the vicinity of Boring No. B-3.

The stability of the cohesive soils on the site and their supporting capability are very much related to the prevailing groundwater conditions. Water control measures are needed where excavations approach levels close to the observed groundwater elevations. These measures can include perforated pipes or gravel beds with geotextile fabrics above and below the gravel.

The report recommends all surface vegetation be removed at the start of construction and all stumps and roots be grubbed out within 5 feet of any proposed building envelope. Subsoils can be excavated, and the materials stockpiled for engineered fills. The exposed subgrade should be proof rolled with a heavily loaded dump truck or front-end loader. Areas exhibiting pumping or yielding should be stabilized by aeration, drying and re-compaction or undercutting and removal of the unacceptable materials. Engineered fills should be placed in horizontal layers (lofts) not more than 12-inches thick in loose thickness and compacted to 95 percent maximum density per the Modified Proctor compaction test (ASTM D1557).

Foundations or footings placed on in situ soils can be designed for a bearing pressure of 6,000 pounds per square foot (psf). Foundations on engineered fill made of onsite materials should be designed for 3,500 psf bearing pressures. Strip footings should be a minimum of 16-inches wide. Isolated spread footings should be a minimum of 30-inches in any dimension. All foundations exposed to freezing temperatures should be set at a minimum depth of 32-inches below finished grade. Interior footings can be set at a shallower depth provided suitable soils are present.

Subgrade soils are expected to be suitable for placement of suitably reinforced floor slabs, provided they are separated from foundations to allow independent movement. A granular layer of vapor barrier should be placed beneath floor slabs to prevent the flow of moisture toward the floor through capillary action.

With proper subgrade preparation, pavements can be designed for a preliminary effective California Bearing Ration (CBR) of 5. Underdrains should be included under all paved areas including finger drains radiating from catch basins or other storm sewer inlets.

LIMITATIONS AND EXCEPTIONS

The conclusions presented in this letter report are based on the previous and current work by others, Partners site observations and review of property-specific public records that may impact land use and development plans as well as available utilities.

SUMMARY & CONCLUSIONS

Based on the activities and information contained in this letter report, Partners presents the following conclusions.

It is Partners professional opinion that there have been no significant changes to the Property concerning wetlands or potential wetlands since the 2003 Wetland Delineation Report. Any developments on this property should be carefully planned to avoid encroachment into the existing wetlands. Should it become evident that some of the wetland areas must be impacted, such impacts should be minimized. It is likely the USACE and the Ohio Environmental Protection Agency (OEPA) will require the purchase of mitigation credits to compensate for wetland areas that are filled (taken).

The soils on and under the site are suitable for development of the type of facilities that can be built on this site. With some consideration for groundwater and drainage, there don't appear to be adverse soil conditions that would inhibit development.

The existing zoning district is appropriate for the suggested development of this property as for research and development buildings. The setback maximum density, parking, open space and landscaping requirements in the Oberlin Zoning Code are sufficiently flexible to allow multiple buildings on the non-environmentally sensitive portions of the property.

Most, if not all, utilities are present along the streets adjacent to the Property. It will depend on the specific type of research and development work to be undertaken in the proposed buildings whether there is sufficient capacity in the existing infrastructure, particularly for electric power, telephone, internet access and natural gas.

CLOSING

Thank you for the opportunity to serve your needs. Please call us at (800) 763-1363 if you have questions or if we can be of further assistance.

Sincerely, **Partners**

Blake Traxler Geologist III Roger C. Newberry P.E.

Senior Engineer

Attachments: Figure 1 Property Location Map

Figure 2 Property Plan & Surrounding Sites Map

Figure 3 Oberlin Map of Zoning Districts

Figure 4 Preliminary Land Use & Development Investigation Map

Attachment A Partners Phase I ESA

Attachment B EDP Wetland Delineation and USACE Correspondence

Attachment C Oberlin Zoning Code Extracts

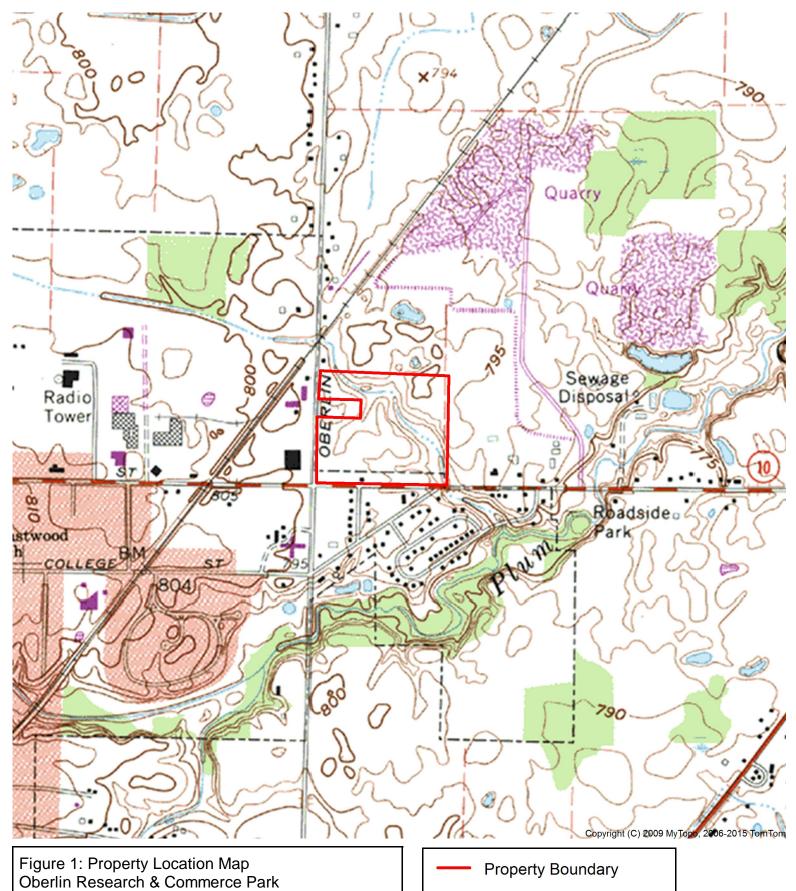
Attachment D Utility Fact Sheets

Attachment E NTH Preliminary Geotechnical Report

Attachment F Photographs

Preliminary Land Use & Development Evaluation Oberlin Research & Commerce Park State Route 511 & Oberlin Road Oberlin, Lorain County, Ohio

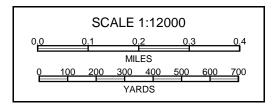
FIGURES



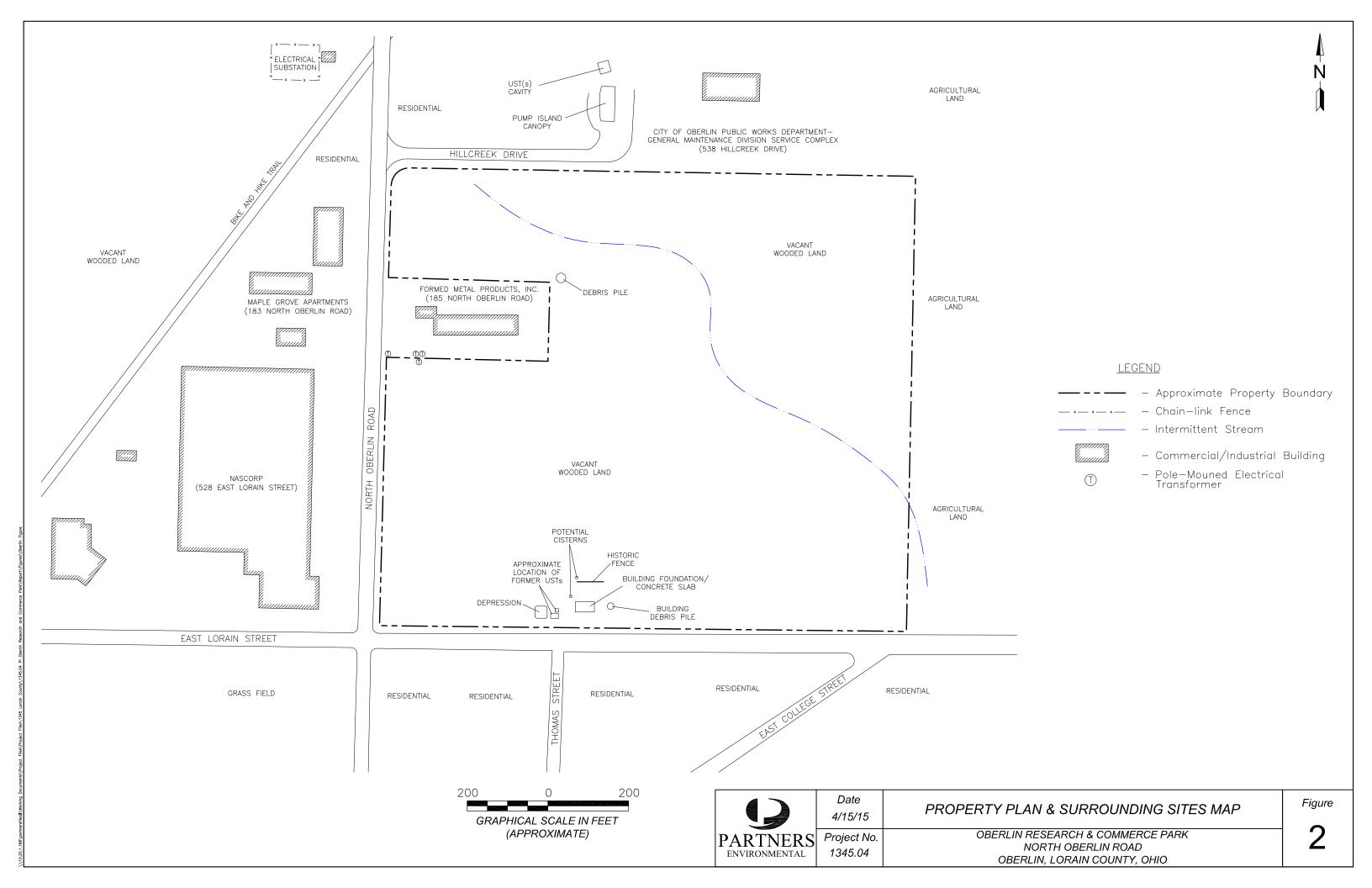
North Oberlin Road Oberlin, Lorain County, Ohio

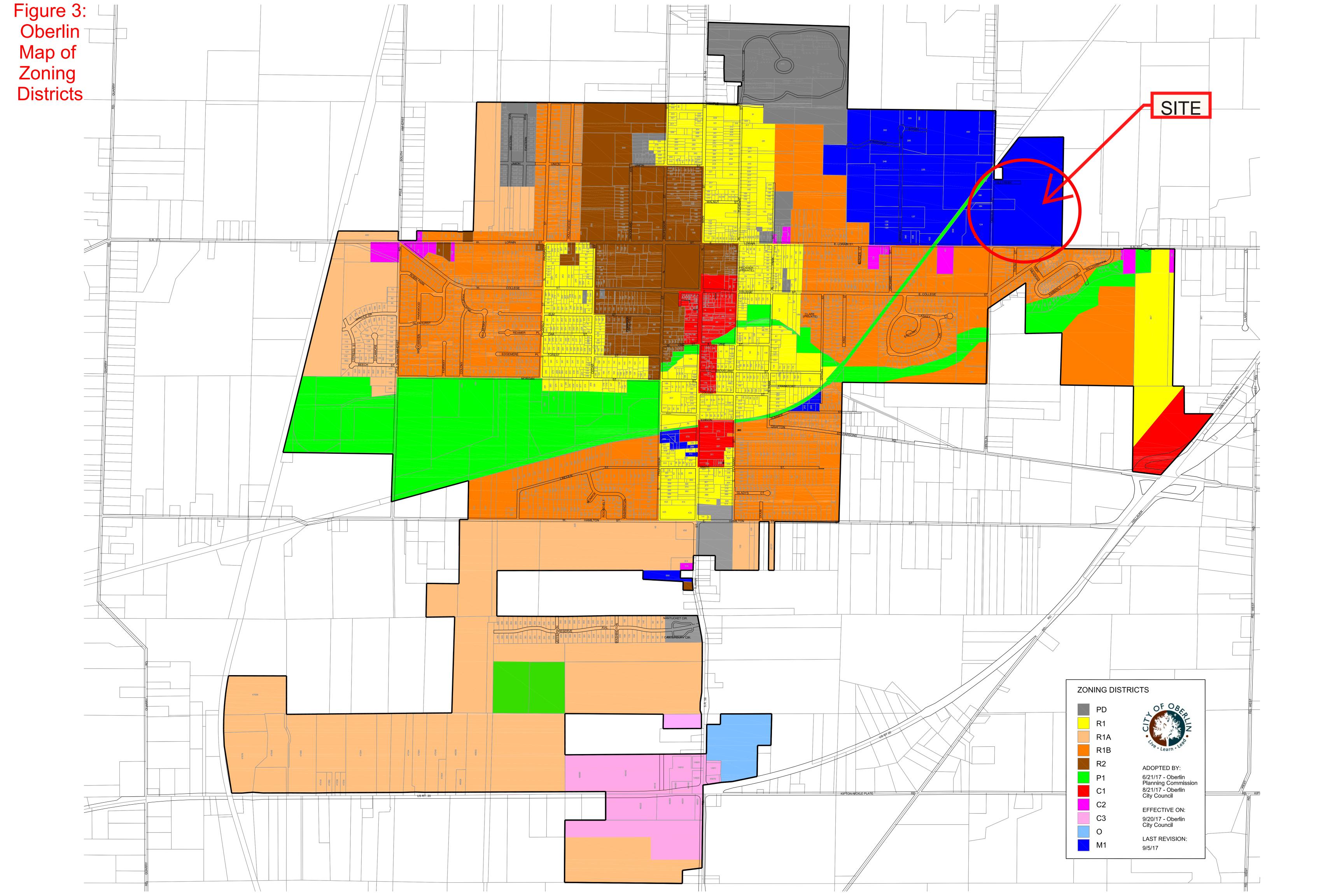
Map Name: OBERLIN Print Date: 04/08/15

Map Center: 041° 17' 44.34" N, 082° 11' 38.69" W













APPROX. PROPERTY LINE

APPROX. & STREAM/DITCH WETLAND DECLINATION LIMITS

GEOTECHNICAL BORING LOCATION

WETLAND		ACREAGE
WETLAND	Е	0.680 acre
WETLAND	F	0.460 acre
WETLAND	G	0.081 acre
WETLAND	Н	0.035 acre
WETLAND	1	0.641 acre
WETLAND	J	0.010 acre
WETLAND	L	0.046 acre
WETLAND	М	0.101 acre
WETLAND	N	0.046 acre
WETLAND	0	0.058 acre
WETLAND	Q	0.118 acre
WETLAND	R	0.135 acre

PARTNERS

Figure 4

PRELIMINARY LAND USE & DEVELOPMENT INVESTIGATON

LOCATED AT: STATE ROUTE 511 & OBERLIN ROAD

LORAIN COUNTY, OHIO

FOR: THE CITY OF OBERLIN

SHEET 2 OF 2 PROJ.# 1913.02

Preliminary Land Use & Development Evaluation Oberlin Research & Commerce Park State Route 511 & Oberlin Road Oberlin, Lorain County, Ohio

ATTACHMENT A PARTNERS PHASE I ESA



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Oberlin Research & Commerce Park North Oberlin Road Oberlin, Lorain County, Ohio

April 22, 2015

PREPARED FOR: Mr. Christopher Smith

Economic Development Specialist

Lorain County Community Development Department

226 Middle Avenue Oberlin, Ohio 44074 Project #: 1345.04

PREPARED BY: Partners Environmental Consulting, Inc.

31100 Solon Road, Suite G

Solon, Ohio 44139 (440) 248-6005 (phone) (440) 248-6374 (fax)

This report has been prepared by Partners Environmental Consulting, Inc. for the benefit of our Client in accordance with the approved scope of work. Partners assumes no liability for the unauthorized use of information, conclusions or recommendations included in this report by a third party. Copyright © 2015, Partners Environmental Consulting, Inc.

TABLE OF CONTENTS

1.0	INTRODUCTION	
1.1	Purpose	
1.2	Limitations to the ASTM Standard and Data Gaps	1
1.3	Reliance	1
2.0	PROPERTY AND ADJOINING SITES DESCRIPTION	
2.1	General Property Location	2
2.2	Vicinity Characteristics	
2.3	Property Information	2
2.4	Property Characteristics	2
2.5	Current Uses of Property	3
2.6	Past Uses of Property	
2.7	Current Uses of Adjoining Sites and Surrounding Area	
2.8	Past Uses of Adjoining Sites and Surrounding Area	3
3.0	USER PROVIDED INFORMATION	4
3.1	Environmental Cleanup Liens	4
3.2	Activity and Land Use Limitations	4
3.3	Specialized Knowledge or Experience	4
3.4	Relationship of Purchase Price to Fair Market Value	4
3.5	Commonly Known or Reasonably Ascertainable Information	4
3.6	Presence of Contamination	
3.7	Other	
4.0	GEOLOGIC AND HYDROGEOLOGIC INFORMATION	4
4.1	Oil and Gas Well Map	4
4.2	Abandoned Mines	5
4.3	Water Well Drilling Log Reports	5
4.4	Soils	
4.5	Geology	
4.6	Groundwater	
5.0	HISTORICAL RECORDS REVIEW	
5.1	Sanborn Fire Insurance Maps	6
5.2	Aerial Photographs	
5.3	City Directories	
6.0	RECÓRDS REVIEW	
6.1	Regulatory Database Records	8
6.	1.1 ČERĆLIS	
6.	1.2 NPL	8
6.	1.3 ERNS	8
6.	1.4 RCRIS	
6.	1.5 CORRACTS	
	1.6 UST	
	1.7 LUST	
6.	1.8 State Sites	
	1.9 SWL	
	1.10 SPILLS	
	1.11 Federal and State Brownfields, State Voluntary Cleanup Program, Federal and State	•
0.	Institutional Controls and Engineering Contracts	11
6	1.12 EDR Proprietary Records	
	1.13 Orphan Sites Listed in the Database Report	
6.2	Previous Reports	
7.0	PROPERTY AND SURROUNDING SITE RECONNAISSANCE	13
7.0 7.1	Property Reconnaissance	
	1.1 Hazardous Substances and Petroleum Products	
	1.2 Underground Storage Tanks	
	1.3 Aboveground Storage Tanks	
	1.4 Storage Drums and Containers	
	1.5 Stained Surfaces, Pooled Liquids and Stressed Vegetation	
1.	1.5 otalijed oditaces, r obied Liquids alid otressed vegetation	13

TABLE OF CONTENTS

7.	1.6	Unusual Odors	13
7.	1.7	Polychlorinated Biphenyl	
7.	1.8	Solid Waste Disposal, Fill Material, Mounds or Depressions	14
7.	1.9	Pits, Ponds or Lagoons	
7.	1.10	Waste Water Discharge or Treatment, Floor Drains, Sump Pumps, Septic Systems,	
		Wells	14
7.	1.11	Other Observations	14
7.2	Ad	djoining Sites and Surrounding Area	14
8.0		RVIEWS	
8.1	0	wner/Operator	15
8.2	Fi	ire Department	15
8.3	Ві	uilding Department	15
8.4	H	ealth Department	15
8.5	0	hio Environmental Protection Agency	15
9.0		DINGS	
9.1		roperty	
9.2		djoining/Surrounding Sites	
10.0	OPIN	NÍONS AND CONCLUSIONS	17
11.0		ERENCES	

FIGURES

Figure 1 **Property Location Map**

Property Plan and Surrounding Sites Map Figure 2

APPENDICES

Appendix A **Property Information**

Appendix B Property and Adjoining Sites Photographs

Appendix C User Questionnaire

Geologic and Hydrogeologic Information Appendix D

Appendix E Historical Information

Appendix F Regulatory Database and Supporting Documentation

Appendix G Previous Environmental Reports

Appendix H **Additional Information** Appendix I **Professional Resumes**

1.0 INTRODUCTION

1.1 Purpose

Partners Environmental Consulting, Inc. (Partners) was contracted by the Lorain County Community Development Department (User/Client) to conduct a Phase I Environmental Site Assessment (ESA) at approximately 32.78 acres of vacant wooded land located northeast of the East Lorain Street and North Oberlin Road intersection in the City of Oberlin, Lorain County, Ohio (Property). The Property is further defined as Parcel Number (PN) 09600078000032.

Partners conducted the Phase I ESA in general accordance with the United States Environmental Protection Agency (EPA), Standard and Practices for All Appropriate Inquires (AAI), Final Rule (40 CFR Part 312) and ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13). Any exceptions to, or deletions from these practices are described in **Section 1.2** of this report.

The purpose of conducting a Phase I ESA in accordance with the ASTM Practice E 1527-13 and the AAI Final Rule is to permit the User to satisfy one of the requirements to qualify for the Innocent Landowner, Contiguous Property Owner, or Bona Fide Prospective Purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability.

The goal of the Phase I ESA process is to identify Recognized Environmental Conditions (RECs) at the Property. An REC is defined by ASTM E 1527-13 as follows:

The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

1.2 Limitations to the ASTM Standard and Data Gaps

Limitations or exceptions to ASTM Standard E 1527-13 and data gaps, as defined in the AAI Final Rule noted during the course of the Phase I ESA are discussed below.

Based on a review of available resources and conditions observed during the site inspection, the potential data gaps or limitations to ASTM Standard E 1527-13 described below do not likely affect the ability to identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the Property or would be likely to have a material impact on the conclusions of this report.

Although available resources were reviewed, there are intervals over five (5) year periods when data was not available.

According to the ASTM Standard E 1527-13, a data failure exists in determining the Property's first developed use. Based on the historical records reviewed and the information provided by the Client, the Property appears to have been developed for agricultural, residential, and/or commercial purposes some time prior to 1934.

1.3 Reliance

The Phase I ESA Report has been prepared for the exclusive use of the Client and may not be relied upon by any other party, except for the following: City of Oberlin. Partners hereby agrees to allow the City of Oberlin to rely on this Phase I ESA subject to the terms and conditions of the contractual agreement between Partners and the Client for environmental consulting services relative to the Property, and any limitations identified in this Phase I ESA.

2.0 PROPERTY AND ADJOINING SITES DESCRIPTION

2.1 General Property Location

The Property is located northeast of the East Lorain Street and North Oberlin Road intersection in the City of Oberlin, Lorain County, Ohio. The location of the Property is depicted on the Oberlin, Ohio Quadrangle, United States Geological Survey (USGS) 7.5-Minute Topographic Map (**Figure 1**).

2.2 Vicinity Characteristics

The Property is located in an area developed primarily for agricultural, residential, and commercial use. According to the Oberlin, Ohio Quadrangle, USGS 7.5-Minute Topographic Map, the surface topography of the surrounding area slopes gently down to the southeast towards Plum Creek, which is located approximately 820 feet southeast of the Property.

The Property and surrounding area are provided with natural gas by Columbia Gas by means of underground lines located within the public rights-of-way. Potable water is provided by the City of Oberlin. Storm and sanitary sewer services are provided by the City of Oberlin. Electrical power is provided to the area by the City of Oberlin by means of overhead lines located within the public rights-of-way.

2.3 Property Information

According to information obtained from the Lorain County Auditor's website, the Property is comprised of one (1) parcel, designated PN 09600078000032, which is currently owned by the City of Oberlin. The Property information obtained from the Lorain County Auditor's website is included in **Appendix A**.

Partners contracted Environmental Data Resources, Inc. (EDR) to conduct an environmental lien and activity and use limitations (AULs) search and this report is included in **Appendix A**. The environmental lien and AUL search evaluates deeds for environmental liens, AULs, and/or easements that have been recorded for the Property. EDR did not identify environmental liens or AULs associated with the Property. The document number is 2006-01288519, and the deed was filed on February 27, 2006.

2.4 Property Characteristics

Size: The Property is roughly square-shaped and encompasses approximately 32.78 acres.

Topography: According to the Oberlin, Ohio Quadrangle, USGS 7.5-Minute Topographic Map, the surface elevation of the Property is approximately ranges from 785 feet to 795 feet above mean sea level (AMSL). The surface topography of the northern portion of the Property gently slopes to the south-southwest and the southern portion gently slopes to the north-northeast towards an intermittent stream, which runs northwest to southeast across the approximate center of the Property.

Buildings: There are no structures on the Property.

Exterior Features: The Property is vacant, wooded land. An intermittent stream runs northwest to southeast across the Property. Building remnants, such as an approximately 15'x20' concrete building foundation, piles of wooden beams, and various sandstone slabs and blocks, are located near the southwestern Property boundary. A depression measuring approximately 30'x30' and approximately three (3) feet deep at its lowest point is also located near the southwestern Property boundary. What appears to be two (2) cisterns are located on the southwestern portion of the Property. A portion of a dilapidated stone fence is located on the southwestern portion of the Property. One (1) small mound of building material (brick, gravel, and cinder) is located on

the northern portion of the Property near the rear of the Formed Metal Products facility (185 Oberlin Road).

Figure 2 depicts the features on the Property and surrounding sites. Photographs of the Property and adjoining sites are included in **Appendix B**.

2.5 Current Uses of Property

According to the Lorain County Auditor's website, the current land use of the Property is designated "City of Oberlin." Currently, the Property is vacant wooded land.

2.6 Past Uses of Property

According to historical documents reviewed (**Section 5.0**) and information provided by the Client, in general, the southwestern portion of the Property was developed with a filling station from 1937-1942. The remaining portion of the Property appears to have been developed for agricultural use from at least the early 1930s through to the 1960s. The Property appears to have been vacant since sometime during the 1960s.

2.7 Current Uses of Adjoining Sites and Surrounding Area

Current uses of the adjoining sites and surrounding area were observed from the Property or public rights-of-way. The following are observations of the current uses of adjoining sites and the surrounding area, which are depicted on **Figure 2**.

North: The City of Oberlin Public Works Departments -- General Maintenance Division facility (538 Hillcreek Drive) adjoins the Property to the north. Farther north is a portion of the Lorain County Landfill (43502 Oberlin Elyria Road).

South: East Lorain Street borders the Property to the south, beyond which are residences.

East: Agricultural land adjoins the Property to the east. Farther east is a portion of the Lorain County Landfill.

West: Formed Metal Products, Inc. (185 North Oberlin Road) is surrounded by the Property to the north, south, and east. North Oberlin Road borders the remainder of the Property to the west, beyond which are the Maple Grove Apartments (188 North Oberlin Road) and the National Association of College Stores (NASCORP) facility (528 East Lorain Street).

2.8 Past Uses of Adjoining Sites and Surrounding Area

According to historical documents reviewed (**Section 5.0**), in general, the area surrounding the Property was developed prior to 1934 for residential and agricultural purposes. Residential development continued along East Lorain Street through to the late 1970s early 1980s. Commercial development began in the mid to late 1960s along North Oberlin Road, and continued through until the early 1990s. The development of a landfill located to the northeast of the Property began in the 1970s and continues to the present. Institutional development on the north adjoining site began during the mid-2000s and continued through to the mid to late 2000s, when much of the development appears as it does today.

3.0 USER PROVIDED INFORMATION

Where the term "User" appears in this report, it refers to the Client. The User completed the *ASTM E* 1527-13 User Questionnaire (User Questionnaire) to assist in gathering information from the User that may be material to identifying RECs at the Property. The User provided the information in **Sections 3.1** through **3.7** by means of the User Questionnaire. Refer to **Appendix C** for a copy of the completed questionnaire.

3.1 Environmental Cleanup Liens

The User is not aware of environmental cleanup liens that have been filed or recorded for the Property.

3.2 Activity and Land Use Limitations

The User is not aware of any activity or land use limitations in place on the Property or that have been filed or recorded in a registry.

3.3 Specialized Knowledge or Experience

The User does not have any specialized knowledge or experience related to the Property.

3.4 Relationship of Purchase Price to Fair Market Value

According to the User, the purchase price being paid for the Property reasonably reflects the fair market value of the Property.

3.5 Commonly Known or Reasonably Ascertainable Information

The User is aware of the commonly known past uses of the Property from findings of a previous Phase I for the Property conducted by Advanced Containment Systems, Inc. in 2002. The User is aware of petroleum being present on the Property. The User is not aware of spills or chemical releases on the Property. The User is aware of environmental cleanups that have taken place on the Property.

3.6 Presence of Contamination

The User is not aware of any obvious indicators that point to the presence or likely presence of contamination at the Property.

3.7 Other

The User did not provide any other information of environmental significance.

4.0 GEOLOGIC AND HYDROGEOLOGIC INFORMATION

Partners reviewed readily available information provided by the Ohio Department of Natural Resources (ODNR) website and other sources about oil and gas wells, abandoned mines, water wells, soil, geology, and groundwater in the general area of the Property. Copies of geologic and hydrogeologic information are included in **Appendix D**. Site-specific information regarding the Property is not available.

4.1 Oil and Gas Well Map

Partners reviewed the Oil and Gas Well Map obtained from the ODNR website. According to the ODNR map, no oil or gas wells are located on the Property or the adjoining sites.

4.2 Abandoned Mines

Partners reviewed the Abandoned Mines of Ohio Map obtained from the ODNR website. According to the ODNR map, no abandoned underground mines are located beneath the Property or surrounding area.

4.3 Water Well Drilling Log Reports

According to the ODNR website, no water wells are located on the Property or within a 2,000 foot radius of the Property.

4.4 Soils

According to the United States Department of Agriculture's (USDA) Natural Resources Conservation Service Web Soil Survey and the *Soil Survey of Lorain County*, the Property is underlain with the following soil types:

- EIB Ellsworth silt loam, 2 to 6 percent slopes: This soil type is gently sloping on knolls and
 in small areas that parallel drainage ways. This type of soil is moderately well drained, has very
 slow permeability, and has a medium available water capacity. This soil type meets the hydric
 criteria.
- Ly Luray silty clay loam: This soil type is in large areas, mostly on the northern lake plain, between the beach ridges in slack water areas, and along drainage ways. This soil type is very poorly drained, has moderately slow permeability, and has a high available water capacity. This soil type meets the hydric criteria.
- MgA Mahoning silt loam, 0 to 2 percent slopes: This soil type consists of somewhat poorly
 drained, nearly level to gently sloping soils on uplands throughout the county. Runoff is slow to
 ponded, and adequate drainage outlets are difficult to establish. This soil type undergoes
 seasonal wetness and has very slow permeability. This soil type meets the hydric criteria.
- MgB Mahoning silt loam, 2 to 6 percent slopes: This soil type consists of somewhat poorly
 drained, nearly level to gently sloping soils on uplands throughout the county. The soil type has
 very slow permeability and a medium available water capacity. This soil type meets the hydric
 criteria.
- TrA Trumbull silty clay loam. 0 to 2 percent slopes: This soil type is in large areas, mostly on the northern lake plain, between the beach ridges in slack water areas, and along drainage ways. This soil type is very poorly drained, has moderately slow permeability, and a high available water capacity. This soil type meets the hydric criteria.

4.5 Geology

According to the *Surficial Geology of the Lorain and Put-In-Bay 30 x 60 Minute Quadrangle* map, subsurface material underlying the Property generally consists of areas of Wisconsinan-age till to depths of approximately 20 feet bgs, followed by Wisconsinan-age sand to a depth of approximately 70 feet bgs, followed by Wisconsinan age till to a depth of approximately 100 feet, underlain by Mississippian and Devonian-age sandstone and shale.

4.6 Groundwater

According to the *Groundwater Resources of Lorain County* map, the Property is situated in an area of low permeability deposits of clay overlying shale yielding less than three (3) gallons per minute (gpm). Dry wells are not uncommon. If small supplies are developed, additional storage may be necessary to supply peak demands. Drilling deeper usually results in brackish or oily water.

No information was available to quantitatively determine shallow groundwater flow direction at the Property. However, shallow groundwater typically follows surface topography. According to the Oberlin, Ohio Quadrangle, USGS 7.5-Minute Topographic Map, regional topography in the vicinity of the Property slopes down to the southeast. Therefore, the inferred direction of groundwater flow is to the southeast. However, surface topography of the northern portion of the Property gently slopes to the south-southwest and the southern portion gently slopes to the north-northeast towards an intermittent stream, which runs northwest to southeast across the approximate center of the Property.

5.0 HISTORICAL RECORDS REVIEW

Past uses of the Property, adjoining sites and the area surrounding the Property were determined by reviewing historic maps, historical aerial photographs, and city directories, dating back to 1934. The historic information is included in **Appendix E**.

5.1 Sanborn Fire Insurance Maps

Partners contacted Environmental Data Resources, Inc. (EDR) to determine the availability of Sanborn Fire Insurance (Sanborn) maps for the Property and adjoining sites. Sanborn map coverage is not available and a copy of the No Coverage Letter provided by EDR is included in **Appendix E**.

5.2 Aerial Photographs

Partners obtained aerial photographs for the Property and surrounding area from EDR for the following years: 1934, 1950, 1952, 1960, 1969, 1983, 1988, 1994, 2000, 2005, 2006, 2009, 2010, and 2011. Aerial photographs are summarized below and included in **Appendix E**.

- 1934: The Property appears to be primarily developed for agricultural purposes. An intermittent stream is located in the central portion of the Property which runs northwest to southeast. Two (2) commercial and/or residential structures are located along East Lorain Street near the southwestern Property boundary. North Oberlin Road borders the Property to the west. Land appears to be cleared for development south of the Property at the East Lorain Street and East College Street intersection. The surrounding area appears to be primarily develop for agricultural purposes with some residential development appearing along East Lorain Street and North Oberlin Road.
- 1950: The land use of the Property appears similar to the 1934 aerial photograph; except the two (2) former residential and/or commercial structures located near the southwestern Property boundary appear to have been razed and redeveloped with at least one (1) commercial structure (the former filling station). There appears to be at least two (2) commercial structures adjoining the Property to the south at the East Lorain Street and East College Street intersection.
- **1952:** The land use of the Property and surrounding area appears to be essentially unchanged from the 1950 aerial photograph. The aerial photograph has poor resolution.
- **1960:** The land use of the Property and surrounding area appears to be essentially unchanged from the 1960 aerial photograph. The aerial photograph has poor resolution.

- 1969: The Property appears to no longer be developed for agricultural purposes, and is now a vacant field. One (1) commercial structure (528 East Lorain Street) has been developed west of the Property at the North Oberlin Road and East Lorain Street intersection. The two (2) former commercial structures adjoining the Property to the south at the East Lorain Street and East College Street intersection appear to have been razed and redeveloped with one (1) structure.
- 1983: The Property appears to be vacant and overgrown with vegetation. Apartments (188 North Oberlin Road) are developed west of the Property, across North Oberlin Road. The commercial facility located west of the Property at the North Oberlin Road and East Lorain Street intersection has been further developed. A landfill is now located northeast of the Property. The aerial photograph has poor resolution.
- 1988: The land use of the Property appears to be essentially unchanged from the 1983 aerial photograph. One (1) commercial structure (185 North Oberlin Road) is developed which adjoins the Property to the west, east of North Oberlin Road. The commercial structure located west of the Property at the North Oberlin Road and East Lorain Street intersection has been further developed. The landfill located northeast of the Property appears to have been further developed.
- 1994: The land use of the Property appears to be essentially unchanged from the 1950 aerial photograph. An electrical substation is now present to the northwest of the Property, across North Oberlin Road. The commercial facility located west of the Property at the North Oberlin Road and East Lorain Street intersection has been further developed, appearing as it does today.
- **2000:** The land use of the Property and surrounding area appears to be essentially unchanged from the 1994 aerial photograph.
- **2005:** The land use of the Property and surrounding area appears to be essentially unchanged from the 2000 aerial photograph.
- **2006:** The land use of the Property and surrounding area appears to be essentially unchanged from the 2005 aerial photograph; except land is being cleared for the City of Oberlin Maintenance Division facility (538 Hillcreek Drive) north of the Property.
- **2009:** The land use of the Property and surrounding area appears to be essentially unchanged from the 2006 aerial photograph; except the development for the City of Oberlin Maintenance Division facility located north of the Property is complete and includes one (1) pump island located near the northern Property boundary.
- **2010-2011:** The land use of the Property and surrounding area appears to be essentially unchanged from the 2009 aerial photograph.

5.3 City Directories

Partners contacted EDR and Historical Information Gatherers, Inc. (HIG) to determine the availability of city directories for the Property and adjoining sites. City directories were available for the years ranging between 1976 and 2013 (not inclusive) and were reviewed at approximately five (5) year intervals. A copy of the city directory reports provided by EDR and HIG are included in **Appendix E**. Based on a review of city directories, there are no records for the Property. The surrounding area has been either residentially or commercially developed since the 1970s. In 2013 Formed Metal Products Inc. (185 North Oberlin Road) is listed, which adjoins the Property along North Oberlin Road. There were no surrounding sites of environmental significance in the city directories reviewed.

6.0 RECORDS REVIEW

6.1 Regulatory Database Records

Records reviewed during the Phase I ESA include databases maintained by federal, tribal, and state agencies. Partners contracted EDR to conduct a database search in accordance with ASTM Standard E 1527-13 and the AAI Final Rule. In preparing this Phase I ESA report, Partners relied upon the results of the database search provided by EDR. The conclusions can only be as accurate as the information provided by EDR and Partners cannot be held liable for inaccurate or incomplete information provided by EDR. The purpose of the database search was to obtain for review the records that would help identify RECs in connection with the Property and the surrounding sites.

The following is a summary of our review and evaluation of the facilities identified in the EDR report. All of the statements in **Sections 6.1.1** through **6.1.13** are based on the EDR report. A copy of the EDR report is provided in **Appendix F**.

6.1.1 CERCLIS

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is the United States Environmental Protection Agency's (USEPA's) database of hazardous waste sites currently or previously under investigation, that are or have the potential for inclusion on the National Priorities List (NPL).

Neither the Property nor any site within a one-half (0.5) mile radius of the Property are identified in the CERCLIS database.

The CERCLIS No Further Remedial Action Planned (NFRAP) archive designation indicates that assessment at the site has been completed, and no further action will be taken to list the site on the NPL, unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that based upon available information, the location is not judged to be a potential NPL site.

Neither the Property nor any site within a one-half (0.5) mile radius of the Property are identified in the CERCLIS NFRAP database.

6.1.2 NPL

The NPL, a subset of the CERCLIS, is the USEPA's list of confirmed or proposed Superfund sites.

Neither the Property nor any site within a one (1) mile radius of the Property are identified in the NPL database.

Neither the Property nor any site within a one (1) mile radius of the Property are identified in the delisted NPL database.

6.1.3 ERNS

The Emergency Response Notification System (ERNS) database includes reported releases of oil and hazardous waste. The ERNS database is maintained by the U.S. Coast Guard's National Response Center.

The Property is not identified in the ERNS database.

6.1.4 RCRIS

The Resource Conservation and Recovery Information System (RCRIS) database includes selective information on sites that generate, or treat, store or dispose (TSD) hazardous wastes as defined by the Resource Conservation and Recovery Act (RCRA). A RCRA Conditionally Exempt Small Quantity Generator (CESQG) generates less than 100 kilograms (kg) of hazardous waste, or less than 1 kg of acutely hazardous waste per month. A RCRA Small Quantity Generator (SQG) generates between 100 and 1,000 kg of hazardous waste per month. A RCRA Large Quantity Generator (LQG) generates greater than 1,000 kg of hazardous waste per month. A RCRA NonGen is a site that historically generated hazardous waste but does not presently.

One (1) site is identified in the RCRA Generator database on the Property.

• Green Circle Growers, 15650 State Route 511: According to the database report, this facility is located on the southeast portion of the Property. No evidence of this facility was identified by Partners in historical documents or during the site visit. Partners field verified the address and determined that this facility is actually located approximately 5.8 miles southwest of the Property. Therefore, operations at this facility would not have adversely impacted the Property.

Neither the Property nor any site within a one-half (0.5) mile radius of the Property are identified in the RCRA-TSD database.

6.1.5 CORRACTS

The Corrective Action Sites (CORRACTS) is the USEPA's database of hazardous waste handlers with RCRA corrective action activities.

The Property is not identified in the CORRACTS database. One (1) site within a one (1) mile radius of the Property is identified in the CORRACTS database.

• Hydro Tube Corporation, 137 Artino Street: This facility is located approximately 1,400 feet west of the Property, which is hydraulically crossgradient in the inferred direction of groundwater flow. The facility was formerly identified as a NonGen and SQG and is currently identified as a CESQG. No substantial violations or enforcement actions have been issued at this facility. Hazardous waste identified at the facility includes spent halogenated solvents and spent cyanide plating bath solutions from electroplating operations. Based on the distance, location relative to the Property (hydraulically crossgradient), and the lack of any substantial violations or enforcement actions, it is unlikely that this CORRACTS site has adversely impacted the Property.

6.1.6 UST

The Underground Storage Tank (UST) database, maintained by the Ohio Department of Commerce, Division and State Fire Marshal's Office, Bureau of Underground Storage Tank Regulations (BUSTR), contains a list of registered USTs.

Neither the Property nor any adjoining sites are identified in the UST database.

6.1.7 LUST

The Leaking Underground Storage Tank (LUST) database, maintained by BUSTR, contains an inventory of facilities with reported USTs that are leaking or have been documented to have leaked.

The Property is not identified in the LUST database. Two (2) LUST sites are identified within a one-half (0.5) mile radius of the Property, one (1) of which is located in proximity to the Property and is discussed below. Information obtained from the BUSTR website is provided in **Appendix F**.

• Former Gasoline Station, 422 East Lorain Road: This facility is located approximately 350 feet west of the Property, which is hydraulically downgradient in the inferred direction of groundwater flow. According to the database, the incident (#47010113-N00001) involved the closure and removal of one (1) 275 gallon used oil UST, one (1) 1,000 gallon gasoline UST, and two (2) 1,500 gallon gasoline USTs. A search on the BUSTR website indicates the incident was reported on June 7, 2003 and granted No Further Action (NFA) status on July 4, 2003. An NFA status is defined as a suspected or confirmed release where initial and/or long-term corrective actions have been conducted and BUSTR has determined that further corrective actions are not necessary for the incident. Based on the distance from the Property and the NFA status, it is unlikely that this LUST incident has adversely impacted the Property.

The one (1) remaining LUST site is located approximately 720 feet west of the Property, which is hydraulically downgradient in the inferred direction of groundwater flow from the Property. Based on the location from to the Property, it is unlikely that releases (if any) at this facility have adversely impacted the Property.

6.1.8 State Sites

The Ohio EPA Division of Environmental Response and Revitalization (DERR) maintains a database, which includes sites undergoing voluntary action program (VAP) assessment along with sites equivalent to CERCLIS and NPL, which are designated for remediation.

The Property is not identified in the DERR database. One (1) site within a one (1) mile radius of the Property is identified in the VAP database.

• EDK Iron Works, 447 Oberlin Road: According to the database report, this facility is located 1,740 feet south-southwest of the Property. Partner' field verified the address and determined that this facility is actually located approximately 5.1 miles northwest of the Property. Therefore, it is unlikely that operations at this facility have adversely impacted the Property.

6.1.9 SWL

The Solid Waste Landfill (SWL) database contains the Ohio EPA's listing of landfills and transfer stations. The database is maintained by the Division of Solid and Infectious Waste Management.

Neither the Property nor any site within a one-half (0.5) mile radius of the Property are identified in the SWL database. However, Partners observed the Lorain County Landfill (43502 Oberlin Elyria Road) located approximately 800 feet northeast of the Property. Refer to **Section 9.0** for additional information.

6.1.10 SPILLS

The SPILLS database includes sites with possible spills/releases of contaminants reported to the Ohio

The Property is not identified in the SPILLS database.

6.1.11 Federal and State Brownfields, State Voluntary Cleanup Program, Federal and State Institutional Controls and Engineering Contracts

The Brownfields database contains information regarding Brownfield activities. State Voluntary Cleanup Program (VCP) and Federal and State Institutional Controls (IC) and Engineering Controls (EC) databases are also presented in this section.

Neither the Property nor any site within a one-half (0.5) mile radius of the Property are identified in the Federal/State Brownfields, State VCP, or Federal/State IC or EC databases.

6.1.12 EDR Proprietary Records

EDR provides records of historical Manufactured Gas Plants within a one (1) mile radius of the Property.

EDR Historical Auto Stations

There are no Historical Auto Stations identified on the Property. One (1) Historical Auto Station is identified within a one-quarter (0.25) mile radius of the Property, and is discussed below.

• Former Gasoline Station, 422 East Lorain Road: This facility is located approximately 350 feet west of the Property, which is hydraulically crossgradient in the inferred direction of groundwater flow. This site is identified as "Deichlers Tire Center" in 2007 and 2008. This site was discussed further in Section 6.1.7.

6.1.13 Orphan Sites Listed in the Database Report

An orphan (non-geocoded) site is a facility or a location listed in one or more of the federal, tribal, state or local databases that have not been mapped due to an inadequate address. A total of five (5) orphan sites are identified in the database.

One (1) orphan site is identified in the UST and LUST databases to be on the Property. Information obtained from the BUSTR website is included in **Appendix F**.

Abandoned Gas Station, Oberlin Road and Route 511 intersection: According to the
database report, this facility is located on the Property near the North Oberlin Road and East
Lorain Road (State Route 511) intersection. This facility is identified in the UST database and
LUST database. No additional information was provided in the database. Refer to Section 6.2
and Section 7.0 for additional information.

Partners verified the addresses of the remaining four (4) the orphan sites and determined that the facilities are located outside the ASTM standard search distances and are unlikely to have adversely impacted the Property.

6.2 Previous Reports

The Client provided a previous environmental report titled *Phase I Environmental Site Assessment* prepared by Advanced Containment Systems (ACS) and dated May 24, 2002. The former Phase I ESA is discussed below. A copy of this report is included in **Appendix G**.

- The previous Phase I ESA conducted by ACS encompassed 57 acres of land, including the current Property and the land which adjoins the Property to the north (the current site of The City of Oberlin's General Maintenance Division facility).
- According to ACS, a former filling station owned by the Sinclair Oil Refining Company was located near the southwestern Property boundary and was in operation from 1937-1942.
- During the site visit conducted by ACS, three (3) USTs were discovered on the Property. ACS concluded that the presence of these three (3) USTs on the Property is a REC.
- During the site visit conducted by ACS, remnants of a building foundation were discovered near
 the southwestern Property boundary. ACS concluded that the demolition of the previously
 existing building structure was classified as solid waste disposal by the ASTM standard and was
 therefore considered a REC.
- The BFI landfill adjoined the Property boundary to the north from the previous Phase I ESA conducted by ACS. ACS identified the BFI landfill as being a hazardous waste generator with reportedly leaking USTs. The BFI landfill Therefore, ACS concluded the BFI landfill is a REC.

The Client contracted Partners to review available BUSTR files for the former filling station located on the Property. This BUSTR report is summarized below. A copy is included in **Appendix G**.

- Three (3) USTs were found at an abandoned filling station located near the southwestern
 Property boundary during a Phase I ESA. On June 19, 2002, one (1) 1,000 gallon gasoline UST
 and two (2) 550 gallon gasoline USTs were excavated and removed by ACS. The locations of
 these USTs are provided on site maps within the ASC closure report in Appendix G.
- The three (3) USTs removed were located in one (1) cavity. During the excavation no odor, nor staining was present. The tanks were free of product and the lines had previously been capped.
- Soil samples were collected from the bottom of the tank cavity (8 feet bgs), from the north and south end of each UST and samples were also collected from the excavated soil stockpile. One (1) soil sample collected from the cavity and one (1) soil sample collected from the soil stockpile were submitted to the laboratory for analysis for benzene, toluene, ethylbenzene, and xylenes (BTEX) by U.S. EPA method 8021. No water samples were collected.
- On January 6, 2003, at the direction of BUSTR, ACS re-excavated the cavity which contained three (3) USTs to identify whether or not the groundwater would re-charge in the open cavity. Groundwater was not encountered in the excavation and a soil sample was collected from the bottom of the cavity (8 feet bgs). One (1) soil sample was submitted to the laboratory for analysis for methyl tert-butyl ether (MTBE).
- During the re-excavation on January 6, 2003, one (1) additional 1,000 gallon UST with unknown contents was discovered. There was no odor or staining present during or after the removal. Groundwater was not encountered in the excavation and soil samples were collected from the bottom of the tank cavity (6 feet bgs), from the west and east ends of the UST. Samples were also collected from the excavated soil stockpile. One (1) soil sample collected from the cavity and one (1) soil sample collected from the soil stockpile were submitted to the laboratory for analysis for volatile organic compounds (VOCs) by U.S. EPA method 8260 and semi-volatile

organic compounds (SVOCs) by U.S. EPA method 8270. The locations of this UST is provided on site maps within the ASC closure report in **Appendix G**.

The soil analytical results for the bottom of both cavities and associated excavated soil stockpiles did not exceed applicable BUSTR closure action levels as reported by ACS at the time of this investigation. Refer to **Section 9.0** for additional information.

7.0 PROPERTY AND SURROUNDING SITE RECONNAISSANCE

Mr. Edwin Spears of Partners conducted a site visit on April 10, 2015 to observe and document existing conditions at the Property in accordance with the requirements of ASTM E 1527-13 and the AAI Final Rule. The weather conditions at the time of the site visit included cloudy skies and temperatures in the 50s (degrees Fahrenheit). Partners was unaccompanied during the site visit

Observations made during the Property reconnaissance were directed at the use, treatment, storage, disposal or generation of hazardous substances, petroleum products with the potential to adversely impact the Property. An inspection was made for the following: aboveground storage tanks (ASTs); USTs; drums and other containers; electrical or hydraulic equipment likely to contain polychlorinated biphenyls (PCBs); pits, ponds or lagoons; stained soils or pavement; stressed vegetation; depressions or mounds which could indicate past burial or disposal activities; waste water; wells or septic systems; and odors. For any buildings present, observations were made regarding the means of heating and cooling, including the following: fuel sources; stains or corrosion on walls, floors and ceilings; and the presence of floor drains.

7.1 Property Reconnaissance

7.1.1 Hazardous Substances and Petroleum Products

Partners did not observe visual evidence of hazardous substances or petroleum products at the Property during the site visit.

7.1.2 Underground Storage Tanks

Partners observed remnants of a former filling station building near the southwestern Property boundary during the site visit. Partners observed no visual evidence of current USTs. Refer to **Section 6.2** and **Section 7.1.8** for additional information.

7.1.3 Aboveground Storage Tanks

Partners found no visual evidence of current or former ASTs at the Property during the site visit.

7.1.4 Storage Drums and Containers

Partners found no visual evidence of storage drums or containers at the Property during the site visit.

7.1.5 Stained Surfaces, Pooled Liquids and Stressed Vegetation

Partners found no visual evidence of stained surfaces, pooled liquids, or stressed vegetation on the Property during the site visit.

7.1.6 Unusual Odors

Partners noted a strong odor near the southeastern Property boundary. This odor is likely to be landfill gas emanating from the nearby Lorain County Landfill (43502 Oberlin Elyria Road).

7.1.7 Polychlorinated Biphenyl

Electrical service is provided to the Property by means of overhead lines located within the public rights-of-way. Four (4) pole-mounted electrical transformers were observed on the northwestern portion of the Property. The electrical transformers were observed to be in good condition with no evidence of a release (leakage and staining). The electrical transformers were not labeled as to the PCB content. The dielectric fluids in the transformers may contain PCBs. The City of Oberlin maintains these transformers, and if an oil discharge or spill were to occur, the City of Oberlin should be contacted.

7.1.8 Solid Waste Disposal, Fill Material, Mounds or Depressions

Partners observed one (1) depression approximately 30'x30' and approximately three (3) feet deep at its lowest point located near the southwestern portion of the Property. The depression was located west of an approximately 15'x20' concrete building foundation.

A small mound of building material (brick, gravel, and cinder) of unknown origin was located on the northern portion of the Property near the rear of the Formed Metal Products facility (185 North Oberlin Road).

Partners observed large weathered and broken-up pieces of concrete located near the southwestern Property boundary.

Piles of wood beams were seen located near the southwestern Property boundary.

Various sandstone slabs and blocks are located on the southwestern portion of the Property.

Partners determined the above materials are likely building remnants and unlikely to adversely impact the Property.

7.1.9 Pits, Ponds or Lagoons

Partners did not observe visual evidence of pits, ponds or lagoons at the Property during the site visit.

7.1.10 Waste Water Discharge or Treatment, Floor Drains, Sump Pumps, Septic Systems, Wells

Partners observed what appear to be two (2) cisterns located on the southwestern Property portion of the Property. Refer to **Section 9.0** for additional information.

Partners found no visual evidence of wells, floor drains, sump pumps or septic systems at the Property during the site visit.

7.1.11 Other Observations

Partners did not have any additional observations of environmental concern associated with the Property.

7.2 Adjoining Sites and Surrounding Area

Observations made of the adjoining sites and surrounding area during the Property reconnaissance were directed at the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products on adjoining sites or surrounding area with the potential to adversely impact the Property. Observations of the adjoining sites and surrounding area were made from the Property or from public right-of-ways. Observations were made for the following: ASTs; USTs; drums and containers; electrical or hydraulic equipment likely to contain PCBs; pits, ponds or lagoons; stained soils or pavement; stressed

vegetation and depressions or mounds which could indicate past burial or disposal activities; wastewater; wells or septic systems; and odors.

Partners found no visual evidence of environmental concerns at the adjoining or surrounding sites during the site visit that would be likely to adversely impact the Property.

8.0 INTERVIEWS

Interviews were conducted with the following individuals in order to obtain pertinent information regarding the Property including the current or historical presence of the following: ASTs; USTs; drums and containers; electrical or hydraulic equipment likely to contain PCBs; pits, ponds or lagoons; stained soils or pavement; stressed vegetation and depressions or mounds which could indicate past burial or disposal activities; waste water; wells or septic systems; and odors.

8.1 Owner/Operator

Partners was unable to conduct an interview with the current owner/operator of the Property. If an interview is conducted within 20 days of this report being submitted, Partners will summarize the information and issue an addendum *only if* there are any relevant changes to our findings and conclusions.

8.2 Fire Department

Partners conducted a file review at the City of Oberlin Fire Department (COFD) on April 10, 2015 to obtain information pertaining to the Property and surrounding sites. According to Mr. Dennis Kirin, Fire Department Chief, the only records on file for the Property were BUSTR closure documents for the USTs associated with the former filling station. The scope of this Phase I ESA includes a BUSTR File Review. Refer to **Section 6.2** for additional information related to Partners' BUSTR File Review.

8.3 Building Department

Partners contacted the City of Oberlin Building Department (COBD) to obtain information pertaining to the Property. However, the COBD has not responded to Partners' request for information at this time. If the records become available within 20 days of this report being submitted, Partners will review the available documents and issue an addendum *only if* there are any relevant changes to our findings and conclusions.

8.4 Health Department

Partners contacted the Lorain County Health Department (LCHD) to obtain information pertaining to the Property. However, the LCHD has not responded to Partners' request for information at this time. If the records become available within 20 days of this report being submitted, Partners will review the available documents and issue an addendum *only if* there are any relevant changes to our findings and conclusions.

8.5 Ohio Environmental Protection Agency

Partners contacted the Ohio EPA's DERR to determine whether the Property is included in an Urban Setting Designation (USD). USDs are geographic areas established by the Ohio EPA that contain no drinking water wells within the defined USD boundary or within one half (0.5) miles of the USD boundary. A USD designation establishes that groundwater is not expected to be used for potable purposes. According to the Ohio EPA DERR, the Property is not located within a USD. A copy of the USD map is included in **Appendix H**.

9.0 FINDINGS

9.1 Property

• Former Filling Station USTs: Four (4) USTs were found at an abandoned filling station located near the southwestern Property. These included one (1) 1,000 gallon gasoline UST, two (2) 550 gallon gasoline USTs, and one (1) UST with unknown contents. All four (4) USTs were excavated and removed by ACS. During the excavation, no odor or staining was observed. The tanks were free of product and the lines had previously been capped.

Soil samples were collected from the bottom of the cavities and stock piled soil in accordance with BUSTR closure assessment requirements, and tested for the appropriate BUSTR contaminants of concern. Water was not present and no water samples were collected.

The excavations were each backfilled using the stockpiled material for each cavity. The incident (47010106-N00001) initially reported on June 19, 2002 involving the closure and removal of USTs was granted NFA status on February 27, 2003.

The soil analytical results for the bottom of both cavities and associated excavated soil stockpiles do not exceed current applicable BUSTR closure action levels and the Petroleum Contaminated Soil (PCS) Reuse levels as reported by ACS at the time of the investigation. Therefore, the incident (47010106-N00001) is considered a historical REC (HREC).

- **Demolition Debris:** In the May 24, 2002 Phase I ESA, ACS identified remnants of a building foundation to be located near the southwestern Property boundary. ACS concluded that the demolition of the previously existing building structure was classified as solid waste disposal by the ASTM standard and is therefore a REC. However, it is Partners' opinion that the existence of these building materials on the Property should not be considered a REC. The building remnants should be managed and/or removed in accordance with all local, state, and federal regulations.
- **Cisterns:** Partners observed what appear to be two (2) cisterns located on the southwestern Property portion of the Property. These cisterns should be abandoned in accordance with all local, state, and federal regulations.

9.2 Adjoining/Surrounding Sites

- Former BFI Landfill: The BFI landfill is located approximately 800 feet northeast of the current Property boundary, which is hydraulically crossgradient in the inferred direction of groundwater flow. Based on the distance and location relative to the Property (hydraulically crossgradient), it is unlikely that releases (if any) from this landfill have adversely impacted the Property.
- Formed Metal Products, Inc., 185 North Oberlin Road: This facility is surrounded by the Property to the north, south, and east, and adjoins the Property to the west, east of North Oberlin Road; which is hydraulically upgradient in the direction of groundwater flow. According to historical documents reviewed (Section 5.0) and information provided by the Client, this facility was constructed in the 1980s. This facility is not listed in any databases and there was no visual evidence of hazardous waste, USTs, or ASTs observed during the site visit. Based on observations made during the site visit and a lack of violations or enforcement actions for this facility, it is unlikely the operations at this facility have adversely impacted the Property.

10.0 OPINIONS AND CONCLUSIONS

Partners Environmental Consulting, Inc. (Partners) was contracted by the Lorain County Community Development Department (User/Client) to conduct a Phase I Environmental Site Assessment (ESA) at approximately 32.78 acres of vacant, wooded land located northeast of the East Lorain Street and North Oberlin Road intersection in the City of Oberlin, Lorain County, Ohio (Property). The Property is further defined as Parcel Number (PN) 09600078000032.

Partners conducted the Phase I ESA in general accordance with the United States Environmental Protection Agency (EPA), *Standard and Practices for All Appropriate Inquires (AAI), Final Rule* (40 CFR Part 312) and *ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13).* Any exceptions to, or deletions from these practices are described in **Section 1.2** of this report. The purpose of conducting a Phase I ESA in accordance with the ASTM Practice E 1527-13 and the AAI Final Rule is to permit the User to satisfy one of the requirements to qualify for the Innocent Landowner, Contiguous Property Owner, or Bona Fide Prospective Purchaser limitations on CERCLA liability.

This assessment has revealed no RECs or Controlled RECs (CRECs) in connection with the Property.

This assessment has revealed evidence of an Historic Recognized Environmental Condition in connection with the Property. An historic REC is defined by ASTM E 1527-13 as follows:

A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.

Property

• Former Filling Station USTs: Four (4) USTs were found at an abandoned filling station located near the southwestern Property. These included one (1) 1,000 gallon gasoline UST, two (2) 550 gallon gasoline USTs, and one (1) UST with unknown contents. All four (4) USTs were excavated and removed by ACS. During the excavation, no odor or staining was observed. The tanks were free of product and the lines had previously been capped.

Soil samples were collected from the bottom of the cavities and stock piled soil in accordance with BUSTR closure assessment requirements, and tested for the appropriate BUSTR contaminants of concern. Water was not present and no water samples were collected.

The excavations were each backfilled using the stockpiled material for each cavity. The incident (47010106-N00001) initially reported on June 19, 2002 involving the closure and removal of USTs was granted NFA status on February 27, 2003.

The soil analytical results for the bottom of both cavities and associated excavated soil stockpiles do not exceed current applicable BUSTR closure action levels and the PCS Re-use level as reported by ACS at the time of the investigation. Therefore, the incident (47010106-N00001) is considered an historical REC (HREC).

Other Conditions of Concern

While not representing RECs, the following item may be of interest or significance to the Client or User.

• **Cisterns:** Partners observed what appear to be two (2) cisterns located on the southwestern Property portion of the Property. These cisterns should be abandoned in accordance with all local, state, and federal regulations.

Partners Environmental Consulting, Inc. has prepared this report on behalf of its Client, Lorain County Community Development Department. Resumes for the individuals who worked on this report are included in **Appendix I** and signatures are provided below.

Edwin J. Spears

Environmental Scientist

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10.

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

James M. Bell

Due Diligence Coordinator

11.0 REFERENCES

- 1934, 1950, 1952, 1960, 1969, 1983, 1988, 1994, 2000, 2005, 2006, 2009, 2010, and 2011 *Aerial Photographs*, Environmental Data Resources, Inc.
- Bureau of Underground Storage Tank Regulations, Ohio Tank Tracking & Environmental Regulations Website: https://apps.com.ohio.gov/fire/OTTER
- Bureau of Under Storage Tank Regulations Closure Report- # 4701010601.
- Certified Sanborn Map Report, Oberlin Research & Commerce Park, North Oberlin Road, Oberlin, Ohio 44704, Environmental Data Resources, Inc., April 8, 2015 No Coverage.
- City Directories: Oberlin Road, East Lorain Street, and East College Street, Historical Information Gatherers, Inc.
- EDR-City Directory Image Report, Oberlin Research & Commerce Park, North Oberlin Road, Oberlin, Ohio 44704, Environmental Data Resources, Inc., April 8, 2015.
- EDR Radius Map Report, Oberlin Research & Commerce Park, North Oberlin Road, Oberlin, Ohio 44704, Environmental Data Resources, Inc., April 8, 2015.
- File Review: City of Oberlin Fire Department, conducted on April 10, 2015.
- Groundwater Resources of Lorain County, Ohio Department of Natural Resources, Division of Water, 1979.
- Information Reguest: Lorain County Health Department Phone # (440) 322-6367. Not Received.
- Information Request: Oberlin Building Department Phone # (440) 774-3428. Not Received.
- Phase I Environmental Site Assessment prepared by Advanced Containment Systems (ACS) and dated May 24, 2002.
- Oil and Gas Well Locator Map, Well Log Drilling Reports, Abandoned Mines Map, Ohio Department of Natural Resources Website. http://www.dnr.state.oh.us.
- Soil Survey of Lorain County, Ohio, United States Department of Agriculture, Soil Conservation Service, 1980.
- Surficial Geology of the Lorain and Put-In-Bay 30 x 60 Minute Quadrangle. Ohio Department of Natural Resources, Division of Geological Survey, 2006.
- Parcel Records and Maps. Lorain County Auditor's Office: http://www.loraincounty.com/auditor/.
- United States Department of Agricultural, Natural Resources Conservation Service, Web Soil Survey: http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm
- United States Geological Survey. Oberlin, Ohio 7.5-Minute Quadrangle Map.

FIGURES

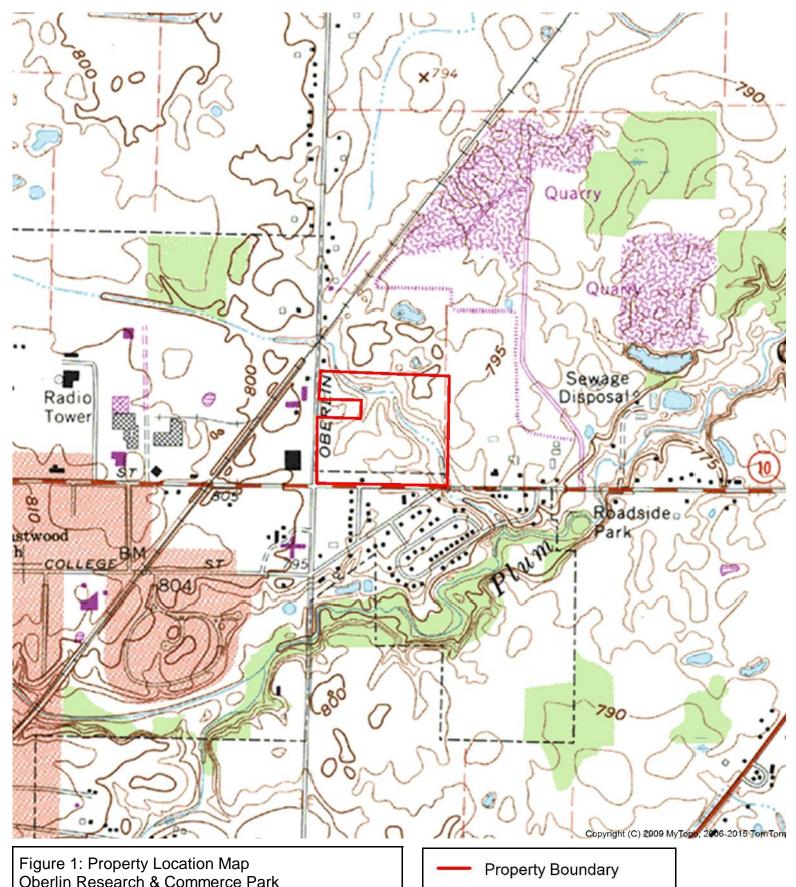
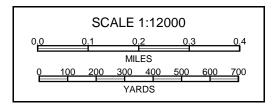


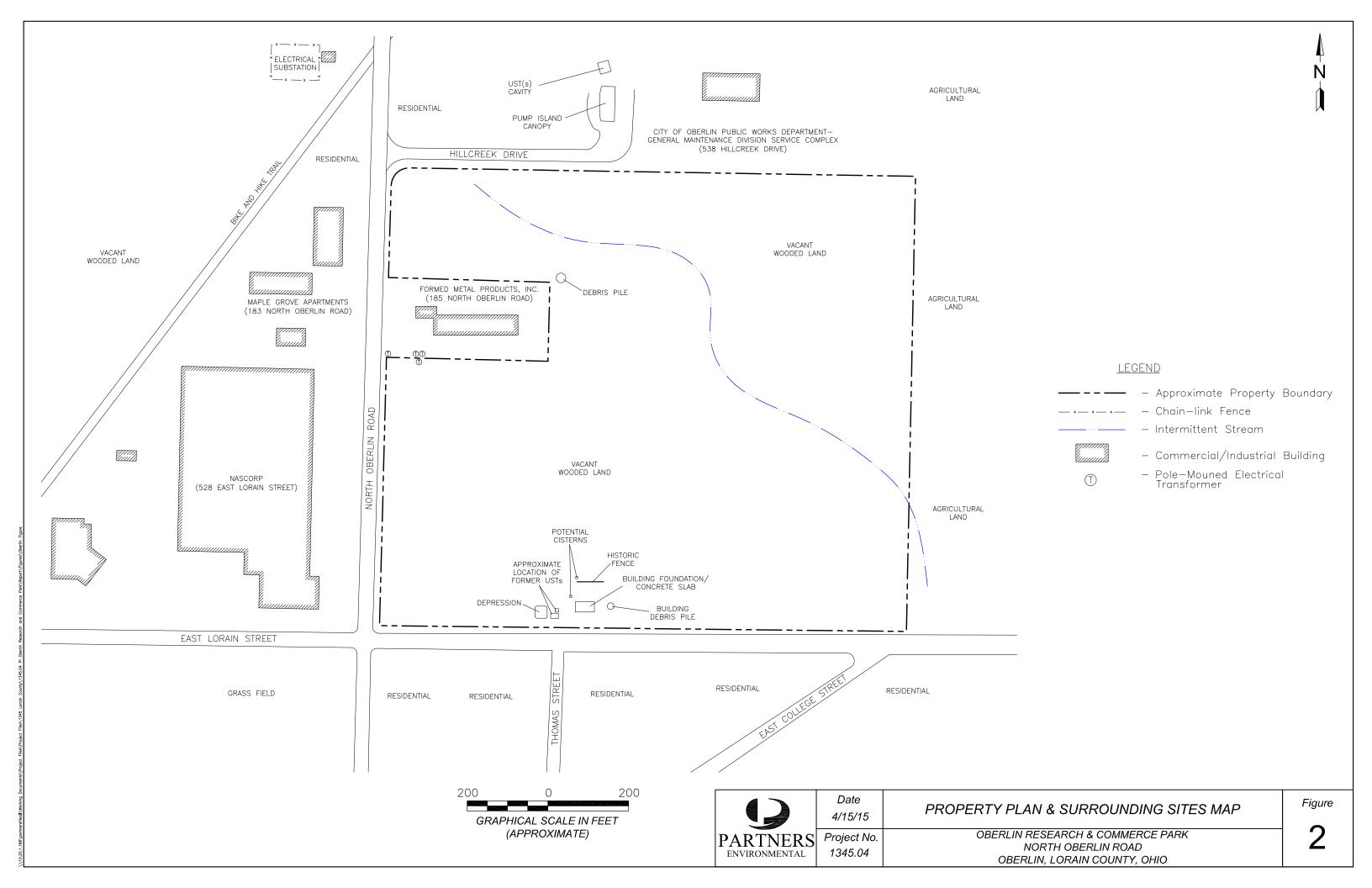
Figure 1: Property Location Map Oberlin Research & Commerce Park North Oberlin Road Oberlin, Lorain County, Ohio

Map Name: OBERLIN Print Date: 04/08/15

Map Center: 041° 17' 44.34" N, 082° 11' 38.69" W







APPENDIX A PROPERTY INFORMATION



Township: 09
Tract: 00
Original Lot: 078



This map is a digital representation of recorded plats, survey, deeds, and other public information generated solely for the purpose of public review and analysis. The Lorain County Auditor assumes no responsibility for the accuracy, timeliness or completeness of this map or Lorain County GIS data. The burden for determining accuracy, completeness, timeliness, and appropriateness for use rests solely on the user. The parcel lines and digital data shown are approximate and do not replace land surveys, deeds, and/or other legal instruments defining land ownership or use.

#4		

PIN	0900078000032
LOCATION_ADDR1	N OBERLIN RD OBERLIN OH 44074
E911_ADDR1	N OBERLIN RD
E911_ADDR2	OBERLIN OH 44074
OWNER_NAME	OBERLIN CITY OF
OWNER_ADDR1	297 S PROFESSOR ST OBERLIN , OH 44074
OWNER_ADDR2	
TAX_DISTRICT	
LAND_VAL	622820
IMPR_VAL	0
TOTAL_VAL_DB	622820
CLASS_CODE	640
ACRES	32.7800
SALE_DATE	20060227
SALE_AMOUNT	0
SALE_NUM_PAR	
SALE_VALID	Υ
CONVEY_NUM	
INSTRUMENT_NUM	
MAIL_NAME	
MAIL_ADDR1	69 S MAIN ST OBERLIN, OH 44074
MAIL_ADDR2	



Craig Snodgrass, CPA, CGFM Lorain County Auditor Lorain County Admin. Building 226 Middle Ave., 2nd Floor Elyria, OH 44035 Phone: (440) 329-5207

Owner Information	
Parcel Number	09-00-078-000-032
Owner Name & Address	OBERLIN CITY OF
Tax Bill Mailed to	OBERLIN CITY 69 S MAIN ST OBERLIN, OH 44074

Property Information	
Location Address	N OBERLIN RD OBERLIN, OH 44074
Property Description	HILL CREEK SUBDIVISION S/L 3
Tax District	60 - OBERLIN CITY / OBERLIN CSD
Land Use	640 - OWNED BY MUNICIPALITY
Neighborhood	96900 - OBERLIN CITY N OF & INCL SR511
Acres	32.7800
Instrument Number	

Value Information:	
Market Land Value	\$622,820
Market Building Value	\$0
Market Total Value	\$622,820
Market CAUV	\$0
Assessed Land Value	\$217,990
Assessed Building Value	\$0
Assessed Total Value	\$217,990
Assessed CAUV	\$0

2014 Full Year Tax Information	
Full Year Tax Before Adjustments	\$0.00
-State Credit	\$0.00
Subtotal	\$0.00
-Non-business Credit	\$0.00
-Owner Occupancy Credit	\$0.00
-Homestead Credit	\$0.00
Annual Real Estate Tax	\$0.00
Current Special Assessments	\$0.00
Delinquent Special Assessments	\$0.00
Unpaid Taxes	\$0.00
Full Year Tax (includes any unpaid taxes & special assessments)	\$0.00
Total Taxes Paid to Date	\$0.00
Special Assessments (YES/NO)	NO

Tax Disclaimer

Your 2014 taxes were certified on December 22, 2014. The full year tax includes all unpaid taxes and special assessments. Tax amounts may be verified through the Lorain County Treasurer's Office at (440) 329-5787. Mortgage Companies and Title Representatives must request tax information via USPS during tax collection periods.

Transfer History - 2006090908			
Sale Date	Sale Amount	Conveyance/Exempt	# of Parcels
2/27/2006	\$0	2006090908	6
Parcel	Grantor	Grantee	
0900078000029	OBERLIN CITY OF	OBERLIN CITY OF	
0900078000030	OBERLIN CITY OF	OBERLIN CITY OF	
0900078000031	OBERLIN CITY OF	OBERLIN CITY OF	
0900078000032	OBERLIN CITY OF	OBERLIN CITY OF	
0900078900001	OBERLIN CITY OF	OBERLIN CITY OF	
0900078900002	OBERLIN CITY OF	OBERLIN CITY OF	



EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

NORTH OBERLIN ROAD OBERLIN, OH 44074

RESEARCH SOURCE

Official Public Records Lorain County, OH

PROPERTY INFORMATION

Type of Deed: Plat

Title is vested in: City of Oberlin

Deed Dated: 2-27-2006

Deed Recorded: 2-27-2006

Instrument No.: 2006-0128519

Land Record Comments:

Legal Description: HILL CREEK SUBDIVISION S/L 3

Legal Current Owner: City of Oberlin

Property Identifiers: 09-00-078-000-032

Comments:

EDR Environmental LienSearch™ Report

ENVIRONMENTAL LIEN	<u>!</u>	
Environmental Lien:	Found	Not Found 🔀
If found:	_	
, et p		
1 st Party:		
2 nd Party:		
Dated:		
Recorded:		
Book:		
Page:		
Docket:		
Volume:		
Instrument:		
Comments:		
Miscellaneous:		
OTHER ACTIVITY AND	USE LIMITATIONS (AULs)
Other AUL's:	Found	Not Found
Other AUL's.	round [Not Found
If found:		
1 st Party:		
2 nd Party:		
Dated:		
Recorded:		
Book:		
Page:		
Docket:		
Volume:		
Instrument:		
Comments:		
Miscellaneous:		

EDR Environmental LienSearch™ Report

DEED EXHIBIT

Plat Sheet

8519		Film # <u>23 0</u>	3	
HILL ORCER	Suson	Vision		
(174 of	OBERL	in	·	
SITUATED IN) THE (177 04	BERLIN,	
TOWNOTHIP OX	10T 78	107 4, 2,	3 35.37	A
		/		
	V			
				
			:	
VOL60 8	656	980	6	
60x ATT				
	· .	Receiving Stat	mp	
	=	,	<u> </u>	
٠. ا	LOR.	ALE COUNTY		
) Ya				
-/74m	RECEIV	ED FOR RECORD		
	HILL PREEK CITY OF SITUATED IN YOLAN STAT TOWNOHIP OX	LILL (REEK SUBDI CITY OF OBEKL SITUATED IN THE (YOLGO PG 56 TOWNSHIP XOT 78 DOX ATTY SEJE JUDITE O KR - ITLM 2006 FEE	LICL CREEK SUBDIVISION CITY OF OBEKLIN SITUATED IN THE CITY OF LOWNING STATE OF BARD ORD TOWNING COT TK STOTES, 2, VOL 60 PF 56 98 53151 SOX ATTY SEVERS Receiving State JUDITH M. RECWICK LORAN COUNTY	LICE PRODUCTION CITY OF OBERLIN SITUATED IN THE CITY OF OBERLIN, NOLLO PROSE OF OHIO ARTHURAL TOWNSHIP XOT 78 X001,23 55:37 NOLLO PROSE 98531516 BOX ATTY SEJELE Receiving Stamp JUDITH M. RECWICK LORAL COUNTY RECORDER TAL 2006 FEB 27 A 9:59



Craig Snodgrass, CPA, CGFM Lorain County Auditor Lorain County Admin. Building 226 Middle Ave., 2nd Floor Elyria, OH 44035 Phone: (440) 329-5207

Owner Information	
Parcel Number	09-00-078-000-032
Owner Name & Address	OBERLIN CITY OF
Tax Bill Mailed to	OBERLIN CITY 69 S MAIN ST OBERLIN, OH 44074

Property Information	
Location Address	N OBERLIN RD OBERLIN, OH 44074
Property Description	HILL CREEK SUBDIVISION S/L 3
Tax District	60 - OBERLIN CITY / OBERLIN CSD
Land Use	640 - OWNED BY MUNICIPALITY
Neighborhood	96900 - OBERLIN CITY N OF & INCL SR511
Acres	32.7800
Instrument Number	

Value Information:	
Market Land Value	\$622,820
Market Building Value	\$0
Market Total Value	\$622,820
Market CAUV	\$0
Assessed Land Value	\$217,990
Assessed Building Value	\$0
Assessed Total Value	\$217,990
Assessed CAUV	\$0

2014 Full Year Tax Information	
Full Year Tax Before Adjustments	\$0.00
-State Credit	\$0.00
Subtotal	\$0.00
-Non-business Credit	\$0.00
-Owner Occupancy Credit	\$0.00
-Homestead Credit	\$0.00
Annual Real Estate Tax	\$0.00
Current Special Assessments	\$0.00
Delinquent Special Assessments	\$0.00
Unpaid Taxes	\$0.00
Full Year Tax (includes any unpaid taxes & special assessments)	\$0.00
Total Taxes Paid to Date	\$0.00
Special Assessments (YES/NO)	NO

Tax Disclaimer

Your 2014 taxes were certified on December 22, 2014. The full year tax includes all unpaid taxes and special assessments. Tax amounts may be verified through the Lorain County Treasurer's Office at (440) 329-5787. Mortgage Companies and Title Representatives must request tax information via USPS during tax collection periods.

Transfer History - 2006090908					
Sale Date	Sale Amount	Conveyance/Exempt	# of Parcels		
2/27/2006	\$0	2006090908	6		
Parcel	Grantor	Grantee			
0900078000029	OBERLIN CITY OF	OBERLIN CITY OF			
0900078000030	OBERLIN CITY OF	OBERLIN CITY OF			
0900078000031	OBERLIN CITY OF	OBERLIN CITY OF			
0900078000032	OBERLIN CITY OF	OBERLIN CITY OF			
0900078900001	OBERLIN CITY OF	OBERLIN CITY OF			
0900078900002	OBERLIN CITY OF	OBERLIN CITY OF			



APPENDIX B PROPERTY AND ADJOINING SITES PHOTOGRAPHS



Photo 1 – View facing southwest of the approximately 15'x20' concrete building foundation located along the southwestern Property boundary.



Photo 3 – View of wooden beams from the demolition of a former structure located near the southwestern Property boundary.



Photo 2 – View of remnants of a stone structure located near the southwestern Property boundary.



Photo 4 – General view of the Property.



Photo 5 – View of one (1) likely cistern located on the southwestern portion of the Property.



Photo 7 – View facing southeast of the intermittent stream running northwest to southeast through the central portion of the Property.



Photo 6 – View of standing water observed throughout the Property.



Photo 8- View of a pile of building materials located near the rear of the Formed Metal Products facility (185 North Oberlin Road).



Photo 9 – View facing southwest of the Formed Metal Products facility (185 North Oberlin Road), which adjoins the Property to the west.



Photo 11 – View facing east along East Lorain Street.



Photo 10 – View facing north of the City of Oberlin Public Works Department – General Maintenance Division Service Complex (538 Hillcreek Drive), which adjoins the Property to the north.



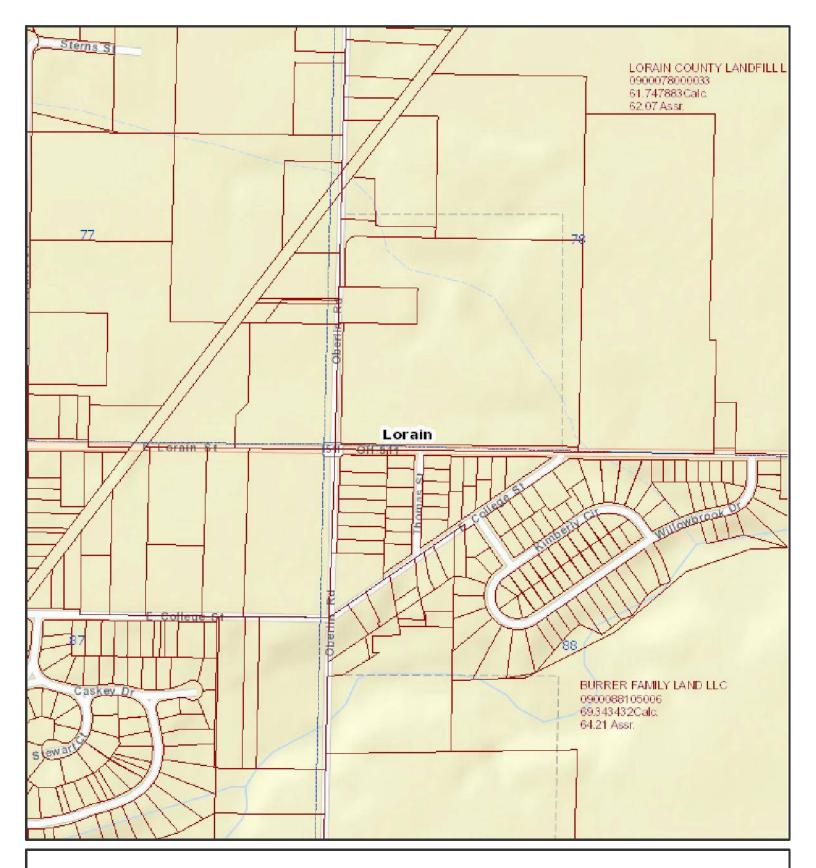
Photo 12 – View facing northeast of the adjoining farmland, beyond which is the Lorain County Landfill (43502 Oberlin Elyria Road).

APPENDIX C USER QUESTIONNAIRE

E 1527-13 X3. USER QUESTIONNAIRE INTRODUCTION

In order to qualify for one of the *Landowner Liability Protections (LLPs)*³⁵ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *"Brownfields Amendments"*) ³⁶ the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. (1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the property that are filed of recorded under federal, tribal, state of local law? (2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a Registry under federal, tribal, state or local law? (3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the user of this ESA do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? YES __ NO 🔽 (4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? (5.) Commonly known or reasonably ascertainable information about the property (40 CFR Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user, (c.) Do you know of spills or other chemical releases that have taken place at the property? _____ YES ___ NO ___ (d.) Do you know of any environmental cleanups that have taken place at the property? YES NO (6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? YES ___ NO ___

APPENDIX D GEOLOGIC AND HYDROGEOLOGIC INFORMATION

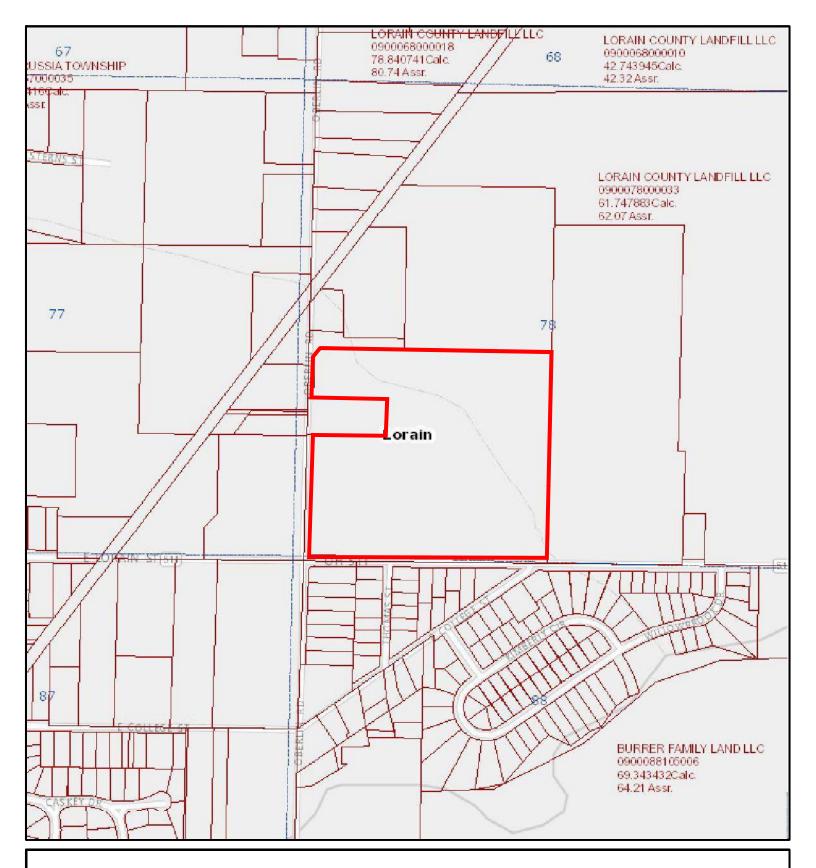




Oil and Gas Well Map



Printed: Apr 08, 2015





Mines Map



Printed: Apr 08, 2015



Water Well Log Report On-line Search Results -Radius Search-

Your Search Criteria Are: Latitude=41.295698, Longitude=82.194342, Radius=2000 ft.

Record count: 0 - NO RECORDS MATCHED YOUR CRITERIA

Modify Radius Search

Contact Us - Website comments/questions - DNR web policy statements

1 of 1 4/20/2015 1:51 PM



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons



Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

A Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

SLIND

Spoil Area

Stony Spot

Nery Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

++ Rails

Interstate Highways

U

US Routes

~

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lorain County, Ohio Survey Area Data: Version 13, Sep 19, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 3, 2012—Mar 11, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Lorain County, Ohio (OH093)					
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI		
EIB	Ellsworth silt loam, 2 to 6 percent slopes	0.1	0.4%		
Ly	Luray silty clay loam	0.7	2.1%		
MgA	Mahoning silt loam, 0 to 2 percent slopes	14.4	42.1%		
MgB	Mahoning silt loam, 2 to 6 percent slopes	14.6	42.9%		
TrA	Trumbull silty clay loam, 0 to 2 percent slopes	4.3	12.5%		
Totals for Area of Interest		34.2	100.0%		

APPENDIX E HISTORICAL INFORMATION

Certified Sanborn® Map Report

4/08/15

Site Name: Client Name:

Oberlin Research & Commerce Partners Env. Consulting, Inc.

North Oberlin Road 31100 Solon Road Oberlin, OH 44074 Solon, OH 44139

EDR Inquiry # 4257663.3 Contact: Edwin Spears



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Partners Env. Consulting, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Oberlin Research & Commerce Park

Address: North Oberlin Road City, State, Zip: Oberlin, OH 44074

Cross Street:

P.O. # NA

Project: Oberlin Research & Comm Park

Certification # CAF8-4E36-BDFF



Sanborn® Library search results Certification # CAF8-4E36-BDFF

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

✓ Library of Congress

✓ University Publications of America

▼ EDR Private Collection

The Sanborn Library LLC Since 1866™

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Limited Permission To Make Copies

Partners Env. Consulting, Inc. (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

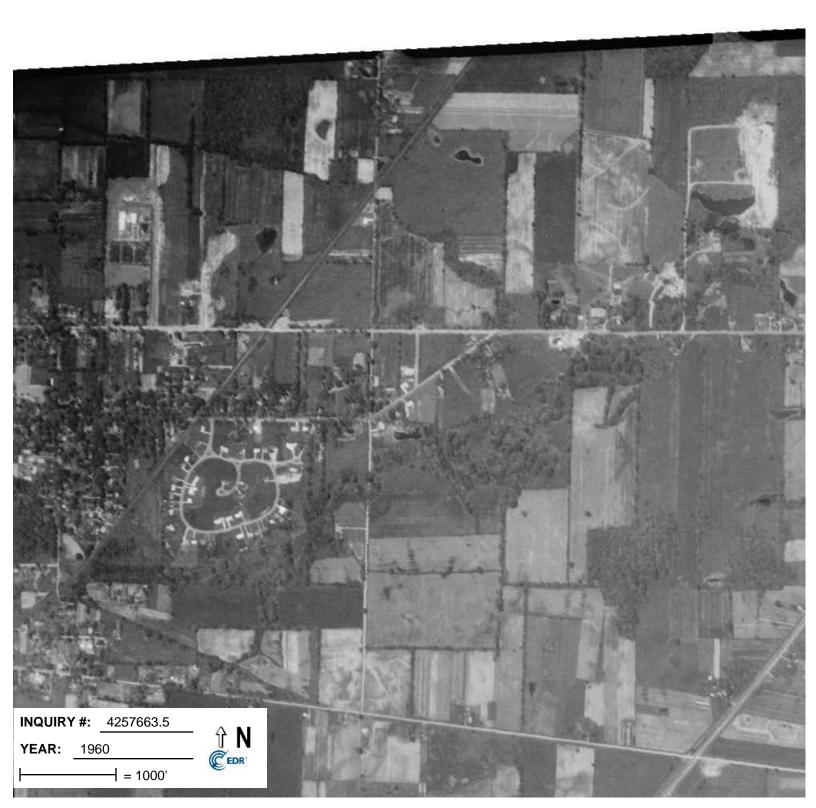
Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



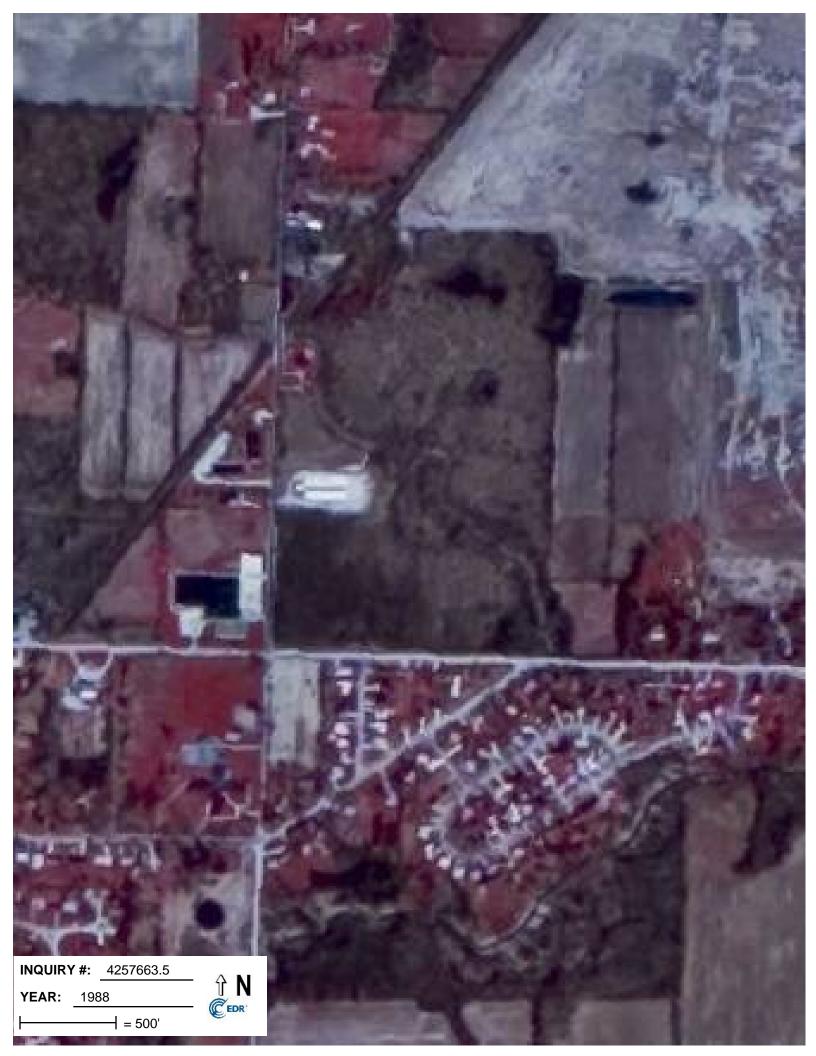




























	OBLINE IND 2013
41	ANTONIO TYUS
55	OCCUPANT UNKNOWN
71	STEPHEN CAMPBELL
85	GREGORY HENDRICKS
94	WILLIAM MCKIBBEN
101	FRANCESCO CALCO
115	MIKHAIL ARANOVSKY
116	OCCUPANT UNKNOWN
131	KENNETH BROWN
144	RONALD ROLLINS
184	OCCUPANT UNKNOWN
185	FORMED METAL PRODUCTS INC
186	CYRIL DIXON
	JEAN STRICKLER
	MONICA SMITH
	NICK CLOSE
188	ELIZABETH ANDERSON
	MAPLE GROVE APARTMENTS
	MICHAEL STEFANEK
	NICK ROCHE
190	ELLIS HARTMAN
	JACK MOTYKA
	LOUISE ROCHE
	OSCAR YOUNG
	SUSAN HYER
192	BRIDGET CHAMBERLIN
	KARRIE DAKIN
	PAUL KUESTNER
	YVONNE GARLAND
202	ROBERT WHITEHOUSE
809	MAUREEN YEO
903	DWAIN GRIFFIN
10589	
	OCCUPANT UNKNOWN
10768	
10922	
10942	
10949	JOHN EMERICH
11057	DAVID RUPP
11132	MICHAEL CIKALO
11158	CAROL MATTICE
11175	ELIZABETH SIMMS
11206	WAYNE WRIGHT
11235	
11250	
11280	
11350	
11380	
11416	WESLEY DEWITT
11500	JOHN ARNOCZKY

OBERLIN RD 2013 (Cont'd)

	NEIL HEISER	
11528		
	ROBERT ANDREWS	
11759		
11891		
12041		
12050		
12052	GENE LAWRIE	
12143		
12265		
12349		
12380		
12386	=	
12394		
_	PAUL SIROCKY	
	FRED SWANSON	
12432	JEFFEREY HELKE	
12454		
12468	OCCUPANT UNKNOWN	
12479	KENNETH FULKERSON	
12506	MARY WEBBER	
12521		
12553	JAMES HOWELL	
12566	OCCUPANT UNKNOWN	
12584	RONALD WEBBER	
12607	MARK GORDON	
12627		
12651	WILLIAM MITTLER	
12669		
12709	• • • • • • • • • • • • • • • • • • • •	
12733	DAREK LONGWELL	
12801	JAMES KENNEDY	
13275	WILLIAM SMITH	
13550	ANTHONY IGNAGNI	
13725	ELIZABETH MARTIN	
13755	OCCUPANT UNKNOWN	
13771	JENNIFER PRUITT	
13776	ANTHONY LISANTI	
13785	JAMES SCOTT	
	UNIQUEBENEFITS	

43475 D & S & SCHUENEMANN TVAPPLIANCE

<u>Target Street</u> <u>Cross Street</u> <u>Source</u>

Cole Information Services

4	4	ANCEL A TVI IC
4		ANGELA TYUS
5		KONIMA WEBER STEPHEN CAMPBELL
7	1 5	LILLIAN TAYLOR
	3 4	WILLIAM MCKIBBEN
	4 01	DAVID CALCO
	15	IGROSHOP LLC
	15	ST PETERSBURG QUARTET LLC
1	16	L LEWIS
	44	RONALD ROLLINS
	33	ANDRE WASHINGTON
	00	LISA VOLK
		RICHARD WEIR
1	88	KENNETH KROPP
•	00	MAPLE GROVE APARTMENTS
		NANCY MOOERS
		NICK ROCHE
		RON GORDON ATTORNEYS
		STELLA JONES
1	90	KRISTY PETERS
		MARK PETERS
		ROBERT MDCOY
		STEVE MCGHEE
		WILLIAM GORDON
1	92	CAROL CAMARGO
		MANDY HYER
		PAUL KUESTNER
		RICHARD AUGUSTIN
	02	ROBERT WHITEHOUSE
	03	WARNER MCCONAUGHEY
	09	JEFFREY LITTLE
	01	WILLIE DAGGETT
	03	DWAIN GRIFFIN
	0589	JOHN EMERICH
	0768	NORMAN PEREZ
	0922	RICHARD RYBARCZYK
	0942	JOHN RYBARCZYK
	1057	
	1132	MICHAEL CIKALO
	1158	CAROL MATTICE
	1175 1206	ELIZABETH SIMMS VISIONARY DESIGN CONSTRUCTION
1	1200	WAYNE WRIGHT
1	1235	JAMES SIMMS
1	1233	JAMES SIMMS
1	1250	ROBERT BUMGARDNER
	1350	CAROL VANCE
	1355	ANNETTE WLODAREK
	1380	
	1416	WESLEY DEWITT
•	0	···

OBERLIN RD 2008 (Cont'd)

11500	KEVIN OKEEFE
11500	JEANNE ARNOCZKY
	HENRY SCHMITZ
11525	JOHN BILZ
11526	MICHAEL MACKERT
11759	JIM CLAWSON CARPENTRY SERVICE
11759	LOREN CLAWSON
12041	JOHN GREGORY
12041	STEPHEN JACKSON
12050	GENE LAWRIE
12143	ELAINES CHILD CARE
12140	JAMES BROWN
12265	JOHN KNIPPER
12349	MARK TREADWAY
12380	ORVAL TINGLER
12386	GARY KAYATIN
	FRED TAYLOR
12410	PAUL SIROCKY
12420	KRISTOFER OVERSTREET
12432	JEFFEREY HELKE
12454	KELLY PALMER
12478	DOROTHY TWINING
12479	ROBERT WILLIS
12506	MARY WEBBER
12521	PATRICK BELL
12566	LORETTA NEAL
12584	RONALD WEBBER
12587	EDITH TAYLOR
12607	RAYMOND GORDON
12627	RICHARD TUTIE
12651	WILLIAM MITTLER
12669	JOHN KOGLMAN
	KOGLMAN TRUCKING INC
12709	JAMES HUNGATE
12733	CATHERINE CORTINA
12801	JAMES KENNEDY
13275	WILLIAM SMITH
13550	ANTHONY IGNAGNI
13725	TOM MARTIN
13755	JEFFREY TADDEO
13776	ANTHONY LISANTI
13785	JAMES SCOTT
	UNIQUE BENEFITS LLC

	OBERLIN RD 2003
4	UNIVERSAL JOINT
55	THOMAS WEBER
71	CHARLES DERRICKSON
85	LEE ZVOSEC
94	WILLIAM MCKIBBEN
116	TIMOTHY CONWAY
131	ANN JENSEN
144	BARBARA ROLLINS
186	DEAN KULWICKI
	LISA TUCK
	RACHEL KAUFMAN
188	BENJAMIN WONG
	BRUCE WARD
	CHAD MOON
	MAPLE GROVE APARTMENTS
	NICK ROCHE
	STELLA JONES
190	CHERYL BROWN
	CHERYL GOOCH
	FLORENCE HUGHES
	KEITH WASHBURN
	LOUISE ROCHE
	MARK PETERS
192	ALYSSA RONCO
	ANNIE TREGOUET
	CAROL CAMARGO
	DALE KRUGMAN
	DAWNA SUNTHEIMER
000	RICHARD AUGUSTIN
202	ROBERT WHITEHOUSE
325	COLS DUNN
780	CHRISTA CLINE
903	GARRETT WRIGHT
10589	JOHN EMERICH
10759	SCOT WAKEFIELD EDWARD BERG
10768	RICHARD RYBARCZYK
10922	JOHN RYBARCZYK
10942 10949	JOHN EMERICH
11057	LEONARD CATANESE
11206	VISIONARY DESIGN CONSTRUCTION
11200	WAYNE WRIGHT
11235	JAMES SIMMS
11250	ROBERT BUMGARDNER
11350	THOMAS BALOGAS
11355	ANNETTE WLODAREK
11380	SETH NIEDING
11416	WESLEY DEWITT
11500	KEVIN OKEEFE
11520	JOHN ARNOCZKY
. 1020	J

OBERLIN RD 2003 (Cont'd)

11525	HENRY SCHMITZ
11528	JOHN BILZ
11554	MICHAEL MACKERT
11759	
12041	JOHN GREGORY
12050	STEPHEN JACKSON
12052	GENE LAWRIE
12143	ELAINES CHILD CARE
	JAMES BROWN
12265	JOHN KNIPPER
12349	ED TREADWAY
12380	
12386	KEVIN KAYATIN
12394	FRED TAYLOR
12410	
12420	
12432	
12468	CYNTHIA HUGHES
12478	
12479	
12506	
12521	
	KERMIT SEELEY
12566	
12584	
12607	DOROTHY KREUTZER
12627	RICHARD TUTIE
12651	
12669	
40-00	KOGLMAN TRUCKING INC
12709	
12733	
13275	
40550	WILLIAM SMITH
13550	
	E MARTIN
	RALPH MALEWSKI
	ANTHONY CASH
13/85	ANTHONY CASH

144	BARBARA ROLLINS	ı
186	JOSHUA KAUFMAN	ı
188	ASTRID BURNETT	ı
	PASCAL GROH	ı
	W BAKER	ı
190	ANGELA PEEK	ı
	CHERYL GOOCH	ı
	JILL TVAROHA	ı
	NICOLE HURT	ı
	NICOLE PIERCE	ı
192	BARBARA LUCKY	ı
102	LAURA BOOS	ı
	WILLIAM NEWCOMB	ı
10589	JOHN EMERICH	ı
10759	AMY TAYLOR	ı
10768	EDWARD BERG	ı
10700	RICHARD RYBARCZYK	ı
10922	JOHN RYBARCZYK	ı
10949	JOHN EMERICH	ı
11057	BARBARA CATANESE	ı
11175	DONALD SIMMS	ı
11206	G MONTOMERY	ı
11200	WAYNE WRIGHT	ı
11235	JAMES SIMMS	ı
11350	THOMAS BALOGAS	ı
11380	GEORGE ZAJANKALA	ı
11416	P DEWITT	ı
11500	KEVIN OKEEFE	ı
11525	ERNEST SCHMITZ	ı
11528	JOHN BILZ	ı
11554	MICK MACKERT	ı
11759	LOREN CLAWSON	ı
11891	KATHRYN BURRER	ı
12050	STEPHEN JACKSON	ı
12265	JOHN KNIPPER	ı
12349	ED TREADWAY	ı
12380	ORVAL TINGLER	ı
12386	N SUTFIN	ı
12394	FRED TAYLOR	ı
12410	CHRIS BURRER	ı
12420	ROGER OVERSTREET	ı
12468	DAGMAR ANDERSON	ı
12478	L TWINING	ı
12479	ROBERT WILLIS	ı
12506	MARY WEBBER	
12521	HARLEY BEESE	
12553	KERMIT SEELEY	
12555	ARTHUR NEAL	
12584	RONALD WEBBER	
12607	DOROTHY KREUTZER	
.2001		
		4

Target Street Cross Street Source

✓ - Cole Information Services

OBERLIN RD 1999 (Cont'd)

12651 HELEN MITTLER 12669 JOHN KOGLMAN 12709 KEVIN SHRIVER 12733 DEREK LONGWELL 13755 RALPH MALEWSKI 13776 V LISANTI 13785 ANTHONY CASH

		OBERTEIN IND	
64	ALLEN, MARTHA		
116	JEWELL, TEDDY S		
184	OCCUPANT UNKNOW	VNN	
186	BALLOR, BARBARA J	J	
	INGLES, GREGORY		
	KEEFER, JUDY		
	KWAPIS, KRIS		
	STREATOR, MICHAE	L	
	SZABO, S L	_	
	WARE, MICHAEL T		
188	JONES, WILLIAM H		
100	KEIDEL, BHINDA		
	ROCHE, L E		
100	WEBB, CHARLES		
190	BRYANT, RICK		
	SNIDER, JOSEPH		
400	TUCK, CALEB		
192	DAILEY, WILLIE		
	FILKO, CAROLE L		
	LEACH, ALVIN B		
	REINHOUDT, M G		
	ROCHE, NICK E		
	SAMS, K		
202	YOST, D A		
10589	SMITH, REXFORD L		
10759	DROST, TIM		
10768	BERG, EDWARD E		
10922	RYBARCZYK, RICHA	RD J	
10942	RYBARCZYK, JOHN		
10949	EMERICH, JOHN		
11057	CATANESE, BARBAR	RA A	
11175	SIMMS, DONALD		
11206	MONTGOMERY, G C		
	VERDA, MARTHA M		
11235	SIMMS, JAMES K		
11500	OCCUPANT UNKNOW	WNN	
11525	SCHMITZ, HENRY W		
11528	BILZ, JOHN		
11554	MATOS, EMMA		
11759	COX, SHERI		
11733	LAY, SHERI E		
11891	BURRER, KATHRYN	D ID	
	· ·		
12050	JACKSON, STEPHEN		
12052	OCCUPANT UNKNOW		
12079	SHRIVER, GREGORY	r n	
12265	KNIPPER, JOHN		
12349	TREADWAY, ED C		
12380	TINGLER, ORVAL J		
12386	ZADAMSKY, FRANK		
12394	TAYLOR, FRED		

Target Street Cross Street Source

✓ - Cole Information Services

OBERLIN RD 1995 (Cont'd)

OCCUPANT UNKNOWNN 12410 12420 SANDERS, DUANE G 12432 OCCUPANT UNKNOWNN 12454 SOMERVILLE, HEATHER M 12468 ANDERSON, JOHN M 12478 TWINING, L 12479 WILLIS, ROBERT A 12506 WEBBER, DONALD 12521 BEESE, HARLEY R 12553 SEELEY, KERMIT 12566 NEAL, ARTHUR L 12584 WEBBER, RONALD A 12607 KREUTZER, JAMES 12627 DEAMON, LISA 12651 MITTLER, HELEN C 12669 KOGLMAN, JOHN M 12709 OCCUPANT UNKNOWNN 12733 LONGWELL, DEREK E 13725 STANKIEWICZ, NORBERT 42883 RICHTER, CHARLES A 42904 GREGORY, EARL 43006 FARLOW, DENNIS 43015 BOUCHONVILLE, PAUL F 43133 ROWAN, WILLIAM H 43247 WINFREE, MARK A 43251 OCCUPANT UNKNOWNN 43260 HENDRICKS, MICHAEL 43293 CLOUSER, JOHN F 43315 LEAR, RONALD F 43345 LANCE, HARVEY 43367 HEMLINGER, MICHAEL 43387 TALLHAMER, JUNIOR 43433 **EAST OBERLIN EATERY** EAST OBERLIN FLEA MARKET MAXINES BOOKKEEPING & TAX SVC 43435 FORTIN, JACK 43437 SMITKO, R M 43475 D & S & SCHUENEMANN TV APPL

4257663.10 Page: A11

Target Street C

Cross Street

<u>Source</u>

Cole Information Services

184	BARKACS, RONALD
186	BALLOR, B J
100	ROCHE, L E
	WARE, MICHAEL T
	WYMAN, MARK
188	CARY, BETH
100	DANIELS, M
	SCHWENK, SHARON L
	WEBB, CHARLES
190	BAXSTROM, RICHARD B
	MACDONALD, L J
	WYMAN, MAURICE G
192	HANKINS, E
.02	NOLTIMIER, J W
	SMITH, WILLIAM S
202	YOST, D A
10759	DROST, TIM
10768	BERG, EDWARD E
10922	RYBARCZYK, RICHARD J
10942	RYBARCZYK, JOHN
10949	EMERICH, JOHN
11057	CATANESE, BARBARA A
11175	SIMMS, DONALD
11206	MONTGOMERY, G C
	VERDA, MARTHA M
11235	SIMMS, JAMES K
11416	MANNS, T W
11525	SCHMITZ, HENRY W
11528	BILZ, JOHN
11554	MACKERT M GEN CONTR
11759	CLAWSON, LOREN J
	THOMAS, EDWARD A
11891	BURRER, CORWIN O JR
12050	JACKSON, STEPHEN B
12265	KNIPPER, JOHN
12349	TREADWAY, ED C
12380	TINGLER, ORVAL J
12386	ZADAMSKY, FRANK
12394	TAYLOR, FRED
12420	SANDERS, DUANE G
12468	HACK, LENA
12478	TWINING, L
12506	WEBBER, DONALD
12521	BEESE, HARLEY R
12553	SEELEY, KERMIT
12566	NEAL, ARTHUR L
12584	WEBBER, RONALD A
12607	KREUTZER, JAMES
12627	BUCK, ROY
12651	THOMPSON, MALCOLM B

OBERLIN RD 1992 (Cont'd)

12669 KOGLMAN, JOHN M 12709 CARLYLE, JANET 12733 CHASE, MARIAN E 13725 STANKIEWICZ, NORBERT RICHTER, CHARLES A 42883 42904 GREGORY, EARL 43015 BOUCHONVILLE, PAUL F 43116 TRILL, BURT E 43133 ROWAN, WILLIAM H 43194 HALL, HAZEL 43243 WARNER, SHIRLEY A 43247 WINFREE, MARK A 43251 BOUCH, RICHARD L JR 43260 HENDRICKS, MICHAEL 43293 CLOUSER, JOHN F 43345 LANCE, HARVEY 43367 BRAUN, C D 43375 CAZEAU, J L 43387 TALLHAMER, JUNIOR 43435 FORTIN, JACK 43437 GROVES, JAMES

4257663.10 Page: A13

® NEW NEIGHBOR	111	LORAIN BLVD - W LORAIN ST
LORAIN BLVD Cont'd	E LORAIN ST Cont'd	W LORAIN ST (OBERLIN)-FROM 101 HOLLYWOOD ST
+ MORGAN AVE INTERSECTS	August Sherrie L	+ E LORAIN ST INTERSECTS
+ BELL AVE INTERSECTS + BRACE AVE INTERSECTS	© Snuffer Timothy E & Kathy L440-774-3548	+ N MAIN ST CONTINUES
PARMELY AVE ENDS	139 1/2 Harvey Bachel 5	• ZIP CODE 44074 CAR-RT C001 52 OBERLIN PUBLIC LIBRARY libraries-public440-775-8600
WARDEN AVE INTERSECTS	147 Schaefer Karen P 20440-774-1647	+ N PROFESSOR ST INTERSECTS
701 No Current Listing	161 Abba Kathryn A ③	• ZIP CODE 44074 CAR-RT C005
1706 White Phillip G 县 ▲ 1718 Harvey Joseph G & Nancy R 四 ▲440-323-7439	171 @ Mate Joanna A	135 Arde-Acquah Timothy 4
1724 Shah Jignesh A [4] ≜	Mate Laura	
ZIP CODE 44035 CAR-RT C050	174 Smith Henry A Jr & Myrna L 26	Korshin Alexan
1800 NORTH SHORE HOMES INC home builders440-324-2400 PIKEWOOD MANOR INC mobile homes440-324-2400	181 Pedraza Aurora 12	
SOMMER'S MOBILE LEASING INC mobile homes- rpr & serv	Smith Teresa A	Mitchel Alex
440-324-2400	190 Skiles Brandie L 2	Mitchel Alexandra Sasaki Sara
2IP CODE 44035 CAR-RT C054	191 Reynolds Michael A & Mari K 13440-775-0605	Sczekan Maggie
B25 HOLIDAY INN-LORAIN hotels & motels	191 A Dobos Edward R & Amanda C 2	Thommeret Loic Y 6
MR DEE'S HOLIDAY INN OF ELYRIA restaurants	196 Threadgill Pyengo 5	WOBC 91.5 FM ALTERNATIVE RADIO radio stations/
440-324-2785	199 Hartman Ellis L Sr (4) ≜	broadcasting co
1845 D & I ENTERTAINMENT clubs440-324-0032	200 Yarber Amelia A & Wade D ☑ ▲	Ytterberg Annie Zwoof Sparky
THEE DIAMONDS MEN CLUB WEST clubs440-324-0048	206 Carter Diana C 30 ▲	+ WOODLAND ST INTERSECTS
GROVE AVE ENDS	209 B Walden Jay 12	• ZIP CODE 44074 CAR-RT C003
N RIDGE RD E ENDS	B Walden David R	152 - 158 No Current Listing (2 Hses)
RAILROAD CROSSES	209 B ® Rose Debra R	159 Random Alice • ZIP CODE 44074 CAR-RT C005
• ZIP CODE 44035 CAR-RT C050 6438 SUNBELT RENTALS contractors- equip/supl-renting	209 C Abendschein Lauren B 3	173 OBERLIN COLLEGE investments
440-324-1855	216 Filko Brian M & Jenny R 12 ▲440-775-3055	Rosner David A 5
6474 Hopkins David J 15 ▲	217 Herod Elizabeth B 21 ▲	• ZIP CODE 44074 CAR-RT C003
RAILROAD CROSSES	225 [®] Church Stacy R 229 Burns Patrick T & Kathryn M 19 ≜	180 OBERLIN COLLEGE LANES bowling centers440-775-856
6928 No Current Listing BUGINESSES 29 HOUSEHOLDS 19	229 Burns Patrick 1 & Kathryn M [19] 234 Hughes Tom D & Laurie J 3	+ N CEDAR ST INTERSECTS
DOSINESSED EZ	240 Flotte John F 5 ▲	ZIP CODE 44074 CAR-RT C001
E LORAIN ST (OBERLIN)-FROM 99 THOMAS ST EAST	243 Zurcher Donald D III & Crystal M 5	200 ALLEN COMMUNITY HOSPITAL hospitals440-986-400
+ N MAIN ST BEGINS	244 Christian Margaret B 22440-775-1071	ALLEN MEDICAL CTR hospitals440-775-121 Mager Patiens P
+ W LORAIN ST CONTINUES • ZIP CODE 44074 CAR-RT C008	248 No Current Listing 249 Johnson Willie M 3	Mager Patiens P ZIP CODE 44074 CAR-RT C003
20 Culbertson Debbie D 10	249 Johnson Willie M 321 250 © Carney Charlene	215 No Current Listing
22 @ Barnett Andrew K	251 Bohannon Evelene 5	217 Meilander Robert N & Ardith M 4
30 Cross Megan 11	254 Young Johnnie M & Bobbie A 33 ▲	219 No Current Listing
Majkut James A [12]	263 Lamie Rodney W 6 ▲	• ZIP CODE 44074 CAR-RT C001 224 DYE GRIFFITH R PHD psychologists440-774-747
+ WILLARD CT INTERSECTS	264 Horning George E Sr ଐ ▲ 271 Kinney Megan C ⑤	
+ WILLARD CT CONTINUES	271 Rimey Megan C 3 279 Adams Lee J & Teresa E 17	Patel Mahendra R 9440-775-165
36 © Lumumba-Umoja Mamadou	285 Hall Randall O & Carleen A 15 ▲440-774-9415	A Chuang Wuu S ®
42 Frederick Donald E & Lois R 16	Kyle Tonja R 16 ▲440-774-5615	A OBERLIN INTERNAL MED ASSOC physicians & surgeons440-774-55
52 No Current Listing	+ BERGER CT ENDS + BERGER CT CONTINUES	R CENTER FOR ORTHOPEDICS plastics-products- retail
54 Andrew Christoph	326 BAY MECHANICAL & ELECTRICAL electric contractors	440-776-708
54 1/2 Welsh L 10	440-774-2471	B RAZACK ABDUL MD physicians & surgeons440-776-703
58 Close Robert A 35	CUYAHOGA DINING SVC restaurant mgmt440-774-2128	C COMMUNITY HEALTH PARTNERS physicians & surgeons C OBERLIN COMMUNITY PHYSICIANS physicians & surgeons
63 © Senior Matthew J	Orr John V Jr 13 ♠	D OBERLIN HEARING CARE audiologists440-774-58:
64 Baumann John F & Frances M 15 ▲440-774-1918	SUN CENTER FEDERAL CU credit unions440-774-5580 US AIRWAY FACILITIES SECTOR federal government	E OBERLIN PEDIATRICS physicians & surgeons440-774-733
76 Heersink Bridget 5	US AIRWAY FACILITIES SECTOR redefail government 440-774-0300	F @ Aldoori Dhia Y
77 No Current Lieting	331 OBERLIN IGA FOODLINER grocers-retail440-774-6351	J OBERLINDS WOMENS HEALTHCARE physicians & surgeons
77 No Culticating 2017 177 177 177 177 177 177 177 177 177	335 EDWARD JONES financial advisory serv440-774-4625	• ZIP CODE 44074 CAR-RT C003
87 No Current Listing	343 COMPUTER SYSTEMS UNLIMITED INC computer & equip dirs	225 Meilander Richard N & Sandra L 30 ▲
90 Winfield Jason J 15 ▲	+ ORCHARD ST ENDS	231 © Duran D440-774-15
93 1 Zapotechne Matt & Tamara S 5440-774-1547	+ ORCHARD ST ENDS + ORCHARD ST CONTINUES	1 Light Kelly M 2
2 Bortner Jason 2 2 Campbell Terra C 11	355 Peek Booker C & Annette E 31 ▲440-775-2053	239 © Hagedom Dorothy L
94 Keckley Erin 2	• ZIP CODE 44074 CAR-RT C001	247 WOUND CENTER OF OBERLIN health care facilities
96 No Current Listing	380 AMERICAN LASER PARTS & SVC physicians & surgeons equip	Zanotti Salena 4
+ N PARK ST INTERSECTS	+ ARTINO ST BEGINS	261 Mastandrea Joseph E 2
99 Yakunovich Kathleen A 36 A	◆ ZIP CODE 44074 CAR-RT C007	Turman Robert C 4 ▲
99 1/2 Hutchison Donna K 36 ▲	385 Martin Sheldon P 36 ▲	262 Kern B 5
102 A - 108 No Current Listing (2 Hses)	Martin Ruth G	267 Kemp Patricia J ③ ▲
111 @ Crayton Janeil	405 Lifke Adam T & Paula S 10	273 Zwegat Frederick S & Tina W 21 ▲
Saunders Brian T [10]440-7/5-1609	417 Winch John S ☑ ■ 422 DEICHLER'S TIRES & AUTO SVC tire-dirs-retail440-774-4777	279 Hall Jon C & Brenda M 23 ▲440-774-70
Swain Cephas 3	427 No Current Listing	280 Nelson Mary C 10
Swain Jamie 1 Perry Joshua C 440-775-1282	+ RAILROAD CONTINUES	284 Curtis Sarah 5
1A Kelly Nathan S 12	461 CAMPUS VIDEO video tapes discs & cassettes440-775-7422 LOCKE'S GARDEN CTR INC landscape contractors	285 Donald L H 389
2 W Hershberger Branden J	LOCKE'S GARDEN O'TH INC landscape contractors	288 Rericka Elaine I 30 ▲440-775-08
7 ② Realegeno Claudia S 8-A Yang Ji E 1 ⊡440-774-5146	500 Kelch Jeannine M 9	289 - 290 No Current Listing (2 Hses)
8-A Yang Ji E 101	NACSCORP LLC associations440-775-7777	+ N PROSPECT ST INTERSECTS 309 BUCKLEY JEFFERY J DDS dentists440-774-23
C12 Graham James W440-774-4076	NATIONAL ASSOCIATION-CLG associations440-775-0120	
11 Campbell Daniel 🛛	528 NASCCORP nonclassified establishments440-774-1555	Mullins John C [10]
16 Kondik Kyle D 2	587 No Current Listing + OBERLIN RD INTERSECTS	SUTTON DIANE OD optometrists od440-775-10
17 ⊕ Engstrom Nathan C 18 Smith Dana 15	617 Dunn Olin O & Mabel V 33 ▲	310 GRACE LUTHERAN CHURCH churches440-775-32
18 Smith Aja	+ THOMAS ST ENDS	318 Freas Adam C & Heidi J 18 ♠
20C Straver James R [17]440-774-1148	629 Wyman Theresa E [23]	319 @ Jenkins Eric D @ Jonesco John M
21 Diederick Michael R 15440-774-2011	635 Palmer Lynette V 11 645 Dozier Ethel J 24	LAB CORP laboratories- medical440-774-61
21 Diederick Kay L	Dozier Jason L	LCAI laboratories- medical440-774-10
21C Tsukamoto Akiko 10	+ E COLLEGE ST INTERSECTS	PHYSCIANS FAMILY PRACTICE physicians & surgeons
23 @ Detillio George A & Peggy L	669 Edwards V 7440-774-1048	
26 McComb Michael W 2	© Pycraft Joyce L	
27D Frazier Jerry L 🗇		Reno Krystal440-774-62
27D WE CLEAN LLC janitor serv	733 Gray-Tyus Angela R 15	341 Gardner Renea
28 Byrd Margaret L 2 114	739 Thompson Walter A III & Myrtle C 26 ▲440-774-5483	342 Weitz-Clancy Gillian W 4
116 © Anti Sebastian E	745 McCullaough Tim N ® ▲	351 No Current Listing
118 Gardener Evan 6	751 Cruz Luz N 2 A	355 Vazquez Vida S 2 356 Michalak Daniel O 8
	+ WILLOWBROOK DR ENDS 757 Allen Charmaine L & Lester A 🗐 角	2 363 No Current Listing
121 Blakely Mary A & Evans 34 ▲440-774-1372	/ Author Conditioning L of Legalet A 119 = *********************************	
121 Blakely Mary A & Evans 34		366 Brehm Bruce E & Rachael L 🖲 📤
121 Blakely Mary A & Evans 34	763 Brasee Jamie Clawson Bradley R & Rebecca T	7 369 Zapotechne William R Sr & Norma L 13 ▲
121 Blakely Mary A & Evans 34	763 © Brasee Jamie ≜	7 369 Zapotechne William R Sr & Norma L 🔞 📤 376 Cook Leah L 🛐 📤
121 Blakely Mary A & Evans ☑ ♠	763 © Brasee Jamie ♠	7 369 Zapotechne William R Sr & Norma L 13 ▲ 376 Cook Leah L 31 ▲
121 Blakely Mary A & Evans 🖾 📤	763 © Brasee Jamie ≜	7 369 Zapotechne William R Sr & Norma L 13 ▲ 376 Cook Leah L 31 ▲

Ø NEW NEIGHBOR LORAIN ST E LORAIN ST W LORAIN ST W LORAIN ST cont'd cont'd E LORAIN S I Hill Paula D ③ 244 Christian Margaret B ⑨+ ♠775-1071 cont'd cont'd 55 Not Verified 58 Close Gregory A (9)+ 1 774-3831 Close Robert A......774-3831 - ZIP CODE 44074 CAR-RT R001 410 Padavick Rev William B 🕘 🌢 SACRED HEART CATHOLIC CHURCH religious 246@States Kenneth F II
248 Kintigos Anthony J [2] ..774-5508
Kintigos Rebecca J ...774-5508
249 Johnson Willie J [9] +

Johnson Anthony L ...774-8459
250 Thomas Alan R [2]775-1182 · ZIP CODE 44074 CAR-RT C005 173 COLLEGE BOWLING LANE . 775-8562 Thomas Veronica L....775-1182 251 Harris Carla M 5774-2734 @Martz Pradnya......774-7303 Martz Todd...... 2W Gueye Medoune 4 Garretson Beatrice V. 775-0990
452 Browne Courtney L 22. 774-5096
Browne Trevor. 774-5096
461 DESIGN FOR INDVDUAL FMLY
CMNTY indvdl family svcs ZIP CODE 44074 CAR-RT C005
200 ALLEN MEMORIAL HOSPITAL
ASSN gnl mdl srgl hsptl
......775-1211774-2202 93@Beckman Terri C 530 Boss Carl E & Irene 🖫 + 🏚 ZIP CODE 44074 CAR-RT C003 219 Birney Paul K & Judith ⊞+ ♠774-4219 551 PRESTI BAKING COMPANY
INC grors ritd prds n. 775-7639
580 PRESTIS INC PRESTIS OF
OBERLIN eating places
775-2511
680 Ketch Leslie F 🗓 + 🛦 775-3864
Ketch Bernadine M ... 775-3864 UNIONS......77 FAA FEDERAL CREDIT UNION fdrl credit unions FEDERAL AVIATION ADM ©Foraker Abba M

©Foraker Abba M

©Hetsko Richard.......775-1651

Katz Andrew E ②775-1651

©Koos Stephen O323-8933

©Miller Edward D775-1651

©Mirando William S....775-1651 rgitn admn trnsprt 100 Kwak Imsoo [2] 102@Gabrielli Betty...... ZIP CODE 44074 CAR-RT C007 Mohan Geetha......775-1651 OBERLIN CLINIC INC ofcs LORETTA CT (LORAIN)-FROM Coleman Patrick.....775-1173 1663 W 29TH ST SOUTH OCross Sarah 775-0320 clns of mdl d775-1651 Paige B J775-1651 PRittenour Robert M.775-1651 . ZIP CODE 44052 CAR-RT C032
2905 Bresak William A ⊞ + ♠
2906 Rash Homer F & Sandra ⊞ + ♠
2909 Luppino Antoinette M ⊞ + ♠
2909 Luppino Antoinette M ⊞ + ♠
202-8088 Dechant Anne.......775-0263 Green Lewis T 4 775-0923 A MACKERT MICK GENERAL @Judge S F 775-1522 Luppino Filomena M...282-8088 2910 ANTHONY GOMEZ HOBBY SHOP hobby toy game sh282-6696 CONTG MACKERT
PROPERTIES sngl-fam Wanness Scott A.....775-1651
 Wu Thomas T........775-1651 774-8051 McKenna Scott P 775-1070 hsng cnstr775-0232 C Not Verified - ZIP CODE 44074 CAR-RT C003 225 Meilander Sandra L ⑨+ ♠775-1486 Meilander Meilssa L...775-1486 Gomez Anthony Y 🗓+ 🛦 ZIP CODE 44074 CAR-RT C005 80@Schramm Roy H & A EXOTIC TANNING misc 775-2043 Gomez Anthony Y 1914 m
282-6696
2911 Kelling Chester A & Sophia
1914 m
2912 Santos Anthony (2) d
Santos Martha
BUSINESSES 1 HOUSEHOLDS 6 Rand Christopher W 2774-6153 MEILANDER INC rl este agnts Remley Scott.. Premier Scott 775-1173
Saunders Brian T ... 775-1609 prsnl svcs ne775-0090 ARTINO ST BEGINS Sigsowrth Beverly M ZIP CODE 44074 CAR-RT C007 385 Not Verified
405 Hill Anthony L Jr 3
417 Brown Elsie M 9+ 4
422 Hill Albert L 9+ LORIE BLVD (AVON)-FROM 1948 EATON DR WEST · ZIP CODE 44011 CAR-RT C004 37521 Mangan Agnes T 🗓+ 🛦 OYou L......775-2815 Hill Albert T **1** ■ Zaharako S......775-7025 37522 Grant Theodore P ဩ+ ♠ HILLS SERVICE CENTER gnrl atmtve rpr shp ...775-0886 Not Verified Mendlow E [2]774-8131 3A@Shaner Nathan C 3A(NSintasath Louis P 934-4 37540 Godles John J ⑨+ ♠ 37541 Abshire Jerome P & Betty Wyman Annessa E 461 LOCKES GARDEN CENTER 5@Ogara Heidi M 6A Cross Sarah E [2] INC lawn garden svcs 500 Brucker Thomas M ④ ♠ 7A Bates Christophera A [2] 37571 Maynard Richard 🗓+ 🛦 BA@Primiano Julie C Brucker Barb T
528®Brooks Jacqueline ▲
NACSCORP INC cmptrs 9B Jacobucci Lisa A 🗈 🌢 10B-15 Not Verified (3 Apts) 21C@Wang Hui-Hsien periph sftw775-7777 587 Grills Richard R [7] ♠...774-5843 +OBERLIN RD INTERSECTS 617 Dunn Olin O 🖫+ ♠ 22C Sigsworth Beverly M 6 22 Not Verified 617 Dunn Olin O LET Dunn Oneal

+THOMAS ST ENDS
629®Coleman Michelle P 6
635 Not Verified
645 Dozier Ethel J 191+
4E COLLEGE ST ENDS
669 McCourry Christopher C II 6
669 McCourry Christopher C III 6
774-7043 23C Mooney Todd P [2] 27D Velasco Gloria E [9]+ 37595 Not Verified 934-3031 37595 Not Verified 934-4964 Bratton Leonard G 934-4964 37635 Jacob William A 🗓 28D Manwaring Jeffery D 3 37655 Thompson Vincent L III 2 ▲ 934-4225 McCourry Maurine W.774-7043 + WILLOWBROOK DR ENDS + WILLOWBROOK DR ENDS
- ZIP CODE 44074 CAR-RT R001
- 739 Gray Angela R
- 739 Thompson Watter A III 59+ 6
- 774-5483
- 774-174
- 774-174
- 8ayorek Charles F Sr 19+ 6
- 774-1774
- 751 Young Mergaret A 19+
- 757 Allen Charmaine L 19+
- 757 Allen Charmaine L 19+
- 774-3632
- 774-3632 ZIP CODE 44074 CAR-RT C007 subdvdrs dvlprs n......775-1
Rainbow Melvin D II ☑+ ♠
Rainbow Mary J .775-1236 Halliow, 163 Not Verified 164½ D JS AUTO BODY to bdy rpr LEBODA TRUCKING Id 774-3632
763 Huber James A 🗵 🏚 ...774-3106
769 Not Verified
795 Bryant Rickey W 🗓774-2248 w/o strge934-1602 37742 Crumb John M ⑨+ ♣ 37743∰Grove Ronald J Janca Albert F II ⑨+ ♣ Peek Booker C & Annette 191+ W LORAIN ST (OBERLIN)-FROM Berry Jon J 366 Mentzer Mark B 图 ▲ .774-1768 37765 Schenk Hohalo E 334-58 37784 Malinkey Daniel W & Linda 103 N MAIN ST WEST ZIP CODE 44074 CAR-RT CO05
50-52 Not Verified (2 Hsee)
 *N PROFESSOR ST INTERSECTS
120 OBERLIN COLLEGE
 PSYCHOLOGY DEPARTMENT
 colleges univrsite775-8355
130 Borroni Albert M (2)

Persone Torey 9+ A
37785 Holden Cynthia M 6 A 37805 Ortega Gregory M ဩ+ ♠ 137805 Ortega Gregory M ဩ+ ♠ 234-5197 37806 Gardner Charles E Sr (⊞) ♣ \$34-6913
Gardner Debra D... 934-6613
37825@Dechant T... 934-5488
Vasu John V (∑) ♣ \$34-5488
Vasu John V (∑) ♣ \$34-5488
37826 Kazymyriw Walter C (∑) ♣ \$37845 Salvo Frank N (∑) ♣ Fruner Arthur B.......774-8404
382 GRESCO RON K & R
GRESCO CONSTRUCTION Borroni Terry L SCIENCE LIBRARY libraries sngl-fam hsng cnstr....775-0726 @Howard David.......775-4007 Burns Kathryn M
234 Saunders Bernard 4
240 Tichy Michelle L 3
243 Alston Vincent T 2 - ZIP CODE 44074 CAR-RT C003 145 MARRIOTT FOOD SERVICE eating places.......775-8101 37845 Salvo Frank N 🗓+ 🛦 37846 Galler James A 🗓 ੈ

LORIE BLVD

37864@Galler Janet B & Cont'd

37865 Gregus Barbara E (9)+ & Gregus Dale P

97866 Bernaciak Kathy A (9)+ & Giertach Daniel T (9)+ & Giertach Daniel T (9)+ & 37884 Not Verified

37888 Robison Charles R Jr (9)+ & 334-3788 Cooper Robert E 37899 Duesler Cindi A 6 A â 37920 Delfino Lucille C ⑨+ â 34-4751 37937 Beno Alan & Amy ⓑ ▲ 37938 Zembo Betty-Jane A ဩ+ ♠ 37938 Zembo betty o...... Zembo Louis C 37957 Ade Richard A ⑨+ ♠934-6354 BUSINESSES 1 HOUSEHOLDS 53 LOUIS AVE (LORAIN)-- ZIP CODE 44055 CAR-RT CO06 5327 Woskobunik John M ဩ+ ♠ Woskobunik Joseph F 5329 Not Verified 5377®Samples Yolanda J233-8027233-8027 HOUSEHOLDS 7 LOUISE LN (COLUMBIA STATION)-Johnson John 23150 Babin Pamela 图 ▲ Babin Wesley J
23200 Berger Paul S ③+ A
Berger Michelle M
23351 Mikoch Gary G ③+ A Mikoch Barbara A HOUSEHOLDS 8 LOUISIANA AVE (LORAIN)-FROM 1569 E ERIE AVE SOUTH · ZIP CODE 44052 CAR-RT C012 202 Gragis Arnold [2].........322-1830 203 Halsey Kenneth [2].......322-9989 205 Drwal Andrew L ☑ ▲ Murphy Mary B
Odoherty Mary B ☑ 🛦 288-6330
Sas Susan A 🗓 🏚
220 Powelson Warren [2]....322-5627
221 Personius Rick [2].....323-7442
223 Yurkonis Kathleen A 🗹 🖨 Yurkonis Robert G Jr 224 Smith Zigmund [2]........322-4271 225 Graves Perry [2]........322-7890 227 Walters Ralph F 🗓 + 227 Walters Ralph F (1) + 228-0742
228 Grondin Charles P & Maryann
(1) • 28-4952
235 Chair Raymond Jr (2) ... 322-2349
236 Chara Patty A (2) ... 322-2230
239 Lester Steve (2) ... 322-6661
245 Turner Lawrence (2) ... 322-6210
+CLEVELAND BLVD BEGINS
+D ST ENDS
302 Padgett Scott R & Vickie (9) + 2
303 Proukas Helen J (9) + 3
304 Proukas Helen J (9) + 3
305 Proukas Helen J (9) + 3
307 Padgett Scott R & Vickie (9) + 3
308 Proukas Helen J (9) + 3
309 Proukas Helen J (9) + 3 310@Hydock Michale J & Cornelia ®Kamm Karen .i ▲ ©Pasenow Rischelle R
315 Heighberger M [2]........323-1210
316 Moreno E V ☑+ ♠......288-1572 Moreno Dawn M....... 288-1572
320 Klekota Walter [2]....... 322-1037
322 Mihajlovich David L Jr (1) → ♠
328 Martin Garry L & Irene (1) + ♠
328 - 288-2436

LORAIN RD cont			W LORAIN ST cont'd	LOUISE LN cont'd
Address Zip+4 CarrRte Phon 32151 Bolden Stephen	34723 Leonard Adam	171 Thomasiones	Address Zip+4 CarrRta Phone 284 Jerabek Roger1029 C003 775-2803	Address Zjp+4 CarrRte Phone Bilecky Raymond9474 R004 236-8527
D3400 C002 327-898 Bolek Edward W3400 C002 327-594	B D4446 C002 327-3674	Helen	Kolb Kristin E1029 C003 775-2112 285 Donald L H1025 C003 774-4885	23091 Sayles Stephen9474 R004 236-8497 23111 Faulk William P9444 R004 236-3659
Bolek Willa3400 C002 327-594 Dostie Jason C3400 C002 327-100	7 34742 HAMKER	174 Smith Henry1212 C007 774-5321	288 Rericka Catherine E1029 C003 775-0848	23150 TRI-MARINE9444 R004 572-4942
Graham B3400 C002 327-672 Hall Clona3400 C002 353-089	9 Hamker	Green Justin -1211 C007 775-2912	I 289 Ellis Randall J1025 C003 774-2898	BUSINESSES 1 HOUSEHOLDS 4
Jackson Jane3400 C002 327-628 Miller Michael C3400 C002 327-796	2 34781 Blaine Robert4446 C002 353-0348	190 Martin William1212 C007 774-6004 191 Jackson Morley R1211 C007 775-2402	Lang JEEEERY J	LOUISIANA AVE (E) 44035
Norman Randall	Clarence F4449 C002 327-8524	196 Benford J1212 C007 775-4513 199 Hamlin Elmer K1211 C007 775-3456	I MOTO	106 WILLIS WILLIAMS3427 C003 323-7991 Williams Willis3427 C003 323-7991
Obrien James3400 C002 327-179	PLANTATION4448 C002 327-3407	209 Brown John D1213 C007 775-4804		109 Millard Edgar W3426 C003 322-3953 116 Diederich Donald3427 C003 323-3951
Savage Wilbert3400 C002 327-430 Sipes Troy Z3400 C002 327-248) 34932 Kocsis Terrill4451 C002 327-1228	Charles E1213 C007 775-4811	LUTHERAN	128 Cahl R M3427 C003 322-4545 135 Fugitt Russell F3426 C003 322-1583
Williams D L3400 C002 327-472 32200 WEST SHORE	M4451 C002 327-6604	Myers Andre1213 C007 775-0322 231 McGinley	CHURCH1028 C003 775-3271 318 Comings Fred1028 C003 774-3711 319 PHYSICIANS IN	138 Bishop Ronald J3427 C003 323-4835
FORD NEW HOLLAND3418 C002 327-367	34980 Gillespie 3 Marlowe4451 C002 327-0444		FAMILY	Lawrence J
32390 Torgerson Richard3420 C002 327-031	35001 Mozena James4452 C002 327-6707 35078 Dyer David W4453 C002 327-6250		Ohio Blodyne1027 C003 774-7204	203 Halsey Kenneth3428 C003 322-9989 210 Seres James J Jr3429 C003 323-4535
32400 BIG TOWN AUTO SALES3422 C002 327-218	35100 Johnson David4455 C002 327-4257 35103 Stobe Fred4454 C002 327-8667	249 Johnson Willie J1213 C007 774-8459 250 Kintigos Anthony1235 C007 774-5508	326 Wessell Don H1028 C003 7/4-3811	211 McKinney C J3428 C003 322-4449 215 Spisak Paul3428 C003 323-1866
U-HAUL CO3422 C002 327-590 32430 Mowrer Dennis	35187 Viergutz Bruce J4454 C002 327-4955	251 Harrie Carla -1213 C007 774-2734	341 Cantor Josh1027 C003 774-2916 Rudick Dara1027 C003 774-2234	220 Powelson Warren3429 C003 322-5627
R3422 C002 327-611 32499 NORTHRIDGE	35215 Dejong A4456 C002 327-8394 35243 Abend Brad S4456 C002 327-2670	Jr1213 C007 774-7307	Rudick Dara1027 C003 775-0021	221 Personius Rick3428 C003 323-7442 224 Smith Zigmund3429 C003 322-4271
MARATHON3421 C002 327-788 32500 LEAR NAGLE) 35295 Healy Kathi A4456 C002 327-3637	Walter Donna M1213 C007 775-0699 264 Champe Henry H1235 C007 774-1723		225 Graves Perry3428 C003 322-7890 235 Cahl Raymond Jr3428 C003 322-3493
GULF3424 C002 353-073	35325 Phelps E L4458 C002 327-8443 35395 Amdt Albert H4458 C002 327-8903	Adams Teresa1213 C007 774-2631	Reale Lena1027 C003 774-1626 356 Bonnifield M E1028 C003 775-1641	236 Ohara Patty A 3429 C003 322-2230 239 Lester Steve 3428 C003 322-6661
32523 PHILLIPS DAY & MADDOCK3423 C002 327-776	Stasek Steve4458 C002 327-8937 35504 Strancar	326 CLEVELAND CENTER FAA	366 Mentzer Jenny1028 C003 774-1768	245 Turner Lawrence3428 C003 322-6210 246 Beriford Harry H3429 C003 322-2737
Phillips Day3423 C002 327-776 Phillips Maddock3423 C002 327-776	3 35541 Fate Bernard W4462 C002 327-3744	CREDIT UN1216 C007 774-5580 EXIDE	376 COOK WIIIIAM PI Jr., -1028 C003 774-6275	252 Wilson James L 3429 C003 323-8745 301 Stephenson Paul 3430 C003 323-2775
32626 SIMA MARINE3426 C002 327-464 32650 TARGET	35544 TOBIN CORP4463 C002 327-4244 35601 Boldman Clyde	ELECTRONICS GROUP	379 Fruner Arthur1027 C003 774-8404 382 Gresco Ron J1028 C003 775-2039	308 Espasandin David L3431 C003 323-1825
SALES3426 C002 835-477 TUPPERWARE	35635 Grundy Robert4464 C002 327-2389	INC1216 C007 774-6508 US AIRWAY	Howard David1028 C003 775-4007 Howard Vikki1028 C003 775-4007	315 Heighberger M3430 C003 323-1210 320 Klekota Walter3431 C003 322-1037
HOME PARTIES3426 C002 327-989	35666 Decker Ronald4465 C002 353-0769	FACILITIES SECTOR1216 C007 774-0300	383 Pease Frank A1027 C003 774-1105 387 Greene Jesse C1027 C003 774-2521	328 Loescher Daniel R3431 C003 323-9003 Takacs M E3431 C003 323-9003
32751 TRAVELER'S INN MOTEL3427 C002 327-631	Price Bill4464 C002 327-5579	331 OBERLIN IGA	Ransome Paul P1027 C003 774-2521	329 Homoki Kenneth
32770 Marcis A M3428 C002 327-264			TRANSPORTATION DEPT1001 R001 774-6681	C3430 C003 322-6899 332 Boggs Gamett3431 C003 322-7191
32775 KARTELS RESTAURANT3427 C002 327-815	R4466 C002 353-0075	SYSTEMS UNLIMITED1215 C007 774-1264	410 OBERLIN COOPERATIVE	336 Boggs John D3431 C003 322-8626 339 Camp Carl E3430 C003 322-5139
32800 JIM ROACH'S BP3430 C002 327-346	35885 Symbol Adolph dr4468 C002 327-8953	355 D KING SALES CO1215 C007 774-2006	PRE-SCHOOL1002 R001 775-2211	343 Pileski Raymond3430 C003 322-2709 347 Donnelly Michael3430 C003 284-1475
U-HAUL CO3430 C002 353-324 32801 SUPER 8	35979 Hawk Howard4470 C002 327-5418	HANDLE WITH CARE	SACRED HEART CATHOLIC	350 Clark Tim
MOTEL3429 C002 327-050		HOME HEALTH1215 C007 774-8700	CHURCH1002 R001 774-6791 439 Calco David1001 R001 774-4713	400 Gusky D M3433 C003 323-0581 401 Hostetler John3432 C003 322-1135
Ruta M	DOSINESSES ST TROCGETIOEDS SE	MICK MACKERT	449 Burdick Gary1001 R001 774-4386	404 McCullough Rodney S3433 C003 323-0187
L	E LORAIN ST (O) 44074	GENERAL CONTR1215 C007 775-0232	450 Garrettson George1002 R001 775-0990 452 Browne Courtney1002 R001 774-1737	405 Adkins Bill3432 C003 322-2562
Kenneth -3446 C002 353-051	20 Thomson Haskell L1128 C008 774-2918 22 Walsh Debbi1128 C008 774-1566	385 Martin Sheldon P1254 C007 774-4728 405 Hudnell Marjorie1217 C007 775-4537	Einsel A L1002 R001 774-1824 461 DONALD L	Adkins Laurie3432 C003 322-2562 411 Koviak Edward J3432 C003 322-5137
33334 Neff Madge3446 C002 327-403 33350	30 Coleman Stephan	422 HILLS SERVICE CTR1218 C007 775-0886	SPENCER & ASSOC1001 R001 775-2905	418 Barry Donald J3433 C003 322-9813 419 Newton Patrick3432 C003 322-4889
PERFORMANCE CLINIC3446 C002 327-815	T -1133 C008 774-1162	461 LOCKE'S GARDEN CTR	530 Boss Carl1004 R001 775-0974 551 PRESTI BAKING	Newton Wendy3432 C003 322-4889 423 Bell Jody L3432 C003 323-2448
33395 AUTO-RAMA OUTDOOR	36 Jones Jason1128 C008 774-6012 39 Hostetler Jeff C008 775-1416	INC1217 C007 774-6981 500 NATIONAL	CO1003 R001 775-7639 580 PRESTI'S OF	427 Demyan A3432 C003 322-7709 428 Krugman
THEATRE3445 C002 327-959: 33750 Odonnell	42 Frederick Don E1128 C008 774-6462 44 FIRST BAPTIST	ASSOC-COLLEGE	OBERLIN1004 R001 775-2511	Lawrence Jr3433 C003 322-0770 432 Bolger Charles Sr3433 C003 322-4553
William	CHURCH-OBERLIN	STORES1238 C007 775-7777 528 NACS CORP1238 C007 774-1831	680 Ketch Leslie	433 RICK YOUNG3432 C003 322-5049 Young Rick3432 C003 322-5049
33871 Boyd Stephan4229 C002 327-6273	52 Tortorete Rochel -1128 C008 774-6611	587 Grills Richard R1219 C007 774-5843 635 Ayala Vicki1301 C007 774-3835	I .	442 Bozman M I3433 C003 322-3100
Ebright Paul4229 C002 327-6273 33880 Depenbrok M J4230 C002 327-0719	58 Close Robert1128 C008 774-3831	669 Wood Edward R1301 C007 774-2260 739 Thompson Walter	LORETTA CT (LO) 44052	BUSINESSES 2 HOUSEHOLDS 51
33895 Lynch J E4229 C002 327-4010 33905 Doehr Larry4231 C002 327-2980	76 Beno J.J1256 C008 774-1257	A9743 R001 774-5483 745 Bayorek Charles F. 9743 R001 774-1774	2905 Bresak William A4468 C032 282-5670	LOUISIANA AVE (LO) 44052
33912 Nistico Leslie B4232 C002 327-723 33941 Bernardine	Thomas Brigit M1256 C008 774-5121	757 Allen Charma9743 R001 774-3632 763 Huber Jim A9743 R001 774-3106	2906 Rash Homer F4468 C032 282-3504 2909 Luppino F M4468 C032 282-8088	214 Good J A2374 C012 288-0238 215 Reyes Juan D2373 C012 288-4661
George J4231 C002 327-935- 33964 Kralev William	82 Adelman Matt1241 C008 774-6808 Campbell R M -1241 C008 775-2012	769 Hill David9743 R001 774-4138 Hill Susan9743 R001 774-4138	2910 Gomez Anthony4468 C032 282-6696 2911 Kelling Chester4468 C032 282-2534	219 Odoherty Mary2373 C012 288-6330
R4232 C002 327-3844 34008 Priore B V4234 C002 327-292	Landau M. K1241 C008 774-6808	795 Bryant Rick9743 R001 774-2248	2912 Sandrew George4468 C032 282-5823	227 Walters Ralph2373 C012 288-0742 228 Grondin Charles P2374 C012 288-4952 202 Province Hales 2256 C012 288-4952
Priore C A4234 C002 327-4916 34029 Kohler Michael4233 C002 353-0886	McCreedy	BUSINESSES 14 HOUSEHOLDS 108	HOUSEHOLDS 6	303 Proukas Helen2256 C012 288-4426 310 Mancini Nick D2257 C012 288-4379
34077 FIELDS	87 Adzima Kara1255 C008 774-5814	W LORAIN ST (O) 44074	LORIE BLVD (AL) 44011	316 Moreno Vince2257 C012 288-1572 328 Martin Garry2257 C012 288-3429
UNITED METHODIST	Furst Carl N1255 C008 774-8022 McCluregrifths N1255 C008 775-1119	152 Harrist Robert1016 C003 775-1129 158 Gardner Daniel1016 C003 774-3470	37521 Mangan Martin1145 C004 934-5908 37522 Grant Theodore1146 C004 934-4221	HOUSEHOLDS 9
CHURCH4233 C002 327-8750 Diehl Louis A4233 C002 327-8750	Winfield Rebecca1256 C008 774-2202	Sayles E M1016 C003 774-3470	37570 Fischer David E., -1146 C004 934-6486 37571 Maynard	LOVETT PL (LO) 44052
34124 Hayden James D4236 C002 327-342	93 Kemp Walter T1200 C008 774-6713 Palmer L1200 C008 775-0741	173 OBERLIN COLLEGE1057 C005 775-8121	Richard1145 C004 934-6608 37592 Palermo Cheryl1146 C004 934-4480	806 Ossman James1835 C021 245-3372
34127 Charters George F4235 C002 748-3484	Randleman	OBERLIN COLLEGE	37593 McMurray Dwight A1145 C004 934-1379	814 Wiggins B J1835 C021 246-1857 838 Horosz David1835 C021 244-2114
34155 MOÖRES' TRAVEL	Randleman Mirta1200 C008 775-0215	BOWLING LANES1057 C005 775-8562	37634 Bratton Leonard G1148 C004 934-4964	HOUSEHOLDS 3
TRAILERS INC4235 C002 327-6911 34200 WORCESTER	94 Norland Emily1256 C008 774-6716 96 Thompson Jeff R1256 C008 774-5108 99 Hutchison Donna1255 C008 774-5045	WOBC1057 C005 775-8107 Erdos Adam G1057 C005 775-6408	37655 Wiggins Jeremie1147 C004 934-2579 37677 Mental Arthur	LOWELL AVE (LO) 44055
SALES & SVC4238 C002 327-2196 Petitti L4238 C002 327-6403	102 Gabreilli Betty -1229 C008 774-6337	197 Gueye Medoune1023 C003 775-7307 John Daphne1023 C003 774-1296	W1147 C004 934-4009	3410 Porter Mary V1527 C004 233-5035 3411 Segarra Jesusa1528 C004 233-5817
Worcester	1 111 Abaza Hadeel1236 C008 //4-9636	McMillin Laurie1023 C003 774-1736 McMillin Scott1023 C003 774-1736	37697 Schueszler Mark F1147 C004 934-6055 37698 Leboda David	3426 Smith William1527 C004 233-6044
Delbert T4238 C002 327-8464 34205 HEAT	Andreini Maria1236 C008 774-5419 Andreini Mark1236 C008 774-5419	200 ALLEN MEMORIAL	M1148 C004 934-1602	3434 Moon Deetra1527 C004 223-6301 3455 Burnette M A1528 C004 233-8112 3456 Hilliard Roosevelt1527 C004 233-6075
EXCHANGE HEARTH &	Bacher Catherine1236 C008 774-6401 Barcus Carol1236 C008 774-6005	HOSPITAL1026 C005 986-4000 219 Birney Paul K1025 C003 774-4219	37743 Janca Albert S II1149 C004 934-5472	I 3510 Fulton Clyde W1525 C004 233-8096
PATIO4237 C002 327-6242 34361 DIAL GOOD	Cunninhgam	224 JUDITH L	37764 Cape Rose1150 C004 934-6897 37765 Schenk Ronald1149 C004 934-5876	3518 Gordon Ken1525 C004 233-6218 3609 Dozier Steven L2411 C017 233-5164
NEWS4438 C002 327-8566 FAITH BAPTIST	Dana1236 C008 775-1510 Davis Jerry1236 C008 775-3015	APPLETON MD1054 C005 775-8180 LAKELAND	37785 Holden Cynthia M1149 C004 934-4113	3623 MORNING STAR BAPTIST
TEMPLE4438 C002 327-8563 Carpenter Ray4438 C002 327-8563	Diop Mousta1236 C008 774-6503 Donmoyer Ryan	GUIDANCE CTR1054 C005 774-3322 OBERLIN CLINIC .1054 C005 775-1651	37805 Ortega Gregory1151 C004 934-5197 37806 Richardson Jay1152 C004 934-4037	CHURCH2411 C017 233-6709 3627 Gonzalez Jose2411 C017 233-4575
34425 FIELDS STÓR- ALL CONDOS4440 C002 327-2446	1 -1236 C008 774-7026		37825 Dechant T1151 C004 934-5488 Vasu George1151 C004 934-5488	3632 Taylor Duckey2410 C017 233-6448 Taylor Isaiah2410 C017 233-8441
KITCHEN WORKS	Gao Ping	Billowitz Arron1054 C005 774-3322 Fox James P -1054 C005 775-1651	37826 Kazymyriw Walter1152 C004 934-5395	BUSINESSES 1 HOUSEHOLDS 12
INC4440 C002 353-0936 RICK MILLER	Haywood Shaun1236 C008 775-1414 Johnson Glenn E1236 C008 774-3003	Grayson David J1054 C005 775-1651 Hetsko Richard J1054 C005 775-1651	37846 Galler James1152 C004 934-1317 37888 Fein Ronald F1152 C004 934-5755	LOWELL ST (E) 44035
SELF	Lamberth	Katz Andrew E1054 C005 775-1651	37889 Jarahek Martin	101 Northcutt Eugene 4909 C009 322-0208
DEFENSE ACAD4440 C002 327-6770	Elizabeth -1236 C008 774-3348 Lehman T1236 C008 775-3700 McCreedy K1236 C008 775-4412	S	Jr	130 Tolbert O C4910 C009 322-9838 149 Kowalik James A4909 C009 323-0556
34450 Datko Clement R4441 C002 327-2847	I McKenna Scott P -1236 C008 775-1070	H1054 C005 7/5-1651	37920 Deltino Phillip M 1154 C004 934-4751	Moore Larry G 4909 C009 323-9731 150 Blanco E E
34500 DONALD L NAGEL	Nickoloff Cynthia1236 C008 774-1340 Pauley Stephen	Miller Edward D1054 C005 775-1651 Mirando William	37937 Beno Alan1153 C004 934-1474 37957 Ade Richard A1153 C004 934-6354	310 LAKE AVENUE
PLASTERING4443 C002 327-3894 34536 Faulkner Bill B4443 C002 327-4562	Jr1236 C008 774-1610 Sigsowrth	S1054 C005 775-1651 Paige B J1054 C005 775-1651	37958 Spisak John A1154 C004 934-4403 37977 Balog Steve1153 C004 934-5086	UNITED -4936 C015 322-5806
34552 Williams Joseph	Reverty M -1236 C008 774-1097	Rosario Antonio1054 C005 775-1651 Sabine Laurie L1054 C005 775-1651	37978 Rabensteiner	316 McCurdy Jeff4936 C015 323-1502 335 Ross K R4935 C015 322-3398
N4443 C002 327-7202 34554 Macdonald Pete4443 C002 327-4826 Sanders V J4443 C002 327-4826	-1236 C008 774-1413	Schmitt John E1054 C005 775-1651 Somersall Morley	Ference	337 White Bobby 4935 C015 322-3538 341 Baxter G M4935 C015 322-3538
34567 Vandrasik Donald G4442 C002 327-4567	I Tong Pamela -1236 C008 775-0403	V1054 C005 775-1651 Verbanac P A1054 C005 775-1651	HOUSEHOLDS 33	352 ELYRIA POURED
34582 Miles Robert4443 C002 327-6575	Velasco G1236 C008 774-1630 Walker Shana1236 C008 775-1505	Wu Thomas T1054 C005 775-1651 225 Meilander Richard1025 C003 775-1486	LOUDEN CT (E) 44035	WALLS INC4959 C015 322-7822 359 VOCATIONAL
34601 Cummings James S4444 C002 327-4852	Yamaguchi Kimiaki1236 C008 774-5601	231 Sanders Erika L1025 C003 775-0122	104 WILKES VILLA8028 C060 322-4197	GUIDANCE SVC4935 C015 322-1123 WINGS SCREEN
34606 Edwards Harold4445 C002 327-8081 34655 Ryder Cynthia J4444 C002 327-8752	Young James1236 C008 774-2356	239 Harley Jack1025 C003 774-4882 261 Hobbs John N1025 C003 775-1975	BUSINESSES 1	PRINT4935 C015 322-3948 400 WESTVIEW
Toich Judy4444 C002 327-5593 Toich Terry4444 C002 327-5593	126 Chauncey D R1229 C008 774-2303	262 Gilman T L1029 C003 774-3232 Shaud Dan1029 C003 774-4415	LOUIS AVE (LO) 44055	CONCRETE4837 C015 322-3488 401 D & D
34656 Auner Raymond C4445 C002 327-7691	I 132 Diaderick Michael	267 Hinaldi B1025 C003 774-5527 270 Chan Rose H1029 C003 774-3838	5411 Swiger David C3218 C006 233-8027	RECYCLING4836 C015 322-8421 408 Wright Dorothy4837 C015 323-9006
34671 Corey Ken H4444 C002 327-5684 34680 Thompson Fari	Tourie Camille -1211 C007 774-2005	2/3 Zwegat Frederick S1025 C003 775-0177	5432 Gilles John3217 C006 233-5492 HOUSEHOLDS 2	516 Ferguson I4839 C015 322-8737
D4445 C002 327-4514 34697 Brooks E L4444 C002 748-3077	147 Schaefer K P1211 C007 774-1647	279 Hall Jon C1025 C003 774-7057		520 Horveth M4839 C015 323-1545 600 E M SVC INC4841 C015 323-3260 622 D & M METALS4841 C015 323-4886
34702 Macbeth Donald M4447 C002 327-8541	164 D JS AUTO BODY1212 C007 774-4767	A II1029 C003 774-3371	LOUISE LN (C) 44028 23050 Bilecky Kristi9474 R004 236-8527	630 Willoughby Anita C4841 C015 323-4886 C4841 C015 322-8373
	. 55011212 000/ //#9/8/		. 20000 Britainy 15/98 1997 4 FROM 230-852/ I	

Dickman Criss-Cross Directories

	Dicking Class	Cross Directories	
LORAIN E 44074 CONT	LORAIN W 44074 CONT	LORAIN BLVD 44035 ELYRIA	LORAIN DR 44052 CONT
184 MORTON ANNA 774-5323 6 SMITH HENRY 774-5321	*RICHTER JOSEF MD 775-1651 5 *ROLLINS RONALD A MO775-1651 1		2216 VILLARREAL F D 245-4732+6 2220 XXXX 00
191 PARKER FRED J 775-7823	*STEPHENS JAS 7 MD 775-1651 1	120 HASTINGS L A 323-2339	2224 RICHARDS IRM TRAUD 245-6727 4
196 JACKSON EDDIE DEAN 774-1515 4 199 HAMLIN ELMER K 775-3455 4			2226 XXXX 00 2228 XXXX 00
200 XXXX 00	*WARNER JOHN H MD 775-1651 1	282*SUN ACCEPTANCE CORP244-6231 3	2230 HEATH FLURENCE 246-3032 3
206 NAIL J PAUL 775-3554 5 209 CASWELL MERTON 775-7301 4			2231 GOSHEN ALICE J 245-6713 4
CUNNINGHAM ROSE 774-8158 4	225 SHEFFIELD DONALD 775-1906 5	*SUN FINANCEELDAN CD324-6231+6 284 XXXX 00	2232 NESMETH W 246-6147+6 2234 CALDWELL ROBERT J 244-5363+6
EBACH JOHN 775-0692 4 216 SMITH MARGARET 775-7305 5	231 FREDERICK MICHAEL 775-3882 2	286*REVCO DISCOUNT DRUG233-6459 5	2242 XXXX 00
217 HEROD RAYMOND 774-5065	MEEK S COPELAND 774-3834 5 239 HARLEY JACK 774-4882	295*POWERS E FIGURE SLN324-6180 3 296*COIFFURES INC 324-5050 4	2243 THOMAS WILLIE 245-4917+6 2251 JENNES WILLIE MAE 244-6988 5
225 TYLER ALONZO 774-1672 4 229 GODETTE CLYDE 774-1614 1		*ZAYRE DEPT STORE 324-5041 3	2252 XXXX 00
229 GDDETTE CLYDE 774-1614 1 234 YDUNG CECIL 775-7304	246 SABLE EDWARD J 774-7881 247*MURPHY T O CO THE 775-1311+6	*ZAYRE DEPT STORE 233-5621 3 410 VANVALKENBURG H B 322-8266	2254 MCMAHAN D 244-2385 5
240 WOODRUFF CHAS E 775-0695	250 WRIGHT FRANZ 775-4760 5		2256 MEAD F 245-2734+6 2258 XXXX 00
243 XXXX CO 244 ANASTOS KATHRYN 774-2388 5	255 BELL RUSSELL H 774-2844 261 WOOD JOSEPH R 775-3051	420 BRANNON NEIL 323-4497 422 STREETS JACKIE 323-7876+6	* 1 BUS 52 RES 17 NEW
248 XXXX 00	262 BONER OLIVE 774-4871 1		(
251 TODDINGS C E 774-4981 1 254 YOUNG JOHN 774-4982	DAVIS IRMA M 774-4874 0 267 NEUMANN WILLIAM E 774-2552		LORAIN DR 44089 VERMILION
263 LEMLEY NETTIE MRS 774-4983	270 HULL J A 774-4581	432 BRAEGGER GEO 322-5952 438 BLAZ STANLEY 322-9740 5	
263½ SEAVERS RITA 775-2336 4 264 CHAMPE HENRY H 774-1723 2		444 WILLIAMS JERRY T 322-7861 5	RURAL ROUTE 1
284*CARTER NURSING HOME774-7202	279% ALDEN GARY 774-4075 4		
SHULE YA K 775-7206 4 285 YDUNG B 774-8363 5		626*CHAPELWOOD SCHOOL 323-2911 2	9151 XXXX 00
314 XXXX 00	280 SOLTIS DONALD B 774-4582 1 284 MANDEREN MICHAEL C 775-7059 5		3161 XXXX 00
326#A R A FOOD SERVICE 775-4611 4	285 DONALD L H 774-4885 3	*TRAVELODGE THE 323-4631	3167 JAHORSKI RICK A 967-3267 4 3188 TYNES THOMAS R 967-7679 5
*US FAA FACILITS 216774-1081 2 *US FAA N A S P O 774-1071 2		888*LOREL MOTEL 323-4624 4 895*HOWARD JOHNSONS 322-1168+6	3189 XXXX 00
*US FAA RADAR EQUIP 774-4361	HANMER CHRIS 775-7044+6		3201 STEVER VINCENT JR 967-6272 8 3206 KOREN KARL J 967-3920+6
*US FAA RESDNC ENGNR775-7851 2 *US FAA TRAFFC CNTRL774-1071 2		910*AMERICANA INN MOTEL323-7488 3	3219 WEINMANN WALTER 967-5397 3
331*OBERLIN IGA FOODLNR774-6351	*HOOVER GED O INC DO775-1881 2	915*GOVT ST HWY PATROL 233-6800 3 *STATE HIGHWAY PATRL323-5494+6	3225 JOHNSON LARRY K 967-5112 2 3260 BENTLEY HELEN M 967-3295 5
343 XXXX 00 355*PARSONS JERSY DAIRY775-0791	*LYONS JAY 8 775-1881 2	917*AMERICANA INN REST 323-4727 4	3261 THAYER ROBERT 967-7853 4
*PARSONS JERSY DAIRY647-2875 3	JANKE ROGER REV 775-3271	925*DOCTOR PEPPER BTTLG288-0116+6 *DR PEPPER BOTTLING 323-5524 5	3273 ERWIN HERSHELL 967-7693 2 3297 YEPKO RONALO SR 967-4553+6
380*08ERLIN PRINTING CO774-1026 3 385 CARPENTER MILDRED 774-1193	318 COMINGS FRED 774-3711	*PEPSI COLA BOTTLING233-6040+6	# 0 BUS 13 RES 2 NEW
390 XXXX 00	319 GREENBANK EVELYN 774-5652 9 321½ JOHNSON MARY 774-2593 4	*PEPSI COLA BTTLNG 323-5524 938*RDBERT HALL CLOTHES322-4320	
405 HUDNELL MARJORIE 775-3952 5	326 WESSELL DON H 774-3811	1000 TURNER ORIE 323-4998 8	LORAIN RD 44011 AVON
HUDNELL RALPH A 775-6844 *RALPHS PICK UP&DLVY775-6844	337 SCHOTT EARL A 774-6274 341 JOHNSON IVERNA 774-4614	1010 XXXX 00	
417 XXXX 00	RANSOME PAUL P 774-2521 5	1705 WINTON BEN 323-5990+6 1718 JONES JOHN MRS 322-0377	SEE FRENCH CREEK RD
422*A A A WRECKER SERV 775-6741 5 *SPORTS EXTRADRDINRE775-6741 3	342 XXXX 00 351 XXXX 00	1724*COACHMAN MTR LDGE 323-3128	SEE THEIR GREEK RO
461*LOCKES GARDEN CNTR 774-6981	355 RANSOME DAVID > 775-1118 5	1728 XXXX 00 1800 XXXX 00	
528*NATIONAL ASN CLG ST775-0468+6 *NATIONL ASN CLG STR775-1561 4	356 COOK WM H 774-5653	1825*CENTENNIAL ROOM 324-3733+6	LORAIN RD 44039 N RIDGEVILLE
*NATNL ASSN CLG STRS774-1831 2	DUDLEY MARION MISS 774-5651 8 363 BERRY JERRY 774-2523 3	*CENTENNL RMECHRLIES233-6024+6 *CHARLIES PLACE 233-6024+6	
*REYNOLDS RUSSELL 775-1561 4 587 MCGINNIS LLOYD 775-4674 1	366 AVERY K F 775-2413 5	*HOLIDAY INN 233-7465 5	28364+H G M REALTORS 327-4900 3
587 MCGINNIS LLOYD 775-4674 1 669 ZELENKA IRENE E 774-8663 4	MANNS JERROLD 774-6271 3 369 BUNGARD DONALD A 774-2594 9	*HOLIDAY INN ELYRIA 324-5411 3 6438*HEISLERS TRCK&EQPMT244-1313 3	31640*TURNPIKE INN 327-4671+6
739 KEPLINGER DENVER M 774-2564	369½ HAND J E 774-2595 3		31646 WARD LETHA 327-0095+6 31648 TAULBEE R 327-0639+6
745 BAYOREK CHARLES F 774-1774 3 751 MACK WILLIAM 774-2563 2	376 COOK WM H JR 774-6275 379 ROGERS MELVIN H 774-3255	*INTERNATL HRVSTR SV324-2461 8	32152APARTMENTS
757 DENNIS F 775-7447 4	382 MCCREEDY HARRY M SR775-1038 5	6470*NAME BRAND FURNITUR233-8409+6 6474 XXXX 00	ANDERSON D 0 327-3943 9 *ATSBERGER FORD 327-9672 3
763 XXXX 00 795 FIELDS CONSTANCE 774-1450 4	383 PEASE FRANK A 774-1105 410*SACRD HEART CATH CH774-6791	NO ##JOKER THE 324-7087+6	CANTWELL DALE 327-1049+6
NO #*FIRST BAPTIST CHRCH774-3031	439 CARRUTHERS GEO 774-5385	NO #+LORAIN CO SVGSETRST323-7531 3 NO #*PIKENDOD MANOR INC 324-2404	GIBSON D C 327-9745 8
* 23 BUS 109 RES 1 NEW	449 REID JAS JR 775-3245	ND #*RADID SHACK DIV 324-6680 5	GROSKOPF JENNIE 327-9251 9 HAMANN MARGARET 327-4859 4
	*WEST SIDE BTY SLN 775-3245 2 450 LIN JIANN I 774-5384 3		HANSFORD FRANK F 327-8384 1
LORAIN W 44074 OBERLIN	452 ORBEN JOSEPH 774-1768 5	NO ##SOMMERS MBL HM SLS 324-2404	HARFORO JAMES 327-3109 2 LIMA FRANK J 327-4784 5
	PETTET MARY LOU 774-6543 4 461 LYNCH PAT 775-0564 5	NO ##TANDEN PRODUCTIONS 324-7087+6 # 42 BUS 22 RES 17 NEW	MILLER CHESTER M 327-8275 1
40 MILLER M SUSAN 775-0015 5	WALLACE ROBERT T 774-8020 5	7 42 803 22 NES 17 NEW	MILLER FRED 327-7398+6 Myers Hermie 327-9539 5
142 ZINSER JAMES E 774-1188 5 145 DAUB DOROTHY 775-2273	530 BOSS CARL E 775-0974 551*PIZZA R&A 774-8777 5	LORAIN DR 44052 LORAIN	NEFF M V 327-8718 5
145% BLOOMSBURGH C PAUL 775-6675 5	*R&A PIZZA 774-8777 5	LONATH DR 44002 LONATH	POLING HARRY 327-3181 2 ROSERTSON WILMA 327-2053 O
JDNES NORA 775-6675 5 152 BINFORD J M 774-6714 5	580 PRESTI B 775-6930 5	2121 8888	SMITH SUSAN E 327-3319+6
WHITE HOLLIS 774-6662 5	NO # KETCH LESLIE 775-3864	2101 XXXX 00 2102 XXXX 00	WIEDL JOHN A 327-8375 8
153 TRELOGAN THOMAS K 774-1496 4 158 HEKYMARA KUREGIY 774-5738 4	NO #*OBERLIN PUBLIC LBRY774-1221 8	2103 LITTLEJOHN D 246-5683+6	32200*V&M CAMPER CENTER 327-2475 1
159APARTMENTS	NO #*PRESTI OBRLN DNG RM775-2511 8 NO #*PRESTIS OBERLIN BAR774-9761 8	2104 XXXX 00	32231 MALINKY STEVE 327-7627+6 32390*SADDLE UP TACK SHOP327-3902 5
FRIEDMAN TAMARA 775-6730 5 GIBSON BURT H 774-3583	NO #*PRESTIS OF OBERLIN 774-1091 9	2107 XXXX 00	32499*AEM SUNOCO 327-1550+6
PLETCHER KATHLEEN 775-0651 5	NO #*STATE HIGHWAY GARGE774-6681 NO # TKACH LESLIE 775-3864		32542*HELGOLANDS KENNEL 327-7581 32751*DALLAS MAVIS FORWRD327-6622+6
RUSSO EUGENIE 775-6730 5 WATTS KATEY L 774-8356 4	NO # UTGOFF KAREN 775-1355 5 NO # UTGOFF PAUL E 775-1355 5	2112 ABERSOLD L J 245-7906+6	*TRAVELERS INN 327-6311
159	ND # UTGOFF PAUL E 775-1355 5 * 41 BUS 83 RES 4 NEW		32770 DBRIN PAUL 327-9722 32775*HOWARD JOHNSONS 327-4651 4
183 XXXX 00 187 XXXX 00		2118 BOEHMER N E 245-7907+6	32799#INIRST AUTO SALES 327-7600+6
197 ENGEL BETTY 774-8189 5	LORAIN AV 44055 LORAIN	2119 TACKETT LINDA K 244-4942+6	32800*STANDARD DIL SV STA327-9180 3 32801*AERD TRUCKING INC 327-7671+6
LUBIN MICHAEL D 774-8189 5 LYDECKER MARTIN J 774-5359 5	10 To	2121 XXXX OD	*BRADA MILLER FRGHT 327-6255+6
PEEK BOOKER C 775-2053 1	3707 SCASNY JULIA MRS 277-5625	2123 BERENS WM J 245-2285 4 2124 STEVENS M 245-2419 1	*OHIO MANOR MOTEL 323-3168
200*ALLEN MEMORIAL HOSP775-1211 *ALLEN MRL HOSP AMBL774-1532 5	3731 MOURE RULLAND 277-5443 5	2146 PHILLIPS JOHN 246-5659 3	*PITTSBURGH TRUCKING327-2144 3 32991 MCKENNA CHARLES E 327-4910+6
*HOSPITAL ALLEN MEML775-1211 4	3760 JACKSON CLARENCE 277-5275 5 3786 SDGAN HELEN MRS 277-7890 2	2148 XXXX 00	33009 XXXX 00
215 OCONNOR PAUL 774-3511 5 215% MOORE GRANT 774-2167 5	3797 MAJZUN STEVE 277-6985 3	2152 XXXX 00	33310 KAPELKA JOSEPH M 327-9041 33324 XXXX 00
217 XXXX 00	3814 CANTHON MICHAEL D 277-7007 5 3847 ADAMCEK KATHERINE 277-5658	2153*GDVT OFC LEAVITT HM244-1584+6	33334 YOUNT RICHARD 327-4067 4
219 COLE W R 775-6872	3851 XXXX 00	2156 XXXX 00	33395+AUTO RAMA OTOR THTR327-9595 33631 XXXX 00
220 XXXX OD 224OBERLIN CLINIC	3874 XXXX 00 3888 KERTESZ MICHAEL JR 277-6555	2160 CASH SYLVIA A 246-1975+6	33670 BENUSKA DAN 327-9047 0
*BAY JOHN ROST MD 775-1651 1	3909 MISKOW JOHN 277-9782 8	2200 MCAFEE LIZZIE M 244-3089 5	33710 AUNER THOMAS J 327-2432 9 33750 ODONNELL WM J 327-3690 5
*COOLEY CHAS J MD 775-1651 1 *DESAI GUNVANT D MD 775-1651 3	3926 MCKINNEY ROBERT M 277-7489 9 3930 SMITH GARL L 277-6532	2202 XXXX 00	33751 DUNHAM R E MRS 327-3853
*EVANS DAVID J DDS 775-6691 3	3974 XXXX 00	2203 BLACK FLOREE 245-7719+6 2204 XXXX DO	
*GRAY TED A MD 775-1651 1 *GREIFFENHAGEN W MD 775-1651 1	3975 SZEWCZYK ANDREW 277-6820 1 3995 CHOHANY GABRIEL 277-6920	2205 XXXX 00	
*HESS MEDICAL PHARM 774-1108	4005 XXXX 00	2208 XXXX 00 2209 TAYLUR RICHARD SR 244-6838+6	
*HOFMAN FEITE F MD 775-1651 1	4018 MALINDVSKY ANDREW 277-6065	2210 XXXX DO	
*LUCIANO JOSEPH R MD775-1651+6 *MASON DELBERT D MD 775-1651 1	4022 DADAS GUST 277-6779 4034 RISTER HAROLD 277-6886 9	2212 BALLARD MARY L 244-0623+6 2213 BURNER ADRIAN D 244-4452 5	
*MCFARLAND ROBT P MD775-1651 1	* O BUS 20 RES O NEW	2215 XXXX 00	
*MEREDITH L C MD 775-1651 1 *OBERLIN CLINIC INC 322-4485+6		DESCRIPTION OF STEEL ASSESSMENT STEEL STEE	
*PETRILL DALE DOS 775-4483 5	i i	, (
*DUTORE DAY A DDC 775-0071		,	

Laczko Bruce E

Polk City Directories Now on the Internet @ www.citydirectory.com

NEW NEIGHBOR	43	E COLLEGE ST - W COLLEGE S
E COLLEGE ST Cont'd 24 1/2 Johnston Nicole 5	E COLLEGE ST Cont'd Coughlin Nyland R	E COLLEGE ST Cont'd 661 Baker David A & Linda M [1] ▲
24 1/2 Johnston Nicole 3	Martin Sandra L. 20	664 © Telegdy Ed 440-775-19
40 HAMMOND STEPHEN clergy440-774-3619	Martin Doris M	669 No Current Listing
43 COLLEGE PARK MANOR APARTMENTS apartments	228 Haupt Robert M & Bonita B 3 ▲	670 Owens Mary R 4 ♠
440-774-1788	237 Thomas Gregory P Jr & Lavonda R B	677 Cassidy Kelly J 4 🏚
Fu Kai 2	239 Gregory E 3440-774-1590	685 McCann Allison 4
G4 Shephard Clark M 15440-775-4825	240 Howsmon James W & Louise R 111 ▲	688 Riffle Lara 3
G5 © Wacker Naomi G5 Wacker Jeremiah D	243 ® Braziunas Kristin H ® Morrison Elizabeth A	691 Harrison Dale L 21 6
G6 @ Friedman Solomon L440-774-1739	250 Gates John F Jr & Linda W 32 ▲	705 Walker Sheldon E 34
G7 (D) Lockhart Emily R	+ KING ST BEGINS	+ E LORAIN ST INTERSECTS
102 Stoecker Philip S	255 @ Heinzelmann Sigrun B	BUSINESSES 19 HOUSEHOLDS 2
103 Skrupskelis Victoria 10440-775-2166	257 Johnson Mary J 33 🛦440-775-1421	
104 @ Bowlin David H	Johnson Molly J440-775-1421	W COLLEGE ST (OBERLIN)-FROM 2 N CEDAR ST
105 & Adams Faith	258 Bartels Rusty R	+ E COLLEGE ST INTERSECTS + N MAIN ST INTERSECTS
105 Hastings Ruth 6	Johnson Elizabeth C ③ 264 Bachnika Gabriella ⑤ ▲	+ S MAIN ST CONTINUES
107 Clemento Thomas 2	Bachnika Rudolf K	• ZIP CODE 44074 CAR-RT C007
108 Dailey William J & Mary A 11440-776-0100	265 Zagarell Sandra A 14	5 ADEVA SALON & SPA beauty salons440-775-42
112 Floyd Hugh F 4440-774-4249	270 Schoonmaker Richard C & Dina B 16 ▲440-774-1568	BARRY ECKSTEIN LAW OFFICE attorneys440-774-43
113 Choi Minhye 3	278 No Current Listing	DR ROBERT TAORMINA physicians & surgeons440-774-28
115 Depuy Ruth	284 Dubray Christopher J 11 ▲	Eckstein Barry A 16
115 ூ Oesterman Jonathan R 117 Bromley Deborah ③	285 Koppes Clayton R 28	B HUBER& ECKSTEIN ATTYS attorneys440-774-14
118 Culhane Mary J 4	Trimmer Jason A 2	7 HERRICK JEWELRY jewelers-retail440-774-4
201 Macha Carolyn D 22	288 Hubbard Randy L & Lesley A 2	9 CREDO music instruction- instrumental440-774-3
202 Demarinis Gerald P & Janet M 2440-774-8183	Miller Beverly J440-774-4618	11 KRITZ CHARLES J CPA accountants440-774-1-
203 Johnson Joan C 2440-775-2034	293 Luu Connie 11 🛦	13 BEN FRANKLIN variety stores440-774-5
203 Johnson Susan440-775-2034	298 Frank Christopher J ② ▲	MINDFAIR book dirs- used & rare440-774-6
204 Gurtis Joseph W Jr 13	Frank Monica	15 COCHRANE INC nonclassified establishments440-774-1
206 Brown Edna L 31	299 McMillin Tracy S 10 4	17 CARLYLE GIFT & FLOWER SHOP florists-retail440-775-3 17 1/2 ASSOCIATION OF SPECIALTY CUT associations
208 Stewart Betty J Illustration 440-774-4366 209 Jones Sadie M Illustration 440-774-1536	McMillin Laurie H	17 1/2 ASSOCIATION OF SPECIALTY CUT associations
210 Wood Richard A 9	Fridenstine Vicky L 20	19 AGAVE BURRITO BAR & TEQUILARIA restaurants440-774-7
210 Wood Lee B440-774-8254	304 Twining Richard W Jr & Linda A 21 ♠	Dixon Ada A 2
211 Greiffenhagen Wolf W 9440-775-1926	310 Holden Lee 44440-774-8165	Dixon Danyel L
212 Jacobcik Carrie L 9440-774-7302	Smith Robert G	21 W Hunker Marian
213 Cromling William E 12	315 No Current Listing	VELVET TURTLE beauty salons440-774-4
213 Derstine Andria L 2	317 OBERLIN EARLY CHILDHOOD CTR child care serv	23 GIBSON'S FOOD MART & BAKERY bakers-retail440-774-2
214 Hanna Forest M 9 214 Hanna Yvonne M	440-774-8193	25 Jindra Anne C 2 SMITH FURNISHINGS & FLOOR carpet & rug dirs- new
217 Reed Thomas L & Betsy M 20440-774-3304	UNITARIAN UNIVERSALIST churches 320 Breza Victor T 33 ♠	440-774-2
301 Mytinger G K 28	326 Cara Ana C 18 ▲	27 TOOO CHINOISE RESTAURANT restaurants440-774-2
301 Mytinger Vera A	334 Allen Taylor S 🛭 🛦	27 1/2 No Current Listing
303 Snyder Ann S 17440-774-7605	335 Garn Karl E 11	29 BEAD PARADISE II-STUDIO ON-PRK women's apparel- retail
304 Kim Min J 📵	Garn Charles B440-774-4332	440-775-2
304 Kim Hyun J	LORAIN COUNTY BOARD OF MENTAL government offices-	29 1/2 Stefanick Mvalerie V 13
305 © Brooks Erma B	county440-775-0282	• ZIP CODE 44074 CAR-RT C001 37 BARNES & NOBLE BOOKSELLERS book dirs-retail
306 Moore Kenneth R 18	Moccabee Jennifer E 111 Urban Michael A 9440-774-2375	37 BARNES & NOBLE BOOKSELLERS DOOK dirs-retail
309 Yinger John M 3	West Lynne E 27440-774-2375	OBERLIN BOOK STORE book dirs-retail440-774-7
310 Brewster Margaret M 6440-774-4677	342 Fitzpatrick Carleton J Jr & Mabel L 30 ▲	49 STRANGE DAZE nonclassified establishments440-774-10
311 Turner Anthony & Maxine S 14440-774-1752	343 Skelton Jack L	+ COLLEGE PL BEGINS
312 Redden Joyce L 3440-775-3021	348 Adelman Jason V 9 ▲	77 MARY M VIAL MUSIC LIBRARY libraries- institutional
313 Bonnell Robert A 15440-774-6778	351 Kasper Judith S 32 ▲	
314 Traylor Benjamin C Jr 20440-775-3712	Kasper D S	+ N PROFESSOR ST INTERSECTS + N PROFESSOR ST INTERSECTS
315 Winters Laura L 2 316 Hall Charles C & Janet C 🔞	355 Inglis Erik W 11	• ZIP CODE 44074 CAR-RT CO06
317 Howard James P & Antoinette M 15440-774-7305	361 Kohut Magdalene J & Joseph A 29 ♠440-774-1758	129 - 135 No Current Listing (2 Hses)
318 Filker Fredric F & Lois J 14	+ ORCHARD ST BEGINS	143 Harris George E 16 ▲
319 Rosenthal Vincent A & Mary O 4440-775-0736	366 Carr Kevin F	ZIP CODE 44074 CAR-RT C005
401 @ Chen Pauline440-775-1508	380 Coleman Melvin W 4 ≜	148 OBERLIN COLLEGE LIBRARY libraries- institutional
402 Soucy Robert J Jr & Sharon F 25440-775-4031	Ebben Mary B 15 ▲	440-775-8
403 Martin Darrell B & Heather J 6	+ SHIPHERD CIR INTERSECTS	• ZIP CODE 44074 CAR-RT C006 149 White Felix S Jr 3 ♣
403 Yunker Lydia B 13	400 D'Agostino Joseph D & Maureen L 29	• ZIP CODE 44074 CAR-RT C008
408 @ Sprague Metta E	GIVING ADVICE consultants- business440-774-7500	171 Gall Glenn A & Susan K 16 ▲
408 Sprague Max C	413 Campbell Alan L & Vicki A 37 ▲440-775-3702	181 Weiss Rachel 9440-775-7
409 Pease Donald J & Jeanne C 22 ▲440-774-6855	419 No Current Listing	186 No Current Listing
410 Startup Charles H & Jane W 22440-774-2420	420 Rybarczyk Ronald R & Monte D 18 ▲	189 Johnson Austin 2
413 Stoops Chervyl H (7)	425 Truscott Gail H 27 ▲	A Gibson Allyn W 12 ▲
413 Stoops Charles D	433 Quinn Susan F (4) ■ • ZIP CODE 44074 CAR-RT C007	E Perkins Rosary M [3]
418 Schirokauer Oliver A 2	440 Jonesco John M & Jane R 21 ▲	F Begley Vernon E III 3
419 Broadwell Howard C & Jean M 6440-774-4455	441 Harrison Kimberly A & Michael W 15 ▲	190 No Current Listing
16 Goglin H 10440-774-8163	451 ® Brown Mary440-774-2159	196 Cameron William H 2
2 Delong Keith E 36	Young Willie J Jr & Sondra D 24 ▲	199 Hill Matthew 6
Delong Pamela S	460 Wojtal Steven F 12	+ S CEDAR ST BEGINS 2.60 Road Markeith W
Rogers Melvin H 23 Stewart Pamela L 114	461 Bobonik Jeffery A 4	2 ® Reed Markeith W 2 ® Wiley Avesha K
Stewart Pameia L [14] i2 1/2 Mueller Andreas 2	4/5 Pretiow Fred L & Queen E 22 ■ 487 ♥ Rybarczyk R R ■	200 No Current Listing
0 3 Grant Bernice P 17	493 - 495 No Current Listing (2 Hses)	209 Sayles Ellen M 16
5 @ Steinmetz Sharon L	525 Laczko David K 30 ▲	214 Elms Lindsey 5
7 Keith Charles W 16	Laczko Bruce E	215 Davis Jill 2440-774-9
7 Keith James L	555 @ Carlson Frank S	221 Startup Charles N 26 ▲
68 Broske Ronald E & Roberta K 39	1 Woodruff Jack C440-774-4579	224 Patterson Elizabeth D 4
1 Stinebring Daniel R 17 ▲	3 © Young Oscar C & Ruth A	229 Dannefer Rachel F 12
74 Andrews George H & Marlene E 41 6440-775-2276	560 Grdijan Richard J & Annette B 16 ▲	237 County William W & Janis E 20 ▲
1 Peake James W 4	Cordeleski James E [5]	240 Caudill Deilah 2
2 Koschnick Peter L 15440-774-3613	Locke Carla I	Joshi Sundari 10440-774-4
9 Graham Carol B 13440-775-7466	Locke Bert II	245 Hodjati Katayoon 10
Lamb Jeremy T 2	581 © Kehl Marjorie A440-774-8453	246 Hammer William D Sr & Eileen M 13440-774-8
3 Roberts William 2	Kehl Robert D440-774-8453	Smith Katherine A 30 A
	596 @ Engstrom Nathan C ♠	Smith Tim A
B & Lee Karyl H440-774-4683	597	249 Gilchrist James D 33 ▲
B @ Lee Karyl H		252 Pletka Emily 3
B © Lee Karyl H	615 (1) Alexander Scott	**amer David II St & MeDecca A 6
B	Pritt Rita M 3440-774-4171	257 Hood William F. Ir (29) ▲
B © Lee Karyl H		257 Hood William E Jr 29 ▲440-775-0
B 3 Lee Karyt H	Pritt Rita M ③	257 Hood William E Jr 29 ▲
B	Pritt Rita M 3	257 Hood William E Jr 29
B	Prit Rita M ③	257 Hood William E Jr 29
B	Pritt Rita M ③	257 Hood William E Jr 29 ▲
B	Pritt Rita M ③	257 Hood William E Jr 29 ▲
B	Pritt Rita M ③	257 Hood William E Jr 29 ▲

NEW NEIGHBOR	
COLFAX DR cont'd 10189 Hopkins Frances R 🗓+ 🏚 10194 Drake William A & Ethel 🗓+ 🚵	E C 131 140
236-5307 10201 Ramirez Edward F & Pamela 3	143(
Scaggs Osie236-8924 10294 Not Verified +PARKWOOD DR INTERSECTS HOUSEHOLDS 40	
COLLEGE PL (OBERLIN)-FROM 53 W COLLEGE ST	
+S PROFESSOR ST INTERSECTS E COLLEGE ST (OBERLIN)-FROM	
2 N MAIN ST EAST +W COLLEGE ST BEGINS +S MAIN ST BEGINS	
- ZIP CODE 44074 CAR-RT C007 17 Espinoza Manuel J Jr 🗓+ 🛕 MANUELS BARBER SHOP	
beauty shops774-8078 19 APOLLO THEATRE OXFORD AMUSEMENT CO m pct thrs ex drv	
Steel William ③ ▲ 20 OBERLIN AREA CHMBER OF CMMRCE business associatins	
21 ROSS INSURANCE AGENCY insurance agnts sv775-2863	
211/40 Todd D	
svcs	
27 AMERICAN AUTOMOBILE ASSN	
Archer Tani L 🖾 Piron Robert 🗐+775-4875	
Piron Fruma	
2-5 Not Verified (2 Apts) + WILLARD CT ENDS 32@Petrill Dale A	
ofcs clns of dntst	
40@Dichristina Joseph J LORAIN NATIONAL BANK THE natni commrci	
banks775-1361 43 Not Verified 49 DAVIS KAREN ITS A SLEEPER	
furniture stores775-1078 JACK KNIGHT DRY CLEANER INC grmt prsng clnr ag	
774-6592 Onesti David [2]774-7048 STRANGE DAZE book stores	
774-1034 51 Learmonth Tim [2]774-6139 ©Sachi Otsuka775-4185	
©Vir Param	
©Kreston Aimee Vamos Almita H & Roland 🖭+	
774-3331 +N PLEASANT ST BEGINS +S PLEASANT ST BEGINS 64®Brand S	
Stawasz Pamela L (2) 775-1030 ZIP CODE 44074 CAR-RT C004 75@Walden David R	
Walden Linda M 76®Bourgeois C774-8204 Krents James E [2]	
McManus A	
Stewart Cynthia A 🖫+775-4561 Schmidt Norman F & Eileen 🖫+	
87 Moore John F 🗵 ੇ774-1492	
Moore Wendy E774-1492 90 OBERLIN SENIORS HOUSE NATIONAL indvdl family svcs 775-1504	
91 B Not Verified	
® Shaw Ralph	
Knoske Timothy M [7] Woody Diane N [7] 103 Stetson William C & Patricia [9]+	
107@Tsai Elbert	
 McMillin Scott774-1736 Sullinger James S775-2188 Lee Ping W [2]775-0078 	
2-3 Not Verified (2 Apts) 110@Murry Tracy E Suguet Eric W ③	
115 Smith Scott 19	
Wissinger Linda Z [7] +N PARK ST BEGINS +S PARK ST ENDS 120@Morris Janne	
 Morris Jim774-3238 121 Not Verified 124 Clune Michael [2]774-8041 124½ Parkhurst Andrew W 	
124½@Parkhurst Andrew W774-1835	1

	57
OLLEGE ST cont'd	E COLLEGE ST cont'd
Vannortwick Thomas K 🗓+ ੈ775-4148 Hammond Rev Stephen A ဩ+	406 Murphy Katharine C775-1756
≜ 774-3619	408 Not Verified 409 Pease Donald J & Jeanne
Hammond Mary E 774-3619 Ackley Christy 774-1431 Berger Phyllis A 🗓+775-1041	⑨+ ≜ 774-6855
Berger Phyllis A 9+775-1041 Bonnell Robert A 4774-6778	410 Not Verified 414 Foster Clarence W 3
	775-7132 414 Foster Evelyn J775-7132
COLLEGE PARK MANOR apmnt bldg oprtrs	415 Not Verified 419 Belachew Yeworkwha 🗓
774-1788	G6 Olcott Kenneth J 2
©Cowling Garnard775-2050 ©Cromling K L774-1106	G6 Olcott Karoline J. 775-7006
	G7 Not Verified 144 Carrethers Thomas [2].775-1068 146@Campbell Aaron774-2240
French Gertrude E 3 775-0224 Hall Charles C 9 + ♠ 774-7305	Colby Robert [2]775-3085
Hall Janet C774-7305 Harris George E 9+774-8977	(Martin A775-4018 152 Delong Keith E (5)
©Hiscox Florean L774-8060 ©Jones S M774-1536	Delong Pamela S775-2882
WKerchner J775-3072 Lassen Manfred J B .774-1956	Rogers Melvin H ⑨+ Stewart Robert D ⑨+ 🌢
Meyer Sue774-7393 Mitchell Elizabeth F.775-2422	Stewart Pamela L 152½@Gorske Paul774-9125 160@Deworth Clinton774-2088
Murphy Richard M 774-8763	Gilbert Michael P 191+.774-6060
Mytinger G K 🗓+775-4482 Mytinger Vera A775-4482	Grant Franklin D (9)+.774-3334 (9) Keith C W774-1427
 Patrick Rebecca 774-8151 Richardson M J 775-0052 	1 Bierek Gregory J 2774-3084
 Soucy Robert775-4031 Soucy Sharon775-4031 	1 Bierek Jodi L774-3084
Stevens Scott 4774-6719 Stevens Wanda F774-6719	2 Comings Gordon 🖫+
Stockham Blanche E 191+	5 McCreedy Heather E 3774-4637
Tallman Clint	7 Harbelis Ann C 191+ ♠ 7 Smith Priscilla A [2] ♠
Thomson Jane C775-2906 Todarello David774-1825	168 Broske Ronald E & Roberta ☐ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑
Traylor Benjamin C Jr 9+	Stinebring Daniel R 🗐 角
Ward Tom [2]774-1322 Ward Edith M774-1322	174 Andrews Mariene E 🗓+ 🛦
 Yunker L B775-0086 Not Verified 	
101 Thompson William P 5 ♠774-3342	Andrews Elise M774-3325 181 Thomson Willetta 3 181½ Ranahan Jean T 5 6
101 Thompson Dorothea L	Ranahan John774-1294 182 Birch Dennis H 🖭+775-0200
102 OLD ROUTE 20 INC MARYS HIDEAWAY 20	Koschnick Peter L 4.774-3613 Thourot George L775-0014
rsdntl cnstr nec .774-2274 103 Not Verified	189 Graham Carol B 🗓+ ੈ775-7466
105 Murray Alexander H 4774-1045	Szykowski Mathis775-7466 193 Bodiford Leon
	Johnson Thomas A 3774-4518
112 Not Verified 113®Robidson Jim R ▲	DStiles S775-3051
114 Patrick Rebecca E 2 116N Haines Curtis W 9+	B@Wolfe James R 198 OBERLIN SCHOOL DISTRICT EASTWOOD ELEMENTARY
	SCHOOL elmntry scndry scl SCHOOL elmntry scndry scl 775-3473 199@Ewing Nisha L
118 Meredith Marian M 3 🛦775-2831	+SPRING ST BEGINS
118 Shults Sharon F 2	## OFFICIAL STREET 175-3130 ## SPRING ST BEGINS 1774-1252
202 Macha Mary C 3	wGonzalez Hene//5-4616
774-8338	Gonzalez Maria R775-4616 Gould Allison L 191+774-2398
204 Gurtis Joseph W Jr 3 	 ØLeteosky J N775-2307 ØRoberts P774-1455 ØSelvala Suzanne L775-4080
207 Hasenmueller Donna M 🖪	Steman Thomas D. 775-4080 1A Fisher Amber L
208 Nieding William S ဩ+ ▲	774-4304 1 Tatum Donald D 🗷 774-3309
208 Nieding Stella J 209-210 Not Verified (2 Apts)	1 Tatum Amber774-3309
212 Kern Kenneth E 5	2 Walker Richard L 6
212 Kern Dorothy J774-6309 213 Not Verified	4@Sitar Stanley J ▲ .775-2145 6 Not Verified
214 McCormick Elsie E [2]	7 Browne Doreen J (9)+ a
214 McCormick Joseph J Jr775-7811	7 Browne Trevor D774-4704 8-9 Not Verified (2 Apts)
215 Not Verified 217 Reed Thomas L 3	11 Alston Saundra E 91+
774-3304 218 Not Verified	11 Alston Jimmie L774-7694 12 Not Verified 227@Horwedel D M774-4210
302 Wohleber Harold F & Marie 191+	Martin Sandra L [5]
303 Snyder Ann S 🖸 774-7605 305 Aughenbaugh Karl H 📵	Martin Frank C Winkler L E775-4941 1 Owens Ramon M 3
306 Moore Kenneth R 3	1 Owens Ramon M I31 1 WORLD STOCK STUDIO
774-5102 308 Ackley Christy E [2] 309 Locke Marion E [9]+	INC phtcpyng dplctng s
309 Locke Marion E 191+	228@Stevenswood H
310 Colish Marcia L 🗓+ ੈ775-0035	2200 Hughes Kim 774 2102
312 Not Verified 314 Shephard Alan P 5	240(0)Sheppard Stephen 243 Jain Apama [2]
	Gates Christophe M774-5484
317 Krueger Russell J &	255 Miller Leslie J [Z]775-3306 257 Johnson Dale R & Molly [9]+
Mildred 4	1 258 AVATAR RESOURCE GROUP
318 Lewis Lester E & Helen [9]+	LTD ARG mngmnt cnsltng svcs775-7000
401 Ripley Clarence A Jr 4	
401 Ripley Art	264 Bachnika Reinhold E 19+ 6
406 Murphy Joseph J 🗓+ 775-1756	Bachnika Rudolph K774-4387

```
E COLLEGE ST cont'd
597@Brettnacher Daniel L & Allison
                                                                               ont'd
                                                                                                    ®Leimbach Colette.....775-0028
                                                                                                                       ©Lynn J.......774-1085

©Norris William P.....775-0745
                                                                                                    Fendersen Frederick S (3)+ 

@Nkissinger Jacquelinem M
299 Bailey Dan-Yel V (3) 
Bailey Timothy
McMilliin Laurie H (4)
McMilliin Tracy S
300 Fridenstine Vicky L (3)+ 
304 Twining Richard W Jr (3)+ 
305 306 Tridenstine Vicky L (3)+ 
306 Thuring Richard W Jr (3)+ 
3074-3364
310 Demarinis Janet M (3)+ 
317 OBERLIN ERLY CHLDHOOD
CTR THE child day care svcs
774-8193
320 Breza Victor T (3)+ 
3274-3323
                                                                                                    774-9193
320 Breza Victor T (□)+ ♠ ..774-323
326®Bury Lynda E
Cara Ana C (□) ♠ ...774-1908
③Payne Lynda E ♠
334 Wood John A (□)+ ♠ ...774-3311
                                                                                                    HANMER PLUMBING &
                                                                                -0014
                                                                                                     HEATING plbng htng air-
co ......774-8118
361 Kohut Magdalene J 🖾 + 🏚 ......774-1758
                                                                                                   | T74-1758 | T74-1759 | T75-1960 
                                                                               scl
-3473
-3130
                                                                               -1252
                                                                               -3046
                                                                                                     4616
                                                                                -4616
                                                                                                      · ZIP CODE 44074 CAR-RT C007
440 Jonesco Jane R ဩ+ ♠775-0805
                                                                                -4080
                                                                                                     -3309
                                                                                                     -4704
                                                                                 -4704
                                                                                                     -4210
                                                                                                                       PORTMAN TREE SERVICE
                                                                                                       525 Laczko Bruce E 団+ ੈ
                                                                                                                   -9195
-2192
                                                                               5-1144
I-5484
I-5484
                                                                                                                        Naderi Nader 3
                                                                                                    -7000
                                                                                 -1371
                                                                                                                        1314
                                                                                   4387
                                                                                                                         Morse Nancy J & Robert 4 ▲
Bachnika Rudolph K...774-4387
```

```
+OBERLIN RD INTERSECTS
615 Camargo Oscar D 33...775-4716
Camargo Carol W.....775-4716
4 Domain Terri L 13...774-7024
625 Honeycutt Judy C 12
Whitefield William G S 12 4
          775-7062
Whitefield Diana L .....775-7062
Whitfield Billy ......775-7062
Whitfield Billy ......775-7062
2®Uszak Michael T 2 Uszak Judy C 626®Willia Leigh A 639 Hughes Ernest H 🖫 🛔 774-7227 640 Perry Clarence J & Pamela 🖫 774-25645 Streator Wayne P & Linda 🖫 648 Dybina Victoria C 774-1360
648 Dubina Victoria R 🗓 🛕
ZIP CODE 44074 CAR-RT C004
124-1-2 Green Matthew [2]...774-8070
181-1-2 Mason Daniel [2].....775-3100
 BUSINESSES 25 HOUSEHOLDS 313
 W COLLEGE ST (OBERLIN)-FROM
 2 N MAIN ST WEST
+E COLLEGE ST BEGINS
+S MAIN ST BEGINS
 ZIP CODE 44074 CAR-RT C007
5 Alahwal Osama M [2]  
Chesbro Mae E [3]
           Dougan Thomas J 2 6
                                                ...775-1471
           FAUVER SARRINGHAUS &
           CARLSON legal svcs
7 FOWLER MALCOLM HERRICK
JEWELRY jewelry stores
11 Kritz Charles J 🕮 🕯 ....774-1493
KRITZ CHARLES J CPA
accing auding bkp
  13 OBERLIN VARIETY STORE INC
BEN FRANKLIN STORE 0151
 19 FOXGRAPE CAFE & CATEHING INC eating places. 774-1457
19½ A CUT ABOVE A CUT ABOVE beauty shops... 775-4247
21 LA VERNE FASHIONS womens clothing strs... 774-3951
Lamb Robert F [2] ... 775-0181
21½®Darcy Jessica M... 774-5028
@Prakash Amit... 774-5028
GPrakash Amit... 774-5020
23 GIBSON BROS INC GIBSON BAKERY grocery stores
BAKERY grocery stores
SMITH FURN & FLR
COVERINGS furniture
stores ... 774-2371
Cornicelli Mariann L
29½ Stefanick M V [2].......774-4700
ZIP CODE 44074 CAR-RT C006
113 Cohn Joshua R [2]
129@Jackson C B .......774-34
Smith Michael T [5]
  775-3111
4-5 Not Verified (2 Apts)
7 Heller Michael D 3 774-7121
12 Davidson Jean M (Z)
 143 Frumkin Vladimir (5).....774-8402
Frumkin Liefe
```

Column	201 Anderson Paul W7115 C023 323-7866 206 Lappi Reno	140 STEPHEN HAMMOND1771 C004 774-3611 Hammond Mary1771 C004 774-3611 Hammond Stephen1771 C004 774-3611 143 COLLEGE PARK MANOR1774 C004 774-1588 Adams Hurrell1774 C004 774-588 Amojo Feman1774 C004 775-367	9 Richard1302 C004 774-156 278 Alpem Cosmo -1302 C004 775-112 284 Fowls Arthur M1302 C004 775-702 285 Durica Arny1354 C004 775-608 8 Koppes Clayton 9 R -1354 C004 775-002 9 Leimbach Colette1354 C004 775-002	PARK CHINESE1543 C007 774-298 29 TOWN SHOP1543 C007 774-291 00 Woodward 1 Jannier M .1543 C007 774-182 37 CO-OP-OBERIUN 1 CONSUMERS .1566 C005 774-374 166 URS -1568 C005 774-374 167 CO-OP-OBERIUN .1568 C005 774-374	Shea Eilean
Column	201 Anderson Paul W7115 C023 323-7866 205 Lappi Reno	140 STEPHEN HAMMOND1771 C004 774-3611 Hammond Mary1771 C004 774-3611 Hammond Stephen1771 C004 774-3611 143 COLLEGE PARK MANOR1774 C004 774-178 Adams Hurrell1774 C004 774-158	9 Richard1302 C004 774-156 278 Alpem Cosmo -1302 C004 775-112 284 Fowls Arthur M1302 C004 775-702 Gray S1302 C004 775-701 285 Durica Arny1354 C004 775-490 Koppes Clayton B1354 C004 775-002	PARK CHINESE 1543 C007 774-2988 29 TOWN SHOP	Shea Eileen
Californ	201 Anderson Paul W7115 C023 323-7866 206 Lappi Reno7116 C023 322-7138 210 Maddock Darrell7116 C023 323-3004 216 Milto Anthony7116 C023 322-7934 220 Brown Werdell7116 C023 323-0954	140 STEPHEN HAMMOND1771 C004 774-3611 Hammond Mary1771 C004 774-3611 Hammond Stephen1771 C004 774-3611	9 Richard	PARK CHINESE1543 C007 774-2980 DESCRIPTION SHOP1543 C007 774-4212 Woodward1543 C007 774-1820	Shea Eileen1443 C006 775-362 Sonner David E1443 C006 774-412 Young Robert1443 C006 774-840
Charles Char	201 Anderson Paul W7115 C023 323-7866 206 Lappi Reno7116 C023 322-7138 210 Maddock Darrell7116 C023 323-3004	140 STEPHEN HAMMOND1771 C004 774-3619	9 Richard1302 C004 774-156	3 PARK CHINESE1543 C007 774-298	Risley Dorothy1443 C006 774-660 Shea Eileen1443 C006 775-362
Column		LIAN STEPHEN			
Column		131 Vannortwick Thomas -1608 C004 775-4146	1 2/0 Schoonmaker	Verda Martia M 1345 CCC1 114 CES	Macha C D1443 C006 775-311: Portman Carol1443 C006 775-362
Charles Char		124 Nichols Nathan1609 C004 774-4533 Yeager Ronald1609 C004 774-1100	White Thomas V1302 C004 775-131	FLOOR1543 C007 774-237	Judson W I1443 C006 774-342 Kelley Nancy1443 C006 774-420
Charles Char	10194 Drake W A9640 R002 236-5307	120 Morris James1609 C004 774-3238 Morris Jeanne1609 C004 774-3238	8 258 Finders Andrew1302 COU4 //5-334	4 23 3WITH	549 Breuning Carl1443 C006 774-851 Conrad Arthur1443 C006 775-331
Charles Char	10152 Armstrong Robert E9640 R002 236-5808	Rennie Charlo1608 C004 775-2120	0 243 Koloti Litebo1355 C004 774-810	4 23 GIBSON'S FOOD	Flood M C1446 C006 7/4-810
Charles Char	10132 Skrada Sheidon9640 H002 236-8131 10135 Wooten Michael9640 R002 236-8427	103 Stetson W C1608 C004 774-7571	1 239 Horwedel D M1355 C004 774-421 5 240 Sheppard Stephen1302 C004 774-159	0 ABOVE1543 C007 775-4247	544 DEAN'S FAMILY
Charles Char	E9640 H002 236-9049	Wilcox George L1607 C004 774-2809	9 227 Winkler L E1314 C004 775-494 3 228 Stevenswood H1302 C004 774-265	1	Taylor Jody1453 C006 775-350 543 Skrupskelis Viktor1446 C006 775-492
Charles Char	Steven	Piron Fruma1607 C004 774-3327 Tong Lang1607 C004 774-6406	7 Turner Tujuana B N -1314 C004 774-443	FLOWER SHOP1543 C007 775-3871	7 Morgan Dena1453 C006 //5-391
Column	10071 Kelly Gerald D9640 R002 236-8168	BUTTS HOUSE1607 C004 775-2081	Steen Ivra1314 C004 774-308	8 PRK1543 C007 775-2233 9 17 CARLYLE GIFT &	3 Isom Joe1453 C006 774-660 Jones Danny L1453 C006 774-600
Carrier March Control Contro		85 Schmidt Norman F1606 C004 774-1282	Leteosky J N1314 C004 775-230 McGill M H1314 C004 774-166	7 STONE	Isherwood D1446 C006 774-857
Carrier The Court The Co	9985 Cahill Gerald J9660 H002 236-8414	64 Brand S1613 C007 774-6410 82 Stewart Cynthia1607 C004 775-4561	Fisher Amber1314 C004 774-430	4 Kritz Charles J1543 C007 774-1493 9 13 BEN FRANKLIN	Willis John P1448 C006 774-104 529 Hatton Howard1446 C006 775-023
April Column Co	9941 Siter Guy D9660 H002 236-5331	Oshiro Amy1613 C007 774-2938 Varnos Almita1613 C007 774-3331	B 217 Alston Saundra E1314 C004 774-769 Browne Doreen J1314 C004 774-470	11 CHARLES J KRITZ	Williams M F1448 C006 774-801 Willis J P1448 C006 775-287
Act Color	Popil Karen9660 R002 236-9178 9928 Munk P9660 R002 236-3283	55 RAX RESTAURANT1612 C007 774-2044 58 Dickson C1613 C007 775-1905	201 Blake Seana L1314 C004 774-691-	O1543 C007 775-1471	
Address	9890 Avins Timothy K9619 H002 236-3705	Schultz Brian A1612 C007 775-3312	Palmer Ellsworth1754 C004 774-240 198 EASTWOOD	SARRINGHAUS &	Chaphard
April Column Co	9889 Jilbert Richard T9619 R002 236-8941 Jilbert Richard T9619 R002 236-8947	49 JACK KNIGHT CLEANERS1612 C007 774-6592	193 Borton Thomas J1754 C004 775-130 Copperman Ron1754 C004 774-154	5 BARRY ECKSTEIN1543 C007 774-4382	Potts B1448 C006 774-355 Rosemark Carrie1448 C006 774-750
Charles Tribute Trib	9852 Hamper Timothy Jr9619 R002 236-5895 9855 Stawicki Keith9619 R002 236-9685	BANK1613 C007 775-1361	Drop David1770 C004 774-2450	W COLLEGE ST (O) 44074	Lucas Edward M1448 C006 775-441
Charles Trible Charles T	9848 Rice Dennis9619 R002 236-5217	INC -1613 C007 775-4483	L1771 C004 775-001	705 Walker Sheldon E1337 C007 774-1273	526 Cain C1448 C006 775-120
Address		Piron Robert1612 C007 775-4875	Koschnick Peter1771 C004 774-3613 Thourot George	685 Hughes John W1357 C007 775-7562 691 Harrison Dale L1357 C007 774-6020	521 Dewinstanley P A1446 C006 775-413 525 Norman Fred G1446 C006 775-413
Cheff Times Time	Aponte Marcie1966 C014 988-3155	E1612 C007 774-7110	Panahan John P -1770 C004 775-310	677 Clawson Loren1357 C007 775-7419	5 510 Wohleber Robert1447 C006 775-413 511 Bethel Thomas W1446 C006 775-368 5 517 Williamson Max L1446 C006 775-413
Charles Paper Cortin Paper Paper Cortin Paper Paper Cortin Paper Cort	A1967 C014 988-7461* 679 Murray Judith B1967 C014 988-5111*	Flaharty Chris1612 C007 774-7348 Goldberg David	174 Andrews George H1771 C004 774-332	664 Pierce Janice1336 C007 775-2156	Stranges Frank1445 C006 775-2209 500 Bickel Raymond C1447 C006 774-3279
CLINIUM Property	676 Deitz John1966 C014 988-3752 677 Ostanock Michael	AGENCY1612 C007 774-6971	171 Powell Lynn C -1770 C004 775-2276	Dubina Victor1336 C007 7/4-3807 Lister Laura1336 C007 775-1288	445 Konut J L1444 C006 774-3276
CLINIUM AVE. Control	673 Bryda James Jr1967 C014 988-3518- 674 Piatt Michael K1966 C014 984-6701- 675 Whited Jeff1967 C014 988-9076	SAVINGS & LOAN1613 C007 251-3232	Gilbert Michael P1783 C004 774-6060 Grant Franklin D1783 C004 774-3334	645 Streator Wayne1335 C007 774-1360	7 444 Domain Frank1444 C006 775-495.
CLINION AVE The Act Corning Prince Address The Act Corning Prince	670 Miller Jeffrey1966 C014 988-2733 Miller Jeffrey1966 C014 988-7119	23 CABLE CO-OP1612 C007 775-4001 24 THIRD FEDERAL	Comings Gordon1783 C004 774-7651 Delong Keith1783 C004 775-2882	639 Hughes Ernest1335 C007 774-7227	406 Dakos Stephen1445 C006 775-7725 434 Stoudt George W1445 C006 775-495
Control Cont	651 Snyder John1967 C014 984-3171 658 Daugherty Charles1966 C014 988-2950-	22 OBERLIN TECHNOLOGIES1613 C007 774-7111	152 Gorske Walter1771 C004 774-6416	625 Gurtis Joseph W1335 C007 774-1166	6 400 Koos Stephen1445 C006 774-7314 405 Roose Diana -1444 C006 775-2368
Column C	650 Larochelle Gardy 1966 CO14 986-31734	20 CHAMBER OF COMMERCE1613 C007 774-6262	Wohleber Harold1774 C004 775-1126 Yaker Henri M1774 C004 775-3904	615 Comejo G A1335 C007 775-1200 Nichols Judith1335 C007 775-2428	371 Pritchett Carol1412 C006 775-4274
Address	T1966 C014 988-2642, Milkovich P A1966 C014 988-3435	BARBER SHOP1612 C007 774-8078	Turner Glynn1774 C004 774-1752 Wilkins M J1774 C004 775-7412	C	366 Johnson Douglas
Column C	642 Fairchild Barry1966 C014 988-2945-	17 MANUELS	Todarello David M1774 C004 774-1825	563 Dolyk Bev1358 C007 775-7475 596 Calmer B J1359 C007 775-2964	358 Clark Jon1413 C006 774-1406 365 Jacobson Gail1412 C006 774-1888
Care			Thomson Jane C1774 C004 775-2906 Thornton Eileen1774 C004 774-6905	560 Grdijan Cari A1359 C007 775-3504	Miller David1413 C006 774-8143
Address Tayle Carrille Prices Tayle	635 Fonda Rene M1967 C014 988-3982	461 Majewski Peter7119 C023 322-9911	Thompson William1774 C004 774-3342	Litton K L1358 C007 774-6802 Martin Ryan1358 C007 774-6008	Sabbach Lisette1412 C006 774-6307 339 Buckley Jeffery J1412 C006 775-4911
CLINITION AVE	634 Bauman David K 1966 C014 984-2911-	f 460 Doot Thomas7120 C023 323-4036	Taulbee Emma17/4 C004 7/4-283/ Thompson	CHILDREN'S HOME1307 C007 774-1857	333 Burwasser David R1412 C006 774-6708
CLINION AVE	631 Ceh Jeffrey	440 Walch James -7119 C023 323-4866	Stockham B1774 C004 774-6517	C	325 Moser Paul A1412 C006 775-0899 329 Matthews Eugene1412 C006 774-6965
## Address STEVEN BRIP - Address 1 279-4 CerRise Photole Address 2 279-4 CerRise Photole Addre	CONSLTG	443 Wood Harold A7119 C023 322-2943 448 Elder Dwight7120 C023 323-4883	Stevens Wanda F	PORTMAN1318 C007 774-1466	Pargales Stella1413 C006 7/4-2825 322 Jones G T1413 C006 774-4654
Address Zipu-4 Carritte Phone Zipu-4 Carritte	630 J P INC ENVIRONMENTAL	436 Hebeles Victor7120 C023 322-0445	Soucy Robert1774 C004 775-4031 Soucy Sharon1774 C004 775-4031	J1318 C007 775-2306	310 Scott Thomas E1413 C006 774-4035
Address Zipu-4 Carritte Phone Zipu-4 Carritte	624 Allen Pamela1966 C014 988-2679- 627 Gibson M C1967 C014 988-8919	427 Mamminga Rodney R7119 C023 322-4452	Scholl Tim1774 C004 774-3429 Shepherd Madge1774 C004 774-2241 Snyder Ann S1774 C004 774-7605	PHOTO1318 C007 775-4825 475 Pretlow Queen E1318 C007 775-0423	292 Watkins David A1537 C008 775-3427 297 Bohrer G1533 C008 774-4123
## Address	1007 C014 000 0007	421 Alderman Larry D7119 C023 322-0932	Reed Thomas L1774 C004 774-3304	460 Sherman Thomas1305 C007 774-3315	283 Kinney Carl W1533 C008 775-7942 287 Rosen Michael1533 C008 774-8281
## Address ## Zip-4 Carrifle Phone Address ## Zip-4 Carrifle P		M	Olcott Kenneth J1774 C004 775-7006 Pease Donald J1774 C004 774-6855	451 Majors Mary E1318 C007 774-1565 Young Willie1318 C007 774-4750	278 Gun Guneli
## Address 2014 Carfills Phone 2014 Carfills	5227 Camera Frank S1623 C007 282-9913	414 Coffey Joyce7120 C023 284-0256 Coffey Terence	Murphy Hichard -1774 C004 774-8763	440 Jonesco John M -1305 C007 775-0805	271 Komblith Gary1533 C008 774-3087 Lasser Carol1533 C008 774-3087
Address	A1624 C007 282-8340 5220 Cook William S -1624 C007 282-2539	367 Meszes Michael A7117 C023 322-6723 407 Lewis William J7119 C023 322-1018	R1774 C004 775-1888 Murphy Joseph J1774 C004 775-1756	433 Decker K1320 C004 774-7203 Decker K1320 C004 775-1619	263 Chan Wingmui1533 C008 775-3112 265 Duphil Monique1533 C008 774-3188
Address Zip-4 Carriète Phone Address Zip-4 Ca	FOLE Dadka Laurence	357 Bartniski L M7117 C023 323-3653 Jacklitch John R7117 C023 323-3653	Moore Kenneth1//4 C004 //4-5102	Honald A1319 C004 7/5-7540	Lambie M M1537 C008 775-7003 257 Hood William -1533 C008 775-0541
Address		Smith Jack K7118 C023 322-7052 351 Milchen Andrew7117 C023 323-1486	Macha Mary C1774 C004 7/4-1905	COUNTRY DAY CAMP1319 C004 775-3665 Bybarczyk	252 Gowers Katherine L -1537 C008 774-1233
Address Zp-4 Car/Re Phone Address Zp-4 Car/Re Phone Phone Phone Address Zp-4 Car/Re Phone		347 Bond Stephen P7117 C023 323-3028 350 Smith Jack	Locke Frank1774 C004 774-6982 Love David1774 C004 774-8093	D1320 C004 774-1917 420 OBERLIN	246 Smith Robert E1537 C008 774-7954 249 Gilchrist Elliott B1533 C008 774-7283
Address Zpp-4 CarrRte Phone Address Zpp-4 CarrRte Phone Address Addres	Robert I3442 C018 277-6576 5297 Jovanovski N3405 C018 277-9539	341 Pregun John7117 C023 322-4414 346 Pileski Ted M7118 C023 322-0712	Lassen Manfred1774 C004 774-1956	Campbell Don1320 C004 775-7032	245 Rider Dana1533 C008 775-4155 Stanton M1533 C008 774-1163
Address Zip-4 CarrRib Phone Address Zip-4 CarrRib Phon	5260 Webber Michael3442 C018 277-5398 5294 Thompson	337 Peters Thomas H7117 C023 323-4459	Jones S M1//4 C004 //4-1536 Kem Kenneth1774 C004 774-6309	408 Presti Gene1319 C004 7/4-8541	237 Coburn Cara V1533 C008 775-1617 County William1533 C008 774-3611
Address Zp-4 CarrRte Phone 4505 STEVEN BEHR 3457 C018 277-4782 Behr Steven 3457 C018 277-4782 Behr Steven 3457 C018 277-4821 240 Mann D M 7115 C023 322-5285 Berrington E 7174 C000 4774-8216 Lynn G P 7180 C004 774-8216 Lynn G P 7180 C004 774-8218 Lynn G P	5238 Hall Mark A3442 C018 277-8083 5254 Duvail Danny M3442 C018 277-1749	330 Hitchinson J G/118 CO23 322-8/93	Hayward Sumner1774 C004 774-1576	361 Kohut Joseph A1316 C004 774-1758	Thomas Moshe1537 C008 774-6813
CLINTON AVE Address Zip-4 CarrRite Phone Zip-4 CarrRite Phone Address Zip-4 CarrRite Phone Zip-4 Carr	A3442 C018 277-4040 5209 Smith John P3443 C018 277-6578	324 Coates Greg A7118 C023 322-6169	Harris George F -1774 C004 774-8977	HEATING -1317 C004 774-8118	Startup Joshus1533 C008 774-5322
CLINTON AVE Address Zip-4 CarrRte Phone Zip-4 CarrRte Phone Address Zip-4 CarrRte Phone Address Zip-4 CarrRte Phone Address Zip-4 CarrRte Phone Zip-4 CarrRte	5181 Dallos Andrew A3445 C018 277-6203	Richard T	Haines Curtis W1774 C004 775-3867	351 Kasper Judith1316 C004 774-2853 355 Cole Paul -1316 C004 775-2875	Startup Charles H1533 C008 774-2420
CLINTON AVE Address Zip+4 CarrRte Phone Zip+4 CarrRte Phone Address Zip+4 CarrRte Phone Zip+4 Ca	TRUSTEES OFFICE -3444 C018 277-4215	312 Demyan Paul A7118 C023 322-6/10	Guaderrama Ovidia G -1774 C004 775-3711	343 Flood Dennis M1316 C004 775-2512 348 Chapin M L1317 C004 775-0977	Lyle Cybele K1533 C008 775-7303 221 Startup Charles1533 C008 774-2156
CLINTON AVE Address Zip+4 CarrRte Phone Address Zip+4 Carr	FIRE DEPT3444 C018 277-4380 SHEFFIELD	STUFF7116 C023 322-5796 Brown C M7116 C023 322-5796	Fauver Robert1774 C004 774-1801	West Roy A1316 C004 774-4946	209 Chmura P C1533 C008 774-1988 214 Moffa Michael1537 C008 775-2118
CLINTON AVE Address Zip+4 CarrRte Phone Address Zip+4 Carr	SHEFFIELD TOWNSHIP	INC7115 C023 323-3144	Dovin M1774 C004 774-8722 Drifke A1774 C004 774-1443	I BOARD-RETARDATN	200 Aidoo Ama A1534 C008 774-4829 Hardy Bridget1534 C008 775-0611
CLINTON AVE Address Zip+4 CarrRte Phone Address Zip+4 Carr	5150 Duran John3444 C018 277-7361 5166 SHEFFIELD	SPECIALTIES	Diederick K	I Cross G -1317 C004 774-5325	Stroud Gregory N1531 C008 774-3239
CLINTON AVE Address Zip+4 CarrRite Phone Addr	5142 White Russell3444 C018 277-4014 White Russell -3444 C018 277-9946	271 Fink Robert -7115 C023 323-5874	Carroll Vern1774 C004 774-6594 Davison Agnes1774 C004 774-8338	320 Breza Victor1317 C004 774-3323 326 Cara Ana C1317 C004 774-1908	199 Anderson C E1531 C008 7/4-6/03 Montaito L A1531 C008 774-3606
CLINTON AVE CONT of Address Zip+4 CarrRte Phone Address Zi	5100 Kozopas Mike3444 C018 277-6900 5141 Szabo John -3445 C018 277-6872	261 Smola James S7115 C023 323-87/2 265 Clem Harold L7115 C023 322-6407	Carroll Raymon1774 C004 774-6594	CHILDHOOD	186 Vir Param1532 C008 774-3634 190 Atkinson M E1532 C008 775-7602
CLINTON AVE Address Zip+4 CarrRte Phone Address Zip+4 Carr	5077 Underwood David B -3447 C018 277-7954	256 Oneal William7116 C023 322-8147 260 Andrewski Robert7116 C023 323-7691	E1774 C004 774-1454	1 315 Demarinis G P1316 C004 774-8183	Gatt Glenn1531 C008 774-1546 Nakamura Nanko -1531 C008 774-1633
CLINTON AVE CONT of Address Zip+4 CarrRte Phone Address Zi	A -3446 C018 277-7653 I	250 Valatka D A7116 C023 322-1457 255 Dixon Larry7115 C023 322-5657	Butnik Samuel1774 C004 775-2439 Carlson Ellsworth1774 C004 775-2439	304 Twining Richard W -1317 C004 774-3364	149 White Felix S1568 C006 774-7754
CLINTON AVE CONT O CULGATE AVE Address Zip+4 CarrRte Phone Davidson Jean M. 1549 C006 774-8016 286 Gallagher Ricard	5020 Molnar Bela3446 C018 277-8637	245 Wissinger G R7115 C023 322-5922 246 Siegmund Ernest7116 C023 322-7173	Bonnell Robert A1774 C004 774-6778 Brown Ida J1774 C004 774-4815	299 Manns Jerrold1354 C004 774-3287 Manns Jerrold1354 C004 774-6271	Li Kai1549 C006 774-1845 Nicholson Marian -1549 C006 775-3111
CLINTON AVE CONTROL COLIGATE AVE ZIDLA CONTROL Address ZIDLA CorrRte Phone Address ZIDLA CorrRte Phone	4505 STEVEN BEHR -3457 C018 277-4782	240 Mann D M7116 C023 322-2593	Berman B1774 C004 774-8756 Berrington F1774 C004 774-2505	298 Gallagher Ricard1302 C004 774-6216 Lynn G P1302 C004 774-6216	Davidson Jean M -1549 C006 774-8402 Gavioli Davida1549 C006 774-3614
cont'd E COLLEGE ST cont'd E COLLEGE ST cont'd W COLLEGE ST cont'd					Address Zip+4 CarrRte Phone

1976 Lorain County, OH Dickman Criss-Cross Directories

```
44074 CONT ..
.. COLLEGE E
                                                                                                              COLLEGE W 44074 OBERLIN
                                                                                                                                                                    .COLLEGE W
                                 44074 CONT ...
                                                         COLLEGE E
207 BLISS EARL G
                                                                                       44074 CONT..
775-0365 1
                                                                                                                                                                     444 DOMAIN FRANK
445 KOHUT ALBERT
  103 THOMAS JAMES E
107 MARTIN PAULINE
                                     774-6745 5
774-6381
                                                                                                                                                                                                        774-8167 5
                                                                                                                         KONICLE TELEGRAM 774-1260 2
                                                                                                                                                                                                        774-3274
                                                               HRIBAR DENNIS
                                                                                           775-6328 4
                                                               PATCHETT JAMES
                                                                                            775-3387 4
                                                                                                                        KSTEIN BARRY
                                                                                                                                                 774-4382 2
        BEINSTEIN J
                                                                                                                                                                             XXXX
                                                                                                                                                                                                       00
                                                                                                                      AUVEREFAUVER LAW 775-1471
HUBER RICHD R ATTY 774-4382
                                                                                                                                                 775-1471 8
                                     774-1878 5
                                                                                                                                                                      496 CURTIN DANIEL A
                                                                                                                                                                                                        774-8856 5
         FRANCO DIANA
                                                               ANDERSON HAROLD L
AVALLONE FRANK
BARNETT MAC I
                                                                                                                                                                     498 XXXX
500 BICKEL RAYMOND C
                                                                                                                                                                                                        nn
                                                                                           774-1911 4
                                                                                                                    HUBEREECKSTEIN *HUBEREECKSTEIN
                                                                                                                                                 174-1497 Z
774-4382 Z
                                                                                            774-8291 3
775-7318 5
                                     00
                                                                                                                                                                     510 WOHLEBER ROBERT 775-4131
511 BRYSON HAROLD PROF 775-6811
        PATTERSON ALLAN
                                                                                                                                                                                                        775-4131 9
                                                                                                                  *KAISER WELLS DRUG
7*HERRICK JEWELRY
                                                                                                                                                 774-3531 8
        SEELEY KERMIT
WEAVER MICHAEL H
                                     774-6383
774-6991 5
                                                               BUCHANAN WALLACE
CAMPBELL EVELYN L
                                                                                           775-0661 5
                                                                                                                                                 774-4461
                                                                                                                                                                           WILLIAMSON MAX L
                                                                                                                                                                                                       775-4135
                                                                                           774-1449
                                                                                                                 11 XXXX 00
13*BEN FRANKLIN STORE 774-5711
                                                                                                                                                                      521 BURNESON L W
   121 RIDDELL KENNETH G
                                     774-8145 2
                                                               FLOOD R L
HEILBRON DAVID
                                                                                                                                                                    525 NURMESON L M 773-4413
525 NURMAN FRED G 775-4132
526....WEST COLLEGE APTS
ANDRESS STEVE 774-1306
BOYD RON C 775-4369
CENTORSI PHILIP M 774-5840
          XXXX
                                                                                            774-4025
   131 WATSON K J
                                     774-6065 5
                                                                HOFFNER HENRY G MRS774-7724
                                                                                                                 17*POWERS&DANLEY
                                                                                                                                                  774-4021
   133 RADER DENNIS R
                                     774-1766 3
                                                                MARKS M
                                                                                           774-8483 3
                                                                                                                19% SELTMAN HOWARD J
21*LAVERNE FASHIONS
                                                                                                                                                 775-6818 5
774-3951
 140 HERMAN RALPH 7
                                     775-4313
                                                                MARTIN MARGARET
                                                               SIMS JAMES E MRS
TUREK BARBARA
                                                                                           775-4394
                                                                                                                 21*LAVERNE FASHIUNS (74-3951
23*GIBSON BROS BAKERY 774-2401 3
25*LITTLE BOUTIQUE 775-6238 5
27*CARLYLE GIFT SHOP 775-3871 3
*CREDIT BUREAU OBRLN775-0265 3
*CILCH FLORISIS 775-0201 1
                                     774-6589 5
                                                                                                                                                                            CONLAN DANNY J
         ADAMS HURRELL
                                                                                                                                                                                                        774-7359
         BATES LEON E
BATES THEODORE N
BLAKE T D
                                                              CAST G C MRS
CHRISTIE JAMES
WINKLER H T MRS
CLARK MICHAEL J
SANDERS WALTER E
                                     775-6486 5
                                                                                                                                                                           GANTMAN RICHARD N
GILBERT RICHARD J
GILBERT WILLIE
GILDNER FRANCIS P
                                     774-1930 3
                                                                                                                                                                                                        775-6517
                                     774-1572 3
                                                                                           774-1947 2
775-4941 8
         BRIGHTHARP D L
                                                                                                                                                                                                        774-8228
                                                                                                                29*TOWN SHOP THE
29% COCHRANE JACK
35*WORKSHOP THE
                                                                                                                                                  774-4212
         BUNCE EARL H
                                     774-8277 3
                                                                                            774-4992 5
                                                                                                                                                  774-4061 2
                                                                                                                                                                            HALL C R
HOLMES JESSE A
IVES THOMAS
KESSEL BRUCE
         CARREL ANNA J MRS
                                                                                            774-1313 4
                                                                                                                                                                                                        775-6378
                                                                                                                                                  775-1540 4
                                                                                                                                                                                                        775-0773
         CARRICK C H DDS
                                     774-6371 3
                                                         239 NEWMAN DAVID F
240 MCGILL BARRY
                                                                                            774-8108 4
                                                                                                                 37*CO OP BOOKSTORE 774-4501
*CO OP BOOKSTORE INF774-3741
                                                                                                                                                                                                        774-3515
774-5576
         CHAPIN L W
                                                                                            774-7721
                                                         MCJIMSEY ROBERT D
         CHESSAR JOHN R
                                      775-7457
                                                                                            774-7721
                                                                                                                125
                                                                                                                       XXXX
                                                                                                                                                 00
                                                                                                                                                                            LUCAS EDWARD M
                                                                                                                                                                                                        775-4414
         CLARK LINDA
                                                                                            774-6311
                                                                                                                129 STILLWELL ROBERT H 774-1769 1
35....APARTMENTS
       *COLLEGE PARK MANOR 774-1916
*COLLEGE PK MNR SUPT774-1788
                                                         250 OLIPHANT VOLNEY
255 LEWIS JOHN D PROF
                                                                                            774-6312
774-8720 5
                                                                                                              CHAMPION J A
                                                                                                                                                                            MOURY LOYD
MURPHY RAYMOND E
PALMER ROBERT A
PIRAIND FRANK MRS
ROJESKI MARIA
                                                                                                                                                                                                        774-5886
                                                                                                                                                  775-2942 3
                                                                                                                                                                                                        775-1333
         COOLEY CHAS J MD
DARCY HARREN J
                                                         257 DICENZO RONALD J
258 URBAN LAWRENCE J
                                                                                            774-8495 5
                                                                                                                      M SIVAG
                                                                                                                                                  774-6914 5
                                                                                                                                                                                                        774-3665
                                                                                            774-1649 4
                                     774-5514
                                                                                                                      GOLDHAAR ELLEN N
         DECHERO DOUGLAS MRS774-8032 3
                                                               BACHNIKA REINHOLD
                                                                                            774-4387 5
                                                                                                                      MILLER BRUCE F 775-1382
PARKER ALTON N MRS 775-2943
                                                                                                                                                  775-1382+6
                                                                                                                                                                                                        774-5509
                                                          265 SHAVER CHESTER L
                                                                                            774-1182
         DIEBOLT H K
                                     774-5758 5
                                                                                                                                                                            SMITH JONATHAN L
                                                                                                                                                                                                        774-8772
                                                               SCHOONMAKER R
                                                                                            774-1568 3
                                                                                                                      WALMSLEY C E
                                                                                                                                                                          WEHN ROBERT W
*WEST COLLEGE APTS
                                                                                                                                                                                                        774-7316
                                                                                            775-1466 5
         M NIVOD
                                     774-8722 5
                                                         278 MAGYAR DANNY
                                                                                                                                                                                                        774-1306
                                                          284 FOWLS ARTHUR M
                                                                                            774-3203 5
         DUNSKY JAMES
                                                                                                                                                                            WILLIAMS ROGER B
                                                                                                                140
                                                                                                                       XXXX
                                                                 ADARTMENTS
         EVENCHIK BONNIE
                                      775-1136
                                                                                                                143 DUTTON BRENT
         FAUVER ROBERT
FENN P T JR MRS
FIELDS MARVYL MRS
                                                               CALLERY MADELEINE
                                                                                                                                                                    524
                                      774-1801 3
                                                                                                                      FOX MARIE
WHITE FELIX S JR
                                                                                                                                                  774-2107 4
                                                                                                                                                                           HATTON HOWARD
                                                                                                                                                                                                        775-0234 8
                                                               HEMPHILL RODNEY J 774-6711 5
ISABELLE JULANNE M 774-3557 5
                                      774-5621 4
                                                                                                                                                                      537 COCHRANE MARIANNE
                                                                                                                                                                                                        774-3735
                                                                                                                     AARON ELISABETH R
DEITELBAUM LAURIE
                                                                                                                                                  774-7437+6
774-5334 5
                                                                                                                                                                    DAWLEY GORDON
         FILKER F FREDRIC
FREEDMAN JON! R
                                                               KAMIN MARILYN
PETTY BOYD
                                      774-1916
                                                                                            775-0024 1
                                      775-7829
                                                                                            774-8738 5
                                                                                                                                                  774-6357 5
                                                                                                                                                                            CIFELLI WILLIAM F
                                                                                                                      HERNTON CALVIN
                                      774-8123
                                                                                                                                                  775-6875 5
                                                                                                                                                                            DRISCOLL P
EVANCHO PHILIP
HOLLIDAY HENRY E
MERRITT N
                                                         288 PODLICH WALTER
                                                                                                                      MURPHY LAWRENCE E
                                                                                                                                                                                                        775-7677 5
         GILL V B
                                      775-0387
                                                         293 ARMSTRONG PAUL L
298 FORSYTH GENE
                                                                                            775-2585
         GUYER MARCY
                                                                                                                     BOHRER W C MRS
PORTER WILLIAM R
RIMGLER KIM
                                                                                                                                                  774-6491
                                                                                                                181
                                                                                                                                                                                                        775-7988
         HARMON VIOLA M
HARRISON ALONZO
                                      774-6692 3
                                                                                            774-8979 4
                                                                                                                                                  774-3044 5
774-2181 5
                                                                                                                                                                            SCOTT SARAH 775-3527
ST HILAIRE GLENN A 775-0239
                                                                                                                                                                                                        775-3527
         HARTSON LOUIS
HENNEKE F
                                      774-8654
                                                          300
                                                               XXXX
                                                                                            00
                                                                                                                     HOWELL WM M
JONES M M
MANUS STEVEN
                                                                                                                                                  774-2925 1
                                                                 XXXX
                                                                                                                                                  775-7360 5
                                                                                                                                                                      540 ..... 543 FORSBREY FRANK E 774-8054 1
         HIBBARD HOPE
                                      774-4044 3
                                                         310 HOLDEN LEE
317 ALGER HARRIETT
                                                                                            774-8165 2
775-6927 5
          JACOB GERTRUDE F
                                      774-6245
                                                                                            775-6927 5
775-0202 5
                                                                                                                     PRINDLE DAVID P
WORCESTER J L
CAMERON WILLIAM H
BERNSTEIN ELLEN P
                                                                                                                                                                      WHITE JAMES W 774-6893 0
YUTZEY JOHN A 774-6502 5
544*MOREHEAD SPRKLE MKT774-7221 3
*MOREHEAD SPRKLE MKT774-3901 3
                                                                                                                190
                                                                                                                                                  774-2953 2
          JEWELL E
                                      774-8660
                                                         ALGER M S
320 NORLING A E
                                                                                                                                                  775-0319 5
          JONES S M
                                      774-1536
                                                                                            775-2062
                                                                                                                                                  775-2921
         KNOWLES LYMAN L
MASSOTH LEONA E
                                      774-6074 5
                                                          326 SHERMAN THOMAS F
                                                                                            774-3315 1
                                                                                                                                                  774-3433 5
                                      774-1408+6
                                                          334 WOOD JOHN A 774-3311
335 BLANK GREG L 774-3346
*BOARD MNTL RETARDIN774-7448
                                                                                                                      BROWN CHRISTOPHER
GARAVENTE ANTHONY
                                                                                                                                                  775-0769 5
                                                                                                                                                                      545 XXXX
547 GERBER WM MRS
         MAST PAUL B
MCINTOSH LARRY
                                      774-2383 3
                                                                                                                                                  774-2947 5
                                                                                                                                                                            GERBER WM MRS
VANAUSDALE J H
...APARTMENTS
BETHEL THOMAS W
FARRAR HARRY B
HOWLAND INDA
NEWCOMB JOSEPH J
OBOJSKI T P
PYCRAFT NELSON
SALZGEBER JAMES J
                                      774-4326
                                                                                                                WILLIAMS CYNTHIA
200 MAYER LANGE R
209 BAXTER J W
                                                                                                                                                  775-0966 5
775-2922 5
                                                                                                                                                                                                         774-5055 5
                                                          342 GOEBEL KARL J
343 GORSKE HOWARD L
          MILLER ROBERT F
                                      774-3377 5
                                                                                            774-5767 5
                                                                                            775-4515 0
          NICHOLSON SOTERIOS
                                     774-1764
                                                                                                                                                   775-7072
          NOIA J CLAYTON PHILLIPS JULIA H
                                                          435 GLASS RICHARD
                                                                                            774-1956 3
                                                                                                                214 KELLY MARION B
                                                                                                                                                  775-6672
                                                                                                                                                                                                         774-1016 3
                                      774-2261 5
                                                                                            774-6343
                                                                                                                      LOHMAN PETER N
                                                                                                                                                  774-3439 5
          PRIEMER H W
                                                               BITTNER CHARLES
                                                                                                                215 BERGER LOUIS S MRS 775-6644
KODERA T JAMES 775-0603
                                                                                                                                                                                                         774-2325
                                                               COLE PAUL R
HANMER CLINTON F
BRIGHT JUDD M
         RIEMER CLARENCE
ROSENZWEIG ABRAHAM
ROSENZWEIG DAPHNE
SCOTT VERA MRS
SIMON MICHAEL J
SIITLER DOROTHY
SMITH A O
STRAYER ROGER G
          RIEMER CLARENCE
                                      774-7301 5
                                                          355
                                                                                            775-2875
                                                                                            774-8118 4
775-1897 3
                                                                                                                221 LUCK DENNIS N
MOORE D B
                                                                                                                                                  774-1923 5
                                                                                                                                                                                                         775-7882
                                      775-4562 4
                                                                                                                                                                             SALZGEBER JAMES J
SMITH PRISCILLA
                                                                ROLLI JOHN R
                                                                                                                      BERNSTEIN PAULA
                                                                                                                                                  774-AB15 5
                                                                                                                                                                                                         775-6461
                                      775-6859 5
                                                               KRUEGER RUSSELL
HOWARD DEAN W
                                                          380
                                                                                            775-1960 3
                                                                                                                                                                                                         774-8947
                                                                                                                                                  774-1464
                                                                                                                      GRANT NORMAN K
                                                                                                                                                                             SPITLER ROLLYN C
                                      774-1915
                                                          400
                                                                                                                                                  774-8047
                                                                                                                      CLARK ELINDR
                                                                                                                                                                             YOUNG ROBERT M
                                                                                                                                                                                                         774-8401 3
                                      775-4865 3
                                                                PRESTI GENE
                                                                                            774-8541
                                                                                                                                                  775-3625 0
                                                          413 CAMPBELL CAROL MRS 775-7032
419 HAMMOND WILLIAM D 774-1917
420 KILMER ROBERT 774-8687
                                                                                                                230 BENZING DAVID
                                      774-1148
                                                                                                                                                  775-4055
774-7701
                                                                                                                                                                      625*COCHRANE INC
* 24 BUS 151 RES
          SUTTONSIMON K OR
TARANIK LINDA L
THIEX N M
                                                                                            774-1917 5
                                                                                                                240 BARONE H W
                                                                                                                                                                                                            2 NEW
                                      774-1814
                                                                                            774-8687 5
                                                                                                                                                   774-7705
                                                                                                                       TOSS F
                                                               GOERNER L E
PORTMAN JESSE H
                                                                                            775-3735
                                                                                                                245 BUKOVAC JOHN S
                                                                                                                                                   775-3413 5
          TOTH ANDOR JR
                                                                                            774-1432 9
                                      774-1274 4
                                                                                                                      BYRNES WILLIAM W
                                                                                                                                                                      COLLEGE PL 44074 OBERLIN
          TOTH LOUIS
                                                                SCHETTLER D H
                                                                                                                                                  774-7954 9
                                                                                                                      SMITH ROBERT E
          VONWENCK KATHERINE 774-8876
WASHNITZER J 774-2124
                                                               JOHNSON LEEOTHER
LOVE DONALD M
                                                                                            774-8779 5
                                                                                                                249 PILLEMER JEAN B MRS774-4072
252 LAMBIE ROBERT 775-7003 3
                                                                                            774-2742
774-6822 3
                                                                                                                      LAMBIE ROBERT
SIMS M L
        HELSHIMER PAULA A
HILLIAMS A L PROF
HODDCOCK E J REV
*WRIGHT MARK N
                                                                MEEKER ROBERT E
                                                                                                                                                                                          NO LISTINGS
                                      775-0551
                                                                DOREY S J
                                                                                                                      SWETLAND MANETTE
                                                                                                                                                   774-4073
                                      774-7433
                                                          487
                                                               HURD H A
                                                                                             775-3732
                                                                                                                262 HODVER GEO 0 DO
263 WALTERS JOHN R
                                      774-8357
                                                                 XXXX
                                                                                                                                                   774-1168
                                                           495 PORTMAN DOREN C
                                                                                             774-1466 9
                                                                                                                265 REICHARD JOSEPH R
                                                                                                                                                                      COLLEGE PK DR 44035 ELYRIA
    144 KISSLING ROBERT F
                                                          538+GREEN ACRES
+GREEN ACRES
555 FABIAN HELEN M
                                                                                            774-1857 3
774-3911
                                                                                                                271 BAKER WARD 0
                                                                                                                                                   775-2732
   146 DRAKE CHARLENE
152 GORSKE WALTER
152 BORN DANIEL
                                      774-5587 5
775-0481
                                                                                                                278 STRONG G K
                                                                                             774-1317 9
                                                                                                                278 LACEY HELEN MRS
279 LACEY HELEN MRS
283 KINNEY CARL W JR
284 REVERS PAUL
287 CLARY REBECCA W
ROSEN MICHAEL
297 CARLEY JAMES P
                                                                                                                                                   775-6214 9
775-7942
775-6204 8
                                                                                                                                                                     100 XXXX
180...APARTMENTS
ALLEN L
ATWATER L J
                                                                                                                                                                                                         OO
                                                                HELLER L I
MARTIN ELIZABETH
                                                                                             774-1377
                                      775-0301 4
           XXXX
                                                                                                                                                                                                         365-4952+6
    160 DELONG KEITH
PINKERMAN ELAINE
                                                          SPENCER B J
560 BELLAVEK ANTON W
PIERCE RICHARD A
563 MARTIN CHRIS
                                       775-2882 3
                                                                                             774-3553 3
                                       775-2881 2
                                                                                                                                                   774-8281 3
                                                                                                                                                                             BALL K
BAUGHMAN BRENDA
                                                                                                                                                                                                          365-5216+6
          SMITH VIRGINIA C
TRIBBLE RONALD E
                                       775-0013
                                                                                             774-8562 5
                                                                                                                                                                                                          365-7753+6
                                       775-4509 5
                                                                                                                      WOODS M C
SCOTT THOMAS E
                                                                                                                                                                                                         365-6139+6
365-4691+6
                                                          581 GILBERT GEORGE R
                                                                                                                                                   775-0497 5
                                                                                                                                                                             BENDER CLARENCE
BERGER JOHN P
          MICHAELIDES G P
                                       774-2932
                                                                                             774-8083 2
                                                                                                                                                   774-4035
         WEINSTOCK ROBERT
                                       774-4781
                                                                 XXXX
                                                                                                                311 GEHRKE CATHERINE C 774-4814 4
316 CAPLAN JOAN B 775-1870 5
                                                                                                                                                                             BRADSTOCK S L
                                                                                                                                                                                                          365-9482+6
          ANDREWS GEORGE H
                                                                                             774-8704 5
                                       774-3325 D
                                                               KELLER DEAN R
                                                                                                                                                                                                          365-5259+6
                                                                                                                                                                             BRANCHEAU N K
                                                          615 GUAETTA NICHOLAS J 774-1874
                                       774-2534 0
    181 MARTIN LADD
                                                                                                                POSZGAI SHARON P
322 JONES G T
JONES GEO T
325 LEVIN RICHARD
                                                                                                                                                                             BREAKWELL GARY
BRONISH VICTOR J
                                                                                                                                                                                                         365-3107 5
365-7534 3
                                                                                            774-1566 5
774-1566 2
774-3978 5
                                                                                                                                                   774-8787
                                      774-6207 5
774-8309 2
         SCHULTZ LOUIS A
                                                                 HOHN SHELIA
                                                                                                                                                   774-4654 1
                                                                 LOOMAN GLENN
    182 BROSKE RONALD E
                                                                                                                                                                             BROWN BRIAN B
BROWN FAIRLAND E
BROWN ROGER
                                                                                                                                                                                                          365-3496 5
          LEHTI MARIE
                                                                LANGDON ROBERT
                                                                                                                                                   774-1894 3
                                                                                                                                                                                                          365-6014+6
          THOURDT GEORGE L
                                                                WILEY SUE
HUGHES ERNEST
                                                                                             775-1196
                                       775-0014
                                                                                                                       MOG DAVID
                                                                                                                                                                                                          365-3665+6
                                       774-2531 8
                                                                                                                329 CRAIG HOLLIS
333 WARCH WILLARD
339 LOCKE BERT T
352 TUFTS ROBERT W
                                                                                                                                                                             CASSIDY P A
CHARLTON JOHN
                                                                                                                                                   774-1116 9
                                                                                                                                                                                                          365-9463+6
         BROHN MABEL J
                                                          645 STREATOR WAYNE
661 ROGERS BILLY
                           J MISS 774-2935
                                                                                             774-1360
                                                                                                                                                                                                          365-8559+6
                                       774-2933
                                                                                                                                                                                                          365-9724+6
                                                                                                                                                   775-3075 9
                                                                                                                                                                              CITRO MICHAEL A
  193...APARTMENTS
BUYHER GARY A
                                                                                             774-7237 5
                                                           668 BRAXTON C H
                                                                                                                                                   774-8837
                                                                                                                                                                              CONNER GARY W
                                       774-2988 5
                                                          670 LEWIS DALE T
                                                                                                                 355 UPTON N C
                                                                                                                                                   774-2982 5
                                                                                                                                                                              CORNS CHARLES
                                                                                                                                                                                                          365-7739 5
                                       774-5513 5
774-5518 4
                                                                  XXXX
                                                                                             00
          NAGEL ERIC
                                                                                                                      MCINTIRE LLOYD P
                                                                                                                                                   774-8326 2
                                                          685 HUGHES JOHN W
                                                                                                                                                                                                          365-5783+6
          PETTET CHARLES
                                                                                             775-7562
                                                                                                                 357
                                                                                                                                                                              DALEY H T
                                                                                                                                                                             DELOYE L C
DRAZGA FRED H
DRIVER MALCOLM M
                                                                                                                      HOLDEN LEG
          SAFRAN S L
                                       774-2047 5
                                                                                             774-8814 5
                                                                                             774-3084
                                                                                                                 365 GLIME BERNARD
                                                                                                                                                   774-4653
                                                                                                                                                                                                          365-5648
                                                          691 HUNGATE JOSEPH T
          WORCESTER DAVID W
                                      774-4448 5
                                                                                                                      JOHNSON DOUGLAS R
                                                                                                                                                   774-3891
                                                                                                                                                                                                          365-5041
                                                           705 WALKER SHELDON E
* 40 BUS 231 RES
                                                                                                                 371 VANDERPYL RUSSELL
374 FAUVER STUART L
                                                                                                                                                   774-3563
                                                                                                                                                                              ECKER TOYCE
                                                                                                                                                                                                          365-8914
    198*SCHOOLS EASTWOOD
199 DEREN J THOMAS
                                       775-3473 5
                                                                                                                                                   775-4692 4
                                                                                                                                                                                                          365-9463+6
                                                                                                                                                                              EDMONDS P K
                                       775-4365 4
                                                                                                                                                   775-6225
775-2471 3
                                                                                                                 375 POSZGAI RUDOLPH
                                                                                                                                                                              EVERETT JAMES R
                                                                                                                                                                                                          365-3113 5
                                       774-3321 3
          REYNOLDS G R
                                                                                                                 405 SEVERS G L
434 STOUDT GEORGE W
                                                                                                                                                                              FLUKEY JOHN C
                                                                                                                                                                                                          365-6415+6
    201 BUTZ LARRY L
                                       774-3882 4
```

775-4952 B

FOLK PATRICK

365-7641+6

Phase I Environmental Site Assessment Oberlin Research & Commerce Park North Oberlin Road, Oberlin, Lorain County, Ohio

APPENDIX F REGULATORY DATABASE AND SUPPORTING DOCUMENTATION

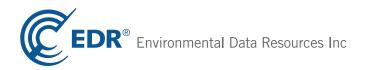
Oberlin Research & Commerce Park

North Oberlin Road Oberlin, OH 44074

Inquiry Number: 4257663.2s

April 08, 2015

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map.	2
Detail Map.	. 3
Map Findings Summary	_ 4
Map Findings.	_ 8
Orphan Summary	. 39
Government Records Searched/Data Currency Tracking	GR-1
GEOCHECK ADDENDUM	

GeoCheck - Not Requested

Thank you for your business.Please contact EDR at 1-800-352-0050 with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

NORTH OBERLIN ROAD OBERLIN, OH 44074

COORDINATES

Latitude (North): 41.2958000 - 41° 17' 44.88" Longitude (West): 82.1943000 - 82° 11' 39.48"

Universal Tranverse Mercator: Zone 17 UTM X (Meters): 400004.3 UTM Y (Meters): 4572070.0

Elevation: 792 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 41082-C2 OBERLIN, OH

Most Recent Revision: 1979

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20110903 Source: USDA

MAPPED SITES SUMMARY

Target Property Address: NORTH OBERLIN ROAD OBERLIN, OH 44074

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	GREEN CIRCLE GROWERS	15650 ST RT 511	RCRA-SQG, US AIRS	Lower	1 ft.
A2	FORMER GASOLINE STAT	422 E LORAIN ST	OH LUST, OH UST	Higher	1189, 0.225, WSW
A3		422 E LORAIN ST	EDR US Hist Auto Stat	Higher	1189, 0.225, WSW
4	RR DONNELLY OBERLIN	450 STERNS ST	RCRA-CESQG	Higher	1297, 0.246, NW
5	HYDRO TUBE CORPORATI	137 ARTINO ST	CORRACTS, RCRA-CESQG, FINDS, US AIRS	Higher	1759, 0.333, West
6	EDK IRON WORKS, ELYR	447 OBERLIN RD	OH DERR	Lower	1792, 0.339, SSW
7	HYDRO TUBE CORP	248 ARTINO ST	OH UNREG LTANKS, OH SPILLS	Higher	1831, 0.347, WNW
8	DOT, FAA, CLEVELAND	326 E LORAIN ST	RCRA-CESQG, FINDS, OH LUST, NY UST, OH ARCHIV	E Higher	2521, 0.477, West

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list	
NPL	
	Proposed National Priority List Sites
NPL LIENS	Federal Superfund Liens
Federal Delisted NPL site lis	st
Delisted NPL	National Priority List Deletions
Federal CERCLIS list	
	. Comprehensive Environmental Response, Compensation, and Liability Information System . Federal Facility Site Information listing
Federal CERCLIS NFRAP si	to List
CERC-NFRAP	. CERCLIS No Further Remedial Action Planned
Federal PCRA non-CORRA	CTS TSD facilities list

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF...... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators

Federal institutional controls / engineering controls registries

US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
LUCIS	Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

EXECUTIVE SUMMARY

State and tr	ribal landfill	and/or s	olid waste	disposal	site lists
--------------	----------------	----------	------------	----------	------------

OH SWF/LF..... Licensed Solid Waste Facilities

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

OH AST..... Above Ground Storage Tanks

INDIAN UST...... Underground Storage Tanks on Indian Land

FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

OH ENG CONTROLS...... Sites with Engineering Controls

OH INST CONTROL...... Sites with Institutional Engineering Controls

OH HIST INST CONTROLS... Institutional Controls Database

OH HIST ENG CONTROLS... Operation & Maintenance Agreements Database

State and tribal voluntary cleanup sites

OH VCP......Voluntary Action Program Sites INDIAN VCP.....Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

OH BROWNFIELDS..... Ohio Brownfield Inventory

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9...... Torres Martinez Reservation Illegal Dump Site Locations

INDIAN ODI...... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

OH CDL..... Clandestine Drug Lab Locations

US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

...... Hazardous Materials Information Reporting System OH SPILLS 90...... SPILLS 90 data from FirstSearch

OH SPILLS 80 SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR RCRA - Non Generators / No Longer Regulated

DOT OPS..... Incident and Accident Data DOD...... Department of Defense Sites FUDS..... Formerly Used Defense Sites

CONSENT...... Superfund (CERCLA) Consent Decrees

ROD...... Records Of Decision UMTRA..... Uranium Mill Tailings Sites US MINES..... Mines Master Index File

TRIS_____ Toxic Chemical Release Inventory System

TSCA..... Toxic Substances Control Act

Act)/TSCA (Toxic Substances Control Act)

HIST FTTS...... FIFRA/TSCA Tracking System Administrative Case Listing

SSTS..... Section 7 Tracking Systems

ICIS..... Integrated Compliance Information System

PADS...... PCB Activity Database System MLTS..... Material Licensing Tracking System RADINFO...... Radiation Information Database

RAATS______RCRA Administrative Action Tracking System

RMP..... Risk Management Plans OH TOWNGAS..... DERR Towngas Database

OH UIC...... Underground Injection Wells Listing

OH DRYCLEANERS...... Drycleaner Facility Listing OH NPDES...... NPDES General Permit List OH AIRS..... Title V Permits Listing

OH USD...... Urban Setting Designation Sites

OH HIST USD..... Urban Setting Designations Database

INDIAN RESERV.....Indian Reservations

SCRD DRYCLEANERS...... State Coalition for Remediation of Drycleaners Listing

OH Financial Assurance Information Listing

OH CRO..... Cessation of Regulated Operations Facility Listing

OH COAL ASH..... Coal Ash Disposal Site Listing

PCB TRANSFORMER_____ PCB Transformer Registration Database

COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List

US FIN ASSUR..... Financial Assurance Information

EPA WATCH LIST..... EPA WATCH LIST

COAL ASH DOE..... Steam-Electric Plant Operation Data 2020 COR ACTION........... 2020 Corrective Action Program List

LEAD SMELTERS..... Lead Smelter Sites

PRP..... Potentially Responsible Parties

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EDR US Hist Cleaners..... EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

OH RGA LF...... Recovered Government Archive Solid Waste Facilities List
OH RGA LUST...... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA CORRACTS facilities list

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 12/09/2014 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HYDRO TUBE CORPORATI	137 ARTINO ST	W 1/4 - 1/2 (0.333 mi.)	5	14

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/09/2014 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page	
GREEN CIRCLE GROWERS	15650 ST RT 511	0 - 1/8 (0.000 mi.)	1	8	

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 12/09/2014 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RR DONNELLY OBERLIN	450 STERNS ST	NW 1/8 - 1/4 (0.246 mi.)	4	12

State- and tribal - equivalent CERCLIS

OH DERR: The DERR database is an index of sites for which Ohio EPA maintains files. It includes sites with known or suspected contamination, but a site's inclusion in the database does not mean that it is now or has ever been contaminated.

A review of the OH DERR list, as provided by EDR, and dated 12/15/2014 has revealed that there is 1 OH DERR site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
EDK IRON WORKS, ELYR Activity: SA	447 OBERLIN RD	SSW 1/4 - 1/2 (0.339 mi.)	6	26
DERR Id: 247001727				

State and tribal leaking storage tank lists

OH LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Commerce Division of State Fire Marshal's List of Reported Petroleum Underground Storage Tank Release Incidents.

A review of the OH LUST list, as provided by EDR, and dated 03/19/2015 has revealed that there are 2 OH LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance		Page
FORMER GASOLINE STAT	422 E LORAIN ST	WSW 1/8 - 1/4 (0.225 mi.)	A2	9
FR Status: Inactive FR Status: NF.	A: No Further Action			
Facility Status: Inactive FR Status:	NFA: No Further Action			
DOT, FAA, CLEVELAND	326 E LORAIN ST	W 1/4 - 1/2 (0.477 mi.)	8	27

OH UNREG LTANKS: A suspected or confirmed release of petroleum from a non-regulated UST.

A review of the OH UNREG LTANKS list, as provided by EDR, and dated 08/25/1999 has revealed that there is 1 OH UNREG LTANKS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HYDRO TUBE CORP Incident Number: 471310300	248 ARTINO ST	WNW 1/4 - 1/2 (0.347 mi.)	7	26
Facility Status: RPT				
Facility Id: 474524				

State and tribal registered storage tank lists

OH UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Commerce Division of State Fire Marshal's Facility File.

A review of the OH UST list, as provided by EDR, and dated 02/15/2015 has revealed that there is 1 OH UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page	
FORMER GASOLINE STAT Tank Status: REM - Removed	422 E LORAIN ST	WSW 1/8 - 1/4 (0.225 mi.)	A2	9	
Facility Id: 47010113					

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there is 1 EDR US Hist Auto Stat site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	422 E LORAIN ST	WSW 1/8 - 1/4 (0.225 mi.)	А3	12

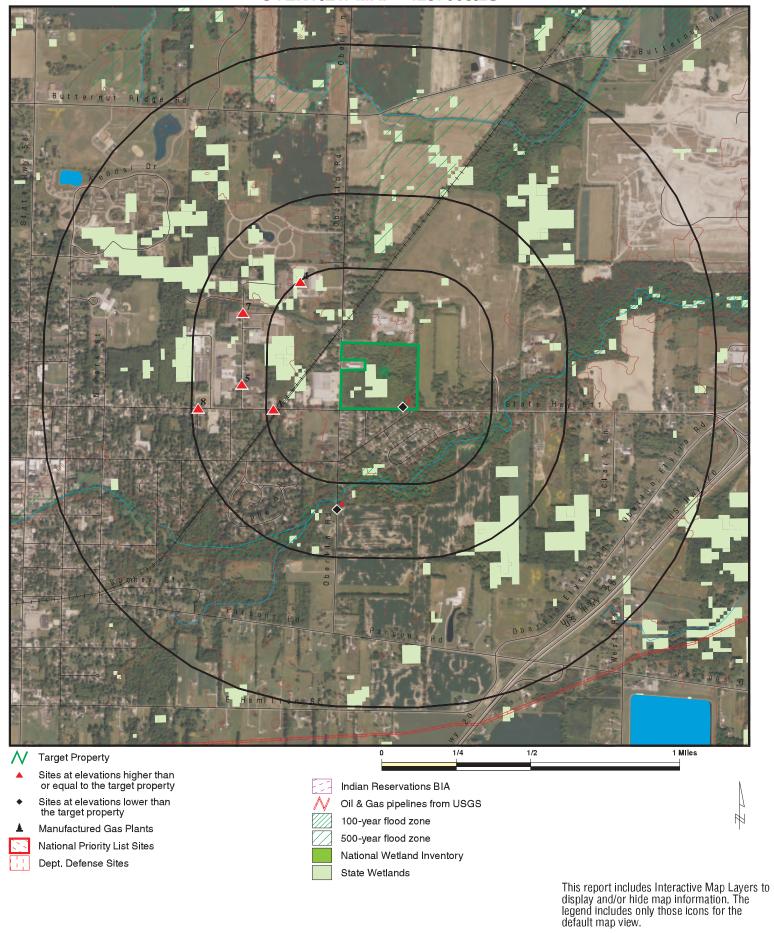
Due to poor or inadequate address information, the following sites were not mapped. Count: 5 records.

Site Name

OBERLIN COMPOST DAIRY MART #5312 FOREST HILLS GOLF CENTER ABANDONED GAS STATION SPRING ST DUMP, OBERLIN Database(s)

OH SWF/LF, OH SPILLS, OH NPDES OH LUST, OH UST OH LUST, OH UST OH LUST, OH UST OH DERR

OVERVIEW MAP - 4257663.2S



CLIENT: CONTACT: Partners Env. Consulting, Inc.

Edwin Spears INQUIRY #: 4257663.2s

DATE: April 08, 2015 10:21 am

Copyright © 2015 EDR, Inc. © 2010 Tele Atlas Rel. 07/2009.

SITE NAME:

ADDRESS:

LAT/LONG:

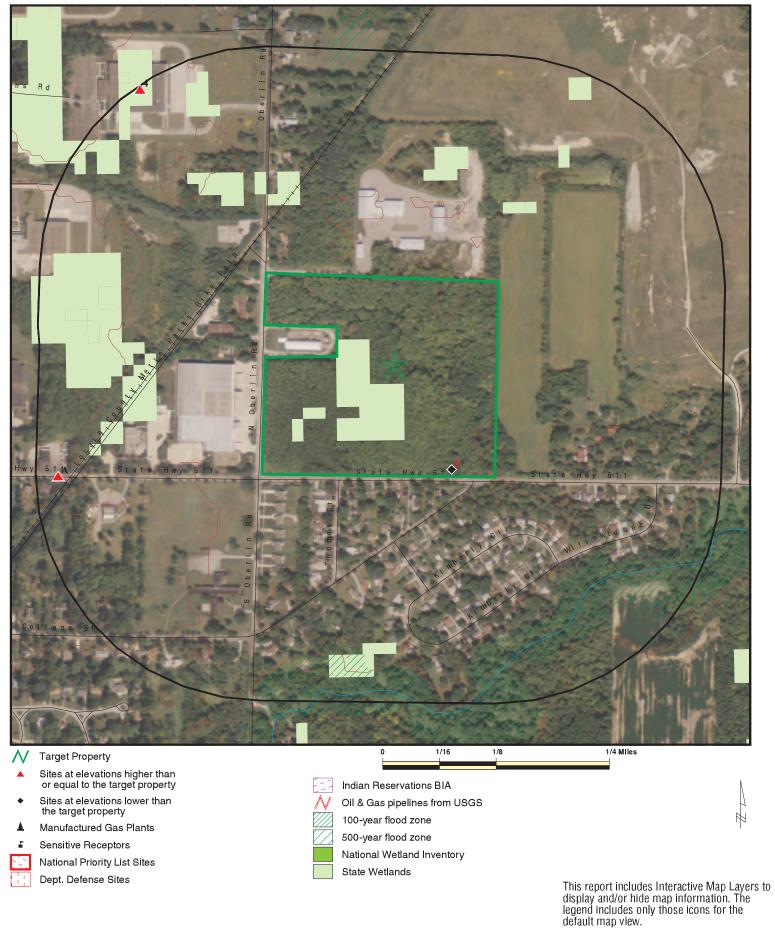
Oberlin Research & Commerce Park

North Oberlin Road

Oberlin OH 44074

41.2958 / 82.1943

DETAIL MAP - 4257663.2S



DATE: April 08, 2015 | 10:22 am

Copyright © 2015 EDR, Inc. © 2010 Tele Atlas Rel. 07/2009.

Edwin Spears

Partners Env. Consulting, Inc.

CLIENT: CONTACT:

INQUIRY #: 4257663.2s

SITE NAME:

ADDRESS:

LAT/LONG:

Oberlin Research & Commerce Park

North Oberlin Road

Oberlin OH 44074

41.2958 / 82.1943

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	Total Plotted
STANDARD ENVIRONMENT	AL RECORDS							
Federal NPL site list								
NPL Proposed NPL NPL LIENS	1.000 1.000 TP		0 0 NR	0 0 NR	0 0 NR	0 0 NR	NR NR NR	0 0 0
Federal Delisted NPL site	e list							
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS FEDERAL FACILITY	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
Federal CERCLIS NFRAF	site List							
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACT	TS facilities li	st						
CORRACTS	1.000		0	0	1	0	NR	1
Federal RCRA non-CORF	RACTS TSD fa	acilities list						
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators	s list							
RCRA-LQG RCRA-SQG RCRA-CESQG	0.250 0.250 0.250		0 1 0	0 0 1	NR NR NR	NR NR NR	NR NR NR	0 1 1
Federal institutional contended engineering controls reg								
US ENG CONTROLS US INST CONTROL LUCIS	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equival	lent CERCLIS	;						
OH SHWS OH DERR	N/A 1.000		N/A 0	N/A 0	N/A 1	N/A 0	N/A NR	N/A 1
State and tribal landfill an solid waste disposal site								
OH SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking s	torage tank l	ists						
OH LUST OH UNREG LTANKS INDIAN LUST	0.500 0.500 0.500		0 0 0	1 0 0	1 1 0	NR NR NR	NR NR NR	2 1 0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
State and tribal registered	d storage tar	nk lists						
OH UST OH AST INDIAN UST FEMA UST	0.250 0.250 0.250 0.250		0 0 0 0	1 0 0 0	NR NR NR NR	NR NR NR NR	NR NR NR NR	1 0 0 0
State and tribal institution control / engineering con		es						
OH ENG CONTROLS OH INST CONTROL OH HIST INST CONTROLS OH HIST ENG CONTROLS			0 0 0 0	0 0 0 0	0 0 0 0	NR NR NR NR	NR NR NR NR	0 0 0 0
State and tribal voluntary	cleanup site	es						
OH VCP INDIAN VCP	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
State and tribal Brownfiel	ds sites							
OH BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENT	TAL RECORDS	<u>s</u>						
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / So Waste Disposal Sites	olid							
DEBRIS REGION 9 ODI OH SWRCY OH HIST LF INDIAN ODI	0.500 0.500 0.500 0.500 0.500		0 0 0 0	0 0 0 0	0 0 0 0	NR NR NR NR NR	NR NR NR NR NR	0 0 0 0
Local Lists of Hazardous Contaminated Sites	waste/							
US CDL OH CDL US HIST CDL	TP TP TP		NR NR NR	NR NR NR	NR NR NR	NR NR NR	NR NR NR	0 0 0
Local Lists of Registered	Storage Tar	ıks						
OH ARCHIVE UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Re	-	rts						
HMIRS OH SPILLS OH SPILLS 90	TP TP TP		NR NR NR	NR NR NR	NR NR NR	NR NR NR	NR NR NR	0 0 0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
OH SPILLS 80	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Rec	ords							
RCRA NonGen / NLR DOT OPS DOD FUDS CONSENT ROD UMTRA US MINES TRIS TSCA FTTS HIST FTTS SSTS ICIS PADS MLTS RADINFO FINDS RAATS RMP OH TOWNGAS OH UIC NY MANIFEST OH DRYCLEANERS OH USD OH HIST USD INDIAN RESERV SCRD DRYCLEANERS OH CRO OH COAL ASH PCB TRANSFORMER COAL ASH EPA US AIRS US FIN ASSUR EPA WATCH LIST COAL ASH DOE 2020 COR ACTION LEAD SMELTERS PRP	0.250 TP 1.000 1.000 1.000 1.000 0.500 0.250 TP		OROOOOORRRRRRRRRRRRROROORROORRRORORRRORRRR	0 K 0 0 0 0 0 0 K K K K K K K K K K K K	$NR \circ \circ \circ \circ \circ NR RR $	RR 0 0 0 0 RR RR R R R R R R R R R R R	RR	000000000000000000000000000000000000000
EDR HIGH RISK HISTORICA	L RECORDS							
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR US Hist Auto Stat EDR US Hist Cleaners	0.250 0.250		0 0	1 0	NR NR	NR NR	NR NR	1 0
EDR RECOVERED GOVERN	MENT ARCHIV	ES						
Exclusive Recovered Go	vt. Archives							
OH RGA LF OH RGA LUST	TP TP		NR NR	NR NR	NR NR	NR NR	NR NR	0 0
- Totals		0	2	4	4	0	0	9

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.

Direction Distance

Elevation Site Database(s) EPA ID Number

1 GREEN CIRCLE GROWERS

15650 ST RT 511 OBERLIN, OH 44074

< 1/8 1 ft.

RCRA-SQG:

Relative: Date form received by agency: 10/28/1997

Lower Facility name: GREEN CIRCLE GROWERS

Facility address: 15650 ST RT 511

Actual: 791 ft.

EPA ID: OHR000026054
Contact: MARK SHELDON
Contact address: 15650 ST RT 511

OBERLIN, OH 44074

OBERLIN, OH 44074

Contact country: US

Contact telephone: (440) 775-1411 Contact email: Not reported

EPA Region: 05

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous

waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of

hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: JOHN VANWINGERDEN

Owner/operator address: 15692 ST RT 511

OBERLIN, OH 44074

Owner/operator country: Not reported
Owner/operator telephone: (440) 774-1487

Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: Nο Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: No Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: No

Violation Status: No violations found

AIRS (AFS):

Compliance and Violation Data Major Sources: EPA plant ID: 110006111224 **EDR ID Number**

1001215766

OHR000026054

RCRA-SQG

US AIRS

Direction Distance

Distance Elevation Site EDR ID Number

Database(s) EPA ID Number

GREEN CIRCLE GROWERS (Continued)

1001215766

Plant name: GREEN CIRCLE GROWERS
Plant address: 15650 STATE ROUTE 511

OBERLIN, OH 44074

County: LORAIN
Region code: 05
Dunn & Bradst #: Not reported
Air quality cntrl region: 174
Sic code: 0181
Sic code desc: Not reported
North Am. industrial classf: 111421

NAIC code description: Nursery and Tree Production

Default compliance status: Not reported

Default classification: POTENTIAL EMISSIONS ARE BELOW ALL APPLICABLE MAJOR SOURCE THRESHOLDS

IF AND ONLY IF THE SOURCE COMPLIES WITH FEDERALLY ENFORCEABLE

REGULATIONS OR LIMITATIONS.

Govt facility: ALL OTHER FACILITIES NOT OWNED OR OPERATED BY A FEDERAL, STATE, OR

LOCAL GOVERNMENT

Current HPV: Not reported

FORMER CAROLINE STATION

A2 FORMER GASOLINE STATION OH LUST U004209208
WSW 422 E LORAIN ST OH UST N/A
1/8-1/4 OBERLIN, OH

1/8-1/4 0.225 mi.

1189 ft. Site 1 of 2 in cluster A

Relative: LUST:

Higher Release Number: 47010113-N00001

Release Date: 07/07/2003
Actual: Facility Status: Inactive

804 ft. LTF Status: 6 Closure of regulated UST FR Status: NFA: No Further Action

Priority: 3

Sensitive Area:

Review Date: 07/22/2003

Class: Viable Responsible Party has been identified

UST:

Facility Id: 47010113
Facility Type: Gas Station
Owner Name: Not reported
Owner Address: Not reported
Owner City/State/Zip: Not reported

Tank Number: T00001

Status: REM - Removed

UST Capacity: 275 Tank Content: Used Oil Installation Date: Not reported Construction: BM - Bare Metal 01/01/1950 Date Last Used: Date TCL Closed: Not reported Date Removed: 07/07/2003 CAS Number: Not reported Abandoned Approved: Not reported Regulated: YES

NO

TC4257663.2s Page 9

Direction Distance Elevation

vation Site Database(s) EPA ID Number

FORMER GASOLINE STATION (Continued)

U004209208

EDR ID Number

Date Of Sensitivity:

UST Configurations:

Construction Comments:

Corrosion Protections:

Corrosion Protection Comments:

Not reported
Not reported
Not reported
Not reported

Primary Release Detection: AMO - Alternative Method (Other, explain)

Secondary Release Detection:
Release Detection Comments:
Piping Configuration:
Piping Configuration Comments:
Piping Styles:
Piping Constructions:
Piping Constructions:
Piping Construction Comments:

Not reported
Not reported
NA - Not Applicable
BM - Bare Metal
Bare Steel

Piping Corrosion Protections: OTH - Other (explain)

Piping Corrosion Protection Comments: Not reported

Piping Release Detections: OTH - Other(explain)

Piping Release Detection Comments: Not reported

Spill Prevention Manholes: OTH - Other (Explain)

Spill Prevention Manhole Comments: Not reported OverFill Prevention: Not reported OverFill Prevention Comment: Not reported Comments: Not reported Not reported

Tank Number: T00002

Status: REM - Removed

UST Capacity: 1000 Tank Content: Gasoline Installation Date: Not reported BM - Bare Metal Construction: 01/01/1950 Date Last Used: Date TCL Closed: Not reported 07/07/2003 Date Removed: CAS Number: 8006-61-9 Abandoned Approved: Not reported Regulated: YES Sensitive Area: NO Date Of Sensitivity: Not reported

UST Configurations:

Construction Comments:

Corrosion Protections:

Not reported

Bare Steel

Not reported

Not reported

Not reported

Primary Release Detection: AMO - Alternative Method (Other, explain)

Secondary Release Detection: Not reported Release Detection Comments: RDTank: / RDLine: Piping Configuration: Not reported **Piping Configuration Comments:** Not reported Piping Styles: NA - Not Applicable Piping Constructions: BM - Bare Metal **Piping Construction Comments:** Bare Steel Piping Corrosion Protections: OTH - Other (explain)

Piping Corrosion Protection Comments: Not reported

Piping Release Detections: OTH - Other(explain)

Piping Release Detection Comments: Not reported

Spill Prevention Manholes: OTH - Other (Explain)

Spill Prevention Manhole Comments: Not reported OverFill Prevention: Not reported

Distance Elevation

tion Site Database(s) EPA ID Number

FORMER GASOLINE STATION (Continued)

U004209208

EDR ID Number

OverFill Prevention Comment: Not reported Comments: Not reported

Tank Number: T00003

Status: REM - Removed

UST Capacity: 1500 Tank Content: Gasoline Installation Date: Not reported Construction: BM - Bare Metal Date Last Used: 01/01/1950 Not reported Date TCL Closed: 07/07/2003 Date Removed: CAS Number: 8006-61-9 Abandoned Approved: Not reported

Regulated: NO Sensitive Area: NO

Date Of Sensitivity:

UST Configurations:

Construction Comments:

Corrosion Protections:

Corrosion Protection Comments:

Not reported
Not reported
Not reported
Not reported

Primary Release Detection: AMO - Alternative Method (Other, explain)

Secondary Release Detection:
Release Detection Comments:
Piping Configuration:
Piping Configuration Comments:
Piping Styles:
Piping Constructions:
Piping Construction Comments:

Not reported
RDTank: / RDLine:
Not reported
RDTank: / RDLine:
Not reported
RDTank: / RDLine:
Not reported
Not reported
RDTank: / RDLine:
Not reported

Piping Corrosion Protections: OTH - Other (explain)

Piping Corrosion Protection Comments: Not reported

Piping Release Detections: OTH - Other(explain)

Piping Release Detection Comments: Not reported

Spill Prevention Manholes: OTH - Other (Explain)

Spill Prevention Manhole Comments:

OverFill Prevention:

OverFill Prevention Comment:

Not reported

Not reported

Not reported

Not reported

Not reported

Tank Number: T00004

Status: REM - Removed

UST Capacity: 1500 Tank Content: Gasoline Installation Date: Not reported Construction: BM - Bare Metal Date Last Used: 01/01/1950 Date TCL Closed: Not reported 07/07/2003 Date Removed: CAS Number: 8006-61-9 Abandoned Approved: Not reported

Regulated: NO Sensitive Area: NO

Date Of Sensitivity:

UST Configurations:

Construction Comments:

Not reported

Not reported

Bare Steel

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

FORMER GASOLINE STATION (Continued)

U004209208

Corrosion Protections: Not reported Not reported Corrosion Protection Comments:

AMO - Alternative Method (Other, explain) Primary Release Detection:

Secondary Release Detection: Not reported Release Detection Comments: RDTank: / RDLine: Piping Configuration: Not reported Piping Configuration Comments: Not reported Piping Styles: NA - Not Applicable Piping Constructions: BM - Bare Metal Piping Construction Comments: Bare Steel

Piping Corrosion Protections: OTH - Other (explain)

Piping Corrosion Protection Comments: Not reported

OTH - Other(explain) Piping Release Detections:

Piping Release Detection Comments: Not reported

Spill Prevention Manholes: OTH - Other (Explain)

Spill Prevention Manhole Comments: Not reported OverFill Prevention: Not reported OverFill Prevention Comment: Not reported Comments: Not reported

А3 EDR US Hist Auto Stat 1015487644 **WSW** N/A

422 E LORAIN ST 1/8-1/4 OBERLIN, OH 44074

0.225 mi.

1189 ft. Site 2 of 2 in cluster A

EDR Historical Auto Stations: Relative:

Name: **DEICHLERS TIRE CENTER** Higher

2007 Year:

Actual: Address: 422 E LORAIN ST

804 ft.

Name: **DEICHLERS TIRE CENTER**

Year: 2008

Address: 422 E LORAIN ST

RR DONNELLY OBERLIN PLANT RCRA-CESQG 1012187698 OHR000157339

NW **450 STERNS ST** 1/8-1/4 **OBERLIN, OH 44074**

0.246 mi. 1297 ft.

RCRA-CESQG: Relative:

Date form received by agency: 11/17/2009 Higher

Facility name: RR DONNELLY OBERLIN PLANT

Actual: Facility address: 450 STERNS ST

799 ft. OBERLIN, OH 44074

EPA ID: OHR000157339 ROBERT KATCHER Contact: Contact address: 450 STERNS ST

OBERLIN, OH 44074

Contact country: US

Contact telephone: (440) 774-2650

Telephone ext.: 211 Contact email: ROBERT EPA Region: 05

Classification: Conditionally Exempt Small Quantity Generator

Direction Distance Elevation

Site Database(s) EPA ID Number

RR DONNELLY OBERLIN PLANT (Continued)

1012187698

EDR ID Number

Description: Handler: generates 100 kg or less of hazardous waste per calendar

month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely

hazardous waste

Owner/Operator Summary:

Owner/operator name: RR DONNELLY OBERLIN PLANT

Owner/operator address: 450 STERNS ST

OBERLIN, OH 44074

Owner/operator country: US

Owner/operator telephone: (440) 774-2650

Legal status: Private

Owner/Operator Type: Operator
Owner/Op start date: 09/28/2009
Owner/Op end date: Not reported

Owner/operator name: RR DONNELLY

Owner/operator address: 111 SOUTH WACKER DR

CHICAGO, IL 60606

Owner/operator country: US

Owner/operator telephone: (312) 326-8000

Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 03/18/2002

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: Nο Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: No Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: No

Historical Generators:

Date form received by agency: 10/23/2008

Site name: JOHNSON CONTROLS AUTOMOTIVE SEATING PLANT (CLOSED)

Direction Distance

Elevation Site Database(s) EPA ID Number

RR DONNELLY OBERLIN PLANT (Continued)

1012187698

1004575002

OHD089256390

CORRACTS

FINDS US AIRS

RCRA-CESQG

EDR ID Number

Classification: Not a generator, verified

. Waste code: D001

. Waste name: IGNITABLE WASTE

Violation Status: No violations found

5 HYDRO TUBE CORPORATION
West 137 ARTINO ST

1/4-1/2 OBERLIN, OH 44074

0.333 mi. 1759 ft.

Relative: CORRACTS: Higher

Actual: EPA ID: OHD089256390

808 ft. EPA Region: 05

Area Name: ENTIRE FACILITY

Actual Date: 20060701
Action: CA001
NAICS Code(s): Not reported
Original schedule date: Not reported
Schedule end date: Not reported

RCRA-CESQG:

Date form received by agency: 06/06/1997

Facility name: HYDRO TUBE CORPORATION

Facility address: 137 ARTINO ST

OBERLIN, OH 44074

EPA ID: OHD089256390
Contact: MIKE PATTON
Contact address: 137 ARTINO ST
OBERLIN, OH 44074

US

Contact country:

Contact telephone: (216) 774-1022 Contact email: Not reported

EPA Region: 05

Classification: Conditionally Exempt Small Quantity Generator

Description: Handler: generates 100 kg or less of hazardous waste per calendar

month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from

the cleanup of a spill, into or on any land or water, of acutely

hazardous waste

Owner/Operator Summary:

Owner/operator name: GENERAL ELECTRIC COMPANY

Owner/operator address: 137 ARTINO STREET

CITY NOT REPORTED, OH 99998

Direction Distance Elevation

vation Site Database(s) EPA ID Number

HYDRO TUBE CORPORATION (Continued)

1004575002

EDR ID Number

Owner/operator country: Not reported
Owner/operator telephone: (216) 774-8658
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: HYDRO TUBE CORPORATION

Owner/operator address: 137 ARTINO ST

OBERLIN, OH 44074

Not reported

Owner/operator telephone: (216) 774-1022
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

Owner/operator country:

U.S. importer of hazardous waste: Mixed waste (haz. and radioactive): No Recycler of hazardous waste: Nο Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: Nο Used oil fuel burner: No Used oil processor: No User oil refiner: No Used oil fuel marketer to burner: No Used oil Specification marketer: Nο Used oil transfer facility: No Used oil transporter: No

Historical Generators:

Date form received by agency: 11/14/1980

Site name: HYDRO TUBE CORPORATION
Classification: Not a generator, verified

Waste code: F003

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL

ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT

MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT

MIXTURES.

Waste code: F007

. Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.

Waste code: U031

. Waste name: 1-BUTANOL (I) (OR) N-BUTYL ALCOHOL (I)

Distance
Elevation Site Database(s)

HYDRO TUBE CORPORATION (Continued)

1004575002

EDR ID Number

EPA ID Number

. Waste code: U043

Waste name: ETHENE, CHLORO- (OR) VINYL CHLORIDE

. Waste code: U239

. Waste name: BENZENE, DIMETHYL- (I,T) (OR) XYLENE (I)

Date form received by agency: 01/01/1979

Site name: HYDRO TUBE CORPORATION
Classification: Small Quantity Generator

Corrective Action Summary:

Event date: 07/01/2006 Event: CA001

Violation Status: No violations found

FINDS:

Registry ID: 110001630414

Environmental Interest/Information System

AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V of the Clean Air Act.

AIR SYNTHETIC MINOR

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY

The OH-CORE (Ohio - Core) database contains information commonly shared among the Ohio EPA environmental programs. The information is facility-based, general in nature, and used to support specific programmatic systems while simultaneously maintaining an inventory of common facility-related data. Specific programmatic details are maintained in programmatic databases.

AIRS (AFS):

Airs Minor Details:

EPA plant ID: 110001630414

Direction Distance

Elevation Site Database(s) EPA ID Number

HYDRO TUBE CORPORATION (Continued)

1004575002

EDR ID Number

Plant name: HYDRO TUBE CORPORATION

Plant address: 137 ARTINO STREET

OBERLIN, OH 44074

County: LORAIN
Region code: 05
Dunn & Bradst #: Not reported
Air quality cntrl region: 174
Sic code: 3498

Sic code desc: FABRICATED PIPE AND FITTINGS

North Am. industrial classf: 332996

NAIC code description: Fabricated Pipe and Pipe Fitting Manufacturing

Default compliance status: Not reported

Default classification: POTENTIAL UNCONTROLLED EMISSIONS < 100 TONS/YEAR

Govt facility: ALL OTHER FACILITIES NOT OWNED OR OPERATED BY A FEDERAL, STATE, OR

LOCAL GOVERNMENT

Current HPV: Not reported

Compliance and Enforcement Major Issues:

Air program:

National action type:

Date achieved:

Penalty amount:

SIP SOURCE

Not reported

00000

Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000

Direction Distance Elevation

Site Database(s) EPA ID Number

HYDRO TUBE CORPORATION (Continued)

1004575002

EDR ID Number

Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Direction Distance Elevation

Site Database(s) EPA ID Number

HYDRO TUBE CORPORATION (Continued)

1004575002

EDR ID Number

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: Not reported
Date achieved: 00000
Penalty amount: Not reported

Air program: Not reported National action type: Not reported

Direction Distance Elevation

Site Database(s) EPA ID Number

HYDRO TUBE CORPORATION (Continued)

1004575002

EDR ID Number

Date achieved: Not reported Penalty amount: Not reported

Air program:
Not reported
National action type:
Not reported
Date achieved:
Penalty amount:
Not reported
Not reported

Air program:
Not reported
National action type:
Not reported
Date achieved:
Not reported
Penalty amount:
Not reported

Air program:
Not reported
National action type:
Not reported
Date achieved:
Not reported
Penalty amount:
Not reported

Air program:
Not reported
National action type:
Not reported
Date achieved:
Penalty amount:
Not reported
Not reported

Air program:
Not reported
National action type:
Not reported
Date achieved:
Penalty amount:
Not reported
Not reported

Air program:

Not reported

National action type:

Not reported

Not reported

Not reported

Penalty amount:

Not reported

Air program: Not reported National action type: Not reported Date achieved: Not reported Penalty amount: Not reported

Air program: Not reported National action type: Not reported Date achieved: Not reported Penalty amount: Not reported

Air program: Not reported National action type: Not reported Date achieved: Not reported Penalty amount: Not reported

Air program: Not reported National action type: Not reported Date achieved: Not reported Penalty amount: Not reported

Air program: Not reported National action type: Not reported Date achieved: Not reported Penalty amount: Not reported

Direction Distance Elevation

Site Database(s) EPA ID Number

HYDRO TUBE CORPORATION (Continued)

1004575002

EDR ID Number

Air program: Not reported National action type: Not reported Date achieved: Not reported Penalty amount: Not reported

Air program: Not reported National action type: Not reported Date achieved: Not reported Penalty amount: Not reported

Air program:
Not reported
National action type:
Not reported
Date achieved:
Not reported
Penalty amount:
Not reported

Air program: Not reported National action type: Not reported Date achieved: Not reported Penalty amount: Not reported

Air program:
Not reported
National action type:
Not reported
Date achieved:
Penalty amount:
Not reported
Not reported

Air program:

Not reported

National action type:

Not reported

Not reported

Not reported

Penalty amount:

Not reported

Air program:
Not reported
National action type:
Not reported
Date achieved:
Penalty amount:
Not reported
Not reported

Air program:
Not reported
National action type:
Not reported
Date achieved:
Not reported
Penalty amount:
Not reported

Air program:
Not reported
National action type:
Not reported
Date achieved:
Not reported
Penalty amount:
Not reported

Air program: Not reported National action type: Not reported Date achieved: Not reported Penalty amount: Not reported

Historical Compliance Minor Sources:

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1402
Air prog code hist file: Not reported

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1304

Direction Distance Elevation

Site Database(s) EPA ID Number

HYDRO TUBE CORPORATION (Continued)

Air prog code hist file: Not reported

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1303
Air prog code hist file: Not reported

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1301
Air prog code hist file: Not reported

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1203
Air prog code hist file: Not reported

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1202

Air prog code hist file: Not reported

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1104

Air prog code hist file: Not reported

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1402

Air prog code hist file: MACT (SECTION 63 NESHAPS)

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 140

Air prog code hist file: MACT (SECTION 63 NESHAPS)

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 130

Air prog code hist file: MACT (SECTION 63 NESHAPS)

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 130

Air prog code hist file: MACT (SECTION 63 NESHAPS)

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1204

Air prog code hist file: MACT (SECTION 63 NESHAPS)

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1202

Air prog code hist file: MACT (SECTION 63 NESHAPS)

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1104

Air prog code hist file: MACT (SECTION 63 NESHAPS)

State compliance status: Not reported Hist compliance date: 1403

Air prog code hist file: TITLE V PERMITS

State compliance status: Not reported Hist compliance date: 1401

Air prog code hist file: TITLE V PERMITS

EDR ID Number

1004575002

MAP FINDINGS Map ID Direction

Distance Elevation

Site Database(s) **EPA ID Number**

HYDRO TUBE CORPORATION (Continued)

State compliance status: Not reported

Hist compliance date: 1303

TITLE V PERMITS Air prog code hist file:

State compliance status: Not reported Hist compliance date: 1301

Air prog code hist file: TITLE V PERMITS

State compliance status: Not reported Hist compliance date: 1204

TITLE V PERMITS Air prog code hist file:

State compliance status: Not reported Hist compliance date: 1202

TITLE V PERMITS Air prog code hist file:

State compliance status: Not reported

Hist compliance date: 1104

Air prog code hist file: TITLE V PERMITS

State compliance status: Not reported Hist compliance date: 1403 Air prog code hist file: SIP SOURCE

State compliance status: Not reported Hist compliance date: 1401 Air prog code hist file: SIP SOURCE

State compliance status: Not reported Hist compliance date: 1303 SIP SOURCE

Air prog code hist file:

State compliance status: Not reported Hist compliance date: 1302 SIP SOURCE Air prog code hist file:

State compliance status: Not reported Hist compliance date: 1204

SIP SOURCE Air prog code hist file:

State compliance status: Not reported Hist compliance date: 1202 Air prog code hist file: SIP SOURCE

State compliance status: Not reported Hist compliance date: 1201 Air prog code hist file: SIP SOURCE

IN COMPLIANCE - INSPECTION State compliance status:

Hist compliance date: 1403 Air prog code hist file: Not reported

IN COMPLIANCE - INSPECTION State compliance status:

Hist compliance date: 1401 Air prog code hist file: Not reported

State compliance status: IN COMPLIANCE - INSPECTION **EDR ID Number**

1004575002

Distance Elevation

Site Database(s) EPA ID Number

HYDRO TUBE CORPORATION (Continued)

EDR ID Number

1004575002

Hist compliance date: 1302
Air prog code hist file: Not reported

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1204
Air prog code hist file: Not reported

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1201

Air prog code hist file: Not reported

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1403

Air prog code hist file: MACT (SECTION 63 NESHAPS)

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1304

Air prog code hist file: MACT (SECTION 63 NESHAPS)

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1302

Air prog code hist file: MACT (SECTION 63 NESHAPS)

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 1203

Air prog code hist file: MACT (SECTION 63 NESHAPS)

State compliance status: IN COMPLIANCE - INSPECTION

Hist compliance date: 120

Air prog code hist file: MACT (SECTION 63 NESHAPS)

State compliance status: Not reported Hist compliance date: 1402

Air prog code hist file: TITLE V PERMITS

State compliance status: Not reported Hist compliance date: 1304

Air prog code hist file: TITLE V PERMITS

State compliance status: Not reported Hist compliance date: 1302

Air prog code hist file: TITLE V PERMITS

State compliance status: Not reported

Hist compliance date: 1203

Air prog code hist file: TITLE V PERMITS

State compliance status: Not reported

Hist compliance date: 1201

Air prog code hist file: TITLE V PERMITS

State compliance status: Not reported Hist compliance date: 1402

Air prog code hist file: SIP SOURCE

State compliance status: Not reported Hist compliance date: 1304

Direction Distance

Elevation Site Database(s) EPA ID Number

HYDRO TUBE CORPORATION (Continued)

1004575002

EDR ID Number

Air prog code hist file: SIP SOURCE

State compliance status: Not reported Hist compliance date: 1301

Air prog code hist file: SIP SOURCE

State compliance status: Not reported Hist compliance date: 1203

Air prog code hist file: SIP SOURCE

State compliance status: Not reported
Hist compliance date: 1104
Air prog code hist file: SIP SOURCE

Compliance & Violation Data by Minor Sources:
Air program code: SIP SOURCE
Plant air program pollutant: Not reported

Default pollutant classification: POTENTIAL UNCONTROLLED EMISSIONS < 100 TONS/YEAR

Def. poll. compliance status: Not reported

Def. attainment/non attnmnt: ATTAINMENT AREA FOR GIVEN POLLUTANT

Repeat violator date: Not reported Turnover compliance: Not reported

Air program code: MACT (SECTION 63 NESHAPS)

Plant air program pollutant: Not reported

Default pollutant classification: POTENTIAL UNCONTROLLED EMISSIONS < 100 TONS/YEAR

Def. poll. compliance status: IN COMPLIANCE - INSPECTION

Def. attainment/non attnmnt: ATTAINMENT AREA FOR GIVEN POLLUTANT

Repeat violator date: Not reported Turnover compliance: Not reported

Air program code: MACT (SECTION 63 NESHAPS)

Plant air program pollutant: Not reported

Default pollutant classification: POTENTIAL UNCONTROLLED EMISSIONS < 100 TONS/YEAR

Def. poll. compliance status: IN COMPLIANCE - INSPECTION

Def. attainment/non attnmnt: ATTAINMENT AREA FOR GIVEN POLLUTANT

Repeat violator date: Not reported Turnover compliance: Not reported

Air program code: Not reported Plant air program pollutant: Not reported

Default pollutant classification: POTENTIAL EMISSIONS ARE BELOW ALL APPLICABLE MAJOR SOURCE THRESHOLDS

IF AND ONLY IF THE SOURCE COMPLIES WITH FEDERALLY ENFORCEABLE

REGULATIONS OR LIMITATIONS. IN COMPLIANCE - INSPECTION

Def. attainment/non attnmnt: ATTAINMENT AREA FOR GIVEN POLLUTANT

Repeat violator date: Not reported Turnover compliance: Not reported

Def. poll. compliance status:

Air program code: TITLE V PERMITS
Plant air program pollutant: Not reported

Default pollutant classification: POTENTIAL EMISSIONS ARE BELOW ALL APPLICABLE MAJOR SOURCE THRESHOLDS

IF AND ONLY IF THE SOURCE COMPLIES WITH FEDERALLY ENFORCEABLE

REGULATIONS OR LIMITATIONS.

Def. poll. compliance status: Not reported

Def. attainment/non attnmnt: ATTAINMENT AREA FOR GIVEN POLLUTANT

Repeat violator date: Not reported

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

HYDRO TUBE CORPORATION (Continued)

Turnover compliance: Not reported

OH DERR 1007276586 **EDK IRON WORKS, ELYRIA**

447 OBERLIN RD N/A

SSW 1/4-1/2 ELYRIA, OH 44052

0.339 mi. 1792 ft.

DERR: Relative:

DERR ID: 247001727 Lower District: **NEDO**

Actual: Alias: Not reported 786 ft. Lat/Long: 41.4650 -82.1845

OHD004176145 EPA ID: Program: Site Assessment

HYDRO TUBE CORP OH UNREG LTANKS S105906297 WNW 248 ARTINO ST **OH SPILLS** N/A

1/4-1/2 OBERLIN, OH 44074

0.347 mi. 1831 ft.

UNREG LTANKS: Relative:

Facility Status: A possible incident is reported Higher

Facility Id: 474524 Facility County #: 093 Actual: Facility Track: Facility Phone: Not reported 800 ft. Report Number: 4713103 471310300 Incident Number: RP Status: Not reported RP Search Date: Not reported Inspector: Not reported Coordinator: **NECL** Revised Date: 10/13/92 Fiscal Tracking: FY92

Class: D Priority: Vacant: Not reported Lust Trust Fund: 2

Emrgncy Resp: ER By: GILL Authorized Date: Authorized By: Added Date: 12/03/91 Entry By:

Owner Name: HA HOLLEMAN Owner Address: Not reported

Owner City, St, Zip: OH

Owner Phone: 216-871-0502 Operator Name: Not reported Operator Address: Not reported

Operator C,S,Z: ОН

Operator Phone: Not reported Remarks: Not reported Summary: Not reported

SPILLS:

Spill No .: 9409-47-4089 Spill Number: 4089 Spill Month/Year: 9/1994 Date Spill Reported: 09/13/1994 Reporter Name: **HANMER** Confidential: No District Code: NE

1746 Employee Number:

Product Spilled Name: WASTEWATER WITH ADHESIVE

Not reported

10/05/92

UNGER

1004575002

Direction Distance

EDR ID Number Elevation Site **EPA ID Number** Database(s)

HYDRO TUBE CORP (Continued)

S105906297

Lat/Long: Not reported

8 DOT, FAA, CLEVELAND ARTCC **RCRA-CESQG** 1000191739 **FINDS** OH5690539320

West 326 E LORAIN ST 1/4-1/2 **OBERLIN, OH 44074**

OH LUST 0.477 mi. **OH UST OH ARCHIVE UST** 2521 ft. **NY MANIFEST**

Relative:

RCRA-CESQG: Higher

Date form received by agency: 09/04/2007

Actual: Facility name: DOT, FAA, CLEVELAND ARTCC 809 ft.

Facility address: 326 E LORAIN ST

OBERLIN, OH 44074 OH5690539320 EPA ID: Contact: WILLIAM BADER Contact address: 326 E LORAIN ST

OBERLIN, OH 44074

Contact country: US

Contact telephone: (440) 774-0816

Contact email: BILL.BADER@FAA.GOV

EPA Region:

Conditionally Exempt Small Quantity Generator Classification:

Handler: generates 100 kg or less of hazardous waste per calendar Description:

month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from

the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

U S GOVERNMENT Owner/operator name: Owner/operator address: 326 E LORAIN ST OBERLIN, OH 44074

US

Owner/operator country: Owner/operator telephone: (440) 774-0816 Legal status: Federal

Owner/Operator Type: Operator Owner/Op start date: 10/31/1969 Owner/Op end date: Not reported

Owner/operator name: U S GOVERNMENT Owner/operator address: 326 E LORAIN ST

OBERLIN, OH 44074

Owner/operator country: US

Owner/operator telephone: (440) 774-0816

Legal status: Federal Owner/Operator Type: Owner Owner/Op start date: 10/31/1969 Map ID MAP FINDINGS
Direction

Distance Elevation Site

Site Database(s) EPA ID Number

DOT, FAA, CLEVELAND ARTCC (Continued)

1000191739

EDR ID Number

Handler Activities Summary:

Owner/Op end date:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: Nο Used oil processor: No User oil refiner: No Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: No

Historical Generators:

Date form received by agency: 08/26/1987

Site name: US DOT FAA AFS ARTCC OBERLIN

Classification: Small Quantity Generator

. Waste code: X002

Waste name: POLYCHLORINATED BIPHENOLS (PCBs)

Not reported

Violation Status: No violations found

FINDS:

Registry ID: 110004579457

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

Direction Distance

Elevation Site Database(s) EPA ID Number

DOT, FAA, CLEVELAND ARTCC (Continued)

1000191739

EDR ID Number

LUST:

Release Number: 47002619-N00001
Release Date: Not reported
Facility Status: Inactive

LTF Status: 1 SUS/CON from regulated UST

FR Status: NFA: No Further Action

Priority: 2

Review Date: 06/20/2000

Class: Viable Responsible Party has been identified

Release Number: 47002619-N00002 Release Date: 10/14/1999 Facility Status: Inactive

LTF Status: 1 SUS/CON from regulated UST FR Status: NFA: No Further Action

Priority: 2

Review Date: 08/16/2000

Class: Viable Responsible Party has been identified

Release Number: 47002619-N00003 Release Date: 09/15/2000 Facility Status: Inactive

LTF Status: 6 Closure of regulated UST FR Status: NFA: No Further Action

Priority: 3

Review Date: 10/12/2000

Class: Viable Responsible Party has been identified

Release Number: 47002619-N00004 Release Date: 11/05/1997 Facility Status: Inactive

LTF Status: 6 Closure of regulated UST FR Status: NFA: No Further Action

Priority: 3

Review Date: 03/25/2003

Class: Viable Responsible Party has been identified

Release Number: 47002619-N00005 Release Date: 10/12/2010 Facility Status: Active

LTF Status: 6 Closure of regulated UST

FR Status: RPT: a possible incident is reported

Priority: 2

Review Date: 07/15/2014

Class: Viable Responsible Party has been identified

UST:

Facility Id: 47002619
Facility Type: Government

Owner Name: FAA - Cleveland ARTCC District

Owner Address: 326 East Lorain Street

Owner City/State/Zip: 44074

Tank Number: T00001

Status: CIU - Currently In Use

UST Capacity: 10000

Direction Distance

Elevation Site Database(s) **EPA ID Number**

DOT, FAA, CLEVELAND ARTCC (Continued)

1000191739

EDR ID Number

Tank Content: Diesel 07/01/1993 Installation Date: JS - Jacketed Steel Construction: Date Last Used: Not reported Date TCL Closed: Not reported Not reported Date Removed: 68334-30-5 CAS Number: Abandoned Approved: Not reported YES Regulated: Sensitive Area: NO

Date Of Sensitivity: Not reported UST Configurations: Not reported Construction Comments: JS - Jacketed Steel Corrosion Protections: NR - None Required by Rule

Corrosion Protection Comments: Not reported

Primary Release Detection: AMO - Alternative Method (Other, explain)

Secondary Release Detection: Not reported

Release Detection Comments: RDTank: Automatic Tank Gauging; Interstitial Monitoring Double

Walled; None Required (Emergency Generator UST) / RDLine:

Piping Configuration: Not reported Piping Configuration Comments: Not reported Piping Styles: P - Pressure

FRP - Fiberglass Reinforced Plastic Piping Constructions:

Piping Construction Comments: DW FRP - Fiberglass Piping Corrosion Protections: NR - None required by rule

Piping Corrosion Protection Comments: Not reported OTH - Other(explain) Piping Release Detections: Piping Release Detection Comments: None Required

Spill Prevention Manholes: SB - Spill Containment Manhole (bucket)

Spill Prevention Manhole Comments: Yes OverFill Prevention: Not reported OverFill Spill: Yes OverFill Prevention Comment: Comments: Not reported

Tank Number: T00002

CIU - Currently In Use Status:

UST Capacity: 10000 Tank Content: Diesel Installation Date: 07/01/1993 JS - Jacketed Steel Construction: Date Last Used: Not reported Date TCL Closed: Not reported Date Removed: Not reported CAS Number: 68334-30-5 Abandoned Approved: Not reported Regulated: YES Sensitive Area: NO Date Of Sensitivity: Not reported

UST Configurations: Not reported **Construction Comments:** JS - Jacketed Steel

Corrosion Protections: NR - None Required by Rule

Corrosion Protection Comments: Not reported

Primary Release Detection: AMO - Alternative Method (Other, explain)

Secondary Release Detection: Not reported

Release Detection Comments: RDTank: Automatic Tank Gauging; Interstitial Monitoring Double Walled /

RDLine:

Direction Distance

Elevation Site Database(s) EPA ID Number

DOT, FAA, CLEVELAND ARTCC (Continued)

1000191739

EDR ID Number

Piping Configuration:
Piping Configuration Comments:
Piping Styles:
Not reported
P - Pressure

Piping Constructions: FRP - Fiberglass Reinforced Plastic

Piping Construction Comments: DW FRP - Fiberglass
Piping Corrosion Protections: NR - None required by rule

Piping Corrosion Protection Comments: Not reported
Piping Release Detections: OTH - Other(explain)
Piping Release Detection Comments: None Required

Spill Prevention Manholes: SB - Spill Containment Manhole (bucket)

Spill Prevention Manhole Comments: Yes

OverFill Prevention: Not reported
OverFill Prevention Comment: OverFill Spill: Yes
Comments: Not reported

Tank Number: T00003

Status: CIU - Currently In Use

UST Capacity: 10000
Tank Content: Diesel
Installation Date: 07/01/1993

Construction: JS - Jacketed Steel Date Last Used: Not reported Date TCL Closed: Not reported Date Removed: Not reported CAS Number: 68334-30-5 Abandoned Approved: Not reported Regulated: YES Sensitive Area: NO

Date Of Sensitivity:
UST Configurations:
Construction Comments:
Not reported
Not reported
JS - Jacketed Steel

Corrosion Protections: NR - None Required by Rule

Corrosion Protection Comments: Not reported

Primary Release Detection: AMO - Alternative Method (Other, explain)

Secondary Release Detection: Not reported

Release Detection Comments: RDTank: Automatic Tank Gauging; Interstitial Monitoring Double Walled /

RDLine: Not reported Not reported

Piping Configuration Comments: Not reported Piping Styles: P - Pressure

Piping Constructions: FRP - Fiberglass Reinforced Plastic

Piping Construction Comments: DW FRP - Fiberglass
Piping Corrosion Protections: NR - None required by rule

Piping Corrosion Protection Comments: Not reported
Piping Release Detections: OTH - Other(explain)
Piping Release Detection Comments: None Required

Spill Prevention Manholes: SB - Spill Containment Manhole (bucket)

Spill Prevention Manhole Comments: Yes

Piping Configuration:

OverFill Prevention: Not reported
OverFill Prevention Comment: OverFill Spill: Yes
Comments: Not reported

Tank Number: T00004

Status: REM - Removed

UST Capacity: 550

Direction Distance

Elevation Site Database(s) **EPA ID Number**

DOT, FAA, CLEVELAND ARTCC (Continued)

1000191739

EDR ID Number

Tank Content: Used Oil 07/01/1993 Installation Date: JS - Jacketed Steel Construction: Date Last Used: 09/23/2010 Date TCL Closed: Not reported 09/23/2010 Date Removed: CAS Number: Not reported Abandoned Approved: Not reported YES Regulated: Sensitive Area: NO

Date Of Sensitivity: Not reported UST Configurations: Not reported Construction Comments: JS - Jacketed Steel Corrosion Protections:

NR - None Required by Rule

Corrosion Protection Comments: Not reported

Primary Release Detection: AMO - Alternative Method (Other, explain)

Secondary Release Detection: Not reported

Release Detection Comments: RDTank: Automatic Tank Gauging; Interstitial Monitoring Double Walled /

RDLine:

Piping Configuration: Not reported Piping Configuration Comments: Not reported Piping Styles: NA - Not Applicable OTH - Other (explain) Piping Constructions:

Piping Construction Comments: Other

Piping Corrosion Protections: NR - None required by rule

Piping Corrosion Protection Comments: Not reported Piping Release Detections: OTH - Other(explain) Piping Release Detection Comments: None Required

Spill Prevention Manholes: SB - Spill Containment Manhole (bucket)

Spill Prevention Manhole Comments: Yes OverFill Prevention: Not reported OverFill Spill: Yes OverFill Prevention Comment: Comments: Not reported

Tank Number: T00005

Status: REM - Removed

UST Capacity: 550

Hazardous Substance Tank Content:

Installation Date: 07/01/1993 Construction: JS - Jacketed Steel

09/10/2010 Date Last Used: Date TCL Closed: 09/29/2010 Date Removed: 09/29/2010 CAS Number: Not reported Abandoned Approved: Not reported Regulated: YES Sensitive Area: NO

Date Of Sensitivity: Not reported **UST Configurations:** Not reported Construction Comments: JS - Jacketed Steel

Corrosion Protections: NR - None Required by Rule

Corrosion Protection Comments: Not reported

Primary Release Detection: AMO - Alternative Method (Other, explain)

Secondary Release Detection: Not reported

Release Detection Comments: RDTank: Automatic Tank Gauging; Interstitial Monitoring Double Walled /

RDLine:

Map ID MAP FINDINGS

Direction Distance

Elevation Site Database(s) EPA ID Number

DOT, FAA, CLEVELAND ARTCC (Continued)

1000191739

EDR ID Number

Piping Configuration:

Piping Configuration Comments:

Piping Styles:

Not reported

Not reported

NA - Not Applicable

Piping Constructions:

OTH - Other (explain)

Piping Construction Comments: Other

Piping Corrosion Protections: NR - None required by rule

Piping Corrosion Protection Comments: Not reported
Piping Release Detections: OTH - Other(explain)
Piping Release Detection Comments: None Required

Spill Prevention Manholes: SB - Spill Containment Manhole (bucket)

Spill Prevention Manhole Comments: Yes

OverFill Prevention: Not reported
OverFill Prevention Comment: OverFill Spill: Yes
Comments: Not reported

Tank Number: T00006

Status: REM - Removed

UST Capacity: 550 Used Oil Tank Content: Installation Date: Not reported Construction: BM - Bare Metal Date Last Used: 11/05/1997 Date TCL Closed: Not reported Date Removed: 11/05/1997 CAS Number: Not reported Abandoned Approved: Not reported Regulated: YES Sensitive Area: NO

Date Of Sensitivity: Not reported UST Configurations: Not reported

Construction Comments: Epoxy/Ashpalt Coated Steel

Corrosion Protections: Not reported Corrosion Protection Comments: Not reported

Primary Release Detection: AMSIR - Alternative Method (SIR)

Secondary Release Detection: Not reported

Release Detection Comments: RDTank: Manual Tank Gauging;Tnk Tightness Testing;Statistical

Inventory Reconciliation / RDLine:

Piping Configuration:
Piping Configuration Comments:
Piping Styles:
Piping Constructions:

Not reported
Not reported
NA - Not Applicable
OTH - Other (explain)

Piping Construction Comments: COAL TAR

Piping Corrosion Protections: OTH - Other (explain)

Piping Corrosion Protection Comments: Not reported
Piping Release Detections: OTH - Other(explain)

Piping Release Detection Comments:

Spill Prevention Manholes:

Spill Prevention Manholes:

NP - None Present

Spill Prevention Manhole Comments: No

OverFill Prevention: Not reported
OverFill Prevention Comment: OverFill Spill: No
Comments: Not reported

ARCHIVE UST:

Facility Number: 47002619

Owner Name: FAA - Cleveland ARTCC District

Owner Address: 326 East Lorain Street

Map ID MAP FINDINGS

Direction
Distance
Elevation

stance EDR ID Number evation Site Database(s) EPA ID Number

DOT, FAA, CLEVELAND ARTCC (Continued)

1000191739

Owner City, St, Zip: Oberlin, OH 44074

Permit:

Facility Id: 47002619
Permit Id: P00001
Permit Status: Expired
Issued Date: 3/16/1995
LFD Permit Id: Not reported

Facility Id: 47002619
Permit Id: P00002
Permit Status: Expired
Issued Date: 7/7/1995
LFD Permit Id: Not reported

Facility Id: 47002619
Permit Id: P00003
Permit Status: Expired
Issued Date: 12/1/1997
LFD Permit Id: Not reported

Facility Id: 47002619
Permit Id: P00004
Permit Status: Expired
Issued Date: 12/27/1999
LFD Permit Id: Not reported

Facility Id: 47002619
Permit Id: P00005
Permit Status: Closed
Issued Date: 6/26/2001
LFD Permit Id: Not reported

Facility Id: 47002619
Permit Id: P00006
Permit Status: Closed
Issued Date: 6/8/2010
LFD Permit Id: Not reported

Facility Id: 47002619
Permit Id: P00006
Permit Status: Closed
Issued Date: 6/8/2010
LFD Permit Id: Not reported

Inspection:

Facility Id: 47002619
Permit Number: P00002
Code: 302
Inspection Type: Final

Facility Id: 47002619
Permit Number: P00001
Code: 402
Inspection Type: Final

Facility Id: 47002619

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

DOT, FAA, CLEVELAND ARTCC (Continued)

1000191739

Permit Number: P00006 Code: 103

Inspection Type: Preliminary

Facility Id: 47002619 Permit Number: P00006 Code: 502 Inspection Type: Preliminary

Facility Id: 47002619 Permit Number: P00006 Code: 502 Inspection Type: Final

Facility Id: 47002619 Permit Number: P00006 502 Code:

Inspection Type: Preliminary

Facility Id: 47002619 Permit Number: P00004 Code: 103

Inspection Type: Preliminary

Facility Id: 47002619 Permit Number: P00003 Code: 103 Inspection Type: Final

47002619 Facility Id: Permit Number: P00006 Code: 103

Inspection Type: Preliminary

T00001 Tank ID:

Tank Type: JS - Jacketed Steel Tank Status: **Currently In Use**

7/1/1993 Install Date: Content: Diesel 10000 Capacity:

Corrosion Protection Tank: None Required CAS #: 68334-30-5 Regulated: Yes Overfill Device Installed: Yes

Spill Device Installed: Yes

Release Detection On Tank: Automatic Tank Gauging; Interstitial Monitoring Double Walled; None Required (Emergency Generator UST

Date Removed: Not reported Not reported Date Last Use: Date Abandoned/Closed: Not reported AST/UST: UST

Corrosion Protection Piping: None Required DW FRP - Fiberglass Piping Material:

Piping Type: Pressure Release Detection On Piping: None Required Map ID MAP FINDINGS

Direction Distance

Elevation Site Database(s) EPA ID Number

DOT, FAA, CLEVELAND ARTCC (Continued)

1000191739

EDR ID Number

Tank ID: T00002

Tank Type: JS - Jacketed Steel

Tank Status: Currently In Use

Install Date: 7/1/1993
Content: Diesel
Capacity: 10000
Corrosion Protection Tank: None Required
CAS #: 68334-30-5
Regulated: Yes
Overfill Device Installed: Yes

Release Detection On Tank: Automatic Tank Gauging; Interstitial Monitoring Double Walled

Date Removed: Not reported
Date Last Use: Not reported
Date Abandoned/Closed: Not reported
AST/UST: UST

Spill Device Installed:

Corrosion Protection Piping: None Required
Piping Material: DW FRP - Fiberglass

Yes

Piping Type: Pressure
Release Detection On Piping: None Required

Tank ID: T00003

Tank Type: JS - Jacketed Steel
Tank Status: Currently In Use
Install Date: 7/1/1993

Content: Diesel
Capacity: 10000
Corrosion Protection Tank: None Required
CAS #: 68334-30-5
Regulated: Yes

Regulated: Yes
Overfill Device Installed: Yes
Spill Device Installed: Yes

Release Detection On Tank: Automatic Tank Gauging; Interstitial Monitoring Double Walled

Date Removed: Not reported
Date Last Use: Not reported
Date Abandoned/Closed: Not reported
AST/UST: UST

Corrosion Protection Piping: None Required Piping Material: DW FRP - Fiberglass

Piping Type: Pressure
Release Detection On Piping: None Required

Tank ID: T00004

Tank Type: JS - Jacketed Steel

Tank Status:RemovedInstall Date:7/1/1993Content:Used OilCapacity:550

CAS #: None Required Not reported

Regulated: Yes
Overfill Device Installed: Yes
Spill Device Installed: Yes

Release Detection On Tank: Automatic Tank Gauging; Interstitial Monitoring Double Walled

Date Removed: 9/23/2010

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

DOT, FAA, CLEVELAND ARTCC (Continued)

1000191739

Date Last Use: 9/23/2010 Date Abandoned/Closed: Not reported AST/UST: UST Corrosion Protection Piping: None Required Piping Material: Other

Gravity Feed Piping Type: Release Detection On Piping: None Required

Tank ID: T00005

Tank Type: JS - Jacketed Steel

Tank Status: Removed Install Date: 7/1/1993

Content: Hazardous Substance

Capacity:

Corrosion Protection Tank: None Required Not reported CAS #: Regulated: Yes

Overfill Device Installed: Yes Spill Device Installed: Yes

Release Detection On Tank: Automatic Tank Gauging; Interstitial Monitoring Double Walled

Date Removed: 9/29/2010 9/10/2010 Date Last Use: Date Abandoned/Closed: 9/29/2010 AST/UST: UST

Corrosion Protection Piping: None Required Piping Material: Other Piping Type: Gravity Feed Release Detection On Piping: None Required

Tank ID: T00006

Tank Type: Epoxy/Ashpalt Coated Steel

Tank Status: Removed Install Date: Not reported Used Oil Content: Capacity: 550 Corrosion Protection Tank: Not reported CAS #: Not reported Regulated: Yes Overfill Device Installed: No Spill Device Installed: No

Release Detection On Tank: Manual Tank Gauging; Tnk Tightness Testing; Statistical Inventory Reconciliation

Date Removed: 11/5/1997 11/5/1997 Date Last Use: Date Abandoned/Closed: Not reported AST/UST: UST

Corrosion Protection Piping: Not reported Piping Material: COAL TAR **Gravity Feed** Piping Type: Release Detection On Piping: Not reported

NY MANIFEST:

EPA ID: OH5690539320

Country: USA

Location Address 1: 326 E LORAIN STREET

Location Address 2: Not reported Map ID MAP FINDINGS

Direction Distance

Elevation Site Database(s) **EPA ID Number**

DOT, FAA, CLEVELAND ARTCC (Continued)

1000191739

EDR ID Number

OBERLIN Location City: Location State: ОН Location Zip Code: 44074 Location Zip Code 4: Not reported

Mailing Info:

US DEPT TRANSPORTATION Name: Contact: JAMES E HULLINGSWORTH Address: 326 E LORAIN STREET City/State/Zip: OBERLIN, OH 44074

Country: USA

216-871-8048 Phone:

Manifest:

Document ID: NYB7404525 Manifest Status: Completed copy Trans1 State ID: 9552BGOK Trans2 State ID: Not reported Generator Ship Date: 10/18/1995 Trans1 Recv Date: 10/18/1995

Trans2 Recv Date: 11

TSD Site Recy Date: 10/19/1995 Part A Recv Date: 10/27/1995 Part B Recv Date: 11/02/1995 Generator EPA ID: OH5690539320 Trans1 EPA ID: ARD981908551 Trans2 EPA ID: Not reported TSDF ID: NYD049836679

B004 - PCB ARTICLES WITH 50 PPM BUT < 500 PPM Waste Code:

Quantity: 00260

K - Kilograms (2.2 pounds) Units:

Number of Containers: 002

Container Type: DM - Metal drums, barrels

Handling Method: B Incineration, heat recovery, burning.

Specific Gravity: 100 Year: 1995 Count: 5 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ELYRIA	U004208968	DAIRY MART #5312	705 OBERLIN RD	44035	OH LUST, OH UST
ELYRIA	U004209188	FOREST HILLS GOLF CENTER	41971 OBERLIN RD	44035	OH LUST, OH UST
OBERLIN	U004209207	ABANDONED GAS STATION	CORNER OF OBERLIN RD & ST RT 5	44074	OH LUST, OH UST
OBERLIN	S109580666	SPRING ST DUMP, OBERLIN	DIRT RD OFF SPRING ST	44074	OH DERR
OBERLIN	S103776534	OBERLIN COMPOST	44436 ST RTE 511 EAST	44074	OH SWF/LF, OH SPILLS, OH NPDES

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/16/2014 Source: EPA
Date Data Arrived at EDR: 01/08/2015 Telephone: N/A

Number of Days to Update: 32 Next Scheduled EDR Contact: 04/20/2015
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1 EPA Region 6

Telephone 617-918-1143 Telephone: 214-655-6659

EPA Region 3 EPA Region 7

Telephone 215-814-5418 Telephone: 913-551-7247

EPA Region 4 EPA Region 8

Telephone 404-562-8033 Telephone: 303-312-6774

EPA Region 5 EPA Region 9

Telephone 312-886-6686 Telephone: 415-947-4246

EPA Region 10

Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/16/2014 Source: EPA
Date Data Arrived at EDR: 01/08/2015 Telephone: N/A

Number of Days to Update: 32 Next Scheduled EDR Contact: 04/20/2015
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991 Date Data Arrived at EDR: 02/02/1994 Date Made Active in Reports: 03/30/1994

Number of Days to Update: 56

Source: EPA Telephone: 202-564-4267 Last EDR Contact: 08/15/2011

Next Scheduled EDR Contact: 11/28/2011 Data Release Frequency: No Update Planned

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/16/2014 Date Data Arrived at EDR: 01/08/2015 Date Made Active in Reports: 02/09/2015

Number of Days to Update: 32

Source: EPA Telephone: N/A

Last EDR Contact: 01/08/2015

Next Scheduled EDR Contact: 04/20/2015 Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013 Date Data Arrived at EDR: 11/11/2013 Date Made Active in Reports: 02/13/2014

Number of Days to Update: 94

Source: EPA Telephone: 703-412-9810

Last EDR Contact: 04/02/2015 Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/21/2014 Date Data Arrived at EDR: 10/07/2014 Date Made Active in Reports: 10/20/2014

Number of Days to Update: 13

Source: Environmental Protection Agency

Telephone: 703-603-8704 Last EDR Contact: 01/09/2015

Next Scheduled EDR Contact: 04/20/2015 Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013 Date Data Arrived at EDR: 11/11/2013 Date Made Active in Reports: 02/13/2014

Number of Days to Update: 94

Source: EPA Telephone: 703-412-9810

Last EDR Contact: 04/02/2015 Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/09/2014 Date Data Arrived at EDR: 12/29/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 31

Source: EPA

Telephone: 800-424-9346 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: 312-886-6186 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2014 Date Data Arrived at EDR: 12/29/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: 312-886-6186 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/09/2014 Date Data Arrived at EDR: 12/29/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: 312-886-6186 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2014 Date Data Arrived at EDR: 12/29/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: 312-886-6186 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/18/2014 Date Data Arrived at EDR: 09/19/2014 Date Made Active in Reports: 10/20/2014

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: 703-603-0695 Last EDR Contact: 02/26/2015

Next Scheduled EDR Contact: 06/15/2015 Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/18/2014 Date Data Arrived at EDR: 09/19/2014 Date Made Active in Reports: 10/20/2014

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: 703-603-0695 Last EDR Contact: 02/26/2015

Next Scheduled EDR Contact: 06/15/2015 Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/03/2014 Date Data Arrived at EDR: 12/12/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 48

Source: Department of the Navy Telephone: 843-820-7326 Last EDR Contact: 02/16/2015

Next Scheduled EDR Contact: 06/01/2015 Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/29/2014 Date Data Arrived at EDR: 09/30/2014 Date Made Active in Reports: 11/06/2014

Number of Days to Update: 37

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A Date Data Arrived at EDR: N/A Date Made Active in Reports: N/A Number of Days to Update: N/A Source: Ohio EPA Telephone: 614-644-2924 Last EDR Contact: 02/09/2015

Next Scheduled EDR Contact: 05/25/2015

Data Release Frequency: N/A

DERR: Division of Emergency & Remedial Response's Database

The DERR listings contains sites from all of Ohio that are in the Division of Environmental Response and Revitalization (DERR) database, which is an index of sites for which our district offices maintain files. The database is NOT a record of contaminated sites or sites suspected of contamination. Not all sites in the database are contaminated, and a site's absence from the database does not imply that it is uncontaminated.

Date of Government Version: 12/15/2014 Date Data Arrived at EDR: 12/15/2014 Date Made Active in Reports: 01/05/2015

Number of Days to Update: 21

Source: Ohio EPA Telephone: 614-644-3538 Last EDR Contact: 03/26/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Licensed Solid Waste Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/17/2014 Date Data Arrived at EDR: 01/16/2015 Date Made Active in Reports: 02/09/2015

Number of Days to Update: 24

Source: Ohio Environmental Protection Agency

Telephone: 614-644-2621 Last EDR Contact: 01/12/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank File

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/19/2015 Date Data Arrived at EDR: 03/20/2015 Date Made Active in Reports: 04/06/2015

Number of Days to Update: 17

Source: Department of Commerce Telephone: 614-752-8200 Last EDR Contact: 03/20/2015

Next Scheduled EDR Contact: 06/01/2015 Data Release Frequency: Quarterly

UNREG LTANKS: Ohio Leaking UST File

A suspected or confirmed release of petroleum from a non-regulated UST.

Date of Government Version: 08/25/1999 Date Data Arrived at EDR: 08/19/2003 Date Made Active in Reports: 08/26/2003

Number of Days to Update: 7

Source: Department of Commerce Telephone: 614-752-7938 Last EDR Contact: 08/01/2003 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 01/30/2015 Date Data Arrived at EDR: 02/05/2015 Date Made Active in Reports: 03/09/2015

Number of Days to Update: 32

Source: EPA, Region 5 Telephone: 312-886-7439 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/01/2013 Date Data Arrived at EDR: 05/01/2013 Date Made Active in Reports: 11/01/2013

Number of Days to Update: 184

Source: EPA Region 1 Telephone: 617-918-1313 Last EDR Contact: 01/30/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/03/2015 Date Data Arrived at EDR: 02/12/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 29

Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015 Date Data Arrived at EDR: 01/08/2015 Date Made Active in Reports: 02/09/2015

Number of Days to Update: 32

Source: Environmental Protection Agency

Telephone: 415-972-3372 Last EDR Contact: 01/08/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 01/28/2015 Date Data Arrived at EDR: 01/30/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 42

Source: EPA Region 8 Telephone: 303-312-6271 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/23/2014 Date Data Arrived at EDR: 11/25/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 65

Source: EPA Region 7 Telephone: 913-551-7003 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/23/2015 Date Data Arrived at EDR: 02/10/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 31

Source: EPA Region 6 Telephone: 214-665-6597 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 09/30/2014 Date Data Arrived at EDR: 03/03/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 10

Source: EPA Region 4 Telephone: 404-562-8677 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Semi-Annually

State and tribal registered storage tank lists

UST: Underground Storage Tank Tank File

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 02/15/2015 Date Data Arrived at EDR: 02/18/2015 Date Made Active in Reports: 02/23/2015

Number of Days to Update: 5

Source: Department of Commerce Telephone: 614-752-8200 Last EDR Contact: 02/18/2015

Next Scheduled EDR Contact: 06/01/2015 Data Release Frequency: Quarterly

AST: Above Ground Storage Tanks

A listing of aboveground storage tank site locations in the state.

Date of Government Version: 02/09/2015 Date Data Arrived at EDR: 02/11/2015 Date Made Active in Reports: 02/23/2015

Number of Days to Update: 12

Source: Department of Commerce Telephone: 614-752-7037 Last EDR Contact: 02/09/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014 Date Data Arrived at EDR: 11/25/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 65

Source: EPA Region 7 Telephone: 913-551-7003 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/01/2013 Date Data Arrived at EDR: 05/01/2013 Date Made Active in Reports: 01/27/2014

Number of Days to Update: 271

Source: EPA, Region 1 Telephone: 617-918-1313 Last EDR Contact: 01/30/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 09/30/2014 Date Data Arrived at EDR: 03/03/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 10

Source: EPA Region 4 Telephone: 404-562-9424 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/30/2015 Date Data Arrived at EDR: 02/05/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 36

Source: EPA Region 5 Telephone: 312-886-6136 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 01/23/2015 Date Data Arrived at EDR: 02/13/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 28

Source: EPA Region 6 Telephone: 214-665-7591 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Semi-Annually

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/03/2015 Date Data Arrived at EDR: 02/12/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 29

Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014 Date Data Arrived at EDR: 02/13/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 28

Source: EPA Region 9 Telephone: 415-972-3368 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 01/29/2015 Date Data Arrived at EDR: 01/30/2015 Date Made Active in Reports: 03/13/2015

Number of Days to Update: 42

Source: EPA Region 8 Telephone: 303-312-6137 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010 Date Data Arrived at EDR: 02/16/2010 Date Made Active in Reports: 04/12/2010

Number of Days to Update: 55

Source: FEMA

Telephone: 202-646-5797 Last EDR Contact: 01/12/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

ENG CONTROLS: Sites with Engineering Controls

A database that tracks properties with engineering controls.

Date of Government Version: 12/15/2014 Date Data Arrived at EDR: 12/15/2014 Date Made Active in Reports: 01/05/2015

Number of Days to Update: 21

Source: Ohio EPA Telephone: 614-644-2306 Last EDR Contact: 03/26/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Semi-Annually

INST CONTROL: Sites with Institutional Engineering Controls A database that tracks properties with institutional controls.

Date of Government Version: 12/15/2014 Date Data Arrived at EDR: 12/15/2014 Date Made Active in Reports: 01/05/2015

Number of Days to Update: 21

Source: Ohio Environmental Protection Agency

Telephone: 614-644-2306 Last EDR Contact: 03/26/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Semi-Annually

HIST INST CONTROLS: Institutional Controls Database

"Institutional control" is a restriction that is recorded in the same manner as a deed which limits access to or use of the property such that exposure to hazardous substances or petroleum are effectively and reliably eliminated or mitigated. Examples of institutional controls include land and water use restrictions. This database is no longer updated or maintained by the state agency.

Date of Government Version: 05/10/2005 Date Data Arrived at EDR: 04/06/2006 Date Made Active in Reports: 05/04/2006

Number of Days to Update: 28

Source: Ohio EPA Telephone: 614-644-2306 Last EDR Contact: 06/02/2008

Next Scheduled EDR Contact: 09/01/2008 Data Release Frequency: No Update Planned

HIST ENG CONTROLS: Operation & Maintenance Agreements Database

Volunteers that complete a voluntary action that relies on the ongoing operation and maintenance (O&M) of an engineered control to make the site protective (e.g" cap systems and ground water treatment systems) must enter into a legally binding agreement with the Ohio EPA before the director issues a covenant not to sue. This O&M Agreement must describe how the remedy is constructed and how itwill be monitored, maintained and repaired. It also lays out inspection opportunities for the agency. Companies must document that they have the financial capability to operate any remedy relied on, before the agency will agree to enter into the O&M Agreement. The statute requires that the agency be notified of any change in ownership. This database is no longer updated or maintained by the state agency.

Date of Government Version: 05/10/2005 Date Data Arrived at EDR: 04/04/2006 Date Made Active in Reports: 05/04/2006

Number of Days to Update: 30

Source: Ohio EPA Telephone: 614-644-2306 Last EDR Contact: 06/02/2008

Next Scheduled EDR Contact: 09/01/2008 Data Release Frequency: No Update Planned

State and tribal voluntary cleanup sites

VCP: Voluntary Action Program Sites

Site involved in the Voluntary Action Program.

Date of Government Version: 12/15/2014 Date Data Arrived at EDR: 12/15/2014 Date Made Active in Reports: 12/31/2014

Number of Days to Update: 16

Source: Ohio EPA, Voluntary Action Program

Telephone: 614-728-1298 Last EDR Contact: 03/26/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Semi-Annually

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/29/2014
Date Data Arrived at EDR: 10/01/2014
Date Made Active in Reports: 11/06/2014

Number of Days to Update: 36

Source: EPA, Region 1 Telephone: 617-918-1102 Last EDR Contact: 04/02/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008 Date Data Arrived at EDR: 04/22/2008 Date Made Active in Reports: 05/19/2008

Number of Days to Update: 27

Source: EPA, Region 7 Telephone: 913-551-7365 Last EDR Contact: 04/20/2009

Next Scheduled EDR Contact: 07/20/2009 Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Ohio Brownfield Inventory

A statewide brownfields inventory. A brownfield is an abandoned, idled or under-used industrial or commercial property where expansion or redevelopment is complicated by known or potential releases of hazardous substances and/or petroleum.

Date of Government Version: 03/12/2015 Date Data Arrived at EDR: 03/18/2015 Date Made Active in Reports: 03/26/2015

Number of Days to Update: 8

Source: Ohio EPA Telephone: 614-644-3748 Last EDR Contact: 03/18/2015

Next Scheduled EDR Contact: 06/29/2015 Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/22/2014 Date Data Arrived at EDR: 12/22/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 38

Source: Environmental Protection Agency

Telephone: 202-566-2777 Last EDR Contact: 03/24/2015

Next Scheduled EDR Contact: 07/06/2015 Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009 Date Data Arrived at EDR: 05/07/2009 Date Made Active in Reports: 09/21/2009

Number of Days to Update: 137

Source: EPA, Region 9 Telephone: 415-947-4219 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985 Date Data Arrived at EDR: 08/09/2004 Date Made Active in Reports: 09/17/2004 Number of Days to Update: 39 Source: Environmental Protection Agency Telephone: 800-424-9346 Last EDR Contact: 06/09/2004 Next Scheduled EDR Contact: N/A Data Release Frequency: No Update Planned

HIST LF: Old Solid Waste Landfill

A list of about 1200 old abandoned dumps or landfills. This database was developed from Ohio EPA staff notebooks and other information dating from the mid-1970s

Date of Government Version: 01/01/1980 Date Data Arrived at EDR: 07/01/2003 Date Made Active in Reports: 07/17/2003

Number of Days to Update: 16

Source: Ohio EPA Telephone: 614-644-3749 Last EDR Contact: 06/26/2003 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

SWRCY: Recycling Facility Listing
A listing of recycling facility locations.

Date of Government Version: 10/09/2014 Date Data Arrived at EDR: 10/10/2014 Date Made Active in Reports: 11/04/2014

Number of Days to Update: 25

Source: Ohio EPA Telephone: 614-728-5357 Last EDR Contact: 01/12/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998 Date Data Arrived at EDR: 12/03/2007 Date Made Active in Reports: 01/24/2008

Number of Days to Update: 52

Source: Environmental Protection Agency

Telephone: 703-308-8245 Last EDR Contact: 02/02/2015

Next Scheduled EDR Contact: 05/18/2015 Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/25/2015 Date Data Arrived at EDR: 03/10/2015 Date Made Active in Reports: 03/25/2015

Number of Days to Update: 15

Source: Drug Enforcement Administration

Telephone: 202-307-1000 Last EDR Contact: 03/03/2015

Next Scheduled EDR Contact: 06/15/2015 Data Release Frequency: Quarterly

CDL: Clandestine Drug Lab Locations

A list of clandestine drug lab sites with environmental impact. This list is extracted from the SPILLS database based on the "product" type.

Date of Government Version: 01/01/2015 Date Data Arrived at EDR: 01/27/2015 Date Made Active in Reports: 03/04/2015

Number of Days to Update: 36

Source: Ohio EPA Telephone: 614-644-2080 Last EDR Contact: 01/27/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/25/2015 Date Data Arrived at EDR: 03/10/2015 Date Made Active in Reports: 03/25/2015

Number of Days to Update: 15

Source: Drug Enforcement Administration

Telephone: 202-307-1000 Last EDR Contact: 03/03/2015

Next Scheduled EDR Contact: 06/15/2015 Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

ARCHIVE UST: Archived Underground Storage Tank Sites

Underground storage tank records that have been removed from the Underground Storage Tank database.

Date of Government Version: 02/15/2015 Date Data Arrived at EDR: 02/18/2015 Date Made Active in Reports: 02/23/2015

Number of Days to Update: 5

Source: Department of Commerce, Division of State Fire Marshal

Telephone: 614-752-7938 Last EDR Contact: 02/18/2015

Next Scheduled EDR Contact: 06/01/2015 Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014 Date Data Arrived at EDR: 03/18/2014 Date Made Active in Reports: 04/24/2014

Number of Days to Update: 37

Source: Environmental Protection Agency

Telephone: 202-564-6023 Last EDR Contact: 01/30/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/29/2014 Date Data Arrived at EDR: 12/30/2014 Date Made Active in Reports: 03/09/2015

Number of Days to Update: 69

Source: U.S. Department of Transportation

Telephone: 202-366-4555 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Annually

SPILLS: Emergency Response Database

Incidents reported to the Emergency Response Unit. The focus of the ER program is to minimize the impact on the environment from accidental releases, spills, and unauthorized discharges from any fixed or mobile sources. Incidents involving petroleum products, hazardous materials, hazardous waste, abandoned drums, or other materials which may pose as a pollution threat to the state?s water, land, or air should be reported immediately. Not all incidents included in the database are actual SPILLS, they can simply be reported incidents.

Date of Government Version: 01/01/2015 Date Data Arrived at EDR: 01/27/2015 Date Made Active in Reports: 03/04/2015

Number of Days to Update: 36

Source: Ohio EPA Telephone: 614-644-2084 Last EDR Contact: 01/27/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Varies

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 09/13/2012 Date Data Arrived at EDR: 01/03/2013 Date Made Active in Reports: 02/27/2013

Number of Days to Update: 55

Source: FirstSearch Telephone: N/A

Last EDR Contact: 01/03/2013 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 04/24/2004 Date Data Arrived at EDR: 01/03/2013 Date Made Active in Reports: 03/01/2013

Number of Days to Update: 57

Source: FirstSearch Telephone: N/A

Last EDR Contact: 01/03/2013 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/09/2014 Date Data Arrived at EDR: 12/29/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: 312-886-6186 Last EDR Contact: 03/31/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012 Date Data Arrived at EDR: 08/07/2012 Date Made Active in Reports: 09/18/2012

Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety

Telephone: 202-366-4595 Last EDR Contact: 02/03/2015

Next Scheduled EDR Contact: 05/18/2015 Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 11/10/2006 Date Made Active in Reports: 01/11/2007

Number of Days to Update: 62

Source: USGS

Telephone: 888-275-8747 Last EDR Contact: 01/15/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 06/06/2014 Date Data Arrived at EDR: 09/10/2014 Date Made Active in Reports: 09/18/2014

Number of Days to Update: 8

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285 Last EDR Contact: 03/13/2015

Next Scheduled EDR Contact: 06/22/2015

Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 01/23/2015 Date Data Arrived at EDR: 02/13/2015 Date Made Active in Reports: 03/09/2015

Number of Days to Update: 24

Source: Department of Justice, Consent Decree Library

Telephone: Varies

Last EDR Contact: 03/30/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013 Date Data Arrived at EDR: 12/12/2013 Date Made Active in Reports: 02/24/2014

Number of Days to Update: 74

Source: EPA

Telephone: 703-416-0223 Last EDR Contact: 03/10/2015

Next Scheduled EDR Contact: 06/22/2015 Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010 Date Data Arrived at EDR: 10/07/2011 Date Made Active in Reports: 03/01/2012

Number of Days to Update: 146

Source: Department of Energy Telephone: 505-845-0011 Last EDR Contact: 02/27/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 12/30/2014 Date Data Arrived at EDR: 12/31/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959 Last EDR Contact: 03/06/2015

Next Scheduled EDR Contact: 06/15/2015 Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2011 Date Data Arrived at EDR: 07/31/2013 Date Made Active in Reports: 09/13/2013

Number of Days to Update: 44

Source: EPA

Telephone: 202-566-0250 Last EDR Contact: 01/29/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012 Date Data Arrived at EDR: 01/15/2015 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 14

Source: EPA

Telephone: 202-260-5521 Last EDR Contact: 03/27/2015

Next Scheduled EDR Contact: 07/06/2015 Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the

Agency on a quarterly basis.

Date of Government Version: 04/09/2009 Date Data Arrived at EDR: 04/16/2009 Date Made Active in Reports: 05/11/2009

Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-566-1667 Last EDR Contact: 02/23/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009 Date Data Arrived at EDR: 04/16/2009 Date Made Active in Reports: 05/11/2009

Number of Days to Update: 25

Source: EPA

Telephone: 202-566-1667 Last EDR Contact: 02/23/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006 Date Data Arrived at EDR: 03/01/2007 Date Made Active in Reports: 04/10/2007

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: 202-564-2501 Last EDR Contact: 12/17/2007

Next Scheduled EDR Contact: 03/17/2008 Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006 Date Data Arrived at EDR: 03/01/2007 Date Made Active in Reports: 04/10/2007

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: 202-564-2501 Last EDR Contact: 12/17/2008

Next Scheduled EDR Contact: 03/17/2008 Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009 Date Data Arrived at EDR: 12/10/2010 Date Made Active in Reports: 02/25/2011

Number of Days to Update: 77

Source: EPA

Telephone: 202-564-4203 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015 Date Data Arrived at EDR: 02/06/2015 Date Made Active in Reports: 03/09/2015

Number of Days to Update: 31

Source: Environmental Protection Agency

Telephone: 202-564-5088 Last EDR Contact: 01/09/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014 Date Data Arrived at EDR: 10/15/2014 Date Made Active in Reports: 11/17/2014

Number of Days to Update: 33

Source: EPA

Telephone: 202-566-0500 Last EDR Contact: 01/16/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 12/29/2014 Date Data Arrived at EDR: 01/08/2015 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 21

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169 Last EDR Contact: 03/09/2015

Next Scheduled EDR Contact: 06/22/2015 Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 02/27/2015 Date Data Arrived at EDR: 02/27/2015 Date Made Active in Reports: 03/25/2015

Number of Days to Update: 26

Source: Environmental Protection Agency

Telephone: 202-343-9775 Last EDR Contact: 02/27/2015

Next Scheduled EDR Contact: 04/20/2015 Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/18/2015 Date Data Arrived at EDR: 02/27/2015 Date Made Active in Reports: 03/25/2015

Number of Days to Update: 26

Source: EPA

Telephone: (312) 353-2000 Last EDR Contact: 03/09/2015

Next Scheduled EDR Contact: 06/22/2015 Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995 Date Data Arrived at EDR: 07/03/1995 Date Made Active in Reports: 08/07/1995

Number of Days to Update: 35

Source: EPA

Telephone: 202-564-4104 Last EDR Contact: 06/02/2008

Next Scheduled EDR Contact: 09/01/2008 Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2015 Date Data Arrived at EDR: 02/13/2015 Date Made Active in Reports: 03/25/2015

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: 202-564-8600 Last EDR Contact: 01/26/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011 Date Data Arrived at EDR: 02/26/2013 Date Made Active in Reports: 04/19/2013

Number of Days to Update: 52

Source: EPA/NTIS Telephone: 800-424-9346 Last EDR Contact: 02/24/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Biennially

TOWNGAS: DERR Towngas Database

The database includes 82 very old sites (circa 1895) which produced gas from coal for street lighting. Most visual evidence of these sites has disappeared, however the potential for buried coal tar remains. The database is no longer in active use.

Date of Government Version: 07/28/1992 Date Data Arrived at EDR: 02/21/2003 Date Made Active in Reports: 03/05/2003

Number of Days to Update: 12

Source: Ohio EPA Telephone: 614-644-3749 Last EDR Contact: 02/12/2003 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

UIC: Underground Injection Wells Listing

A listing of underground injection well locations.

Date of Government Version: 01/20/2015 Date Data Arrived at EDR: 02/12/2015 Date Made Active in Reports: 03/16/2015

Number of Days to Update: 32

Source: Ohio EPA Telephone: 614-644-2752 Last EDR Contact: 02/12/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Facility Listing A listing of drycleaner facility locations.

Date of Government Version: 01/26/2015 Date Data Arrived at EDR: 01/27/2015 Date Made Active in Reports: 02/23/2015

Number of Days to Update: 27

Source: Ohio EPA Telephone: 614-644-3469 Last EDR Contact: 03/30/2015

Next Scheduled EDR Contact: 04/13/2015 Data Release Frequency: Varies

NPDES: NPDES General Permit List

General information regarding NPDES (National Pollutant Discharge Elimination System) permits.

Date of Government Version: 02/10/2015 Date Data Arrived at EDR: 02/12/2015 Date Made Active in Reports: 02/25/2015

Number of Days to Update: 13

Source: Ohio EPA Telephone: 614-644-2031 Last EDR Contact: 02/12/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Semi-Annually

AIRS: Title V Permits Listing

A listing of Title V Permits issued by the Division of Air Pollution Control. It is a federal operating permit program adopted and implemented by the state. The basic program elements typically specify that major sources will submit an operating application to the specified state environmental regulatory agency according to a schedule.

Date of Government Version: 01/05/2015 Date Data Arrived at EDR: 01/06/2015 Date Made Active in Reports: 02/09/2015

Number of Days to Update: 34

Source: Ohio EPA Telephone: 614-644-2270 Last EDR Contact: 04/06/2015

Next Scheduled EDR Contact: 07/06/2015 Data Release Frequency: Varies

USD: Urban Setting Designation Sites

A USD may be requested for properties participating in the VAP when there is no current or future use of the ground water by local residents for drinking, showering, bathing or cooking. In these areas, an approved USD would lower the cost of cleanup and promote economic redevelopment while still protecting public health and safety. If these USDs were to be approved, the ground water cleanup or response requirements for the areas could be lessened. The Ohio EPA director may approve a USD request based on a demonstration that the USD requirements are met and an evaluation of existing and future uses of ground water in the area. The Ohio EPA director's decision on approval or denial of the request is needed before cleanup requirements for the site can be determined.

Date of Government Version: 12/15/2014 Date Data Arrived at EDR: 12/15/2014 Date Made Active in Reports: 01/13/2015

Number of Days to Update: 29

Source: Ohio EPA Telephone: 614-644-3749 Last EDR Contact: 03/26/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Varies

HIST USD: Urban Setting Designations Database

A USD may be requested for properties participating in the VAP when there is no current or future use of the ground water by local residents for drinking, showering, bathing or cooking. In these areas, an approved USD would lower the cost of cleanup and promote economic redevelopment while still protecting public health and safety. If these USDs were to be approved, the ground water cleanup or response requirements for the areas could be lessened. The Ohio EPA director may approve a USD request based on a demonstration that the USD requirements are met and an evaluation of existing and future uses of ground water in the area. The Ohio EPA director's decision on approval or denial of the request is needed before cleanup requirements for the site can be determined. This database is no longer updated or maintained by the state agency.

Date of Government Version: 05/10/2005 Date Data Arrived at EDR: 04/25/2006 Date Made Active in Reports: 05/11/2006

Number of Days to Update: 16

Source: Ohio EPA Telephone: 614-644-3749 Last EDR Contact: 06/02/2008

Next Scheduled EDR Contact: 09/01/2008 Data Release Frequency: No Update Planned

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 12/08/2006 Date Made Active in Reports: 01/11/2007

Number of Days to Update: 34

Source: USGS Telephone: 202-208-3710

Last EDR Contact: 01/15/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011 Date Data Arrived at EDR: 03/09/2011 Date Made Active in Reports: 05/02/2011

Number of Days to Update: 54

Source: Environmental Protection Agency

Telephone: 615-532-8599 Last EDR Contact: 02/18/2015

Next Scheduled EDR Contact: 06/01/2015 Data Release Frequency: Varies

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013 Date Data Arrived at EDR: 10/17/2014 Date Made Active in Reports: 10/20/2014

Number of Days to Update: 3

Source: EPA

Telephone: 202-564-6023 Last EDR Contact: 02/13/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Quarterly

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001 Date Data Arrived at EDR: 10/27/2010 Date Made Active in Reports: 12/02/2010

Number of Days to Update: 36

Source: American Journal of Public Health

Telephone: 703-305-6451 Last EDR Contact: 12/02/2009 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013 Date Data Arrived at EDR: 03/21/2014 Date Made Active in Reports: 06/17/2014

Number of Days to Update: 88

Source: Environmental Protection Agency

Telephone: 617-520-3000 Last EDR Contact: 02/09/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013 Date Data Arrived at EDR: 03/03/2015 Date Made Active in Reports: 03/09/2015

Number of Days to Update: 6

Source: Environmental Protection Agency

Telephone: 703-308-4044 Last EDR Contact: 02/13/2015

Next Scheduled EDR Contact: 05/25/2015

Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014 Date Data Arrived at EDR: 11/26/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 64

Source: Environmental Protection Agency

Telephone: 703-603-8787 Last EDR Contact: 01/05/2015

Next Scheduled EDR Contact: 04/20/2015 Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing
A listing of coal ash disposal site locations.

Date of Government Version: 02/07/2012 Date Data Arrived at EDR: 02/17/2012 Date Made Active in Reports: 03/28/2012

Number of Days to Update: 40

Source: Ohio EPA Telephone: 614-644-2134 Last EDR Contact: 01/12/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/09/2015 Date Data Arrived at EDR: 03/10/2015 Date Made Active in Reports: 03/25/2015

Number of Days to Update: 15

Source: Environmental Protection Agency

Telephone: 202-566-1917 Last EDR Contact: 02/16/2015

Next Scheduled EDR Contact: 06/01/2015 Data Release Frequency: Quarterly

US AIRS MINOR: Air Facility System Data A listing of minor source facilities.

Date of Government Version: 10/16/2014 Date Data Arrived at EDR: 10/31/2014 Date Made Active in Reports: 11/17/2014

Number of Days to Update: 17

Source: EPA

Telephone: 202-564-2496 Last EDR Contact: 03/30/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 02/06/2006 Date Made Active in Reports: 01/11/2007

Number of Days to Update: 339

Source: U.S. Geological Survey Telephone: 888-275-8747 Last EDR Contact: 01/15/2015

Next Scheduled EDR Contact: 04/27/2015

Data Release Frequency: N/A

Financial Assurance: Financial Assurance Information Listing

Financial assurance information.

Date of Government Version: 01/12/2015 Date Data Arrived at EDR: 01/16/2015 Date Made Active in Reports: 02/09/2015

Number of Days to Update: 24

Source: Ohio EPA Telephone: 614-644-2955 Last EDR Contact: 01/12/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014 Date Data Arrived at EDR: 09/10/2014 Date Made Active in Reports: 10/20/2014

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: N/A

Last EDR Contact: 03/13/2015

Next Scheduled EDR Contact: 06/22/2015 Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011 Date Data Arrived at EDR: 10/19/2011 Date Made Active in Reports: 01/10/2012

Number of Days to Update: 83

Source: Environmental Protection Agency

Telephone: 202-566-0517 Last EDR Contact: 01/30/2015

Next Scheduled EDR Contact: 05/11/2015 Data Release Frequency: Varies

CRO: Cessation of Regulated Operations Facility Listing

"Cessation of Regulated Operations" means the discontinuation or termination of regulated operations or the finalizing of any transaction or proceeding through which those operations are discontinued. "Regulated Operations" means the production, use, storage or handling of regulated substances.

Date of Government Version: 09/24/2014 Date Data Arrived at EDR: 11/14/2014 Date Made Active in Reports: 12/31/2014

Number of Days to Update: 47

Source: Ohio EPA Telephone: 614-644-3065 Last EDR Contact: 02/13/2015

Next Scheduled EDR Contact: 05/25/2015 Data Release Frequency: Varies

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 08/07/2009 Date Made Active in Reports: 10/22/2009

Number of Days to Update: 76

Source: Department of Energy Telephone: 202-586-8719 Last EDR Contact: 01/15/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Varies

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/16/2014 Date Data Arrived at EDR: 10/31/2014 Date Made Active in Reports: 11/17/2014

Number of Days to Update: 17

Source: EPA

Telephone: 202-564-2496 Last EDR Contact: 03/30/2015

Next Scheduled EDR Contact: 07/13/2015 Data Release Frequency: Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc. Telephone: N/A Last EDR Contact: N/A

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A Date Data Arrived at EDR: N/A Date Made Active in Reports: N/A Number of Days to Update: N/A Source: EDR, Inc. Telephone: N/A Last EDR Contact: N/A

Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A Date Data Arrived at EDR: N/A Date Made Active in Reports: N/A Number of Days to Update: N/A Source: EDR, Inc. Telephone: N/A Last EDR Contact: N/A

Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Commerce in Ohio.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/20/2013
Number of Days to Update: 172

Source: Department of Commerce

Telephone: N/A

Last EDR Contact: 06/01/2012 Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Ohio Environmental Procetion Agency in Ohio.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Ohio Environmental Protection Agency

Telephone: N/A

Last EDR Contact: 06/01/2012 Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013 Date Data Arrived at EDR: 08/19/2013 Date Made Active in Reports: 10/03/2013

Number of Days to Update: 45

Source: Department of Energy & Environmental Protection

Telephone: 860-424-3375 Last EDR Contact: 11/17/2014

Next Scheduled EDR Contact: 03/02/2015 Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011 Date Data Arrived at EDR: 07/19/2012 Date Made Active in Reports: 08/28/2012

Number of Days to Update: 40

Source: Department of Environmental Protection

Telephone: N/A

Last EDR Contact: 01/12/2015

Next Scheduled EDR Contact: 04/27/2015 Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD

facility.

Date of Government Version: 01/01/2015 Date Data Arrived at EDR: 02/04/2015 Date Made Active in Reports: 02/27/2015

Number of Days to Update: 23

Source: Department of Environmental Conservation

Telephone: 518-402-8651 Last EDR Contact: 02/04/2015

Next Scheduled EDR Contact: 05/18/2015
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013 Date Data Arrived at EDR: 07/21/2014 Date Made Active in Reports: 08/25/2014

Number of Days to Update: 35

Source: Department of Environmental Protection

Telephone: 717-783-8990 Last EDR Contact: 01/19/2015

Next Scheduled EDR Contact: 05/04/2015 Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013 Date Data Arrived at EDR: 07/15/2014 Date Made Active in Reports: 08/13/2014

Number of Days to Update: 29

Source: Department of Environmental Management

Telephone: 401-222-2797 Last EDR Contact: 02/23/2015

Next Scheduled EDR Contact: 06/08/2015 Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data Hazardous waste manifest information.

Date of Government Version: 12/22/2014 Date Data Arrived at EDR: 02/06/2015 Date Made Active in Reports: 02/27/2015

Number of Days to Update: 21

Source: Department of Environmental Conservation

Telephone: 802-241-3443 Last EDR Contact: 01/19/2015

Next Scheduled EDR Contact: 05/04/2015 Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2014 Date Data Arrived at EDR: 03/19/2015 Date Made Active in Reports: 04/07/2015

Number of Days to Update: 19

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 03/13/2015

Next Scheduled EDR Contact: 06/29/2015 Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services,

a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary

and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are

comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Child Day Care Facilities Source: Department of Job & Family Services

Telephone: 614-466-6282

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory Source: Department of Natural Resources

Telephone: 614-265-1044

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

© 2010 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

acility ID	47010106	Release ID	N00001
Person Reporting The	Release		
Name	-	Company	-
Address	<u>-</u>	City	-
State	Ohio	Zip	-
Phone	-	Remarks	REMARKS: OTHERCOMMENTS: BUSTRACTION: See site listing update page for details.
Release Location			
Facility Name *	ABANDONED GAS STATION	Facility Type *	Unknown
Address 1 *	CORNER OF OBERLIN RD & ST RT 511	Address 2	
City *	OBERLIN	State *	Ohio
County *	Lorain	Zip *	44074
Facility Phone		Is Facility Attended	
Emergency Contact	Convert Convert	Emergency Phone Number	(999)999-9999
Par		Duration	
Release Information	0/40/0000		
RPT Date	6/19/2002	CON Date	
Coordinator	Israel David	Rules	1999
Priority	Select		
Status	NFA: No Further Action	Ref Date	-
Sub Status	Select	Class	A
Due Date	-	Owner	
Date of Last Change	2/27/2003	Date of Last Review	12/6/2002
LTF	6 Closure of regulated UST		
■ Conditions			
Source	Contents		
USEPA Leak Autopsy			
Source	Cause		
	☐ Install Pro☐ Other Ca☐ Overfill		
Release Contacts			
Release Contact	Start D	Date	End Date
There are no Release Contacts.			

2 of 3 4/15/2015 8:17 PM

Phase I Environmental Site Assessment Oberlin Research & Commerce Park North Oberlin Road, Oberlin, Lorain County, Ohio

APPENDIX G PREVIOUS ENVIRONMENTAL REPORTS

Phase I Environmental Site Assessment

Undeveloped property owned by;

The Siegel/Guess Property Company,
A North Carolina Partnership
Located in Russia Twp,
City of Oberlin

Prepared for:

The Siegel/Guess Property Company PO Box 1674 Cornelius, NC 28031

Prepared by:

Advanced Containment Systems, Inc.
134 Yorkshire CT.
Elyria, Ohio 44035
440-365-0567
And
JP Incorporated
(Environmental Consultant)
630 Cobblestone Dr.
Amherst, Ohio 44001
440-984-3838

May 24, 2002

TABLE OF CONTENTS

STAT	EMENT O	F CERTIFICATION	i			
STATI	EMENT O	F RELIANCE	i			
EXEC	UTIVE SU	JMMARY				
1.0	INTRODUCTION					
	1.1	Purpose				
	1.2	Limitations and Exceptions of Assessment				
	1.3	Methodology Used and Limiting Conditions				
2.0	SITE DESCRIPTION					
	2.1	Location				
	2.2	Current Use(s) of the Subject Property	2			
	2.3	Past Use(s) of the Subject Property	2			
	2.4	Current and Past Use(s) of Adjoining Properties	2			
3.0	SITE RECONNAISSANCE					
	3.1	Hazardous Substances				
	3.2	Underground Storage Tanks				
	3.3	Aboveground Storage Tanks				
	3.4	Indications of Polychlorinated Biphenyls	4			
	3.5	Indications of Solid Waste Disposal	4			
	3.6	Non-ASTM Conditions of Concern	4			
4.0	RECORDS REVIEW					
	4.1	Standard Environmental Record Sources, Federal and State				
	4.2	Physical Setting				
	4.3	Aerial Photographs	7			
	4.4	Historical Maps	7			
	4.5	City Directories	7			
	4.6	Chain-of-Title	7			
	4.7	Other Records Sources	7			
5.0	FINDINGS AND CONCLUSIONS					
6.0	STATI	STATEMENT OF QUALIFICATIONS				
7.0	Resu	Resumes of Environmental Professionals1				
8.0	BIBLIOGRAPHY OF SOURCES1					

TABLE OF CONTENTS

Figures

Figure 1. Site Location Map Figure 2. Site Detail Map

Figure 3. U.S.G.S. Topographic Map Figure 4. Oil and Gas Well Map

Appendices

Appendix A. Environmental Database Report Appendix B. 76-year Chain of Title report (folder)

Appendix C. Aerial Photographs (folder)

Appendix D. Site Photographs

STATEMENT OF CERTIFICATION

The analyses, opinions, and conclusions in this report are limited only by the reported assumptions and are based entirely on ACS, Inc. and JP Incorporated's unbiased, professional judgment. ACS, Inc. and JP Incorporated's compensation is not in any way contingent on any action or event resulting from this assessment. Neither ACS, Inc. and JP Incorporated nor any ACS, Inc. and JP Incorporated employee(s) has any vested interest in the property evaluated in this assessment.

STATEMENT OF RELIANCE

This Phase I Environmental Site Assessment (ESA) has been prepared solely for The Siegel/Guess Property Company (Client) and reliance on this report is limited to said Client. The work performed during this ESA was consistent with that level of care normally exercised by members of the profession practicing in this area at the time the work was performed. Subject to the limitations of our assessment expressed in this report, we believe the data and conclusions presented in this report to be true and accurate as of the date of publication. To the extent that the Client wishes to use this report, we will consent to that use on the condition the Client agrees to be bound by the limitations of our liability, as described herein.

EXECUTIVE SUMMARY

ACS, Inc. and JP Incorporated has been retained by The Siegel/Guess Property Company to perform a Phase I Environmental Site Assessment (ESA) of approximately 57 acres of undeveloped property located on the northeast corner of E. Lorain (St. Rt. 511) and N. Oberlin in Russia Twp. east of Oberlin, Ohio in the County of Lorain. The purpose of this ESA was to identify *recognized environmental conditions* as defined by the American Society for Testing and Materials (ASTM) Standard Practice E 1527-97, and components of the ESA included a site reconnaissance of the subject property, a records review, interviews, and preparation of this report.

We have performed a Phase I Environmental Site Assessment of the subject property, in conformance with the scope and limitations of ASTM Standard Practice E 1527-97. Any exceptions to, or deletions from, this Practice are described in Section 1.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property with the following exceptions:

- 1. An abandoned gas station was identified through the title search and during the site reconnaissance three underground fuel storage tanks and the remnants of a building foundation were discovered. The gas station is located on the south property line of the subject property.
- The BFI Landfill borders the subject property on the north. BFI has been identified as a solid waste disposal facility, has reported leaking underground storage tanks, and also identified as generating hazardous waste.
- 3. Demolition of a previously existing building structure buried on the southwest property line was discovered and is classified as solid waste disposal by the ASTM.

The following non-ASTM issues were found during the assessment:

1. A wetlands study was not conducted as part of this study. The potential for wetlands to be present is likely and may effect the future development of the property.

1.0 INTRODUCTION

ACS, Inc. and JP Incorporated has been retained by The Siegel/Guess Property Company to perform a Phase I Environmental Site Assessment (ESA) of approximately 57 acres of undeveloped property located on the northeast corner of E. Lorain (St. Rt. 511) and N. Oberlin in Russia Twp. east of Oberlin, Ohio in the County of Lorain.

1.1 Purpose

The purpose of this ESA was to identify recognized environmental conditions associated with the subject property. The term recognized environmental conditions is defined by ASTM to be "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property."

1.2 Limitations and Exceptions of Assessment

No ESA can wholly eliminate uncertainty regarding the potential for *recognized environmental conditions* in connection with a property. The findings and conclusions expressed in this report are based upon information obtained from publicly available sources, and are limited by the accuracy of the information obtained from these sources. ACS, Inc. and JP Incorporated cannot be responsible for the quality or content of information obtained from these sources, and ACS, Inc. and JP Incorporated disclaims any and all liability for any errors, omissions, or inaccuracies in such information, and for any consequences arising thereof.

1.3 Methodology Used and Limiting Conditions

The methodology utilized to perform this assessment conforms to the protocol set forth in the ASTM Designation: E 1527-97, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, May 1997. Components of this ESA included a site reconnaissance of the subject property; a review of publicly available records; interviews with individuals familiar with the subject property and local agency officials; and preparation of this report.

The site reconnaissance was conducted by David A. Rothel, President of ACS, Inc., and Ann Rothel, an employee of ACS, Inc. and John P. Pardee, President of JP Incorporated on May 8, May 10, and May 11, 2002. Access to the subject property was unrestricted but due to thick brush throughout the north and east sections of the subject property these areas were more difficult to navigate.

2.1 Location and Legal Description

The subject property is located on the northeast corner of E. Lorain (St. Rt. 511) and N. Oberlin in Russia Twp. east of Oberlin, Ohio in Lorain County. The site consists of approximately 57 acres, and its location is identified on the Site Location Map attached to this report. A legal description of the subject site is included in the appendix.

2.2 Current Use(s) of the Subject Property

Presently, the subject property is owned by The Siegel/Guess Property Company and is vacant and unoccupied. Currently the property has no developed areas. The property consists mainly of woodland areas and thick brush.

2.3 Past Use(s) of the Subject Property

According to the title records and confirmed through interviews along with the discovery of UST's, the area along the south property line was a gas station from 1937-1942 thru a lease. The remaining portion of the property seems to have been farmed from at least 1951 thru the late 1960's. This is assumed through aerial photos and the Livingston's interview.

2.4 Current and Past Use(s) of Adjoining Properties

Surrounding properties are almost entirely residential. Ebosh's Metal Stamping facility is also to the west adjoining the subject property. This facility is reported to be a low production, with few employees and there was no evidence of uncontrolled releases. Prior to Mr. Ebosh owning this parcel it was leased to the 7UP Beverage Company as a storage facility from 1983-1986. Before that the Ebosh parcel was part of a larger parcel including the subject property but was sold in 1983 to CM & M Development Co. who leased it to 7UP Beverage Company. Most of the businesses were built within the last twenty-five years. The only surrounding business found on any database search was The BFI Landfill. The BFI Landfill is found to the north, which is identified as a solid waste disposal facility, a hazardous waste generating facility, and reported leaking UST's. Nascorp is found across N. Oberlin to the west, which is a book manufacturing facility

Interviews

3.0

Mr. Ebosh, owner of Ebosh Metal Stamping, recalls the subject property has always been woodlands. Mr. Ebosh's parcel was previously part of the original subject property parcel back in 1983 before he purchased it in 1986 form the Toledo Trust Bank/Beverage Management Co. who leased it from CM & M Development.

Dayton & Ann Livingston, owners of the residential property located on the east side of the subject property, indicated they purchased their property back in 1965. They referenced that the bordering BFI Landfill to the north of both their property and the subject property was a visual, drainage, and odor nuisance. They had referenced that a gentleman named Mr. Schaeffer had farmed the subject property when they first moved there. They did not recall any other significant uses of the subject property other than farmlands and woodlands.

Chuck Bailey, retired fireman from the Oberlin Fire Department, moved into the area in 1947 and recalls remnants of a gas station located on the subject property; @ the middle of the south side of the subject property directly across from Thomas St. He also referenced a gas station on the west corner of E. Lorain and E. College across the street from the subject property. He recalls that this gas station later turned into a bar. He referred to a Mr. Jack Harley for more information on the subject property.

Jack Harley, long time resident of Oberlin, Ohio, recalls the gas station on the subject property located across from Thomas St. He referenced Otto Kelly's house being on the subject property, which was destroyed by fire, but could not remember exactly where on the south border of the subject property the house was located. He doesn't recall a restaurant on the subject property but he, too, remembers the other gas station located on the west corner of E. Lorain and E. College St. He believed that the gas station located on the subject property had turned into a bar reportedly named "The Chicken Coop".

Patty Stetson, neighbor previously lived in the house located on the east corner of E. Lorain and E. College St., moved in in the early 1930's. She recalls the gas station on the subject property located across from Thomas St. She doesn't recall any restaurant but also referenced the gas station on the west corner of E. Lorain and E. College St. She also referenced another gas station located just before the corner of Artino St. and St. Rt. 511

Exterior Areas

The site reconnaissances were conducted on May 8, May 10, and May 11, 2002 by David A. Rothel, President of ACS, Inc., Ann Rothel, employee of ACS, Inc. and John P. Pardee, President of JP Incorporated, and included a walk around review of the subject property and a drive by review of adjoining properties. The only activity observed during these visits was on May 8th Mr. Ebosh was mowing his property. The subject property was heavily wooded with the north and east sections thick with brush. A drainage creek was evident on the subject property running from the northwest section thru to the southeast corner. It was found to support wildlife. No evidence of pollution or significant waste disposal was observed in this creek. The north and east sections are heavily wooded with no evidence of

environmental concerns. The southern end had evidence of an abandoned gas station with the foundation remnants and three UST's located. There was also evidence of a pre-existing structure buried just west of the abandoned gas station. Siding and roofing material from the structure were observed and glassware was throughout the area. The southern end also had evidence of minor trash disposal, yard waste (i.e. grass, leaves, branches). The western end also had minor evidence of trash disposal that included car parts, carpet remnants, Christmas decorations, children's toys, bathroom fixtures (i.e. toilets, sinks).

Neighboring properties

Most of the neighboring properties were found to be void of outward evidence of recognized environmental conditions. Several propane aboveground storage tanks (ASTs) were observed along N. Oberlin. The property adjoining the subject property on the northwest corner was observed having one large propane AST on its southeast corner. The BFI Landfill borders the subject property to the north and is identified as a solid waste disposal, hazardous material generating facility that has reported leaking UST(s).

Interior Areas

No standing structures were on the subject property. The foundation remnants from the gas station were still present. A cavity thought to be a cistern along with the three UST's were discovered. In the lease documents there is mention of a grease room, pit. Nothing visually was discovered. The previously demolitioned and buried structure to the west of the abandoned gas station had two cavities thought to be cisterns.

3.1 Hazardous Substances

None were observed or reported as part of this study.

3.2 Underground Storage Tanks

Discovered during the title search a portion of the subject property had been leased in 1937-1942 to the Sinclair Oil Refining Company. Thru interviews the presence of the gas station was confirmed and during the site reconnaissance we discovered three UST's. During interviews and by driving a one-mile radius of the surrounding area to the subject property USTs' were assumed to be present at one time or are still currently in use. The southwest corner of E. Lorain and E. College had been a gas station in the mid 1900's that was later renovated into a bar. The existence or closure of the tanks are unknown. Another gas station of the same era was located just northeast of E. Lorain and Artino St. The existence or closure of the tanks are also unknown. The FAA is approximately a half-mile west of the subject property and presently has UST's operating at the facility but due to the distance and down gradient nature it is mostly likely of no concern.

3.3 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) were observed, reported, or documented on the subject property. Several propane ASTs were observed during the site visit on surrounding properties along N. Oberlin with one large propane AST on the adjoining property in the northwest corner currently owned by the Kennedy's.

3.4 Indications of Polychlorinated Biphenyls(PCB's)

Two pole-mounted transformers were found on the subject property. Neither had any evidence of leakage, and there were no signs of staining, nor stressed vegetation found under the transformers. The Oberlin Electric Utilities Company was contacted for information on the two poles containing PCB's and any reports of leaking. Terry Evans, from the OEUC, stated that both were PCB free.

3.5 Indications of Solid Waste Disposal

Demolition and burial of a pre-existing structure was discovered along the southern border. Some construction debris was found. No hazardous materials were observed in this debris. Yard waste (i.e. grass, leaves, branches) was also present along the southern border. Along the western border car parts, carpet remnants, Christmas decorations, children's toys, bathroom fixtures (i.e. toilets, sinks) were discovered.

3.6 Non-ASTM Conditions of Concern

A wetlands study was not conducted as part of this study. The potential for wetlands to be present is likely and may effect the future development of the property.

4.1 Standard Environmental Record Sources, Federal and State

A search of standard federal and state environmental record sources was conducted through Environmental Data Resources, Inc. (EDR) to evaluate the presence of any listed sites identified within ASTM-specified distances of the subject property. EDR's review was performed in accordance with ASTM Standard Practice E 1527-97, and included a review of the following environmental record sources within the respective search distances from the subject site:

Environmental Record Source	Search Radius	# of Sites
Federal National Priorities List (NPL)	1.0	-0-
Comprehensive Environmental Response, Compensation, and		
Liability Information System (CERCLIS)	0.5	-0-
CERCLIS No Further Remedial Action Planned (CERC-NFRAP)	site	-0-
Federal Corrective Action Report (CORRACTS)	1.0	-0-
RCRA Treatment, Storage and Disposal Facilities (RCRA-TSD)	0.5	-0-
RCRA Hazardous Waste Generators (RCRA-LQG/RCRA-SQG)	0.25	-0-**
Emergency Response Notification System (ERNS)		-0-
State Hazardous Waste Sites (SHWS)	1.0	-1-
Ohio Licensed Solid Waste Facilities (SWF/LF)		-0- **
Ohio Leaking Underground Storage Tanks (LUST)		-0-**
Ohio Registered Underground Storage Tanks (USTs)	0.25	-0-
Federal Superfund (CERCLA) Consent Decrees (CONSENT)		-0-
Federal Records of Decision (ROD)		-0-
NPL Deletions (Delisted NPL)		-0-
Facility Index System (FINDS)		- 0-
Hazardous Materials Information Reporting System (HMIRS)	site	-0-
Material Licensing Tracking System (MLTS)	site	-0-
Mines Master Index File (MINES)		-0-
Federal Superfund Liens (PL Liens)	site	-0-
PCB Activity Database System (PADS)		- 0-
RCRA Administrative Action Tracking System (RAATS)	site	-0-
Toxic Chemical Release Inventory System (TRIS)		-0-
Toxic Substances Control Act (TSCA)		- 0-
Federal Pesticide Enforcement (FTTS)	site	-0-
Reported Spills or Releases to the Environment (OH Spills)	site	- 0-
Division of Emergency and Remedial Responses (DERR)		-0-
Former Manufactured Coal Gas Sites (Coal Gas)		-0-
**Note: The BFI Landfill showed up in the orphaned sites in these categories.		

The complete EDR database report is included as Appendix A. One site was found within the specified search distances. With this operation being down gradient of the subject property coupled with the age and size it is unlikely that this operation poses a significant risk to the subject property.

is outside the scope of	of work required for	rmine any potenti a Phase I Environi	al risk to the subject nental Site Assessn	property. This investment.

4.2 Physical Setting

Topography

The subject property and surrounding area are located on the United States Department of the Interior Geological Survey (U.S.G.S.), Oberlin Quadrangle, Ohio, Lorain County 7.5-Minute Series Quadrangle Map dated 1969, and photo revised in 1979 (Figure 3). Elevation on-site is approximately 796 feet above mean sea level, and topography nearly level. Drainage of the site flows southeast into Plum Creek which flows northeast and drains into The Black River then north into Lake Erie.

Hydrogeology

According to the Ohio Department of Natural Resources (ODNR), Division of Water, Ground Water Pollution Potential of Lorain County, Ohio (1987), the hydrogeologic setting is characterized by low topography within the till plains areas and low to moderate topography in areas of end moraines. The till is primarily clay with varying amounts of unsorted silt, sand and gravel. Soils are typically classified as clay loam. Ground water occurs in both the till and the sand and gravel deposits; however, the sand and gravel serves as the principal aquifer. The sand and gravel may exist as relatively thin and discontinuous lens-shaped bodies or as thick lenses that cover a large area. Depth to the water table is highly variable, but is often between 15 and 30 feet. In addition, the groundwater pollution potential index rating is 111 (moderate).

Soils

According to the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Soil Survey for Lorain County (1976), soils on-site include the Mahoning silty loam, Luray silty clay loam, and Trumbull silty clay loam series. The Mahoning series consists of somewhat poorly drained, nearly level to gently sloping soils on uplands throughout the county. These soils formed in moderately fine textured glacial tills. The Mahoning (MgA) soil has the profile described as representative of the series. In the northern third of the county, this soil is on the wave-cut lake plain, where it is associated with areas less than 1 percent. Runoff is slow to ponded, and adequate drainage outlets are difficult to establish. Included in mapping of this soil on the wave-cut lake plain were areas of Miner and Lorain soils in depressions; some areas of soils, in many places at the bottom of the beach ridges, that have a darker colored surface layer than this Mahoning sol; pockets of water-worked glacial till; and some areas of soils that are strained with lenses of medium-textured material. The Mahoning (MgB) soils a gently sloping soil that is on breaks along drainage-ways and in undulating areas that receive runoff from higher lying areas. Included with this soil in mapping were small areas of Ellsworth soils, small areas of moderately eroded soils, and some areas of soils that have slopes of slightly more than 6 percent. Also included in the generally narrow drainage-ways that intersect areas of this soil are the more poorly drained Trumbull and Minor soils. Seasonal wetness is the major limitation in farming. Erosion is a hazard in cultivated areas unless management is optimum. The surface layer of this soil is easy to till, but it is subject to crusting. Seasonal wetness and very slow permeability are limitations for many non-farm uses.

The Luray (Ly) series consists of very poorly drained, dark-colored, nearly level soils in nearly level to concave areas on the lake plain. These soils formed in silty lacrustrine material. This soil is in large areas, mostly on the northern lake plain, between the beach ridges in slack water areas, and along drainageways. Where this soil is at the base of beach ridges, in places it receives additional water from seepage from the area above. It generally is adjacent to Sebring, Fitchville, Lorain and Mahoning soils. Included with this soil in mapping were areas of soils that are somewhat more acid than is typical for Luray soils. Also included were spots of Lorain and Sebring soils. Wetness is s moderate limitation in farming, and it also limits this soil for many non-farm uses.

The Trumbull (TrA) series consists of poorly drained, nearly level soils in level to slightly depressional areas at the heads of drainage-ways and in drainage-ways, on uplands. These soils formed in fine textured and moderately fine textured glacial till. This soil is in depressions and along drainage-ways throughout the county. The larger areas are in the southern part of the glacial till plain. Included with this soil in mapping were areas of soils that have a surface layer of silt loam. Also included, along some of the larger drainage-ways where the water overflows, are areas of Trumbull soils that have a deposit of silt on the surface. Wetness is a very severe limitation in farming and a severe limitation for most non-farm uses.

4.3 Aerial Photographs

Aerial photographs were obtained from the Lorain County Tax Map office and the Lorain County Soil & Water Conservation office and reviewed for the years 1951, 1966, 1978, and 1990. These photographs are described below and are included in Appendix C.

- 1951 Aerial Photograph: This photo shows the subject property as a farmland with wood areas as well. Due to the size of the photo it is difficult to determine any structures of small stature. The surrounding properties seem to be farmland as well. There seems to be no commercial or industrial development on or near the subject property.
- 1966 Aerial Photograph: In this photo, the subject property is the same as in 1966. Due to this photo being considerably larger more detail is available. A parcel located in the northwest corner adjoining the subject property deplicts a house. The northern property adjoining the subject property seems to be farmland as does the property running along the east border of the subject property. Houses are starting to be developed along the south and west areas across the street of the subject property.
- 1978 Aerial Photograph: This photo shows the subject property unchanged as in previous photos. The parcel in the northwest corner is still there but the structure on it is different. The northern property is now the BFI Landfill that was purchased in 1973. The property on the east border is unchanged. The southern section across the street from the subject property is showing more houses erected. The Nascorp building is now in this photo across the street on the south side of the subject property as is the apartment complex that currently exists.

• 1999 Aerial Photograph: This photo is in color and shows much more activity in the area. The subject property for the most part looks to be woodlands with the exception of a building in the southwest quarter of the property. The BFI Landfill still borders the northern section of the subject property and remains unchanged from the 1978 photo. The property bordering the east remains unchanged. The southern section across the street from the subject property still only consists of houses. Nascorp has expanded its operations and the apartment complex is still there.

4.4 Historical Maps

Historical maps depicting the subject and surrounding area were not available for this area.

4.5 City Directories

Due to the documented rural nature of the site, city directories were available.

4.6 Chain-of-Title

A formal Chain-of-Title for the past 76 years was conducted by Advanced Containment Systems, Inc. of Elyria, Ohio. No information regarding ownership, liens, easements, or right-of-ways was found that would indicate an environmental concern with the exception of the leased gas station to the Sinclair Refining Oil Company from 1937-1942. The chain of title report is attached.

4.7 Other Records Sources

Ohio Department of Natural Resources, Oil and Gas division was contacted and a site map showing oil and gas well activity on the subject property was found. No oil or gas wells were found on the subject property in the township map sent by ODNR. The map is included in the appendix.

We have performed a Phase I Environmental Site Assessment of the subject property, in conformance with the scope and limitations of ASTM Standard Practice E 1527-97. Any exceptions to, or deletions from, this Practice are described in Section 1.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property with the following exceptions:

- An abandoned gas station was identified through the title search and during the site reconnaissance three underground fuel storage tanks and the remnants of a building foundation were discovered. The gas station is located on the south property line of the subject property.
- The BFI Landfill borders the subject property on the north. BFI has been identified as solid waste disposal facility, has reported leaking underground storage tanks, and also identified as generating hazardous waste.
- 3. Demolition of a previously existing building structure buried on the southwest property line was discovered and is classified as solid waste disposal by the ASTM.

The following non-ASTM issues were found during the assessment:

1. A wetlands study was not conducted as part of this study. The potential for wetlands to be present is likely and may effect the future development of the property.

David A. Rothel, President

Advanced Containment Systems, Inc.

ARothel FOR

John P. Pardee, President

JP Incorporated

6.0

JP Incorporated is an independent environmental consulting firm dedicated to providing the highest quality consulting effort in a cost effective manner that will satisfy both the client and the regulatory agencies. JP Incorporated was established in 1991 and has successfully served clients in Ohio, Michigan, Pennsylvania, West Virginia, Indiana and Tennessee.

SCOPE OF SERVICES

JP Incorporated is qualified to perform the following services:

Asbestos Services:

- * Building Surveys
- * Hazard Assessments
- * Abatement Cost Estimating
- * Plans & Specifications
- * Contract Administration
- * Project Management
- * Air Monitoring
- * Training

Underground Storage Tanks:

- * Site Investigations
- * Soil Sampling
- * Tank Closures & Documentation
- * Tank Installations
- * Tank Tightness Testing

Lead Paint (Commercial & Industrial):

- * Sampling and analysis
- * Risk Assessment
- * Abatement Project Design & Oversight
- * OSHA Compliance Testing

Waste Minimization Programs

EPA Site Assessments:

- * Phase I Investigations
- * Phase II Sampling & Analysis
- * Phase III Hazard Abatement
- * Compliance Auditing

OSHA:

- * OSHA Compliance Audits
- * Worker Hazard Communication Training

Hazardous Materials Mgt.:

- * Site Assessments
- * Materials Sampling & Hazard Analysis
- * Project Design
- * Hazardous Material Treatment & Abatement
- * Transportation & Disposal

NPDES Permitting:

- * Storm Water Pollution Prevention Plans
- * Spill Prevention Controls & Countermeasures

Advanced Containment Systems, Inc. is an excavation company that specializes in environmental procedures. We take pride in the service we provide to our clients. This pride is shown in the quality of our workmanship and the individual customer service we provide. Our goal is to give the best both in service satisfaction and in our customer relationships. We know that building relationships are important in maintaining a successful business. Every customer is important and you are treated that way. ACS, Inc. has been in business since 1996 and has served clients in Indiana, Ohio, and Pennsylvania.

SCOPE OF SERVICES

ACS, Inc. is qualified to perform the following services:

Underground Storage Tanks:

- * Site Investigations
- * Soil Sampling
- * Tank Closures & Documentation
- * Tank Installations
- * Tank Tightness Testing

EPA Site Assessments:

- * Phase I Investigations
- * Phase II Sampling & Analysis
- * Phase III Hazard Abatement
- * Compliance Auditing
- * Environmental Excavation

JOHN P. PARDEE

EDUCATION

Graduated from the Ohio State University in 1983 with a Bachelors of Science Degree in Business Administration.

CERTIFICATIONS

Certified (1987 to present) - Asbestos Hazard Evaluation Specialist

Certified (1987 to present) - Asbestos Hazard Abatement Specialist

Certified (1989 to present) - Underground Storage Tank Installer

Certified (1990 to present) - OSHA Hazardous Materials Supervisor

Certified (1994 to present) - Asbestos Hazard Project Designer

ATTENDED TRAINING COURSES ON

Ohio Environmental Law

Hazard Communication - Worker Right-to-Know Regulations Assessment of Indoor Air Quality and Biological Contaminants

Pollution Prevention and Waste Minimization

EXPERIENCE

- * 9 years as Owner and Principle Environmental Consultant for JP Incorporated.
- * Project manager on a 5 year, \$56 million, design and build contract at NASA Lewis Research Center, Cleveland, Ohio.
- * Project manager for over \$2,000,000 worth of asbestos abatement projects.
- Project manager on over \$500,000 worth of lead paint and lead dust abatement projects.
- * Assistant project manager on 2, multi-million dollar mercury clean-up projects.
- * Have performed complete asbestos surveys for:
 - Berea School District, Berea, Ohio
 - > Huntington Bank Building, Cleveland, Ohio
 - > LTV Steel Co., Pittsburgh, Pennsylvania
 - > Meridia Hospitals, Cleveland, Ohio
 - > NASA Lewis Research Center, Cleveland, Ohio
 - Nordson Corporation, Amherst, Ohio
 - > Oberlin College, Oberlin, Ohio
 - > Ohio Bell Building, Cleveland, Ohio
 - > First Merit Bank, Elyria, Ohio

Plus many others

- * Managed the removal and closure of over 42 underground storage tanks.
- * Managed numerous Phase I & Phase II Environmental Site Assessments; including follow-up remediation.

PERSONAL AND CORPORATE MEMBERSHIPS

Member of The Building Environments Council

Member of The Lorain County Chamber of Commerce, Environmental Council

Member of The Amherst Township Recycling Program Committee

Member of The Black River Astronomical Society

8.0 Bibliography of Sources

Information obtained during completion of this ESA was provided by the following sources:

Agency Sources

- Environmental Data Resources, Inc. (EDR)
 3530 Post Road
 Southport, Connecticut 06490
 (800)265-1739
- Advanced Containment Systems, Inc. 134 Yorkshire Ct. Elyria, Ohio 44035 (440)365-0567

Physical Setting Sources

- Topographic Map Oberlin, Quadrangle, 1979 United States Geological Service, Denver, CO
- Lorain County Soil Survey, 1972
 Lorain Soil & Water Conservation Dist.
 42110 Russia Road
 Elyria, Ohio 44035
- Ground Water Pollution Potential of Lorain County Ohio (1987)
 Ohio Dept. of Natural Resources, Div. Of Water
 1939 Fountain Square
 Columbus, Ohio 43224
- Oil and Gas well map
 Ohio Dept. of Natural Resources, Div. Of Oil and Gas
 1939 Fountain Square
 Columbus, Ohio 43224

Historical Sources

- Aerial Photographs: 1951
 Lorain County Soil Survey, 1972
 Lorain Soil & Water Conservation Dist.
 42110 Russia Road
 Elyria, Ohio 44035
- Aerial Photographs: 1966, 1978, 1999 Lorain County Tax Map Dept. Lorain County Admin. Building Elyria, Ohio 44035

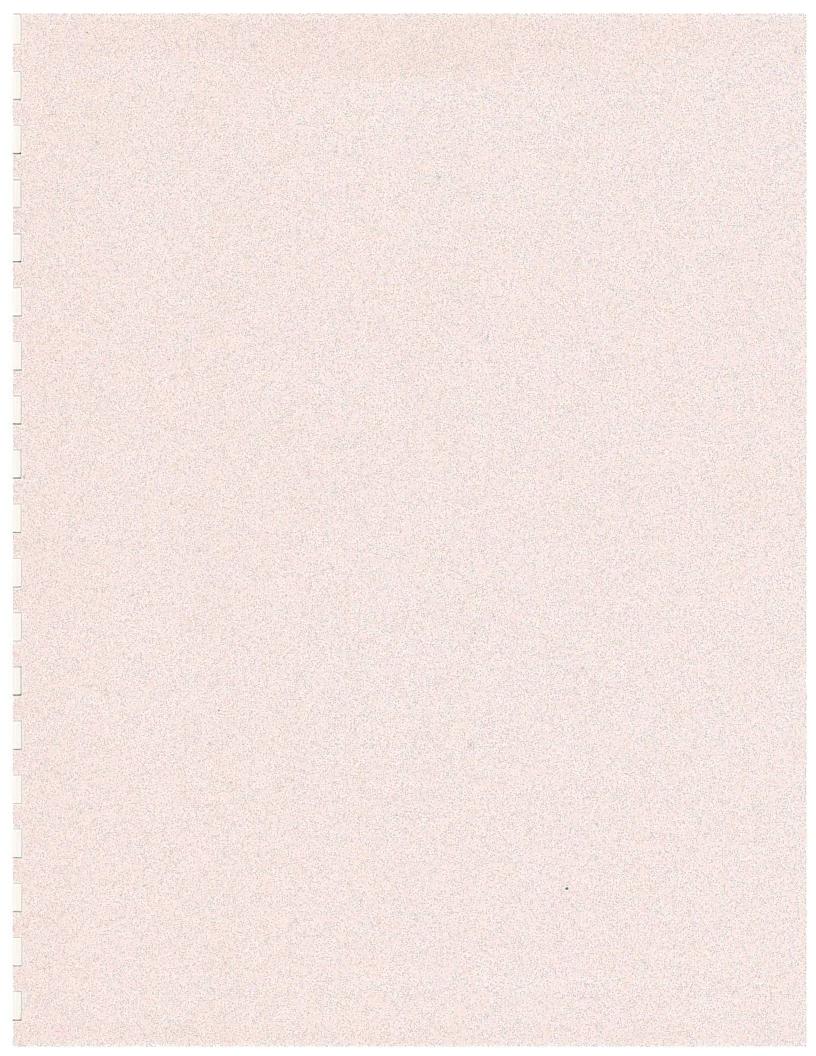
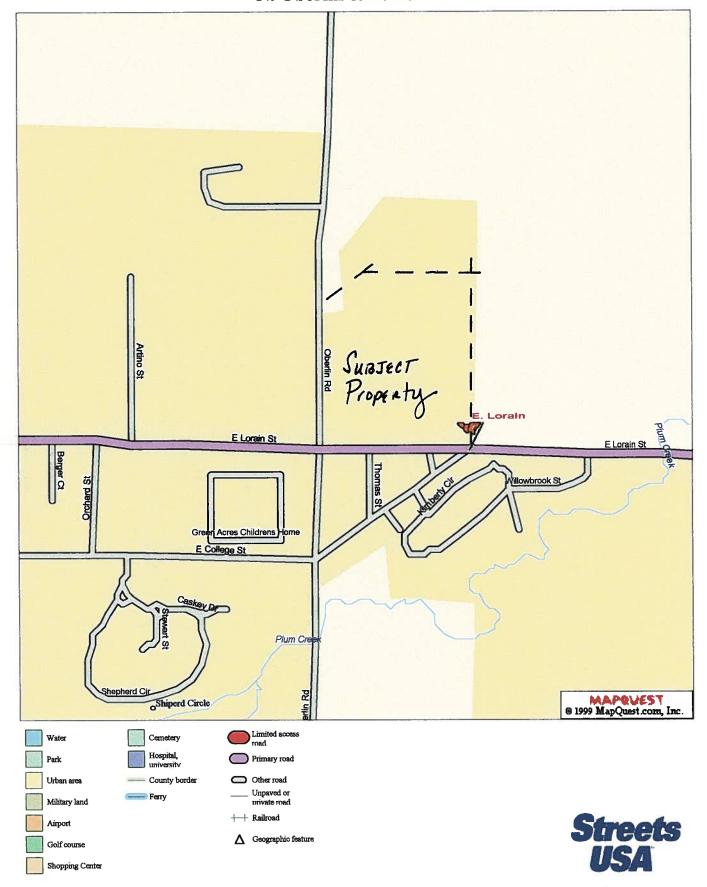
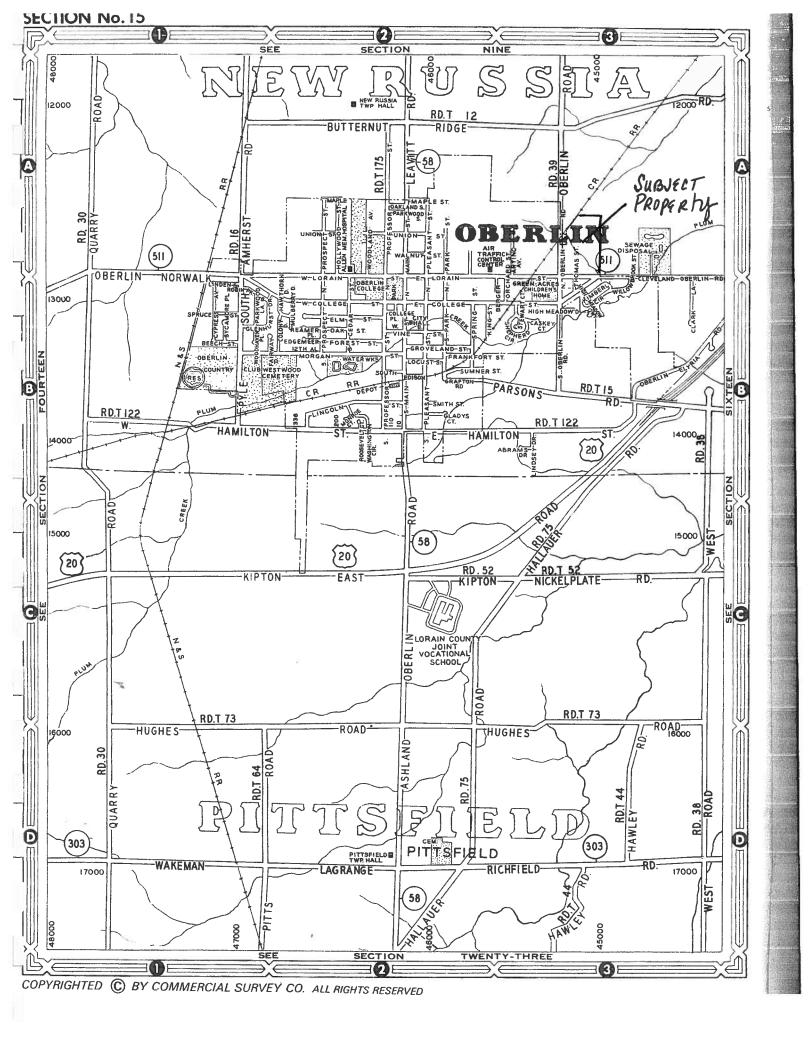


Figure 1
Site Location Map

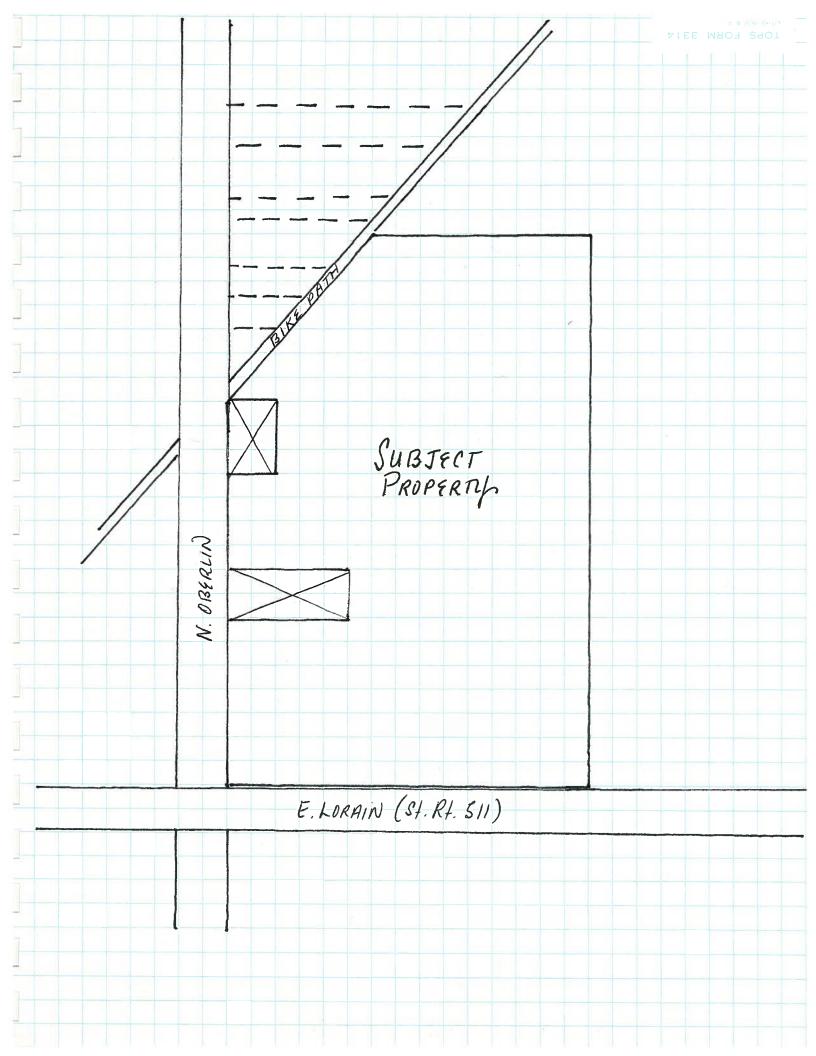
N. Oberlin & E. Lorain





077		
Age		
5/1		
	100	
1		
		d C
7.		
1		

Figure 2
Site Detail Map



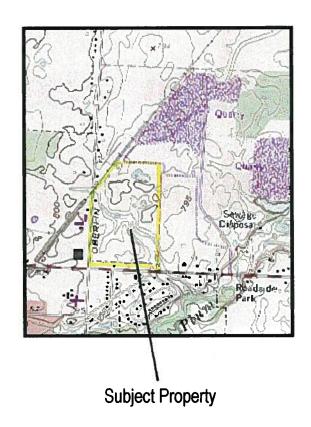
Situated in the Township of Russia, City of Oberlin, County of Lorain and State of Ohio, and being a part of Original Lot No. 78 of said Township, bounded and described as follows: Reginning at an iron pin found in a monument box in the centerline of East Lorain Street (State Route 10) at its intersection with the centerline of Oberlin Road; said point also being the Southwesterly corner of Original Lot No. 78; Thence in centerline of Oberlin Road, North 0 degrees 38' 30" West, a distance of 700.00 feet to a point at the Southwesterly corner of land conveyed to Lester A. Ebosh, etal, as recorded in Official Records Volume 167, Page 355 of the Lorain County Record of Deeds; Thence in the Southerly line of said Ebosh's land, North 89 degrees 21' 30" East, a distance of 435.60 feet to a point at the Southeasterly corner thereof; Thence in the Easterly line of said Ebosh's land, North 0 degrees 38'

30" West, a distance of 200.00 feet to a point at the Northeasterly corner thereof; Thence in the Northerly line of said Ebosh's land, South 89 degrees 21' 30" West, a distance of 435.60 feet to a point in the centerline of Oberlin Road; Thence continuing in said centerline, North 0 degrees 38' 30" West, a distance of 376.02 feet to a point at the Southwesterly corner of land conveyed to James Kennedy and Ivie Kennedy, by deed dated May 19, 1977 and recorded in Deed Volume 1175, Page 262 of the Lorain County Record of Deeds; Thence in the Southerly line of said Kennedys' lands, said line also being the Southerly Corporation line of the City of Oberlin, South 87 degrees 34' 30" East, passing through an iron pin found 30.12 feet from said centerline, a distance of 192.72 feet to a point at the Southeasterly corner thereof, and passing through an iron pin found 7.36 feet Westerly therefrom; Thence in the Easterly line of said lands and the Corporation line of the City of Oberlin. North 3 degrees 33' 32" West, a distance of 234.30 feet to an iron pin set at the Northeasterly corner thereof; Thence in the Northerly line of said Kennedys' land, and the Corporation line of the City of Oberlin, North 87 degrees 03' 59" West, a distance of 124.08 feet to an iron pin set in the Southeasterly line of the former Conrail Railroad; said line also being the Corporation line of the City of Oberlin; Thence in said line, North 35 degrees 23' 00" East, a distance of 719.93 feat to an iron pin found at the Southwesterly corner of land now or formerly conveyed to the B. C. Land Company, by deed dated December 20, 1973 and recorded in Deed Volume 1093, page 509 of the Lorain County Record of Deeds: Thence in the Southerly line of said B.C. Land Company's land, and the Corporation of the City of Oberlin, North 88 degrees 39' 00" East, a distance of 859.47 feet to an iron pin set in the Westerly line of said B. C. Land Company's land as aforesaid: Thence in the Westerly line of said B.C. Land Company and the Westerly line of land now or formerly conveyed to Dayton E. Livingston and Ann Livingston(by Torrens) Deed dated April 20, 1961 and recorded in Deed Volume 30, Page 252 of the Lorain County Record of Torrens' land and the Easterly Corporation line of the City of Oberlin, South 1 degree 05' 40" East, a distance of 2076.31 feet to a point in the centerline of East Lorain Street (State Route 511): Thence in said centerline, South 88 Degrees 20' 26" West, a distance of 1356.12 feet to the place of beginning of land herein described. Containing within said bounds 57.8023 acres of land.

310-	
475	
200	
100	
1	
THE STATE OF	
1	
100	
30	
21 2 34	
1	
na -	
0.00	
1	
1	
1000	
1	

Figure 3 U.S.G.S. Topographic Map

USGS 7.5 minute Topographic Map Oberlin Quadrangle



一种杂类等的发现的性态。在影响的正文的意思。18 00年,在图			
上 上交通交通等			
A CONTRACTOR OF THE CONTRACTOR			
	Company of the Compan		
		All of the second of the secon	

Figure 4
Oil and Gas Well Map



DIVISION OF MINERAL RESOURCES MANAGEMENT



Steve Opritza Geologist Division of Mineral Resources Management

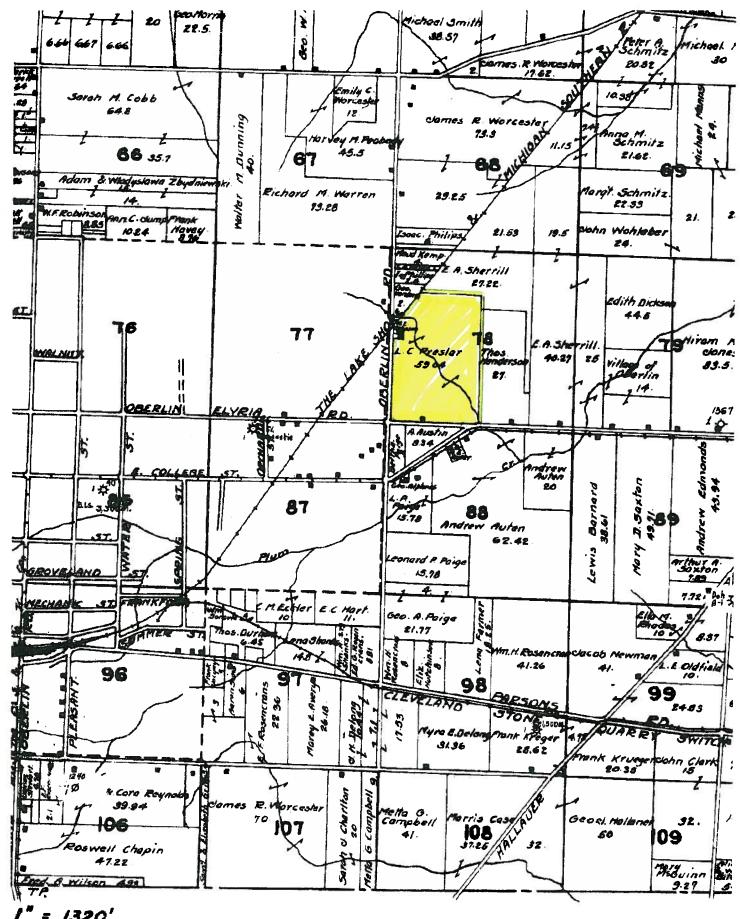
1855 Fountain Square Ct., Bldg. Fl-3 Phone: (614) 285-6442 Fax: (614) 285-7998 Columbus, OH 43224-1383 e-mail: steve.opritza@dhr.state.oh.ue

RECYCLED PAPER

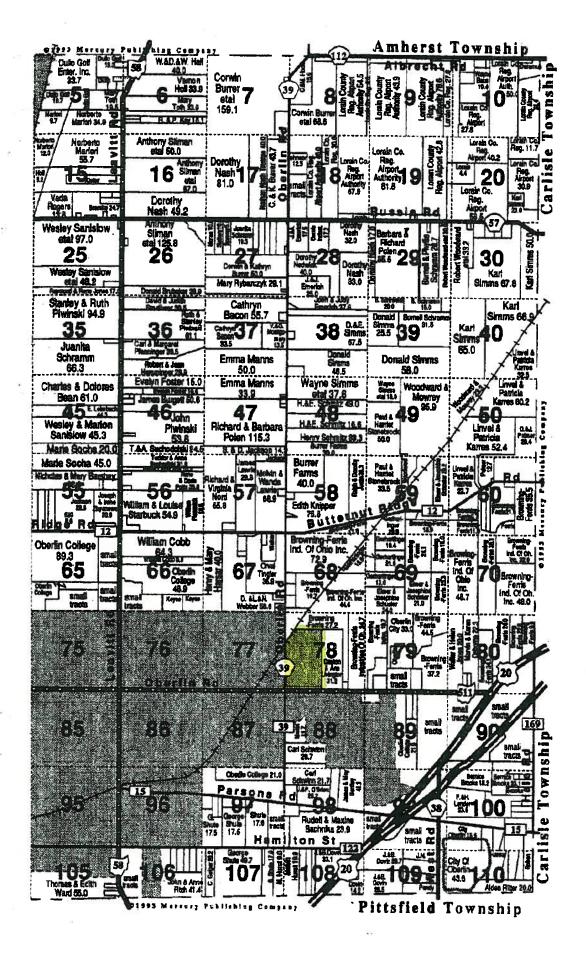
TO Ann ROTH	L From:	
Fax: 440-365	- In20 Pagesi 3	
Phones	Date: 5-15-02	
Re:	GC:	
☐ Urgent ☐ For Revi	w □ Please Comment □ Please Reply ☑ As Request	ted
COMMENTS:		
Ann,		
A REVIE	W OF OUR FILES INDICATES THAT TO	HERE
ARE NO KN	SWW WELLS AT THE PROPERTY ,	
INTERSO	ECTION OF OBERLIN ROAD AND	
S.R. SII, N	ORTHEAST SIDE.	
9	Steve Chritza	

Division of Mineral Resources Management 1855 Fountain Square Court Columbus, Ohio 43224 (614) 265-6633 (phone)

(614) 265-7998 (fax)



= /320'



47010106 01



Ohio Department of Commerce

Division of State Fire Marshal Bureau of Underground Storage Tank Regulations 8895 E Main St. • P.O. Box 687 Reynoldsburg, OH 43068-9009 (614) 752-7938 FAX (614) 752-7942 www.com state oh us

Bob Taft Governor

1.t. Gavernor Jennette Bradley Director

Fel mary 28, 2003

JEAN'T GUESS SHEGEL-GUESS PROPERTY COMPANY 16418 PINWHENNY RD CORNELIUS NC 28031

SHE: ABANDONED GAS STATION OBERLIN RD & ST RT 511 OBERLIN OH LORAIN COUNTY RELEASE #47010105-N00001

NO FURTHER . THOS STATUS REGARDING CLOSURE REQUIREMENTS RE:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed all information submitted Dear My Guessi for this release. Based on this information, BUSTR requires no further action (SFA) involving closure requirements under Ohio Administrative Code (OAC) 1301:7-9-12, effective March 1999.

Thank you for your cooperation. If you have any questions, please contact our office of (614) 752-7938.

Kelly L. Gill in Supervisor Concepte

Kite File xc:

Oner Corrective Action Release Report Release 47010106-N00001 printed by Gill

Responsible Party

Person Reporting Release

.on

Release Location

47010106 - ABANDONED GAS STATION

CORNER OF OBERTIN RD & STRT 511

OBERLIN, OH 44974

Lorain

Release Information

Pelease Number: N00001

Date Reported: 6/19/02

Source: Closure

Content: Gasoline

Rules: 1999

Clast: A

Deed Restriction: No.

Date of East Status Change: 2 27 63

TTF Code: 6 Closure of regulated UST

Site Information Site Area Type:

GW How:

GW Depth:

Sensitive Area, No.

Wallhead Protection No

Depth to Bedrock:

Cleanup Tech

<u>Contamination</u>

Soil Contamination No.

Soil Category: Soil Class

Total Gal LPR:

Contaminant:

Above AL:

GW Contamination: No

Type of GW:

Alt DW supplied. No.

Total tial GW reareduted.

Contaminant:

Above AL:

Priority Tracking System

Soil.

Water:

Free Product:

Drinking Water:

Other:

Rating 0

Printed on 02/27.03 at 11:20 FM

Page 1 of 2

ndansung

Otter Corrective Action Release Report Site Listing Update

06/19/02: Field inspection report indicates that 2-550 gas & 1-1K gas abandoned UST's removed. 12/10/02: Closura report rec'd.

12/11/02: Cloture report review: 2-550 gas \$ 1.1K gas UST's removed. Review of the report shows that the laboratory analytical results could possibly have an error. The lab report indicates the concentration of benzene as "00.50", after contacting the lab, this value was determined to be an error. The actual concentration was "0.005" the lab has faxed a copy of the correct analytical results. Samples were not tested for MTBE and water was in cavity but not sampled. It was not stated in the report that the water was evacuated and given a chance to recharge. DEF letter sent.

01/06/02: Re-excavation conducted to see if groundwater will re-charge. Abandoned UST found and removed. Groundwater did not recharge into the cavity. Soil sample submitt id to the lab from the bottom of the excavation and the bottom of the abandoned UST were below action levels. Site has been recommended for NFA status.

Site Updates 47010106

Site Updates

Kelease			SITE	SITE UPDATES		
Site Updates	Release #	N00001	1			
# O Letters	Closure #		F			
# CA Contacts	# WU d		n			
	ジャが これ		STIFUE	SITE UPDATE DETAILS		
	UpdateDate 1	JpdateUser Gill	ReleaseId NOOO01	Status:	Class	Priority 3
	12/6/2002 4: 1	srael	NCOOOT	RPT (હ	ല
						ন
						1
	-					7
To the state with the				. •		
Indox - Microsoft Outlook MOTTER (Ohio Tank T	OTTER (Ohio T		39 Microsoft Word	-		100 C 11:20 PM

00002478



BUSTR CLOSURE FORM

OWNER/OPERATOR AND FACILITY DATA:				
OWNER INFORMATION: NAME: George Siegel ADDRESS: P3 Box 1674 CITY, STATI:: Comelius, NC ZIP: 28031 CONTACT PERSON: Barney Hartman (Agent_ PHONE #: 440-547-6777 PERMIT #: P00001; 1/23.03	FACILITY INFORMATION: NAME: ALCOMES GIS SISSON ADDRESS: CNR of Oberin Rd. & St Rt 511 CITY: Oterin COUNTY: Loran OPERATOR, Unmown (poss. Sinciair Refinery) PHONE #: N'A FACILITY ID#: FIRE DEPARTMENT, Oberin FD FDID #:			

SITE HISTORY & VISUAL SITE EVALUATION:

ACS, Inc. arrived on site and began to re-crical vate an original UST removal cavity for water re-charge purposes. ACS discovered a fourth UST proviously unknown to exist. ACS stopped excavation contacted the local FD, BUSTR, and a BUSTR Certified inspector. Once the inspector arrived onsite ACS began to excavte and remove the fourth UST. All BUSTR required samples were taken and sent to the lab for analysis. There was no odor nor staining present during or after removal. No water was present. The excavtion was backfilled using the stockpilled material from the removal additional fill was used to replace the void of the tank. The UST was cleaned onsite and disposed of at a scrap yard.

UNDERGROUND STORAGE (UST) SYSTEM DATA:

TANK#	AGF	CAPACITY	PRODUCT	CONST. MATERIAL	TANK STATUS	HOLES YES NO	PIPE. STATUS	HOLES 15500	DISP.	DATE REMOVED
004	Unknown	1000K	Unknown	Steel	R	Yes	7. 3	íVa	n'a	01/95/02/03
						<u> </u>				
						<u></u>				
						<u></u>				
										:-1
										

\$1.41US * IU-Temporary Clotture | RE-Replace | R-Removed | CIU-Us rently In Use | NA-Not Applicable | CIS-Change in Service | U-Abandon ed In Place

COM 3217 REVISED 11 01 m

CLOSUATION

SAMPLE DATA:

SAMPLE COLLECTION PROCEDURES:

SAMPLE PRESERVATION

Samples were placed into a cooler for potential traboratory enalysis

while maintaining a temperature of 4 degrees C.

a current export arranger Stainless steel hand trovel, nutrie giones, new glass jars with tellen Lord lids. SAMPLING FQUIPMENT

SAMPLING METHOD

and a control of the series of the components. One parking of the field series in the series of the the other packs yed for potential lisb analysis. All samples collected within 24 haus of completeing the excervation. Prior to sample collection the sampler put on a clean pair of notife gloves. Samples were collected by hand from the and in mediately placed into clean jors with telligible and has. Samples were placed into certainer with as little disturbance to the soil as possible and with minimum of helyd space. All samples were labled dept oring or all times and location of where the sample(s) were taken. The samples were placed into a coaster for potential lab analysis while maintaining a temperature of 4 degrees c.

FIELD SCREENING: INSTRUMENT USED 5906 OVM

METHODOLOGA CSED

The hold screen samples were placed in air tight containers allowing room for vapors. The containers were opered enough to insent FID trace. The peak reading is) were then treated in The real samples with the highest readings were then designated for laboratory analysis

CALIBRATION PROCEDURES:

Califultion for the 580h OVM was followed by companies calibration procedures.

GROUNDWATER DATA:

CIACLE CORRECT CHO!CE

YES NO SENSITIVE AREA:

DEPTH TO GROUNDWATER: (15') 15-30 31-30 FEET IT UNKNOWN GEPTH TO GROUNDWATER DEFAULT TO (18 FEET

WAS WATER PRESENT IN ENCAVATION TES (NO WATER SAMPLE TAKEN! YES (NO WATER SAMPLE COLLECTED AFTER EXCAVATION EVACUATED YES (NO) IF NO EXPLAIN:

No water was present during excavation

COM 5217 REVISED HOLDO CLOSURETOXM

ACTUAL DEPTH (MI) OF TO

SOIL DATA: CIRCLE CURRECT CHOICE VISILTY CLAYEY SANDS SOIL CLASSIFICATION: SAND GRAVEL CLAY:SILT SOIL SYMBOL: GW GP GM GC SW SP SM SC ML/CL OL MH CH OH PT ATTACH SIGNED BUSTR SOIL CLASSIFICATION CHART AS APPENDICIES FIELD SCREENING DATA: DATE SAMPLE COLLECTED SAMPLE FIELD SCREENING SUBMITTED TO LOCATION DI FTH FEADING LABITYESIO 015603 West West end of tank excay, bottom 61 <ξρρπ. th 01:05:63 East East end of tank excay, bottom <5ppm YES 61 FS#1 01.06/03 Stock pine Nb <5ppm FS #2 Statifile 01.0693 <500m YES NAME AND AFFILIATION OF PERSON COLLECTING SAMPLES: David Rothel, BUSTR Cert. Tech., Owner of ACS, Inc. RECOPY OF THE CHAIN OF CUSTODY AND THE LABORATORY DATA MIEETS MUST BE ATTACHED AS AN APPENDIX LABORATORY DATA: LABORATORY NAME, EnviroMatrix, Inc. ADDRESS: 7777 Wall St., Valley View, OH, 44125 PHONE W: 216-524-0688 LABORATORY ANALYST NAME: Robert Haddock DATE SAMPLES RECEIVED BY LAB. 1/10/03 DATE SAMPLES ANALYZED BY LAB: 6260; 1/14/03 8270; extracted 1/13/03, analyzed 1/29/03

COMPUT REVEED IT 01:00

CLOSURE FORM

EXCAVATION ANALYTICAL RESULTS: WATER SOIL SOIL SOIL SOIL SCIL. TEST METHOD SAMPLE 10: NVA East CHEMICAL OF COACERY: BENZENE LIX 8260 TOLUENE LTCL 8260 EIHYUBENZENT LTDL 8260 TOTAL AYLENES LTCL 8260 MIBE BENZOLMANTHRACENE LTDL 8270 BUNCOPITYFINE LTDL 8270 BENZOITHTEURANTHENE LTCL 8270 BENZO GUTLLORANTHEME LTDL 8270 CHRYSCHE LTDL 8270 DIBENZ (ASIANTHRACENE LTCL £270 INDENOTION CONTYREME LIDL 8270 MARDIALEHE. 1.1 8270 TPH (CIC-C:O) MA

IF ICTION LEVELS IN EXCEEDED, CONDUCTATION LIMITSTICATION ICCORDING TO DICTION AND ADDRESS.

NA

0.65

STOCKPILE ANALYTICAL RESULTS:						
		·				
STOCKPILE 19:	FS#2			i		
CUBIC YARDS.	21.65				 -	TEST
STOCKPILE DISPOSITIONS	R					METHOD

*R=RETURNED TO CATTO: 1.-LANDFILL S=STOCEFILED Y=TREATMENT BY O O

BENZINE	LIDE	5260
TOLUFAE	LTOL	8260
ETHYLBENZENE	LIDL	8260
TOTAL AYLENES	LTDL	1 22:0
MIBE OF A		7:
BENZO (a) ANTHRACEDIF	LIDE	8270
BENZO(a) PYPENE	LTDL	9270
BENZO I DI FLUORA VITIENE	LTDL	3270
BENZOLLIFLUGRAMTHENE	LTDL	8270
CHRYSENE '	LTDL	3270
DIBENZ (46) ANTHRACENE	LTDL	8270
INDESU(LAA CO) PYRESE	LTCL	8270
NAPHIALENE	02	18270
TPH (C10-C20)		
THI (C20 C34)	530	6015
OTHER:		

COMS117 REVISED 11 91 m

THI(C25-C34)

OTHER

CLOSURE FORM

£015

WASTE DISP-)	SAL DATA:
UST SYSTEM DISPOSITION: NAME: ADDRESS: CITY/STATE/ZIP	"see attoched Bill of Sale
PRODUCT DISPOSITION: NAME: NAME: NAME: NIA ADDRESS: CITY: STATE/7/P: VOI UNIE GALLONS: The Petrole in Contaminated Soil (PCS) Form must be completed the PCS laboratory data thesis must be stacked to the PCS Form	WASTEWATER DISPOSITION: N/A NAME ADDRESS CITY STATUZIP VOLUME GALLONS (See Closure Facket cell SEM BUSTR, or visit for web one)
MISCELLANE	OUS DATA:
ADDITIONAL INFORMATION, WHICH CLARE SUBMITTED AS APPENDICIES TO THIS COPY OF PERMIT & FIELD INSPECTION MUST BE ATTACHED SITE MAP: Site maps, drawn to scale, must be anached locations. UST cavity dimensions, above ground structures, water wells within 2000 feet of the site, any utilities, and the	RIFIES CLOSURE ACTIVITIES, SHALL REPORT: Maps should include property boundance, street HST systems, adjacent property sample locations.
CERTIFIED FIRE SAFETY INSPECTOR: NAME: Tony Marley COMPANY/FD: ADDRESS: 19843 Quarry Rd., Wellington, OH. 44030 PHONE 4: 440-647-2877 INSPECTOR ID= 970025	[D4: 03-41-6013
Closure Form <u>must</u> he signed by the UST—amerioperatoc. accurate, and the closure form is legible an complete.	I'm owner/operator is responsible for ensuring all data is
OWNER/OPERATOR SIGNATURE: PRINT NAME: JEAN T. Grue	SS DATE: 3/19/03

COMPANY REVISED HOLLO rightieform (Ightieform

PETROLEUM CONTAMINATED SOIL (PCS) FORM

This form should be completed and submitted within 90 days of generating a stockpile, within 180 days of placing the soil in portable containers, or prior to treatment, whichever comes first.

OWNER/OPERATOR INFORMATION

A reparate PCS form shall be completed for each stockpile generated.

George Stogel (C	egel (Current Property Cower) Barney Hartman (ney Hartman (Agent)	ent) 40-647-6777		
Constan	 	MATE		27 Cust		
Cornelus		NC	T	26031		
FACILITY ID+	CUTTY INFORMATION		FACILITY WR	RE SOILS WILL DE DISPOSED OF O	OR .	
F SCHLITV HALIL			INCHILLA AFAI			
Abandoned Gas S	Cta\con		N/A			
ADER(35			Alberts			
CNR of Oberlin R	d. & StRt511					
(11)	STATE	1-114	tin	STATE	מי ניינו	
Oberlin	Ohio	41074				
Itthast	UCAN		67.XLFRETUS	SNATSMirg, s ledt personopæeistich n. s		
N/A	Lorain (1000K Steel UST; Unknown contents)					
2165	Returned to excavation (Returned to excavation (Disposal at a landfill (LF Disposal at a treatment fi	lethod (ALT). Rula To resuse below site spec above site spec (L) acility (COM)	e levels (RUE)			
· · ************* \$ \$1 \$1 \$1		INTINUED OF FOR OFFICE U	S REVERSE SIDE***** SE ONLY	i d d		
ን <u>ተስረሃ/ርዕ</u> ረ የ				1.4.1 135CYDS		
INCOMPLIANCE!	١ .	ARE SOILS	ABONE SITE SPECIFIC AC	DONTEVELSY Y N		
FD BY						
COM 5216				\$EVISED#2200		

FOLLOWING INFORMATION:
1. A MAP OF THE LOCATION WHERE TREATMENT WILL TAKE PLACE. THE MAP SHOULD DEPICT PROPERTY BOUNDARIES, STREET LOCATIONS, ABOVE GROUND STRUCTURES, ETC. (REFER TO OAC §1301:7-9-16 FOR COMPLETE LIST.)
2. A BRIEF DESCRIPTION OF THE TREATMENT METHOD TO BE USED (INCLUDE ADDITIONAL PAGES IF NEEDED)
3. SIGNED WAIVER FORM FROM OFF-SITE OWNER PERSUANT TO OAC \$1301.7-9-16 AS PROVIDED BY THE STATE FIRE MARSHAL IF ANY OF THE FOLLOWING APPLY:
OFF-SITE TREATMENT LESS THAN 100 FEET FROM OFF-SITE DOMICH F.
ON-SITE TREATMENT LESS THAN 36 FEET FROM OFF-SITE DOMICILE
 ONE TIME LANDFARMING LESS THAN 50 FEET FROM OFF-SITE DOMICILE
4. THE FOLLOWING WRITTEN STATEMENT SIGNED BY THE UST OWNER OR OPERATOR AND SWORN TO OR ACKNOWLEDGED BY THE UST OWNER OR OPERATOR BEFORE A NOTARY PUBLIC.
*I STATE UNDER PENALTY OF PERJURY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF (PLEASE CHECK ONE)
<u>N/A</u> THE ON SITE TREATMENT AT THE UST SITE DESCRIBED ABOVE
N/A THE OFF-SITE TREATMENT AT THE LOCATION DESCRIBED ABOVE
HAS AND SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF CHAPTER 1301:7-9 OF THE ADMINISTRATIVE CODE, INCLUDING BUT NOT LIMITED TO RULES 1301:7-9-16 AND 1301:7-9-17 OF THE ADMINISTRATIVE CODE *
OWNER-OPERATOR'S NAME SIGNATURE DATE OWNER-OPERATOR'S NAME SIGNATURE DATE
SUBSCRIBED AND DULY SWORN BEFORE ME ACCORDING TO LAW, BY THE ABOVE NAMED APPLICANT THIS $\frac{\int_{0}^{1} \frac{1}{1} \int_{0}^{1} $
SIGNATURE OF NOTARY PUBLIC MANAGE IN STOCK
OFFICIAL TITLE STATE STATE STATE
COM 5216 REVISED 8 22:00

STEETEL GUESS Property 60+ ACRES of WOODLAND OBERLIN, OH 44074



ORIGINAL MAP -submitted w/ (3) UST removal. FOUNDATION 19'x 13' X8' Dece REMINANTS AREA

* NOT TO STALE

Stockfile 49 yds.

440'

Themes

* All were gasoline ust's.

nnnnjubl

E. LORAIN (SI. RI. 511)

Siegel Guess Property 60+ Acres of Woodland CNR Oberlin & St Rt 511 Oberlin, OH 44074 4th UST Discovered Revised Original Map Steckpile: (1) 414 UST FLUNCATION 1000K . - 1000K SteeL Remanats - CONTENTS; UNENO VN

• Sample sont to late
for analysis. ILS' formed ye of Grid Pork AREA Colemne (3) UST's St. Rt. 511 0 0 0 0 2 Y 8 7

Date Received: 1/10/03

Date Reported: 1/31/03

Advanced Containment Systems 201 Pasadena Avenue Elyria, Ohio 44035 Attn. Dave Rothel Cliant Sample I.D.: S/G Property
Corner of W. Oberlin Rd & Rt 511 Oberlin, On
EMX Sample I.D.: A0310-9, 10,11
Sampled by: Client
Project: Siegel/Guess Property
Sample Description: Soil samples

Client ID: Tank #4 Excavation @ 6 feet

EMX ID: A9310-10

APPENDIX I VOLATILE ORGANICS (SW-846; Method 8260) Analyzed 1/14/03 by RDH)

PARAMETER	RESULT	DETECTION
	<u>ing/kg</u>	LIMIT mg/kg
Benzena	LTDL	0 005
Bromobenzene	LTDL	0 005
Bromochloromethane	LTOL	0.005
Bromodichloromethane	LTDL	0 005
Bromoform	LTDL	0 005
Bromomethane	LTDL	0 005
n-Butylocnzene	LTDL	O C/15
sec-Butylbenzene	LTDL	0 005
tert-Butylberizene	LTDL	0 003
Carbon Tetrachloride	LTDL	0.005
Ch!crobenzene	LTDL	0.605
Chloroetnane	LTDL	0 005
Ch!oro!orm	LTDL	0 005
Chloromethane	LTOL	0 005
Dibromomethane	LTDL	0 605
1,2-Dibromo-3-chloropropane	LTDL	0 005
1,2-D chlorobenzene	LTDL	0 005
1,3-D:chlorobenzeno	LTDL	0 005
1,4-Dichforobenzene	LTDL	0 005
Dichlorodifluoromethane	LTDL	0 005
1,1-Dichloroethane	LTOL	0 005
1,2-Dichlorootnane	LTÜL	0 005
1,1-Dichloroethene	LTDL	0.005
cis-1,2-Dichloroethylene	LTDL	0 005
trans-1,2-Dichloroethene	LTDL	0.005
1,2-D'chlorepropane	LTOL	0 005
1,3-Dichloroprepane	LTDL	0.005
2,2-Dichtoropropane	LTDL	0 005
1,1-Dichtoropropene	LTDL	0 005
Ethylbenzono	LTDL	0.005
Hexachlorobutadiene	LTDL	0 005
isopropylber:zene	LTDL	0.005
Napthalene	LTDL	0 005
n-Propylbenzone	LTDL	0 005

Date Received. 1/10/03 Client Sample I D_S/G Propart.

Date Reported. 1/31/03 Corner of W. Open Fig & Rt 5: 1 Oberland.

EMX Sample I.D = A0310 3, 10 1.1

Advanced Containment Systems Sampled by: Client

201 Pasadena Avenue Project: Siege!/Gite is Properts

Elyria, Ohio 44035 Sample Descriptor Boil samples

Attn. Dave Rothei

PARAMETER	RESULT	DETECTION
Line and an	mn/ka	LIMIT make.
p-tsoprop/tolueno	LTDL	0.025
Methylene Chloride	LTDI.	0.056
Naphthalene	LTDL	0.07.0
Styreno	LTOL	0 005
1,1,1,2-Tetrachlorocthane	LTOI.	0.065
1.1.2.2-Tetrachtoroethane	LTOL	0 005
Tetrachloroethene	LTDL	0 995
Toluena	LTDL	0.005
1.2.3-Trichtorobenzane	LTDL	9005
1.2.4-Trich'orobenzene	LIDL	0 0 05
1.1.1-Trichloroethane	LTDL	0 005
1.1.2-Trichlorgethage	LTDL	0 005
Trichloroethene	LTDI.	0 005
Trichlorofluoromethana	LTDI.	0.003
1,2,3-Trichloroprepane	LTDL	0 095
1,2,4-Trimothylbenzene	I,TDL	0.005
1,2,5-Trimethylbenzene	LTDL	0 005
Vinyl Chloride	LTDL	J CO5
Xylenes	LTDL	0,003

SURROGATE RECOVERIES (SW 846, Mathad Tuch)

Toluene-d_a 115°),

THE FOREGOING IS LIMITED TO FINDINGS BASED A PONMATERIAL RECEIVED FOR ANALYSIS AND OR INFORMATION FORMISHED BY CLIENT, RECEIVED SAMPLES WITH BE DESPOSED OF AFTER 18 DAYS Date Received: 1/10/03 Client Sample I.D.: S/G Property
Corner of W. Oberlin Rd & Rt 511 Oberlin, Oh
EMX Sample I.D.: A0310-9, 10,11

Advanced Containment Systems Sampled by: Client
Project. Siegel/Guess Property
Elyria, Ohio 44035 Sample Description: Scil samples

SEMI-VOLATILE ORGANICS (Method 8270)(Extracted 1/13/03; Analyzed 1/29/03)

Client ID Tank #4 Excavation @6' Deep EMX ID A0310-10

PARAMETER	RESULT (mg/kg)	DETECTION LIMIT (mg/kg)
Acenzphthene	LTDL	0.5
Aceraphthylene	LTDL	0.5
Acetophenona	LTDL	05
2-Acetylaminofluorene	LTDL	05
Antine	LTDL	05
Anthracene	LTDL	0.5
4-Aminobiphenyl	LTDL	0.5
Berizidine	LTDL	05
Benzo(a)anthracene	LTDL	0.5
Benzo(b)fluoranthene	LTDL	05
Benzo(k)fluoranthene	LTDL	0.5
Benzo(g.hu)perytene	LTDL	05
Велго(а)рунеге	LTDL	0.5
Benzyl Alcohol	LTDL	0.5
Bis(2-chloroethoxy)methane	LTDL	05
Bis(2-chloroethyllether	LTDL	05
Bis(2-chloroisoprepyl)ether	LTOL	0.5
Bis(2-ethylhexyt)phthalate	LTOL	0.5
4-Bromophenyl Phenyl Ether	LTDL	0.5
Butyl Benzyl Phthalate	LTDL	0.5
Chlorobenz/late	LTDL	0.5
4-Chioroanime	LTDL	05
2-Chloronaphthaler.e	l.TDL	0.5
4-Chicro-3-methylphenol	LTÐL	0.5
2-Chlorophenol	LTDL	0.5
4-Chlorephenyl Phenyl Ether	LTDL	05
Chrysene	LTDL	05
C.s-isosafrole	LTDL	05
Diallate isomers	LTDL	05
Dibenz(a,h)anthracene	LTDL	05
D-benzofuran	LTDL	0.5
Di-n-buty/phtha/a/e	3.4	05

THE FOREGOING IS LIMITED TO FINDINGS BASED UPON MATERIAL RECEIVED FOR ANALYSIS AND OR INFORMATION FURNISHED BY CLIENT, RECEIVED SAMPLES WILL BE DESPOSED OF AFTER 19 DAYS.

Date Received: 1/10/03	Client Sample I.D.: S/G Property
Date Reported: 1/31/03	Corner of W. Oberlin Rd & Rt 511 Oberlin, Qh
Date (value)	EMX Sample I.D.: A0310-9, 10,11
Advanced Containment Systems	Sampled by: Client
201 Pasadena Avenue	Project: Siegel/Guess Property
Elyria, Ohio 44035	Sample Description: Soil samples
Attn. Dave Rothel	·

SEMI-VOLATILE ORGANICS (Method 8270) (Continued)

	RESULT	DETECTION LIMIT
PARAMETER	<u>(mq/kn)</u>	<u>(mg/kg)</u>
1,3-Dichlorobenzene	LTOL	0.5
1,4-Dichlorobenzene	LTDL	0.5
1 2-Dichlorobenzene	LTDL	0.5
3,3'-Dichlorobenzidine	LTOL	05
2,4-Dichlorophenol	LTDL	05
2,6-Dichlorophenel	LTDL	0.5
D.etnylphthaliste	LTDL	0.5
Dimethoate	LTOL	0.5
p-Dimethylaminoazobenzene	LTDL	0.5
7,12-Dimethylbenz(a)anthracene	LTDL	0.5
3.3-Dirnethylbenzidine	LTDL	05
d- d-Dimethylphenethylamine	LTDL	05
2.4-Dimethylphonol	LTDL	05
Dirnetnylphthalate	LTOL	05
Dinoseb	LIOL	0.5
m-Dinitrobenzene	t.TDL	05
2,4-Dintrophenol	LTDL	2.5
2.4-Dia:troto/uene	LTDL	0.5
2,6-Dinitrotoluene	LTDL	0.5
Diphenylamine	LTDL	05
Di-n-octylphthalate	LTDL	0.5
Disulfoton	LTDL	0.5
Ethyl Methanesulfonate	LTDL	05
Ethylparathion	LTDL	05
Famphur	LTCL	0.5
Fluorantheno	LTDI.	05
Flugrene	LTDL	0.5
Hexachiorobenzena	LTDL	0.5
Hexachlorobutad.ene	LTOL	0.5
Hexachlorocyclopentadiane	I.TDL	05
Hexacl Iproothane	LTOL	0.5
Hexacoloroproperts	LTDL	05

THE FORECOING IS LIMITED TO FINDINGS BASED UPON MATERIAL RECEIVED FOR ANALYSIS AND OR INFORMATION FURNISHED BY CLIFINE. RECEIVED SAMPLES WILL BE DESTOYED OF AFTER 30 DAYS.

000002494

Date Received: 1/10/03
Date Reported: 1/31/03

Advanced Containment Systems 201 Pasadena Avenue Elyria, Ohio 44035 Attn. Dave Rothel

Client Sample I.D.: S/G Property
Corner of W. Oberlin Rd & Rt 511 Operlin, Oh
EMX Sample I.D.: A0310-9, 10,11
Sampled by: Client
Project: Siegel/Guess Property
Sample Description: Soil samples

SEMI-VOLATILE ORGANICS (Method 8270) (Continued) DETECTION

	RESULT	LIMIT
PARAMETER	(mg/kg)	(<u>ma/ka)</u>
Hexachloropropylene	LTDL	0.5
Indeno(1,2,3-cd)pyrerie	LTOL	0.5
Isodrin	LTDL.	0.5
Isophorone	LTDL	0.5
Kepone	LTDL	0.5
Mathapyriene	LTDL	0.5
2-Methyl-4,6-duritru, * prof	LTOL	0.5
3-Methylcholanthrena	LTUL	0.5
Methyl Methanesulfonate	LTDL	0.5
2 Methylnaphthalena	1.8	0.5
Methylparathion	LTDL	0.5
2-Methylphenol (o-crosol)	LTDL	0.5
4-Methylphenol (p-cresol)	LTOL	05
Naphthalene	1.1	0.5
1-Naphthylamine	LTOL	0.5
2-Naphthylamine	LTDL	0.5
2-Nitroanline	LTDL	0.5
3-Nitroanil.ne	LTDL	0.5
4-Nitroantine	LTDL	0.5
Nrtrobenzene	LTDL	0.5
N-Nitroso-Di-N-Propylamine	LTDL	0.5
N-Nitrosodiethylamine	LTDL	0.5
N-Nitrosodibutylamine	LTDL	0.5
N-Nitrosomorpholine	LTDL	05
N-N-trosopiperidine	LTDL	0.5
N-Nitrosopyrrolidine	LTDL	0.5
5-Nitro-o-toluidina	LTDL	0.5
2-Nitrophenol	LTDL	0.5
4-Nitrophenol	LTDL	2.5

THE FOREGOING IS LIMITED TO FINDINGS BASED UPON MATERIAL RECEIVED FOR ANALYSIS AND OR INFORMATION FURNISHED BY CLIENT, RECLIVED SAMPLES WILL BE DESPOSED OF AFTER 30 DAYS. Date Received: 1/10/03

Date Reported: 1/31/03

Advanced Containment Systems 201 Pasadena Avenue Elyria, Ohio 44035 Attn. Dave Rothel Client Sample I.D.: S/G Property
Corner of W. Oberlin Rd & Rt 511 Oberlin, Ch

EMX Sample I.D.: A0310-9, 10,11

Sampled by: Client
Project: Siegel/Guess Property
Sample Description: Soil samples

SEMI-VOLATILE ORGANICS (Method 8270) (Continued)

	RESULT	DETECTION LIMIT
PARAMETER	(mg/kg)	(mg/ka)
PentachloroLenzene	LTDL	0.5
Pentachloron-trobenzena	LTDL	0.5
Pentachlorophenol	LTDL	2.5
Phenol	LTCL	05
Phenacetin	LTDL	0.5
Phenanthrene	LTCL	0.5
Phorate	LTDL	0.5
Pronamide	LTDL	05
Рутепє	LTOL	0.5
Safrole	LTDL	0.5
Sulfatepp	LTCL	05
2,3,4,6-Tetrach/orophenol	LTDL	0.5
O-Toluidine	LTDL	0.5
Thionazin	LTDL	0.5
Trans-isosafrole	LTDL	0.5
1,2,4,5-Tetrachlorobenzene	LTCL	0.5
1,2,4-Trichlorobenzene	LTDL	05
2,4,5-Trichlorophenol	LTOL	0.5
2,4,6-Trichiorophenol	LTDL	2.5
0,0,0-Triethylphosphorothioate	LTDL	05
1,3,5-Trinitrobenzeno	LTDL	0.5

Surrogate Recovery %	,	
EMX ID	<u>A0310-9</u>	<u> A0310-10</u>
2-Flucrophenol	113%	180%
Phenol-d5	106%	0%
Nitrobenzene-d5	101%	82%
2-Fluorobiphenyl	97%	83%
pTerphenyl-d14	115%	120%

Lisa Dozelan

Laboratory Coordinator

THE FOREGOING IS LIMITED TO FINDINGS BASED CPONMATERIAL PECEINED FOR ANALYSIS AND OR INFORMATION FURNISHED BY CLIENT, RECEIN ON SAMPLES WILL BE DESPOSED OF AFTER 14 DAYS. Date Received: 1/10/03 Client Sample I.D.: S/G Property

Date Reported: 1/31/03 Corner of W. Oberlin Rd & Rt 511 Oberlin, Oh

EMX Sample I.D.: Au310-9, 10,11

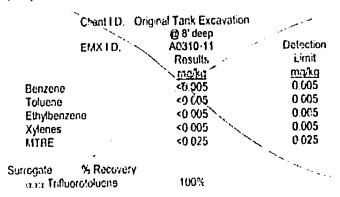
Advanced Containment Systems Sampled by: Client

201 Pasadena Avanue Project: Siegel/Guess Property

Elyria, Ohio 44035 Sample Description: Soil samples

BTEX Method 8021 (Analyzed 1/15/03 by RDH)

Attn. Dave Rothel



Total Petroleum Hydrocarbons C-10-C-24 Method 8015 (Analyzed by RDH)

Client ID FS #2 Stockpile Tank #4 Excavation EMX ID A0310-9	Results <u>mg/kg</u> 63 0	Detection Limit <u>markā</u> 10.0
Client ID Tank #4 Excavation @6' Deep	89.0	10.0

THE FOREGOING IS LIMITED TO FINDINGS #4SED UPON MATERIAL RECEIVED FOR ANALYSIS AND/OR INFORMATION FURNISHED BY CLIENT. RECEIVED SAMPLES WILL BE DESPOSED OF AFTER 30 DAYS.

28262844

ENVIROMATRIX, INC.

Date Received: 1/10/03

Date Reported. 1/31/03

Advanced Containment Systems 201 Pasadena Avenue Elyria, Ohio 44035 Attn. Dave Rothel Client Sample I.D.: S/G Property
Corner of W. Oberlin Rd & Rt 511 Oberlin, Oh
EMX Sample I D.: A0310-9, 10,11
Sampled by: Client
Project: Siegel/Guess Property
Sample Description: Soil samples

Client ID: FS#2 Stockpile Tank #4 Excavation

EMX ID: A0310-9

APPENDIX I VOLATILE ORGANICS (SW-846; Method 8260) Analyzed 1/14/03 by RDH)

PARAMETER	RESULT <u>ma/ka</u>	DETECTION LIMIT mg/kg
Benzene	LTDL	0.005
Bromobenzene	LTDL	0.005
Bromochloromethane	LTDL	0.005
Bromodichloromethana	LTOL	0.005
Bromoform	LTDL	0 005
Bromomethane	LTDL	0.CO5
n-Buty/benzene	LTDL	0.005
sec-Butylbenzene	LTDL	0.005
tert-Butylbenzene	LTDL	0.005
Carbon Tetrachloride	LTDL	0.005
Chlorobenzene	LTDL	0 005
Chloroethane	I.TDL	0.005
Chloroform ,	LTDL	0.005
Chloromethane	LTDL	0 005
Dibromomethane	LTDL	0.005
1,2-Dibromo-3-chloropropane	LTDI.	0.005
1,2-Dichlorobenzene	LTOL	0.005
1,3-Dichlorobenzene	LTDL	0.005
1,4-Dichlorobenzene	LTDL	0.005
Dichloredifluoromethane	LTD!.	0.005
1.1-Dichloroethane	LTDL	0,005
1,2-Dichloroethane	LTDL	0 005
1,1-Dichloroethene	LTDL	0 005
cis-1,2-Dichloroethylene	LTDL	0 005
trans-1,2-Dichloroethene	LTDL	0.905
1,2-Dichloropropane	LTDL	0 005
1,3-Dichloropropane	LTDL	0.005
2,2-Dichloropropane	LTDL	0.005
1,1-Dichloropropene	LTDL	0.005
Ethylbenzene	LTDL	0,005
Hexachlorobutadiene	LTDL	0.005
Isopropylisenzene	LTDL	0.005
Napthalene	LTDL	0.005
n-Propylbenzene	LTDL	0.605

THE POLEGOING IS LIMITED TO FINDINGS BASED UPON MATERIAL RECEIVED FOR ANALYSIS AND OR INFORMATION FURNISHED BY CLIENA, RECEIVED SAMPLES WILL BE DESPOSED OF AFTER 30 DAYS.

Client Sample I.D : S/G Property Date Received: 1/10/03 Corner of W. Oberlin Rd & Rt 511 Oberlin, Oh Date Reported: 1/31/03 EMX Sample I.D.: A0310-9, 10,11 Sampled by: Client Advanced Containment Systems Project: Siegel/Guess Property 201 Pasadena Avenue Sample Description: Soil samples Elyria, Ohio 44035 Attn. Dave Rothel DETECTION RESULT PARAMETER LIMIT ma/kg mg/kg 0.005 p-Isopropy!toluene LIDL 0.005 LTDL Methylene Chloride 0.005 LTDL Naphihalene 0 005 LTDL Styrene ... 0.005 1,1,1,2-Tetrachlorcethana LTDL 0.005 LTDL 1.1.2.2-Tetrachloroethane 0.005LTDL Tetrachloroethene LTDL 0.005 Toluene 1,2,3-Trichlerobenzene LTDL 0.005 LTDL 0 005 1.2,4-Trichlorobenzene LTDL 0 005 1,1,1-Trichloroethano 0.005 LTDL 1,1,2-Trichloroethane

SURROGATE RECOVERIES (SW-346; Mothod 8260)

LTDL

LTDL

LTDL

LTDL

LTDL

LTDL

LTDL

Toluene-d_a

Trichloroethena

Vinyl Chlorida

Xylenes

Trich/orofluoromethane

1.2.3-Trichloropropane

1.2,4-Trimethylbenzene

1,2,5-Trimethylbenzene

116%

THE FOREGOING IS LIMITED TO FINDINGS BASED UPON MATERIAL RECEIVED FOR ANALYSIS AND OR INFORMATION FURNISHED BY CHENT, RECEIVED SAMPLES WILL BE DESPOSED OF AFTER 10 DAYS.

0.005

0.005

0.005

0 005

0.005 0.005

0.005

Date Received:	1/10/03	
Date Reported:_		
, –		

Advanced Containment Systems 201 Pasadena Avenue Elyria, Ohio 44035

Crient Sample I.D.: S/G Property
Corner of W. Oberlin Rd & Rt 511 Oberlin, Oh
EMX Sample I.D.: A0310-9, 10,11
Sampled by: Client
Project: Siegel/Guess Property
Sample Description: Soil samples
•

SEMI-VOLATILE ORGANICS (Method 8270)(Extracted 1/13/03; Analyzed 1/29/03)
Client ID FS #2 Stockpila Tank #4 Excavation
EMX ID A0310-9

PARAMETER	RESULT (mg/kg)	DETECTION LIMIT (mg/kg)
Acenaphthene	LTDI.	0.1
Acenaphithylene	LTDL	0.1
Acetophenone	LTDL	0.1
2-Acetylaminofluorene	LTDL	0 1
Andine [†]	LTDL	0.1
Anthracene	LTDL	0.1
4-Aminobiphenyl	LTDL	0 1
Benzidine	LTDL	1,0
Benzo(a)anthracene	LTDL	0.1
Benze(b)fluorantherie	LTDL	0.1
Benzo(k)fluoranthene	LTDL	0.1
Benzo(g.h.i)perytene	LTDL	0.1
Benzo(a)pyrene	LTDL	0.1
Benzyl Alcohol	LTDL	0.1
Bis(2-chlorcethoxy)methane	LTDL	01
Bis(2-chloroethyl)ether	LTDL	0.1
Bis(2-chloroisopropyl)ether	LTDL	0.1
Bis(2-ethythexyl)phthalate	LTDL	0.1
4-Bromophenyl Phenyl Ether	1.TDL	0.1
Butyl Benzyl Phthalate	LTDL	0.1
Cnlorobenzilate	LTDL	0.1
4-Chloroaniline	LTCL	0.1
2-Chloronaphthalene	LTDL	0.1
4-Chloro-3-methylphenol	LTDL	0.1
2-Chlorophenol	LTOL	0.1
4-Chlorophenyl Phenyl Ether	I.TDL	0.1
Chrysene	LTDL	0.1
Cis-isosafrole	LTDL	0.1
Dialiate isomers	LTOL	0.1
Dibenz(a,h)anthracena	LTDI	0.1
D-benzofuran	LTDL	0.1
Di-n-butylphthalate	1.9	0.1

THE FOREGOING IS LIMITED TO FINDINGS BASED UPON MATERIAL RECEIVED FOR ANALYSIS AND OR INFORMATION FURSISHED BY CLIENT, RECEIVED SAMPLES WILL BE DESPOSED OF AFTER 39 DAYS.

Date Received: 1/10/03
Date Reported: 1/31/03

Advanced Containment Systems 201 Pasadena Avenue Elyria, Ohio 44035 Altn. Oave Rothel

SEMI-VOLATILE ORGANICS (Method 8270) (Continued)

	RESULT	DETECTION LIMIT
PARAMETER	(mg/kg)	<u>(ma/kg)</u>
1,3-Dichlorobenzene	LTOL	0.1
1,4-Dichlorobenzene	LTDL	0.1
1.2-Dichlorobenzene	LIDL	0.1
3,3'-Dichlorobenzidine	LTDL	0.1
2,4-Dichlorophenol	LTDL	0.1
2,6-Dichlorophenol	LTD1.	0.1
D ethylohthalate	LTDL	0.1
Dirnethoate	LTDL	0.1
p-Dimethylaminoazobenzene	LTDL	0.1
7,12-Dimethylbenz(a)anthracene	LTDL	0.1
3,3 Dimethylbenzidine	LTDL	0.1
α-,α-Dimethylphenethylamine	LTDL	0.1
2.4-Dimethylphenol	LTDL	0.1
Dimethylphthalate	LTDL	0.1
Dinosab	LTDL	0.1
m-Din/trobenzena	LTDL	0.1
2,4-Dinitrophenol	LTDL	0.5
2,4-Dinitrotofuene	LTDL	0.1
2.6-Dinitrotoluene	LTDL	0.1
Diphenylamine	LTDL	0.1
Di-n-octylphthalate	LTDL	0.1
Disulfoten	LTDL	0.1
Ethyl Methanesuifonate	LTDL	0.1
Ethylparathion	LTDL	0.1
Famphur	LTDL	0.1
Fluoranthene	LTDL	0.1
Fluorene	LTDL	0.1
Hexachlorobenzene	LTDL	0.1
Hexachlorobutadiene	LTDL	0.1
Hexachlorocyclopentadiene	LTDL	0.5
Hexachloroethane	LTDL	0.1
Hexachloropropene	LTDL	0.1

THE FOREGOING IS LIMITED TO FINDINGS BASED & POY MATERIAL RECEIVED FOR AN ALISIS AND OR INFORMATION FURNISHED BY CLIENT, RECEIVED SAMPLES HILL BE DESPOSED OF AFTER 30 DAYS.

Data Received:	1/10/03	
Date Reported:_		

Advanced Containment Systems 201 Pasadena Avenue Elyria, Ohio 44035 Attn. Dave Rothel

Client Sample I.D.: S/G Property	
Corner of W. Oberlin Rd & Rt 511 Oberlin, Ob	
EMX Sample I.D.: A0310-9, 10,11	
Sampled by: Client	
Project: Siecel/Guess Property	
Sample Description: Soil samples	

SEMI-VOLATILE ORGANICS (Method 8270) (Centinued) DETECTION

	RESULT	LIMIT
PARAMETER	<u>(mg/kg)</u>	<u>(mg/kg)</u>
Hexachloropropylene	LTDL	0.1
Indeno(1,2,3-cd)pyrene	LTDL	0.1
isodrin	LTDL	0.1
Isophorone	LTDL	0.1
Kepone	LTDL	0.1
Methapyrilena	LTDL	0 1
2-Methyl-4,6-din trophenol	LTDL.	0.1
3-Methylcholanthrene	LTDL	0.1
Methyl Methanesulfonate	LTDL	0.1
2-Methylnaphthalene	06	0.1
Methylparathion	LTDL	0.1
2-Methylphenol (n-cresol)	LTDL	0.1
4-Methyphenol (p-cresol)	LTDL	0.1
Naphinalene	02	0.1
1-Naphthylamine	LTDL	01
2-Naphthylamine	LTDL	0.1
2-Nitroaniline	LTDL	0.1
3-Nitroanifine	LTDL	0.1
4-Nitroaniline	LTDL	0.1
f1:trobenzene	LTDL	01
N-Nitroso-Di-N-Fropylamine	LTDL	0.1
N-Nitrosodiethylamine	LTDL	0.1
N-N-tresodibutylamine	LTDL	0.1
N-N:trosomorpholine	LTDL	0.1
N-Nitrosopiperidine	LIDL	0.1
N-Nitrosepyrrolidine	LTDL	0.1
5-Nitro-o-toluidine	LTDL	0.1
2-Nitrophenol	LTDL	0.1
4-Nitrophenol	LTDL	0.5

THE FOREGOING IS LIMITED TO FINDINGS BASED UPON MATERIAL RECEIVED FOR ANALYSIS AND OR INFORMATION FURNISHED BY CLIENT, RECEIVED SAMPLES WILL BE DESPOSED OF AFTER JUDIANS. Date Received: 1/10/03 Client Sample I.D.: S/G Property
Date Reported: 1/31/03 Corner of W. Oberlin Rd & Rt 511 Oberlin, Oh
EMX Sample I.D.: A0310-9, 10,11

Advanced Containment Systems
201 Pasadena Avenue Project: Siegel/Guess Property
Elyria, Ohio 44035 Sample Description: Soil samples

Attn. Dava Rothel

SEMI-VOLATILE ORGANICS (Method 8270) (Continued)

	RESULT	DETECTIO LIMIT
PARAMETER	(mg/kg)	<u>(mg/kg)</u>
Pentachlorobenzene	LTOL	0.1
Pentachloronitrobenzene	LTDL	0,1
Pentachlorophenol	LTDL	0.5
Pt.enol	LTDL	0.1
Phenacetin	LTDL	0.1
Phenanthrene	LTOL	0.1
Phorate	LTDL	0.1
Pronamide	LTDL	0.1
Pyrene	ŁTDL	0.1
Safrole	LTDL	0.1
Sulfctepp	LTOL	0.1
2,3,4,6-Tetrachlorophenol	LTDL	0.1
O-Toluidine	LTDL	0.1
Thionazin	LTDL	0.1
Trans-isosafrole	LTDL	0.1
1,2.4,5-Tetrach!orobenzene	LTDL	0.1
1,2,4-Trichlorobenzene	LTDL	0.1
2,4,5-Trichlorophenol	LTDL	0.1
2,4,6-Trichlorophenol	LTDL	0.1
0,0,0-Triethylphosphorothioate	LTDL	0.1
1,3,5-Trinitrobenzene	LTDL	01
•		

THE FOREGOING IS LIMITED TO FINDINGS BASED CPOYMATERIAL RECEIVED FOR AN ALYSIS AND OR INFORMATION FORMISHED BY CLIENT. RECEIVED SAMPLES WILL BE DESPOSED OF AFTER 30 DAYS.

INTERCALATRIX, INC. + 7777 WALL STRIET + VALLEY VIEW, OH 44125-3338 + (1-HBP-407-0888)

			1MV.	/	747377				
(000A-7)A-100-1	Analyse Requested		Bizzi R. Doknowy		STR CALLOR			de, everal by Enginelisee	
	America (3000 B	3 3	2 2 + 1	7			. <u>.</u>	
	Sp. S.	3.7 - J.			7			i i	
	8	13.00		252	<u>. </u>			abere)	
	40.365-1020			71				Helim uisted by frynslarch	
5		(BENEST)	present -		-			u:st-	1
	ACS. Inc. 134 Yorkshite Cl. Eyria, OH 44005. 440-365-0567.	Control of the contro						ń. ;	Koraik
	ACS. Inc. 134 Years Eyma, Or 140-365 0		v ==41202					Cris	Like 1100, by:
			4117 2		>			Signilli	ler ile
		Section Constitution of the section	1 85%	2: 30pm	102:1		(TONG.	Pocified for L Gigordane)
	4.51. chediated	L. Oil	10 -01	16-03	3)			im.	a. 5
	51.05	E 3		• •}		İ	1	1/10/53	# 66 6
GHAIN OF CUSTODS	and a Rish charled	-	Test - spetpine	The profits county in the state of the state	d>>0, 8, 17		.1	Line Wille Co. (Signature)	Wilmprobed by Biggeneral

BUSTR SOIL CLASSIFICATION FORM

·	Major Division		Letter Symbol	Typical Description	BUSTR Class
	Gravel and Clean Gravels			Relitering Greek, Cerri Sand Idaners, Link or No Face	Sand Cravel
	Gravelly Soils	(Linic or hu Firm)	GP	Posty Grafed Cervels, Longle Sand entrance Late on the Feat	Şu.i
Coarse Grained	Raig that the of Chine	Gravels With	GM	Sey Cracks (continues Municip	
Soils	fraction Betweekern 140 Billion	(Appreciable Areset of Free:	GC	Cinty Costs. Costs Societay	
	Sand and	Clean Sand	5'%'	Well Couled Series Clarethy Series contract and	
Sand Soils Sandy Suils	fluite or no firsts	SP	Purely Condres Sciente Conveily Souds Sorte on the Sous		
of Maierral is Elecater than a200 Sieve	exientifian (Siene biometex) 12% of	Sands with fines	SM	Say Sovie South a Morres	
	Cana fixing highly d	(Appre, while set (ASC vill fores)	SC	Clayry Seads, Sand & by he stures	Sity. Clasty
	<u>sne</u>		ML	barjam this and bery fine Sante. But Free, Livy or Clavey fine fands or Clavey Lite wife if the factory	Sands Soil
Fine	Silts and Clays	Liqud Limis «19	(a)	enryson Care of Low to Medical Passage Carelle Cliff. Sanh Cliff Sity Cliff, Lem Cliff.	
Grained Grays	,		OL	Constinue Passar	'
			MII	Europea Site Makered of Experience for Sold of Str Serv	
More than 5-17 a	Sitts and	Leguid Limit (50)	CII	bragan Christ Hab bunch	S.A
eentocean Clays	Clays	,,		Copies Clips of Median in Hy Princedy Chemic S. Ric	
7,00 Sicre	Highly Organic	Soils	זין	fed how have but or	<u>_</u> _

	Pathway	Symbol	Pathway	Symbol
H'A	Direct Contact w/soil		GW to Indoor Air GW Ingestion	
	Soil to DW Leaching		Soil to Non-DW Leaching	
	Soil to Indoor Air		AND ASSESSMENT OF REAL PROPERTY.	

There inspected the soil at: (NR of Checket 1917) SII (hale Ohio. (address) (enyl

Name (Printed) A. (1991 | College Cert 1904 | Acs Date 156.63

(Name of Classifier, Title, Virm Name)

Signature Darry State

Revised 11 0a 00

	·			<i>}</i> .		
		1886	war and the	EVFI S	1.	
			URE ACTION I	1.7	WATER	PCS :
· ·		e-ndiGravel	Bitty/Clayey Bands	Clay/Silt	0.005	0.015
Chemicals o	(Concern	0.150,0	Q.240(C)	520 000 ₀	1,000,	5.860
enzene		58.700 _{to}	112.000,0	230 000 u	0.700	7,110
Tokiene ·		71,100,0	131.000 _{ici}	1570.000		72 400
Eunytenzene	1	1:00,000,,1	1500.000,1	3 300;		
Total Xylenes		0.530,0	0.890(1)	5.500,		5 500
MTBE		5.50001	5,500 ₍₅₎	0.550	1000	0 550
Benzo(a)-ant	rracene	0.550%	4.660			5 500
Genzo/al-pyl	ena	5 500,1	c t//	5 500,		1970
Benzo(b)-flu	oranthune	55 000,		55 (,00,	9	1.270
Benzo(k)-Nu	oruntheine	550.000		550 (00		0.550
Clyrysene		0.550	~~~~ ^ £ £ Å .	0 550	19	0.150
Dibens(a.h)	anthracione		E 600	5 500	119	127.00
indenol1.2.	3.c.d) lyrene	5.500 ₀		1800.000	10	
viaphthalen	P	1800 000		IMITS		
-		SOILS	ATURATION L	5722		
GROUP I	CANTON	111 5	N 700	3746	00	
GROOM	Toluena	268 20	40.000	2130	00	a sas
1	Fund-benze	ne 149.30	447 400	175	XV0	
1	Total X, lene	124.7 5.483 0		8,1931	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-
!	MILLE	2,403 V		ָּאַכּ	ÚVÚ	
GROUP	(C10-C31)	20	000,01 000	20,		
Total Petr	ruleumi					
Hydrocath	bons (YPH)*		20,000	40	,000	
GROUP (III (C10-C34)	5	00° 20,050		-	استنت المستندي
N.	(TDII)*	التنافي	Name of Contrast of the Owner, or other Designation of the Owner, where the Party of the Owner, where the Party of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, whis			
ANALOGA	s are in pails	per million (pp)	in)		المنساسة	ado 13

All values are in parts per million (ppm)
TPH saturation kmit from OEPAVAP
NrAo: Soil action levels are the most conservative from all BUSTR fier 1 tables in Rule 13

a Ground Water Lagestion, b. Direct Contact, & Soil to Durking Water Learning Soil Palhways

aus	TR Recommen		Lab methods for Water	Soil saturation determination
Analytical Group (1) Light Distillates CA-C10 (i.e. gasoline)	Concern BTEX. MTBE BTEX	8021° or 8260° 8021° or 8260°	8051, ot 8560,	Saturation Equation TPH by £015 (C10-C34)
(2) Middle Distrilates C10-C20 (I e. kero, diesel, stoddard) (3) Heavy Products C20-C3	DNAs	8270 or 8310	8270° or 8310 or 525.2 6260° 8270° or 0.310 or	TPH by 8015
(3) Heavy Products C20.C3 (i.e. v/aste oil) & unknowns	PNAS	8270 or 8310	525 2	aboratory must quantify

The gas chromatographic analysis of TPH may be stopped when all peaks have eluted. Laboratory must quantify the amount of TPH that fails in the diasel range(C10-C20) and the oil range (C20-C34). For method 8270, PNAs must be run for "basc/neutral" (petrokrum) components.

**MTRE* is not a tamet compound in these methods and must be requested.

* MTBE is not a target compound in these methods and must be requested

* MTBE is not a target compound in these methods and must be requested.

* A full liter of water may be required to obtain required detection limits.



Obio Department of Commerce Disislon of State Fire Marshal

Division of State Fire Marshal Bureau of Testing & Registration 6606 Tussing Road • P.O. Box 529 Reynoldsburg, OH 43068 (014) 752-7126 FAX (614) 995-4206

www.com.state.ch.us

Bob Taft Governor

Lt. Gov. Jennette Bradley Director

PERMIT FOR UNDERGROUND STORAGE TANKS

Permit Number: POCOL Issue Date: 1/23-03

Issue Date: 1/23-03
PLIOCATION OF TANKS (1) FACE TYNO 47010106 14 April 10
ABANDONED GAS STATION CORNER OF OBERLIN RD & ST R1 511 OBERLIN OH 44074 COUNTY TORAIN PHONE
M.LOCAL FRE DEPARTISON AFORMATION
Oxelin Fire Dept
430 S Main St
Oberlin, OH 44074-1745
FEER HON RETUNDANCE. ETHING FOR STEEL STATE OF THE STATE
401AUSYSTEMS N'A
IGIAL SYSTEMS N'A
IOTAE SYSTEMS: 8/A
TOTAL SYSTEMS: N/A TTAK DETTCHON, N/A
NGE IN STRVICE:

Ohio Bureau of Underground Storage Tank Regulations Inspection Field Report For Removals/Abandonments, Replacements and Changes in Service www.comstate.oh.us/o.fog/sfm/ 800-886-2878

Page / of /

Inspection Pictimunary [] Final [+1]		Permit 132 - 14 1 1/2/6/6					
Penist Issuance Date							
Anzership of Tanks:	ļ	then we are	Carried Studie	المار			
		Carret of	Besund die	1.17.211			
	12/		2 11 / 111	Ì			
The Market State Co.		Span conf	1 97.10				
		Sensitive Area: Yes	501.1				
Innk System Information:	(#4)	Tank *	Tank #	tank #			
	Tank #	He sell	Cavity*	Cavity #			
	Casity*	('avil) *	(• • • • • • • • • • • • • • • • • • •				
Inspiration Code							
	134444						
Inspection Description	while						
Date Last Used	11/-						
Capacity (gallions)	/						
Product Stored							
Let Construction							
Piping Construction							
Pressure, Suction or Grandy Popular							
181.02 and vate*+)							
Lekt caredin Str	Yes or No	Yes or No	Yes of No	Yes Gr No			
Holes in Lank	Yes or So	Yes or No	Yes or So	Yes (e. No			
Bose in Piprox	Yes or So	Yes or So	Yas or No	Yes (# 50)			
Cavity Appearance							
Piping Run Appearance							
Benuth Inspenser Appearance*				**************************************			
i	Yes or So	Yes or No	Yes or No	10 15 %			
Aband et in place Aband et in place Approval Obtaines.	Yes or So	Yes or So	Yes or So	You or No			
1			معاري والمتحصل بدلول				
Heinatha.	. 2						
			e e e e e e e e e e e e e e e e e e e	· · · · · · · · · · · · · · · · · · ·			
Shitesices - take, W - Water, St - Starte	IF . Inchidat, SH	Steen					
	6	ورغامة مسرافيه بالأ	ki	. ;			
Control in the control of the contro	411	Centified inspector Nam	e (primed) (d.H2.			
Certified fe daller Name (prining)	The	Canticl Inspector Sign	ature <u>fill</u>	1			
Certified Installer Signature		Date	ران المستخصص في المستخدم الم	Harra on 5-te			

COM 5219 Resided 01-01 Distribution. White - Agency Copy. Carary - Owner Copy. Pick - Inspector Copy.



Ohio Department of Commerce, Division of State Fire Marshal—BUSTR P.O. Box 687, Reynoldsburg, Ohio 43068 Phone (614) 752-7938 Fax (614) 752-7942

W CO	Application	on for Underg	round Storage	lank Permit				
Onacrabin of fanks Onner 4			Location of Tanks	Facility #				
\$18686/60005/	nonth Or		Abandered Cas Stations					
Oaner Operator Name	<u></u>		Facility Name	maratid	+ St xt+ 5	5/1		
Alter 1777	Our Desiry Name / FRANCE AND				-74			
Constitution 100 1	<u> </u>	· 	City/spic Postal Co.	1-1-446				
City State Postal Code	<u>, (1/1/12 01</u>	ttel .	City/suse Postal Con (1 11/1) County / 1					
1.764-311-581	· 		Phone Number	***************************************		s		
Contractor Information			Local Fire Departm	ent Information				
			Chalm	FX.				
Arlyanced Containment S	Systems, Inc.			14 111:101	37.			
134 Yorkshire Ct.				[11 440				
Elyna, OH 44035			City State Postal Co	_L	<i>-</i>			
Centric Hestaller Name and North					171.7 15 1	المعالية والمعالمة		
144 36 3 - 1.3.6.1. There Surday		minera (4	Note A Delegated I fire department area	Permit irust be obtain Call (614) 152-7938	nt it the facility is know for clarification	neu ur a re equieu		
	System # [Ci]	System#	Niviem#		histam#	Nydem#		
System Information	1000	System	,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Capacite (palerie)								
Product March	10/2/17/07	.						
Date Last Used	1000,000							
Servine Area (Ves No)								
Work to be Performed of her's thre per Nationi						<u> </u>		
r 1. Piensal	ьú	11	11	11	1.1	11		
Sedence	11	11	11	11	11	11		
Charge in Service		1 1	11	11	11	11		
Lorenza Cherry			4.1	11	1	11		
		'		1 1	1 11	1 11		
first a Nation	11	11				1 1		
Ripar		11	'		, ,			
Lagrante Heak Selection	11	1.1		1 1				
Epondo (talk popine) (collabor talk brings	11	11	F 1	11	''	1		
Instructions A Navegor, become tark and dop p	ng Tidakhastansi	pagistic Markordro	ne type of week kide f	potened to each m	l _k m			
When applied given game and the pri- When applied given grown the first Petrod expression attended to first the day on people the part he fits President places were as parted	lit NEK the permit for 1- edge of issue except for t a first to make or or to	536481 - Stake besetet Kergunari Shisire Patil Kemaluren Amberen	eck paramear - 11ca 15ts - Cherick Existin 15e - Whence ox a 92	fine and the fine of the first party of the first p	changed Armet for	recensition lability for the inspect of hi		
174 Applied from a forther date (12) Sept 444 C. Fort. 7 to remark (13) Applied from treatment 4.5 (14) Europeany classes promote a (14) Europeany classes promote a (15) Seene tank proposystems in	the system was last used to ten me of the system is but parate approval letter from	natical necessary to the foot of the foot	ostallarismos i Pernetian a i Pernetiapplikatismo poliperosinti i Call (1814) Tankoman remairosit	pheaten in trock be p withing the processed in properties for what the colling side for whether	ul instructions			
Signature of Applicant	Miller	ing gang groups of the group of the	در فساه وروسه در در د	Light 1 Colores in	,	k sikiwana ka si s		

A135-10 R135-04

BILL OF SALE

BE IT KNOWN, for good consideration, and in payment of the sum of \$ 100 tre receipt and sufficiency of which is acknowledged, the undersigned George Sieger	
of PO Box 1671, Cornelius, NC 26/31	
(Seller) hereby sells and transfers to ACS, Inc.	
of 134 Yorkshire Ct.,	Elyria, OH 44035
(Buyer) and the Buyer's successors and assigns forever.	the following described chattels and personal property:
(1) • 1000K Steel UST processed for scrap.	
	uketable title to said property, full authority to sell and trans- tliens, encun brances, liabilities and adverse claims of every
Seller further warrants to Buyer that it will fully its lawful successors and assigns from any adverse claim	defend, protect, indemnify and hold harmless the Buyer and nade thereto by all persons whomsoever.
Said property is otherwise sold in "as Is" cords	tion and where presently located.
Signed this 6th day of January	2003
Signed in the presence of	
	George Siegel
Witness	Seller
	PO Box 1674 Cranelus, NC 29031
	Address



OB of Logal Forms. Belong proper that from read of 6% in 12 blacks and make advances that get an exercise play or particular transporter. Consult a lower of your distribute form's first on the group proper and out it of English forms and the relate ends of representative of an analysis of the form that an invastry of the form to an invastry of

🤙 🎠 anunesa,8



4.

134 YorkShire Ct. Elyria, OH 44035 Fhone 440-365-0567 Fax 440-365-1020

TOTAL CO

February 10, 2003

Ohio Department of Commerce Division of State Fire Marshall BUSTR 8395 E. Main St. Reynoldsburg, CH 43068 Attn: Dave Israel

RE: Additional Information Requested; Release #47010106-N00001

Mr. Israel,

Attached is the information that you requested in your letter dated December 11, 2002. ACS, Inc. returned to the site, re-excavated the previous tank cavity. There was no water present during the re-excavation. ACS, Inc. then let the cavity open to re-charge with water for 24 hrs. When ACS, Inc. returned there still was no water present so we took an additional soil sample in its place for analysis. The analytical results, and pictures of the cavity are enclosed. If any additional information is needed or you have any questions I can be reached at (440) 365-0567. Thank you.

Sincerely,

Ann Rothel

Michel _

Environmental Environd Underground Storage Tank Removal Bevernediation Underground Utilities



Ohio Department of Commerce

Division of State Fire Marchal Bureau of Underground Storage Tank Regulations \$175 E Main St . P.O. Box 687 Reynchibburg, OH 43063-9049 (614) 752-7928 FAX (614) 752-7942 two som the opin

Bob Taft Covernd

Gary C. Subedeloik Dutcin

December 11, 2002

JEAN T GUESS STEGEL/GUESS PROPERTY COMPANY 16415 FINWHENNY RD CORNELIUS NC 28031

. 34 . 4187. 042.

SITE: ABANDONED GAS STATION 2002 TANK SYSTEM REMOVAL CNR OF OBERLIN RD & ST RT 511 OBELLIN OH

LORAIN COUNTY

RELEASE #47010106-N20001

ADDITIONAL INFORMATION REQUESTED

The Bireau of Underground Storage Tank Regulations (BUSTR) has reviewed your closure report dated December 9, 2002. Pased on our review, HUSTR requests the following:

- 1 According to the report, water was encountered during the excavation. Ohio Administrative Code 1301-7-9-12(KX4Xd) requires that water in the cavity must be evacuated and given 24hrs to recharge artif e cavity. If the water recharges in that time period, a water sample must be taken. If the water does not recharge, will sample a must be latern. The closure report does not make that the water was given 24hrs to recharge. Please explain in documentation.
- 2. The so I sample taken and analyzed by the laboratory was not analyzed for methyl-terriary buryl ether as required by Ohio Administrative Code 1301:7-9-12(Kij5). Please explain in documentation.

Publications that may bein you to understand the requirements for compliance with BUSTR's rules and regulations may be for a don the Internet et www.cam state shall or by calling our office.

Please submit this information to BUS FR within 60 days from the date of this letter.

Thank you for your cooperation. If you have any questions, please contact me at (614) 752-7225.

(Kirid Israe)

Environmental Specialist

Site File

"Philadian allegation of the state of the st



134 York Shire CL Elyria, OH 44035 Photo 440-365-0567 Fax 440-365-1020

December 18, 2002

Ohio Dept. Of Commerce Div. Of State Fire Marshall-BUSTR 8895 E. Main St. Reynoldsburg, OH 43068-9009 Attn: Dave Israel

RE: Release # 47010106-N00001

Mr. Isr.æl.

As per our phone conversation this morning the following are answers to your Additional Information Requested letter dated 12/11/92.

1. According to the report, water was encountered during the excavation. OAC 1301:7-9-12(K)(4)(d) requires that the water in the cavity must be excavated and given 24hrs to recharge into the cavity. If the water recharges in that time period, a water sample must be taken. If the water does not recharge, soil samples must be taken. The closure report does not state that the water was given 24hrs to recharge. Please explain in documentation.

-The UST's were discovered during a Phase 1 of the subject property. Since these tanks were orphaned status our client was required to only remove the UST's. We didn't address any other issues because of this status. We are, however, proposing to re-excavate the tank cavity and let it recharge for 24hrs after all water is removed, then take the samples according to BUSTR protocol. We will then submit this information to you as additional information to the closure report that you have now.

2. The soil samples taken and analyzed by the Liboratory was not analyzed for MTBE as required by OAC 1301: 7-9-12(K)(5). Please explain in documentation.

-The UST's were actively used from mid-1930 to mid-1940. MTBE wasn't a component of gasoline back then and so we didn't test for it.

Thank you for your assistance this morning and once the re-excavation is completed and all sampling information is collected I will forward the additional information to your attention.

Ann Rothel

Withice

"Engrenne to Exceeding of Uniterpart Likewin Link flow and of Sugar-above of Uniterprised Utilities

Fax Cover Sheet

Name: Dave Icracl Organization: BUSTR Fax: 614-752-7942 Phone: 614-752-7938 From: Ann Rothel Late: 12/18/02

Subject: Release # 47010106-N00001

Fages: 3



fa-mands

AA axeel Continued Tydems fit 13 Frankris (1 13 Frankris (1) 14 Meest (1) 14 Meest (1) 15 A Meest (1) Date Received: 1/10/03 Client Sample I.D.: S/G Property
Date Reported: 1/31/03 Corner of W. Oberlin Rd & Rt 511 Oberlin, Oh
EMX Sample I.D.: A0310-9, 10,11

Advanced Containment Systems Sampled by: Client
Project: Siegel/Guess Property
Elyria, Ohio 44035 Sample Description: Scil samples

BTEX Method 8021 (Analyzed 1/15/03 by RDH)

Altn. Dave Rethel

Client I O.	Original Tank Excevation	
EMX I.D.	@ 8' deep A0310-11	Detection Limit
	Result s <u>ma/kg</u>	<u>mq/ka</u>
Benzene Toluena	<0.005 <0.005	0 005 0.905
Ethylbenzene	<0.005 <0.005	0.005 0.005
Xylenes MTBE	<0.005	0.025
Surrogate % Recover	y 100%	

Total Petroleum Hydrocarbons C-1'I-C-34 Method 8015 (Analyzed by RDH)

Glient II) FS #2 Stockpile Tank #4 Excavation EMX IEI A0310-9	Results <u>ma/ke</u> 63 0	Detection Limit <u>mg/kg</u> 10.0
Client ID Tank #4 Excavation @6" Deep	89 0	10.0

THE FOREGOING IS LIMITED TO FINDINGS BASED UPON MATERIAL RECEIVED FOR ANALYSIS AND/OR INFORMATION FURNISHED BY

CNR of Oberlin Rd. & St Rt 511 Oberlin, OH (Lorain County) Re'ease #47010106-N00001



Original Cavity Re-excavation January 6, 2093 2,45pm



Original Cavity Re-excavation January 7, 2003 3 47pm

OWNER/OFERATOR AND FACILITY DATA:

OWNER INFORMATION:
NAME: Siegel Guess Property Company
ADDRESS: PO Box 1074
ADDRESS: PO Box 1074
ADDRESS: Cornelius, NC
ZIP: 28031
CONTACT PERSON: Barney Hartman (agent)
PHONE *, 440-047-6777
PHONE *; unknown

SITE HISTORY & VISUAL SITE EVALUATION:

During a Passe Lof 60% acres of woodlands a section of said property was leased to The Sinclair Refining Company from 1937-1942. This was discovered during the title search portion of the Phase L. A walk-thru of the location on the property surrendered the discovery of the three USPs. During excavation no odor nor staining was present. The tanks were free of product and the lines had been previously capped. There was no dispenser present. The subject peop rty has a high water table but visual inspection of the water showed no signs of sheening. The area ves sampled and the analytical came back BAL.

UNDERGROUND STORAGE (UST) SYSTEM DATA:

1.ANK#	AGE	CANCILL	PPODUCI	CONST. MATERIAL	TANK STATES	HOLES VESNO	PIPE STATES	HOLES VES-NO	DIST.	DATE REMOVED
001	65yrs.	550k	gasoline	stee"	R	348	R	ier	NA	6-19-02
002	65) rs.	550k	gasoline	steel	R	yes	R	jes	NA	6-19-02
IXI3	68yrs.	10001	gasoline	steel	R	14.2	R) r.s	NA	6-19-02
								i		
		<u> </u>		·						
		<u> </u>								

STATUS * TC-Temporary Closure | RE-Replace | R-Removed | CIU-Currently In Use | NA-Not Applicable | CIS-Change in Survice | A-4bandoned In Place

COM 3217 REVISED 11 01 (0)

LLOSURF FORM

માતી જાજી રહે કહે

SAMPLE DAT	A:
SAMPLE COLLECTION PROCEDURES: SAMPLE PRESERVATION: <u>Samples were placed into a coo</u> while maintaining a temperature of 4 degrees c	ler for potential laboratory analysis
5AMPLING EQUIPMENT Stainless steel hand tronel, miril tellon - lined hale	
SAMPLING METHOD—All samples collected were split into field servening, the other packaged for patential lob a 24 hours of completing the excavation—Prior to sample a pair of nitrale glosses. Samples were collected by hand tracelean jars with reflor—lined lids—Samples were played in disturbance to the soil as possible and with minimum of departing exact times and location of where the sampless placed into a cooler for potential lob analysis while man	tralysts. All samples collected within offection the sampler put on a clean ovel and timmediately placed into the samples were labeled to the
FIFLD SCREENING: INSTRUMENT USED: 580b (ILM) METHODOLOGY USED: The field screen samples were plateom for vapors. The containers were opened enough to reading(s) were then recorded. The soil sample(s) with the designated for laboratory analysis. CALIBRATION PROCEDURES: Cathranion of the 580b (ILM) was followed by companies	insert PID probe. The peak
GROUNDWATER	ATA.
CIRCLE CORRECT CHOICE	ATA:
SESSITIVE AREA: YES (80)	
DEPTH TO GROUNDWATER: (<15') 15-30 31-50 STEEL DEPARTED TO GROUNDWATER DEPARTED TO A 15 FEET	so actual depair <u>(CCA 7</u> 717
WAS WATER PRESENT IN EXCAVATION: (YES / NO WAS A WATER SAMPLE TAKEN! YES (NO WATER SAMPLE COLLECTED AFTER EXCAVATION EVACED OF NO EXPLAINS:	UATED YES (NO)
There was no signs of sheeming—The tanks had been previouslent when both the product piping was discovered cappand any sludge at the base of all tanks	ordy drained of all preshiet. This was ed and the tanks were void of product
KEARETA 11 ALCO	CLOSUMETORA

SOIL DATA:	TAVEY SANDS CLAYISHAT
CHCLE COLLECT	SILTY:CLAYEY SANDS CLAY, SHA SC ML (CL) OL MH CH OH PT
SOU STIBOLIS GW CORESTR SOIL CLASSIFICA	TRATA:
THE STATE OF THE ST	HEIDSCRIENING STRAINTS NO LAST VIS NO
DATE SAUPLE ID LOCATION	100
PP And north end ercov	bd. d 8/1 23ppm no
$\frac{6.19.02}{0.001} = \frac{10.01}{10.001} = \frac{10.001}{10.001} = 10.$	2 50 a 80 12ppm no
6-19-02 tonk #3, honde end exec	Sppm no
6-19-02 Signature Stockpile Stockp	- Sppm no Yes
6.19.02 IS3 Stockpik Stockp	
6.19.02 185 Stockpile 6.19.02 186	
NAME AND AFFILIATION OF PERSON CO. A cord Regular company conner List cert. 1	HECHNG SAMPLES:
NATANDAL COMPANY OF PERSONAL DAVID ROBLE COMPANY OF CUSTODY AND THE	ABORATORY DATA:
LAN	ORATORY DATA:
LABORATORY NAME FINITEMORIES ADDRESS 7777 Wall St. Valley Liew, and the property of the proper	OH 11125
LABORATORY NAME _FINITE MORPE LABORATORY NAME _FINITE MORPE LABORATORY ANALYST NAME _B ANALYST NAME _B ATTE SAMPLES RECEIVED BY LABORATORY ANALYZED BY LABORATOR	bert Hudshid
PHONE #	TIOSURE FORM

COM 5217 REVISED FEBRUAR

EXCAVATION ANALYTICAL RESULTS: SUIL 3/04L SOR 4 ATER | SOIL SOIL SOIL TEST METHOD NA SAMPLE ID a Incolart CHEMICAL DECONCERN Results: mg/kg 8021 717:503 BENZENI 8021 0.50) TOLUEN 8021 002 ETHVERTNZENE 8021 0.20 TOTAL AND NEN NA \overline{NA} BENZO DE ANTERACENE EENZOIMTYRLN! DENZOLVIELLORANTHENE DENZOTATELOKANTHENE CHRYSINE DIBENZIAM ANTHRACENE ADENOUSS, COIPTRENE NAPIHALENI A.P. THUCIG C201 N.A. TPHIC 25 C341 OTHER IF ACTION LEVELS ARE EXCEEDED, CONDUCT A THER FINALSTICATION ACCORDING TO OAC 1981-78-49/HJ. STOCKPILE ANALYTICAL RESULTS: 15:3 TEST STOCKPILE ID: МЕНІОВ 19 CURIC YARDS: K STOCKPHE DISPOSITIONS *R-RETURNED TO COUTY A. LINDFILL S-STOCKPILED A-TREATMENT BY O.O. CHEMICAL OF CONCERN: 8021 0.004 BENZENE 8021 0 005 TOLUTHE 8021 0.00 ETHYLBENZINE 8021 0.08 TOTAL XYTENES $\overline{N}A$ \overline{NA} HITHE BENZO (3) ANTHRACENE BENZOWIPYRENE BENZOI BITLL'ORANTHENE BENZO IN HI CORANTHENE CHLYSENE DIBENZ O M ANTER ACENE INDENOTE, 2.3. COUNTENT NAPTHALENE TPH (CIO C20) TPH (CX) C34) OTHER

COMMING OF CO.

CLOSURE FORM

0000026 18

WASTE DISPO	SAL DATA:
The state of the s	
UST SYSTEM DISPOSITION:	*See quached Pill of Sale
NAME DIC Nechit & Sans ADDRESS 45960 Bursley Rd ADDRESS Wellington DH 41990	
ADDRESS 45960 Bursley Rd	
ADDRESS 45960 Burstey Ru CHYSTALE/AR: Wellington, OH 41090	V 1
	WASTEWATER DISPOSITION: NA
PRODUCT DISPOSITION: NA	NAME
	. o. r. o. r. c
ADURECC	OFFS.
ALTIC	STATEZIP.
STATE://II	VOLUME GALLONS
VOLUME GALLONS The Parroleum Concommuted Soil (PCS) Form must be complained to the PCS Form	(site disk particular of viology was site)
sample complete	diSer Closus Packer, can be in the
The Petroleum Cremanisated Soil (PCS) Point Hand to the PCS Form The PCS laboratory data sheets must be attached to the PCS Form	n
The PCS montainy and assertion	
MISCELLAN	EOUS DATA:
	CREPORT:
COPY OF PERMIT & FIELD INSPECTION MUST BE ATTACHED SITE MAP: Site maps, drawn to scale, must be attack locations. UST eavity dimensions, above ground structure water wells within 2000 feet of the site, any utilities, and CERTIFIED FIRE SAFETY INSPECTOR: NAME: Tony Marley COMPANY/ID ADDRESS: 19843 Quarry Rd	ed. Maps should irelaide property boundaries, street es. UST systems, adjacent properties, sample locations, the foramously of previously closed UST systems. CERTIFIED INSTALLER: NAME: Dave Rothel 103-95-2590
SITE MAP: Site maps, drawn to scale, must be attach locations. UST cavity dimensions, above ground structure water wells within 2000 feet of the site, any utilities, and CERTIFIED FIRE SAFETY INSPECTOR: NAME: Tony Marky COMPANY/FD ADDRESS: 198/3 Quarry Rd LIO/6/1-2877	ed. Maps should irelaide property boundaries, street es. UST systems, adjacent properties, sample locations, the foramously of previously closed UST systems. CERTIFIED INSTALLER: NAME: Dave Rothel 103-95-2590
SITE MAP: Site maps, drawn to scale, must be attach tocations. UST eavity dimensions, above ground structure water wells within 2000 feet of the site, any utilities, and CERTIFIED FIRE SAFETY INSPECTOR: NAME: Tony Marky COMPANY/FD ADDRESS: 198/J Quarry Rd LIGGIT-2877	ed. Maps should irelaide property boundaries, street es. UST systems, adjacent properties, sample locations, the foramonal of previously closed UST systems. CERTIFIED INSTALLER: NAME: Dave Rothel 103-95-2590
SITE MAP: Site maps, drawn to scale, must be attach locations. UST cavity dimensions, above ground structure water wells within 2000 feet of the site, any utilities, and CERTIFIED FIRE SAFETY INSPECTOR: NAME: Iony Marley COMPANY/FD ADDRESS: 19843 Quarry Rd FILONE # 140-647-2877 INSPECTOR ID: 97-0025	ed. Maps should irelaide property boundaries, sweet es. UST systems, adjacent properties, sample locations, the foramonal of previously closed UST systems CERTIFIED INSTALLER: NAME: Dave Rothel HDm. 111-95-2590
SITE MAP: Site maps, drawn to scale, must be attach locations. UST eavity dimensions, above ground structure water wells within 2000 feet of the site, any utilities, and CERTIFIED FIRE SAFETY INSPECTOR: NAME: Tony Marky COMPANY/ID ADDRESS: 19843 Quarry Rd FILONE # 140.647-2877 INSPECTOR ID: 97-0025	ed. Maps should irelaide property boundaries, street es. UST systems, adjacent properties, sample locations, the foramously of previously closed UST systems. CERTIFIED INSTALLER: NAME: Dave Rothel 103-95-2590

SEARED HOLO.

SLOSURF FORM

STATE FIRE MARSHAUBUSTR PETROLEUM CONTAMINATED SOIL (PCS) FORM

This form should be completed and submitted within 90 days of generating a stockpile, within 180 days of placing the soil in portable containers, or prior to treatment, whichever comes first.

A separate PCS form shall be completed for each stockpile generated.

 		OWNEROP	ERATOR INFORMATION		
GENTEURERATTENI	P4	cont	ACT PERSON	ANA CORT MICH	
Siegal Guess I	roperty Co. (current p	roperty owner	r) Barney Hartmo(ugent)	440-647-6777	
CITT		\$7.116		450)4V	
PO Box 1674.	Cornelius	NC		28031	
FACILITY 1D4	CILITY INFORMATION	4	FACILITY & HERE SOIL TR	S WILL BE DISPOSED FATED	GFOR
FACILITY RAME			FACILITY NAVE		
Abandoned Ga	s Station		NA		
Appress Corner of N. O.	herim & St. Rt. 311		404 kg/SS		
(11)	\$7. \$ 1f	זכמי) יונ	an	श्राप्त	ক্ষা
O5crlm	Olno	44074			
aurost	Cash		Sport for HALBATRA'E	pitiest pekonsurealenes	r.ı
NA	Loran	1			
1)	Confined Treatment A Alternative Treatment Soil analysis falls belo Returned to excavation Returned to excavation Disposal at a landfill (Disposal at a treatment	rea Process (CA Method (ALT) w Rule 16 re-us n (below site spe n (above site spe LFL) t facility (COM		-siteoff-site -siteoff-site -siteoff-site	
			men explanation) (SOS)		
* * ***********************************		FOR OFFICE		وما المرسومية والمرسومية	
RD <u>COCA/COCL</u>	DISP TREAT	CC CONDITION	T1R10CLASSLTT_	CY03	
IFMED AX O IA COPATIVACE.			DATE		
FRED AY			DATE		
COM 1216				REVISEI	3.1116

IF PCS IS TO BE TREATED BY THE OWNER/OPERATOR, COMPLETE THIS PAGE BY PROVIDING THE FOLLOWING INFORMATION: 1. A MAP OF THE LOCATION WHERE TREATMENT WILL TAKE PLACE. THE MAP SHOULD DEPICT PROPERTY BOUNDARIES, STREET LOCATIONS, ABOVE GROUND STRUCTURES, ETC. (REFER TO OAC \$1301-7-9-16 FOR COMPLETE LIST.) 2. A BRIFF DESCRIPTION OF THE TREATMENT METHOD TO BE USED (INCLUDE ADDITIONAL PAGES IF NEEDED) Returned to excavation Below Site Specific Action Levels 3. SIGNED WAIVER FORM FROM OFF-SITE OWNER PERSUANT TO DAC \$1301-7-9-16 AS PERVIDED BY THE STATE FIRE MARSHAL IF ANY OF THE FOLLOWING APPLY: OFF-SITE TREATMENT LESS THAN 100 FELT FROM OFF-SITE DOMICILE ON-SITE TREATMENT LESS THAN 50 FEET FROM OFF-SITE DOMICILE ONE TIME LANDFARMING LESS THAN 50 FEET FROM OFF-SITE DOMICILE 4. THE FOLLOWING WRITTEN STATEMENT SIGNED BY THE UST OWNER OR OPERATOR AND SWORN TO OR ACKNOWLEDGED BY THE UST OWNER OR OPERATOR BEFORE A NOTARY PUBLIC-*151ATE UNDER PENALTY OF PERICRY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF (FLFASE CHECK ONE) NA THE ON-SITE TREATMENT AT THE UST SITE DESCRIBED ABOVE NA THE OFF-SITE TREATMENT AT THE LOCATION DESCRIBED ABOVE HAS AND SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF CHAPTER 1301-7-9 OF THE ADMINISTRATIVE CODE, INCLUDING BUT NOT LIMITED TO RULES 1361.7-9-16 AND 1301:7-9-17 OF THE ADMINISTRATIVE CODE." OWNER/OFFRATOR'S NAME (TYPED OR PRINTED) SUBSCRIBED AND DULY SWORN BEFORE ME ACCORDING TO LAW, BY THE ABOVE NAMED APPLICANT THIS 414 DAY OF December 2012 AT COUNTY OF Hock ton bury SIGNATURE OF NOTARY PUBLIC Biry He P. Mr. View (Le. it. Course to Empire Patriary 8-20 REVISED \$72200 COM 3216

ពេលចំពុក្ខភ្នំ៖

PERMIT

CITY OF OBERLIN

For the keeping, storage, occupancy, use, sale, handling, manufacturer, transportation, or other disposition of flammable, combustible, or hazardous materials, or other specific operations as stated below:

PERMIT NO.

02-010

DATE:

June 17, 2002

TO WHOM IT MAY CONCERN: By virtue of the provisions of the Oberlin Fire Prevention Code,

Section(s) OFC-2808.0 Flammable and Combustible Liquids

Issued to:

Advanced Containment Systems, Inc.

Location:

Abandoned gas station, corner of Oberlin Road and SR 511

Cberlin OH 44074

having made application in due form, as the conditions, surroundings, and arrangements are, in my opinion, such that the intent of the Code can be observed, authority is hereby given and this PERMIT is GRANTED for:

Removal of multiple abandoned underground fuel storage tanks, piping, waste product, and reclamation at above location on East Lorain Street, Oberlin OH Subject to all other provisions of the Oberlin Fire Prevention Code.

This PERMIT is issued and accepted on condition that all OBERLIN FIRE PREVENTION CODE provisions now adopted, or that may be eather be adopted, shall be complied with.

THIS PERMIT EXPIRES: NA

This period does not take the place of any line use toported by law and to not transferable. Not, thing can the tise or exceptionly of premises shall require a new period.

Pife Inspector

THIS PERMIT MUST AT ALL TIMES BE KEPT ON THE PREMISES ABOVE. 10:5 02

OBERLIN FIRE DEPARTMENT 430 South Main Street Oberlin, Ohio 44074

FLAMMABLE AND COMBUSTIBLE LIQUID TANK/BULK PLANT APPLICATION FOR INSPECTION

the table of the second	Location of Tanker Une or Print)				
The Crount of Course the Course t	Facility name				
Owner/operator name	tacing man				
Address Siege	Abundaned bus station				
Address	Address St. Ri SII				
P.C. Box 1674	Lurner of Overlin Rd. and STES				
Cut/state/rip	Cuy/state/rip				
	A PERMITTER				
Connectors Phone	Obection (14) 44074 Phone County				
Contact person Phone					
Contractor Information	N/A Loran				
Contractor Information	ما المساورة على المساورة المس				
Contractor's name	Address				
	134 Nort above 14				
Advanced Contain ment Oyetens	Dhane				
Advanced Contain ment Systems Chylandy	Thene				
El 134 Yorkehice Ct. Elyria CHIMA	- 440-365-0567				
Constitute Capability	Date				
Significant ()					
Signature of applicant () Portlo	7-10-07				
Fee calculation Male check payable to City of Obeth	n				
Fee shall be calculated in accordance with Ohio Administrative Cycle Section 1301;7-7-28, FM-2801.0					
Number of that sext me being installed in \$75 (N) pir each tank system = 3					
Underground Aboveground					
Number of tank systems being altered at \$75 to per each tank system = \$					
Underground Aboveground					
1	. 5 3 T 2 T				
Number of tank systems being removed 3 at \$75,00 per each tank system 4 \$ 225,00					
V Underground Aboveground					
	• _				
(2):550 _ Gallons (1) 1500 Gallons Gasol	ne -				
Note: Inspection fees will be fulled in accordance with OAC 130	(1)7-7-04 (B), Ord rai-tus 2				
For Fire Department use	only - Do not write below				
the state of the s	Plan review no:				
Date received	1 10011 12 1 15 17 17 17 17 17 17 17 17 17 17 17 17 17				
	Plans sent for review				
Facility ID					
Fee autoual Check no	Inspector name				
Fee amount Check no					
Installation approved per plans and addersfem					
Institution of booses for 1 as a sure see.	4				
Inspector signature	Date				

OBERLIN FIRE DEPARTMENT PERMIT APPLICATION GUIDELINES

Aboveground Underground Storage Tank Removal#Abandonments

- The application shall be accompanied by at least two (2) sets of dirien, onal drawings and specificalisms as follows:
 - · Drawn to scale
 - Indicate aboveground or underground starage tank system
- Indicate tank capacity in gallons
- · Indicate product that was stored
- A record of tank size, location, date of removal, raethod utilized to render the removed tank in a safe condition and actions taken in the event of soil contamination will be provided to owner.
- 2. The tank and associated piping will be tripted of liquid, rendered vapor-free and all product and shades will be disposed of in an approved manner in accordance with. Ohio FPA Hazardous Waste Regulations.
- Sources of ignition will be controlled during the removal of the tank
- Tank abundaments will only be approved when the abundament application is accompanied by a structural engineer's report indicating that the tank is located under a roadway, or under or near a structure where the removal would cause substantial damage to the structure or roadway.
- X A state certified inspector shall be notified and on site during the removal to monitor procedures and to confirm the tan) removal has been completed in an approved manner

Aboveground/Underground Storage Tank Installations

- The application shall be accompanied by at least two (2) sets of dimensional drawings and specifications as follows
 - · Drawy to scale,
 - Show property lines and indicate occupancy or use of adjuvent property;
 - · Show streets, intersections and railroads,
 - Show buildings or structures on the site and indicate type of construction and nature of use,
 - Show building openings on walls adjacent to the tank install data.
 - Show location of overhead and underground utility lines, sewer, water, par, fire hydracts, eatch losins, waterways, streams, rivers, lakes, retention lusins and reservoirs.
- Show location, use, capacity and piping arrangement of all existing underground or aboveground tanks.
- Show locations of all proposed tanks and exict distances from each tank to
 - the newest important buildings on some property.
 - any fuci-dispensers.
 - the nearest ride of any public way.
 - any property lines that are or may be built upon, including opposite side of a public way.
- · Indicate tank carocity in gallons for all proposed tanks,
- · Indicate product that will stored in each tank,
- Indicate fire lanes

- Information confirming that the tank complies
 with the design requirements of paragraphs (C.(2)
 (FM-2803.2) of Ohio Administrative Code rule
 1301.7-7-28 shall be attached to or made part of
 the application.
- The system detail drawings shall include
 - Tank size, dimensions, capacity and spacing between adjacent tanks.
 - Have slab dimensions.
 - Normal tank vent size, height, location and vent cap type,
 - . Emergency tank vent cap type and size,
 - Dispenser protection details, island and bellards,
 - · Method of spill and tank overfill pretection,
 - · Paping details,
 - Method of underground tank and piping cerrorion protection.
 - Fump, disperser and other associated electrical equipment type and location.
 - Flexifical schematics, Lexandous location classifications and locations of emergency shut off suitables.
 - Method of tank inventory control (leak control).
 - . Type of dispenser operating institutions and warning signs
- The tank system (including all components and equipment) must be shown to be approved for the intended use, i.e. labeled or listed
- Provide a general description of all proposed work
- Clarify what type of dispensing is to occur. Include a statement indicating the intent of the facing operation and the type of vehicles intended to be faciled.
- Secure the recessury permits from the building official basing parishetion. Provide a copy of approved discumentation from the building official basing parishetion.
- Provide documentation regarding available water supplies (indicate fire hydront feestions).
- When the installation, a kliben or replacement is complete, the owner shall notify the fire department and an inspection will be made to determine that the installation, addition or replacement conference with the Ohio Fire Code



Advanced Containment Systems, Inv. 134 Yorkshire Ct., Ekvia, Oh. 14035 I Swid Rothel (440) 365-0567 phone (440) 365-1020 jax

30 Day Notification to State of Ohio

Release Prevention Manager Bureau of Underground Storage Tank Regulations P.O. Box 325 Reynoldsburg, OH 43068-0395

Dear Sir Madam,

This letter is to inform the State of Ohio of our intent to remove (3) abundon und a ground storage tank(s) ai:
Exertity war v. NONE: Abandoned Gas Station, from late, 1930's to mid-1940's
Address: Corner of N. Oberlan and E. Loroia 18t. Rt. 511;
City State Zip: Oberlin OH 41074
County Loran
Phone manber (XA)
Contact person: Dave Rothel
Owner name: Current owner of property where tanks are located: George Siegel
Address: PO Rev 1674
Cay State Zip Cornelius SC 28031
Phone manber (N.4)
If you have any questious please contact me at the number above. Thank you.

David Pottle

Smeerely,

Pave Rothel ACS, Inc.

Ohio Bureau of Underground Storage Tank Regulations Inspection Field Report For Removals/Abandonments, Replacements and Changes in Service www.com.state.oh.us/odo./sfm/ 800 486-2878

		_		Latsot	
Inspection Preliminary [] Imail [3]		Facility #		****	
Permat Issuance Date	(1)				
Ownership of Tasks:	Former (1) -0/0 City of Cond Co.				
70 Sec. 14 6		1304 . 400	والمعرض والمراج	· #J	
A Commence of the		1	Short A REF	3777 ** /*	
Same Spilling.	18151	Sall de Constant	C 24074		
		Seasitive Area: Yesf	1 801 1		
Lank System Information:	Tank # /	Tank # %		T	
			Janka 3	Test #	
Inspection Code	Cavity#/	Cavity#	Cavity	Cately #	
	/:3	-/(3	12.3		
Inspection Description	Kr. Mc	Remosit	KEMOUNG		
Dare East Use .	21/2	1941	1941	*	
apacity (galk ns)	<u></u>	JG 0	7次		
historia Stored	635	6,2	6,15		
ara Construction	Steel	SteeL	Steel		
Parf Construction	51006	Steel			
essate, Saction of Gravity Poping	5	2	Stort		
LOI (indicate **)			<u></u>		
	-0				
*N Cleared on No.	(Sg) or No	Yes or No	Yes or No	Yes or No	
ies in Tank	র্ট্টি ল ১৯	Yes or No	Yes or No	Yes or No	
eles in Expung	(6) a So	Yes or No	Ves or No	Ver or No	
hity Appearance*.	_ <u>\\</u>		ļ		
rig Kun Apperance*					
bent Dispenser Appearance.					
india in place	Yes or No	Yes or No	Yes as No		
raden in place Approval Obtained	Yes or No	Su a V	Yes or No	ter er (6)	
marks: My January Co. Co.)		10 0 .0	Yes or Ne	Yes or No	
and the second and the second		· · · · · · · · · · · · · · · · · · ·	11.11 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	All the state of t	
	** * ***				
and the second s	***				
		· · · · · · · · · · · · · · · · · · ·			
				· · · · · · · · · · · · · · · · · · ·	
188 O + Oller, W + Water, ST + Stating, IP	* Iree Product, SH . Ober				
tief installer Number 16 - 47 - 204			67.0.16		
fied Installer Name (printed)		mulies inspective Number 97-0035			
fied Installer Segnature 11/41/16	entified hispectic Name (printed) 3K1/ fnpA.C.,				
1102	Certified Expected Suprante Trace Michig				
		have 1 19 102- House on Sie			

ENVIROMATRIX, INC.

Analytical Services & Environmental Consulting

7777 Wall Street Valley View, Ohio 44125 215/524-0888 Fax 216/524-2090

Date Received:	7/1/02
Date Reported:	111102

Advanced Containment Systems 201 Pasadena Avenue Elyria, Ohio 44035 Attn. Dave Pothel

Client Sample I.D.: Siegel/Guess Rt. 511 and N. Oberlin, Oberlin, Oh. 44035 EMX Sample I.D.: H0201-1-2	_
Sampled by: Client	_
Sample Description	

Benzene, Toluena, Ethylbenzene, Xylene - SW-846; Method 8021 (Analyzed 7/1/02 by RDH)

turisted tribe - 2		Southend Bottom Tank 2
Client I.D	Stockpile FS 5	Excay at 9' deep
EMX I.D.	H0201-1	H0201-2
Benzene Toluene Ethylbenzene Xylenes	Results mg/kg 0.004 <0.005 0.006 0.020	Results maiks (00.50) — Tencorrect (00.50) — Tencorrect (00.50) — Should be (0.02) (0.00) (90) — Tencorrect (10) (10) (10) (10) (10) (10) (10) (10)
Detection Limit (mg/kg)	0 (703	

Surrogate Diluted out due to high concentrations

Robert D Haddad TECHNICAL DIRECTOR

THE FOREGOING IS LIMITED TO FINDINGS BASED UPON MATERIAL RECEIVED FOR AN ILINIS AND OR INFORMATION FURNISHED BY CLIENT, RECEIVED SAMPLES WILL BE DESPOSED OF AFTER 10 DAYS.

Project Name of Coll. College Name College Na	COLD OF THE CASE O				•					1	6-15	(Page The notice)
(print) (bignature) (print) (print) (bignature) (print) (print) (bignature) (print) (bignature) (bigna	Address PT CII 1	Prelin	1 1	lame	Advance 134 Year	ed Containme	nt Syst	ors, Inc			And	lyses Remodel
Sprint	7.541.110		-		Elynia, C		FAX		· ·	1		
Callon (print)	le le se de la se della se del		Pone 4	17.7.12	. !	140/36	201-3	0			///	
	DAVID: GOT-	(Marguardie)				MEERVAINS THE OPEOUS			1	\	\ \	//
State Date Time State	TAMINA CHILL)			ÇÇ	6		٠.	•	\	' ' '
Secretary Continues Secretary by: Signalant Secretary by: Signalant Secretary by: Signalant Secretary by: Signalant Secretary signalant Secretary						o D	esp.		`	\	\ \	
	Sample Identification				<u> </u>	05 at 1		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		\ \.		\
Signalure) Date Time Received by: [Signalure] Signalure) Signal	K			(P-)		30) PHP.	分人		\	\ \	Remarks
Signaliant) Date Time Received by: [Signaliant) Signaliant) Signali	なるが	2-18-02	بنحصن	Ź	<u> </u>		·[大	1	J	1	
Signature) Signat	7			ŢŢ		1	1	;				- X
Signature) Signat	COTTON TANK Z	15 In 12	-}	Ţ		*		+	+		+	
Inquirhed by: (Signature) Date Time Received for Laboratory by: Retinquirbed by: (Signature) Date Time Received for Laboratory by: Retinquirbed by: (Signature) Date Time Received for Laboratory by: Retinquirbed by: (Signature)		7/1/1/	-	-	, , <u>, , , , , , , , , , , , , , , , , </u>	•	<u></u>	5	-		$\frac{1}{1}$	
Inquished by: (Signaluse) Date Time Received by: (Signaluse) Part LL (1200) (0/2002 - 1000) Sate Time Received for Laboratory by: (Signaluse) Sate Time Received for Laboratory by: (Signaluse)	V	_	i Ge					+	-		+	
Inquished by: (Signature) Inquished by: (Signat					+		1	+			,	
Inquished by: (Signature) Sate Time Received by: (Signature) Sate Time Received for Laboratory by: Remarks: Sate Time Received for Laboratory by: Remarks:	0			1	+			_				
Inquished by: (Signature) See Time Received by: (Signature) Signature)	7				-						_	
Inquished by: (Signature) Sale Time Received by: (Signature) Sale Time Received for Laboratory by: Remarks: (Signature) (Signature) (Signature) (Signature)	6					. '		-	<u> </u>]::	+	
Inquirited by: [Signature] Pate Time Received by: [Signature] Principal Control of Sylvation o	0						<u> </u>	-	-			
Inquished by: (Signature) Sale Time Received by: (Signature) Sale Time Received for Laboratory by: Remacha:		1 44400.			<u> -</u>		1	\dagger	- -			
Inquirhed by: (Signature) Color Time Received by: (Signature) Sole Time Received for Laboratory by: Remach:	10			1	1		+		\dashv			
Date Time Received by: ISignature) (2/30/02	111			<u> </u>	+	4	7	1				
Date Time Received by: [Signature] (32/02	12				1						1	
Date Time Received for Laboratory by: Remacha:	Date	\vdash			-		\neg				-	
Date Time Received for Laboratory by:	1/20/05		CO/VS/	Ser.	Ca.	Relinquish	ed by: (Signalie	2	ă	Ē	Received by: (Signature)
(Manager Lands)			eceived for La	S S S S S S S S S S S S S S S S S S S	نج	Remacha)			
			(average L			i						



BUREAU OF UNDERGROUND STORAGE TANK REGULATIONS

FACT SHEET

www.com.state.ch.us

Bob Taft Governor Gary C. Suhadolnik Director

Robert R. Riclage State Fire Marshal Peter A. Chace **Bureau Chief**

SO YOU WANT TO BUY AN OLD GAS STATION

It is common knowledge that corner lots at busy intersections are considered to be desirable commercial properties and investments. And as such, they have historically been the preferred location of petroleum sales and vehicle service businesses, which utilize petroleum underground storage tanks (USTs). However, the operation of petroleum UST systems ofter results in the contamination of soil and ground water via system leakage, overfills, and poor business practices. Regardless of whether a flower shop or a gas station currently exists at a site, the potential for contamination from a current or former UST system always exists and should be thoroughly investigated.

The Bureau of UST Regulations (BUSTR) receives numerous telephone inquiries each day from entrepreneurs and investors with interest in purchasing these properties. Many are unaware of the potential liabilities concerning these sites and purchase them with little investigation as to historical site usage. Purchases (including sheriff sales and auctions) of such properties without environmental evaluation may result in severe financial hardship from liability for the cleanup of petroleum UST contamination, and/or the inability to sell the property in the future. As these situations typically favolve numerous intricate issues, BUSTR strongly recommends that potential buyers of current and furmer UST sites seck the advice of an attorney (e.g., environmental, real catale, etc.) and a professional consultant (e.g., environmental, engineering, 18th), prior to their purchase. Firms note that this Fact Sheet is not intended as a final determiner of liability, but only us a guide to universtandit ? these issues. It is not to be used as a substitute for, or in lien of, legal advice.

This document has been prepared to inform potential buyers (and sellers) of current and former UST sites of the basic legal issues that should be considered, and the potential liabilities that may result from these property transactions. It is divided into two main areas of discussion: property (and UST) ownership and liability; and, due diligence and environmental site assessments

PROPERTY (AND UST) OWNERSHIP AND LIABILITY

BASIC RESEARCH

Basic research concerning the desired property should be performed to determine if any significant issues exist. By identifying these issues early on, unnecessary expenditures of time and money may be avoided. Suggestions for basic research are:

The current property owner should be questioned as to knowledge they may have regarding historical ownership and usage of the site. Information concerning the past or present existence of an UST system (and/or any contamination) should be obtained.

Bureau of Underground Slorage Tank Regulations 6606 Tussing Road, P.O. Box 687, Reynoldsburg, Onio 43068-9009, (614) 752-7918 (08/00)



BUREAU OF UNDERGROUND STORAGE TANK REGULATIONS FACT SHEET

www.com state on us

Fishering of past or present UST system operation should be investigated through a site visit. Items such as pump islands, yent lines, and system piping are obvious signs of an UST system. Items such as surface staining, slumped or gravel-covered areas within a paved area, and deed or stressed vegetation are more subtle signs.

County tax and/or recorder offices should be visited to perform a search of historical property ownership. The search should focus on whether any petroleum companies previously owned or leased the property. In addition, it may be wenthwhile to review available historical activit photographs of the site.

DEPA, ODOT, and local health and fire departments may have files concerning historical environmental site issues, including information on UST removals and closures. BUSTR may also have data available on key dates, information on the facility, registered UST systems, upgrade (UST system) status, and whether any releases have been reported. Information concerning registration, permitting, removal, and reporting requirements will also be provided. Many of the se details may be accessed at the BUSTR website at www.comstate.on.us/sfin layer defaulting. Even if BUSTR records do not indicate any registered UST systems on the property, the possibility still eakts that a pre-BUSTR UST system (the tank information), heating oil tank (for consumptive use on the premises), hydraulic oil tank, oil water separator, etc.) exists or existed on the property.

It is important to determine (early on in the process) the infinimum requirements for due diligence (see pages 3 at 14).
 That your lending/furnicial institution maintains in regard to the purchase of commercial property.

STILL INTERESTED!

It after completing basic research an USF system is or has been located on the desired property, and interest in purchasing the property commons, then potential liability regarding the property should be investigated. It is important to note that additional liability beyond the scope of BUSFR regulations (e.g., asbestos, PCBs, lead, etc.) may be present and should also be evaluated by contacting the appropriate government agency.

Exability for UST system removals and cleanups is based in part on a series of key dates and the language contained in pitty property transactions recorded in county recorder offices.

Key dates for consideration include

January 1, 1974: If an UST was list used on or before January 1, 1974, then BUSTR registration (and fees) are not required. However, if an UST was taken out of service after January 1, 1974, in a manner inconsistent with the Ohio Fire Code or 1301:7-9 (whichever was in effect at the time), then registration (and fees) are used by the appropriate owner However, registration fees are only due from 1989 forward, excluding 1990.

On or After November 8, 1981: An "owner" is the person who owns the UST system, or the property on which, it is located, if it was in use on November 8, 1984, or brought into use after that date. If the UST was used by anyone on or after November 8, 1984 and a release has not been reported, then the property owner may be the "owner" or "operator and subsequently hable should a release be reported after their purchase (even if the UST system no longer exists)

Bureau of Underground Storage Tank Regulations 6606 Tussing Road, P.O. Box 687, Reynoldsburg. Obio 43068 9009, (614) 752-7938 (08/00)



BUREAU OF UNDERGROUND STORAGE TANK REGULATIONS FACT SHEET

www.com.state.oh.us

<u>Before November N. 1984</u>: An "owner" is the person who owned the LST system, or the property on which it way is located, managinately before the discontinuation of its use if the UST system was in use before November 8, 1984, but no longer in use on that date

It is also in portant to note that an "operator" is the person in daily control of, or having responsibility for the daily operation of, the UST system. The "operator" may also be held liable, but HUSTR typically focuses its efforts on "owners".

On or Reford December 22, 1988: It as UST system was permanently closed prior to December 22, 1988, the "owner" is not required to perform a closure assessment, unless directed to do so by the State Fire Marshal. BUSTR do a not define the term "per raisently closed". However, 40 CFR (Unde of Federal Regulations) 280.71(b) defines the term as removing all liquids and accumulated shudges and filling the UST with an inert solid material.

Additionally, per the Objo Fire Code (OAC 1301:7-9-28(II)(II)(c)), if a regulated UST is out of service for a period of one year, the property owner must remove the UST and restore the site in an approved manner unless the appropriate fire code official allows abandonment in place. All removals and chandonments must be performed under the supervision of a certified UST mataller. Also, a BUSTR period, an inspector, and possibly a clearer assessment are required if the property owner. Solid an "owner," pursuant to ORC 3737.87. See also OAC 1301:7-9-12(O)(2), which applies to BUSTR moment off.

that an "unner" or "operator" is legally responsible for closure assessment and cleanup (corrective actions). However, if after purchase you wish to sell the property, you may find youtrelf performing these activities (to satisfy a lender), even though you do not fit the definition of an "unner" or "operator".

National inforestional Fact Sheets (e.g., USF Registration, Selecting An Environmental Consultant, Financial Respondent Geliclines, Upgrading as USF, etc.) we also available at the BUSTR website. Additionally, the Petroleum USF Release Congressition Board (***, n.p.), observed only, which administers the Ohio Financial Ad Fund (i.e., leaky tank fund) should be contacted (as appropriate) to determine the site's status with the Board.

DUE DILICENCE AND ENVIRONMENTAL SITE ASSESSMENTS

Many lending/financial institutions will not grant loan approval for commercial property transactions until all environmental concerns, identified during the performance of due difference, have been satisfactorily addressed. This Difference is defined by the American Society of Testing and Materials (ASTM) as the process of inquiring into the environmental characteristics of a parted of real estate, usually in connection with a commercial real estate transaction. Due difference is typically accomplished through the performance of an environmental site assessment (ESA). An ESA is the process by which a person seeks to determine if any recognized environmental conditions (REC) exist at a particular property. The term REC refers to conditions indicating an existing release, a past release, or a threat of a release of hizardous substances or petroleum products into site structures on the property, or into the ground, ground water, or surface water of the property.

ASIM (1985-191-192) has developed the Standard Practice for Engineerical Site Assessments: Practice I Engineerical Site Assessments (Practice E1527-00) and the Standard Practice for Engineerical Site Assessments: Transaction Serven Process (Practice E1528-00) for the purpose of defining good commercial and customary practices for conducting an ESA. However, some lending in titutions develop their own ESA requirements.

Bureau of Underground Storage Tank Regulations 6506 Tussing Road P.O. Box 687, Reynoldsburg, Ohio 43068-9009, (614) 752-7938 (08/00)



BUREAU OF UNDERGROUND STORAGE TANK REGULATIONS FACT SHEET

www.com state on us

The performance of an FSA typically involves a thorough investigation and evaluation of all site environmental chyacteristics, including the abbreviated list of examples shown below:

- Government (USEPA, OFPA, BUSTR, ODNR) environmental exercy records files
- Government (state (ODII), ecounty, city, township) health and fire department records/files
- Covernment (local) tay/planning building/roning water/sewer division records files
- Property title and deal search results (from tax records and historical street phone directories)
- Map review (geology, topography, water, soil, exc, wetland, fire, flood, etc.) Structure evaluation (storage, HVAC, stains, ashestos containing materials, lead paint, PCBs)
- Site valkover (storage/disposal, dent ping, stains, dead/stressed vegetation, wells, pends)
- Interviews the al officials, historical caners, persons with good knowledge of siteratea)

Typically, costs associated with the performance of a Phase I ESA may range between \$1,000 and \$3,000, depending on the level of detail required, and take approximately 3 to 6 weeks to complete. However, if a REC is identified during a the tever of uctan required, and take approximately a to o neeks to complete. However, it a reaction incomined acting a Phase 1 ESA, a Phase 2 ESA may be necessary. A Phase 2 ESA may involve the nampling (and laboratory smallyses) of soil and or ground water in specific mean threed on the Phase I ESA), and/or some type of remedial (corrective) action.

For additional information, the Ohio Environmental Protection Agency, Ohio Department of Natural Resources, and Ohio Department of Health maintain websites at respectively

6606 Tussing Road, P.O. Box 687, Reynoldsburg, Ohio 43068-9009, (614) 752-7938

(00.60)

Page !

1:01:7-0:02

(24) "Maintenance" means the normal operational uplaced to prevent an undergound tiorage turk system from releasing preduct.

(25) "Motor fuel" means fettoleum er a pettolcam based substance that is motor besoline. aviation scholine, Hu I or No 2 Diesel fuel, or arrange seasons, and is typically used in the operation of a motor engine.

(20) "New UST System" means art UST system that will be used to contain an accumulation of regulated subtrances and for which installation has commenced after the effective date of this

(24) "Nuncemmercial purposes" with respect to moter fiel means not for ressie.

(28) "On the premises where stored" with respect to house of news UST systems located othe care tucketty white the stored period of

Ca) Operational lifes refers to the period nersing when installment of the UST system ear common during the more the UST system is properly about voters, a dayer

(30, "Obetator, thesial) the betsets in quite and of or having respectificity for the daily Committee UST system.

"M Oreifill, it a telegraphy occurs when a tank is field beyond a capacity, resulting in t the harge of the regulated substance to the invicential

(32) *Owner* means.

(a) In the instance of an underground stores the system in 1500 n November 8, 1934, or brought into ute after that date, the person who uwes the underground sticias tank system.

to the intenis of an unterground storage tack system in the before Nevember 3, 1984, but no longer in ute o that date, the prison who named the underground storage tank system inurediately before the distribution of its tal.

The term inchdes any Ferson who halds. or, it the instance of an underground storage tank in the before November 8. 1984, but no leaser in use on the date. any person who hold immediciely before the discontinuation of its use, a legal. agriculte, or possession interest of any kind in an underground storage tack system or in the property on which the underground nerage tank system is located, including, without limitefon, a trust, verslor, vender, lessor, or lesses. The term does not include any person who without participation in the management of an undergrintes storage tarb system ani without otherwise being engaged in petrolium production, refining. (1 mukeing, holds indicio of ownership in al. unversioned storage tank system primarily to protect the person's security interest in

(33) "Person", in addition to the measure; in section 3737 01 of the Revised Code, means the United States and any department, agency, or innumentality thereof.

(34) "Petroleum" mant Petroleum, including ends od or any fraction there if, that is a liquid at the temperature of sixty degrees Fahrended and the prossure of fourtien and seven-tenths provide per square inch absolyte. The term includes. without Emitsion motor fiele, jet fuels, Int flate fuel oils, residual fuel oils, jul ricutti, petro eu n cobernts, and used oils

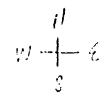
(35) "Petroleum UST system" meins an urater. pround storage with system that contains terroleum or a matter of petroleum with an minima quantities of other regulard satisfaces

(30) "Pipe" or "piting" me ne a bollow cyluster or adular crobat that is corretated of man made materials

(37) "Pipeline facilities" are read and evintone title light of way and any area lated equipment in luding, without finitiation, gathering have feculated or buildings.

132) . Sollyicaj emplisicion, menno amministra come sion township, county, school district, or other hasty comparate and politic responsible for

577.67. 1647.8 Togethy 504 ANTES WESTERNIE DEER. 11, 24 4022



	المجيد دورانوم وتاميا عداعيا سيد				
<i>i</i>					
!					
1					
•					
;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;					
			·	7	
	1 P	Stations.	1-1-1-1-1		
17.79			<u> </u>	4 _ 1	
110 18 18 18 18 18 18 18 18 18 18 18 18 18	正然分子	A Astronomy	11.500		
4770	- Kalay 11	* * * 1 . 1.			
		, , , , , ,	17771	75 17 50	· · · · · · · · · · · · · · · · · · ·
- F. M. 19 Sirie					

00002534

A132-10 R135-54

BILL OF SALE

	lin psyment of the sum of \$ 51.00 the undersigned Sengel Guess Property Company
(Seller) herely sells and transfers to DW Nesbur & S	eas
(1. 4596) Bursley Re	1, Wellington, OH 440ri0
	n, the following described chattels and personal property:
(2) - 55% Steel Gavoline USF's	
(1) - 1000k Steel Gasoline USF	
for said property, and that said property is said free of nature and description whatsoever.	mark stable title to said property, full authority to sell and trans- all liens, encumbrances, liabilities and adverse elvints of every thy defend, protect, indemnify and hold hamless the Buyer and
for said property, and that each property is said free of nature and description whatsoever.	thy defend, protect, indemnify and hold hamless the Buyer and
for said property, and that said property is said free of nature and description whatsoever.	all tiens, encomorphices, than title and active section of the Buyer and aim made thereto by all persons whomsoever.
for said property, and that said property is said free of nature and description whatstower. Select further warrants to Buyer that it will fur its lawful successors and assigns from any adverse ele-	all tiens, encumerances, transmites and appears common encumeration and hold harmless the Buyer and aim made thereto by all persons whomsoever, addition and where presently located
for said property, and that said property is said free of nature and description whatstower. Select further warrants to Buyer that it will full lawful successors and assigns from any adverse classical property is not cruise sold in "as is "con	all tiens, encumerances, transmites and appears common encumeration and hold harmless the Buyer and aim made thereto by all persons whomsoever, addition and where presently located



O E-Z Legal Forms. Eddie was see his keep cold it. ET in at his ke in dignate whitever charges are necessary to your particular.

Bankaton. Consult a lawyer of you down the form's finness for your propose and are E.Z. Legal from and die resident meke no bankaton. Consult a lawyer of you down to his finness die resident meke not propose expressions of a natural proposed with respective the mechanish by of this form for in lineated one or propose (Round 1095).

Once Corrective Action Release Report Release \$7010106 NOOOH printed by Fract

Responsible Party

-()

Person Reporting Release

.011

Release Location 47010106 - ARANDONED GAS STATION

CORNER OF OBERTS RD & STRT 511 OBERTS, OH 44074 Totam

Release Information
Pelease Number: N00001
Date Reported: 6-19-02
Source: Closure
Content Gasoline
Rules: 1959
Class: A
Deed Restriction: No
Date of Last Status Change: 12-6-02
LH Code: 6-Closure of regulate IVS1

Site Information

Site Area Type
GW Hare: GW Depth
Sensitive Area No Weillimad Protection No
Depth to Beshock
Cleanup Tech

Contambration
Soil Continuation No
Soil Category Soil Class
Total Gild PPC
Contaminant
Above Al

GW Contamination No-Type of GW: Alt DW supplied No-Total Gal GW rene diated Continuoust Above AI

Priority Trucking System

Soil Water Free Product Drinking Water Other Ratery 0

Printed on 02/28/03 at 10/43/AM

Offer Corrective Action Release Report Site Listing Update

06/19/02: Field inspection report indicates that 2-550 gas & 1-1K gas abandoned UST's remark-d.

12/10/02: Closure report rec'd.

12/11/02: Closure report review: 2-550 gas & 1-1K gas UST's removed. Review of the report shows that the laboratory analytical results could possibly have an error. The lab report indicates the concentration of benzene as "00.50", after contacting the lab, this value was determined (-) be an error. The actual concentration was "0.005" the lab has faxed a copy of the correct analytic if results. Samples were not tested for MIBE and water was in cavity but not sampled. It was not stated in the report that the water was evacuated and given a chance to recharge. DEF letter sent

01/06/02: Re-excavation conducted to see if groundwater will re-charge. Abandoned UST found and removed. Groundwater did not recharge into the cavity. Soil sample submitted to the lab from the bottom of the excavation and the bottom of the abandoned UST were below action levels. Site has been recommended for NFA status.

February 19, 2003

Ohio Department of Commerce Division of State Fire Marshall BUSTR 8595 E. Main Street Reynoldsburg, OH 43068

Attention: Dave Israel

Attached is the information requested in your letter rated December 11, 2002, release #47010106-N00001, for property in Oberlin, Ohio --abandoned gas station tanks. I have signed Inotarized as instructed.

We have entered into a contract on the property and would greatly appreciate a "no further action (BUSTR) letter" as soon as possible to meet our closing deadline. Please give me a call at 704 895-5880 if you need additional information.

Thank you for your help

Sincerely.

dgan T. Guess

General Partner & Managing Partner

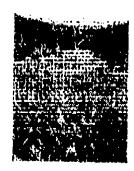
Attachments - Report from ACS, Inc. dated February 10, 2003

Fax Cover Sheet

Name: Dave Israel Organization: BUSIR Fac: 6147527942 Phose: 614752-7938 From: Asin Rothel Date: 12/18/02

Subject Release # 47010106-N00001

Pages: 3



Urgent

Please Pephy

Please Comment

X For Your Rewards

Comments

Afrancet Consumer Syranging Mitcheld Q Eyra C+44035 PARTONICH Fig. 4453051120



134 York Shire Ct. Elyria, CH 44035 Phone 140 365 USET Fat 440-365-1070

December 18, 2002

Ohio Dept Of Commerce Civ. Of State Fire Marshall-BUSTR 8895 E. Main St Raynoldsburg, OH 43068 9009 Attn: Dave Israel

RE: Release # 47010106-N00001

As per our phone conversation this morning the following are answers to your Additional Mr. Israel, Information Requested letter dated 12/11/02.

1. According to the report, water was encountered during the excavation. OAC 1301:7-9-12(K)(4)(n) requires that this water in the cavity must be excavaled and given 24hrs to recharge into the cavity if the water recharges in that time period, a water sample must be taken. If the vister does not recharge, soil samples must be taken. The closure report does not state that the water was given 24hrs to recharge. Please explain in documentation

-The UST's were discovered during a Phase 1 of the subject property. Since these tanks were orphaned status our client was required to only remove the UST's. We didn't address any other issues because of this status. We are, however, proposing to re excavate the tank cavity and left it recharge for 24hrs after all water is removed, then take the samples according to BUSTR protocol. We will then substitute the samples according to BUSTR protocol. this information to you as add tonal information to the closure report that you have now

2. The soil samples taken and analyzed by the laboratory was not analyzed for MTHE as required by OAC 1301: 7-9-12(K)(5) Please explain in documentation

The UST's were actively used from mid-1930 to mid-1940. MTBE wasn't a component of gasoline back then and so we didn't test for it

Thank you for your assistance this proming and once the re-excavation is completed and all sampling information is collected I will forward the additional information to your attention.

A [cureon, signature, a displacemental parable, extender a distance from

NO'E 10. 1 4:07551030

Dec. 18 2002 (5:17/41 P3



Ohio Department of Commerce

Division of State Lite Manhal
B sem of Uninground Storage Tank Regulations
B395 E Main St. + P.O. Bux 687
Revorthiburg, OH. 43008-0009
[514] 752-7938 FAX (514) 752-7942

AAA SAN UNI OJIM

Reb Taft Coverant

Gary C. Subadoliuk Dyector

December 11, 2002

JEAN T GUESS SEGFLIGUESS PROPERTY COMPANY 16419 PINWHENNY RD CORNELIUS NO 13031 SITE ABANDONED GAS STATION
2002 TANK SYSTEM PEMOVAL
CAR OF CHERLIN RD & STRT 511
OBERLIN OH
LORAIN COUNTY
RELEASE #47010105-N00001

RE. ADDITIONAL INFORMATION REQUESTED

Dear Ms. Guras:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed your closure report dated. December 9, 2002. Based on our review, BUSTR requers the following:

- According to the report, water was encountered during the execution. Oblo Administrative Code 1301-7-9-12(KX4Xd) requires that water in the casiny must be executed and given 24hrs to recharge into the casiny. If the water recharges in that time period, a water sample must be taken. If the water does not racharge, soil samples must be taken. The closure report does not mate that the water was given 24hrs to recharge. Please explain in documentation
- 2 The sort sample taken and analyzed by the laboratory was not analyzed for methyl-terriary butyl ether as required by Olio Administrative Code 1301-7-9-12(K)(5). Please explicit in documentation.

Publications that may help you to understand the requirements for compliance with BUSTR's rules and regulations may be found on the interest at www.comartic.oh.us.or.uy.calling.out.oilica.

Clease submit this information to HUSTR within 60 days from the fette of this letter.

Thurk you for your confermion. If you have my questions, please confict me \$1 (614) 752-7223.

inendy.

Divid letzel

Environmental Specialist

se Site File

THE RESERVE THE TRANSPORT OF THE PROPERTY OF T

00002544

STATE FIRE MARSHAL /BUSTR 8895 EAST MAIN STREET REYNOLDSBURG, OH 43068

470/0106-Miarol

FAX COVER SHEET

TO: Jean T. Gueis
FROM: David I. Viel
DATE: 12/4/02
FAX #: 7104-985-5880
CONTACT #: (614) 752-7225
PAGES: 2
RE:
MESSAGE: Lopy of letter The unginal Will be



Phio Department of Commerce

Division of State Fire Marshal
Bureau of Underground Storage Tank Regulations
#\$95 E Main St. + P.O. Box 537
Reproducture, OH 43068-9009
(614) 752-7938 FAX (614) 752-7942
www.com.state.ch.us

Rob faft Governor

Gary C. Suhadolnik Director

December 11, 2002

JEAN T GUESS SIEGELGUESS PROPERTY COMPANY 16418 PINWHENNY RD CORNELIUS NC 28031 SITE: ABANDONED GAS STATION 2002 TANK SYSTEM REMOVAL CNR OF OBERLIN RD & ST RT 514 OBERLIN OH LORAIN COUNTY RELEASE #47010105-N00901

RE: ADDITIONAL INFORMATION REQUESTED

Dear My Guess:

The Bureau of Underground Storage Tank Regulations (BUSTR) has reviewed your closure report Inted December 9, 2002. Based on our review, BUSTR requests the following

- According to the report, water was encountered during the excivation. Ohio Administrative Code 1301/2-9-12(K)/4)(d) requires that water in the easily must be executed and given 24les to recharge into the easily. If the water recharges in that time period, a water sample most be taken. If the water does not recharge, soil samples must be taken. The closure toport does not state that the water was given 24les to recharge. Please explain in documentation.
- 2 The soil sample taken and analyzed by the laboratory was not analyzed for includiterizing buryl effect as required by Ohio Administrative Code 1301-7-9-17(K)(5). Please explain in documentation.

Publications that may help you to order stand the requirements for compliance with RUSPP's rules and regulations may be found on the Internet at $\underline{www.com}$ jute of us or by calling our other.

Please submit this information to BUSTR within 60 days from the date of this letter.

Thank you for your cooperation. If you have any questions, please contact me at (614) 752-7225.

Sincerely

Divid Level

Environmental Specialist

W

Site Life

<u>r</u>			0			<u> </u>				
CLOSURE ASSESSMENT REVIEW FORM										
Caseter 6 Facility to	elejske# Jenjiostani	Panta Palita	16-Net			1		Tosugo	DEFICIE	CY REVIEW
Permi # ED:D#			11477.74		<u>mula es</u>	[[V]		193	NULE_	7
	on Brackt Chronoth		13/13/0	01				L		_1
		I.Christiano								
		of Symbol		Sand Gravet 1 GP GM GC SW SP	12 SO	t, Cure, S.	179) 1888		y 5-7 CH	
VES	T NO	I II A	T	SAMPLING	T YES	Call	NA NA	1	Report	graphical expression
1	ļ <u>.</u> .		Surges.	Spit Screentab	4-	1		Owner, c	perator, fat	rily into
\ <u>\\</u>	 -			equement preserved	<u></u>	<u> </u>	<u> </u>		provided	
1		;·	1 101 3 10 1 101 3 5 10	encarendads ennamentods	_5=	 		[Glosure /	ents dispos	:13
1,-	<u> </u>		Louisians	number of samples		·	1	CIST was		:31
<u></u>			E-13.213	n with rate provided	- k-		N7	UST syst	em discosa	
			ļ <u> </u>	····				Site map	of facility's	£3
	· · · · · · · · · · · · · · · · · · ·	r		Laboratory		I		Copy of a		
1-	 	ļ	Chan sh	in ples subin-title			• • •	1	PCS	
1-1/2			Anal .:=1	w min to sha time				PCS form		
	lest creaxes			eds/detection lines	2		Correct oumber of tam; Acceptable disposal			
			Lab report		P/e=1	?15 8 ?	Pre 23	1		
300					44			Velume in	cub s y wa	<u> </u>
		ស្វិត នាល់សាងសង្គម	x			-10. 6 -1. FEED BY		Disposito	0	
					La angla Refetured	Tistreatment to expandito	-	wie #		
CAVITY :	TANKE	1		Committee of the second			A WILLIAM AND ADDRESS.	year	gusus sinen	1.1111.117
2011		CAUA) ا به قراقه	L 7.:-2	Part Brooks		7	TALS	FIFE	1 Disp.	COMMENT
}		550		991	7,66	<u></u>	- <u>k</u>	<u> </u>	1	
<u></u>	7	- 550		311	XI		_ 🖁	1 1	!	<u> - </u>
l	3	1000		9.11	Ske	!	17	<u> </u>]]
i										
										1
<u></u>									I	11
[<u>-</u>	1	
-										
E4-87		to the state of th	اسرح بالم	im ustramatar embercancei 1. Estreumenty intheAs	Abandwesing	NATE OF THE	aratar aperas Application	kmnva.	A distribution	Autorian (S.
			i	THE PROPERTY.	र्विते होती	4,5784,525	31:25.5	5 x15/02	le. 31 - 3 - 6	1
		0001100V	CEEIN TO	630.533.333	Constitution	7 1 1 1 A	υ <u>α</u>		i	1
	• • • • • • • • • • • • • • • • • • • •	BORATORY	GENZENE	200 15,001 5 75	17 1789/51	(20) T. 1	49 201	<u> </u>	<u>}</u>	i
			TOLLENS	Sol (Sob) at S.			1		 -	1
		E Ts.	1000176 1119675676	20	-/II:r+	}	```			1
		• • •	19,694	200		i	30		-	1
			v ;	1/6 10 12 2 2		75	7 7 0	3		
		EENZONA	476545846		-tan	71'-1				
		er w	أغرفت وعوين							ļ
		terant rice	CRANTHENE		•	1	-			
		PENZYMALU	()((445-44)				_			
			Crus 12 E 172		-	I				
		Creenta har	NTHARLENE				~			
		SYSEMORES 3	1				<u> </u>			
			PHTHA, (NE		,•		اــــا			
			10-C-20)							
2	$\overline{}$	TPH (C	1.00			_ /{.	 .			
2.11.16	· -)		1003	- <u> </u>	<u> </u>	7	Y / II]	<u> Y / H</u>	Y / 11	
Stalus (DEE	1. NEA [ICR Class.	LIF	Weller William	3.77	ensitive Are	a yaş (,r	0	ę <u> </u>	
Reviewed By					174	17 37	(A)	32	g : :	
restriction of				accent a proper				Revised CA	Klom 🤼	μ_{i}
	(1):	israel								

(olrect

Date Received: 7/1/02
Date Reported: 7/1/02

Advanced Containment Systems 201 Pasadena Avenue

Etyria, Ohio 44935 Attn. Dave Rothel

Client Sample I.D.: Siego Rt. 511 and N. Obe EMX Sample I.D.: H020	VGuess rlin, Obarlin, Oh. 440)35
EMX Sample I.D.: H020 Sampled by: Cliant	1.1.2	
P.O. #: Sample Description;		

Benzene, Toluene, Ethylbenzene, Xylene - SW-846; Method 8021 (Analyzed 7/1/02 by RDH)

nalyzed 7/1/02 by Run)	Southend Bottom Tank 2
Client I.D	Stockpile FS 5	Exc3A St P. dech
Olitina.	•	H0201-2
EMX LD.	H0201-1	
EMV i.g.		Results
	Results	mg/kg
	<u>ma/ka</u>	0.005
	0.064	0 005
Benzene	<0.005	0.02
Toluene	0.006	0 20
Ethylbenzene	0.080	
Xylenes		0.005
Dotection Limit (mg/k	g) 0.005	
Dataonan ann .		

Surrogate

Diluted out due to high concentrations

Robert D Haddad TECHNICAL DIRECTOR

THE POREGUING IS LIMBTED TO FINDINGS BASED UPON MATERIAL RECEIVED FOR ANALYSIS AND OR INFORMATION FURNISHED BY CLIENT, RECEIVED SAMPLES WILL BE DESPOSED OF AFTER 32 DAYS. December 9, 2002

Mr. David Israel Lorain County Coordinator State Bureau of Underground Storage Tank Regulation 6606 Tussing Road P. O. Box 687 Reynoldsburg, Ohio 43068

Dear Mr. Israel:

I am submitting a Closure Report for property located in Oberlin, Ohio regarding UST removed on June 19, 2002. The report has been signed and notarized. The owners are Siegel/Guess Property Company, P. O. Box 1647, Cornelius, NC 29031, telephone number 704 895-5880.

Siegel/Guess are in negotiations for the sale of the property to the City of Oberlin. However, in order to sell the property, a condition/requirement is that we secure a "no further action" letter or any other report necessary regarding this situation to close the deal. Our schedule is tight to meet a closing deadline.

I understand you have had discussions with Dennis Kirin, Fire Chief, City of Oberlin, and also Advanced Containment Systems regarding this project. We as property owners removed the tanks according to rules & state regulations as we understood.

Would you please review the Closure Report. If the data supports a clean site, will you issue the final closure letter as quickly as possible. If the data reveals soil contamination, will you identify the steps necessary to properly close the site.

We are asking for your help in finding the original owners of those tanks, and collecting costs to date for tank removal and cleanup, or any additional costs. When we purchased the property, we did not know there had been a gas station in operation on the property at any time. We were told it was farm land.

Any waiver of fees and assessments is certainly appreciated as we are trying to properly mitigate the situation. I will call you next week regarding this matter.

Thank you very much for your assistance.

Sincerely,

Jean T. Guess

General Partner and Managing Partner

Siegel/Guess Property Company

16418 Pinwhenny Road Cornelius, NC 28031

704 895-5880

Federal Express Mail

Ohio Bureau of the reground Storage Tank Regulations Inspection Field Report For Removate Abandonments, Replacements and Change Crysice www.comsuse.oh.us.odo..sin

le ave a la la	/			1287		
Inspection Preliminary [] Final [P	SUTALU	Facility #	4701010	C		
Permit Issuance Date Ownership of Tanks:	30 ~ G21471	C Penris 02-0/	o City of	oles (a)		
Geo Siege C	CO	I titlion of Tarks	Itestion of Tarps: ABANCO. NEC GAS Station			
		Callend	Oberlin Ker	1 ST.K. 511		
P.O. B. 1674		Charle	OURLETTE MA			
Covelius, N. C	. 28031	Carelin,	0 44074			
Tank System Information:		Sensitive Area: Yes	1 1011			
	Tank #/	ints_2	hat: 3	T-1-		
	Cavity#/	Cav.ty=/	Cavey# /	lata		
Inspection Code	103		_/.3	Cavity #		
Inspection Description	RIMONE	Removal	REMOVAL			
Date Fast Used	19.12	1542	-1542-			
Capacity (gather)	5TO	5,50	1/2/1=			
Product Steed	6,45	6,8	1-10- 1-645			
Tark Construction	Steel	SteeL	Steel			
P.p.rg Ceromopon	SteeL	SterL				
Pressure, Suction of Gravity Popular	S	5	Steet			
IF 0.02 molecules a	0	P	$\frac{2}{O}$	to make the second of the second		
Park to leaned on No.	TED OF NO.					
Holes in Tank	(Bur)	Ves or Si	Yes or No	Yes e No		
Holes in Expine	@ « »	Yes G No	Yes or No	Yes or No		
Cay by appearance	W	Yes or No	Yes er No	Yes or No		
Piping Run Appearance			***************************************	····· · · · · · · · · · · · · · · · ·		
beneath Dispenser Appearance*						
Ahandin in place						
Abandon in place Approval Obtained	Yes or No	Yes or No	Yes or No	Yes or No		
Remarks 10/473 15 100	Yes or No	Yes or No.	Yes or No	Yo et No		
Remarks Why?? 15 oleplin	. 13700 Cmil- Lot	emits of they	hove oud	elegation.		
*Indicate() a file W = Who a fire						
*Indicate 0 = Oder, W = Water, SI = Storing, Fi Certified Installer Number	(20		A			
Certified Installer Name (printed) PAUL R	4//	Certified Inspective Number.				
Certified Installer & grature NAVY	J-1677	artified Inspective Name (print	est TONIC MIN	(Es)		
the _6/19/02	L1.30	milled & special Signature Signature	Joney C. Mars	leg		
	!	Dir 6/19/02	•	-ti on 5.te		

(COPY

PERMIT

CITY OF OBERLIN

For the keeping, storage, occupancy, use, sale, handling, manufacturer, transportation, or other disposition of flammable, combustible, or hazardous materials, or other specific operations as stated below:

PERMIT NO.

02-010

DATE:

June 17, 2002

TO WHOM IT MAY CONCERN: By virtue of the provisions of the Oberlia Fire Prevention Code,

Section(s) OFC-2808.0 Flammable and Combustible Liquids

Issued to:

Advanced Containment Systems, Inc.

Location:

Abandoned gas station, corner of Oberlin Road and SR 511

Oberlin OH 44074

having made application in due form, as the conditions, surroundings, and arrangements are, in my opinion, such that the intent of the Code can be observed, authority is hereby given and this PERMIT is GRANTED for:

Removal of multiple abandoned underground fuel storage tanks, piping, waste product, and reclamation at above location on East Lorain Street, Oberlin OH Subject to all other provisions of the Oberlin Fire Prevention Code.

This PERMIT is issued and accepted on condition that all OBERLIN FIRE PREVENTION CODE provisions now adopted, or that may hereafter be adopted, shall be complied with.

THIS PERMIT EXPIRES: NA

This perma dies me tale the place of any license equiced by his and is not transferable. Any change in the se or occupancy of promoce shall require a new perma.

Fife Inspector

THIS PERMIT MUST AT ALL TIMES BE KEPT ON THE PREMISES ABOVE. FD:5 02

Israel, David

From:

Krichbaum, Steven D

Sent:

Tuesday, November 19, 2002 3:36 PM

To: Cc:

Kist, Sue B Israel, David

Subject:

RE: Oberlin UST Removal

Since there is no hard copy file over there, after you assign a facility number, please forward your paperwork to Dave Israel so he can falle steps to have a closure file created, as appropriate. Thanks

--- Original Message---

From:

Kist, Sue B

Tuesday, November 19, 2002 3 31 PM Sent:

Ta: Subject:

Krichbaum, Steven D. RE Operlin UST Removal

I can create the facility but the hard file will have to be created there. Have the coordinator, give the info to Nancy to create in OPUS thanks.

--- Original Messa Je----

Frem

Knahbaum, Steven D

Tuesday, November 19, 2002 3 28 PM

Kist, Sue B To:

Subject: RE Oberlin UST Removal

OK. Go ahead and create a file. Please add this email to the file. Thanks

Original Message

From:

Kist, Sue B

Sent:

Tuesday, November 19, 2002 3 27 PM

Th: Knichbaum, Steven D.

Subject:

RE Oterlin UST Removal

You don't have to send it to me, Finave the original. I sent you the copy. I will create a facility if you want me to sue

--- (Yng hal Message-

From:

Krichbaumi, Steven D

Sent:

Tuesday, November 19, 2002 3 07 FM

to:

Dennis, Shen I A

Cc:

Kist, Sue B, Israel, David, Gif, Kelly J

Subject:

Oberlin UST Removal

Thave a copy of an Inspection field report for the removal of three UST from an old gas station located at the corner of North Oberlin Road and St. Rt. 511 in Oberlin, Ohio (Lorain County) on 6/19/02. I called Chief Kirin of the Oberlin Fire Department and he indicated that his office issued a permit for the removal of the USTs because they have a local ordinance requiring the property owner to get a perinit. Chief Kinn said he advised the contractor to get a BUSTR permit, though it appears that the contractor (Advanced Containment 440-365-0567) elected not to get a BUSTR permit because the current property owner is not the responsible party.

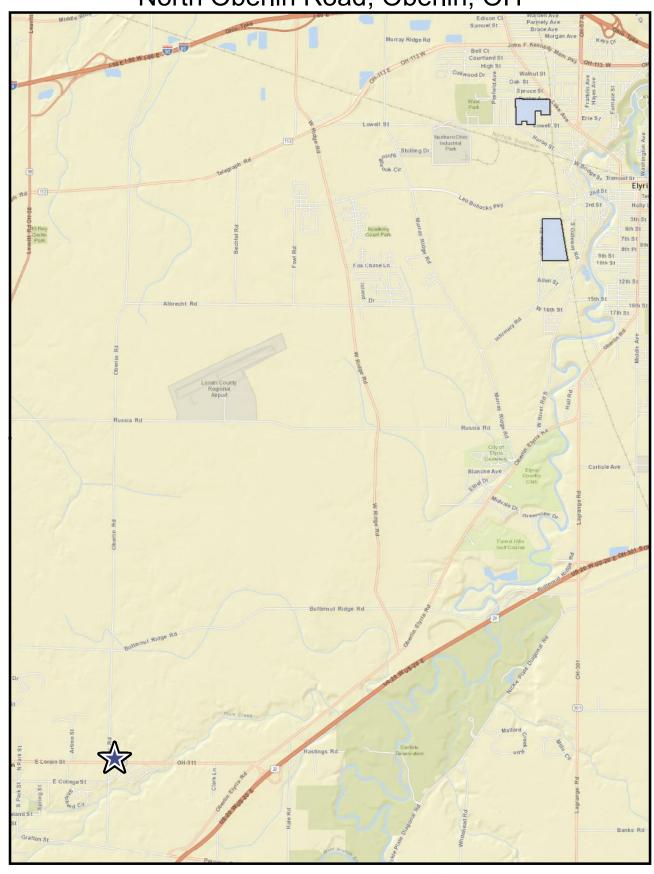
It appears that the City of Oberlin is interested in the property, and Chief Kirin said he would probably advise the city to stand firm until the current property owner shows that the site is clean. Consequently, I would not be surprised to see the current property owner submit a closure report in the near future.

While I would have preferred that a BUSTR permit be issued. I do not think we could have required one. All the same, I'll forward the inspection field report to Sue Kist so she can create a file in OTTER

Phase I Environmental Site Assessment Oberlin Research & Commerce Park North Oberlin Road, Oberlin, Lorain County, Ohio

APPENDIX H ADDITIONAL INFORMATION

Ohio USD Boundaries Proximity to Oberlin Research & Commerce Park North Oberlin Road, Oberlin, OH











Phase I Environmental Site Assessment Oberlin Research & Commerce Park North Oberlin Road, Oberlin, Lorain County, Ohio

APPENDIX I PROFESSIONAL RESUMES



Edwin J. Spears Environmental Scientist

EDUCATION

BA, Political Science, Bowling Green State University, Bowling Green, Ohio, 2009
MA, Environmental Studies, Cleveland State University, Cleveland State, Ohio, 2012
12 hours completed toward Graduate Certification, Concentration in Geographical Information Science, Northwest Missouri State University, Maryville, Missouri

PROFESSIONAL TRAINING

OSHA 40-hour HAZWOPER Training and 8-hour Refresher Course (current) OSHA Confined Space Entry Training (current)

EMPLOYMENT HISTORY

Partners Environmental Consulting, Inc. (May 2014 – present)

Mr. Spears is an Environmental Scientist on staff at Partners Environmental. He is responsible for environmental site assessments, research and technical reporting. Mr. Spears conducts environmental consulting activities including Phase I & Phase II ESAs and ongoing due diligence.

SCS Engineers: Environmental Consultants and Contractors (January 2013 – April 2014)

As a Landfill Gas Technician, Mr. Spears was responsible for operating and maintaining landfill gas collection systems, on multiple sites. This work involved routinely collecting landfill gas and air quality samples, using various types of gas analyzer equipment. After sample measurements were electronically gathered, he was responsible for analyzing any potential trends based on prior sampling history results. Other responsibilities of his involved ongoing maintenance & repairs to gas collections systems, and controlling onsite flare units. His responsibilities involved continual correspondence with co-workers, clients, and subcontractors, to come up with best solutions.

Ohio Environmental Council (January - May 2011)

Mr. Spears, in conjunction with Cleveland State University, participated in the University of Akron's Bliss Institute Internship Program, as part of his Environmental Studies Master's Degree. The internship was at the Ohio Environmental Council, based out of Columbus, Ohio. His role was working directly under the guidance of the Ohio Environmental Council's Senior Director of Legislative & Public Affairs. During this time, he researched various topics pertinent to the environment; and also routinely networked with local businesses, lawmakers, State government agencies, and other non-profit organizations to discuss and help formulate policy.



James M. Bell Due Diligence Coordinator/Geologist

EDUCATION

BS, Geology, University of Akron, Ohio, 2004

PROFESSIONAL TRAINING

OSHA 40-hour HAZWOPER Training and 8-hour HAZWOPER Refresher Course, Current Asbestos Building Inspector Initial per AHERA

Asbestos Management Planner Initial per AHERA

Ohio Dept. of Health Certified Asbestos Hazard Evaluation Specialist (No. ES34648), Current Asbestos Project Designer Initial

Ohio Dept. of Health Certified Asbestos Hazard Abatement Project Designer (No. PD60693), Current

EMPLOYMENT HISTORY

Partners Environmental Consulting, Inc. (September 2005 – current)

Mr. Bell joined Partners in September 2005. Mr. Bell conducts Phase I Environmental Site Assessments (ESAs) of residential, commercial and industrial properties. As a Certified Asbestos Hazard Evaluation Specialist, Mr. Bell performs visual asbestos surveys and pre-demolition and pre-renovation asbestos surveys, including bulk sampling of building materials. He has also completed National Environmental Policy Act (NEPA) Checklists and Ohio Historic Preservation Office (OHPO) analyses for cellular communications towers.

Mr. Bell also conducts Phase II environmental activities, including soil boring and groundwater monitoring well installation and abandonment, soil and groundwater sampling, and PCB sampling. Mr. Bell has been involved with Federal and Ohio EPA projects and the Ohio VAP.

Aerotek (August 2004 – August 2005).

Mr. Bell was employed by Aerotek, a technical and engineering staffing company, on a variety of environmental projects.

Mr. Bell has been involved with Brownfield sites under the Ohio EPA's Voluntary Action Program. His involvement included on site observation of remediation activities, including air monitoring using Draeger Tubes and Photoionization Detectors.

For a waste disposal company, Mr. Bell assisted in chemical classification, hazardous waste evaluation, and packaging to the United States DOT hazardous materials standards for hazardous waste disposal.

For an alternative energy company, Mr. Bell monitored landfills for the safe release and use of methane gas, using monitoring devices such as a GEM-500 to upkeep these systems. He also assisted in the fabrication and maintenance of landfill gas (LFG) wellfield extraction systems and pipelines transporting methane. This included a system located in northeast Ohio, which used methane from the landfill as a natural gas alternative for local companies.

SELECTED PROJECT EXPERIENCE

Site Assessments.

Conducted Phase II site assessment activities at Domain on Lee, an urban residential and retail redevelopment, located in Cleveland Heights, Ohio. Activities included groundwater sampling, remediation oversight, confirmation soil sampling, and air monitoring.

Conducted Phase II site assessment activities at a shopping center redevelopment of a U.S. EPA Resource Conservation and Recovery Act (RCRA) Corrective Action site, located in Richmond, Virginia. Activities included hollow-stem auger split spoon soil sampling.

Conducted Phase II site assessment activities at Dike 14, a former solid waste landfill and U.S. ACE bottom dredge containment area, located in Cleveland, Ohio. Activities included GeoProbe soil sampling, hand auger soil sampling, sediment soil sampling, and surface water sampling.

Conducted Phase II site assessment activities at a roofing materials manufacturing facility, located in Cleveland, Ohio. Activities included groundwater monitoring well installation and soil sampling.

Conducted Phase I activities on dry cleaning facilities, service and gasoline stations, and nurseries.

Conducted Phase I site assessment activities on several commercial and industrial facilities.

Asbestos Containing Materials Projects

Conducted hazard evaluation activities on several commercial, residential, and institutional properties including the former Ohio Freight building, the former Variety Theater building, and Cuyahoga County Land Reutilization Corporation single-family homes, and City of Akron single-family homes.

Conducted final clearance air sampling activities at St. Luke's former hospital, the former Ohio Freight building, the Halle Building, and the Huron Building, all located in Cleveland, Ohio.

Conducted visual clearance inspections at St. Michael's former hospital, the former Ohio Freight building, The Halle Building, and the Huron Building located in Cleveland, Ohio, and a rubber manufacturing facility located in Chardon, Ohio.

National Environmental Protection Act (NEPA)

Conducted several Section 106 reviews with the Ohio State Historic Preservation Office (SHPO) and resolved potential issues associated with sites located in close proximity to eligible and/or listed sites on the Nation Register of Historic Places.

Preliminary Land Use & Development Evaluation Oberlin Research & Commerce Park State Route 511 & Oberlin Road Oberlin, Lorain County, Ohio

ATTACHMENT B EDP WETLAND DELINEATION AND USACE CORRESPONDANCE

WETLANDS DELINEATION OBERLIN ROAD PROPERTY OBERLIN, LORAIN COUNTY, OHIO AUGUST 8, 2003

INTRODUCTION AND GENERAL SUMMARY

A Wetlands Delineation was performed for an approximately 57-acre parcel located northeast of the junction of Oberlin Road and East Lorain Street (Route 511) in Oberlin, Lorain County, Ohio (Figures 1 and 2). This delineation was performed at the request of Jeffrey Baumann, Public Works Director for the City of Oberlin, Ohio.

The property is currently undeveloped and consists primarily of shrub thicket and mixed woods. Industrial and residential property and developments are located to the south, west, and northwest of the property, on Oberlin Road and East Lorain Street. A bike and hike trail created on the grade of a former railroad is located along the northwest boundary of the property. A capped landfill is situated to the north and northeast. Agricultural land is located to the east of the property.

Eighteen wetland areas were delineated on the subject property (Wetlands A through R; Figure 11). All wetlands are category 2 and forested; each is less than one acre in size. Most wetlands contain vernal pools, and some also contain scrub-shrub and emergent communities. Eleven of these wetlands are contiguous to a ditched stream that drains the property from its northwest corner on Oberlin Road to its southeast corner on East Lorain Street. This ditched stream is approximately 2,160 feet long. Wetlands are estimated to cover a total of 5.45 acres, according to measurements derived using a combination of GPS, measuring tape, and planimeter. To locate wetlands in relation to a development plan, wetland boundaries would need to be instrument surveyed.

Seven of the 18 wetlands on the property appear to be "adjacent" wetlands (see table 1), meaning that they have an above-ground connection to the ditched stream, and would therefore be under the jurisdiction of the U.S. Army Corps of Engineers. The remaining 11 wetlands are isolated, and would therefore be under the jurisdiction of the Ohio EPA, but are not federally regulated. However, only a representative from the U.S. Army Corps of Engineers can make the final determination as to whether a wetland is adjacent or isolated for regulatory purposes.

AGENCY RESOURCE INFORMATION

According to the 7.5' USGS topographic map (Oberlin, Ohio quadrangle, 1969, photorevised 1979; Fig. 3), the topography of the subject property slopes down from the northwest to the southeast with a total differential in elevation of approximately 15 feet. The USGS topographic map shows one intermittent stream, which drains the property from northwest to southeast. This stream drains into Plum Creek toward the southeast, which in turn drains into the Black River. A railroad is located on the northwestern edge of the property, with a quarry to the north. Two structures are depicted on the property: one along East Lorain Street and another along Oberlin Road. We observed no standing structures on the property.

A number of wetland areas are depicted on the National Wetlands Inventory map (Oberlin, Ohio quadrangle, 1977; Figure 4). A large area of seasonal forested wetland (PFO1Y) is depicted to surround the intermittent stream. Three smaller areas of seasonal scrub-shrub and emergent wetlands (PSS1/EMY) are depicted in the northern portion of the property.



The Soil Survey of Lorain County, Ohio (sheets 33 and 34; Figure 5) shows the property to be covered by 5 soil types. Two of these soil types are listed by the Lorain County Soil and Water Conservation District as hydric: Luray silty clay loam (Ly) and Trumbull silty clay loam (TrA). The other three are listed as non-hydric, but may contain hydric components within depressions and drainageways: Ellsworth silt loam 2-6% slopes (ElB), Mahoning silt loam 0-2% slopes (MgA) and Mahoning silt loam 2-6% slopes (MgB).

METHODS

The property was researched and delineated by Al Muller and Barb Costelloe on June 20, 25, and 27, and July 1, 2, 9, and 10, 2003. Photographs were taken on July 2, 9, and 10, 2003 (Fig. 13, Photographs 1 through 24).

This wetlands delineation was conducted in accordance with the procedures outlined in the Corps of Engineers Wetlands Delineation Manual (1987). A general reconnaissance of the site was first performed to identify possible wetland areas and major plant community types. Sample sites were established in representative areas of each plant community type and potential wetland area, and in questionable areas (marginal wetland/upland areas) of the property. In most cases, upland and wetland data points were paired across the wetland boundary. Additional points were placed in a number of transitional areas, to demonstrate wetland/upland status of the area, or to document the community type. Wetland boundaries were found primarily by determining where changes occurred in the plant community and in hydrology. Wetland areas were flagged with numbered, pink "Wetland Delineation" flagging. When satellite position allowed, and canopy cover did not prohibit it, the position of many of these flags were determined using a Recal ® Submeter GPS unit using TDS Solo ® software. Wetland boundaries were drawn using a combination of GPS-derived points, topographic lines, and field distance measurements (Figure 11). Wetland acreage was calculated using a planimeter (Table 1).

Vegetation was sampled by visually evaluating each station for dominant tree species within a 30 foot radius; saplings, shrubs, and woody vines within a 10 foot radius, and herbs including tree, shrub, and vine seedlings within a 3 foot radius of the sample point. For each of four vegetation layers (tree, shrub/sapling, vine, and herb), the most common species were noted on a field data sheet, along with the indicator status of each. Plant indicator status was derived from "Revision of The National List of Plant Species That Occur in Wetlands" (Reed, 1997). The percentage of dominant species that were OBL, FACW, or FAC (excluding FAC-) was calculated for the entire community in order to assess its hydrophytic nature.

Soil samples were collected at each sample location by using a shovel to dig a pit approximately 16 inches deep. The soil series was determined by comparing the soil sample characteristics to the published descriptions of soils in Lorain County. Matrix color and mottle color (when mottles were present) were determined from soil samples within the A and B horizons (just below the A/B interface) or at a depth of 10 inches from the surface, whichever was shallower.

Color, value, and chroma were examined and determined using Munsell Soil Color Charts. Soil data, including soil series, matrix and mottle characteristics and color, plow zones, and any additional hydric features, were recorded on field data sheets.

The hydrology of each sample location was evaluated. Surface inundation, soil saturation, and depth to inundation or saturation were visually determined by examining the water level within holes left by a shovel to a depth of 16 inches, when possible. Other hydrologic indicators



(topography, blackened leaves, oxidized root channels, hummocking, buttressing, siltation, surface roots, etc.) were noted on field data sheets whenever present.

Data concerning vegetation, hydrology, and soils were recorded on the Routine Wetland Determination Data Forms, as recommended by the U.S. Army Corps of Engineers 1987 Wetlands Delineation Manual.

HISTORIC CONDITIONS AND RECENT DISTURBANCES WHICH HAVE ALTERED THE SITE

Figures 6 through 10 contain a series of aerial photographs (taken in 1951, 1964, 1979, 1988, and 1994) showing the recent history of the subject property.

Agricultural land located to the north and northeast of the subject property was quarried during the 1960s. Subsequently, the quarry was used as a landfill, which was capped in 1976. Recently, the abandoned railroad track that forms the subject property's northwest boundary was converted to a bike and hike trail. A plantation of catawba-tree (*Catalpa speciosa*) persists to the east of the property south of the landfill, which has produced a number of saplings on the subject property.

The stream crossing the subject property from southeast to northwest was ditched and straightened at some time in the past, as evidenced by ditch dredgings, channel depth, and channel straightness. At least by 1951 (Figure 6), a buffer of natural vegetation was left along the southeastern two-thirds of the stream. As a result, this buffer contains some of the oldest trees on the property. This portion of the stream has re-acquired a number of natural features that the northwestern one-third does not possess. Toward the southeast, the stream increases in quality, and contains some meanders, riffle/pool complexes, alluvial deposits, a floodplain, and other natural, higher-quality features. The floodplain contains mature trees, shrubs, and wetlands.

A gas station formerly occupied the southeast corner of the property and a residence was located south-centrally, both along East Lorain Street. On Oberlin Road, two out parcels have been separated from the main parcel, one residential and one commercial.

The entire property appears to have been tiled and used agriculturally until at least the 1960s. Some of these tiles are still functioning quite well, while others are broken in a number of places. Some of the broken tiles have resulted in the reversion of the land into wetland. At least one farm pond is located on the property, which is now an area of open water surrounded by a wetland fringe. Although aerial photographs do not indicate that a pine plantation was present on the subject property, numerous scotch pine (*Pinus sylvestris*) individuals are scattered throughout the property, particularly in the northwest and southeast quadrants. The frequency of these trees suggests that scotch pine was planted on the property at one time. Within the southwest corner of the property, a number of cultivated shrub species are prevalent in the understory of a red maple woods. Most of the property is covered by mixed deciduous woods and shrub thicket succeeding to young woods, with a plant species mix typical of those that colonize abandoned agricultural land.

WETLANDS

Eighteen wetlands are located on the subject property (Fig. 11). In general, these wetlands correspond to wetlands depicted on the National Wetlands Inventory map (Oberlin, Ohio quadrangle, 1977; Figure 4) or to hydric soils mapped in *The Soil Survey of Lorain County, Ohio*



(sheets 33 and 34; Figure 5). However, much of the southwest quadrant of the property does not contain wetlands despite the presence of mapped hydric soil (Ly and TrA). The area of mapped Luray silty clay loam (Ly) outside of the limits of the outparcel depicted in figure 11 is highly disturbed owing to development and ditching, and therefore wetlands are not associated with this soil type on the subject property. The area of mapped Trumbull silty clay loam (TrA) in the southwest corner contains only the very small wetlands P and R. This area contains a predominance of upland-adapted vegetation, principally red maple (Acer rubrum), common buckthorn (Rhamnus cathartica), and several cultivated plants (mostly cultivated plums, Prunus spp.). The presence of functioning field tiles may adequately explain the lack of wetlands here.

Wetland A covers 0.083 acre and is located near the bike/hike trail at the northwest corner of the property. This wetland contains mostly forested and scrub-shrub vegetation, with a seasonally inundated vernal pool. Surface water from this wetland drains into a ditch lying alongside the bike/hike trail. It is surrounded by mixed deciduous woods, and earned an ORAM score of 39. See data point 1, and photograph 3.

Wetland B covers 0.776 acre on the subject property, but extends onto the landfill property to the north to some extent so that its total acreage is approximately 1 acre. This wetland is located at the northwest corner of the property along the bike/hike trail, so that it merges with the ditch alongside the bike/hike trail. Wetland B contains forested, scrub-shrub and emergent vegetation, and contains a central area that is seasonally inundated. It is bounded on the south by woods and on the east by shrub thicket. Although one of the more highly diverse wetlands in terms of plant community structure, plant species diversity, and microhabitat, this wetland contains a preponderance of canary grass (*Phalaris arundinacea*) within the central open emergent area. It achieved an ORAM score of 45.5. See data points 4, 7, and 8, and photograph 4.

Wetland C covers 0.990 acre and is located north-centrally on the property. This wetland is isolated and consists mostly of open water, probably the remains of a silted-in former farm pond. The large, central, open water area covers 0.721 acre, contains little emergent vegetation, and is surrounded by forested and scrub-shrub vegetation. This wetland achieved an ORAM score of 44. See data points 10, 12, and 14, and photograph 5.

Wetland D covers 0.930 acre and is located at the northeast corner of the property. This wetland extends somewhat onto the agricultural property to the east as forested and open emergent areas, possibly covering an additional 0.25 acre. Wetland D is bordered by the landfill to the northeast, and woods or shrub thicket on other sides. A catawba-tree (*Catalpa speciosa*) plantation is located off the property east-centrally. This wetland is seasonally saturated/inundated, mostly forested, and contains several vernal pools. Emergent and scrub-shrub vegetation is also present. This wetland achieved an ORAM score of 48. See data points 16, 19, and 49, and photograph 6.

Wetland E covers 0.680 acre and is located north-centrally on the property, to the south of wetland C within a swale draining to the southwest. This wetland is isolated, and contains a vernal pool that appears to be permanently inundated in its northeast portion (photograph 7). The open water area covers 0.231 acre, and is surrounded mostly by forested vegetation. The remainder of the wetland is forested, and contains a large, temporary vernal pool. The entire wetland is surrounded by woods and shrub thicket. This wetland achieved an ORAM score of 56. See data points 22 and 37 and photographs 7 and 8.

Wetland F covers 0.460 acre and is located adjacent to the ditched stream in the center of the property. It is surrounded completely by woods and shrub thicket, and is one of the more diverse



wetlands in terms of plant species composition. It is seasonally saturated/inundated, contains forested, scrub-shrub and emergent plant communities, and contains several vernal pools. This wetland achieved an ORAM score of 52. See data points 29 and 30, and photographs 9 and 10.

Wetland G covers 0.081 acre and is located to the northwest of wetland F near, but not adjacent to, the ditched stream. Smaller and less diverse than wetland F, it is seasonally saturated/inundated, contains mostly forested vegetation and a vernal pool. This wetland achieved an ORAM score of 40. See data point 26.

Wetland H covers 0.035 acre and is located adjacent to the ditched stream southeast of wetland F. It is seasonally saturated/inundated, contains forested, scrub-shrub, and emergent vegetation, and a vernal pool. This wetland achieved an ORAM score of 44. See data point 33 and photograph 11.

Wetland I covers 0.641 acre and is located adjacent to the ditched stream southeast of wetland H. It is surrounded completely by woods and shrub thicket, and is possibly the most diverse wetland on the property in terms of plant species composition. It is seasonally saturated/inundated, contains several vernal pools, and drains directly into the ditched stream. It contains forested, scrub-shrub and emergent plant communities, and diverse microhabitat features. This wetland achieved an ORAM score of 56. See data points 39 and 42, and photograph 12.

Wetland J covers 0.010 acre and is the smallest wetland area on the property. It lies within an old oxbow of the ditched stream, but is isolated from the stream by ditch dredgings. It contains very little vegetation and becomes inundated after heavy rain events. Mixed deciduous woods surround this wetland. This wetland achieved an ORAM score of 35. See data point 43 and photograph 13.

Wetland K covers 0.220 acre and is located adjacent to the ditched stream north of wetland G. This wetland is one of the least diverse in terms of plant species and microhabitat. Although containing evidence of seasonal inundation, after heavy rains we observed no inundation or saturation. It contains forested vegetation and is surrounded by woods, with residential property adjacent to the west of the ditch. This wetland achieved an ORAM score of 32. See data point 53.

Wetland L covers 0.046 acre and is located adjacent to the ditched stream in the southeast corner of the property. It is seasonally saturated/inundated, drains directly into the stream, and contains forested, scrub-shrub, and emergent vegetation. This wetland achieved an ORAM score of 41.5. See data point 46 and photograph 14.

Wetland M covers 0.101 acre and is located next to the ditched stream northwest of wetland L, but does not have a surface connection with the stream. It is seasonally saturated/inundated, and contains forested and scrub-shrub vegetation. This wetland achieved an ORAM score of 38. See data point 55 and photograph 15.

Wetland N covers 0.046 acre and is located adjacent to the ditched stream opposite and to the south of wetland I. It is seasonally saturated/inundated, and contains forested and scrub-shrub vegetation. This wetland achieved an ORAM score of 38.5. See data point 58 and photograph 16.

Wetland O covers 0.058 acre and is located within the stream valley in an old oxbow, but without a surface connection to the stream. It is seasonally saturated/inundated, and contains forested and scrub-shrub vegetation. This wetland achieved an ORAM score of 40. See data point 61 and photograph 17.

Wetland P is a small, seasonally saturated, forested wetland covering 0.045 acre. It is located near but not adjacent to the stream in the center of the property, surrounded by mixed deciduous woods. This wetland achieved an ORAM score of 33. See data point 63, and photograph 18.

Wetland Q and R are isolated, seasonally saturated/inundated, forested wetlands covering 0.118 (Q) and 0.135 (R) acre. They appear to have been formed as a result of the breakup of north-south field tiles. They are surrounded by red maple woods/shrub thicket in the south-central portion of the property. These wetlands achieved an ORAM scores of 38.5 (Q) and 34 (R). See data points 65 (Q) and 73 (R), and photograph 19 (R).

PLANT COMMUNITIES ON THE SITE

Wetland communities include deciduous forested wetland, scrub-shrub wetland, and persistent emergent wetland. Upland communities are wooded, and include mixed deciduous woods, pine/deciduous woods, red maple woods, and shrub thicket/young woods. Vegetative communities and data point locations are shown in Figure 12.

Wetlands

Forested Community. All wetlands are comprised at least in part of forested community, represented by most wetland data points. Most areas are not particularly diverse, and contain predominantly red maple (Acer rubrum), especially toward the south. Slippery elm (Ulmus rubra), green ash (Fraxinus pennsylvanica), and silver maple (Acer saccharinum) are also common. Scotch pine (Pinus sylvestris) is very frequent in some areas, particularly near the bike/hike trail and in the southeast quadrant of the property. Other frequent tree species, appearing more in the northern half of the property or surrounding the ditched stream, are cottonwood (Populus deltoides) and pin oak (Quercus palustris). A number of catawba-tree (Catalpa speciosa) individuals have established themselves in the northeast corner of the property.

Saplings present reflect the tree layer. Common buckthorn (*Rhamnus cathartica*) predominates more than any other shrub species throughout the property. Other common shrub species are glossy buckthorn (*Rhamnus frangula*), northern arrow-wood (*Viburnum recognitum*), and silky dogwood (*Cornus amomum*).

Poison ivy (Toxicodendron radicans), fox grape (Vitis vulpina), and riverbank grape (Vitis riparia) can be variously found in the vine layer of a number of forested wetlands.

In most of the forested wetlands, only a few herbaceous species can be found. Common ones are fowl manna grass (*Glyceria striata*), moneywort (*Lysimachia nummularia*), spotted touch-menot (*Impatiens capensis*), small-flowered agrimony (*Agrimonia parviflora*), and rough bluegrass (*Poa trivialis*).

Larger and more diverse wetlands contain a number of additional herbaceous species, notably rough avens (*Geum laciniatum*), smartweeds (*Polygonum* spp.), swamp buttercup (*Ranunculus septentrionalis*), kidney-leaf buttercup (*Ranunuculus abortivus*), beggar ticks (*Bidens frondosa*), sensitive fern (*Onoclea sensibilis*), field horsetail (*Equisetum arvense*), sedges (*Carex crinita*,

Carex stipata, C. tribuloides, C. vulpinoidea), soft rush (Juncus effusus), green bulrush (Scirpus atrovirens), white grass (Leersia virginica), or bluegrass (Poa alsodes).

Scrub-Shrub Community. While a shrub stratum exists in all wetlands, a scrub-shrub community is present only in wetlands B, C, and I.

Wetland B contains the more diverse and higher quality scrub-shrub community, with swamp rose (Rosa palustris), multiflora rose (Rosa multiflora), pussy willow (Salix discolor), silky willow (Salix sericea), silky dogwood (Cornus amomum), red-panicle dogwood (Cornus racemosa), and northern arrow-wood (Viburnum recognitum) common in the shrub layer. Riverbank grape (Vitis riparia) and deadly nightshade (Solanum dulcamara) form a vine layer. Within the herb layer are moneywort (Lysimachia nummularia), rough avens (Geum laciniatum), broad-leaved cattail (Typha latifolia), fowl manna grass (Glyceria striata), and spotted touch-menot (Impatiens capensis).

Unlike wetland B, wetland I contains a number of sapling species, such as red maple (Acer rubrum), green ash (Fraxinus pennsylvanica), and hickory (Carya ovalis), because the scrub/shrub community is integrated with a forested wetland community. Although in general more diverse than in other wetlands on the property, shrub species present within wetland I are similar to those found in other wetlands on the property. Common shrub species are common buckthorn (Rhamnus cathartica), glossy buckthorn (Rhamnus frangula), spicebush (Lindera benzoin), privet (Ligustrum vulgare), multiflora rose (Rosa multiflora), and northern arrow-wood (Viburnum recognitum). Riverbank grape (Vitis riparia) forms an extensive vine layer in some areas. Common herb species present are rough bluegrass (Poa trivialis), fowl manna grass (Glyceria striata), sedges (Carex tribuloides, C. stipata, C. vulpinoidea, C. crinita), green bulrush (Scirpus atrovirens), kidney-leaf buttercup (Ranunculus abortivus), spotted touch-menot (Impatiens capensis), Virginia jumpseed (Tovara virginiana), and moneywort (Lysimachia nummularia).

Persistent Emergent Community. Persisten emergent vegetation is present in all wetlands, but forms a distinct community only within wetlands B and F. Within wetland B, reed canary grass (*Phalaris arundinacea*) has taken over the central area of the wetland, with other herbaceous species on the edges partially shaded by trees and shrubs: sedges (*Carex tribuloides, C. lupulina, C. stipata*), water-horehound (*Lycopus virginicus*), deadly nightshade (*Solanum dulcamara*), sensitive fern (*Onoclea sensibilis*).

Wetland F contains a more diverse mix of emergent vegetation within an open persistent emergent community: several sedges (Carex crinita, C. stipata, C. tribuloides, C. vulpinoidea, C. sp.), rough bluegrass (Poa trivialis), bluegrass (Poa alsodes), fowl manna grass (Glyceria striata), white grass (Leersia virginica), swamp buttercup (Ranunculus septentrionalis), spotted touch-me-not (Impatiens capensis), and knotweeds (Polygonum spp.).

Uplands

All upland communities are wooded and generally located as shown on Figure 12, although they intergrade with one another quite a bit.

Mixed Deciduous Woods Community. This community is significantly more diverse within the floodplain of the ditched stream, where it has been left undisturbed for a longer period of time. Upland mixed deciduous woods communities contain the same predominant tree species

as do wetlands: red maple (Acer rubrum) and slippery elm (Ulmus rubra). Sugar maple (Acer saccharum) is pervasive in the southeastern quadrant of the property. Less common are ashes (Fraxinus pennsylvanica, F. americana), hickories (Carya ovata, C. ovalis), and oaks (Quercus alba, Q. rubra). Silver maple (Acer saccharinum) and honey-locust (Gleditsia triacanthos) are found occasionally.

The most common shrub species are also similar to those found in wetlands: northern arrow-wood (Viburnum recognitum), glossy buckthorn (Rhamnus frangula), and common buckthorn (Rhamnus cathartica), the latter species occasionally reaching tree size. Other frequent shrub species are privet (Ligustrum vulgare), bush honeysuckles (Lonicera morrowii, L. tartarica), guelder-rose (Viburnum opulus), red-panicle dogwood (Cornus racemosa), and multiflora rose (Rosa multiflora).

Several vine species are frequent: Virginia creeper (Parthenocissus quinquefolia), poison ivy (Toxicodendron radicans), fox grape (Vitis vulpina), and summer grape (Vitis aestivalis).

In most areas the herbaceous layer is sparse. Common herbaceous species include white avens (Geum canadense), enchanter's nightshade (Circaea lutetiana), spotted touch-me-not (Impatiens capensis), garlic mustard (Alliaria petiolata), field cinquefoil (Potentilla simplex), wild strawberry (Fragaria virginiana), asters (Aster spp.), Virginia knotweed (Tovara virginiana), fescues (Festuca obtusa and F. rubra), bluegrasses (Poa annua and P. trivialis), and soft rush (Juncus tenuis). Fowl manna grass (Glyceria striata) and moneywort (Lysimachia nummularia) are frequent in low areas or near wetland boundaries.

Deciduous/Pine Woods Community. This community is found where scotch pine (*Pinus sylvestris*) invades mixed deciduous woods, probably as an escape from cultivation. Other tree, shrub, and herbaceous species present are the more common ones also found in mixed deciduous woods or shrub thicket.

Red Maple Woods Community. Red maple (Acer rubrum) is the most abundant tree species on the subject property, in upland and wetland communities alike. In some areas, particularly in the southwest quadrant of the property, it is the only tree species present or at least greatly outnumbers other tree species. Slippery elm (Ulmus rubra), green ash (Fraxinus pennsylvanica), and wild black cherry (Prunus serotina) are occasionally found growing with red maple in these areas. Common shrub species are common buckthorn (Rhamnus cathartica), cultivated plum (Prunus spp.), bush honeysuckles (Lonicera morrowii, L. tartarica), northern arrow-wood (Viburnum recognitum), and glossy buckthorn (Rhamnus frangula). The herbaceous layer is poorly developed and generally contains sparse and scattered plants. Common herbaceous species are garlic mustard (Alliaria petiolata), white avens (Geum canadense), field cinquefoil (Potentilla simplex), and enchanter's nightshade (Circaea lutetiana), among others.

Shrub Thicket/Young Woods Community. A shrub thicket community succeeding to young woods occurs over much of the property, and intergrades extensively with other upland communities. Occasional trees are red maple (Acer rubrum), sugar maple (Acer saccharum), silver maple (Acer saccharinum), hawthorn (Crataegus spp.), slippery elm (Ulmus rubra), green ash (Fraxinus pennsylvanica), and crabapple (Malus coronaria). The shrub layer contains a similar assortment as in other communities, notably northern arrow-wood (Viburnum recognitum), glossy buckthorn (Rhamnus frangula), common buckthorn (Rhamnus cathartica), blackberry (Rubus allegheniensis), and multiflora rose (Rosa multiflora). No vines were observed. The herbaceous layer is generally diverse and prolific, containing predominantly

sweet vernal grass (Anthoxanthum odoratum), strawberry (Fragaria virginiana), field cinquefoil (Potentilla simplex), poison ivy (Toxicodendron radicans), small-flowered agrimony (Agrimonia parviflora), Virginia creeper (Parthenocissus quinquefolia), and dewberry (Rubus flagellaris).

SOILS PRESENT ON THE SITE

Four soil series including five soil types are mapped on the site according to the Soil Survey of Lorain County, Ohio (sheets 33 and 34; Fig. 5). Two of these soil types are listed by the Lorain Soil and Water Conservation District as hydric: Luray silty clay loam (Ly) and Trumbull silty clay loam, 0-2% slopes (TrA). The other three are listed as non-hydric, but may contain hydric components within depressions and drainageways: Ellsworth silt loam 2-6% slopes (EIB), Mahoning silt loam 0-2% slopes (MgA) and Mahoning silt loam 2-6% slopes (MgB).

Hydric Soils

1. Luray soils are very poorly drained, dark-colored, nearly level soils. They formed in silty lacustrine material, and occur in nearly level to concave areas on the lake plain. They have moderately slow permeability, and a perched water table near the surface for much of the year. Water is likely to pond after heavy rainfall. The A horizon is very dark grayish-brown silty clay loam about 8 inches thick. The upper 19 inches of the B horizon is mottled, dark-gray and gray silty clay loam. The B horizon matrix generally has a hue of 10YR or 2.5Y, a value of 4 or 5, and a chroma of 1 or 2. Mottles typically have the same hues and values as the matrix, but with chromas of 3 to 8.

Luray silty clay loam (Ly) occurs in large areas, mostly on the northern lake plain, between beach ridges in slack water areas, and along drainageways. This soil is mapped in a small area west-centrally, in fringe areas around an outparcel. Since this area has been disturbed as a result of the development of this outparcel, no wetlands were found to be associated with it.

2. Trumbull soils are poorly drained, nearly level soils that occur in level to slightly depressional areas at the heads of drainageways and in drainageways, on uplands. These soils formed in fine textured and moderately fine textured glacial till. They have slow permeability with a perched water table, and are likely to pond during periods of heavy rainfall. The A horizon is dark grayish-brown silty clay loam. The B horizon is mottled, grayish-brown silty clay loam in the upper 6 inches, and mottled, gray clay below. The lower B horizon matrix has hues of 10YR or N, values of 5 or 6, and chromas of 0 or 1. Mottles have hues of 10YR, 7.5 YR, or 5YR, values of 4 or 5, and chromas of 4 to 8.

Trumbull silty clay loam, 0 to 2 percent slopes (TrA) is widespread within depressions and along drainageways. This soil is mapped in the southwest quadrant of the subject property, and in a small area in the northeast corner of the property. Within the southeast quadrant, this soil is associated with wetlands P and R, and in the northeast corner, is associated with wetland D.

Non-hydric Soils

3. Ellsworth soils are moderately well drained and formed in moderately fine textured glacial till where they occur on convex slopes of the till plain and moraines. They have very slow permeability. The surface layer is dark grayish-brown silt loam. The subsoil is yellowish-brown and dark-brown silt loam and silty clay loam, with a hue of 10YR or 2.5Y, a value of 4 or 5, and a chroma of 3 to 5. Mottles have hues of 10YR and 2.5 Y, values of 4 or 5, and chromas of 2 or less.



Ellsworth silt loam, 2 to 6 percent slopes (ElB) is on knolls and and small areas that parallel drainageways. This soil type is mapped in a very small area along the west-central boundary of the property, but was not sampled.

4. Mahoning soils are somewhat poorly drained and formed in moderately fine textured glacial till. They have very slow permeability, and have a perched water table during wet periods. The surface dark grayish-brown silt loam. The subsoil is mottled silt loam, clay loam, or silty clay loam, with a hue of 10YR or 2.5Y, a value of 4 to 6, and a chroma of 2 to 4. The majority of wetlands on the property are associated with Mahoning soils.

Mahoning silt loam, 0 to 2 percent slopes (MgA) is nearly level with slow runoff. Ponding is common. This soil type is mapped extensively over most of the property.

Mahoning silt loam, 2 to 6 percent slopes (MgB) is on breaks along drainageways and in undulating areas that receive runoff from higher lying areas. This soil type is mapped extensively along the ditched stream and two large swales that drain into the stream. The northernmost of these swales contains wetland E. The southernmost of these swales contains functioning tiles, and no wetlands.

Where sampled, soils generally matched published descriptions for the series.

HYDROLOGIC CONDITIONS ON THE SITE

Wetlands receive hydrology from precipitation and runoff. Wetlands are seasonally saturated or inundated, as described above in the "Wetlands" section. Two wetlands have permanent open water, wetlands B and E Prior to and during field work, rainfall was exceptionally heavy, and achieved record levels. This conferred hydrology to some areas that otherwise would not be considered as wetlands.

Wetlands A, B, F, H, I, L, and N have a surface connection with the ditched stream, while all other wetlands on the property appear to be isolated. This connection may be a tenuous one, such as wetlands A and B, which appear to be connected to the ditch alongside the bike/hike trail. The ditch alongside the bike/hike trail drains into the ditched stream near Oberlin Road, but appears to flow only after heavy rains and contains standing water most other times. Other wetlands drain directly into the stream via a short ephemeral stream or drainageway. However, it appears unlikely that stream flooding contributes to the hydrology of any wetland, owing to the depth of the ditched stream channel. Our observations of the flow of this ditched stream after periods of unusually heavy rain support this assumption.

WETLAND QUALITY ASSESSMENT

Wetland function was assessed using OEPA's Ohio Rapid Assessment Method (ORAM) version 5.0. This technique allows wetlands to be classified into three categories for determining allowable impacts and mitigation ratios. Category 1 represents low quality wetlands that contain a high incidence of non-native or nuisance species and support minimal wetland functions. Category 2 represents wetlands that are more difficult to replace and support moderate wetland functions. Category 3 wetlands support superior wetland functions and should be avoided to the maximum extent possible because of their rarity and irreplaceability. In addition to classifying



wetlands into three categories, this technique also allows one to assess wetland function quantitatively.

Wetlands were individually scored in the field using ORAM v. 5.0 Field Form Quantitative Rating sheets. This information was transferred to long Scoring Forms in the office, at which time the qualitative portion was also completed.

All wetlands on the property are category 2, ranging from a score of 32 to 56. Wetlands K, P, and R earned scores of 32 to 34, which fall within the gray area between categories 1 and 2. However, insufficient evidence exists at present to place these wetlands within category 1. The majority of wetlands achieved scores between 35 and 44, which conferred to them a modified category 2 status. Owing to the history of disturbance and the general lack of diversity within these wetlands, a disturbed category 2 status is compatible with the evidence. Five wetlands (wetlands B, D, E, F, and I) achieved scores of 45.5 to 56, which imparted a status of category 2 to these wetlands. These wetlands were the highest quality and contained the greatest diversity in terms of plant species, microtopography, and community structure as compared to other wetlands on the property. They were also among the larger wetlands, and were all located north of the ditched stream.

A comparison of wetland acreage, ORAM quantitative score, category placement, and whether adjacent or isolated appears in Table 1 following the text of this report. Qualitative and quantitative scoring forms for all wetlands are also appended to this report.

CONCLUSIONS/RECOMMENDATIONS

Before a development plan is initiated, an instrument survey of wetland boundaries is recommended. If wetlands and/or stream impacts are planned as part of the development, a Section 404, Section 401, and/or isolated wetlands permit(s) must be obtained from the U.S. Army Corps of Engineers and/or the Ohio EPA. Permitting requires demonstrating that no practicable alternative to impacting the wetland exists and that appropriate and practicable steps have been taken to minimize adverse impacts to wetlands and streams. As a first step in the permitting process, a representative of the Army Corps of Engineers must verify the wetland boundaries and provide a determination as to the adjacent/isolated status of each wetland. Depending on the amount and type of wetland impacts, the Ohio EPA may have to verify the ORAM.

Under Nationwide Permit 39, adjacent wetland and stream impacts of up to one-half acre are allowed. This permit allows impacts of up to one-tenth of an acre of wetlands and ephemeral streams without mitigation or prior notification. However, the Corps does require submission of a brief report containing information regarding the amount of fill and type of wetlands impacted. Prior notification and mitigation are required for impacts to wetlands between one-tenth and onehalf acre, as well as impacts to open water, including up to 200 feet of intermittent and perennial streams. The ditched stream on the subject property would more than likely be considered an intermittent stream. Notification procedures include mitigation of wetland impacts and coordination with other agencies such as the Ohio Environmental Protection Agency, Ohio Historic Preservation Office, and the Ohio Department of Natural Resources. The presence of endangered species on-site is highly unlikely; however, coordination with the U.S. Fish and Wildlife Service would have to be undertaken in order to avoid impacts to potential habitat for such species. Mitigation must be performed at specific ratios depending on the type and category of wetland. Mitigation ratios for Category 2 wetlands start at 1.5 to 1.0 (replacement wetlands to impacted wetlands) for non-forested wetlands replaced on-site. For forested

wetlands replaced on-site, this ratio increases to 2.0 to 1.0. Off-site replacement ratios are higher still. All wetlands must be mitigated within the same watershed as impacted wetlands.

Impacts to over one-half acre of wetlands and/or 200 linear feet of streams require Individual Section 404 (federal) and 401 (state) permitting. Individual permits require extensive documentation demonstrating that no practicable alternative to impacting the wetland exists, that appropriate and practicable steps have been taken to minimize adverse impacts to the wetland, and that lowering of water quality is necessary for important social or economic development. The process includes a period of public notice.

Isolated wetlands (wetlands C, D, E, G, J, K, M, O, P, Q, and R) are under state jurisdiction (Ohio EPA) but not federal jurisdiction. Two types of permits are issued by the OEPA for the fill of isolated wetlands. A General Permit for impacts totaling less than 0.5 acre of isolated wetlands undergoes a Level 1 review and takes 30 days to process. A General Permit can be used to fill category 1 or 2 wetlands only. Fills of more than 0.5 acre or any acreage of Category 3 wetlands require an Individual Permit. Fills of more than 0.5 acre of Category 1 wetlands, or fills between 0.5 and 3.0 acres of Category 2 (or combined Category 1 and 2 wetlands) require an Individual Permit with a Level 2 review. A Level 2 review takes 90 days to process and requires an alternatives analysis. In order to fill more than 3.0 acres of Category 2 wetlands, or any amount of Category 3 wetlands, an Individual Permit with a Level 3 review is required, which takes about 180 days to process, and is similar to the review required under Individual Water Quality Certification. Any impact to isolated wetlands must be mitigated, with the ratio of mitigation determined by wetland quality, type, and mitigation location. An application fee of \$200 is assessed, along with an impact fee of \$500 per acre with a maximum of \$5,000. Because the Corps of Engineers must first verify the wetlands delineation and make a determination on the isolated/adjacent status of the wetlands, and the OEPA is allowed 15 working days to determine whether or not they have enough information to process an application, you can expect to add at least two months to each of the above permit processing times.

SIGNATURES

Report Prepared By:

Barbara H. Costelloe, M.S.

Barbara N. Costellae Fro

Botanist

Albert J. Muller, C.P.G.

Senior Environmental Geologist

Report Reviewed By:

Joseph W. Petraus, P.E

Principal Engineer

SELECTED REFERENCES

Andreas, B. K. (1989), The Vascular Flora of the Glaciated Allegheny Plateau Region of Ohio, Ohio Biol. Surv. Bull. New Series Vol. 8, No. 1, Columbus, Ohio, 191 pp.

Braun, E. L. (1967), *The Vascular Flora of Ohio, Volume I, The Monocotyledoneae*, The Ohio State University Press, Columbus, Ohio, 464 pp.

Cooperrider, T. S. (1995) The Vascular Flora of Ohio, Volume II: The Dicotyledonae of Ohio, Part 2. Linaceae through Campanulaceae, Ohio State University Press, Columbus, 656 pp.

Environmental Laboratory (1987), Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U. S. Army Engineer Waterways Experiment Station, Vicksburg, Miss.

Ernst, J. R., and D. K. Musgrave. (1976), Soil Survey of Lorain County, Ohio, United States Department of Agriculture, Soil Conservation Service, 102 pp. plus maps.

Fisher, T. R. (1988), The Vascular Flora of Ohio, Volume II: The Dicotyledonae of Ohio, Part 3. Asteraceae, Ohio State University Press, Columbus, 280 pp.

Newcomb, L. (1977), Newcomb's Wildflower Guide, Little, Brown, and Co., Boston.

Petrides, G. A. (1972), A Field Guide to Trees and Shrubs, Houghton Mifflin Co., Boston.

Reed, P. B., Jr. (1988), National List of Plant Species that Occur in Wetlands: Ohio, U. S. Fish and Wildlife Service, Biol. Rep., NERC-88.

Reed, P. B., Jr. (1997), Revision of The National List of Plant Species that Occur in Wetlands: Ohio, U. S. Fish and Wildlife Service, Biol. Rep., NERC-88.

Weishaupt, C. G. (1971), Vascular Plants of Ohio, 3rd Ed., Kendall/Hunt Publishing Co., Dubuque, IA, 293 pp.

U. S. Fish and Wildlife Service (1977) National Wetlands Inventory, Mapping of USGS topographic quadrangle "Oberlin, Ohio."

U. S. Geologic Survey (1969, photorevised 1979), Topographic quadrangle "Oberlin, Ohio".

Table 1. Wetland acreages, ORAM scores, category and whether adjacent or isolated. The U.S. Army Corps of Engineers makes final determination whether wetland is isolated or adjacent. The Ohio EPA makes final determination of ORAM score and category. (* means although ORAM score falls between categories 1 and 2, evidence indicates wetland is category 2, not 1.)

Wetland	Acreage	ORAM Score	Category	Adjacent or Isolated?
Wetland A	0.083 acre	39	modified 2	adjacent
Wetland B	0.776 acre	45.5	2	adjacent
Wetland C	0.990 acre	44	modified 2	isolated
Wetland D	0.930 acre	48	2	isolated
Wetland E	0.680 acre	56	2	isolated
Wetland F	0.460 acre	52	2	adjacent
Wetland G	0.081 acre	40	modified 2	isolated
Wetland H	0.035 acre	44	modified 2	adjacent
Wetland I	0.641 acre	56	2	adjacent
Wetland J	0.010 acre	35	modified 2	isolated
Wetland K	0.220 acre	32	modified 2*	isolated
Wetland L	0.046 acre	41.5	modified 2	adjacent
Wetland M	0.101 acre	38	modified 2	isolated
Wetland N	0.046 acre	38.5	modified 2	adjacent
Wetland O	0.058 acre	40	modified 2	isolated
Wetland P	0.045 acre	33	modified 2*	isolated
Wetland Q	0.118 acre	38.5	modified 2	isolated
Wetland R	0.135 acre	34	modified 2*	isolated
Total	5.455 acres			

DEPARTMENT OF THE ARMY



BUFFALO DISTRICT, CORPS OF ENGINEERS 1776 NIAGARA STREET BUFFALO, NEW YORK 14207-3199

March 2, 2005

Regulatory Branch

SUBJECT: Department of the Army Application No. 2004-01939(0)

Mr. Jeffrey J. Baumann City of Oberlin 85 South Main Street Oberlin, Ohio 44074

Dear Mr. Baumann:

I am writing to you in regard to your submittal of a wetland delineation report for an approximately 57-acre parcel located at the northeast corner of Oberlin Road and East Lorain Street, in the City of Oberlin, Lorain County, Ohio.

On January 9, 2001, the U.S. Supreme Court issued a ruling that affected the Corps of Engineers authority to regulate isolated, non-navigable, intrastate waters under the Clean Water Act (Solid Waste Agency of Northern Cook County v. the U.S. Army Corps of Engineers, No. 99-1178). Specifically, the case involved statutory and constitutional challenges to the assertion of Clean Water Act jurisdiction over isolated, non-navigable, intrastate waters where use of the site by migratory birds established the necessary interstate commerce connection. The U.S. Supreme Court found that use of the site by migratory birds alone is not sufficient to establish Federal jurisdiction over isolated wetlands, and that such areas are not waters of the United States and are not subject to regulation under Section 404 of the Clean Water Act.

In light of the recent Supreme Court decision, I have conducted a site visit and reviewed various maps and the administrative record for the project. Based on this review, I have determined that Wetland C on the subject project site is an isolated, non-navigable, intrastate water that is not subject to regulation under Section 404 of the Clean Water Act. Accordingly, you do not need Department of the Army authorization to commence with work in that wetland.

Please note that this wetland supports a valuable habitat for reptiles and amphibians, which can be expected to provide a meaningful contribution to the food chain for certain birds and mammals. During our site visit, we noted an abundance of activity within the murky water and muddy bottom, as well as a healthy crop of duck weed. The wooded riparian buffer

Regulatory Branch

SUBJECT: Department of the Army Application No. 2004-01939(0)

surrounding this wetland contributes substantially to the quality of this resource.

Based on those same criteria, Wetlands A, B, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, and R remain subject to Federal jurisdiction. They total approximately 4.465 acres. The approximately 2,170 linear feet of perennial stream that crosses the site are also subject to Federal jurisdiction.

I am hereby verifying the Federal wetland boundary as shown on the attached wetland delineation map dated July 21, 2003. This verification was confirmed on November 18, 2004 and will remain valid for a period of five (5) years from the date of this correspondence. At the end of this period, a new wetland delineation will be required if a project has not been completed on this property and additional impacts are proposed for waters of the United States.

I encourage you to contact the appropriate state and local governmental agencies, including the Ohio Environmental Protection Agency (OEPA), to insure that the proposed work complies with their requirements. You can reach the OEPA Division of Surface Water at (614) 644-2001.

A copy of this letter has been forwarded to: Ms. Barbara Costelloe and the Ohio Environmental Protection Agency.

Questions pertaining to this matter should be directed to Elizabeth W. Stone at (716) 879-4363, by writing to the following address: U.S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207, or by e-mail at: elizabeth.w.stone@usace.army.mil

Sincerely, Uphilo W. Ston

Elizabeth W. Stone

Project Manager, Regulatory Branch

Enclosures

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applio	cant: City of Oberlin	File Number: 2004-01939(0)	Date: March 2, 2005
Attach	ned is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit	PERMIT (Standard Permit or Letter of permission)	
	PROFFERED PERMIT (Standard Permit or Letter of permission)		В
	PERMIT DENIAL		С
X	APPROVED JURISDICTIONAL DETERMINATION	PROVED JURISDICTIONAL DETERMINATION	
	PRELIMINARY JURISDICTIONAL DETERMINA	ATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision.

Additional information may be found at http://usace.army.mil/inet/functions/cw/cecwo/reg or Corps regulations at 33 CFR Part 331:

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.
- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS	CESCHER (OSSERVATE LA PARTICIO DE DICERCO DE LA PARTICIO DEL PARTICIO DE LA PARTICIO DE LA PARTICIO DEL PARTICIO DE LA PARTICIO DEL PARTICIO DE LA PARTICIO DEL PARTICIO DE LA PARTICIO DE LA PARTICIO DE LA PARTICIO DE LA PARTICIO DEL PARTICIO DEL PARTICIO DE LA PARTICIO DEL PARTICIO DE LA PARTICIO DEL PARTIC	DARGRANIT	
REASONS FOR APPEAL OR OBJECTIONS: (Describe yo			
initial proffered permit in clear concise statements. You may a			
reasons or objections are addressed in the administrative record	.)		
		1047	
ADDITIONAL INFORMATION, The control in Fig. 4.	-1		
ADDITIONAL INFORMATION: The appeal is limited to a re	eview of the administrative record	the Corps memorandum for	
the record of the appeal conference or meeting, and any supplemeded to clarify the administrative record. Neither the appellar			
record. However, you may provide additional information to cla			
administrative record.	arry the location of information t	nat is already in the	
POINT OF CONTACT FOR QUESTIONS OR INFORMAT			
If you have questions regarding this decision and/or the appeal			
process you may contact:	If you only have questions regard may also contact:	irding the appeal process you	
process you may contact.	may also contact:		
Elizabeth W. Stone	Mr. Michael Montone		
U.S. Army Corps of Engineers	U.S. Army Corps of Engine	agre	
1776 Niagara Street	Great Lakes and Ohio Rive		
Buffalo, New York 14207	550 Main Street	Division	
(716) 879-4363	Cincinnati, OH 45201-115	9	
elizabeth.w.stone@usace.army.mil	(513) 684-6212;FAX(513) 6		
on the state of th	michael.g.montone@lrdor.u		
	michaen.g.montone@ndor.u	Sacc.atmy.nm	
RIGHT OF ENTRY: Your signature halow grouts the right of	entry to Corne of Engineers many	onnel and any government	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day			
notice of any site investigation, and will have the opportunity to	narticinate in all cite investigation	ne	
and the mineral of the opportunity to	Date:	Telephone number:	
	Date.	receptione number:	
	44		
Signature of appellant or agent.		320	
· · · · · · · · · · · · · · · · · · ·			

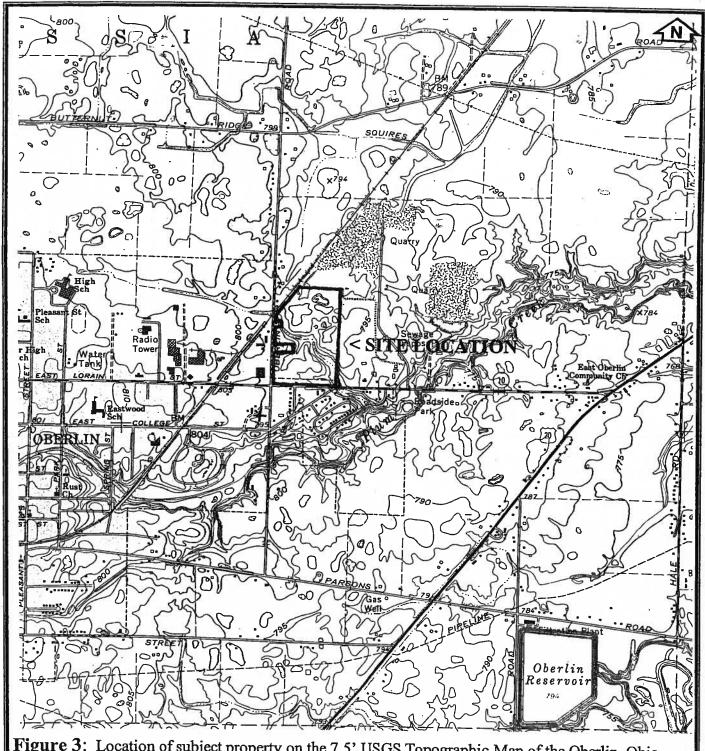


Figure 3: Location of subject property on the 7.5' USGS Topographic Map of the Oberlin, Ohio Quadrangle (1969, photorevised 1979).

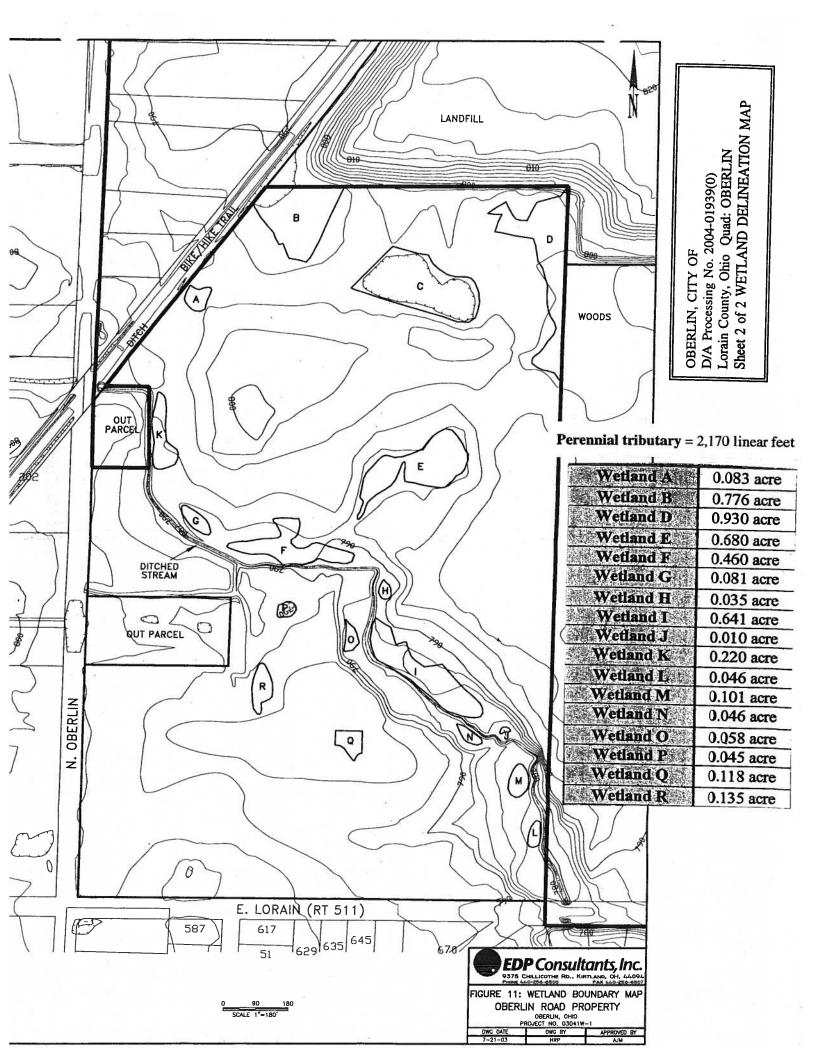
Contour Interval: 5 feet Scale: 1"=2000"

OBERLIN, CITY OF

D/A Processing No. 2004-01939(0) Lorain County, Ohio Quad: OBERLIN

Sheet 1 of 2 LOCATION MAP

EDP CONSULTANTS, INC.



Preliminary Land Use & Development Evaluation Oberlin Research & Commerce Park State Route 511 & Oberlin Road Oberlin, Lorain County, Ohio

ATTACHMENT C OBERLIN ZONING CODE EXTRACTS

Oberlin, OH Code of Ordinances

CHAPTER 1329

Zoning Districts and Map; Compliance

1329.01 Districts established; purpose.

1329.02 Map; interpretation of boundaries.

1329.03 Classification of annexed land.

1329.04 Classification of vacated streets, etc.

1329.05 Compliance with district regulations.

1329.06 Annexation agreement with Pittsfield Township.

CROSS REFERENCES

Zoning of annexed areas - see Ohio R.C. 303.25, 519.18 Basis of districts - see Ohio R.C. 713.10

1329.01 DISTRICTS ESTABLISHED; PURPOSE.

In order to regulate and restrict the location and use of buildings and land for trade, industry, residence and other purposes, and to regulate and restrict the height and size of buildings hereafter erected or structurally altered, the size of yards and other open spaces, the number of parking spaces and the density of population, the City of Oberlin is hereby divided into districts, known as:

"R-1A"	Single-Family Dwelling District (15,000 square feet minimum lot size).
"R-1B"	Single-Family Dwelling District (11,250 square feet minimum lot size).
"R-1"	Single-Family Dwelling District (9,000 square feet minimum lot size).
"R-2"	Dwelling District (9,000 square feet minimum lot size).
"C-1"	Central Business District.
"C-2"	General Business District.
"M-1"	Light Industrial District.
"P-1"	Public Park and Recreation District.
"PD"	Planned Development District.

(Ord. 96-82 AC. Passed 9-16-96.)

1329.02 MAP; INTERPRETATION OF BOUNDARIES.

The boundaries of the districts are shown upon the Map which is made a part of this Zoning Ordinance, which Map is designated as the "Zoning Map". The Zoning Map and all the notations, references and other information shown thereon are a part of this Zoning Ordinance and have the same force and effect as if the Zoning Map and all the notations, references and other information shown thereon were fully set forth or described herein. The original of the Zoning Map is properly attested and is on file with the Clerk of Council.

Where district boundaries are indicated as approximately following the center lines, street lines or highway right-of-way lines, such lines shall be construed to be such boundaries. Where district boundaries are so indicated that they approximately follow the lot lines, such lines shall be construed to be such boundaries. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance there-from as indicated on the Zoning Map. If no distance is given, such dimension shall be determined by use of the scale shown on the Zoning Map. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of such railroad line. Where the boundary of a district follows a stream, lake or other body of water, such boundary line shall be deemed to be at the limit of the jurisdiction of the City, unless otherwise indicated.

(Ord. 430 AC. Passed 11-29-65.)

1329.03 CLASSIFICATION OF ANNEXED LAND.

All territory which may be annexed to the City, except any land that is located within the District created by the Annexation Agreement between the City and Pittsfield Township as referred to in Section 1329.06 of this Chapter, shall be classified as an "R-1A" District and subject to all conditions stipulated under such district, unless otherwise determined by ordinance.

(Ord. 06-72AC. Passed 9-18-06.)

1329.04 CLASSIFICATION OF VACATED STREETS, ETC.

Whenever any street, alley or other public place is vacated by official action of Council, the zoning district adjoining each side of such street, alley or public place shall be automatically extended to the center of such vacation, and all areas included in the vacation shall then and thenceforth be subject to all appropriate regulations of the extended districts.

(Ord. 430 AC. Passed 11-29-65.)

1329.05 COMPLIANCE WITH DISTRICT REGULATIONS.

Except as hereinafter provided:

- (a) No land may be used except for a purpose permitted in the district in which it is located.
- (b) No building shall be erected, converted, enlarged, reconstructed, moved, or structurally altered, nor shall any building or land be used, except for a purpose permitted in the district in which the building or land is located.
- (c) No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limits herein established for the district in which the building is located.
- (d) No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the area regulations of the district in which the building is located.
- (e) The minimum yards, parking spaces and open spaces, including lot area per family, required by this Zoning Ordinance or for any building hereafter erected shall not be encroached upon or considered as yard or open space for any other building, nor shall any lot area be reduced below the requirements of this Zoning Ordinance.
- (f) Every building hereafter erected or structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one main building on one lot.

(Ord. 430 AC. Passed 11-29-65.)

1329.06 ANNEXATION AGREEMENT WITH PITTSFIELD TOWNSHIP.

On September 18, 2006, pursuant to Ordinance No. 06-71AC CMS, the City of Oberlin and Pittsfield Township entered into an Annexation Agreement relating to the annexation of land located within the area covered by the Agreement, herein and therein referred to as the "District". The Agreement provides, among other things, for specific land uses and design standards that are applicable to all land located within the District, whether the land remains in the Township or is annexed to the City. The intent of the parties was and is to provide for consistent and planned land use in an area subject to increasing and intense development pressures. Accordingly, and as an exception to the restrictions placed upon the zoning of newly annexed land set forth in Section 1329.03 of this Chapter, any land located in the District, if annexed to the City, shall not automatically be classified as an R-1A District, but shall be subject to the land uses and design standards set forth in the Agreement, the terms of which are incorporated herein by reference, as the same may be incorporated into applicable zoning regulations consistent with the Agreement. A copy of the Agreement is on file with the Clerk of Council.

(Ord. 06-72AC. Passed 9-18-06.)

Oberlin, OH Code of Ordinances

CHAPTER 1343

"M-1" Light Industrial District

- 1343.01 Regulations established.
- 1343.02 District purpose.
- 1343.03 Permitted uses.
- 1343.04 Conditional uses.
- 1343.05 Performance standards.
- 1343.06 Procedures for determining compliance with performance standards.
- 1343.07 Height regulations.
- 1343.08 Area regulations.
- 1343.09 Intensity of use.
- 1343.10 Residential conversions.

CROSS REFERENCES

Off-street parking facilities - see Ohio R.C. 717.05 et seq., P. & Z. Ch. 1349 Intensity use of lot defined - see P. & Z. 1321.30 Established - see P. & Z. 1329.01 Exceptions and modifications - see P. & Z. Ch. 1345 Nonconforming uses - see P. & Z. Ch. 1347 Signs - see P. & Z. 1351.05

1343.01 REGULATIONS ESTABLISHED.

The regulations set forth in this chapter, or set forth elsewhere in this Zoning Ordinance, when referred to in this chapter, are the district regulations in the M-1 Light Industrial District.

(Ord. 96-82 AC. Passed 9-16-96.)

1343.02 DISTRICT PURPOSE.

The purpose of the M-1 District shall be to provide locations for activities generally understood to be manufacturing, repair, storage, wholesaling, and distribution activities, and locations for certain other activities considered to have impacts most compatible with or appropriate to industrial areas, all such activities conforming to minimum performance standards. Further, the purpose of the M-1 District shall be to provide, for these activities, locations which: minimize impacts on other districts; provide access to materials, transportation, services, labor and other resources required by such activities; and encourage the creation and retention of employment opportunities.

(Ord. 96-82 AC. Passed 9-16-96.)

1343.03 PERMITTED USES.

The uses permitted in the M-1 District shall be those generally understood to be manufacturing, assembling, transformation of materials, blending, packaging, processing, repair, storage, wholesaling, distribution, the shops of contractors and tradesmen, and related research and testing activities conforming to the performance standards established in this ordinance.

The Planning and Development Director shall evaluate the information submitted by the applicant and shall consider if the proposed use is a permitted use and if it will comply with the Performance Standards and other provisions of the Ordinances of the City. If the Planning and Development Director deems that the proposed use is permitted, he or she shall make a report to the Planning Commission which shall make a determination of whether or nor the proposed use: (1) is a permitted use and (2) complies with the Performance Standards and other provisions of this Ordinance.

If the Planning and Development Director determines that a proposed use is <u>not</u> a permitted use, the property owner who has submitted an application for a zoning permit may request a determination by the Planning Commission.

The determination of the Planning Commission shall be final and shall be stated in writing on the zoning permit.

1343.04 CONDITIONAL USES.

The following uses may be established in the M-1 District if approved by the Planning Commission according to the procedures and standards for a Conditional Use Permit:

- (a) Outdoor sales, storage, display or outdoor operations accessory to a permitted or conditionally permitted main use.
- (b) Self-service storage facilities.
- (c) Wireless or cellular communications facilities.
- (d) Veterinary clinic, animal hospital.
- (e) General professional, administrative, or business office.
- (f) Indoor recreation or entertainment use including but not limited to a health spa, sports clubs/facilities, party centers.
- (g) Newspaper or magazine printing, publishing.
- (h) Research laboratories.
- (i) Other uses determined by City Council to be similar uses.

(Ord. 04-18AC. Passed 4-5-04.)

1343.05 PERFORMANCE STANDARDS.

Every use permitted or conditionally permitted in the "M-1" Light Industrial District shall conform to the performance standards in this section and to the laws and regulations of the State of Ohio and of the federal government.

The purposes of these performance standards are: to prohibit the establishment of uses which engage in activities or use materials which are excessively hazardous or have significant negative impacts on surrounding properties; to ensure that all uses in the district will provide methods to protect the community from hazards and other negative impacts and effects which can be prevented by processes of control and nuisance elimination; and to protect uses from arbitrary exclusion or persecution based solely on the impacts and effects produced by any particular type of industry or activity in the past.

Compliance with these standards shall be required during all times of operation of the approved activity or use.

An existing use that does not conform with these performance standards shall not be enlarged or remodeled if the enlargement or remodeling will cause greater noncompliance with the performance standards than exist at the time the use becomes nonconforming.

The following are the performance standards for uses in the "M-1" Light Industrial District:

- (a) Air Pollution.
 - (1) Odor. No use shall be permitted to produce any odor which is discernible beyond any lot line of the lot upon which the use is located. The owner of the property shall submit a written statement with the application for a zoning permit describing any material or process which has the potential to create an odor. The applicant may make a statement that the proposed use will not produce any odor which is discernible at any lot line of the property.
 - (2) Smoke. No activity, operation, or use shall, during normal operations, emit smoke of a visible density to the exterior of the building in which the use is located. The owner of the property shall submit a written statement with the application for a zoning permit describing any process which has the potential to create smoke. The applicant may make a statement that the proposed use will not produce any smoke which is discernible at any lot line of the property.
 - (3) Heat and Humidity. No use, operation, or activity shall produce intense heat or excessive humidity in the form of steam or moist air which has a perceptible, objectionable impact beyond the lot lines of the property. The owner of the property shall submit a written statement with the application for a zoning permit describing any process which has the potential to create heat or humidity. The applicant may make a statement that the proposed use will not produce any heat or humidity which is discernible at any lot line of the property.
 - (4) Dust and Particulate Matter. No use, operation, or activity shall exhaust or discharge into the air, outside of the building in which the use, operation. or activity is contained, any

quantity of fly ash, dust, dirt, or other particulate matter except in conformance with the current air pollution standards of the Ohio Environmental Protection Agency (OEPA) and pursuant to a valid discharge permit issued by OEPA. The owner of the property shall submit a written statement with the application for a zoning permit describing any process which has the potential to create dust or other particulate matter, either created within or outside of the building in which the use is located, the nature of such materials, and the means by which such materials will be collected, stored, and disposed. If dust or particulate matter will be created, the applicant shall state if a discharge permit is required from OEPA and shall explain the status of such permit. The applicant may make a statement that the proposed use will not produce any dust or particulate matter or that such matter will be completely contained within the building.

- (b) Erosion. No erosion, either by wind or water or other natural forces, shall be permitted which will carry objectionable substances onto neighboring properties. The owner of the property shall submit a written statement with the application for a zoning permit describing any process, method of storage, design of site improvements, or other characteristics of the proposed use which has the potential to cause, permit, or allow objectionable substances to be carried by natural forces onto neighboring properties. The applicant may make a statement that the proposed use will not result in any form of erosion not in compliance with this standard.
- (c) Water Pollution. No use, operation, or activity shall emit solids, liquids, or other matter into or onto any body of water, streams, or the ground except in conformance with the water pollution control standards established by OEPA and pursuant to a valid discharge permit issued by OEPA. The owner of the property shall submit a written statement with the application for a zoning permit describing any process, method of storage, design of site improvements, or other characteristics of the proposed use which has the potential to cause, permit, or allow solids, liquids, or other matter to be emitted into or onto any body of water, streams or onto the ground. The applicant may make a statement that the proposed use will not result in any form of water pollution not in compliance with this standard.

Disposal of Waste in Sanitary Sewers. No use, operation, or activity shall dispose of any solid or liquid waste or other matter into the sanitary sewer of the City of Oberlin unless such disposal is approved by the City Manager and is conducted in conformance with the rules and regulations established by the City and by OEPA for such disposal.

The owner of the property shall submit a written statement with the application for a zoning permit describing any disposal into the sanitary sewer system which will occur as a result of the proposed activity or use.

- (d) Vibration. No use, activity or operation shall cause or create earthborne vibrations perceptible beyond the property line of the lot on which the use is located, especially to a degree of frequency, duration, or displacement which is objectionable or destructive to health or property. The owner of the property shall submit a written statement with the application for a zoning permit describing any activity which has the potential to cause vibrations, either within or outside of the building in which the use will be located, and shall submit evidence that such vibrations will not be perceptible beyond any property line. The applicant may make a statement that the proposed use will not cause or create earthborne vibrations perceptible beyond the property line.
 - Vibrations from temporary construction and vehicles which leave the lot (such as trucks) are excluded from compliance with this standard.
- (e) Electric or Electronic Disturbance. Production of electrical or electronic disturbances perceptible beyond the property line of the establishment, especially in such manner as to endanger human health or to interfere with the normal operation of equipment or instruments, shall not be permitted. The owner of the property shall submit a written statement with the application for a zoning permit describing any activity which will or has the potential to produce electrical or electronic disturbances outside of the building in which the use will be located and shall submit evidence that such electrical or electronic disturbances will not be perceptible beyond any property line. The applicant may make a statement that the proposed use will not produce electrical or electronic disturbances.
- (f) Noise. Proposed uses shall be so designed and operated as to minimize the creation of noise,

especially noise which may be periodically or constantly perceptible outside of the building in which the use is located and which is perceptible in residential areas. The sound pressure level resulting from any use, operation, or activity shall not exceed the following maximum permitted sound levels at or beyond any lot line of the property on which the use is located:

Center Frequency Cycles Per Second	Maximum Permitted Sound Pressure Level in Decibels
31.5	74
63	72
125	66
250	60
500	54
1200	50
2000	43
4000	35
8000	26

The owner of the property shall submit a written statement with the application for a zoning permit describing any activity which will produce noise which will be or has the potential to be perceptible outside of the building (including during such times as loading bay doors, windows, or other openings in the building may be open) in which the use will be located and shall submit evidence that such noise will comply with the noise standard. The applicant may make a statement that the proposed use will not produce noise perceptible outside of the building.

- (g) Glare and Exterior Lighting. Any operation producing intense glare shall be conducted within an enclosed building or with other effective screening in such a manner as to make such glare completely imperceptible from any point along the property line of the lot on which the use is located. Exterior lighting shall be so constructed and directed as to shield residential properties from direct glare.
 - The owner of the property shall submit a written statement with the application for a zoning permit describing any activity which will produce glare, whether inside of or outside of the building and shall submit an exterior lighting plan which identifies all proposed exterior lights. The applicant may make a statement that the proposed use will not produce glare perceptible outside of the building.
- (h) Enclosure of Operations and Stored Materials, Outdoor Storage, Waste Disposal. Except as authorized by Conditional Use Permit:
 - (1) All operations shall be conducted within an enclosed building; and
 - (2) All materials and equipment shall be used and stored within an enclosed building. The temporary storage of waste materials in conformance with these regulations and the daily parking of the personal vehicles of employees shall be permitted.
 - No materials or wastes shall be deposited upon a property in such form or manner that they may be transferred off the property by natural causes or forces such as wind, water, or evaporation, cause fumes or dust, constitute a fire hazard, be edible by or otherwise attractive to rodents or insects.

The owner of the property shall submit a written statement with the application for a zoning permit describing any operations or activities which will or may be conducted outside of the building or buildings, describing the manner of storage of all materials (including those brought to the site for use, those stored for distribution or delivery off site, and all waste materials), and describing the manner of storage of all equipment and vehicles. The owner shall submit a statement describing any activity which will produce waste and the nature of such waste or which requires outside storage of any materials, vehicles, or equipment and the nature of such items. The owner shall also submit a plan which identifies the locations of all such storage and waste disposal, including any construction intended to screen such storage from view from outside of the property.

The applicant may make a statement that the proposed use will not involve or result in any operations or storage outside of the enclosed building(s) with the exception of the temporary storage of waste materials and the parking of the personal vehicles of employees.

- (i) Radiation Hazards. The use of radioactive materials shall not be permitted except as specifically permitted in the zoning certificate and subsequent to approval by the Planning Commission. It is the general intent of this ordinance to not permit activities which require the use of significant amounts of radioactive materials, frequent transport of such materials into or through the community, or use in a manner with potential to cause harm to human health or to the environment. It is the general intent of this ordinance to permit the use of the amounts and types of radioactive materials required for certain types of low level equipment testing, laboratory research, medical testing and research, and similar uses.
 - The owner of the property shall submit a written statement with the application for a zoning permit describing any activity which will utilize radioactive materials, the nature and amounts of such materials, the methods and routes of transporting such materials, and the planned safety facilities and procedures related to the use, storage, and disposal of such materials. The applicant may make a statement that the proposed use will not involve the use of any radioactive materials.
- (j) Fire and Explosion Hazards. The storage, use or manufacture of materials in the M-1 District shall be regulated with the intent of protecting human life, protecting the natural environment, and protecting property while recognizing that certain fire and explosion hazards may be inherent in activities permitted in this district. Provisions for proper storage, use, and disposal of materials having fire hazard or explosive characteristics, as determined by the Fire Chief, shall conform to the standards and requirements for such materials as established by the Codified Ordinances of the City of Oberlin and shall be implemented in consultation with the Oberlin Fire Chief.
 - (1) The storage, use, and/or manufacture of solid materials or products ranging from free or active burning to moderate burning is permitted.
 - (2) The storage, use, and/or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided that such material is stored, used, or manufactured within a completely enclosed building having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.
 - (3) The storage or use of pyrophoric or explosive powders or dusts is permitted with approval of the Planning Commission and the Fire Chief of the City of Oberlin and subject to such conditions as they shall require for such activity and provided that such storage or use is required for the primary product, service, or activity of the permitted use. The manufacture of such materials, as either a byproduct or waste product is not permitted unless approved by the Planning Commission and the Fire Chief of the City of Oberlin and subject to such conditions as they shall require for such activity. The manufacture of such materials as a primary or secondary product of the use or activity is not permitted.
 - (4) The storage or use of flammable liquids or materials which produce flammable or explosive vapors or gases is permitted with approval of the Planning Commission and the Fire Chief of the City of Oberlin and subject to such conditions as they shall require for such activity and provided that such storage or use is required for the primary product, service, or activity of the permitted use. The manufacture of such materials, as either a byproduct or waste product is not permitted unless approved by the Planning Commission and the Fire Chief of the City of Oberlin and subject to such conditions as they shall require for such activity. The manufacture of such materials as a primary or secondary product of the use or activity is not permitted.
 - The owner of the property shall submit a written statement with the application for a zoning permit stating if any of the materials described in (1), (2), (3), or (4) above will be stored, used, or manufactured on the property. The owner shall describe the materials, the amounts which will be present on the site, the nature of their use, the manner of storage, any safety hazards inherent in their use, and any other information required by the Planning and Development Director, the Fire Chief, or the Planning Commission. The applicant may make a statement that the proposed use will not involve the use of

any of the materials described in this section.

- (k) Toxic or Noxious Matter. No use, operation, or activity shall emit or discharge toxic or noxious matter in any form, particularly as identified on the USEPA Extremely Hazardous Substances List, which may be detrimental to the public health, safety, or general welfare or which may endanger the natural environment. Provisions for proper storage, use, and disposal of hazardous and/or toxic materials shall conform to the standards and requirements for such materials as established by the USEPA and OEPA and shall be implemented in consultation with the Oberlin Fire Chief.
 - The owner of the property shall submit a written statement with the application for a zoning permit stating if any toxic or noxious materials (that is, any solid, liquid, or gaseous matter, including but not limited to gases, vapors, dusts, fumes, and mists containing properties which by chemical means are inherently harmful and likely to destroy life or impair health or are capable of causing injury to the well- being of persons or damage to property and any matter identified on the USEPA Extremely Hazardous Substances List) will be stored, used, or manufactured on the property. The owner shall describe the materials, the amounts which will be present on the site, the nature of their use, the manner of storage, any safety hazards inherent in their use, and any other information required by the Planning and Development Director, the Fire Chief, or the Planning Commission. The applicant may make a statement that the proposed use will not involve the use of any such toxic or noxious materials described in this section.
- (I) Other Hazards or Impacts. Other hazards or potential hazards, potential nuisances, or other off-site effects of the proposed activity or use which are not common to uses permitted in the M-1 District or are not specifically addressed by the foregoing sections, (a) through (k) inclusive, shall be made known to the Planning and Development Director by the owner of the property proposing to establish the activity or use in the "M-1" Light Industrial District. The owner of the property shall submit a written statement with the application for a zoning permit describing any such other hazards or potential hazards or other off-site effects of the proposed activity or use. The applicant may make a statement that the proposed use will not involve or result in any such other hazards or impacts.

The Planning and Development Director may determine to refer such hazards or impacts to the Planning Commission for determination. The Planning and Development Director may refer an application for zoning permit to the Planning Commission if the Planning and Development Director determines that a proposed use may or will have impacts which are not consistent with these performance standards, conflict with the characteristics of the district as intended in this Chapter, or damage or impair property or property values in the district or in surrounding districts. Regulation or prohibition of such hazards or impacts shall be as determined by the Planning Commission.

(Ord. 11-22 AC CMS. Passed 4-18-11.)

1343.06 PROCEDURES FOR DETERMINING COMPLIANCE WITH PERFORMANCE STANDARDS.

The Planning and Development Director of the City of Oberlin shall be responsible for administering and enforcing the provisions of this Chapter.

Every applicant desiring to establish an activity or use, or to significantly change or expand an existing activity or use, in the "M-1" Light Industrial District shall submit to the Planning and Development Director, with the application for a zoning certificate, statements, information, and evidence describing the proposed use and compliance with each of the performance standards. Such submittal shall be in a form as required by the Planning and Development Director and shall be reviewed and approved by the Planning and Development Director prior to issuance of a zoning certificate.

When the submittal does not satisfy the Planning and Development Director that the proposed activity or use will comply with the performance standards, the applicant or the Planning and Development Director may request that the Planning Commission make a determination of compliance. In making such determination, the Planning Commission may require that the applicant provide additional information regarding the nature of the proposed use, the design of the site, the nature of materials and processes, the effect of such designs, materials and processes on human health and the environment, and other information as the Commission deems necessary to make a determination. In making a determination of

compliance, the Commission may establish conditions for issuance of the zoning certificate which will promote or ensure compliance. The determination of the Planning Commission shall be final.

The Planning Commission may authorize a proposed use which causes impacts or effects in excess of these performance standards. Such authorization may be granted upon making findings that:

- (a) the location or configuration of the proposed use is such that its effects or impacts in excess of the performance standards will be compatible with and acceptable to surrounding existing or planned uses which will be impacted; and
- (b) the nature of the anticipated impacts is such that the performance standards are inapplicable or inappropriate and the anticipated impacts can be appropriately controlled by conditions of the zoning certificate or other means.

The Planning and Development Director or designee may, from time to time, undertake tests, evaluations, or investigations to determine if an approved use or activity complies or does not comply with these standards. The Planning and Development Director or designee shall have the authority to investigate complaints alleging non-compliance with these standards. The Planning and Development Director may take appropriate action as deemed necessary to protect the public health, safety, and general welfare and to compel compliance with these standards.

Methods and procedures for the determination of the existence of any violation of these performance standards shall conform to either applicable methodologies prescribed by this ordinance or to applicable standard measurement procedures published by the American Standards Association, Inc., the Chemical Manufacturers Association, Inc., the United States Bureau of Mines, the National Fire Protection Association, the Ohio Environmental Protection Agency, and other recognized organizations whose standards are acceptable to the Planning and Development Director.

When the Planning and Development Director or the Planning Commission determines that:

- (a) the information provided by the owner of a property is not sufficient to determine compliance with the performance standards without providing additional studies or expert advice; or
- (b) that the information provided by the owner is of such nature, complexity, or quantity that the Planning and Development Director or Planning Commission is not able to make a determination of compliance without additional studies or expert advice.

The Planning and Development Director shall advise the owner that such studies or advice are required. The Planning and Development Director and the Planning Commission may accept the required studies prepared by qualified professionals engaged by the owner or the owner shall deposit funds with the City as required to pay for such studies or expert advice.

(Ord. 11-22 AC CMS. Passed 4-18-11.)

1343.07 HEIGHT REGULATIONS.

No building shall exceed three stories, nor shall it exceed fifty (50) feet.

(Ord. 96-82 AC. Passed 9-16-96.)

1343.08 AREA REGULATIONS.

- (a) Front Yard. There shall be a front yard having a depth of not less than thirty (30) feet measured from the front property line abutting the right-of-way to the front building line. No building shall be constructed less than sixty (60) feet from the street center line.
- (b) Side and Rear Yards. Side yards shall be provided with a width from side lot line to the building line of no less than twelve (12) feet. Rear yards shall be provided with a width from the rear lot line to the building line of not less than twelve (12) feet. Such yards may be used for driveways or parking.

Where a side line abuts a public right-of-way, as in a corner lot, the side yard shall have a width from the right-of-way to the building line of no less than thirty (30) feet.

Where the side or rear line of a use abuts a residential district, such side or rear yard shall have a minimum width (from respective lot line to the building line) of fifty (50) feet. Such yard shall be maintained as an area landscaped as approved by the Planning Commission.

- (c) Minimum Lot Width. Every lot shall have a minimum width of one hundred fifty (150) feet, measured at a distance thirty (30) feet from and parallel to the right-of-way located at the front of the lot.
- (d) Open Space Requirement. In addition to and not including the minimum required yards, a

minimum of five percent (5%) of the lot area shall be retained as open space not covered by buildings, parking, loading spaces, or drives. Such open space shall be located and designed in a manner approved by the Planning Commission. It is the intent of this section to promote varied and attractive building setbacks, attractive settings for buildings and parking, attractive landscaped areas, and other functional and aesthetic improvements to the designs of properties in the district, especially in the front and side areas of lots visible from the public right-of-way and areas of lots abutting residential districts.

(Ord. 96-82 AC. Passed 9-16-96.)

1343.09 INTENSITY OF USE.

The total area of the ground floor of buildings located on a lot in the M-1 District shall not exceed forty-five percent (45%) of the total area of the lot. Other provisions in this regulation may lessen the intensity of use, but they shall in no way be interpreted as a means of increasing the intensity of use.

(Ord. 96-82 AC. Passed 9-16-96.)

1343.10 RESIDENTIAL CONVERSIONS.

No existing residential structure in the "M-1" Light Industrial District may be converted to any more intensive residential use (a more intensive residential use being a greater number of dwelling units or greater floor area than the existing residential use) or to any use other than a conforming use and no such existing building shall be converted for both residential and nonresidential purposes at the same time.

(Ord. 96-82 AC. Passed 9-16-96.)

Oberlin, OH Code of Ordinances

CHAPTER 1345

Exceptions and Modifications

1345.01 Regulations established.

1345.02 Height regulations.

1345.03 Yard regulations.

1345.04 Temporary construction sheds.

CROSS REFERENCES

Exceptions and variations authorized by Board - see P. & Z. 1325.04

1345.01 REGULATIONS ESTABLISHED.

The regulations hereinafter set forth in this chapter qualify or supplement the district regulations appearing elsewhere in this Zoning Ordinance.

1345.02 HEIGHT REGULATIONS.

(a) The height regulations when approved by the Zoning Board of Appeals may be exceeded for the following:

(1) Church spires (8) Cooling towers

(2) Belfries (9) Ornamental towers and spires

(3) Monuments (10) Chimneys

(4) Tanks (11) Elevator bulkheads (5) Water towers (12) Smokestacks

(6) Fire towers (13) Conveyors (7) Stage towers or scenery (14) Flagpoles.

lofts

The height regulations may also be exceeded by supporting structures for antennas used by fire departments, police departments, amateur radio operators, civil defense personnel and others operating in the public service. Such structures should not exceed a height of seventy feet. When an existing permanent structure already exceeds this height, the supporting structure may not exceed the permanent structure by more than twenty feet.

(Ord. 430 AC. Passed 11-29-65.)

1345.03 YARD REGULATIONS.

- (a) Where dwelling units are erected above commercial structures in commercial districts, no side yards are required except such side yards as may be required in the district regulations for a commercial building on the side of a lot adjoining a dwelling district.
- (b) Every part of a required yard shall be open to the sky except for accessory buildings and ordinary projections of sills, belt courses, cornices and ornamental features which may project to a distance not to exceed twenty-four inches into a required yard.
- (c) An open uncovered porch or paved terrace may project into a required front yard for a distance of not exceeding ten feet.
- Open or lattice-enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into the rear yard, may be permitted by the City Manager for a distance of not more than five feet, but only where the same are so placed as not to obstruct light and ventilation.

(Ord. 430 AC. Passed 11-29-65.)

1345.04 TEMPORARY CONSTRUCTION SHEDS.

Temporary buildings that are used in conjunction with construction work only may be permitted in any district during the period that the construction work is in progress, but such temporary buildings shall be removed upon completion of the construction work.

(Ord. 430 AC. Passed 11-29-65.)

Oberlin, OH Code of Ordinances

CHAPTER 1349

Off-Street Parking and Loading

1349.01 Provisions applying to parking and loading.

1349.02 Off-street parking provisions.

1349.03 Off-street loading provisions.

CROSS REFERENCES

Off-street parking - see Ohio R.C. 717.05

1349.01 PROVISIONS APPLYING TO PARKING AND LOADING.

- (a) <u>Purpose</u>. The purpose of the requirements in this chapter is to further the appropriate provision and design of off-street parking and loading areas that will:
 - (1) Provide access for occupants, employees, customers, clients and visitors to land uses in a community dependent on automobile and truck transportation.
 - (2) Foster safe and efficient circulation of vehicles and pedestrians both on private property and on adjacent public streets.
 - (3) Minimize nuisances in residential areas from on- or off-street parking of large numbers of, or incompatible types of, vehicles.
- (b) Applicability.
 - (1) Off-street parking and loading spaces shall be provided in conformance with the requirements of Tables 1, 2, 3 and 4 and other provisions herein for:
 - A. All new uses, and
 - B. All existing uses that are:
 - I. Enlarged or expanded, or
 - 2. Otherwise changed in density, intensity, capacity or other measure that determines parking or loading requirements hereunder, or
 - 3. Changed to any other use to which different parking requirements herein apply.
 - (2) The requirements of this chapter apply to any provision, removal, enlargement or alteration of any off-street parking or loading spaces or areas that are accessory to any building or structure and either:
 - A. Are existing as of the effective date of these regulations, or
 - B. Are new spaces or areas required to be provided hereunder or voluntarily provided in excess of the requirements herein.

These provisions shall likewise apply to parking that is the principal use of a parcel. Open sales lots for motor vehicles shall not be considered as parking spaces for purposes of this chapter.

No additional spaces shall be required for expansion or change of an existing use if the standards herein would require an increase over the spaces already provided on the site of less than fifteen percent (15%).

(Ord. 88-86AC. Passed 12-5-88.)

- (c) Prerequisite for Permits.
 - (1) <u>Building Permit/Zoning Certificate.</u> Prior to issuance of a building permit or zoning certificate, the City Manager or his/her designee shall determine the application therefor exhibits compliance with:
 - A. All applicable provisions of these and other City regulations from which a variance has not been approved as provided therein, and
 - B. All conditions to which any approval thereunder has been made subject.

(Ord. 89-85AC. Passed 12-4-89.)

- (2) <u>Certificate of occupancy.</u> Either prior to issuance of a certificate of occupancy or within such period of time thereafter as the Planning Commission may have approved, he or she shall likewise determine either:
 - A. That parking and loading facilities required herein have been fully installed and improved in conformance with:

- I. All currently applicable approved applications for City permits, certificates or approvals, and
- 2. Any conditions to which approval thereof was made subject, and
- 3. All provisions of this and other applicable City ordinances from which a variance has not been approved, or
- B. That financial sureties approved by the Law Director have been provided guaranteeing such installation and improvement.
- (d) Exception for C-I Commercial District. In recognition of the existing character and pedestrian orientation of the City's older downtown business area, no off-street parking or loading shall be required for individual uses located entirely within the C-I Commercial District and that are also located entirely within the area bounded by Lorain, Pleasant, Vine and Professor Streets.
- This exception is made to minimize curb cuts disruptive to safe and efficient pedestrian circulation and to encourage provision of off-street parking in centralized locations that serve multiple uses.
- (e) <u>Variances.</u> The Planning Commission may approve a variance to the parking or loading requirements herein on the basis either:
 - (1) Of criteria provided in the general regulations governing variances in this chapter, or
 - (2) Of submission of parking and demand studies, documented industry standards or other evidence satisfactory to the Commission that the nature of the use requires fewer spaces than required herein.

(Ord. 88-64. Passed 10-3-88.)

Notice of the variance request shall be sent by regular mail to all property owners within 200 feet of the property in question at least fourteen (14) days prior to the Planning Commission meeting. (Ord. 14-65 AC CMS. Passed 12-15-14.)

- (f) <u>Preservation and Replacement of Existing Spaces.</u> No off-street parking or loading spaces or areas provided in full or partial conformity with the provisions of these or previous regulations shall be reduced in size, number or other characteristics below the requirements herein, or further below such requirements, so long as the use they serve continues in operation.
 - Residential garages shall not be converted into nonparking use unless parking requirements herein will be met after such conversion.
 - A use that undergoes a reduction in floor area or other measure specified herein for determining the number of required spaces may nonetheless reduce the number of spaces to those required herein for the downsized use.
- (g) <u>Use of Parking and Loading Areas.</u> Except as otherwise provided herein, required off-street parking shall be used solely for parking for patrons, occupants, guests, visitors or employees of the premises on the same lot.
- No sales, dead storage of any kind, nor motor vehicle dismantling, repair or servicing work except for emergency services, is permitted in any open off-street parking or loading area except as an accessory use to single-family detached or attached dwellings or as otherwise provided herein or as may be approved by Council.
- (h) Access. Except for uses required hereunder to provide four or fewer spaces, each required offstreet parking space and loading space shall open directly upon an aisle or driveway of such width and design as to provide a safe and efficient means of vehicular access. Each space shall have vehicular access to a public thoroughfare in a manner that will least interfere with traffic movement thereupon. Division of aisles and driveways shall be as provided in Table I.
- (i) Grading and Drainage. All parking and loading areas shall be graded for proper drainage and the volume of storm water runoff that exceeds that existing prior to the installation of such areas shall be discharged into the City storm sewer system or in another manner approved by the Director of Public Works.
- (j) <u>Maintenance.</u> All parking and loading areas shall be maintained free of dust, trash and debris. The surfacing, curbing, lighting fixtures, marking, signage and related appurtenances shall be maintained in good condition so long as such areas are used for parking or loading purposes.
- (k) <u>Signs.</u> All signs relating to off-street parking and loading areas shall conform to the provisions on signs in Chapter 1351.

(Ord. 88-64. Passed 10-3-88.)

(I) Illumination. Uses required herein to provide over four (4) parking spaces or one or more loading

spaces shall provide, for such spaces as are intended to be commonly used at night, lighting facilities that comply with the regulations contained in Section 1357.10(c)(9) of the Code.

(Ord. 14-65 AC CMS. Passed 12-15-14.)

(m) <u>Landscaping and Screening.</u> All uses providing ten or more off-street parking spaces, or any loading spaces, shall screen such spaces from the view of the street and from adjacent residential property. Such screening shall take the form of a uniformly painted solid fence, wall, landscape screen or combination thereof that provides year-round opacity and that conform to the following requirements:

Location of Parking or Loading Area	Minimum Height (a) of Screening in Feet (b)	Location of Screening	
Within 100 feet of a public street (c)		Along optimal angeth of alongthin	
Parking spaces	3	Along entire length of abutting street line except for access ways.	
Loading spaces	5	waye.	
Abutting a residential district (d)	5	Along entire length of property line between parking or loading area and the residential district except for access ways.	

- (a) Height shall be fence height as defined herein.
- (b) At time of installation.
- (c) Maximum height of screening within thirty feet of an at-grade street or railroad intersection shall be three feet.
- (d) Maximum height of screening at any time shall be seven feet.

(Ord. 88-64. Passed 10-3-88.)

The Planning Commission may approve a landscaping and screening plan which deviates from the requirements herein, upon a showing that strict adherence to such screening and landscaping requirements will have a detrimental effect upon the safety and welfare of the residents of the City.

All screening and landscaping plans shall be reviewed by and receive the written approval of the City Grounds Director prior to approval of the Commission.

(Ord. 88-86AC. Passed 12-5-88.)

1349.02 OFF-STREET PARKING PROVISIONS.

- (a) <u>Small Car Parking Spaces.</u> Up to twenty-five percent (25%) of required off-street parking spaces may be of small car parking space dimensions as provided in Table I, provided that such spaces are clearly identified by signs and pavement markings as intended for small cars only.
- (b) <u>Collective Provision.</u> Required parking spaces for different uses may be provided collectively. Except as provided herein under subsections (c) and (f), the total number of spaces so provided shall not be less than the sum of the spaces required for each separate use and no parking space shall serve as the required space for more than one use.
 - A binding written agreement approved as legally sufficient by the Law Director shall be filed with an application for a building permit, guaranteeing the intended users of collective parking spaces the right to their use.
- (c) <u>Parking for Shopping Centers.</u> The number of parking spaces required for retail and personal service uses located in a shopping center shall be as provided for shopping centers in Table 4 rather than the sum of the spaces required for the individual uses.
 - Except that the number of spaces for restaurants, taverns and drive-in facilities located in a shopping center and for any establishment occupying over fifty percent (50%) of the net floor area

- of the center, shall be as provided in Table 4 for these individual uses. This number shall be added to the number of spaces required by Table 4 for shopping centers for the balance of the uses in the center.
- (d) <u>Surfacing of Parking Areas.</u> All open off-street parking areas and related vehicular access drives and aisles, including residential driveways and widenings thereof, shall be surfaced as follows:

Use	Required Surfacing
Single-family detached dwellings or	I. Crushed stone, gravel or similar material, or
conversions of such dwellings to rooming houses, accessory apartments or multi-family units	Any surface required for other uses below.
(Ord. 11-22 AC CMS. Passed 4-18-11.)	
All other uses	Asphalt, concrete, brick, paving block or similar durable, dustless surface including pervious pavement surfaces installed and maintained in accordance with industry and manufacturers' standards.
(Ord. 14-65 AC CMS. Passed 12-15-14.)	

The Planning and Development Director may waive the requirement for surfacing herein for a parking area located no less than 400 feet from a residential district that serves a use located in an M Industrial District.

(Ord. 11-22 AC CMS. Passed 4-18-11.)

(e) Marking. All off-street parking spaces for uses required to provide over four spaces shall be marked by durable painted lines, thermoplastic or similar markings, curbs or other means that clearly designate individual spaces.

(Ord. 14-65 AC CMS. Passed 12-15-14.)

(f) <u>Shared Parking.</u> Off-street parking spaces provided for one use may be credited by the Planning and Development Director toward the spaces required herein for another use that normally operates during different hours. This provision shall apply only to spaces either provided for or to be credited to the following uses and only up to the applicable percentage specified of the total spaces required:

Percentage of Required Spaces that May Be Shared Parking	Use
100	Church Auditorium or school auditorium
50	Bowling alley Dance hall Restaurant Tavern or night club Theater

To be credited, such spaces shall be:

- Included within a parking area that is located no further from the use to which the spaces are
 to be credited than the walking distances specified in the provision on subsection (i)
 hereof.
- (2) Not reserved on a twenty-four hour basis for particular individuals, occupants or organizations.
- (3) Included in a written agreement filed with the Code Administrator and approved as legally sufficient by the Law Director that:
 - A. Specifically allows the use of such spaces by the use to which they are to be credited, and
 - B. Specifies the type of establishment and normal operating hours or hours during which parking spaces proposed for crediting are normally used--seven days a week for all uses sharing such spaces.

If the Planning and Development Director determines that any uses sharing spaces would regularly utilize such spaces during all or some of the same hours, he or she may disallow the crediting of such spaces.

- (g) Wheel Guards or Curbing. Where parking spaces are so located that vehicles parked therein might extend beyond the parking surface, such as onto streets, sidewalks or landscaped areas, there shall be installed wheel guards, bumper guards, curbing or other means of restraint to prevent such encroachment. This requirement shall not apply to uses providing four or fewer parking spaces.
- (h) <u>Forward Vehicular Motion.</u> Except for dwellings having individual garages or driveways, off-street parking areas shall be designed to enable vehicles to enter or leave such areas moving in a forward direction.
 - (i) Location of Parking Spaces.
 - (1) On same or separate lot. Required off-street parking for single-family detached and attached dwellings and manufactured homes on individual lots shall be provided on the same lot as the use served. Parking spaces within garages or carports and on driveways shall be counted as required spaces for such dwellings.

Required parking for other uses--including rooming houses, dormitories, single-family dwellings with accessory apartments and multifamily dwellings--may also be provided on a separate lot that is in the same possession by deed, lease or other written certification approved as legally sufficient by the Law Director that confirms its availability to the use. No parking on a separate lot for any nonresidential or nonlodging use shall be separated from the use by any residentially zoned property not in the same possession as the use.

Required parking shall be located within the following walking distances from the nearest point of the parking area to the nearest pedestrian entrance to the use served:

Use	Feet
Manufactured homes in manufactured home parks, Rooming houses, accessory apartments in single-family dwellings and multi-family residential:	200
Commercial and institutional:	400
Office and industrial:	1,000

(2) In yards.

- A. Single-family and townhouses.
 - 1. <u>In required yards.</u> Open off-street parking for single-family detached and attached, duplex and townhouse dwellings-- and for such dwellings that have been converted to rooming houses, dwellings with accessory apartments or multifamily dwellings--may be located in required front, side and rear yards except as otherwise provided herein.
 - Where because of the slope of a lot, location of a garage outside of the required front or corner side yard would necessitate a driveway slope greater than twelve percent (12%), the garage may be located within the required yard a minimum of six feet from the street line.
 - 2. In actual yards. One motor vehicle that is not a commercial or recreational vehicle as defined herein may be parked within an actual front or corner side yard. Additional such vehicles may be so parked provided that coverage of the actual front yard by parking shall not exceed twenty-five percent (25%) of front yard area. All such vehicles not enclosed within a building or carport shall be parked entirely upon a driveway or comparably surfaced widening thereof and shall not encroach upon any public sidewalk.
 - Any additional motor vehicles shall be parked outside of such yards, provided that coverage of the actual rear yard by parking shall not exceed fifty percent (50%) of yard area. Except that where the dimensions of actual side yards and the absence of an alley preclude vehicular access to the side and rear yards, this restriction shall not apply.
 - B. Other uses. Open off-street parking for other uses, including multifamily residential, may be located in required side and rear yards, but not in required front yards.
 - No off-street parking for any such use is permitted within any required yard abutting or

across an alley from property in a Single- Family Residential District. No parking for any nonresidential use is permitted within any required yard abutting or across an alley from property in any residential district.

- (j) <u>Parking for Single-Family Conversions.</u> Parking requirements for rooming houses, multiple-family dwellings and other uses to which single-family dwellings have been lawfully converted may be satisfied by, among other measures, any of the following:
 - (1) Widening of an existing driveway surface, subject to location and maximum coverage provisions in subsection (i) hereof.
 - (2) Establishment of a parking pad in a side yard.
 - (3) Written agreement with the owner thereof that allows use of an available parking space on a nearby property and that is approved as legally sufficient by the City Law Director

(Ord. 11-22 AC CMS. Passed 4-18-11.)

- (k) <u>Recreational Vehicles.</u> The present regulations in this subsection are hereby repealed and replaced with the regulations noted below:
 - (1) <u>In residential districts.</u> A single recreational vehicle as defined herein per dwelling unit may be parked or stored in a residential district provided that:
 - A. The parking or storage of a recreational vehicle must be in a garage or similar enclosed structure or the rear yard area of a residential lot;
 - B. Any recreational vehicle parked or stored in the rear yard of a residential lot be located on an improved surface (including gravel) as referenced in Section 1349.02(d) of the Zoning Code, and shall be adequately screened from view by landscaping or fencing or walls that create an opaque barrier;
 - C. For any recreational vehicle parked or stored in a rear yard area of a residential lot, the recreational vehicle shall be located a minimum setback distance of 3.0 feet from any side or rear lot line;
 - D. Any recreational vehicle shall not be used for living or sleeping purposes unless a permit has been issued by the Oberlin Police Department. A maximum of six (6) permits may be issued for a property in one calendar year. Each permit is valid for a maximum of four (4) consecutive days:
 - E. Fixed connections to electricity, water, sanitary or gas services are not permitted.
 - F. Parking of a recreational vehicle on a City street overnight is prohibited.
 - G. A recreational vehicle may only be parked in a driveway for loading or unloading purposes for a period of not more than twelve (12) hours in any consecutive thirty (30) day period; and
 - H. A recreational vehicle may be parked in a driveway for loading or unloading purposes under subsection (k)(1)G. above and only in that part of the driveway located outside of the public street.

(Ord. 14-65 AC CMS. Passed 12-15-14.)

(2) <u>In other districts.</u> There shall be no restrictions on parking of recreational vehicles in nonresidential districts, other than those concerning outdoor storage.

(Ord. 11-22 AC CMS. Passed 4-18-11.)

- (I) Parking of Commercial Vehicles.
 - (1) In residential districts. No commercial vehicle as defined under Section 1321.97 of the Zoning Code and weighing more than 8,000 pounds unloaded may be parked or stored in a residential district other than in a completely enclosed garage except for loading or unloading of household belongings between 6:00 am. and midnight for the purpose of moving a personal residence or for deliveries, repairs, construction, maintenance or service calls. Alternatively such commercial vehicles may be parked on an improved surface (including gravel) in the rear yard area of the lot, shall be setback a minimum distance of 3.0 feet from any side or rear lot line, and shall screened from view of abutting residential properties by an opaque barrier (fencing or landscaping).
 - (2) <u>In commercial districts.</u> No commercial vehicle as defined herein may be parked or stored in a commercial district other than in a completely enclosed garage or in an off-street parking facility open to the public unless it is used in a business located on the same premises or is

being parked temporarily by a customer, supplier, contractor or visitor or for loading, unloading, moving or construction, maintenance or repair of the premises.

The parking or storage of an unhitched semi-trailer or tractor is prohibited.

The parking or storage of commercial vehicles with refrigeration equipment within 50 feet of a residential zoning district is prohibited.

(Ord. 14-65 AC CMS. Passed 12-15-14.)

- (m) <u>Handicapped Parking.</u> All uses providing over twenty-five parking spaces shall mark at least one space as reserved for the handicapped One space shall be so marked for the first fifty spaces and one additional space shall be marked for every 100 spaces thereafter.
- All such spaces shall be as close as possible to a building entrance accessible to the handicapped and shall offer barrier-free access thereto. Such spaces shall have sufficient width to allow for wheelchair access to a passenger car or passenger van parked therein.

(Ord. 11-22 AC CMS. Passed 4-18-11.)

1349.03 OFF-STREET LOADING PROVISIONS.

- (a) <u>Location of Loading Spaces</u>. All required loading spaces shall have adequate ingress from and egress to a public street or alley and shall be located:
 - (1) On the same lot as the use to be served, except when collectively provided as central loading facilities in conformance with the requirements herein, and
 - (2) Outside of required front and side yards, and
 - (3) In such a manner that no portion of a vehicle shall project across a public sidewalk or into a street.
 - (b) <u>Surfacing of Loading Areas.</u> All open off-street loading spaces and related vehicular access drives and aisles shall be surfaced with a hard-surfaced all-weather pavement with a load-bearing capability approved by the Director of Public Works.
 - (c) <u>Collective Provision.</u> Loading spaces required for individual lots may be collectively provided in central facilities provided that all of the following requirements are met:
 - (1) The number of spaces provided is not less than that required by the total floor space for each category of use served.
 - (2) Each lot served has direct access to the central facilities without crossing streets at grade.
 - (3) The central facilities are not more than 500 feet from any lot they serve.
 - (4) Any tunnel or ramp between the central facilities and any lot served is at least nine feet wide and has a vertical clearance of at least seven feet.
 - (5) Written covenants and easements approved as legally sufficient by the Law Director and recorded with the County provide for the retention, maintenance and use of such facilities.

(Ord. 88-64AC. Passed 10-3-88.)

TABLE 1: PARKING AND LOADING DIMENSIONS

	Parking	Parking Space		Space (g)
	For Small Cars (a)	For Other Cars	For Tractor Trailers	For Other Trucks (c)
Minimum depth in feet	15(b)	18(b)	60	25
Minimum width in feet	7.5	9	14	10
Minimum vertical <u>clearance</u> in feet	7	7	14	14
Minimum <u>aisle</u> width in feet:				
Angle of spaces: 0 degrees (d)	13	13		
30 degrees	12	12		
45 degrees	13	13		
60 degrees	18	18		
90 degrees (e)	24	24		

DRIVEWAY WIDTH (f) in feet:

	Residential Districts		Other Districts	
	Minimum	Desired	Minimum	Desired
One-way traffic	9	12	10	14

Minimum driveway distance to street intersection in feet: 50

- (a) Up to twenty-five percent (25%) of required spaces may be for small cars.
- (b) Parallel parking spaces shall be 22 feet deep.
- (c) Permitted for uses not normally serviced by tractor-trailers.
- (d) Zero degrees parking refers to parallel parking.
- (e) Aisle width for 90 degree parking allows for two-way traffic.
- (f) Radii shall be approved by the Planning and Development Director in compliance with standards established by the Director of Public Works.
- (g) Requirements apply to uses required to provide one or more loading spaces by Table 2.
- (h) The Planning Commission may approve to vary these requirements with just cause.
- (i) All driveway widths shall be measured at the right-of-way line and shall maintain at least the minimum required width the entire distance of the driveway.

(Ord. 11-22 AC CMS. Passed 4-18-11.)

TABLE 2: REQUIRED NUMBER OF OFF-STREET LOADING SPACES

Type of Use	Building Size (Sq. ft.)*	Number of Spaces **
Offices		
Public uses	10,000 - 100,000	1
Institutional uses		
Manufacturing		
Warehousing and storage	5,000 - 40,000	1
Cartage & express	40,001 - 100,000	2
Retail and service	5,000 - 10,000	
	10,001 - 25,000	2
	25,001 - 40,000	3
	40,001 - 100,000	4

^{*} Building size measured by Net Floor Area, as defined herein

No space shall at the same time fully or partially serve to meet the requirement for both off-street parking and loading facilities.

Uses smaller than the smallest values given for each category shall be provided with other receiving facilities for motor vehicles judged adequate by the Planning and Development Director.

Requirements of this table shall not apply to C-1 Commercial District as provided under Section 1349.01(d).

(Ord. 11-22 AC CMS. Passed 4-18-11.)

TABLE 3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES FOR RESIDENTIAL AND LODGING USES

RESIDENTIAL (a)	Minimum Number of Spaces Required Per Dwelling or Lodging Unit
-----------------	-------------------------------------------------------------------

^{**} One additional space shall be provided for every 100,000 square feet over 100,000 square feet, with fractional spaces rounded to the nearest integer.

Efficiency units	1.25
1-Bedroom units	1.5
All other units	2.0
Small existing Lots (e)	0
LODGING (b) (d)	
Bed and Breakfast Inn	1(g)
Hotel	1(c)
Motel	1(c)
Apartment hotel	1
Rooming house	0.5
Dormitories (f)	
For students allowed to park cars at dormitories	0.5
For all other students	0

See also Table 4 for required spaces for other uses.

Fractional spaces shall be rounded to the nearest integer.

Requirements of this table shall not apply to the C-1 Commercial District as provided under Section 1349.01(d)

- (a) Includes single-family detached or attached, townhouses, duplexes, apartments and manufactured homes. Required spaces include .25 spaces per unit for visitor parking but shall be increased by 1 space for each roomer or lodger. No more than 4 spaces shall be provided per dwelling or lodging unit.
- (b) Plus 1 parking space per owner, manager or employee on largest shift.
- (c) Plus spaces for restaurant, retail and meeting rooms, if any, as provided in Table 4.
- (d) One space for each truck or business vehicle employed by an establishment on the premises shall be provided in addition to the number of spaces indicated in this table.
- (e) Single-family detached dwelling units of any size on existing lots of record as of the effective date of these regulations having a lot width of 40 feet or less and lacking access to an alley.
- (f) Requirement is number of spaces per bed, not per unit.
- (g) Plus 2 spaces for the host dwelling unit.

(Ord. 88-64AC. Passed 10-3-88; Ord. 14-65 AC CMS. Passed 12-15-14.)

(h) Bicycle parking standards are also applicable to multiple-family residential, college and other institutional uses other than in the downtown district defined under Section 1349.01(d) of this Code.

(Ord. 14-65 AC CMS. Passed 12-15-14.)

TABLE 4: REQUIRED NUMBER OF OFF-STREET PARKING SPACES FOR NONRESIDENTIAL AND NONLODGING USES

	Minimum	Minimum Number of Spaces Required (a)			
	Per Employee (b)				
SCHOOLS					
Elementary	1				
Junior high	1				
High school	1		.25(d)		
College or university	1		(m)		

Commercial	1		.25(d)
RECREATIONAL			
Indoor theater			.25
Bowling alley			
Per lane			(h)
Restaurant/bar		3	
Arena or stadium			.25
Auditorium (nonschool)			.25
Health club		5.0	
Skating rink		5.0	
Swimming pool			.25
Dance or meeting hall			.25
Community center			.25
Club or lodge		5.0	
INSTITUTIONAL			
Church			.25
Public utility and service		1	
Institution office or meeting hall	1		
Library, museum or gallery		2.5	
Nursing home	1		(f)
Child day care center		2	
Government offices		3.5	
MEDICAL			
Hospital	1		(e)
Clinic		4.0	
Animal hospital		2.5	
AUTOMOTIVE			
Auto laundry	1		(i)
Service station	1		(k)
Vehicle sales		2.5	
OFFICE BUILDING ⁽¹⁾		3.5	
SHOPPING CENTER:			
Under 400,000 square feet		4	
400,000 - 600,000 square feet		4.5	
Over 600,000 square feet		5	
and the second second		-	
DEPARTMENT STORE		4	

SUPERMARKET or Food Store		4	
HARDWARE store		3.5	
BANK or financial institution		5	(g)
RESTAURANT:			
Carry out only		16	
Drive in and eat in		20	(g)
Eat in, no drive in		20	
TAVERN		10	
MORTUARY	1	10	
CONTRACTOR or Construction office	1		
FURNITURE AND APPLIANCE			
Sales or repair store		1.5	
OTHER RETAIL			
and personal service		4.5	(g)
INDUSTRIAL			
Cartage and express firms	1		
Warehousing and wholesaling	1	.5	(j)
Radio or TV station or studio	1		
Manufacturing, research, testing	1	1.5	(j)

NOTES FOR TABLE 4

Unless otherwise provided herein, required parking is the sum of the requirements in all columns of this Table.

See also Table 3 for required spaces for residential and lodging uses.

Parking for uses not listed shall be as provided for the most similar listed use as determined by the Planning Commission

Requirements of this table shall not apply to the C-1 Commercial District as provided under Section 1349.01(d).

Floor area shall be Net Floor Areas as defined herein. All required space figures shall be prorated for each establishment. Fractional spaces shall be rounded to the nearest integer.

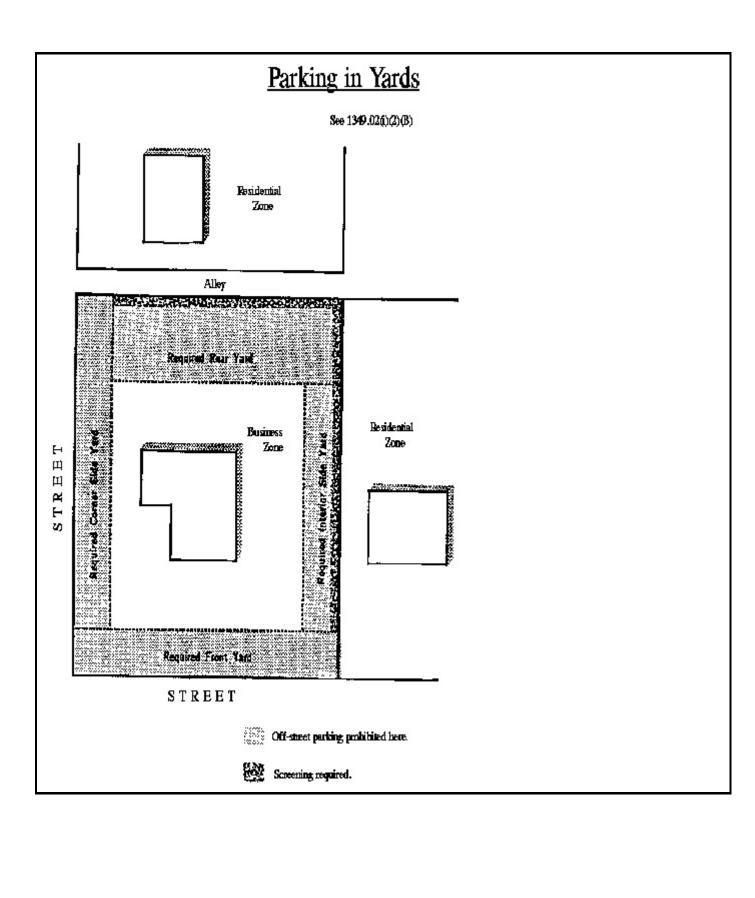
- (a) One space for each truck or business vehicle employed by an establishment on the premises shall be provided in addition to the number of spaces specified.
- (b) Maximum number of full- and part-time employees on duty on the premises at any one time.
- (c) Per seat in main auditorium or meeting room or per person of design capacity of the facility. Eighteen inches of seating space shall be considered a seat for purposes of this requirement where individual seats are not discernable.
- (d) Capacity in full-time students attending classes at any one time.

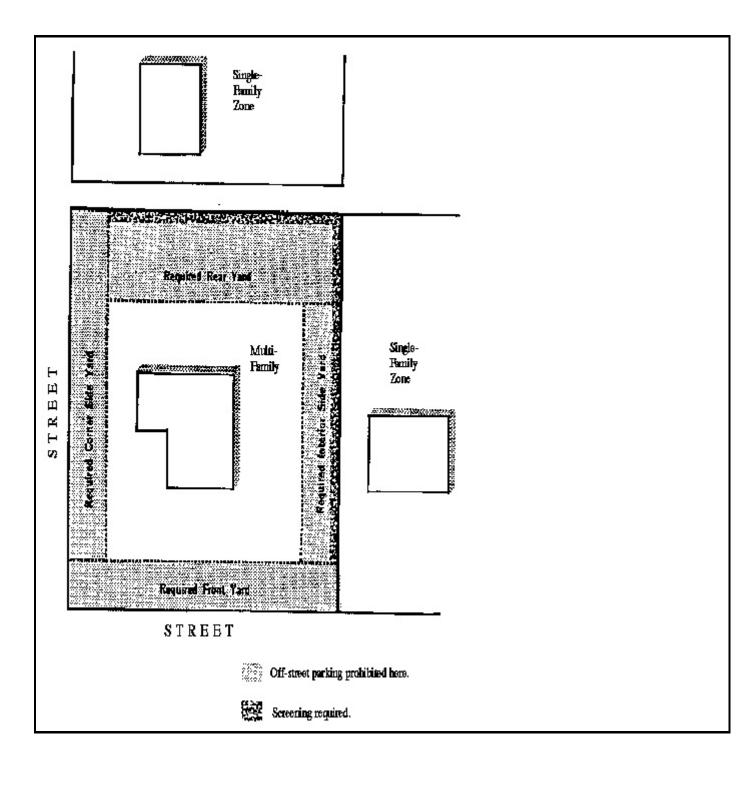
- (e) Plus 0.5 spaces per bed, excluding bassinets.
- (f) Plus 0.25 spaces per bed.
- (g) Plus 5 stacking spaces per drive-in window.
- (h) 5 spaces per bowling lane.
- (i) Plus stacking spaces equal to 5 times the capacity of the car wash. The capacity shall be calculated as the number of vehicles that can be accommodated at any one time in any phase of the washing or waxing process.
- (j) Employment standard or floor space standard, whichever is greater, shall be used. If employment is not known when plans are drawn, floor space standard may be used. If upon occupancy the employment standard yields a greater number of required spaces, the Planning and Development Director may require the provision of additional parking before granting a certificate of occupancy.
- (k) Plus 2 spaces per service bay.
- (I) Applies to offices generally attracting employees but not customers. Offices that regularly attract customers such as real estate, insurance, tax preparation and the like shall meet the standard for other retail and personal service uses.
- (m) Planning Commission shall determine parking requirements, including such institutional buildings as libraries and auditoriums.

(Ord. 11-22 AC CMS. Passed 4-18-11.)

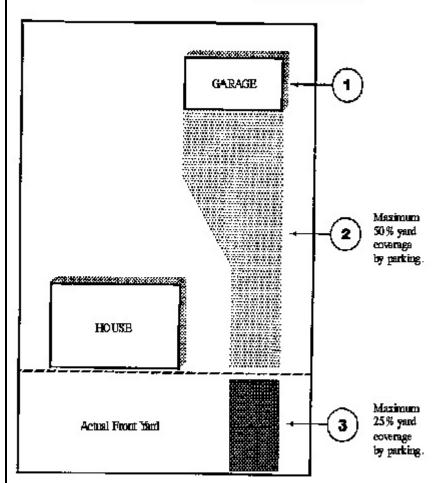
(n) Bicycle parking standards are also applicable to multiple-family residential, college and other institutional uses other than in the downtown district defined under Section 1349.01(d) of this Code.

(Ord. 14-65 AC CMS. Passed 12-15-14.)





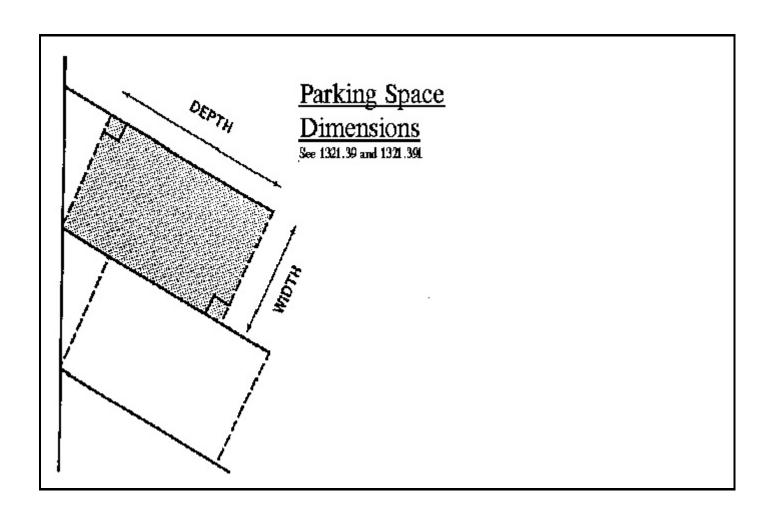
Single-Family Parking See 1349.026(2)(A)(2)



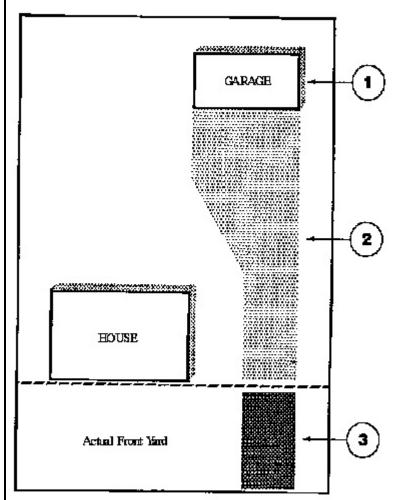
STREET

Shaded area represents driveway.

Homes converted to apartments or rooming houses — and unconverted homes with several drivers — often have parking problems. This shows where the multiple vehicles such properties have must be parked.



Recreational Vehicle Parking See 1349.02(1)(1)



STREET

Locations established in the regulations for recreational vehicle parking on residential lots are, in order of preference:

- 1. In a garage
- 2. On a driveway behind the actual building line
- 3. On a driveway forward of the building line

Oberlin, OH Code of Ordinances

CHAPTER 1351 Signs

135	51.01	Purpose.
135	51.02	Applicability.
135	51.03	Permits, fees, inspections.
135	51.04	General regulations.
135	51.05	Signs in residential districts.
135	51.06	Signs in commercial and industrial districts.
135	51.07	Fees.
135	51.08	Appeals.
135	51.09	Severability.
135	51.99	Penalty.
		ODOGO DEFEDENCES

CROSS REFERENCES

Sign definitions - see P. & Z. 1321.77 et seq.

1351.01 PURPOSE.

The purpose of this chapter is to provide regulations to control the type, design, size, time of display, location, maintenance, and other characteristics of signs in order to:

- (a) Protect the public health, safety, and welfare in all districts;
- (b) Promote clarity in sign communications;
- (c) Promote harmony between and among the physical characteristics of signs and the physical characteristics of surrounding land, structures, and other development features;
- (d) Promote attractive and orderly appearance in all districts.
- (e) Preserve the right of free speech and expression in the display of signs.

(Ord. 12-68 AC CMS. Passed 10-15-12.)

1351.02 APPLICABILITY.

- (a) This Chapter shall apply to any sign erected or constructed after the effective date of this Chapter and to any sign which replaces an existing sign or component thereof.
- (b) Noncommercial speech of any type may be substituted for any duly permitted or allowed commercial speech provided that the sign structure is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any provision to the contrary in this Chapter.

(Ord. 12-68 AC CMS. Passed 10-15-12.)

1351.03 PERMITS, FEES, INSPECTIONS.

- (a) <u>Permit Required.</u> A Sign Permit shall be required prior to the erection, display, relocation, replacement, reinstallation, or alteration of any sign, including temporary signs, except as otherwise specifically exempted by this Chapter.
 - (1) A Sign Permit shall be obtained by the owner of the lot on which the sign will be located, or by his/her authorized representative. The owner or representative shall submit a Sign Permit Application, fee, and such other information as required to determine and document compliance with the ordinances of the City of Oberlin.
 - (2) When any sign is erected, displayed, relocated, replaced, reinstalled, or altered prior to obtaining a Sign Permit, the required fees shall be doubled.
 - (3) A Sign Permit shall not be deemed to constitute permission or authorization to establish or maintain an unlawful sign nor constitute a defense in action to abate an unlawful sign.
- (b) <u>Exempted from Permit.</u> A Sign Permit shall not be required for the following signs in all Districts provided such signs conform in all respects with the provisions of this Chapter:
 - (1) A sign or signs on one lot, having a total sign surface area of four (4) square feet or less.
 - (2) A temporary window sign.
 - (3) A notice sign related to trespassing, safety, caution, private driveway, or similar information is allowed for each 100 feet of frontage on a street or bikeway, provided such sign is non-illuminated and does not to exceed two (2) square feet in area.

(4) Governmental, Public Utility Signs. A Sign Permit shall not be required for a sign erected by any governmental unit or public utility for the purpose of protecting or promoting public health, safety, and welfare, including regulatory signs, warning signs, facility identification signs, and community entrance signs, provided that such signs are consistent with local, state and federal laws.

(Ord. 12-68 AC CMS. Passed 10-15-12.)

1351.04 GENERAL REGULATIONS.

The following provisions shall apply to signs in all districts:

- (a) Measurement of Surface Area of Sign and Sign Height.
 - (1) The area within one (1) rectangle enclosing the limits of lettering, emblems, and other figures or elements of a sign, together with any material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed.
 - (2) The sum of the area of two (2) rectangles enclosing all individual letters, emblems, and other figures or elements of a sign mounted on a wall and having no background features distinguished from the normal wall surface.
 - (3) Structural members bearing no sign copy shall not be included in the calculation of sign surface area.
- Sign height shall be measured as the vertical distance measured from the average of the original or natural ground elevation to the highest point of the sign.
 - (b) <u>Wiring Underground.</u> Electrical wiring serving any sign shall be installed underground, on, or within the structure to which the sign is attached.
 - (c) <u>Maintenance and Repair Required.</u> All signs and the component parts of each, shall be kept in good repair.
- No sign shall be permitted to become deteriorated, dilapidated, abandoned, or constitute a hazard to the public safety. Such signs shall be promptly removed as ordered by the Building Official.
- Changes to the panels, height, size, shape, colors, or location of a nonconforming sign are not permitted unless the sign is brought into compliance with this chapter. Normal maintenance (i.e. painting, cleaning or minor repair) to ensure the continued safe operation shall be permitted.
 - (d) <u>Prohibited Signs.</u> The following signs are prohibited, except as otherwise specifically permitted by other provisions of this Chapter:
 - A pennant, flag, banner, streamer, or similar type device made of flexible cloth, paper, plastic or other flexible fabric;
 - (2) A sign which employs any part or element which revolves, rotates, whirls, spins or otherwise makes use of motion to attract attention;
 - (3) A sign illuminated by or having flashing or moving lights or other intermittent illumination, including but not limited to electronic message signs;
 - (4) A beacon or searchlight;
 - (5) A sign on a motor vehicle, trailer, or other vehicle or conveyance which is visible from a public right-of-way, except an identification sign affixed to a vehicle regularly operated in the pursuance of day-to-day business or activity of an enterprise;
 - (6) A sign which projects from a building more than twelve (12) inches, except a theater marquee or an awning;
 - (7) A sign placed in a street, public right-of-way or easement, or other public property or on a utility pole or tree;
 - (8) A sign placed, inscribed or supported upon a roof or upon any structure which extends above the roof of any building;
 - (9) A sign bearing a commercial message that is not located on the lot where the business or use to which it pertains is located (i.e. no off-site advertising);
 - (10) A sign which creates a traffic hazard by obstructing the view at any intersection or that has a design that resembles common traffic control devices by reason of color, shape or other characteristics, or by any other means;
 - (11) A sign having illumination which causes annoying reflection or glare;
 - (12) A sign constructed of any material insufficiently durable for the proposed location, use, or life expectancy of the sign;
 - (e) Non-conforming Signs. A sign that legally existed before the effective date of this section may be

continued even though the sign does not conform with the provisions of this ordinance provided that the sign complies with the requirements of the public health, safety or general welfare.

Changes to the panels, height, size, shape, colors, or location of a nonconforming sign are not permitted unless the sign is brought into compliance with this chapter. Normal maintenance (i.e. painting, cleaning or minor repair) to ensure the continued safe operation shall be permitted.

(Ord. 12-68 AC CMS. Passed 10-15-12.)

1351.05 SIGNS IN RESIDENTIAL DISTRICTS.

The following provisions shall apply to signs in residential districts:

- (a) Permitted Signs. The following signs shall be permitted.
 - (1) <u>Multi-Purpose Sign:</u> One sign per building is permitted, not to exceed four (4) square feet in surface area.
- (b) Signs for Non-Residential Uses.
 - (1) For a non-residential use other than the uses listed in (2) and (3) below, one sign which may include a changeable message sign is permitted, with a surface area not exceeding twenty (20) square feet. If the institution is on a corner lot, two (2) such signs are permitted. One additional sign, with a surface area not exceeding twenty (20) square feet, may be located on the front wall of the building.
 - (2) <u>In-Home Office.</u> For an in-home office in the "R-2" Dwelling District [as identified in Section 1337.02(a)(11)], one sign is permitted with a surface area not exceeding ten (10) square feet.
 - (3) <u>Hospital.</u> For a hospital, one ground sign not exceeding 60 square feet and wall signs not exceeding 200 square feet.
- (c) <u>Subdivision Identification Sign.</u> One or more permanent freestanding signs bearing the name of a subdivision may be located on a lot or lots within a subdivision, as defined and approved under the Subdivision Ordinance. A subdivision identification sign surface area shall not exceed twenty (20) square feet, not including pilasters or other elements of the structure supporting the sign. A perpetual agreement, approved by the Law Director, shall be established for the maintenance of such sign prior to issuing a permit.
- (d) <u>Temporary Signs.</u> Sign permits are not required for these signs:
 - (1) Temporary Message Sign.
 - (A) One (1) temporary message sign per lot announcing that the lot, building, or space therein is for rent, sale or lease.
 - (B) Temporary message signs communicating non-commercial messages.
 - (C) Temporary message sign shall have a surface area not greater than six (6) square feet if one sign face, or up to two sign faces back to back not exceeding six (6) square feet each.
 - (2) Construction Sign. One sign per lot shall be permitted during the period of active site development and building construction for a use other than single family or two family dwelling. The surface area of such sign shall not exceed thirty-two (32) square feet, identifying the architects, builders, contractors and/or developer or other participants. The permit for a construction sign shall be issued for a period of no more than one year and may be extended for up to twelve (12) months at a time.
 - (3) <u>Subdivision Construction Sign.</u> One freestanding sign shall be permitted on a single lot within and near each entrance of a subdivision as defined by the Subdivision Ordinance, identifying the name of the subdivision under development and other related information. Such sign shall not exceed thirty-two (32) square feet in area. The permit for a subdivision sign shall be issued for a period of no more than one year and may be extended for up to twelve (12) months at a time.
- (e) <u>Special Residential District Regulations.</u> The following provisions shall apply to all signs in residential districts.
 - (1) <u>Location and Height.</u> Signs in residential districts shall not exceed six (6) feet in height, shall not be located closer to a public right-of-way than ten (10) feet, and shall not be located closer to any lot line than five (5) feet.
 - (2) <u>Illumination Prohibited.</u> Signs in residential districts shall not be illuminated except by approval of the Planning Commission. Electronic message signs shall not be permitted in residential districts.
 - (3) <u>Home Occupation.</u> For a home occupation, no sign is permitted except as permitted by Section 1351.05(a)(1).

1351.06 SIGNS IN COMMERCIAL AND INDUSTRIAL DISTRICTS.

The following provisions shall apply to signs in commercial and industrial districts including but not limited to "C-1", "C-2, "C-3", "O" and "M-1" districts.

- (a) <u>Permitted Signs.</u> The following signs shall be permitted, provided that the total sign surface area of such signs shall comply with the provisions of Section 1351.06(b)(3) and any other provisions or exceptions relating to total sign surface area.
 - (1) Business Signs.
 - (A) Wall Sign. One or more signs may be located on the front wall of a building. Such sign or signs shall be attached to the front wall of the building in a plane parallel to the plane of the wall and shall not extend more than twelve (12) inches from the wall of the building. For a building located on a corner lot, one additional wall sign may be located on that wall which most nearly parallels the right-of-way of the side street, provided that such side wall sign shall not have an area larger than fifty percent (50%) of the total sign surface area permitted for the lot.
 - (B) Rear or Side Entrance Wall Sign. One rear or side entrance wall sign is permitted on a building which has a rear or side entrance from a parking lot open to the public, provided that the surface area shall not exceed fifty percent (50%) of the total sign surface area permitted for the lot. The sign shall be located on the wall next to or above the rear or side entrance.
 - (C) <u>Directional Sign.</u> Directional signs providing information related to the location or operation of parking, loading, drive-through, pedestrian, or bicycle facilities are permitted on the same lot as the facilities to which they pertain. Directional signs may be located on a different lot, with the approval of the Planning Commission, provided that the signs are located on drives or other facilities providing direct access to the lot of the business or use to which they pertain. The sign surface area, which would include the total of all sides of a directional sign, shall not exceed four (4) square feet and shall not be greater than three (3) feet in height. A directional sign shall be located at least five (5) feet away from the right-of-way and at least five (5) feet from any lot line. No such sign shall be located or constructed in a manner which obstructs or impairs the safety of pedestrians, bicyclists, or motorists. A directional sign may include the name or other identification of the business or use to which it pertains.
 - (D) Freestanding Sign. One (1) freestanding sign for each lot may be permitted in the "C-1", "C-2" and "C-3" commercial districts, "O"/Office District and in the "M-1" Light Industrial District. A freestanding sign shall not exceed ten (10) feet in height, shall not exceed fifty (50) square feet in area for a sign with two or more faces and twenty-five (25) square feet for a sign with a single face. Such sign shall not be located closer to the public right-of-way than fifteen (15) feet nor closer than five (5) feet to any lot line.
- On a lot where the visibility of a freestanding sign will be obstructed by the location of existing buildings on adjacent lots, a freestanding sign may be permitted with a setback from the right-of- way of no less than two (2) feet, provided that such sign shall have only one (1) face which shall be parallel to the right-of-way line and shall not exceed twenty (20) square feet in surface area.
 - (E) Industrial Park Identification Sign. One (1) freestanding sign may be located on a lot within a Industrial Park and near to each entrance thereto, as defined and approved under the Subdivision Ordinance. An Industrial Park identification sign shall not exceed thirty (30) square feet in surface area and shall not exceed ten (10) feet in height. Such sign shall be located at a least fifteen (15) feet from the right-of-way and five (5) feet from any lot line. A perpetual agreement, approved by the Law Director, shall be established for the maintenance of such sign prior to issuing a permit. The surface area of the sign shall be exempted from the total sign surface area limitation for the lot upon which it is located.
 - (F) <u>Permanent Window Sign.</u> One (1) or more permanent signs attached to windows or visible from the street through windows are permitted provided that each such sign shall not have a surface area greater than fifty percent (50%) of the area of the window to which it is attached or through which it is visible and as approved by the Planning Commission. A permanent window sign shall be included in calculation of the total sign surface area permitted for the lot.
 - (G) Multi-tenant Wall Sign. Tenants in a multi-tenant, occupying space that does not have a direct entrance on the first floor level of the building, shall be permitted one (1) wall sign located on the wall adjacent to or above the entrance of the space. Such sign shall not exceed twenty (20)

- square feet in area. A directional sign for side entrance to a building not to exceed ten (10) sq. ft. in area is also permitted.
- (2) <u>Temporary Signs.</u> One (1) non-commercial temporary message sign, as either a freestanding sign or a wall sign, shall be permitted per lot, not to exceed twelve (12) sq. ft. Any temporary sign will be included in the calculation of the total sign surface area permitted for a building.
- (b) Special Commercial and Industrial District Regulations.
 - (1) <u>Sign Location.</u> Except where specifically permitted by this chapter at a different distance, no sign shall be permitted closer to the public right-of- way than fifteen (15) feet and no sign shall be permitted closer to any lot line than five (5) feet.
 - (2) <u>Wall and Window Signs.</u> No sign shall project beyond the building or above the highest line of the building. No wall or window sign shall be placed higher than the lowest point of the following unless approved by the Planning Commission:
 - (A) Twenty-five (25) feet above the elevation of the sidewalk or natural ground level at the base of the wall to which the sign is attached:
 - (B) The bottom of the sills of the first level of windows above the first story of the building.
 - (3) Total Sign Surface Area:
 - (A) <u>"C-1" District:</u> the total sign surface area shall not exceed an area equal to two (2) square feet in area per lineal foot of the front wall of the building.
 - (B) <u>"C-2", "C-3", "O" and "M-1" Districts:</u> the total sign surface area shall not exceed an area equal to three (3) square feet in area per lineal foot of the front wall of the building (or front walls of buildings).
 - (4) <u>Changeable Message Sign.</u> An automatic changing sign, manually changeable or bulletin board sign may be permitted with approval of the Planning Commission.
 - (5) Awning or Awning Sign. One or more awnings, defined as a construction attached to the face of a building and consisting of fabric or other pliable material stretched over a framework. All or part of the sign area permitted upon the face of the building upon which such awning is located may be placed on the awning and shall be included in calculation of the total sign surface area permitted for the lot.

(Ord. 12-68 AC CMS. Passed 10-15-12.)

1351.07 FEES.

Fees, in amounts as required by ordinance of the City of Oberlin, shall be submitted for sign permits.

(Ord. 12-68 AC CMS. Passed 10-15-12.)

1351.08 APPEALS.

An applicant for a sign permit or sign approval may appeal an adverse decision of the Building Official or apply for a sign variance to the sign's size, height, location, or sign requirements by filing an application with the Zoning Board of Appeals. Proceedings for sign appeals or variances shall follow the Zoning Board of Appeals procedures prescribed in Chapter 1325.

(Ord. 18-48 AC CMS. Passed 6-18-18.)

1351.09 SEVERABILITY.

If any clause, sentence, paragraph, section, or part of this Chapter shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remaining portions hereof, but shall be confined to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered.

(Ord. 12-68 AC CMS. Passed 10-15-12.)

1351.99 PENALTY.

Whoever violates any of the provisions of this chapter shall be fined as required by ordinance of the City of Oberlin.

(Ord. 12-68 AC CMS. Passed 10-15-12.)

Oberlin, OH Code of Ordinances

CHAPTER 1355 Conditional Use Permits

1355.01	Purpose.
1355.02	Conditional use permits required.
1355.03	Application.
1355.04	Fees.
1355.05	Review by City staff.
1355.06	Notice and hearing.
1355.07	Action by the Planning Commission.
1355.08	Issuance, revocation, transfer, amendment, re-application.
1355.09	Standards and requirements for all conditional uses.
1355.10	Supplementary requirements for conditional uses.

CROSS REFERENCES Conditional use defined - see P. & Z. 1321.25

1355.01 PURPOSE.

The purpose of this chapter is to establish procedures and regulations for uses which have the potential to be made compatible with the use characteristics of the districts in which they are listed as conditional uses, but which, due to the nature of their operation, appearance, or other characteristics require individual review and control of their location, design, intensity, configuration, and impacts upon the community in order to promote such compatibility.

The inclusion of a particular use as a conditional use in a district shall not imply any rights for approval of such use for any property or property owner. A use listed as a conditional use shall not be permitted by right. Listing as a conditional use shall afford the opportunity to submit an application for a conditional use permit for such conditional use, which may be approved or denied on the basis of the requirements and standards contained in this chapter.

(Ord. 96-82 AC. Passed 9-16-96.)

1355.02 CONDITIONAL USE PERMITS REQUIRED.

1355.11 Fees.

Conditional use permits shall be required for any use identified in this Zoning Ordinance as a conditional

An application for a conditional use permit shall be submitted for any expansion or alteration of an existing use established prior to the adoption of this ordinance, if such use is listed as a conditional use in this ordinance. The Planning Commission shall review and take action upon such application according to the requirements of this ordinance.

(Ord. 96-82 AC. Passed 9-16-96.)

1355.03 APPLICATION.

- (a) Application. Any owner of property for which a conditional use is proposed shall make an application for a conditional use permit by submitting such application to the Director of Community Services.
- (b) Content of Application. At a minimum, an application for a conditional use permit shall include the following:
 - (1) Completed application form.
 - (2) Name, address, and phone number of the property owner and, if applicable, of the owner's designated agent.
 - (3) Legal description of the property.
 - (4) Zoning district of the property.
 - (5) Description of the existing use of the property.
 - (6) A list of the owners of record of all properties located within 200 feet of the property, including the addresses of all such owners as obtained from the County Auditor's current tax list or the County

Treasurer's mailing list.

- (7) A statement of the specific conditional use or uses listed in this ordinance for which the application is submitted. The application shall also include a description of the activities proposed on the site, including the goods or services, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will enable the Planning Commission to clearly understand the nature of the proposed use and its potential impacts.
- (8) A plan of the proposed site and improvements for the conditional use showing the proposed location of all buildings, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping features, and other relevant features.
- (9) A narrative statement discussing the compatibility of the proposed use with the existing uses of adjacent properties and with the Comprehensive Plan, including an evaluation of the effects on adjoining properties of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water.
- (10) A narrative addressing each of the applicable criteria set forth in the standards and requirements for all conditional uses, and, as applicable, the supplementary requirements for conditional uses.
- (11) Such other information as the Planning Commission shall deem necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:
 - (a) traffic analysis
 - (b) drainage analysis
 - (c) evidence of financial capability
 - (d) construction schedule

The Planning Commission may determine that additional studies or expert advice are necessary to evaluate a proposed conditional use relative to the requirements of this ordinance. The Commission shall advise the applicant if such studies or advice are required. The Commission may accept the required studies prepared by qualified professionals engaged by the applicant or may require the applicant to deposit with the City funds as required to pay for such studies.

(Ord. 96-82 AC. Passed 9-16-96.)

1355.04 FEES.

Fees, in amounts as required by ordinance of the City, shall be submitted with an application for a conditional use permit.

(Ord. 96-82 AC. Passed 9-16-96.)

1355.05 REVIEW BY CITY STAFF.

The Director of Community Services shall distribute the application to the Public Works Director, Code Administrator, Fire Chief, and Director of Municipal Electric for the purpose of reviewing for conformance to the regulations of the City and request timely written reports from City Departments as necessary to provide information needed by the Planning Commission in review of the application.

(Ord. 96-82 AC. Passed 9-16-96.)

1355.06 NOTICE AND HEARING.

- (a) Hearing. The Planning Commission shall hold a public hearing on each application for a conditional use permit. The Planning Commission shall hear and consider the comments and evidence presented by interested parties relevant to the standards and requirements set forth in this ordinance and other information as applicable to the proposed conditional use.
- (b) Notice. Written notice of the hearing shall be mailed to the owner of the property for which the conditional use is proposed and to all owners of property located within 200 feet of the property on which the conditional use is proposed. Notice shall be sent by first class mail not less than fifteen (15) calendar days prior to the date of the hearing.

Notice shall also be published in a newspaper of general circulation in the City of Oberlin not less than ten (10) days prior to the hearing.

(Ord. 96-82 AC. Passed 9-16-96.)

1355.07 ACTION BY THE PLANNING COMMISSION.

The Planning Commission may request additional information it deems necessary to review the application for conformance with the standards and requirements applicable to the proposed conditional use.

The Planning Commission shall act as soon as is practicable upon the application for conditional use permit, but shall act no later than 90 days after the date of the public hearing, unless the review period is extended by agreement with the owner of the subject property.

The Planning Commission shall, after review of the application and any additional information presented, take action to either:

- (a) approve a conditional use permit, based upon findings of compliance with all of the standards and requirements of this ordinance and subject to conditions required by the Commission; or
- (b) deny a conditional use permit, stating the reasons for denial, which may include a statement that the application is deficient in information or in need of modification or that the application or proposed use are otherwise not in compliance with the requirements of this ordinance. If, after review of the application, the Commission finds that the application does not meet the standards and requirements of this ordinance, the Commission shall deny the conditional use permit.

In approving a conditional use permit, the Planning Commission shall have the authority to impose such conditions as it deems necessary to protect the public welfare, preserve the purpose and intent of this ordinance, to protect the character of the surrounding properties and neighborhood affected by the proposed conditional use, and to mitigate the special characteristics of the use. Such conditions may include, but shall not be limited to:

- (a) Location and setbacks.
- (b) Screening and buffers.
- (c) Access and traffic, including pedestrian accessibility.
- (d) Noise control measures.
- (e) Other features of construction, including but not limited to paving and parking, signs, and landscaping.
- (e) Hours and method of operation.
- (f) Maintenance of the site, structures, and landscaping.
- (g) Means of controlling glare, vibration, odors, dust, smoke, hazardous materials, refuse matter, water-carried waste, and storm water.
- (h) Time limit for operation of the conditional use, if temporary operation is determined to be a typical characteristic of the proposed use or otherwise appropriate given unique circumstances of the proposed use.

(Ord. 96-82 AC. Passed 9-16-96.)

1355.08 ISSUANCE, REVOCATION, TRANSFER, AMENDMENT, RE-APPLICATION.

- (a) Issuance of Permit. Subsequent to approval by the Planning Commission, and compliance with all applicable conditions of such approval and of this ordinance, the Planning and Development Director shall issue a conditional use permit stating the conditionally permitted use and all conditions of the permit.
- (b) Revocation of Permit. A conditional use permit shall become null and void if:
 - (1) The applicant does not commence the operation of the conditional use within six (6) months of the date the permit is issued; or
 - (2) The conditional use ceases for a period of six (6) months; or
 - (3) The conditional use is operated in a manner which violates any provision of the conditional use permit.

The owner of the property may, within six (6) months of the original approval, request that the Planning Commission issue an extension of time to establish the conditional use.

The Planning and Development Director shall notify the Planning Commission if a conditional use is determined to be operating in violation of any provision of the conditional use permit. Notice shall also be forwarded to the property owner. The property owner shall discontinue such violation upon receipt of the notice.

The Planning Commission, upon determining that a violation may necessitate revocation of the permit, shall set a public hearing date and shall notify the owner. Subsequent to the public hearing, the

Commission shall take action to affirm, revoke, or amend the permit.

(c) Transfer of Permit. A conditional use permit may be transferred to a new owner when a property is sold, subject to the approval of the Planning Commission. Prior to transfer of ownership, the proposed new owner shall submit a statement to the Planning and Development Director stating that he/she is aware of, understands, and will comply with all conditions and requirements of the conditional use permit. The new property owner shall be bound by the conditions of the permit as long as the conditional use is continued.

(Ord. 11-22 AC CMS. Passed 4-18-11.)

- (d) Amendment of Permit. The owner of a property for which a conditional use permit is in effect may request amendment of the permit. Amendment shall be accomplished according to the procedures, requirements, and standards of this ordinance applicable for a new conditional use permit.
- (e) Re-Application. Subsequent to disapproval of an application for a conditional use permit, a period of at least one year shall elapse before another application for the same conditional use on the same site may be considered by the Planning Commission.

(Ord. 96-82 AC. Passed 9-16-96.)

1355.09 STANDARDS AND REQUIREMENTS FOR ALL CONDITIONAL USES.

In review of a conditional use permit application, the Planning Commission shall consider whether there is adequate evidence that the proposed conditional use is consistent with the following standards:

- (a) The proposed conditional use shall be in harmony with the existing or intended character of the neighborhood and shall not change the essential character of the neighborhood.
- (b) The proposed conditional use shall not adversely affect the use of adjacent property.
- (c) The proposed conditional use shall not adversely affect the health, safety, or welfare of persons residing or working in the neighborhood.
- (d) The proposed conditional use shall be served adequately by public facilities and services such as, but not limited to, roads, pedestrian and bike facilities, police and fire protection, storm water facilities, water, sanitary sewer, or schools.
- (e) The proposed conditional use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Ordinance and the Comprehensive Plan and any other plans and ordinances of the City.
- (f) The proposed use shall be found to be consistent with a use specifically stated as a conditional use in the district in which it is proposed to be located.

(Ord. 96-82 AC. Passed 9-16-96.)

1355.10 SUPPLEMENTARY REQUIREMENTS FOR CONDITIONAL USES.

In addition to the other requirements of this chapter, the following conditional uses shall meet additional requirements. The Planning Commission may vary any requirements it determines to be an unnecessary hardship on the property owner and in the best interest of the City:

- (a) (EDITOR'S NOTE: Former subsection (a) was repealed by Ordinance 00-30AC, passed April 17, 2000.)
- (b) VEHICLE SALES, SERVICE, RENTAL, LEASING

The following regulations, in addition to those stated at 1355.09, shall apply to conditional use permits for vehicle sales, service, rental, or leasing.

- (1) Outdoor storage or parking areas for vehicles for sale, rent, lease, serviced or to be serviced, or in storage shall be paved with asphalt or concrete and shall not be located closer to the public right-of-way than ten (10) feet. The area between the right-of-way and the vehicle parking or storage area shall be landscaped according to the approved site plan.
- (2) The application shall specifically state the types and maximum number of the vehicles to be sold, service, rented, or leased, including automobiles, vans, trucks (pickup, light hauling, semi tractors, etc.).
- (3) All repair, testing, cleaning, and other service activities shall be performed within an enclosed building unless the nature and location of such activities outdoors are specifically

- described in the approved site plan.
- (4) All door openings in all structures shall be identified in the site plan and shall be located to direct equipment noise away from nearby residential areas.
- (5) Temporary outdoor storage of discarded materials, vehicle parts, scrap and other waste shall only be permitted within a storage area completely surrounded by a gated masonry wall six (6) feet in height or other screening approved by the Planning Commission. Such screening shall be set back from residential districts at least six (6) feet and landscaped according to the approved site plan. Damaged or partially dismantled vehicles shall only be stored in locations screened from view from adjoining properties and public rights-ofway.
- (6) Exterior loudspeakers shall not be permitted.

(c) FILLING STATION, SERVICE STATION, GAS STATION

The following regulations, in addition to those stated at 1355.09, shall apply to conditional use permits for a filling station.

- (1) Parking of employee vehicles, vehicles used in the operation of the business, vehicles awaiting servicing or return to customers after servicing, and vehicles held for disposal shall only be permitted in the locations approved on the site plan. Parking and storage of vehicles not related to the principal use of the site shall not be permitted.
- (2) Vehicle sales, service, rental, or leasing shall not be permitted on the site unless specifically approved in the conditional use permit and subject to the supplementary requirements listed for Vehicle Sales, Service, Rental, Leasing.
- (3) Retail sales of products other than vehicular fuels shall be permitted only within an enclosed structure which shall comply with all provisions of the district, including requirements for parking. Outdoor display, storage, or sale of goods shall not be permitted on the site unless specifically approved in the conditional use permit and in conformance with the supplementary standards for outdoor display, storage, and sale.
- (4) Temporary outdoor storage of discarded materials, vehicle parts, scrap and other waste prior to collection shall only be permitted within a storage area completely surrounded by a gated masonry wall six (6) feet in height or other screening approved by the Planning Commission. Such screening shall be set back from residential districts at least six (6) feet and landscaped according to the approved site plan.
- (5) Fuel pumps and canopies shall conform to all requirements of this ordinance with regard to height, setbacks, and signs.
- (6) Air compressor pumps (e.g., for tire inflation) and other outdoor equipment shall be identified on the site plan and shall be located in a manner which minimizes noise impacts on residential areas.
- (7) Curb cuts shall be limited to two per site. On corner lots, curb cuts shall be limited to one per street.

(d) DRIVE-IN ESTABLISHMENT

The following regulations, in addition to those stated at 1355.09, shall apply to conditional use permits for a drive-in establishment.

- (1) Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.
- (2) Lanes required for vehicle access to and waiting for use of a drive through or drive up facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The applicant shall provide a traffic study which documents to the satisfaction of the Planning Commission the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Ordinance.
- (3) The Planning Commission may impose restrictions on the hours of operation in order to reduce inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district.
- (4) The applicant shall so design the site plan or otherwise provide assurances as to reduce

the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses.

(e) PLACE OF WORSHIP, CHURCH, OR SCHOOL

The following regulations, in addition to those stated at 1355.09, shall apply to conditional use permits for churches or schools.

- (1) Paved areas, such as parking lots, playgrounds, and vehicle loading or storage areas, but not including access driveways, shall not be located closer than fifty (50) feet to any side or rear lot line of the site.
- (2) No church building or other main or accessory building shall be located closer than fifty (50) feet to any side or rear lot line of the site. All structures shall be located in conformance with the approved site plan.
- (3) No residential use or cemetery shall be permitted on the same site as the main use of church or school unless specifically authorized by the Planning Commission and otherwise listed as a permitted use in the district.
- (4) Churches and schools shall be located on thoroughfares suitable to serve the traffic volumes generated by the proposed use.
- (5) A place of worship shall only be used for local purposes of the congregation of the organization and shall not be used or operated in connection with a business, except for the renting of rooms for a use that provides a service to the community, such as day care or other classes on a not-for-profit basis.

(f) BED AND BREAKFAST INN

The following regulations, in addition to those stated at 1355.09, shall apply to conditional use permits for a bed and breakfast inn.

- (1) The applicant shall specify the maximum number of overnight guests which shall be served on any one night and the maximum number of rooms which shall be made available to such guests.
- (2) A bed and breakfast inn shall comply in all respects with local ordinances. The Residential Building Official and Fire Chief shall submit written reports to the Planning Commission indicating that they have reviewed the proposal and whether they have found it to comply with requirements of the building, housing, and fire codes, especially with regard to plumbing requirements, area and ventilation requirements, health, safety, and sanitation, egress, fire extinguisher, exit signs, exterior lighting, and other applicable requirements.
- (3) A bed and breakfast inn shall only be permitted on a lot and in a building which complies in all respects with the requirements of the zoning district for lot area, lot width, and building setbacks.
- (4) Site improvements such as trees, shrubs, planting beds, and lawns shall be installed and maintained on the bed and breakfast inn site in a manner consistent with good quality residential landscape design in order to ensure consistency with and a positive contribution to the aesthetic character of the neighborhood. Such improvements shall be detailed on the site plan for approval by the Planning Commission.
- (5) An area, surrounded by a fence or other material as approved on the site plan, shall be provided for exterior storage of waste containers. No other exterior storage, except for automobiles, bicycles, and seasonal outdoor furnishings, shall be permitted.
- (6) All on-site service walks and street sidewalks shall be installed, repaired, and maintained in sound and safe condition.
- (7) The exterior condition of all surfaces and appurtenances of all structures on the property shall be maintained in sound condition, including but not limited to sound and complete roof shingles, sound and weatherproof paint or siding, complete and functioning windows and doors.
- (8) A bed and breakfast shall not be established on a lot on which is situated any other dwelling or use.

(g) OUTDOOR SALES, STORAGE, OR DISPLAY

The following regulations, in addition to those stated at 1355.09, shall apply to conditional use permits for outdoor sales, storage, or display.

(1) Outdoor sales, storage, or display shall only be permitted in areas identified on the

- approved site plan. No such activity shall be located closer than fifty (50) feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten (10) feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway.
- (2) Any outdoor sales, storage, or display area located closer than 100 feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan.
- (3) Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas.
- (4) Outdoor displays shall be maintained in a neat and orderly fashion. Signs shall comply with this Zoning Ordinance. Waste material shall be contained within a storage area completely surrounded by a gated masonry wall six (6) feet in height or other screening approved by the Planning Commission. Such screening shall be set back from residential districts at least six (6) feet and landscaped according to the approved site plan.
- (5) The site plan submitted with an application for a conditional use permit shall indicate the types of merchandise to be displayed, and, if applicable, any seasonal changes of display.
- (6) Outdoor repair, preparation, cleaning, assembly, disassembly, or other similar activities shall not be permitted unless the nature and location of such activity is specifically identified in the application and approved by the Planning Commission.

(h) MINI-STORAGE FACILITY

The following regulations, in addition to those stated at 1355.09, shall apply to conditional use permits for a mini-storage facility.

- (1) All storage shall be within an enclosed building unless the nature and location of outdoor storage has been specifically approved by the Planning Commission in conformance with the supplementary regulations for outdoor sales, storage, or display.
- (2) Loading and unloading areas shall be paved and shall be located only as approved by the Planning Commission.
- (3) A minimum of five (5) parking spaces shall be provided near the leasing office. Sufficient space shall be provided in the paved lanes serving the storage units to accommodate on-site movement of vehicles and the parking and loading/unloading of the trucks, vans, trailers, and automobiles of persons using the units.
- (4) An on-site leasing office shall be provided.
- (5) Fencing of the perimeter shall be provided as determined by the Planning Commission in a manner which promotes security and presents an appropriate appearance to abutting properties.
- (6) A landscaped setback area of at least twenty-five feet in width shall be provided along any lot line of the subject site which abuts a residential area. This area shall not be covered by buildings, parking or drives.
- (7) Door openings facing residential areas shall not be permitted unless approved by the Planning Commission.
- (8) Activities on the site shall be limited to the storage of property only. Other activities, such as the operation of tools, rummage sales, temporary residency, shall be prohibited unless specifically permitted by the Planning Commission.
- (9) Hours of operation shall only be as approved by the Planning Commission, after consideration of the impact of the proposed use upon the character, safety, and tranquility of the neighborhood.

(Ord. 96-82 AC. Passed 9-16-96.)

(i) <u>Wireless And Cellular Telecommunications Facilities.</u> In recognition of the quasi-public nature of cellular and/or wireless telecommunication systems, it is the purpose of these regulations to: accommodate the need for cellular or wireless telecommunications towers and facilities for the provision of personal wireless/cellular services while regulating their location and number in the City of Oberlin; minimize adverse visual effects of telecommunication towers and support structures through proper siting, design, and screening; to minimize the adverse impacts that telecommunication facilities may have on the health, safety and welfare of the City of Oberlin; to avoid potential damage to adjacent properties from telecommunication tower and support failure; and encourage the joint use of any new and existing

telecommunication towers and support structures to reduce the number of such structures in the future.

- (1) Special application requirements. In addition to the provisions of this Chapter for applications for conditional use permits, the following shall be required for a conditional use permit application for a wireless or cellular telecommunication facility:
 - A. A plot plan including, in addition to the requirements of Chapter 1355, the following:
 - 1. The total area of the property.
 - 2. The existing zoning of the site and all adjoining properties.
 - 3. All public and private rights-of-way and easements located on the property.
 - 4. The location of all existing buildings and structures on the property; all buildings or structures and uses within 500 feet of the tower site; and the proposed location of the wireless/cellular communication tower and all wireless/cellular communication support structures including dimensions, heights, and, where applicable, the gross floor areas.
 - 5. The location and dimensions for all curb cuts, driving lanes, off-street parking spaces, grades, surfacing materials, drainage plans, illumination of the facility, and landscaping.
 - 6. The location of all proposed fences, screening and walls.
 - 7. Any other information as may be required by the Planning Commission.
 - B. A report prepared by a licensed professional engineer documenting the height, design, proof of compliance with nationally accepted structural standards, and a description of the tower's capacity, which shall include the number and types of antennae it can accommodate.
 - C. For the purpose of demonstrating the necessity for the erection of any new telecommunication tower, any applicant requesting permission to install a new tower shall provide evidence of written communication with all other wireless/cellular service providers who supply service within a one mile radius of the proposed facility requesting use of the other providers' towers for collocation of the applicant's antennae. The contacted provider shall be requested to respond in writing to the inquiry within thirty days. The applicant's letter(s) as well as the responses received shall be presented to the Planning Commission to demonstrate the need for a new tower.
 - D. The applicant shall also provide evidence of written communication with owners of nearby tall structures within a one mile radius of the proposed tower site, asking permission to install the wireless/cellular antennae on those structures. Tall structures shall include, but not be limited to: smoke stacks, water towers, buildings over fifty feet in height, other communication towers, and roadway light poles.
 - E. The facility owner/operator shall present a maintenance plan demonstrating responsibility for the site.
 - F. The applicant shall provide a copy of a permanent easement or appropriate leasehold estate providing for access to the tower site. The access to the tower site must be maintained regardless of other development that may take place on the site.
 - G. The communication company must demonstrate proof to the City that the company is licensed by the Federal Communications Commission (FCC).
- (2) Requirements for telecommunication facilities. The requirements below, subsections (i)(2)A. through O., in addition to those stated at Section 1355.09, shall apply to conditional use permits for wireless or cellular telecommunications facilities.
 - A. Wireless or cellular telecommunication sites shall be located at least 1000 feet from any residential zoning district.
 - B. The required setback between the base of the tower or any guy wire anchors and any property line shall be forty percent (40%) of the tower's height or fifty feet, whichever is greater.
 - C. The maximum height of a telecommunication tower shall be 200 feet. The maximum height of the equipment building shall be thirty- five feet.
 - D. Maximum size of an equipment building shall be 750 square feet.
 - E. The minimum lot size and area restriction shall be the same as permitted for any other use in the (M-1) Light Industrial District.
 - F. A security fence eight feet in height with barbed wire around the top shall completely surround the tower, the equipment building and any guy wires
 - G. Towers and antennae shall be designed to withstand wind gusts of at least 100 miles per hour.

- H. The tower shall be painted in a non-contrasting gray or similar color to minimize its visibility, unless otherwise required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA).
- I. No advertising is permitted anywhere on the facility.
- J. Buffer planting shall be located around the perimeter of the security fence as follows: An evergreen screen shall be planted that consists of either a hedge or evergreen trees that shall provide a minimum of seventy-five percent (75%) opacity year round.
- K. The tower shall not be artificially lighted except to assure safety or as required by the FAA.
- L. Warning signs shall be posted around the facility with an emergency telephone number of whom to contact in the event of an emergency.
- M. The owner/operator of any telecommunications facility shall design such facility so that additional service providers may add their antennae, platforms, and associated hardware to the structure at a later date. The owner/operator shall negotiate in good faith with other providers for the collocation of other service providers' antennae at the facility, shall cooperate with the City of Oberlin in identifying other wireless/cellular service providers for the purpose of negotiating sub-lease agreements for collocation of other service providers' antennae at the facility, and shall not interfere or hinder service providers from utilizing the facility.
- N. Where possible, an antenna or tower for use by a wireless/ cellular service provider shall be attached to an existing structure or building. A new wireless communication facility shall not be erected if there is a technically suitable space for a wireless communication facility available on an existing wireless communication tower or other suitable structure within the applicant's search area. The applicant must demonstrate that a technically suitable location is not reasonably available on an existing structure or that bona fide efforts to negotiate location on structures have been rejected.
- O. Any owner of a tower whose use will be discontinued shall submit a written report to the Planning Commission indicating the date on which such use shall cease. If at any time the use of the facility is discontinued for 180 days (excluding any dormancy period between construction and the initial use of the facility), the Commission may declare the facility abandoned. The tower owner and the owner of the property upon which the tower is located shall receive written instruction from the Commission to either reactivate the use within 180 days or dismantle and remove the facility.
 - If reactivation does not occur within said period, the City may thereafter proceed to remove the facility and assess the costs of removal to the owner as well as certify those costs to the County Auditor as a lien against the property.
 - In addition to the foregoing requirements, the following standards, subsections (i)(2)P. through S. shall apply to conditional use permits for wireless or cellular telecommunications facilities permitted on a property with an existing use.
- P. The existing use on the property may be any permitted use or lawful nonconforming use in the M-1 Light Industrial District, and said use need not be affiliated with the wireless/cellular telecommunication provider.
- Q. The telecommunication facility shall be fully automated and unattended on a daily basis, and shall be visited only for periodic maintenance.
- R. The vehicular access to the equipment building shall, whenever feasible, be provided along the circulation driveways of the existing use.
- S. Subsequent to approval of a conditional use permit for a telecommunication tower, the owner shall submit building permit applications to the City for any additional antennae proposed to be placed on the tower. Such permit applications may be approved by the Planning and Development Director, except that he/she may refer such applications to the Commission if he/she determines that such additions do not conform with the Conditional Use Permit.
- (j) <u>Farmers' Markets.</u> The following regulations, in addition to those stated in Section 1355.09, shall apply to conditional use permits for a farmers' market:
 - (1) A farmers' market shall only operate within the months, days and hours specified by the Planning Commission in order to ensure that it is a seasonal market.
 - (2) A minimum setback distance of ten feet is required from the public street right-of-way line and twenty-five feet from any residentially zoned property. Notwithstanding these setback requirements, nothing in this regulation shall preclude the operation of a farmers' market

within a public right of way or on publicly-owned land if approved by Council.

- (3) The applicant shall specify the number of vendor spaces on the application form and on a site plan drawing, and the number of spaces shall be such as to not create overcrowding.
- (4) All activities relating to the operation of the farmers' market shall be conducted on an improved surface.
- (5) The applicant shall specify the types of goods offered for sale and they shall be restricted to grown or baked goods produced by the vendor.
- (6) Commercially manufactured goods or products shall not be offered for sale.
- (7) Any signage shall be restricted to a maximum display area of twenty-five square feet and any sign must be set back a minimum distance of ten feet from a public street right of way.
- (8) The use of loudspeakers and amplified music shall be prohibited.
- (9) Proof of liability insurance shall be provided to the City.

(Ord. 99-35AC. Passed 6-7-99.)

(k) SIMILAR USES

The following regulations, in addition to those stated at 1355.09, shall apply to uses requested to be interpreted as similar uses and requested for approval of a conditional use permit:

- (1) The Planning Commission shall consider the information submitted with regard to the use requested to be interpreted as a similar use and shall determine if such use is or is not similar based on the following standards:
 - (a) Such use is not listed in any other district as a permitted use;
- (b) Such use has characteristics and impacts consistent with those of one or more of the permitted uses in the district; and such use has characteristics and impacts more consistent with those of the permitted uses of the subject district than with the permitted uses of any other district;
 - (c) The establishment of such use in the district will not significantly alter the nature of the district;
- (d) Such use does not create dangers to health and safety and does not create offensive noise, vibration, dust, heat, smoke, odor, glare, traffic, or other objectionable impacts or influences to an extent greater than normally resulting from permitted uses listed in the subject district;
- (e) Such use does not typically require site conditions or features, building bulk or mass, parking areas, or other requirements dissimilar from permitted uses; and the typical development of site and buildings for such use is compatible with those required for permitted uses and can be constructed in conformance with the standard regulations for height, lot dimensions, setbacks, etc. of the district.
- The Planning Commission shall make a recommendation to City Council that a proposed use should be or should not be determined to be a similar use for the subject district. City Council shall consider the recommendation of the Commission and shall determine that the proposed use either is or is not a similar use for the subject district. The effect of a determination that a proposed use is a similar use shall be to make such use a conditional use for the subject district.
- (2) Subsequent to a determination by City Council that the proposed use is a similar use, the Planning Commission shall consider the application for a conditional use permit and take action in the manner required by this ordinance.

(Ord. 96-82 AC. Passed 9-16-96.)

(I) LIMITED CONVERSION OF SINGLE-FAMILY DWELLING

The following regulations, in addition to those stated in Section 1355.09, shall apply to conditional use permits for the limited conversion of a single-family dwelling:

- (1) The subject property shall have the minimum lot frontage and area specified for the zoning district in which the property is located without exception for lots recorded prior to the passage of this Zoning Ordinance (Ordinance No. 430 AC, passed on November 29, 1965.)
- (2) The minimum required number of off-street parking spaces shall be provided on the subject property.
- (3) The proposed conversion shall be in compliance in all respects with regard to local ordinances. The Residential Building Official and Fire Chief shall submit written reports to the Planning Commission indicating that they have reviewed the proposal and whether they have found it to comply with the requirements of the Building, Housing and Fire Codes.
- (4) Site improvements such as trees, shrubs, planting beds, and lawns shall be installed and maintained on the lot in a manner consistent with good quality residential landscape design in

- order to ensure consistency with and a positive contribution to the aesthetic character of the neighborhood. Such improvements shall be detailed on the site plan for approval by the Planning Commission.
- (5) An area, surrounded by a screen fence or other material as approved on the site plan, shall be provided for exterior storage of waste containers. No other exterior storage, except for automobiles, bicycles, and seasonal outdoor furnishings, shall be permitted.
- (6) Off-street parking spaces shall be screened from the view of abutting properties through landscape plantings or opaque fencing.
- (7) All on-site service walks and street sidewalks shall be installed, repaired, and maintained in sound and safe condition.
- (8) The exterior condition of all surfaces and appurtenances of all structures on the property shall be maintained in sound condition, including but not limited to sound and complete roof shingles, sound and weatherproof paint or siding, complete and functioning windows and doors.
- (m) TWO-FAMILY DWELLINGS
 - The following regulations, in addition to those stated in Section 1355.09, shall apply to conditional use permits for the use, conversion or construction of a two-family dwelling:
 - (1) The subject property shall have the minimum lot frontage and area specified for the zoning district in which the property is located without exception for lots recorded prior to the passage of this Zoning Ordinance (Ordinance No. 430 AC, passed November 29, 1965.)
 - (2) The minimum required number of off-street parking spaces shall be provided on the subject property.
 - (3) Any two-family use shall be in compliance in all respects with regard to local ordinances. The Residential Building Official and Fire Chief shall submit written reports to the Planning Commission indicating that they have reviewed the proposal and whether they have found it to comply with the requirements of the Building, Housing and Fire Codes.
 - (4) Site improvements such as trees, shrubs, planting beds, and lawns shall be installed and maintained on the two-family dwelling property in a manner consistent with good quality residential landscape design in order to ensure consistency with and a positive contribution to the aesthetic character of the neighborhood. Such improvements shall be detailed on the site plan for approval by the Planning Commission.
 - (5) An area, surrounded by a screen fence or other material as approved on the site plan, shall be provided for exterior storage of waste containers. No other exterior storage, except for automobiles, bicycles, and seasonal outdoor furnishings, shall be permitted.
 - (6) Off-street parking spaces shall be screened from views of abutting properties through landscape plantings or opaque fencing.
 - (7) All on-site service walks and street sidewalks shall be installed, repaired, and maintained in sound and safe condition.
 - (8) The exterior condition of all surfaces and appurtenances of all structures on the property shall be maintained in sound condition, including, but not limited to sound and complete roof shingles, sound and weatherproof paint or siding, complete and functioning windows and doors.

(Ord. 11-22 AC CMS. Passed 4-18-11.)

1355.11 FEES.

Fees, in amounts as required by ordinance of the City, shall be submitted with applications for conditional use permits.

(Ord. 96-82 AC. Passed 9-16-96.)

Oberlin, OH Code of Ordinances

CHAPTER 1357 Site Plan Review

- 1357.01 Purpose and intent.
- 1357.02 Site plan review required.
- 1357.03 Submittal, review, and approval process.
- 1357.04 Application requirements.
- 1357.05 Required improvements.
- 1357.06 Standards for site plans.
- 1357.07 Administration and enforcement.
- 1357.08 Fees.
- 1357.09 Site plan and design standards for commercial districts located outside
- C-1 Central Business District.

1357.01 PURPOSE AND INTENT.

Site plan and design review is required to ensure proper design of sites for the efficient use of land; to protect adjoining properties from adverse impacts of site and structure design; and to promote high standards in the layout, design, landscaping, and construction of development. It is also intended to supplement the requirements of the Subdivision Ordinance and to further the purposes and provisions of the Comprehensive Plan and this Zoning Code.

The purposes of this section are to state the specific additional requirements applicable to the development of land in certain zoning districts and to prescribe the standards for the preparation and submission of site plans.

(Ord. 96-82 AC CMS. Passed 9-16-96.)

1357.02 SITE PLAN REVIEW REQUIRED.

No use or construction for which a site plan is required shall be established or commenced until a site plan application has been submitted to and approved by the Planning Commission. No permit shall be issued by any city official for the construction of any building or improvement in any area subject to a site plan except in conformity with the provisions of this ordinance and the duly approved site plan. No Certificate of Occupancy shall be issued unless in compliance with an approved site plan.

A site plan application and related information as required by this ordinance shall be submitted for the following:

- (a) In commercial and industrial districts, including C-1, C-2, C-3, O and M-1, and in the PD District, any new construction, substantial renovation, or expansion of a building, parking lot, loading facility, or of any sign for which a permit is required except temporary signs, or the establishment of any use.
- (b) In residential districts, including R-1A, R-1B, R-1, R-2, and in the PD District, any new construction, substantial renovation, or expansion of a commercial, multifamily, public, or institutional building, boarding house, rooming house, bed and breakfast inn, hospital, private club or lodge, tourist home, nursing home, school of commerce, office, parking lot, loading facility, or of any sign for which a permit is required, except temporary signs.
 - In residential districts, including R-1A, R-1B, R-1, and R-2, any new subdivision which creates more than five new lots.
- (c) Any substantial change, as determined by the Director of Planning and Development, to a previously approved site plan application.
- (d) Any change in use of an existing building or accessory building or of a site to a different use, including but not limited to the change of: an existing residential use to a commercial, industrial, multifamily, boarding house, or rooming house use; an existing non-residential use to a residential use; an industrial to a commercial use; a commercial to an industrial use; a public, semi-public, or institutional use to any other use.
- (e) A conditionally permitted use.
- (f) A variance to parking or loading requirements as provided for in 1349.01(e) of this Zoning Ordinance.

(g) In any district, the creation of a condominium by conversion of an existing building or buildings involving physical modification of the property or a transfer of responsibility for the maintenance of common areas to a condominium association.

(Ord. 11-22 AC CMS. Passed 4-18-11.)

1357.03 SUBMITTAL, REVIEW, AND APPROVAL PROCESS.

It is recommended that every applicant request informal preliminary discussion with the Director of Planning and Development in order to review the requirements of this ordinance prior to submitting an application for site plan review.

- (a) Site Plan Review Procedures.
 - (1) <u>Submittal.</u> The applicant for site plan review shall submit twelve (12) copies of the site plan application, which shall include the items required by this ordinance. The application shall be submitted at least twelve (12) days prior to the meeting at which the plans will be reviewed by the Planning Commission.

An applicant may submit and request review of a preliminary application.

- (2) <u>Staff Review</u>. Site plan applications shall be reviewed by the Director of Public Works, and Director of Planning and Development for compliance with all applicable regulations.
- (3) <u>Planning Commission Review</u>. The Planning Commission shall review a site plan application at the regularly scheduled meeting occurring at least twelve (12) days after submittal of the application. The Commission may review an application in less than twelve (12) days after submittal if it determines that it is in the interest of the City.

If an applicant has submitted and requested review of a preliminary site plan application, then the Planning Commission may review and comment upon the application, but shall not take formal action upon such application. The Planning Commission may advise the applicant of the information which shall be required for review of a complete site plan application. Review of a preliminary site plan application shall not cause or imply any commitments, authorizations, or rights for the applicant.

If an applicant has submitted a complete site plan application, the Planning Commission shall approve, approve with conditions, or disapprove the site plan application within a reasonable time

Approval or disapproval shall be based on findings of fact consistent with the purposes of these regulations. The Planning Commission may attach conditions to the approval of the site plan application as may be reasonably required to promote the public health, safety and welfare

Written approval of the site plan application shall be indicated by signature of the Chair of the Planning Commission on one or more copies of the site plan, notated with such amendments and conditions as the Planning Commission may require, and shall constitute authorization to proceed with issuance of required permits and construction in compliance with the approved site plan, provided that all conditions are satisfied and the site plan complies with all other requirements of law.

- (4) Conditions Prior to Approval. Prior to the approval of the site plan, the developer shall post any bonds or other guarantees, present any dedication or easement plats, and comply with any other legally required conditions to the satisfaction of the Law Director. The Planning Commission may establish a condition that the developer shall execute a written development agreement to ensure compliance with this Chapter and with all other laws and regulations of the City. The form and content of the development agreement shall be as determined and approved by the Law Director.
- (5) Expiration of Approval. Approval of a site plan by the Planning Commission shall expire twelve (12) months from the date of such approval unless construction has commenced according to the approved site plan. A single extension of site plan approval not to exceed six (6) months, may be given by the Planning Commission after written request by the applicant.
- (6) Resubmittal. Subsequent to disapproval of a site plan, no applicant shall resubmit within a period of six (6) months from the date of disapproval, a site plan which the Planning Commission deems substantially similar to the previously disapproved site plan.

(b) Design Review Procedures.

- (1) <u>Applicability.</u> Site plan applications which involve any of the following shall be submitted for design review in addition to the other review requirements of this Ordinance:
 - (A) In commercial and industrial districts, including C-1, C-2, C-3, 0 and M-1, and in the PD District, any new construction, substantial renovation, exterior alteration or expansion of a building, or of any sign for which a permit is required, except temporary signs.
 - (B) In residential districts, including R-1A, R-1B, R-1, R-2, and in the PD District, any new construction, substantial renovation, or expansion of a multifamily, public or institutional building, or of any sign for which a permit is required, except temporary signs.
 - (C) In residential districts, including R-1A, R-1B, R-1 and R-2 and in the PD District, any new subdivision which creates more than five new lots.
 - (D) Any substantial change, as determined by the Director of Planning and Development, to a site plan previously reviewed by the Design Review Subcommittee.
 - (E) Any site plan application for which the Planning Commission determines the necessity of a recommendation from the Design Review Subcommittee.
- (2) <u>Transmittal to Subcommittee of the Planning Commission.</u> At the time a site plan application is received, the Director of Planning and Development shall determine if design review is required to comply with this ordinance. If design review is required, the Director of Planning and Development shall submit the application to the Design Review Subcommittee of the Planning Commission.
- (3) Review by Subcommittee of the Planning Commission. The Subcommittee of the Planning Commission shall meet to review the application and shall submit a recommendation to the Planning Commission in a timely manner. The time for submittal of a recommendation shall not exceed twenty-one (21) days from the date of application unless agreed to by the applicant. The Design Review Subcommittee of the Planning Commission may determine that professional assistance in the form of additional studies or expert advice is necessary to evaluate a proposed design plan for conformance to the requirements of this ordinance. The Subcommittee shall advise the Planning Commission if such professional assistance is required. If the Commission concurs, the applicant shall be so advised within five (5) days of, that decision, and will be required to deposit funds with the City as required to pay for such professional assistance to be performed by a qualified architectural consultant engaged by the City.

Upon receipt of the required funds from the applicant, the Director of Planning and Development shall direct the architectural consultant to perform a study of the proposed design for compliance with the standards of this Ordinance. Such consultation and assistance shall be strictly advisory and neither the Board nor the Planning Commission shall be bound by the architectural consultant's opinions or recommendations.

The Design Review Board shall review the site plan application with regard to the provisions of 1357.06(1) and (m). The Board may also comment upon other elements of the site plan which are related to the provisions of 1357.06(1) and (m).

The Planning Commission shall not approve, disapprove, or modify a site plan application until it has received and considered the recommendation of the Subcommittee except that, if the recommendations of the Board are not submitted to the Planning Commission in compliance with the time limits stated above, the Commission may either extend the time limit or may proceed to take action without such recommendation.

(Ord. 11-76 AC CMS. Passed 11-21-11.)

1357.04 APPLICATION REQUIREMENTS.

Site plans shall be prepared by persons professionally qualified to do such work. Site plans shall be certified by an architect, engineer, landscape architect, or land surveyor duly registered by the State of Ohio. Site plans for signs, fences, parking lot and loading facility additions, minor structural additions or alterations, and rooming houses may be prepared by persons other than those stated above, except that the Planning Commission shall not be required to review or take action upon plans which are not sufficient to clearly and completely document compliance with this ordinance.

The site plan application shall include the following information unless the Director of Planning and

Development determines that certain information is not necessary for review of the particular site plan, or if the applicant requests review of a preliminary site plan.

- (a) An application form (as provided by the Director of Planning and Development), completed by the applicant with all required information.
- (b) A fee as required by ordinance, except that such additional fees as may be required under 1357.03(b) for design review may be submitted at the time the applicant is notified by the Director of Planning and Development.
- (c) Name of the development and the name, address, and phone number of the owner and developer.
- (d) Numeric and graphic scales, north arrow, and date of preparation.
- (e) A boundary survey (or a location survey when sufficient to provide the locational information required to comply with this ordinance).
- (f) Existing topography, proposed topography, and proposed finished grades, at a maximum two feet contour interval.
- (g) Locations, acreage, and floor areas of proposed uses, boundaries of the development, and of each phase thereof, dimensions of lot lines, areas of lots, easements, and encroachments on the property. Location of all minimum setback lines.
- (h) Proposed building locations, dimensions, net floor area, locations of entrances and exits, height and number of stories, finished grade elevations. Locations, dimensions, and complete description or illustration of all other structures including fences and signs. For multifamily residential developments, the number, type, and minimum floor area of dwelling units.
- (i) Locations, names, and dimensions of proposed and existing streets and easements, the intended purpose and the terms and conditions of use and enforcement thereof. Any additional information as required to comply with the Subdivision Regulations.
- (j) Drainage plan, including all open and enclosed drainage structures and surface drainage, and calculations of off-site impacts in a manner recommended by the Director of Public Works. Provisions for the control of erosion and sedimentation, including proposed temporary and permanent control practices and measures which will be implemented during clearing, grading, and construction.
- (k) Existing and proposed sanitary sewer facilities, including pipe sizes, types, grades, invert elevations, and locations of manholes.
- (I) Existing and proposed water facilities, including all water mains, sizes, valves, and fire hydrant locations.
- (m) Locations of existing and proposed refuse and recycling disposal facilities, including evidence of the sufficiency of such facilities to contain the anticipated volumes and types of waste, and plans for screening such facilities from view of surrounding properties.
- (n) Vehicular, bicycle, and pedestrian circulation plan, that is, a plan showing the planned route of vehicles, bicycles, and pedestrians onto, through, and out of the site, including any safety considerations. Proposed location, layout, dimensions, and area for all parking, loading, drives, and walkways, curbs, and curb cuts. Surface types of all paved areas. Number of parking spaces provided and the number of spaces required by this Zoning Ordinance.
- (o) Planting and landscape plan including: botanic names, common names, location, quantity, diameter, and height at installation and at maturity of all proposed living and non-living landscape materials and existing materials to be preserved; types and locations of proposed groundcovers and mulches; dimensions, materials, colors, and appearance of all sides of fences, walls, ornamental lighting and other landscape and screening features (including location and contours of proposed berm at one-foot intervals); measures to be taken to protect new and preserve existing trees during construction; identification of existing trees, large shrubs, formal planting areas, and hedges to be removed.
- (p) Locations and plans for recreation and open space areas.
- (q) Elevation drawings or renderings, with scale clearly shown, of all sides of the proposed structures, illustrating the proposed designs of the elevations of the buildings, signs, fences, and other structures and identifying materials and colors thereof. Locations and dimensions of all wall openings, including windows and doors, vents, etc. Locations and dimensions, finish and colors of all roof and wall-mounted fixtures, equipment, poles, including locations of utility service installations, electrical and phone meters or service boxes. Material samples and/or paint chips of roofing, exterior wall surfacing, and other prominent features and surfaces.

- (r) A lighting plan, including all exterior lighting of the buildings, signs, or other elements of the plan.
- (s) Such other relevant data as the Planning Commission may require to ascertain the compliance of the proposed development with the plans and laws of the City of Oberlin.

(Ord. 96-82 AC CMS . Passed 9-16-96.)

1357.05 REQUIRED IMPROVEMENTS.

All on-site and off-site improvements indicated on the site plan application or required by the Planning Commission or required by other local ordinance shall be installed at the expense of the owner of the property which is the subject of the site development application consistent with the provisions of the Subdivision Ordinance.

The need for alteration of existing public improvements, the potential for repair of damage resulting from the site development, or costs resulting from temporary or permanent disruption of existing improvements shall be determined in the process of site plan review. Conditions addressing the foregoing shall be established in approval of the site plan.

All required improvements shall be installed in accordance with construction standards adopted by the City including the Subdivision Ordinance and the Public Works Standards.

- (a) Development Agreement and Construction Bond. Prior to approval of any final site plan, there shall be executed by the owner or developer an agreement, in form and substance as approved by the Law Director, to construct such required physical improvements as are located within public rights-of-way or easements or as are connected to any public facility. Such agreement shall be submitted with a bond with surety, cashiers check or escrow account in the amount of the estimated cost of the required improvements as determined by the Public Works Director. The aforesaid agreement and bond or condition shall be provided for completion of all work covered thereby within the time to be determined by the Director of Public Works, which time may be extended upon written application by the owner or developer, signed by all parties (including sureties) to the original agreement.
- (b) Restoration Bond. The Director of Public Works may require a restoration bond. Said bond shall be to insure repair of any damage done to existing curb, gutter, sidewalk, street pavement, landscaping, or other items within the right- of-way adjacent to a project. The amount of said bond shall be as determined by the Public Works Director based on his/her estimate of potential damage.

(Ord. 96-82 AC CMS. Passed 9-16-96.)

1357.06 STANDARDS FOR SITE PLANS.

Site plans shall conform to the following standards which shall be utilized in the review of site plan applications.

- (a) Site plans shall be prepared in a manner which ensures that the proposed development will be in compliance with all applicable plans, laws and ordinances, including those of the City of Oberlin, the County of Lorain, the State of Ohio, and the federal government.
- (b) Consideration shall be given to providing uses of land and structures consistent with recommendations of plans adopted by the City in the area addressed by the site plan. Consideration shall also be given to providing suitable areas for parks, schools, open space, and other areas of public recreational use and other public facilities, especially when such facilities are proposed in plans adopted by the City in the area addressed by the site plan.
- (c) All development features, including principal buildings, open spaces, service roads, driveways, and parking areas shall be so located and related as to minimize the possibility of adverse effects upon adjacent development. Maximum possible visual and auditory privacy for surrounding properties and occupants shall be provided through good design and the use of proper building materials and landscaping. Where necessary to promote harmony with adjacent developments, screening of parking areas and service areas from surrounding properties shall be provided through landscaping, ornamental walls, fences, or other means.
- (d) To ensure the protection of property values and to promote effective land use in the transition from one district to another, the Planning Commission shall have the power to determine the need for, location, and the amount of planting materials, walks, or fences or any combination thereof.
- (e) Thoroughfares, service roads, driveways, and parking and loading areas shall be designed to

- promote safe and efficient pedestrian and vehicular traffic safety on both private and public lands. On-site traffic circulation shall be designed to permit adequate fire and police protection.
- (f) The design and installation of high quality, attractive landscape planting, screening, fences, and other site improvements is encouraged. Such improvements shall be designed as integral elements of the overall site plan, selected to complement the site and surrounding sites, and designed to provide visually and spatially attractive areas in all parts of the site.
- (g) The locations and designs of buildings and other site improvements shall be developed with consideration given to minimizing the removal of trees and natural native vegetation and changes of topography.
- (h) In large parking areas, visual relief and traffic channelization shall be provided through the use of tree-planted and landscaped dividers, islands, and walkways. Provision shall be made for sidewalks and pedestrian walkways which will enable pedestrians to walk safely and conveniently from distant areas of parking to the buildings, from one building to another within the site, and to and from public walkways.
- (i) Provision shall be made for the disposal of wastes generated by the proposed use. Screening of temporary storage areas and containers shall be provided to minimize visual impacts on abutting properties, especially adjacent residential uses.
- (j) Grading, surface drainage, and erosion provisions shall be designed to minimize adverse effects on abutting properties, streams, and public streets, during as well as after construction. Adequate drainage for the disposition of storm and natural waters both on and off-site shall be provided. The extent of both on-site and off- site drainage facilities and the requirements for on-site storm water detention shall be based on the requirements of the Subdivision Ordinance and the Public Works Standards and as approved by the Director of Public Works.
- (k) Lighting shall be directed away from adjacent streets to prevent effects on traffic safety. Lighting shall not shine directly onto adjacent properties.
- (I) The design of buildings, signs, and other structures illustrated on the site plan shall be according to the following standards and guidelines:
 - 1. <u>Materials</u> shall be appropriate for the use of the proposed structures, weathering, and the relationship to other materials, including those used on adjacent structures.
 - 2. <u>Colors and textures</u> shall be appropriate for the size and scale of proposed structures, weathering, and the relationship to other colors and textures, including those used on adjacent structures.
 - 3. <u>Architectural details and ornamentation</u> shall be meaningful to the overall design and appropriate for the size and scale of proposed structures, weathering, and the relationship to other architectural details and ornamentation, including those used on adjacent structures. Detailing such as trim, moldings, bands of contrasting siding or brick, and varying textures of concrete or stone are encouraged as part of an overall design which is in scale with the building and carefully related to other elements.
 - 4. Mechanical equipment shall be of appropriate size and scale in relation to rooftop appearance, sidewall openings, sound levels, smoke and other nuisances. The location, color, size, type, and screening of mechanical equipment, whether on the roof, walls, or ground, shall be designed to be concealed, and/or to be compatible with or attractively complement the other elements of the structures and site improvements.
 - 5. Windows, doors, and other openings shall be so located on the facades and be of such dimensions as are appropriate for the style, scale, and orientation of the building and in a pattern which contributes to a balanced facade appearance. Customer entrances should be accentuated. Decorative elements, caps, brickwork, and trim are encouraged around windows and doors to add interest to the overall design.
 - 6. <u>Architectural styles</u> similar to or compatible with existing historical buildings of similar use adjacent to or across the street from the site shall be encouraged. Compatibility and complementarity among existing and proposed new structures shall be encouraged in all locations.
 - 7. Scale of new construction similar to that of the majority of surrounding buildings is encouraged.
 - 8. Varied roof lines, roof details and features such as dormers, turrets, eave breaks, and overhangs are encouraged in new construction as a means to break up the mass of large buildings and to provide visual interest.
 - 9. <u>Wall-mounted signs</u> shall be designed to fit within and complement the architectural forms, colors, and textures of the building, shall fit within any architectural space specifically designed for

signs, and shall not cover architectural features. Signs located as part of a series of signs (as in a shopping center), shall be designed with compatibility of location, size, shape, style, material, illumination, and color with other signs in the series. Sign colors shall complement the color of the building facade on which the sign is mounted, letters and symbols shall be in scale with the building and its features. Excessive information and clutter is discouraged.

- 10. <u>Freestanding signs</u> shall be designed to fit within and complement the characteristics of the site, building, and wall signs in terms of color, materials, texture, scale.
- 11. <u>Alterations and additions</u> to existing buildings shall be compatible in scale, material, color, placement, and character with the existing buildings.
- 12. <u>Distinctive architectural features</u> of existing buildings should not be altered or removed unless replaced with features of similar composition. texture, color, design, and other characteristics. Restoration of historic features and building characteristics shall be encouraged.
- 13. <u>Side and rear walls</u> shall be so designed as to relate to and be compatible with the front or main entry wall and overall design of the building, although they may be less detailed and articulated.
- 14. <u>Site features</u> such as fences, walls, and signs compatible in color, texture, scale, materials and other characteristics with the main building shall be encouraged.
- (m) New residences constructed in a subdivision shall be so designed and located to ensure that they are (1) not excessively similar in footprint, color, roofline, and other features in a manner which results in a lack of visual and spatial interest and diversity on any street frontage; or, (2) if substantially similar, designed as an element of a comprehensive visual or spatial scheme which results in an attractive residential environment on each frontage.

(Ord. 96-82 AC CMS. Passed 9-16-96.)

1357.07 ADMINISTRATION AND ENFORCEMENT.

- (a) Any site plan may be revised. Such revision shall be accomplished in the same manner as the original approval, provided, however, that minor technical changes which do not substantially alter the original site plan may be authorized by approval of the Director of Planning and Development.
- (b) Any requirement of this section may be waived by the Planning Commission when it finds: that unusual topographical or exceptional physical conditions exist; that strict compliance with these requirements would create an extraordinary hardship in the face of the exceptional conditions; that such waiver is only to the extent necessary to remove the extraordinary hardship; and that such waiver is not adverse to the purpose and intent of this article.
- (c) Upon satisfactory completion of the required improvements, the Director of Public Works shall release any remaining bonds.
- (d) The procedures proscribed by this chapter are not intended to be a substitute for, or to have any bearing upon, any procedures required by the Subdivision Ordinance.
- (e) If a proposed site plan application also requires the granting of a variance from the requirements of the Zoning Ordinance, the Planning Commission may review the site plan in advance of the variance proceedings and may make findings on the assumption that the variance will be granted. Such findings shall not constitute a position by the Planning Commission in support of the petitioner's application for variance and shall not be received in evidence in any proceedings before the Zoning Board of Appeals.

(Ord. 96-82 AC CMS. Passed 9-16-96.)

1357.08 FEES.

Fees, in amounts as required by ordinance of the City, shall be submitted with applications for site plan reviews.

(Ord. 96-82 AC CMS. Passed 9-16-96.)

1357.09 SITE PLAN AND DESIGN STANDARDS FOR COMMERCIAL DISTRICTS LOCATED OUTSIDE C-1 CENTRAL BUSINESS DISTRICT.

(a) <u>Design Standards.</u> The following design standards are applicable to development within any commercial zoning district other than in the "C-1"/Central Business District as defined in Section

1349.01 (d) of the Code.

In all cases, proposed developments will be required to comply with the application and review requirements mandated for all developments in the City. The Planning Commission will utilize the standards found in Chapter 1357 of the Zoning Code for site plan and design review in addition to the special design standards established herein. Where the term "approved" is used herein, it means as approved by the Planning Commission in site plan and design review.

(Ord. 17-17 AC CMS. Passed 3-20-17.)

- (b) <u>Exceptions.</u> The Planning Commission is authorized to grant exceptions to the design guidelines. Exceptions must be supported by findings of fact which demonstrate that the exception meets the purpose and intent of these guidelines.
- (c) <u>Design Standards for Commercial Areas.</u> The following design standards will apply to all commercial developments other than in the "downtown business district" as defined above:
 - (1) Buildings and outdoor uses.

Building Facades:

- A. <u>General Design:</u> All facades of a building shall be designed with consistent architectural treatment of style, detail, trim features, and roof treatments.
- B. <u>Materials:</u> Only high quality, durable building materials shall be used, including such materials as brick, wood, sandstone, other native stone, tinted/textured concrete masonry units. Smooth faced block, concrete panels, pre-fab metal panels are prohibited as predominant building materials.
- C. <u>Colors:</u> Façade colors shall be subtle, neutral or earth tone, and of low reflectance. Brighter colors may be used on building trim. High intensity colors, metallic colors, black, or fluorescent colors are prohibited on facades. Repeating patterns of color, texture, and materials should be encouraged.
- D. Windows:
 - 1. Facades facing lot lines collinear with public or private streets shall contain not less than 25% transparent glass windows.
 - 2. Required window areas shall not be obstructed by shelves or displays or otherwise covered over from the inside or outside, except by approved window treatments.
 - 3. The lowest part of windows shall be not more than 3 feet above grade.
- E. <u>Facades greater than 100 feet in horizontal length</u> shall incorporate wall plane projections or recesses having a depth equal to at least 3% of the length of the facade and extending at least 20% of the length of the facade. No part of a facade shall extend unbroken by such projection or recess for a distance of more than 100 feet.
- F. <u>Flat roofs</u> shall only be permitted for structures 2 stories or greater, except that a flat roof may be permitted on a structure containing 10,000 square feet or more on a single floor and if the roof is concealed by a parapet extending at least 3 but not more than 10 feet above the roof, capped with a three dimensional cornice treatment.
- G. <u>Service docks and loading areas</u> shall not be located on facades facing or otherwise visible from public roads, except where approved with screening using materials consistent with and integral to the architecture of the building.
- H. <u>Mechanical equipment</u> shall be screened from view from the public streets. Any material used to screen equipment, whether roof-mounted or ground-mounted, shall be designed to be compatible with the design of the building.
 - I. Outdoor display, sales, or storage, including waste storage, shall only be permitted in locations approved in the site plan. Such outdoor uses must be screened from view by a solid wall or fence which shall be a minimum five (5) feet in height and designed integral with the architecture and materials of the main building.



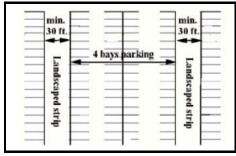
- (2) Public street system. Where proposed public streets are indicated on any thoroughfare plan adopted by the Planning Commission, or any comprehensive or land use plan adopted by City Council, or otherwise indicated by the Planning Commission to be in the public interest for the purposes of creating a safe, complete and functional public street system, property owners shall be required to dedicate and develop public rights-of- way. The Planning Commission may approve alternative means for satisfying the public interest.
- (3) Parking and access.
 - A. General provisions.
 - 1. Parking shall not exceed 5 spaces per 1000 square feet of net floor area. Joint use of parking lots shall be encouraged.
 - 2. In all areas, the Planning Commission has the authority to permit the construction of less parking than required, by Section 1349.03 Table 4 provided that the applicant demonstrates that parking demand is less than required, that space is available and reserved on the site to permit construction of parking in compliance with the requirement, and that the applicant commits to constructing such parking when required by the Planning Commission. This authority would be exercised consistent with the provisions of Section 1349.01(e) of the Zoning Code.
 - 3. Any request by a property owner for construction of more parking spaces than specified under Section 1349.03 Table 4 of the Code requires the submission of an application to the Planning Commission for approval. Such an application is to include documentation supporting the request based on industry standards, practices and experience. In any event, surface parking areas shall not exceed one hundred and twenty-five percent (125%) of the Code's required minimum number of off-street parking spaces.

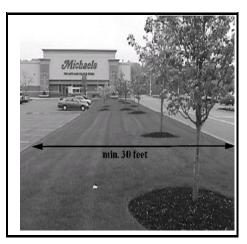
(Ord. 04-72 AC CMS. Passed 11-15-04; Ord. 14-65 AC CMS. Passed 12-15-14.)

- 4. Parking areas are encouraged to be designed in other than just a rectilinear manner.
- 5. Fifty percent (50%) of all handicap accessible parking should be located so that users do not have to cross lanes of traffic on-site. The remaining fifty percent (50%) of handicap accessible parking should be located in close proximity to the entrance of the structure.
- B. Parking lot access.
 - 1. Parking lots shall only be accessed from approved public or private streets.
 - 2. All parking lots shall be established with approved easements providing for cross traffic from abutting properties.
 - 3. Joint curb cuts shall be strongly encouraged to reduce points of traffic conflict on public and private streets. Alternatively a developer must demonstrate why they cannot do this.
 - 4. Where access to a major thoroughfare or high traffic street or roadway is the only feasible access at the time of construction, such access may be approved as temporary access provided that the parking and drives are designed for adaptation to a planned future street or common drive, and that the property is deed restricted (or guaranteed by bond) to require that the temporary access will be removed when the planned access becomes available.
 - 5. Access drives and service drives may be located in the front setbacks, provided they do not

exceed 16 feet in width and are not closer than 20 feet to the right-of-way. Any access or service drive located in the front setback shall be screened with a continuous double hedge (shrubs arranged in triangular spacing) maintained at a height of 3-4 feet. Loading areas, storage areas, service windows, and similar facilities must be located on the side or rear of the building.

- 6. All paved vehicular areas, including but not limited to access drives and parking areas, shall be edged with concrete curbs.
- C. Parking lot landscaping.
 - 1. Parking lot visible to the public street: 1 tree per 30 feet of exposed side; 1 evergreen shrub (minimum 3 feet in height at time of planting) per 3 feet of exposed side. The Planning Commission may approve an alternative perimeter landscape plan which incorporates a combination of trees, shrubs, earth mounds, fences, or walls.
 - 2. Interior parking lot landscaping shall be required as follows:
 - 3. Minimum 1 tree per 10 parking space. (This does not include the trees required for the landscape strips below)
 - 4. A landscaped strip not less than 30 feet in width (which may include required bike routes or sidewalks) shall separate each 4 bays (rows) of parking and drives. The landscape strip may include required pedestrian/bike facilities eight (8) feet wide if required by the Planning Commission and shall include a minimum of 1 shade tree per 1500 square feet.







(4) Pedestrian facilities.

- A. On-site pedestrian facilities shall be provided as approved in the site plan, designed with the purpose of encouraging pedestrian access between the main use and the highways and between sites.
- B. Sidewalks shall be constructed along all public street frontages as required by City ordinance.
- C. On each lot, a sidewalk shall be constructed from every street frontage to the main entrance of the building. Where the street frontage of a lot exceeds 400 feet, one additional sidewalk shall be provided for each additional 200 feet of frontage or part thereof.
- D. There shall be a sidewalk along the full length of each façade at least eight (8) feet wide having a customer entrance or along which customers must walk to access the entrance from a parking area.
- E. A pedestrian walkway shall be provided from any area of parking located further than 200 feet from the main entry of the building it serves.
- F. A landscaped seating area shall be provided for each sidewalk (outside of the public right-ofway) having a length of 200 feet or more.
- G. As directed by the Planning Commission, where a pedestrian walkway crosses a main drive or private road, pedestrian crossing signs shall be installed and the walkway shall be raised and paved in a manner which clearly distinguishes the walkway from the vehicle way.
- H. All sidewalks shall be a minimum 5 feet in width.



Bicycle facilities.

A. Sites shall be designed to encourage bicycle access and connection to nearby bicycle facilities.

(Ord. 04-72 AC CMS. Passed 11-15-04.)

B. A minimum of one bicycle space is required for every 2,500 sq. ft. of gross floor area for retail and restaurant use; one bicycle space is required for every 5,000 sq. ft. of gross floor area for office space over 10,000 sq. ft. of gross floor area; one bicycle space is required for every 5,000 sq. ft. of gross floor area for places of entertainment, places of worship, hospitals, community facilities and institutional uses including colleges; and one bicycle space is required for 4 dormitory beds at a college.

(Ord. 14-65 AC CMS. Passed 12-15-14.)

- C. Bike route signs shall be installed as directed by the Planning Commission.
- D. All storm water inlet grates shall be of approved bike-safe design (example below).



- E. Location of Bicycle Parking shall be:
- * convenient, near entrances to the building, have street access, and not interfere with normal pedestrian and motor vehicle traffic;
- * reasonably illuminated and clearly visible from the street;
- designed so that bicyclists do not need to travel over stairs or other obstacles to access bicycle parking;
- * on the same lot as the use or within fifty (50) feet of the lot as the use or within fifty (50) feet of the lot if on other private property;
- * a minimum width of two (2) feet, length, of six (6) feet, and a minimum overhead clearance of seven (7) feet. An aisle width of five (5) feet between each row of bicycle parking is required. Each space is to be accessible without moving another bicycle.

(Ord. 14-65 AC CMS. Passed 12-15-14.)

- (6) <u>Special requirements for large buildings.</u> Structures exceeding 100,000 square feet in floor area shall provide the following:
 - A. <u>Bicycle Access:</u> A bikeway or bike lanes must be installed connecting the main entrance of the building to the public street frontage(s) of the lot.
 - B. <u>Public Transit:</u> A public transit access route and transit shelter shall be provided near the main entrance when required by Lorain County Transit System.
- (7) Storm water management.
 - A. Each development shall provide on-site or off-site storm water management facilities as required by City ordinance.
 - B. Underground storage, and the use of "best management practices" such as rain gardens, infiltration trenches, and similar methods are preferred.
 - C. Dry basins are prohibited. Wet basins shall be professionally designed and landscaped to provide an attractive appearance and shall be aerated as necessary to prevent stagnation.
- (8) <u>Utilities.</u> All utilities shall be installed below ground.
- (9) Lighting.
 - A. Lighting shall be limited to the amount necessary to support the uses on the site and to promote safety and security.
 - B. Only approved down lights and cutoff fixtures shall be permitted.
 - C. All lighting under canopies shall be designed as full cut off or down lights designed to light the canopy area only and to prevent external glare.
 - D. No light fixture shall be installed at a height exceeding 16 feet if located nearer than 200 feet to a state highway. In other areas, light fixtures shall not exceed a height of 25 feet.
 - E. All exterior lighting shall be indicated on a site lighting plan submitted for approval. The site lighting plan shall indicate the location of each fixture, the fixture type, the height of the fixture, and a numeric grid of lighting levels, in footcandles, that the fixtures will produce on the ground (photometric report). The lighting plan shall indicate those fixtures which will be operated for security purposes during non-business hours and shall indicate the non-

business hours.

- F. Exterior lighting (except public street lighting) shall comply with the following standards:
 - 1. Parking areas: max. 2.0 footcandles
 - 2. All other areas: max 1.0 footcandles





(10) Landscaping.

- A. Landscape trees shall only be those listed on the City of Oberlin street tree list or approved alternatives. Trees shall be minimum 2" caliper and 8 feet in height at time of planting.
- B. Evergreen shrubs shall be minimum 24" in height at time of planting.
- C. Earth berms shall be varied in setback, height, width, and depth. Unless supported by a wall, rocks, or other approved support, slopes shall not exceed 3:1
- D. Landscaped areas wider than 10 feet shall be cut or filled to provide variations in topography.
- E. Foundation landscaping shall be required for at least fifty percent (50%) of the façade length having customer entry and 30% of all other facades.
- F. Foundation landscaping shall be installed in planter beds extending a minimum of six (6) feet from the wall.
- G. Screened equipment and storage areas shall be landscaped as approved by the Planning Commission.

(11) Buffers for abutting residential areas.

- A. Buffers shall be provided to mitigate the impacts of non- residential districts upon abutting residential districts.
- B. No building, parking, or other outdoor use shall be permitted in the buffer yard. A minimum of 1 tree shall be planted for every 50 feet of the side or rear yard line abutting the residential district.
- C. A buffer shall be one of the following yards arranged and landscaped as approved by the Planning Commission. Buffer #1, #2, or #3 shall be provided on commercial properties.
 - 1. Buffer #1: A yard, at least 100 feet in width to include approved landscape materials.

- 2. Buffer #2: A yard, at least 50 feet in width, with a solid fence, 6 feet in height, installed abutting the property line or within the yard, and including approved landscape materials.
- 3. Buffer #3: A yard, at least 25 feet in width, with a solid masonry wall, 6 feet in height, installed abutting the property line or within the yard, and including approved landscape materials.

(Ord. 04-72AC CMS. Passed 11-15-04.)

- (12) Signs.
 - A. Wall signs shall be permitted on each building façade which faces and is parallel to a lot line (on which the building is located) collinear with a public right of way.
 - B. EDITOR'S NOTE: Former subsection (c)(12)B. was deleted by Ordinance 12-68 AC CMS, passed October 15, 2012.
 - C. EDITOR'S NOTE: Former subsection (c)(12)C. was deleted by Ordinance 12-68 AC CMS, passed October 15, 2012.
 - D. Signs shall not be internally lighted.
- (13) Special standards for filling stations, canopies.
 - A. Gas stations shall only be approved subject to a conditional use permit.
 - B. A canopy shall comply with the following standards:
 - 1. Must have a pitched roof compatible in design with the roof of the building to which it is accessory.
 - 2. Shall not exceed 25 feet in height.
 - 3. Must be set back at least 60 feet from the right-of-way
 - 4. Signs shall only be mounted on a canopy in compliance with the requirements of these standards.
 - 5. Canopy lighting shall be designed and installed in a manner which provides illumination for the area under the canopy and which prevents glare outside of the canopy.
 - 6. Fuel pumps and the fueling area shall be screened from view of the public right-of-way by construction of brick or stone walls not less than 5 feet in height and landscape material is to be installed to soften the appearance of the wall.

(Ord. 04-72AC CMS. Passed 11-15-04.)

Preliminary Land Use & Development Evaluation Oberlin Research & Commerce Park State Route 511 & Oberlin Road Oberlin, Lorain County, Ohio

ATTACHMENT D UTILITY FACT SHEETS



(HTTPS://WWW.CITYOFOBERLIN.COM/)



Electric Rates



Terms of Electric Service and Rate Schedules

Contract Service

The services defined under these schedules shall be furnished only upon written application of the customer Register for Emergency Alert System Notifications through the City's Finance(Aff(S))/entry.inspironlogistics.com/lorain_oh/wens.cfm)

Terms of Payment

The total amount billed is due on the 20th of the month in which the utility bill is issued.

Effective Dates

Rates will be effective with bills rendered after February 1, 2019 and with bills rendered after December 1st for the billing collection in January for each subsequent year.

Residential Service

Applicability

Applicable to and available for residential service to installations served through one meter per family unit in a residence or apartment including service up to 200 amperes. When service through one meter is used for both residential and commercial purposes, the applicable commercial rate shall apply.

Service

Service provided at the Residential Service rate will be alternating current 60 hertz, supplied at a nominal secondary voltage of 120/240 volts single phase.

Generation Charge:	See Generation Charge below			
Distribution Charge all kWh:	\$.033	\$.034	\$.035	
Customer Charge:	\$5.00	\$7.50	\$7.50	
	<u>2019</u>	<u>2020</u>	<u>2021</u>	

Excise (kWh) Tax Adjustment

The rates and charges set forth in this schedule shall be automatically adjusted to reflect any change in the kilowatt-hour tax imposed by Ohio Revised Code 5727.81.

Small Commercial Service (Secondary Service)

Register for Emergency Alert System Notifications (http://entry.inspironlogistics.com/lorain_oh/wens.cfm)

Applicable to and available for commercial service which does not qualify for Large Commercial Service. Single and three-phase services are available under this service. A customer facility will be provided with either single phase or three-phase service only.

Service & Rate

Service provided at the Small Commercial Service rate will be alternating current 60 hertz, supplied at a nominal secondary voltage of 120/240 volts, single phase, or 120/208 or 277/480 volts three phase.

	<u>2019</u>	<u>2020</u>	<u>2021</u>
Customer Charge:	\$10.00	\$12.50	\$15.00
Distribution Charge all kWh:	\$.033	\$.034	\$.035
Generation Charge:	See Generation	See Generation Charge below	

Excise (kWh) Tax Adjustment

The rates and charges set forth in this schedule shall be automatically adjusted to reflect any change in the kilowatt-hour tax imposed by Ohio Revised Code 5727.81.

Large Commercial Service (Primary Service)

Applicability

Applicable to and available for commercial service that does not qualify for Small Commercial Service. The Large Commercial Service classification is determined by a customer whose monthly peak billing demand is 50 kVA or higher during the previous calendar year. Single and three phase services are available under this service. A customer facility will be provided with either single phase or three-phase service only.

Service & Rate

Service provided at the Large Commercial Service rate will be alternating current 60 hertz, supplied at nominal primary voltages of 7,200 volts, single phase, or 7,200/12,470 volts three phase in accordance with Codified Ordinance 913.17.

	<u>2019</u>	2020	<u>2021</u>
Customer Charge:	\$20.00	\$25.00	\$30.00
Distribution Charge per peak kVA:	\$9.50	\$10.40	\$11.25

Generation Charge: Register for Emergency Aler Systeman Michigan Spelow

(http://entry.inspironlogistics.com/lorain_oh/wens.cfm)

Demand

The billing demand shall be the metered peak kVA demand for the month.

Adjustment for Secondary Metering

The Utility reserves the right to install the metering equipment on either the primary or secondary side of the customer's transformer installation. When installed on the secondary side of the customer's transformer, the

total of the distribution charge and generation charge shall be increased by a 2% adder.

Excise (kWh) Tax Adjustment

The rates and charges set forth in this schedule shall be automatically adjusted to reflect any change in the kilowatt-hour tax imposed by Ohio Revised Code 5727.81.

Net Billing Service

Applicability

Required for residential and commercial services which have installed renewable generation behind the utility billing meter.

Billing and Transition

Net Billing Service will be billed through a separate City of Oberlin electric utility account exclusive from all other City service charges, fees or other payments due to the City. Credits accumulated from the electric Net Billing Service account may not be offset against any other City service charge, fee or other payment due to the City.

At the inception of the Net Billing Service account, any remaining kWh credit balance on the prior electric account will be paid to the customer, calculated on the most recent month's retail rate. Net Billing Service customers will be required to pay the additional cost of the required bi-directional meter at the time of the account application. Existing solar customers at the time of the adoption of this Net Billing Service will be exempt from the additional meter charge.

Residential and Small Commercial Service & Rate

Metering will be through a bi-directional meter measuring imported and exported electricity separately at the Register for Emergency Alert System Notifications customer's facility. Imported the ported by the source of the second and exported electricity separately at the customer's facility. Imported the second and exported electricity separately at the customer's facility. Imported the second electricity is a separately at the customer's facility. Imported the second electricity is a separately at the customer's facility. Imported the second electricity is a second electricity separately at the customer's facility. Imported the second electricity is a second electricity separately at the customer's facility. Imported the second electricity is a second electricity is a second electricity in the second electricity is a second electricity. In the second electricity is a second electricity is a second electricity in the second electric

commercial rate schedule. Exported electricity to the utility will be credited at the current month's applied

generation charge (see Generation Charge) to the customer's electric utility billing. Any remaining net credit will

×

be carried over to the next month's electric utility billing.

Large Commercial Service & Rate

Metering will be through a bi-directional meter measuring imported and exported electricity and peak imported

kVA demand by the customer's facility. Imported electricity from the utility will be calculated at the

corresponding large commercial rate schedule. Billing demand will be the monthly peak demand on imported

kVA. Exported electricity to the utility will be credited monthly at the current month's applied generation charge

to the customer's electric utility billing. Any remaining net credit will be carried over to the next month's electric

utility billing.

Net Billing Credit Reconciliation

Beginning with electricity consumed through meter readings in early April of 2022, the City will reconcile any

net credits from excess exported KWh to the Utility, any remaining credit to the net billing customers will be

applied to the Utility's distribution costs. This process will be repeated at 3-year intervals or when the

customer closes their electric account, whichever comes first. If a net billing account is established within a 3-

year cycle, their first reconciliation will occur at the next scheduled reconciliation, which may be less than 3

years.

Security Light Service

Applicability

Available for area lighting where it is to be installed in a location accessible to service maintenance trucks.

Service

A pole mounted luminaire to furnish light from dusk to dawn.

100 Watt or equivalent LED:

\$ 5.00/Mo.

250 Watt or equivalent LED:

\$ 9.00/Mo.

400 Watt or equivalent LED:

\$ 12.00/Mo.

Terms of Payment

The initial cost of the security light and accessory equipment is borne by the customer and must be paid in full before the City will install the security light. The installed security light will be maintained by the City as long as the utility billing is current.

Contract Service

The security light service shall be furnished upon written application and payment of the referenced initial cost through the Oberlin Municipal Light & Power System office by the customer.

Excise (kWh) Tax Adjustment

The rates and charges set forth in this schedule shall be automatically adjusted to reflect any change in the kilowatt-hour tax imposed by Ohio Revised Code 5727.81.

Generation Charge

The Generation Charge shall be applied to the Residential Service, Small Commercial Service, and Large Commercial Service rate schedules. The rate design of the Generation Charge may be changed as approved by Council. The calculation of the Generation Charge shall be determined as a product of the following factors:

Determination of Generation Costs

The total monthly cost of generated power is derived primarily, but not limited to, bills rendered by AMP. The total generation costs may also include other generation-related costs which are not recovered in AMP billing including the local generating plant costs.

Calculation of Generation Charge

The calculation of the Generation Charge is a product of the following calculation:

GC = GBC

kWh

where:

GC = Generation Charge of all rate schedules: Register for Emergency Alert System Notifications

(http://entry.inspironlogistics.com/lorain_oh/wens.cfm)

GBC =Total generation costs and the operation and maintenance costs of the local generating plant of the previous month; and

kWh = Total kilowatt-hour sales of all customers from the nearest preceding fully metered month.

Applied Generation Charge

The current month's calculated generation charge will be averaged with the previous two months' generation charges and this average will be used as the applied generation charge for the current month's billing.

Search

About OMLPS (https://www.cityofoberlin.com/city-government/departments/omlps/about-omlps/)

<u>AMP (https://www.cityofoberlin.com/city-government/departments/omlps/amp/)</u>

<u>Contact OMLPS (https://www.cityofoberlin.com/city-government/departments/omlps/contact-omlps/)</u>

Customer Services (https://www.cityofoberlin.com/city-government/departments/omlps/customer-services/)

Electric Rates (https://www.cityofoberlin.com/city-government/departments/omlps/energy-rates/)

<u>Energy Efficiency Programs (https://www.cityofoberlin.com/city-government/departments/omlps/energy-efficiency/)</u>

<u>Environmental Strategies (https://www.cityofoberlin.com/city-government/departments/omlps/environmental-strategies/)</u>

<u>Public Utilities Commission (https://www.cityofoberlin.com/city-government/departments/omlps/public-utilities-commission/)</u>

<u>Service Regulations (https://www.cityofoberlin.com/city-government/departments/omlps/service-regulations/)</u>

<u>Sustainable Reserve Program (https://www.cityofoberlin.com/city-government/departments/omlps/sustainable-reserve-program/)</u>

(http://www.elocallink.tv/clients3/oh/oberlin2013/tourplay.php?movie=ohob14_wel_rev1_iwd&spon=welcome)



(https://twitter.com/cityofoberlin?

(https://lwww.fa)cebook.com/cityofoberlin/)

<u>UTILITIES (HTTPS://WWW.CITYOFOBERLIN.COM/CITY-GOVERNMENT/DEPARTMENTS/FINANCE/UTILITIES/)</u>
REFUSE & RECYCLING (HTTPS://WWW.CITYOFOBERLIN.COM/CITY-GOVERNMENT/DEPARTMENTS/PUBLICWORKS/REFUSE-RECYCLING-DIVISION/)

/ FORMS & PERMITS (HTTPS://WWW.CITYOFOBERLIN.COM/FOR-RESIDENTS/PERMITS/)

ASSISTANCE PROGRAMS (HTTPS://WWW.CITYOFOBERLIN.COM/CITYGOVERNMENT/DEPARTMENTS/FINANCE/UTILITIES/ASSISTANCE/)

TRAFFIC TICKETS (HTTP://OBERLINMUNICIPALCOURT.ORG/GENERAL-INFORMATION/TRAFFIC-TICKET-INFORMATION/)

INCOME TAX (HTTPS://WWW.CITYOFOBERLIN.COM/CITY-GOVERNMENT/DEPARTMENTS/FINANCE/TAX-INFORMATION/)

Copyright © 2017, City of Oberlin. All rights reserved.

Oberlin City Hall, 85 South Main Street, Oberlin, Ohio 44074

Ph. (440) 775-1531

Fax (440) 775-7208



City of Oberlin Storm Water Utility Fact Sheet

Over the last several years, the City of Oberlin has studied the possibility of creating a local Storm Water Utility. Many communities in Lorain County and throughout Ohio have implemented storm water utilities in order to provide a dedicated funding source to manage storm water.

The federal Clean Water Act requires the City to work to improve water quality. Stormwater runoff picks up pollutants such as oil and fuel from vehicles, parking lots and roads, pesticides and fertilizers from lawns, and sediment from bare soils. Our storm water is discharged to Plum Creek which flows to the Black River and on to Lake Erie. Stormwater management is important in order to maintain and to improve storm water drainage systems to minimize flooding potential of streets, homes and property.

In 2013 and 2014, the City undertook a feasibility study with the Lorain County Stormwater District to evaluate our current stormwater related expenses and to plan necessary improvements required to meet federal water quality regulations and to enhance our storm sewer system. The mission statement is:

The City of Oberlin Stormwater Utility Program will provide stormwater management utilizing a cost effective, environmentally sound approach that meets or exceeds local, state and federal requirements for the protection of public health, private property and the natural environment in the Black River Watershed.

After careful consideration the Technical Advisory Committee recommended that the City use the Equivalent Residential Unit (ERU) impervious area method to establish storm water utility rates. A rate structure based on impervious area (roofs, parking lots, driveways and other hard surfaces) was found to be the best method to insure fair and reasonable distribution of costs to all property owners benefitting from the City's management of stormwater. Using aerial photography, the impervious area of a statistically significant sample of residential one- and two-family properties in Oberlin was measured. The average impervious area was calculated to be 3,600 square feet. This is the Equivalent Residential Unit or ERU. Every 1-2 family residential property will be charged the (1) ERU rate. The impervious area of every non-residential property has been similarly measured. Non-residential property owners will be charged based on the impervious area divided by 3,600 sf (1 ERU), rounded to a whole number.

In 2015, the City entered into a Phase II contract with the Lorain County Storm Water District to undertake the necessary work to implement a local storm water utility. A Stormwater Advisory Committee (SWAC), made up of key stakeholders in the community, was formed. For nearly two years, the SWAC has been meeting to review and recommend numerous policies relative to the implementation of the program including the proposed rates and the 5-year budget. Both the SWAC and the City's Public Utilities Commission recommend billing stormwater charges through the Lorain County Auditor's property tax billing system. This will save over \$300,000 in the first 5 years by utilizing the County's existing parcel-based billing system. Beginning in 2019, bills will be received by all property owners on a semi-annual basis on the property tax duplicate.



The City's current storm water expenses are approximately \$400,000/year. These costs are borne within the City's General Fund and the Income Tax Capital Improvement Fund. In order to meet federal water quality regulations and to accelerate maintenance, repair and improvement of the storm sewer system, the City has been planning a local storm water utility. The proposed rates will generate approximately \$250,000 in additional funding in the 1st year, increasing to about \$400,000 in the 5th year.

Proposed 5-Year Rates			
	ERU Rate	Annual	Estimated
Year	Per Month	Charge	Fee Revenue
2019	\$4.25	\$51.00	\$256,510.92
2020	\$4.39	\$52.68	\$265,225.08
2021	\$5.41	\$64.92	\$326,667.73
2022	\$6.28	\$75.36	\$379,686.71
2023	\$6.61	\$79.32	\$399,109.89

The additional revenue will be used to meet regulatory requirements intended to improve water quality in Plum Creek. This will include public education programming and opportunities for public involvement in protecting the watershed. It will include enhanced oversight of construction activities intended to control erosion and to minimize sediment and other pollution in the waterways. The City is required to have a system in place for detecting and eliminating illegal discharges to our waterways. We are also required to implement Storm Water Pollution Prevention plans for our facilities and to conduct regular inspection and maintenance of nearly 30 miles of storm water pipe, 14 miles of drainage ways and over 1,400 catch basins and manholes. Improved maintenance means fewer blocked catch basins and clogged pipes; this will help to reduce flooding in the streets and on private property. We will be developing a capital improvement plan to prioritize stormwater projects and ramping up expenditures from about \$100,000/year to \$200,000/year to improve the City's storm sewer system.

The Stormwater Utility will account for its revenues and expenses separately in an "Enterprise Fund" that legally can only be spent on stormwater-related activities and cannot be used for any other purpose.

While we will continue to be responsible for our own infrastructure, the City plans to enhance its working relationship with the Lorain County Storm Water District as the most cost-effective means to meet our common responsibilities. Our political boundaries are artificially imposed on the watershed so it's in our collective interest to address watershed issues with a watershed-based approach to improve water quality in Plum Creek, the Black River and Lake Erie.

For more information, please visit the City's web-site at http://www.cityofoberlin.com/city-government/departments/public-works/ and click on the 'Storm Water Utility' folder. You can also e-mail us at stormwater@cityofoberlin.com or call the Public Works Department at 775-7218.



(HTTPS://WWW.CITYOFOBERLIN.COM/)



Wastewater Division

★ (HTTPS://WWW.CITYOFOBERLIN.COM) > CITY GOVERNMENT (HTTPS://WWW.CITYOFOBERLIN.COM/CITY-GOVERNMENT/) : DEPARTMENTS (HTTPS://WWW.CITYOFOBERLIN.COM/CITY-GOVERNMENT/DEPARTMENTS/) > PUBLIC WORKS (HTTPS://WWW.CITYOFOBERLIN.COM/CITY-GOVERNMENT/DEPARTMENTS/PUBLIC-WORKS/) > WASTEWATER DIVISION



The Water Environment Protection Facility (WEPF) provides waste water treatment for the City of Oberlin and has a design capacity of 1.5 million gallons per day and a peak capacity of 3 million gallons per day.

The treatment plant is <u>located on State Route 511 (https://www.cityofoberlin.com/wp-content/uploads/2014/07/city-facilities.pdf)</u> East and operates 24 hours a day, 365 days a year.

The treatment process consists of preliminary screening and grit removal primary tanks, contact stabilization tank, final settling tanks, an tank, an tank primary may be proved as a million gallons are stored in lined retention basins.

Aerobic and anaerobic digestion is used to store the stabilized sludge until the by-product may be land applied to agricultural grounds. Additional information is available by contacting the plant at (440) 775-7280.

Wastewater Plant Design Criteria		
Design Flow	5.5 MGD (4.5 MGD Average)	
Effluent Limitations (monthly averages)		
Biochemical Oxygen Demand	10 mg/l (summer), 25 mg/l (winter)	
Suspended Solids	15 mg/l (summer), 30 mg/l (winter)	
Ammonia Nitrogen	2.0 mg/l (summer)	
Dissolved Oxygen (minimum)	6.0 mg/l	
Fecal Coliform	1000/100 ml (summer)	

What Not To Flush FAQs (https://www.cityofoberlin.com/wp-content/uploads/2014/04/What-Not-To-Flush-FAQs.pdf)

Search

<u>Administrative Division (https://www.cityofoberlin.com/city-government/departments/public-works/administrative-division/)</u>

<u>Buildings & Grounds, Parks & Westwood Cemetery (https://www.cityofoberlin.com/city-government/departments/public-works/parksbuildings-grounds/)</u>

Contact Us (https://www.cityofoberlin.com/city-government/departments/public-works/contact-us/)

<u>Dumpsters (https://www.cityofoberlin.com/city-government/departments/public-works/dumpsters/)</u>

<u>Engineering Division (https://www.cityofoberlin.com/city-government/departments/public-works/engineering-division/)</u>

<u>General Maintenance Division (https://www.cityofoberlin.com/city-government/departments/public-works/general-maintenance-division-2/)</u>

<u>Lead and Copper Fact Sheet (Regiss//en/viox.@ityrefrogerrlip.Adent/@tyretranyeNrontientadicprestments/public-works/lead-and-copper-fact-sheet/)</u> (http://entry.inspironlogistics.com/lorain_oh/wens.cfm)

<u>Monarch City USA (https://www.cityofoberlin.com/city-government/departments/public-works/oberlin-a-monarch-city-usa/)</u>

Notices/Events (https://www.cityofoberlin.com/city-government/departments/public-works/notices-and-events/)

Public Works Bids (https://www.cityofoberlin.com/city-government/rfqs-projects-out-for-bid/)

<u>Refuse & Recycling (https://www.cityofoberlin.com/city-government/departments/public-works/refuse-recycling-division/)</u>

<u>Storm Water Utility (https://www.cityofoberlin.com/city-government/departments/public-works/stormwater-management-program/)</u>

<u>Wastewater Division (https://www.cityofoberlin.com/city-government/departments/public-works/wastewater/)</u>

<u>Water Department (https://www.cityofoberlin.com/city-government/departments/public-works/water-department/)</u>



(http://www.elocallink.tv/clients3/oh/oberlin2013/tourplay.php?movie=ohob14_wel_rev1_iwd&spon=welcome)



(https://twitter.com/cityofoberlin?

(https://lwww.fa)cebook.com/cityofoberlin/)

<u>UTILITIES (HTTPS://WWW.CITYOFOBERLIN.COM/CITY-GOVERNMENT/DEPARTMENTS/FINANCE/UTILITIES/)</u>
REFUSE & RECYCLING (HTTPS://WWW.CITYOFOBERLIN.COM/CITY-GOVERNMENT/DEPARTMENTS/PUBLIC-WORKS/REFUSE-RECYCLING-DIVISION/)

/ FORMS & PERMITS (HTTPS://WWW.CITYOFOBERLIN.COM/FOR-RESIDENTS/PERMITS/)

ASSISTANCE PROGRAMS (HTTPS://WWW.CITYOFOBERLIN.COM/CITYGOVERNMENT/DEPARTMENTS/FINANCE/UTILITIES/ASSISTANCE/)

TRAFFIC TICKETS (HTTP://OBERLINMUNICIPALCOURT.ORG/GENERAL-INFORMATION/TRAFFIC-TICKET-Register for Emergency Atem System Notifications
INCOME TAX (HTTPS://WWW.CITYOFOBERLIN.COM/CITY-GOVERNMENT/DEPARTMENTS/FINANCE/TAX-(HTTPS://entry.inspironlogistication)/Jordan-On/Wens.cimi

Copyright © 2017, City of Oberlin. All rights reserved.

Oberlin City Hall, 85 South Main Street, Oberlin, Ohio 44074

Ph. (440) 775-1531

Fax (440) 775-7208



(HTTPS://WWW.CITYOFOBERLIN.COM/)



Water Department



Oberlin has operated a public water supply since 1887. Today, the City Water Division maintains over 40 miles of water line and operates a 2.25 million gallon a day water treatment facility serving nearly 3,000 homes and businesses. The treatment plant is located at 43885 Parsons Road, along the Black River. The river supplies most of the water to the plant, supplemented by the Oberlin reservoir and two elevated storage tanks. The plant is Ohio EPA-licensed to treat 2.25 million gallons per day and operates 24 hours a day, 365 days a year.

The treatment process is broken into many steps to produce premium quality drinking water, Register for Emergency Alert System Notifications including: coagulat (phtysing allymisphosubgistates) softening using lime and soda ash to remove calcium and magnesium which contribute to water hardness; disinfection using chlorine to kill harmful microorganisms; filtration using dual media filters to remove fine particles; fluoridation for dental protection; corrosion control using phosphate; and taste & odor control with powered activated carbon. The water is softened to approximately 160/mg/1 or 9.3 gpg and has a fluoride level of 1 mg/l. Additional water quality information is available by contacting the plant at (440) 775-7290.



BOIL ALERTS

If improvements to the water system take place or the Water Department must perform repairs City water mains, notification of related boil advisories will be posted in a banner at the top of the city's homepage. In addition, information will be distributed in the Emergency Alert System. Click here to sign up.

(http://entry.inspironlogistics.com/lorain_oh/wens.cfm)



LEAD & COPPER

Oberlin Water Department staff takes its responsibility to protect customers from lead and copper exposure seriously. Read more here.

(https://www.cityofoberlin.com/wp-content/uploads/2016/02/Lead-and-Copper-Fact-Sheet.pdf)



Here you can find information on backflow and cross-connection control. <u>Learn</u> more about backflow and download forms for Backflow Testing.

(https://www.cityofoberlin.com/city-government/departments/public-works/water-department/backflow/)



HYDRANT FLUSHING

The Water Department will be flushing water mains to test fire hydrants and improve water quality. This maintenance work usually occurs in the month of July. Scheduling information will be posted in a banner at the top of the city's homepage. To minimize inconvenience to water customers, most of the water main flushing will be performed between the hours of 10:00 pm and 6:00 am; but, as required, flushing may continue during daytime hours. Your patience and cooperation is appreciated during this period. Please check water quality for discoloration prior to starting laundry or food preparation. If you find water to be cloudy, cold water faucets should be turned on until the water clears.

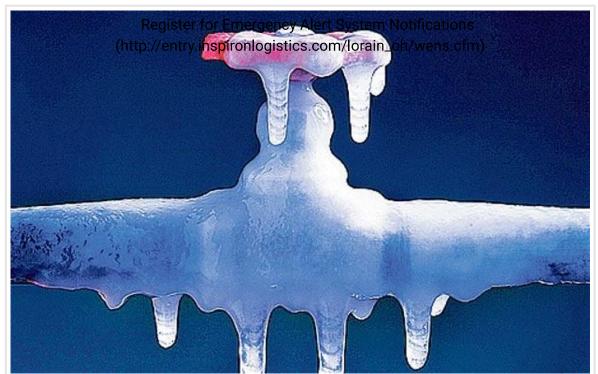
EDUCATIONAL RESOURCESter for Emergency Alert System Notifications (http://entry.inspironlogistics.com/lorain_oh/wens.cfm)

<u>Oberlin Water Quality Report (https://www.cityofoberlin.com/wp-content/uploads/2019/04/City-of-Oberlin-water-report-for-2019-revised-FA-04-23-19.pdf)</u>

The American Water Works Association (AWWA) has released a the following video to help consumers understand where lead comes from, how it gets into water, and what households can do to keep their water lead-safe.



View the brochure below for tips on winterizing your plumbing.



(https://www.cityofoberlin.com/wp-content/uploads/2019/03/Winterizing-Your-Plumbing-bill-insert-2.pdf)



Search

 $\underline{Backflow\ (https://www.cityofoberlin.com/city-government/departments/public-works/water-department/backflow/)}$

(http://www.elocallink.tv/clients3/oh/oberlin2013/tourplay.php?movie=ohob14_wel_rev1_iwd&spon=welcome)



(https://twitter.com/cityofoberlin?

(https://lwww.fa)cebook.com/cityofoberlin/)

<u>UTILITIES (HTTPS://WWW.CITYOFOBERLIN.COM/CITY-GOVERNMENT/DEPARTMENTS/FINANCE/UTILITIES/)</u>
REFUSE & RECYCLING (HTTPS://WWW.CITYOFOBERLIN.COM/CITY-GOVERNMENT/DEPARTMENTS/PUBLICWORKS/REFUSE-RECYCLING-DIVISION/)

/ FORMS & PERMITS (HTTPS://WWW.CITYOFOBERLIN.COM/FOR-RESIDENTS/PERMITS/)

ASSISTANCE PROGRAMS (HTTPS://WWW.CITYOFOBERLIN.COM/CITYGOVERNMENT/DEPARTMENTS/FINANCE/UTILITIES/ASSISTANCE/)

TRAFFIC TICKETS (HTTP://OBERLINMUNICIPALCOURT.ORG/GENERAL-INFORMATION/TRAFFIC-TICKET-INFORMATION/)

INCOME TAX (HTTPS://WWW.CITYOFOBERLIN.COM/CITY-GOVERNMENT/DEPARTMENTS/FINANCE/TAX-INFORMATION/)

Copyright © 2017, City of Oberlin. All rights reserved.

Oberlin City Hall, 85 South Main Street, Oberlin, Ohio 44074

Ph. (440) 775-1531

Fax (440) 775-7208

Preliminary Land Use & Development Evaluation Oberlin Research & Commerce Park State Route 511 & Oberlin Road Oberlin, Lorain County, Ohio

ATTACHMENT E NTH PRELIMINARY GEOTECHNICAL REPORT



Mr. John Masterson Partners Environmental 31100 Solon Road, Suite G Cleveland, Ohio 44139 8001 Sweet Valley Drive, Suite 15 Valley View, Ohio 44125 216.344.4040 216.344.4044 Fax

November 8, 2019 Project No. 73-190230

Re: Report on Geotechnical Investigation Oberlin Research and Commerce Park

Oberlin, Ohio

Dear Mr. Masterson:

We are pleased to submit this report regarding our geotechnical investigation and engineering services performed for the above-referenced project in Oberlin, Ohio. We performed this investigation in accordance with the agreed-upon scope of services outlined in our Proposal No. 73-190230, dated June 18, 2019.

We appreciate the opportunity to have been of service to you, and we look forward to participating in the construction phase of this project. If you have any questions, or require additional information, please contact us.

Sincerely,

NTH Consultants, Ltd.

Anthoni M. Fazio Project Engineer

AMF/JPJ/aer

Attachments

Jeffrey P. Jaros.

Executive Vice President



TABLE OF CONTENTS

			Page No.							
1.0	INTI	RODUCTION	3							
2.0	PROJECT BACKGROUND AND AVAILABLE INFORMATION									
	2.1	Site Conditions	3							
	2.2	Proposed Development	3							
3.0	CURRENT INVESTIGATION ACTIVITIES									
	3.1	Field Exploration	4							
	3.2	Presentation of Data	4							
	3.3	Laboratory Testing	5							
4.0	SUB	SURFACE CONDITIONS	6							
	4.1	Soil Conditions	6							
	4.2	Groundwater Conditions	6							
5.0	EVA	7								
	5.1	Subsoil Evaluations	7							
	5.2	Groundwater Evaluations	7							
	5.3	Site Preparation	8							
	5.4	Foundation Recommendations	10							
	5.5	Support of Floor Slabs	11							
	5.6	Temporary Excavations and Earth Support Requirements	11							
6.0	PAV	EMENT RECOMMENDATIONS	13							
7.0	DAT	A REVIEW AND FIELD MONITORING	14							
8.0	LIM	ITATIONS	15							



APPENDIX

TEST BORING LOCATION PLAN	FIGURE NO. 1
GENERAL NOTES	FIGURE NO. 2
LOGS OF TEST BORING	FIGURE NOS. 3 – 6
TABULATION OF LABORATORY TEST DATA	FIGURE NO. 7



1.0 INTRODUCTION

This report presents the results of a preliminary geotechnical investigation performed at the proposed Oberlin Research and Commerce Park project site located in the City of Oberlin in Lorain County, Ohio. The purpose of the investigation was to explore and evaluate general subsurface conditions within the portions of the site currently planned for development and provide recommendations for earthwork, building foundations and other important site development activities.

The data obtained during this geotechnical investigation along with our evaluations, analyses, and recommendations are presented in subsequent sections of this report.

2.0 PROJECT BACKGROUND AND AVAILABLE INFORMATION

2.1 Site Conditions

The project site is located at the existing parcel northeast of the intersection of Oberlin Road and East Lorain Street in Oberlin, Ohio. The approximate 35-acre property is currently wooded, with a creek traversing the northeast central portion of the property. The area of the proposed development is located within the southern portion of the property and is presently an undeveloped wooded lot. The topography of this portion of the property ranges from nearly flat to gently sloping.

2.2 Proposed Development

Details of the proposed development are not currently available. Based on our discussions with you, we understand that development plans may include two story office structures with paved parking and driveway areas.



3.0 CURRENT INVESTIGATION ACTIVITIES

3.1 Field Exploration

Subsurface conditions at the site of the proposed development were explored for this study by drilling four soil borings, designated as B-1 through B-4, at the approximate locations shown on the Test Boring Location Plan, Figure No. 1 of the Appendix. The boring locations were selected and established in the field by Partners Environmental (Partners) staff. The boring locations were not surveyed by NTH Consultants, Ltd. (NTH). The locations shown on Figure No. 1 and presented on the boring logs are approximate.

The borings were drilled by Ohio TestBor, Inc., under the full-time observation of a staff engineer with our firm. The borings were drilled using a track-mounted CME 55 drilling rig and were extended to depths of 25 feet to 27.5 feet below existing ground surface, corresponding to approximate elevations between 768 feet and 759 feet at the boring locations. Continuous flight, hollow-stem augers having an inside diameter of 3¼ inches were used to advance the borings to the explored depths.

Within each boring, soil samples were obtained at approximate intervals of 2.5 feet within the upper 10 feet and at intervals of approximately 5 feet below that depth. These samples were taken using a split-barrel sampler by the Standard Penetration Test method (ASTM D 1586), described on the attached General Notes, Figure No. 2 of the Appendix. We also collected Shelby tube samples of native cohesive soils at select depths in the borings. The soil samples recovered from the test borings were sealed in glass containers and transported to our laboratory for further classification and testing. We will retain these samples for 60 days after the date of this report. At that time, we will dispose of the samples unless we are otherwise requested. After the completion of drilling, the test borings were backfilled with the excavated soil cuttings.

3.2 Presentation of Data

We have evaluated the soil and groundwater conditions encountered in the current borings and have presented these conditions in the form of individual Logs of Test Boring, Figure Nos. 3 through 6 of the Appendix. General Notes defining the nomenclature used on the boring logs and within the



text of this report are presented on Figure No. 2. In addition to subsoil stratification, the boring logs present Standard Penetration Test results, observed groundwater levels, drilling and sampling information, and other pertinent data. Elevations shown on the logs were taken with a mobile device and were not surveyed. As such, these elevations are considered to be approximate. We have prepared the boring logs on the basis of field classification supplemented by laboratory testing of samples from the borings.

The stratification indicated on the logs represents the subsurface conditions at the actual explored locations. Variations in subsurface conditions may occur between and away from these locations. In addition, the stratigraphic lines represent the approximate boundary between soil types. The transition from one soil type to another may be more gradual than indicated.

3.3 Laboratory Testing

Representative soil samples obtained from the borings were subjected to laboratory testing to evaluate pertinent engineering characteristics of the subsoils. The testing included the measurement of the natural moisture content and in-place dry density for selected soil samples, and unconfined compressive strength for representative cohesive soils. In addition, Atterberg limits (liquid and plastic limits) were measured for one cohesive soil sample. The results of the laboratory tests are presented on the Tabulation of Laboratory Test Data, Figure No. 7. The natural moisture content, in-place dry density, and unconfined compressive strength values are also shown on the respective boring logs.

In addition to laboratory testing, field pocket penetrometer measurements were also made on cohesive soil samples obtained from the test borings as an aid in evaluating their unconfined compressive strengths. The pocket penetrometer values are also indicated on the test boring logs.



4.0 SUBSURFACE CONDITIONS

4.1 Soil Conditions

The information developed during the course of this investigation indicates that the subsoils at the site are generally uniform and consist of topsoil underlain by layers of native clay and silty clay soils to the explored depths; however, a layer of clayer silt was encountered at test boring B-3.

Topsoil was encountered from the ground surface to a depth of about 12 inches in all four borings completed for this exploration. The topsoil generally consists of dark brown and gray silty clay or silty sand with trace amounts of root fibers.

Underlying the topsoil, layers of predominantly native cohesive soils were observed that extended to the explored depth of the borings. The native cohesive soils generally consist of silty clay and clay with traces of sand and gravel. Consistencies of the native cohesive soils generally range from very stiff to hard. Within boring B-3, a layer of very stiff clayey silt was encountered at a depth of approximately 18.5 feet and extended to a depth of approximately 23.5 feet.

4.2 Groundwater Conditions

Groundwater levels were recorded, if encountered, in each of the borings during and after completion of drilling. Groundwater was not encountered during drilling with the exception of boring B-3, where moist soils indicating groundwater were encountered at a depth of 18.5 feet, corresponding to an approximate elevation of 765.5 feet. It should be noted that groundwater measurements taken during drilling in predominantly cohesive soils, such as those present at the site, are not necessarily indicative of the static, long-term groundwater level. This is due to the relatively low permeability of such soils and the tendency of drilling operations to seal paths of groundwater migration into the borehole.



5.0 EVALUATIONS AND RECOMMENDATIONS

General evaluations of the site subsoils, groundwater, site preparation, and foundation support were completed for the site and are included in the following sections.

5.1 Site Subsoils

Based on visual observations, the topsoil encountered at borings B-1 through B-4 contains appreciable amounts of organic matter and is susceptible to decomposition. Accordingly, the topsoil is not considered suitable for the support of building foundations, floor slabs, or pavements, or for use as engineered fill material. However, this material can be used for landscaping in non-structural areas. The native very stiff to hard cohesive soils underlying the topsoil are considered suitable for the direct support of light to moderate foundation loads such as those anticipated for this project. These soils are also considered suitable for the establishment of engineered fill to reach design grades and for support of floor slabs.

The stability of the site cohesive soils and their supporting capability are very much interrelated with the prevailing groundwater conditions. Therefore, water control measures and/or precautions are needed when excavations approach the levels that are close to the observed groundwater to prevent disturbance of these soils and maintain their supporting capabilities as discussed in the subsequent sections of this report.

5.2 Groundwater Evaluations

Based on the data obtained during this investigation, we do not expect that significant groundwater related problems will be encountered in relatively shallow construction excavations that terminate above the static groundwater table or within cohesive soils. In general, groundwater levels can be expected to fluctuate with seasonal variations and following periods of heavy precipitation or snowmelt.

Based on the subsurface conditions encountered in the borings, particularly B-3, the encountered groundwater may be present in a perched condition due to the low-permeability of the underlying native cohesive soils. Since local precipitation that infiltrates into the ground will migrate through surficial soils, light to moderate groundwater infiltration from perched water zones could be



expected in excavations extending into the deeper silt material found at B-3, or through potential silt seams within the upper soils. This infiltration should be controllable with pumping from properly constructed sumps located within the excavation.

5.3 Site Preparation

As indicated earlier, plans for the development have not been established at this time and final grades are not known. Regardless of the amount of earthwork required to achieve final grades, we recommend that all earthwork operations be performed under adequate specifications and be properly monitored in the field.

At the start of earthwork operations, the existing surface vegetation should be cleared and the existing topsoil, any surface features, and any other organic or soft soils removed from within at least 5 feet of any planned building and pavement areas as well as any additional areas planned to receive engineered fill. For purposes of contract documents, organic soils that should be removed are any soils containing 4 percent or greater organic content. If any existing utilities are located within a development area, we recommend that they be removed and relocated outside the development area and the resulting excavations backfilled with engineered fill to the level of the surrounding ground. Special care should be exercised when making excavations near existing structures, roadways, and/or utilities that are planned to remain so as not to undermine these features.

The subgrade resulting from the removal of topsoil is expected to consist primarily of native cohesive soils of very stiff to hard consistency. The resulting subgrade should be thoroughly proof-rolled with a heavy rubber-tired vehicle such as a loaded dump truck or loaded front-end loader. Any areas of the subgrade that exhibit excessive pumping and yielding during the proof-rolling operations should be stabilized by aeration, drying, and re-compaction, if weather conditions are favorable, or by undercutting and removal of the yielding soils and their replacement with engineered fill. Furthermore, if earthwork operations are to be performed during wet or cold weather, significant difficulty should be anticipated in drying and stabilizing the on-site cohesive soils. Under such circumstances, it may be necessary to use suitable imported granular soils and/or coarse aggregate to achieve proper stabilization.



Material for backfill or engineered fill required to achieve design grades should preferably consist of clean and well-graded granular soils. However, the on-site native soils that are free of organic matter and debris may generally be used as engineered fill materials provided that they are placed under favorable weather conditions to control moisture.

The fill material should be placed in uniform horizontal layers (lifts), the thickness of which is compatible with the type and condition of material being placed, area of placement, and type of compaction equipment being used. In general, we recommend that lifts not exceed 12 inches in loose thickness for materials being compacted with a medium, smooth vibratory roller (granular soils) or 6 inches in loose thickness for materials being compacted using a large sheepsfoot or segmental wheeled roller (cohesive soils). Other types of compaction equipment may require reducing or allow increasing lift thickness in order to achieve suitable compaction. Therefore, we recommend that, if used, cohesive soil be placed in lifts not exceeding 6 inches in loose thickness below structure and equipment foundations to reduce difficulties during construction of foundation elements and to reduce post-construction settlement of the supported structures and equipment. Within structural areas, the fill should be compacted to achieve a density of at least 95 percent of the maximum dry density as determined by the Modified Proctor compaction test (ASTM D1557). All fill material should be placed and compacted at or near optimum moisture content. In-situ density tests should be performed to verify that proper compaction is achieved. Frozen material should not be used as fill, nor should fill be placed on a frozen subgrade.

In general, the site conditioning procedures discussed above are expected to result in fairly stable subgrade conditions throughout most of the site. On-site cohesive soils are expected to be sensitive to disturbance when wet or when subjected to construction activities. We recommend that the site grading be maintained to provide for rapid runoff of precipitation to reduce the potential for water infiltration. If instability occurs despite these precautions, additional corrective procedures may be required, such as localized stabilization or undercutting and replacement with an approximately 12-inch thick layer of crushed stone or crushed concrete.



5.4 Foundation Recommendations

Based on an evaluation of the subsurface data developed during this investigation, we recommend structures with light to moderate foundation loads be supported on a system of shallow spread and/or strip footings bearing on suitable native soils below the topsoil and any other organic soils and existing fill deposits, if encountered. Spread and strip footings may also be supported on engineered fill that is established on suitable native soils as outlined earlier in this report. Footings that directly bear upon the native very stiff to hard cohesive soils may be designed based on a preliminary net allowable soil bearing pressure of 6,000 pounds per square foot (psf). Footings that bear upon engineered fill that is established on suitable native soils may also be designed on the basis of a preliminary net allowable soil bearing pressure of 3,500 psf, provided that the fill is placed in an engineered manner as described earlier. These preliminary allowable soil bearing pressures include a factor of safety against bearing failure of approximately 3 or greater. It should be noted that net soil bearing pressure is equal to the load carried by the foundation divided by the horizontal bearing area of the foundation, not inclusive of the weight of the foundation itself nor of the soil removed for installation of the foundation. Final allowable bearing pressures for design should be re-evaluated based on project-specific information, when available.

All strip footings should be at least 16 inches in width, and isolated spread footings should be at least 30 inches in their least dimension, regardless of the resulting bearing pressure. Exterior footings should be established at a depth of at least 32 inches below exposed finished grade for protection against frost penetration. Interior footings not exposed to freezing conditions either during or after construction may be established at a shallower depth provided that suitable bearing soils are present. The determination of the required depth of excavation at each footing location should be performed by a qualified representative of the geotechnical engineer. All foundation excavations should be checked and tested to verify that adequate in-situ soil bearing pressures, compatible with the final design value, are achieved. If less competent soils are encountered at the footing bearing levels, the foundation excavation should be extended deeper until suitable soils are encountered. The footings can then be established directly on the suitable soils or on engineered fill that is established on the suitable soils.



Adjacent foundation elements bearing at different levels should be designed and constructed so that the least lateral distance between them is equivalent to or more than the difference in their bearing levels. To achieve a change in the bearing level of a strip footing, we recommend that the footing be gradually stepped at a grade no steeper than two units horizontal to one unit vertical.

On a preliminary basis, if the recommendations outlined in this report are followed, total and differential settlements for shallow foundations are estimated to be less than approximately 1 inch and ½ inch, respectively. We recommend that all footings be suitably reinforced to reduce the effects of normal differential settlements associated with local variations in subsoil conditions.

5.5 Support of Floor Slabs

The subgrade resulting from the satisfactory completion of site preparation operations can be used for the support of building floor slabs. We recommend that all concrete floor slabs be suitably reinforced and separated from the foundation system to allow for independent movement.

We expect a granular base layer and vapor barrier below slabs will provide adequate separation to prevent the flow of moisture from the subgrade toward the floor slab through capillary action. However, we recommend that construction equipment be kept off the base layer to the extent practical and the installation of the vapor barrier and placement of floor slab concrete to be scheduled to occur shortly after the construction of the base course. The base course should not be relied upon as a long-term working platform for other construction activities.

5.6 Temporary Excavations and Earth Support Requirements

All excavations deeper than 5 feet, such as those that could be needed for underground utilities, for basements or elevator pits, or to reach suitable bearing materials, should be properly sloped or otherwise structurally retained to provide stable and safe working conditions. In areas where there is inadequate space to allow for proper side slopes for trenches and other excavations, vertical walls with properly designed and installed lateral bracing, or a combination of slopes and braced vertical walls may be used. In all cases, federal Occupational Safety and Health Administration (OSHA) requirements and related regulations, as well as any additional local regulations or owner's



requirements, must be followed and adequate protection provided for workers and adjacent structures.

Excavation sides should be sloped according to OSHA "Safety and Health Regulations for Construction – 1926 Subpart P: Excavations - App B: Sloping and Benching". Based on the subsoil and groundwater conditions encountered in the borings drilled for this exploration, we expect that relatively shallow construction excavations of the type anticipated for the project will encounter primarily native cohesive soils with unconfined compressive strengths generally greater than 1.5 tons per square foot. On a preliminary basis, it may be assumed that the native soils at this site are OSHA Type A soils. Per OSHA regulations, the slopes or benching of the excavation should be designed by a registered professional engineer if the excavation depth exceeds 20 feet.

Construction traffic and excavated material stockpiles should be kept away from excavations a minimum distance equal to the full depth of the excavation, unless the resulting surcharge loads are accounted for in the design and implementation of a lateral bracing system. The contractor's proposed excavations, support systems, and sequence of construction should be reviewed by a qualified engineer prior to allowing the contractor to commence work.

It should be noted that the cohesive site subsoils will tend to soften when wet or when disturbed by construction traffic. Therefore, depending on weather conditions and the type of equipment and construction procedures used, instability may develop in excavation bottoms left open for any period of time. The unstable material should be removed and replaced with crushed aggregate that is placed and compacted as engineered fill. We recommend that the site grading be maintained so as to provide for rapid runoff of precipitation to reduce the potential for water infiltration.



6.0 PAVEMENT RECOMMENDATIONS

The subgrade resulting from the satisfactory completion of site preparation operations can be used for the support of conventional flexible (asphalt) or rigid (concrete) pavements. Depending on the final grades, the pavement subgrade soils will likely consist of native clayey soils. Clayey soils are expected to have poor drainage characteristics and are considered to be susceptible to frost penetration. Accordingly, and following proper subgrade preparation, we anticipate that a preliminary effective California Bearing Ratio (CBR) value of approximately 5 can be achieved with these soils.

Design of specific pavement sections will require knowledge of the types of vehicles using the pavement as well as an estimate of the traffic design volume for each vehicle type and desired design life of the pavement. Design for drainage is of the utmost importance to minimize detrimental effects that may shorten the serviceable life of the pavement. The pavement surface should be crowned or properly sloped to promote effective surface drainage and to prevent water ponding on the surface. We recommend that a minimum slope of 1 percent and preferably 1.5 percent be provided. In addition, the pavement subgrade should be similarly sloped to provide effective subsurface drainage.

We recommend that "stub" or "finger" drains and "collar" drains be provided around each catch basin or other pavement surface drains and at other low parts of the pavement to reduce the accumulation of water within the subgrade soils, since they can become a source of water infiltration into the pavement. The subdrains should be at least 10 feet long and extend radially away from each drainage structure in three to four perpendicular directions. The subdrains should be protected with filter fabric and clean coarse aggregates to prevent the migration of soil fines into the drains. Subdrain trenches should be backfilled with free-draining granular material.

Within locations of frequent truck traffic and in frequent truck turning areas, the pavement will be subjected to heavy concentrated wheel loads. This frequently results in rutting of asphalt pavement and ultimately failure. Therefore, we recommend that a concrete pavement of at least 8 inches thickness be used in these areas.



As previously mentioned, the cohesive soils are considered to be susceptible to disturbance from construction traffic, particularly during wet weather. If instability occurs, consideration should be given to stabilizing the disturbed soils by undercutting and backfilling with engineered fill, placing a stabilizing layer of coarse aggregate such as 3- to 1-inch size crushed aggregate or clean, crushed concrete, or using stabilization-grade geotextiles or geogrids. The undercutting should extend through the unstable soils to a depth of at least 12 inches.

Pavement base course materials should consist of material meeting the requirements of ODOT Construction and Material Specifications, Section 300 - Bases. Crushed concrete should not be used in the vicinity of drainage structures due to the propensity for clogging of perforated drain lines and geotextiles by soluble minerals washed from the concrete; however, clean, crushed concrete may be used for the construction of infrequently used, unpaved access roads.

It should be recognized that all pavements require regular maintenance and occasional repairs to keep the pavements in a serviceable condition. The need for such maintenance and repairs is not necessarily indicative of premature pavement failure. If appropriate maintenance and repairs are not performed on a timely basis, the serviceable life of the pavement can be reduced significantly.

7.0 DATA REVIEW AND FIELD MONITORING

The evaluations and recommendations presented in this report relative to site preparation and foundations have been formulated on the basis of the information provided and/or the assumptions stated herein relating to this project. Significant changes in this information should be brought to our attention for review with respect to the prevailing subsurface conditions.

Experience indicates that the actual subsoil conditions at a site may vary from those generalized on the basis of test borings made at specific locations. Therefore, we recommend that NTH be retained to provide soil engineering services during the site preparation, excavation and foundation phases of development. This is to observe compliance with the design concepts, specifications, and



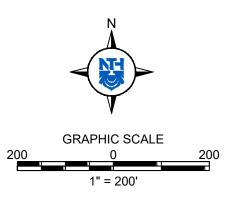
recommendations. Also, field monitoring allows design changes to be made in a timely manner in the event that subsurface conditions differ from those anticipated prior to the start of construction.

8.0 LIMITATIONS

This report is intended for specific use related to the above-referenced project site in Oberlin, Ohio, as described in this report. The work presented herein was performed in accordance with the prevailing standard of practice in this area at the time the work was performed. No other warranty, express or implied, is provided or intended.

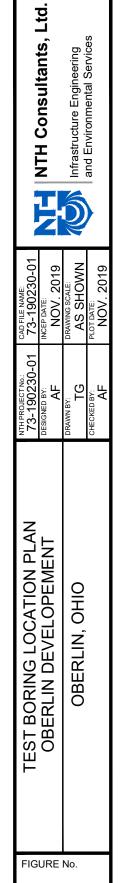
This report is intended for the exclusive use of Partners Environmental. This report presents NTH's opinion as of this date, based on the results of the study described herein and, on the information provided during the course of the study. The results of this study may not be relied upon by parties other than those identified above without the prior knowledge and written consent of NTH.

The scope of the present investigation was limited to an evaluation of subsurface conditions for the support of building foundations, floor slabs, and other related aspects of potential development. No environmental, hydrological, or chemical testing or analyses were performed as part of this geotechnical investigation.



LEGEND

TB- APPROXIMATE LOCATION OF TEST BORINGS AS DRILLED BY OHIO TESTBOR, INC. UNDER THE SUPERVISION OF NTH CONSULTANTS, LTD. OCT 04, 2019.



NTH Consultants, Ltd.

A Neyer, Tiseo & Hindo Company

GENERAL NOTES

TERMINOLOGY

Unless otherwise noted, all terms utilized herein refer to the Standard Definitions presented in ASTM D 653.

PARTICLE SIZES

CLASSIFICATION

The major soil constituent is the principal noun, i.e., clay, silt, sand, gravel. The second major soil constituent and other minor constituents are reported as follows:

A

Boulders - Greater than 12 inches (305mm) - 3 inches (76.2mm) to 12 inches (305mm) Cobbles **Second Major Constituent Minor Constituents** 3/4 inches (19.05 mm) to 3 inches (76.2mm) Gravel - Coarse (percent by weight) (percent by weight) - No. 4 - 3/16 inches (4.75mm) to 3/4 inches (19.05 mm) Fine Sand - Coarse - No. 10 (2.00mm) to No. 4 (4.75mm) Trace - 1 to 12% Trace - 1 to 12% No. 40 (0.425mm) to No. 10 (2.00mm)
No. 200 (0.074mm) to No. 40 (0.425mm) Medium Adjective - 12 to 35% Little - 12 to 23% Fine - 0.005mm to 0.074mm Silt (clayey, silty, etc.) Clay - Less than 0.005mm Some - 23 to 33% And - Over 35%

COHESIVE SOILS

If clay content is sufficient so that clay dominates soil properties, clay becomes the principal noun with the other major soil constituent as modified; i.e., silty clay. Other minor soil constituents may be included in accordance with the classification breakdown for cohesionless soils; i.e., silty clay, trace of sand, little gravel.

Consistency	Strength (psf)	Approximate Range of (N)
Very Soft	Below 500	0 - 2
Soft	500 - 1000	3 - 4
Medium	1000 - 2000	5 - 8
Stiff	2000 - 4000	9 - 15
Very Stiff	4000 - 8000	16 - 30
Hard	8000 - 16000	31 - 50
Very Hard	Over 16000	Over 50

Consistency of cohesive soils is based upon an evaluation of the observed resistance to deformation under load and not upon the Standard Penetration Resistance (N).

COHESIONLESS SOILS

Density <u>Classification</u>	Relative <u>Density %</u>	Approximate Range of (N)
Very Loose	0 - 15	0 - 4
Loose	16 - 35	5 - 10
Medium Compact	36 - 65	11 - 30
Compact	66 - 85	31 - 50
Very Compact	86 - 100	Over 50

Relative density of cohesionless soils is based upon the evaluation of the Standard Penetration Resistance (N), modified as required for depth effects, sampling effects, etc.

SAMPLE DESIGNATIONS

AS - Auger Sample - directly from auger flight

BS - Miscellaneous Sample - bottle or bag

S - Split Spoon Sample - ASTM D 1586
LS - Split Spoon Sample S with Liner Insert 3 inches in length

ST - Shelby Tube Sample - 3 inch diameter unless otherwise noted

PS - Piston Sample - 3 inch diameter unless otherwise noted

RC - Rock Core - NX core unless otherwise noted

CS - Continuous Sample - from rock core barrel or continuous sampling device VS - Vane Shear

STANDARD PENETRATION TEST (ASTM D 1586) - A 2.0" outside-diameter, 1-3/8" inside-diameter, split barrel sampler is driven into undisturbed soil by means of a 140-pound weight falling freely through a vertical distance of 30 inches. The sampler is normally driven three successive 6-inch increments. The total number of blows required for the final 12 inches of penetration is the Standard Penetration Resistance (N).

Project Name: Oberlin Development Project Location: Oberlin, OH



NTH Consultants, Ltd.

NTH Proj. No.: 73-190230

Checked By: $_{\hbox{\footnotesize EKV}}$

			SUBSURFACE PROFILE		SOIL SAMPLE DATA										
ELEV. (FT)	PRO- FILE	ELEV	GROUND SURFACE ELEVATION: 790.0	DEPTH	DEPTH (FT)	SAMPLE TYPE/NO.	BLOWS/ 6-INCHES	STD. PEN RESIST. (N)	REC (in)	FIELD TEST (ppm)	MOIST. CONTENT (%)	DRY DENSITY (PCF)	UNCONF. COMP ST (PSF)		
		789.0	TOPSOIL: Dark Brown and Gray SILTY CLAY, Some Sand, Trace Organics (Roots) Very Stiff Brown SILTY CLAY, Trace San	d		S-1	5 7 7	14	12		14.8	114	*8000		
 785		786.5		3.5	5	S-2	6 5 4	9	12				>*9000		
		781.5	Hard Brown SILTY CLAY	8.5	 	S-3	15 12 14	26	14		13.2	110.6	>*9000		
 780 			Hard Gray SILTY CLAY		10	S-4	7 8 10	18	16		12.3	121.6	^9920		
 		776.5		13.5	} -	-	4 5								
775 			Hard Gray SILTY CLAY, Trace Sand, Trace Gravel		_ 15	S-5	6	11	12				>*9000		
770	771.5	771.5	Hard Gray SILTY CLAY	18.5	20	S-6	4 7 8 P U	15	16				>*9000		
		766.5		23.5	 	ST-1	S H 26		0						
765 		764.0	Very Stiff Gray SILTY CLAY, Trace Sand	26.0	25	S-7	26 24	50	1				*7500		
 760		762.5	Hard Gray SILTY CLAY, Trace Sand END OF BORING AT 27.5 FEET.	27.5		S-8	9 11 13	24	18				>*9000		
Drillir Drillir Inspe Contr Drille Drillir CM aug Plugg	ractor: er: ng Metl lE 55 A ger. ging Pr	t Date: Date: hod: TV-mod	10/4/19 P. Janaki Ohio TestBor, Inc. A. Fay unted drilling rig with 3 1/4" ID hollow stem	Water Level Observation: No groundwater encountered during or upon completion of drilling. Notes: * = pocket penetrometer value ^ = low failure strain < 15%											
	1 of 1	with so		Appi N:	roximat 41.2952	te GPS 26 E:8	Coordi 82.1964	nates: 48			Fig	gure N	o. 3		

Project Name: Oberlin Development Project Location: Oberlin, OH



NTH Consultants, Ltd.

NTH Proj. No.: 73-190230

Checked By: EKV

			SUBSURFACE PROFILE	SOIL SAMPLE DATA											
ELEV. (FT)	PRO- FILE	ELEV	GROUND SURFACE ELEVATION: 790.0	DEPTH	DEPTH (FT)	SAMPLE TYPE/NO.	BLOWS/ 6-INCHES	STD. PEN RESIST. (N)	REC (in)	FIELD TEST (ppm)	MOIST. CONTENT (%)	DRY DENSITY (PCF)	UNCONF. COMP ST (PSF)		
		789.0	TOPSOIL: Dark Brown and Gray SILTY CLAY, Some Sand, Trace Organics (Roots)	1.0	 	S-1	5 5 5	10	12		15.2		>*9000		
 785			Hard Brown SILTY CLAY, Trace Sand		 5	S-2	6 7 10	17	6		15.9	112.6	>*9000		
765		784.0		6.0		3-2	10	17	0		13.9	112.0	9000		
			Hard Brown SILTY CLAY			S-3	7 11 14	25	12				>*9000		
 780		781.0		9.0	10	S-4	5 11 13	24	12		11.9	125.7	^15360		
			Hard Gray SILTY CLAY, Trace Sand				6 9 14	23	12				>*9000		
770					20	S-6	6 8 9 P	17	10				>*9000		
 						ST-1	U S H		24		13.8	118.8	9080		
 765		765.0	END OF BORING AT 25.0 FEET.	25.0	 25	S-7	5 11 13	24	12				>*9000		
Drillin Drillir Inspe Contr Drille	ng End ector: ractor: r: ng Metl E 55 A	t Date: Date: hod:	25 FT 10/4/19 10/4/19 P. Janaki Ohio TestBor, Inc. A. Fay nted drilling rig with 3 1/4" ID hollow stem	Water Level Observation: No groundwater encountered during or upon completion of drilling Notes: * = pocket penetrometer value ^ = low failure strain < 15%											
	kfilled	with soil.		Appr N: ⁴	oximat 41.2946	te GPS 51 E:-8	Coordi 32.1963	nates:			Fig	gure N	o. 4		

Project Name: Oberlin Development Project Location: Oberlin, OH



NTH Consultants, Ltd.

NTH Proj. No.: 73-190230

Checked By: $\underline{\mathbb{E}KV}$

			SUBSURFACE PROFILE	SOIL SAMPLE DATA									
ELEV. (FT)	PRO- FILE	ELEV	GROUND SURFACE ELEVATION: 784.0	DEPTH	DEPTH (FT)	SAMPLE TYPE/NO.	BLOWS/ 6-INCHES	STD. PEN RESIST. (N)	REC (in)	FIELD TEST (ppm)	MOIST. CONTENT (%)	DRY DENSITY (PCF)	UNCONF. COMP ST (PSF)
		783.0	TOPSOIL: Dark Brown and Gray SILTY CLAY, Some Sand, Trace Organics (Roots) Hard Gray SILTY CLAY	1.0		S-1	4 4 4	8	8				>*9000
780		780.5	Very Stiff Brown SILTY CLAY, Trace Sand		 5	S-2	4 3 6	9	8		17.2	114.1	^7760
 		778.0	Hard Gray SILTY CLAY	6.0		S-3	5 6 6	12	12		13.8	112.6	>*9000
775		775.5		8.5	_ 10	S-4	4 6 7	13	10				>*9000
 		770.5	Hard Gray SILTY CLAY, Trace Sand	13.5	 	-							
770		170.5		10.0	15	S-5	4 6 7 P	13	8				>*9000
· -		765.5	Hard Gray CLAY, Trace Sand	18.5	 	ST-1	S H		19		13	120.3	>*9000
765		7 56.6		10.0	20	S-6	4 8 11	19	10				*8000
 		760.5	Very Stiff Gray CLAYEY SILT	23.5	 	-							
760		759.0	Very Stiff Gray CLAY, Trace Sand, Trace Silt END OF BORING AT 25.0 FEET.	25.0		S-7	4 5 7	12	10		14.1	126.9	6680
755 Total	Depth:	: t Date:	25 FT 10/4/19	Wate	r Level	Observ	vation:	d at 18.	5 feet (durina i	drillina	No.	
Drillin Inspe Contr Drille Drillin CM aug Plugg	ng End ector: ractor: r: ng Metl E 55 A ger. ging Pr	hod: TV-mo	10/4/19 P. Janaki Ohio TestBor, Inc. A. Fay unted drilling rig with 3 1/4" ID hollow stem	Notes	undwat s: pocket	er enco penetro	ountere ountered ometer ain < 15	d upon (value	comple	tion of	drilling.	IVU	
	t of 1	with so	il.	Appr N: ⁴	oximat 11.2943	te GPS 39 <i>E:</i> -8	Coordi 82.1949	nates:)1			Fiç	gure N	o. 5

Notes:

- * = pocket penetrometer value
- ^ = low failure strain < 15%

Project Name: Oberlin Development Project Location: Oberlin, OH



NTH Consultants, Ltd.

NTH Proj. No.: 73-190230

Checked By: EKV

		SUBSURFACE PROFILE	SOIL SAMPLE DATA											
ELEV. (FT)	PRO- FILE	GROUND SURFACE ELEVATION: 793.0	DEPTH	DEPTH (FT)	SAMPLE TYPE/NO.	BLOWS/ 6-INCHES	STD. PEN RESIST. (N)	REC (in)	FIELD TEST (ppm)	MOIST. CONTENT (%)	DRY DENSITY (PCF)	UNCONF. COMP ST (PSF)		
 790		TOPSOIL: Dark Brown and Gray SILTY CLAY, Some Sand, Trace Organics (Roots) Hard Gray SILTY CLAY, Trace Organics (Roots)			S-1	4 5 6	11	12		15.1	104.9	>*9000		
		Hard Gray SILTY CLAY		5	S-2	4 7 9	16	12		14	116.9	^9460		
 785		786.5 Hard Gray CLAY, Trace Sand	6.5		S-3	8 13 15	28	16				>*9000		
 		784.5	8.5	10	S-4	14 23 15	38	6		12.4	124.5	10400		
 - 780 					S-5	8 9 10	19	12				>*9000		
 - 775 		Hard Gray CLAY, Trace Silt, Trace Sand	I		S-6	14 32 1	33	4						
 770				 	ST-1	P U S H		2.5						
		768.0 END OF BORING AT 25.0 FEET.	25.0	25	S-7	20 23 20	43	4						
 765 														
Total Drillir Drillir Inspe Contr Drille Drillir CMI aug	ng End ector: ractor: r: ng Metl E 55 A eer. ging Pr	t Date: 10/4/19 I Date: 10/4/19 P. Janaki Ohio TestBor, Inc. A. Fay hod: TV-mounted drilling rig with 3 1/4" ID hollow stem	Water Level Observation: No groundwater encountered during or upon completion of drilling. Notes: * = pocket penetrometer value ^ = low failure strain < 15%											
Sheet		with soil.	App N:	roximat 41.2943	te GPS 88 E:-8	Coordi 82.1938	n ates : 9			Fig	gure N	o. 6		

PROJE	CT NO.	73-1902	30-01					NTH Const	JLTAN	TS, Lī	ΓD.							SH	IEET	1 OF	1
						TABL	JLATI	ON OF LAB	ORA	TOR	Y TE	STI	DAT	4							
7		Ē	Ä	NGTH	(9)		ΥΤΙ	SEC)	P.	ARTIC	LE SIZ	E DIST	RIBUT	ION (%	5)		TERBE MITS ('			(%)	
BORING / TEST PIT / PROBE DESIGNATION	SAMPLE NUMBER	DEPTH OF SAMPLE TIP (FT)	ELEVATION OF SAMPLE TIP (FT)	UNCONFINED COMPRESSIVE STRENGTH (PSF)	FAILURE STRAIN (%)	NATURAL WATER CONTENT (% OF DRY WEIGHT)	In-PLACE DRY DENSITY (LBS/CU.FT)	Permeability (cm/sec)	Colloids	СLАУ	SILT	FINE SAND	MEDIUM SAND	COARSE SAND	GRAVEL	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	APPARENT SPECIFIC GRAVITY	Loss on IGNITION (%)	UNIFIED SOIL CLASSIFICATION
B-1 B-1 B-2 B-2 B-2 B-3 B-3 B-3 B-4 B-4	S-1 S-3 S-4 S-1 S-2 S-4 ST-1 S-7 S-1 S-2 S-4	2.5 7.5 10.0 2.5 5.0 10.0 22.0 5.0 7.5 17.0 25.0 2.5 5.0 10.0	787.5 782.5 780.0 787.5 785.0 780.0 784.0 781.5 772.0 764.0 790.5 788.0 783.0	 9920 15360 9076 7760 6678 9460 10390	 12.6 9.3 15.0 4.2 15.0 4.2 15.0	14.8 13.2 12.3 15.2 15.9 11.9 13.8 17.2 13.8 13.0 14.1 15.1 14.0 12.4	114.0 110.6 121.6 112.6 125.7 118.8 114.1 112.6 120.3 126.9 104.9 116.9 124.5			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		 	 44 	 19 	 25 	 		

Preliminary Land Use & Development Evaluation Oberlin Research & Commerce Park State Route 511 & Oberlin Road Oberlin, Lorain County, Ohio

ATTACHMENT F PHOTOGRAPHS



Photo 1 – View facing southeast along the stream in the central portion of the Property.



Photo 3 – View of Wetland O, facing south.



Photo 2 – View of the hydrogeologic surface connection of Wetland J and the stream, facing north.



Photo 4 – View of Wetland R, facing north.



Photo 5 – View of Wetland F, facing north.



Photo 7 – General view of an upland area during the July 2019 site visits.



Photo 6 – View of standing water that was generally observed throughout the Property during the April 2015 site visit.



Photo 8 – View of the adjoining vernal pool located within Wetland E, facing northeast from near the Property boundary.