



Environmental, Safety, Engineering & Surveying

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**OHIO ENVIRONMENTAL
PROTECTION AGENCY
VOLUNTARY ACTION PROGRAM
PHASE I PROPERTY ASSESSMENT**

**Seven (7) Parcels
East 98th and Granger Road
Garfield Heights, Cuyahoga County, Ohio**

April 21, 2023

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Project #: 2093.10

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ACRONYMS

AMSL	Above Mean Sea Level
AST	Aboveground Storage Tank
BGS	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, Total Xylenes
BUSTR	Bureau of Underground Storage Tank Regulations
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
COC	Chemicals of Concern
CORRACTS	Corrective Action Report
CP	Ohio VAP Certified Professional
EDR	Environmental Data Resources, Inc.
ESA	Environmental Site Assessment
GPM	Gallons Per Minute
IA	Identified Area
LEPC	Local Emergency Planning Committee
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
NEDO	Ohio Environmental Protection Agency Northeast Ohio District Office
NFA	No Further Action
OAC	Ohio Administrative Code
ODNR	Ohio Department of Natural Resources
Ohio EPA	Ohio Environmental Protection Agency
Ohio EPA-DERR	Ohio Environmental Protection Agency-Division of Environmental Response and Revitalization
PAH	Polynuclear Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyl
RCRA/RCRIS	Resource Conservation and Recovery Act/ Resource Conservation and Recovery Information System
Sanborn	Sanborn Fire Insurance Maps
TPH	Total Petroleum Hydrocarbons
TSD	Treatment, Storage or Disposal
UPUS	Unrestricted Potable Use Standard
USD	Urban Setting Designation
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
VAP	Voluntary Action Program
VOC	Volatile Organic Compounds

1.0 INTRODUCTION

This report presents the Ohio Environmental Protection Agency (Ohio EPA) Voluntary Action Program (VAP) Phase I Property Assessment (Phase I) of the seven (7) parcels located at the intersection of East 98th Street and Granger Road in the city of Garfield Heights, Cuyahoga County, Ohio (Property). The location of the Property is depicted on **Figure 1**. This report was prepared by Partners and was requested and authorized by Cuyahoga County Department of Public Works.

The purpose of a Phase I Property Assessment under the VAP is to determine whether there is any reason to believe that releases of hazardous substances or petroleum have or may have occurred on, emanated from, or emanated to a Property including releases from management, handling, treatment, storage, or disposal activities. An Identified Area (IA) is defined in OAC 3745-300-01 as follows: "a location at a Property where a release of hazardous substances or petroleum has or may have occurred."

1.1 Volunteer Name and Address

Ms. Nichole English
Cuyahoga County Department of Public Works
2079 East 9th Street
Cleveland, Cuyahoga County, Ohio 44115

The report has been prepared for the exclusive use of the Client and may not be relied upon by any other party, with the exception of the Client. The Client may rely on this report 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 herein.

1.2 Property

The Property encompasses approximately 79.81-acres and consists of seven (7) full parcels, identified in Cuyahoga County records as parcel numbers, 54223001, 54223004, 54223012, 54215002, 54214004 and, 54214002. Information in the County records indicate that these parcels are owned by Craig Realty Group – Cleveland LLC. and parcel 54222022 is owned by 5420 East 96th LLC.

The Property is located in an area zoned Industry General. The parcel map and ownership records obtained from the Cuyahoga County Geographic Information System (GIS) are included in **Appendix A**.

The Property consists of two (2) buildings, grassy areas, and parking lots.

The Property was developed in early 1900s as a fielded area, with several single-family homes. By 1962 the Property was being used as a commercial office and included one (1) residence. Throughout the late 1900s, three (3) additional buildings had been constructed for commercial use. By the late 2010s the buildings were abandoned, as they remain today.

1.3 Contributors to the Report

The majority of the work for this project was completed between June and August 2022 by the following Partners' personnel:

- Mr. John T. Garvey (CP-118), Vice President, served as the Certified Professional (CP).
- Ms. Halle Miller, Project Manager, served as project manager, conducted a Property inspection and provided support for records research.
- Ms. Shannon Garvey conducted a Property inspection, records research, and served as the primary author of the report.

Personal profiles summarizing the qualifications of these individuals are included in **Appendix B**.

2.0 PHASE I PROCEDURES

2.1 Review of Previous Work

Previous investigations and environmental activities have not yet been received by Partners and have been requested from the Client.

2.2 Physical Setting of the Property and Surrounding Area

The physical setting of the Property and surrounding area was determined through Property inspections and a review of published information including topographic maps, geologic and hydrogeologic maps, soil surveys, and other information from the Ohio Department of Natural Resources (ODNR). These findings are presented in **Section 4.0** of this report.

2.3 Current and Historic Uses

The current and historic uses of the Property were determined through Property inspections and by reviewing facility drawings obtained from the current owner, city directories, aerial photographs, federal, state, and local regulatory files, review of previous work and by conducting various interviews with representatives of the Property.

2.4 Sources to Determine Environmental Regulatory History

The environmental regulatory history of the Property was determined by reviewing the regulatory environmental database information provided by Environmental Data Resources, Inc. (EDR), and by obtaining data and information from the following agencies and entities:

- United States Environmental Protection Agency (USEPA),
- Ohio Environmental Protection Agency (Ohio EPA),
- Bureau of Underground Storage Tank Regulations (BUSTR),
- Ohio Department of Natural Resources (ODNR),
- Garfield Heights Fire Department,
- Garfield Heights Building Department,
- Cuyahoga County Health and Human Services Department (CCHSD), and
- Cuyahoga County Local Emergency Planning Committee (LEPC).

2.5 Sources to Determine Hazardous Substance and Petroleum Release History

The hazardous substance and petroleum release history of the Property was determined by reviewing the regulatory environmental database information provided by EDR, and by obtaining information from the agencies noted above.

2.6 Property Inspections

A Property inspection was conducted to document and verify the conditions described in this Phase I report. The Property inspection consisted of physical inspections of the Property to check for evidence that releases of hazardous substances or petroleum have or may have occurred on, underlying, or are emanating from the Property.

2.7 Limitations

Partners reviewed historical documentation dating back to 1903. At that time the Property was developed with residences, so Partners could not conclusively determine the first developed use of the Property.

Partners contracted EDR to provide environmental database information in support of this VAP Phase I. The database information was obtained so that Partners could review current federal, tribal, and state records that would help identify Owners or Operators of the Property and the surrounding sites who might have caused releases of hazardous substances or petroleum products onto the Property. The conclusions stated herein related to this information can only be as accurate as the information provided by EDR.

The potential data gaps or limitations described above do not affect the ability to identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or, to the Property and may have a material impact on the conclusions of this report.

3.0 REVIEW OF PREVIOUS WORK

Partners has not received previous reports from the Client at this time. When reports are received and reviewed, they will be placed into **Appendix C**.

4.0 PHYSICAL SETTING

4.1 Property Location

The Property is located near the intersection of East 98th and Granger Road. **Attached Figure 1** identifies the location of the Property on the Cleveland South and Shaker Heights, Ohio Quadrangles, United States Geological Survey (USGS) 7.5-Minute Topographic Map. A map depicting the Property and surrounding land use is included as **Attached Figure 2**. The latitude and longitude coordinates of the Property corners are as follows:

NW: 41.415762, -81.624837
SE: 41.4412302, -81.616161
NE: 41.415852, -81.617984
SW: 41.415762, -81.624837

4.2 Geography and Topography

The Property slopes to the west with elevations ranging from 900-feet in the east to approximately 775-feet in the west. A ravine drains to the west with an approximate bottom depth of 775-feet. A map showing the Property topography with a contour interval of two (2) feet is included in **Appendix A**.

4.3 Regional Geology and Hydrogeology

According to the *Surficial Geology of the Cuyahoga County 30 x 60 Minute Quadrangles* map, subsurface material underlying the Property consists of Wisconsinan-age silt and clay, with thin layers of fine sand and gravel.

The ODNR map titled *Groundwater Resources of Cuyahoga County* indicates that the Property is located in an area in which buried valleys contain sand and gravel of limited thickness and extent. Wells drilled into permeable deposits yield 10 to 25 gallons per minute, while wells not drilled into these deposits must be drilled directly through surface or shallow bedrock. Based on Partners observations while on the Property, sandstone bedrock is visible in various locations at the ground surface.

Partners reviewed information from the Ohio Department of Natural Resources (ODNR), Division of Soil and Water Resources regarding well logs in a 2,000-foot radius of the Property. The Water Well Log Report On-line Search Tool indicates that there are 22 records potable water wells located within the search radius. No groundwater monitoring wells are plotted at the Property. Copies of the well logs are included in **Appendix D**.

4.4 Groundwater Use

Municipal water at and in the vicinity of the Property is provided by the City of Cleveland Water Distribution Department, which obtains its water from Lake Erie. No drinking water source protection areas are located at or within a one-half mile of the Property. The Property is not located within an Urban Setting Designation (USD). **Appendix D** includes a copy of the Ohio EPA's USD spreadsheet.

4.5 Property Specific Geology and Hydrogeology

Previous subsurface investigations have been completed at the Property. The subsurface descriptions characterize soils as gravel from one (1) to three (3) feet of gravel followed by clay from three (3) to eight (8) feet, shale down to 20-feet, limestone was encountered between shale in two (2) wells from 14-17-feet. Sandstone was also found from 13 to 33-feet bgs in one (1) well. Static water was encountered at 23.5-feet in one (1) monitoring well.

5.0 VAP PHASE I FINDINGS

5.1 Current Property Land Use

The Property consists of four (4) vacant buildings, fielded areas, and some parking lots and trails. Further detail regarding operations is presented in **Section 5.7**. At the time of the site inspection, the property was vacant with no current operations taking place.

5.2 Current Surrounding Area Land Use

The land use of the Property and surrounding sites are depicted on **Figure 2**. Descriptions of the surrounding land use are based on Partners' observations.

North: Granger Road adjoins the Property to the north, across Granger Road, there are office buildings, a warehouse, a light manufacturing building and residential homes.

South: Interstate 480 adjoins to the south and across interstate 480 there are retail properties, a storage yard, restaurants, residential properties, and medical buildings.

East: Transportation Boulevard adjoins to the east and beyond Transportation Boulevard are residential properties, an industrial warehouse, a church building, office buildings, and grassy areas.

West: Surrounding the Property to the west are grassy areas, industrial warehouses, industrial properties, office buildings, storage yards and commercial properties.

5.3 Historic Uses of the Property and Surrounding Area

Past uses of the Property and surrounding area were determined by reviewing the following:

- Topographic maps available for the years 1903, 1953, 1963, 1970, 1979, 1984, 1994, 2013, 2016, 2019.
- Aerial photographs available for the years 1938, 1951, 1962, 1970, 1977, 1982, 1991, 1994, 2000, 2015, 2019.

- City directories from 1930 through 2020.
- Sanborn Fire Insurance Maps were not provided.

Historical information reviewed was provided EDR and is included in **Appendix E**.

5.3.1 Property History

The central and southern portions of the Property were made up of several single-family dwellings in the early 1900s. By 1962, a large building was constructed in the northeast portion of the Property and appears to have been used as commercial office building. In 1991, a large building was constructed on the east portion of the Property along with a paved parking lot and, by 2000, additions were made to both standing buildings. By 2015, all but one (1) dwelling had been demolished, and additional buildings were built in the southeast and northwest portions of the Property. The Property has remained consistent with the 2015 conditions, except the main building on the Property along East 96th Street was deemed vacant in 2021. A woodworking building is present on the western portion of the Property and was constructed during the late 2010s.

5.3.2 Surrounding Property History

Throughout the first half of the 1900s the surrounding area was residential property in all directions, by 1962 a large building was constructed to the north, and by 1970 construction continued in the north for commercial and industrial properties. Interstate-480 was constructed in between 1970 and 1977 to the south and by 1982, an industrial building was constructed to the west. By 1992, a commercial building was constructed to the east. Commercial development continued in all directions until 2000.

5.3.3 Interviews

Partners interviewed Mr. Scott Wallenhorst of DiGeronimo Companies on March 24, 2023. He stated that he is unaware of any USTs or ASTs on the Property. Scott stated that historically the southeastern building was the building first constructed on the Property. He also stated that two (2) office buildings located along East 98th Street were demolished in 2020 or 2021, and an Asbestos Survey was done and will be sent over to Partners in the near future. The office building that remains has been abandoned with no tenants since approximately five (5) years ago. Scott stated that the Property was historically residential. Scott is unaware of an oil/gas well being present on the Property and assumes if it is inactive that it is no longer visible because of the development and construction on the Property in the past.

5.4 Summary of Property Historic Land Use

The Property was a fielded area with single-family residences until 1962. In the late 1900s, the Property was occupied by a modeling agency, an Aldi was being built, and other various tenants. After the Aldi store was constructed, the company never moved in and the building was left abandoned. By the late 2010s the office building was no longer occupied.

5.5 Government Database Review

As part of this VAP Phase I, Partners contracted EDR to conduct a database search in accordance with OAC 3745-300-06(D)(2). Partners relied upon the results of the database search provided by EDR and the conclusions can only be as accurate as the information provided by EDR. The purpose of the database search was to obtain for review the records that would help ascertain identified areas in connection with the Property. A copy of the EDR report, including a map identifying all sites within a one-half (0.5) mile radius of the Property, is included in **Appendix F**. The following is a summary of our review and evaluation of the facilities identified in the EDR report.

5.5.1 Property

There were two (2) records identified for the Property in the listed regulatory databases. There are no records that indicate an unresolved regulatory issue. The identified records are further described below:

5400 Transportation Boulevard: The Property is identified in the Asbestos database for a demolition on the property that took place by Independence Excavating. No other useful information was provided for the Property.

Bridgeview, 5410 East 96th: The Property is identified in the Ohio NPDES database that was issued in September 2020, by Independence Excavating. No other useful information was provided for the Property.

5.5.2 Adjoining and Nearby Sites

There were 331 records for other sites identified in the listed regulatory databases. These sites were reviewed based on their distance to the Property, the inferred direction of groundwater flow to the Property and regulatory status. Based on the information reviewed in **Section 4.0**, the first encountered groundwater at the Property likely flows to the southwest. Therefore, sites located hydraulically upgradient in the measured direction of groundwater flow are more likely to adversely impact the Property.

Based on this review of all listed records, five (5) sites were identified to have the potential to adversely impact the Property's environmental condition. These adjoining and/or nearby sites are further described below.

- **ODOT District 12 Head Quarters, 5500 Transportation Blvd:** This facility had a release in 1999 and 2015 and is listed in the UST and LUST databases. No Further Action Letters were received and approved for the facility in 1999 and 2015. The USTs listed for the facility include a 6,000-gallon gasoline tank, a 2,000-gallon diesel tank and a 10,000-gallon gasoline tank, all removed in 2015 and installed in 1989. In 1998 a 550-gallon used oil tank was removed from the property. Three (3) USTs are also listed in the Archive UST database and are currently in use. This facility is also listed in the SPILLS database for a cleaner spill in July of 1993. The amount was not reported, and the spill number is listed as, 9307-18-3079. It is likely that the location of the USTs on the ODOT property are greater than the required distance for concern. Based on the regulatory status and proximity of the facility it is unlikely that it has adversely impacted the Property.
- **ODOT Body Shop, 5500 Transportation Blvd:** This facility is listed in the RCRA Non-Generator database. This facility is listed with halogenated solvents used in degreasing. The ODOT testing laboratory is also listed as a historic non-generator and small quantity generator at this address. There are no violations or evaluations for the facility as a non-generator and historic SQG. The facility is also listed in the CESQG database for ignitable and corrosive wastes. There are nine (9) violations for reporting listed at the facility that are not resolved. In addition to this, there are nine (9) non-financial record review evaluations that took place at the facility. The violations are administrative violations; therefore they are not of environmental concern. Based on the regulatory status of the facility it is unlikely that it has adversely impacted the Property.
- **9501 Granger Road:** Flexible Material Handling is listed up-gradient in the inferred direction of groundwater flow at this address and is listed in the PFAS ECHO database as a fabricated metal manufacturing facility. The facility is a part of the Clean Air Act, the last date of compliance activities was 2006 and no violations were found for the facility. The facility is also listed in the VSQG database, and it is active with no violations found. Nestaway LLC., is listed at this address as a RCRA Non-Generator, and a historic SQG and CESQG. There are no violations or evaluations listed for Nestaway, LLC. Blue Sky Campus is listed in the Voluntary Action Program at the same address. Overdrive is listed at the same address in the US Brownfields database for it's former use as an industrial facility

with painting, plating, petroleum, and hazardous materials, a Phase I was completed for the property for redevelopment to the Overdrive Storage and Technology Provider. A Phase II was completed at the facility as well in 2011. The facility is also listed in the ICIS database with an administrative informal violation, and two (2) formal administrative violations. Based on the regulatory status for the facility, and previous work conducted it is unlikely that it has adversely impacted the Property.

- **Rockside Landfill, East 98th Near I-480:** This facility is listed in the SPILLS database for a spill in October of 1996 and spill number 9610-18-4476. This was a methane spill, and the amount spilled or recovered was not reported. No other useful information was provided. Based on the regulatory status and proximity, it is unlikely that this facility has impacted the Property.
- **Terminix Branch 2139, 5350 Transportation Blvd:** This facility is listed in the EDR RCRA non-generator database for ignitable waste and is hydraulically upgradient in the inferred direction of groundwater flow. The facility is also listed as a historic SQG, no violations or evaluations have been found at the facility. Due to the proximity (381-feet), and the regulatory status it is unlikely that this facility has adversely impacted the Property.

5.5.3 Orphan Sites

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 has not been mapped due to an inadequate address. Four (4) orphan sites are identified in the database report. Partners verified the addresses of the orphan sites and determined that the facilities are located outside the ASTM standard search distances or are unlikely to have adversely impacted the Property.

5.6 Government Agency File Review

Freedom of Information Act (FOIA) requests were sent to the agencies listed below. Requests were made for files regarding operations at the Property and surrounding area. Copies of FOIA requests and file documents are included in **Appendix G**.

5.6.1 Ohio EPA

Partners submitted a FOIA request from the Ohio EPA's online portal pertaining to the Property on March 22, 2023 and continued follow up communication on April 4, 2023 and April 14, 2023. Through other research Partners is aware of, at minimum, the existence of NPDES and wetlands permitting for the Property; however, as of the date of this report, the Ohio EPA has not responded to our request for information.

5.6.2 BUSTR

Partners conducted a search of BUSTR records to determine any on-Property listings. BUSTR responded with reports for the ODOT property that adjoins the Property across East 98th Street. The No Further Action Letter for ODOT District 12 Headquarters is included along with the closure assessment. Additional closure review forms are included for the ODOT Property.

5.6.3 Fire Department and Building Department

Partners submitted a request for information from the Garfield Heights Fire Department and the City of Cleveland Building and Housing department on March 22, 2023. At this time the Fire Department and Building Department have not responded to our request.

5.6.4 Local Emergency Planning Committee

Partners submitted a FOIA request to the Cuyahoga County LEPC on March 22, 2023. At this time the LEPC has not responded to our request. Should pertinent information be obtained that changes the conclusions of this report an addendum will be issued.

5.6.5 ODNR

Partners conducted a search for active and plugged oil and gas wells on the Property and within a one-half (0.5) mile radius of the Property through the ODNR Oil and Gas Well Viewer. One (1) oil/gas well is located on the Property, and three (3) are in the surrounding area. A copy of the map is included in **Appendix G**.

Partners conducted a search of active and abandoned mines on the Property and in the surrounding area through the ODNR Mines Locator. No mines are located on the Property or within the search radius. A copy of the map is included in **Appendix G**.

5.7 Property Inspection

An inspection of the Property was conducted by Ms. Halle Miller and Ms. Shannon Garvey on March 22, 2023. Observations of the adjoining and surrounding sites were made from the Property or from public rights-of-way. A map of the features on the Property is presented as the Property Plan and Surrounding Sites Map included as **Figure 2**. Photographs are included as **Appendix H**.

5.7.1 Property Improvements

The Property consists of one (1) single-family residence, one (1) vacant office building, one (1) vacant retail store, and one (1) partially demolished building. The remainder of the property consists of brush fields.

The Property is currently owned by Craig Realty, LLC. and 5420 East 96th LLC. There is an exterior parking lot for the office building, and a driveway to the residential property. Several piles of construction debris are scattered throughout the property as well as moved soil from construction.

5.7.2 Hazardous Substances and Petroleum Products

Partners did not observe evidence of hazardous substances and petroleum products on the Property.

5.7.3 Underground Storage Tanks

Partners did not observe visual evidence such as vent pipes, fill ports, stressed vegetation of current USTs systems on the Property.

5.7.4 Aboveground Storage Tanks

Partners did not observe visual evidence of ASTs on the Property.

5.7.5 Wells

No groundwater monitoring wells were observed. One (1) inactive oil and gas well is present in the southwestern corner of the Property, during the site visit the oil and gas well was not found, it is likely that this well is abandoned and not visible.

5.7.6 Drums and Containers

Partners did not observe drums or containers on the Property.

5.7.7 Pipes, Drains, Sewers, Waste or Process Water Treatment

The Property is connected to the municipal sewer system and no septic systems are present. A pump system is present leading to a retention pond on the southwest portion of the Property.

5.7.8 Suspect PCB-Containing Equipment

Several pad-mounted transformers were present throughout the Property, they were unlabeled regarding PCB content-based on their age, it is unlikely that they contain PCBs.

5.7.9 Solid Waste Disposal, Fill Material, Mounds or Depressions

There are several mounds of construction debris and materials present on the Property.

5.7.10 Pits, Ponds, Lagoons, Standing Water

Partners did not identify apparent pits, or lagoons. There is a retention pond located near the northwest corner of the Property. Small areas of standing water are present throughout the Property, especially near the northeast abandoned building.

5.7.11 Stained Surfaces, Pooled Liquids and Stressed Vegetation

Partners did not observe visual evidence of pooled liquids or stressed vegetation on the Property during the Property inspection.

5.7.12 Observations of Adjoining Sites

Observations made of the adjoining sites and surrounding area during the Property inspections 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 rights-of-way. 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 did not observe visual evidence of environmental concerns at the adjoining or surrounding sites.

6.0 IDENTIFIED AREAS, CHEMICALS OF CONCERN, AND ELIGIBILITY

6.1 Identified Areas

An IA is defined in OAC 3745-300-01 as follows: “a location at a Property where a release of hazardous substances or petroleum has or may have occurred.”

There were no IA’s determined for the Property based on regulatory status, proximity and inferred direction of groundwater flow for surrounding properties.

6.2 Determination of Eligibility

Based on the findings of this report, the CP has determined that the Property is eligible for entry into the VAP pursuant to the requirements of OAC 3745-300-02.

1. The Property is not included on the NPL.

Basis of Determination: Review of the NPL published in 40 Code of Federal Regulations (CFR), Part 300, Appendix B, and included in the Phase I report.

2. The Property is not subject to the requirements for site assessment, removal or remediation pursuant to the UIC Program provisions of the Safe Drinking Water Act.

Basis of Determination: Property inspection and research revealed no evidence of Class I, II, III, or IV injection wells. In addition, there are no available State or Federal records of previous UIC-regulated activities on the Property that were discovered during the Phase I Property Assessment.

3. The Property is not required to perform corrective action, pursuant to a Federal or a State permit issued under the Resource Conservation and Recovery Act, Chapter 3734 of the Ohio Revised Code, and the OAC rules adopted thereunder.

Basis of Determination: The review of Ohio EPA records and Federal databases performed during the Phase I Property Assessment revealed no corrective action obligations. The Property is subject to any federal enforcement actions, which requires site assessment, removal, or remedial activities, pursuant to any federal laws, including the federal laws set forth in division (A) of section 3746.02 of the Ohio Revised Code.

4. The Property is not subject to Federal, or State hazardous waste or solid waste corrective action obligations issued under Chapter 3734 of the Ohio Revised Code.

Basis of Determination: The review of Ohio EPA records and Federal databases performed during the Phase I Property Assessment revealed no corrective action obligations.

5. The Property is not subject to the requirements for site assessment, removal, or remediation, pursuant to sections 3737.88, 3737.882, and 3737.89 of the Ohio Revised Code and the Ohio Administrative Code rules adopted there under regarding underground storage tank (UST) systems, including any UST systems, which contain or had previously contained petroleum.

Basis of Determination: The review of BUSTR records during the Phase I Property Assessment revealed potential BUSTR obligations. The Property will be eligible for the VAP upon meeting BUSTR obligations through a VAP Eligibility determination.

6. The Property is not subject to site assessment, removal, or remediation due to oil or gas exploration or development, pursuant to Chapter 1509 of the Ohio Revised Code and the OAC rules adopted there under.

Basis of Determination: A review of government agency files conducted during the Phase I Property Assessments revealed no site assessment, removal, or remediation pursuant to Chapter 1509 of the Ohio Revised Code.

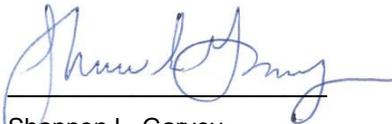
7. The Property is not the subject of an enforcement letter from the director relating to a release or threatened release of hazardous substances or petroleum on, underlying, or emanating from the Property, which poses a substantial threat to public health or safety or the environment.

Basis of Determination: Numerous site visits, review of Ohio EPA records, and review of the USEPA databases revealed no current or potential enforcement actions.

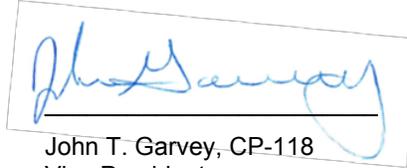
7.0 CONCLUSIONS

This report presents the Ohio EPA VAP Phase I Property Assessment of the seven (7) parcels near the corner of East 98th and Granger Road, Garfield Heights, Cuyahoga County, Ohio. The Phase I was completed to comply with the requirements for obtaining an NFA Letter from a CP at the request of the Client. During the course of this assessment, no IAs were classified for this Property.

This report was prepared by Partners and was requested and authorized by the Client. Resumes for the individuals who worked on this report are included in **Appendix B** and the signatures of the primary authors are provided below.



Shannon L. Garvey
Environmental Professional



John T. Garvey, CP-118
Vice President

8.0 BIBLIOGRAPHY AND DATA SOURCES

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Ohio Environmental Protection Agency – Northeast District Office, Ms. Nicole Patella, Twinsburg, Ohio.

Cuyahoga County Fiscal Officer Office: <https://www.cuyahogacounty.us/fiscal-officer>

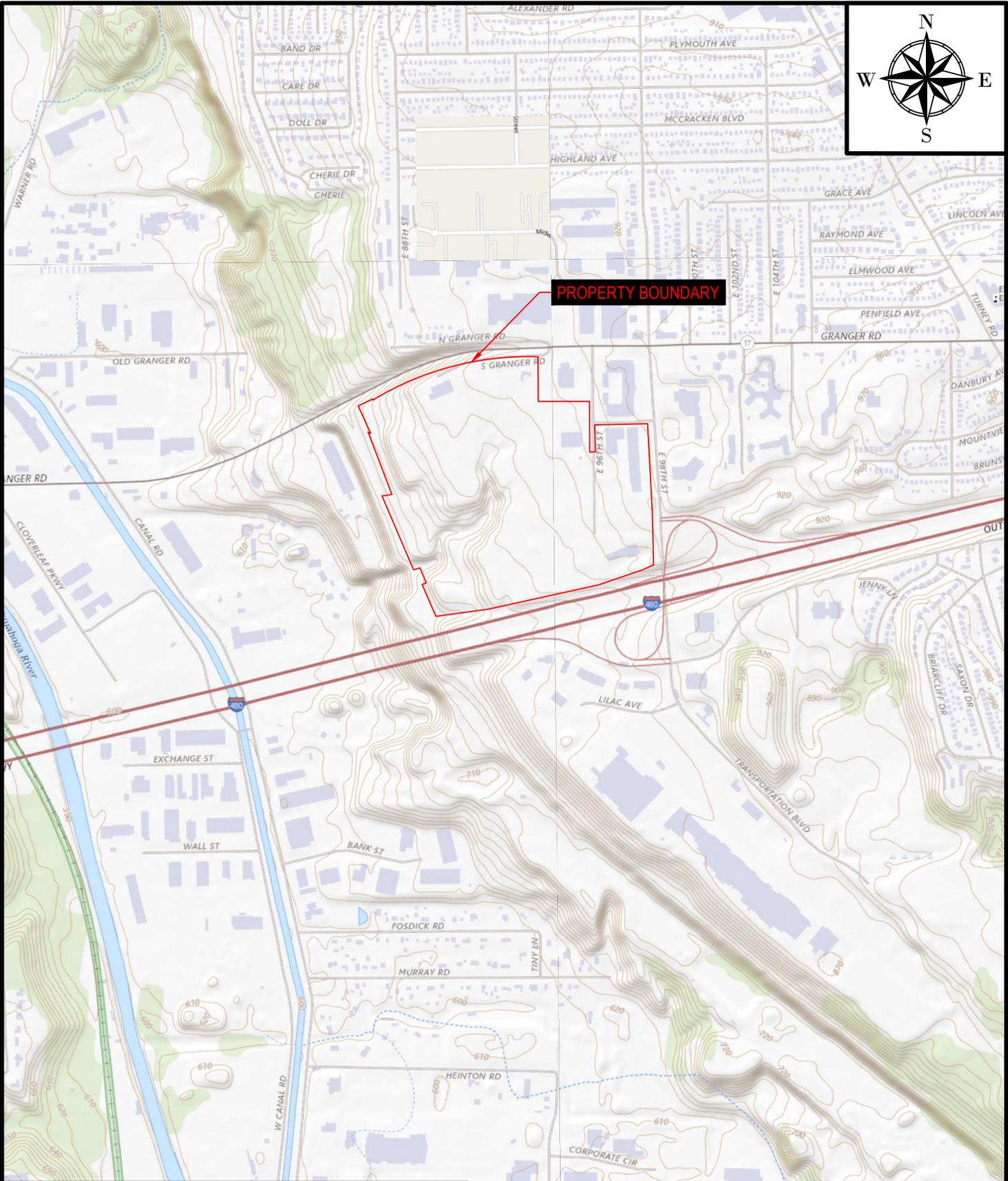
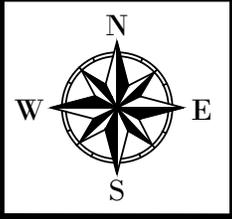
Cuyahoga County Local Emergency Planning Committee, <https://cuyahogacounty.us/ready/lepc>

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United States Geological Survey. Cleveland South, Shaker Heights, Ohio - 7.5-Minute Quadrangle Topographic Map

FIGURES



PROPERTY LOCATION MAP

SEVEN (7) PARCELS
GARFIELD HEIGHTS
CUYAHOGA COUNTY, OHIO
FOR: CUYAHOGA COUNTY DEPARTMENT OF PUBLIC WORKS
2093.10

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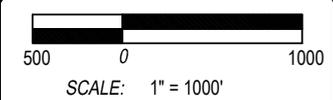
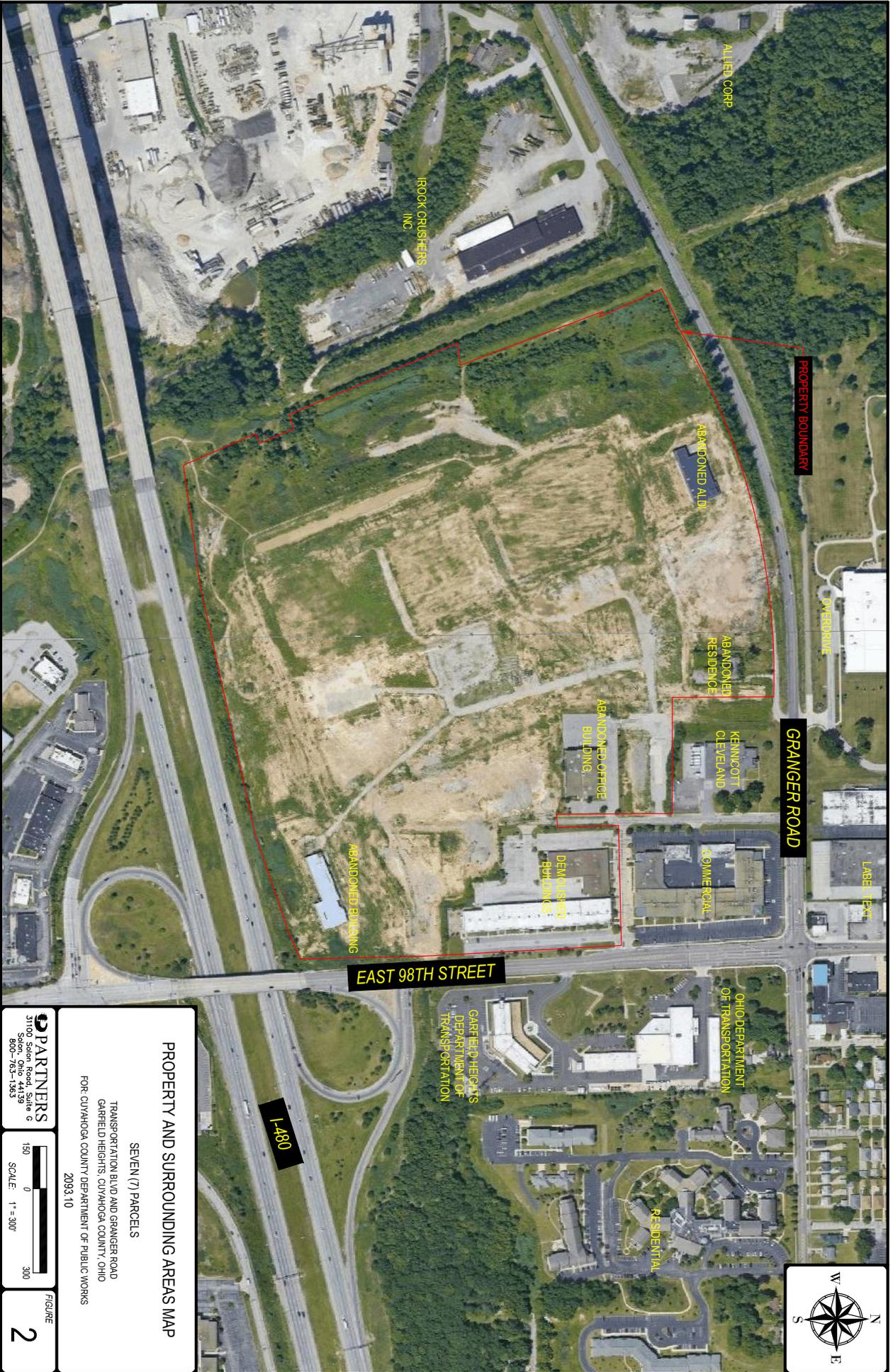


FIGURE
1



PROPERTY AND SURROUNDING AREAS MAP

SEVEN (7) PARCELS

TRANSPORTATION BLVD AND GRANGER ROAD
GARFIELD HEIGHTS, CUYAHOGA COUNTY, OHIO
FOR: CUYAHOGA COUNTY DEPARTMENT OF PUBLIC WORKS
2093.10

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150
0
300
SCALE: 1" = 300'

FIGURE
2