



# HART ENVIRONMENTAL RESOURCES

4139 Chico Ct. Springfield, OH 45502 (937) 325-8777 [hartenv@woh.rr.com](mailto:hartenv@woh.rr.com)

**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT  
OF  
1911 E. HIGH ST.  
SPRINGFIELD, OH 45505**



**Prepared For:**

**Mr. Josh Bales  
Local Gov Consultants LLC  
2391 Forest Oaks Dr.  
Beavercreek, OH 45431**

**December 1, 2023  
L231979**

---



# HART ENVIRONMENTAL RESOURCES

4139 Chico Ct. Springfield, OH 45502 (937) 325-8777 [hartenv@woh.rr.com](mailto:hartenv@woh.rr.com)

December 1, 2023

Mr. Josh Bales  
Local Gov Consultants LLC  
2391 Forest Oaks Dr.  
Beavercreek, OH 45431

Re: Phase I Environmental Site Assessment  
1911 E. High St.  
Springfield, OH 45505

Dear Mr. Bales,

Hart Environmental Resources has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-21 on the property located at 1911 E. High St., Springfield, Ohio. Any exceptions to or deletions from this practice are described in Section 2.5 of this report.

No information has been deleted, omitted or changed that would otherwise have caused the user of this report to reach a different conclusion. Hart Environmental Resources realizes that you and your client are depending upon the overall completeness, accuracy and conclusion in this report and hereby certifies that this is a report, which both can rely upon.

Sincerely,

Lynda M. Hart, REM  
President

*Registered Environmental Manager #7928  
Asbestos Hazards Evaluation Specialist, State of Ohio, #RA-32558  
Lead Risk Assessor, State of Ohio, #LA-002457*

## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
<b>1.0 EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>2.0 INTRODUCTION .....</b>	<b>2</b>
Purpose .....	2
Scope of Services .....	2
Significant Assumptions .....	2
Special Terms and Conditions .....	3
Limitations and Exceptions of Assessment .....	3
Data Gaps .....	3
<b>3.0 SITE DESCRIPTION .....</b>	<b>4</b>
Location and Legal Description .....	4
Site and Vicinity Characteristics .....	4
Structures, Roads and other Improvements on Site .....	4
Environmental Liens or Specialized Knowledge or Experience.....	4
Current Uses of Property .....	4
Past Uses of Property .....	4
Current Uses of Adjoining Property .....	4
<b>4.0 RECORDS REVIEW .....</b>	<b>5</b>
<i>Target Property</i> .....	5
MLTS .....	5
<i>Surrounding Properties</i> .....	5
CORRACTS .....	5
DERR .....	5
Brownfields .....	6
VAP .....	6
IC-OH .....	6
RCRA-TSDF .....	6
LUST .....	6
UST-OH .....	7
UNREG LTANKS-OH .....	7
RCRA-NonGen .....	7
PFAS Industry.....	8
Physical Setting .....	8
Topography/Surface Features .....	8
Soils .....	8
Hydrogeology .....	8
Zoning/Flood Zone .....	8
Radon .....	9
Historical Use Information .....	9
Aerial Photograph Review .....	9
Sanborn Maps .....	9
Street Directories .....	10
Historical Topographic Maps .....	10
Recent Ownership History .....	10

<b>5.0.</b>	<b>INFORMATION FROM SITE RECONNAISSANCE .....</b>	<b>11</b>
	Hazardous Substance and/or Petroleum Products with Uses ... ..	11
	Hazardous, Petroleum and/or Unidentified Substance Containers ...	11
	Storage Tanks .....	11
	Indication of PCBs .....	11
	Indications of Solid Waste Disposal or Hazardous Substance.....	11
	Structures .....	11
	Drains & Sumps .....	11
	Utilities .....	11
	Waste Water .....	11
	Wells .....	11
	Pits, Ponds, Lagoons .....	12
	Stained Soil/Distressed Vegetation .....	12
	Odors .....	12
	Drums .....	12
	Vapor Intrusion .....	12
	<i>Non-ASTM Items</i>	
	Asbestos .....	12
	Lead-Based Paint .....	12
	Microbial Contamination (Mold) .....	12
	Wetlands .....	12
<b>6.0</b>	<b>INFORMATION FROM INTERVIEWS .....</b>	<b>13</b>
<b>7.0</b>	<b>FINDINGS &amp; OPINIONS .....</b>	<b>14</b>
<b>8.0</b>	<b>CONCLUSIONS .....</b>	<b>15</b>

**APPENDICES**

APPENDIX 1:	SITE MAPS
APPENDIX 2:	SITE PLAN
APPENDIX 3:	SITE PHOTOGRAPHS
APPENDIX 4:	AERIAL PHOTOGRAPHS & SANBORN MAPS
APPENDIX 5:	ENVIRONMENTAL DATABASE REPORT
APPENDIX 6:	SITE SURVEY & USER QUESTIONNAIRE
APPENDIX 7:	MISCELLANEOUS DOCUMENTS Tax Documents Clark Co. Emergency Management Response
APPENDIX 8:	ENVIRONMENTAL PROFESSIONAL DECLARATION & INSPECTOR QUALIFICATIONS

## **1.0 EXECUTIVE SUMMARY**

The Phase I Environmental Site Assessment (ESA) was performed on the property listed as 1911 E. High St., Springfield, OH, for Mr. Josh Bales, with Local Gov Consultants, LLC. A residential home, listed as 234 S. Hubert Ave., is also located on the target property. The home, though, is occupied and could not be accessed. Therefore, this assessment will be directed to the property at 1911 E. High St.

The Phase I ESA was conducted in general accordance with the EPA All Appropriate Inquiries Rule, as set forth in 40 CFR Part 312, and ASTM E1527-21 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process). The purpose of this Phase I ESA was to identify any recognized environmental conditions (RECs) associated with the target property using all appropriate inquiries to identify previous owners and uses of the site.

A REC is defined as "the presence or likely presence of any hazardous substances or petroleum products on a site 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 site or into the ground, groundwater, or surface water of the site. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

The Phase I Environmental Site Assessment described in the remainder of this document consisted of an inspection of the target property, a review of the history of the site, a review of environmental data sources maintained by Federal, State and Tribal agencies, and of the physical setting of the target property.

This assessment has revealed no Recognized Environmental Conditions (RECs) regarding the subject property. Further assessment is not warranted.

## **2.0 INTRODUCTION**

### **2.1 Purpose**

The assessment was designed to provide an objective, independent, professional opinion of the potential environmental risks, if any, associated with the subject property. The purpose of this environmental assessment was to identify recognized environmental conditions at the subject property. "Recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

### **2.2 Scope of Services**

This assessment was performed in general accordance with the scope of services outlined in the American Society for Testing and Materials (ASTM) E 1527-21, Standard Practice for Environmental Site Assessments. There are no exceptions or deletions from the ASTM Practice E 1527-21. Hart Environmental Resources performed the services, for the Phase I Environmental Site Assessment, in a manner consistent with the level of care and skill ordinarily exercised by firms similar to Hart Environmental Resources, which are currently providing similar services. The scope of this assessment includes the following:

- Records Review - Review of records (environmental database, local and state records, historical records, etc.)
- Site Reconnaissance - A visit and inspection of the subject property
- Interviews - Interviews conducted with present and past owners (if feasible), operators and occupants of the subject property; and with local and/or state government officials
- Report Preparation - the evaluation of information and the preparation of the report including the findings, conclusions and recommendations, if any, for additional investigation(s). Typically, a Phase I ESA does not include Phase II activities, such as sampling or testing of air, soil, groundwater, surface water, or building materials.

### **2.3 Significant Assumptions**

There is a possibility that even with the proper application of these methodologies that there may be conditions that exist on the subject property that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Hart

Environmental Resources believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Hart Environmental Resources cannot and does not warrant or guarantee that the information provided by these sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the User with information relating to the subject property.

#### **2.4 Special Terms and Conditions**

This report was prepared in accordance to ASTM E1527-21 protocol. Performance of the Phase I ESA included a visual inspection of adjacent and nearby properties. It did not, however, include a physical presence onto all the adjacent and nearby sites.

#### **2.5 Limitations and Exceptions of Assessment**

Hart Environmental Resources warrants that the work performed was conducted in accordance with ASTM Designation: E 1527-21 Standard Practice for Environmental Site Assessments, as well as generally accepted standards of competent professionals practicing in the area of environmental site assessments.

This report has been prepared for the exclusive use of the Users, and should not be reproduced or disseminated without the written approval of Hart Environmental Resources and the User. Hart Environmental Resources has retained a copy of this report. No additions or deletions are permitted without the express written consent of Hart Environmental Resources. Use of this report in whole or in part by parties other than the Users is prohibited.

#### **2.6 Data Gaps**

Based on the information obtained during this Phase I ESA, it is the professional opinion of Hart Environmental Resources that historical data failure, as defined in the ASTM guidelines, have occurred in attempting to document the history of the subject property back to earlier of the first developed usage of the property in five-year increments. The residential home, on the subject site, could also not be accessed. Based on the information obtained, however, the lack of documentation is not deemed critical and did not affect the ability to identify potential REC(s) associated with the subject property. No other data gaps exist.

#### **2.7 Previous Phase I ESAs**

None were supplied.

#### **2.8 User Reliance**

This report is for the use and benefit of, and may be relied upon by Client and any of its affiliates, and third parties authorized by Client and Hart Environmental Resources, including the lender(s) in connection with a secured financing of the property, and their respective successors and assigns.

### **3.0 SITE DESCRIPTION**

#### **3.1 Location and Legal Description**

The subject site is listed as 1911 E. High St., in Springfield, Ohio. A residential home, at 234 S. Hubert Ave., is also included. The following are the parcel numbers and legal descriptions.

<u>Parcel</u>	<u>Legal Description</u>
3400700028207001	SE Corner High & Hubert Ave.
3400700028207007	S Side High 148 W of Belmont
3400700028207002	E Side Hubert S of High ( <i>residential home</i> )
3400700028207009	W of Belmont N of Mound
3400700028207003	E Side Hubert 291 N of Mound

#### **3.2 Site and Vicinity Characteristics**

The subject site consists of a former medical building, a residential home, parking lots, and a garage. The surrounding properties are medical and residential.

#### **3.3 Structures, Roads, and other Improvements on Site**

A 11,499 sq. ft. building lies on the northern portion of the site. Parking lots are to the south of the building. The wood frame structure is finished on the exterior with brick. The roof is covered with asphalt shingles. The interior walls are finished with drywall. The majority of the floor is cover with carpet. The ceilings are suspended, containing pressed cellulose ceiling tiles.

The vacant residential home and the garage are near the south end of the property. The home is finished on the exterior with aluminum siding. Access to this structure could not be obtained.

#### **3.4 Environmental Liens or Specialized Knowledge or Experience**

No environmental liens or specialized environmental knowledge or experience is known.

#### **3.5 Current Uses of Property**

The site is currently unoccupied.

#### **3.6 Past Uses of Property**

The facility was built in 1988 as a medical building, known as The Heart House. Prior to the construction of this structure, the site was a residential property. The residential home, which could not be accessed, was constructed around 1900.

#### **3.7 Current Uses of Adjoining Property**

E. High St. borders the subject site to the north. Directly across the street, further north, are apartment buildings. Residential homes are adjacent to the south, northwest, and northeast. S. Hubert Ave. is adjacent to the west. Across the street are two medical office buildings. Another medical office building is adjacent to the east. To the southeast is a residential home.



## 4.0 RECORDS REVIEW

A review was made of publicly available records concerning: 1) The usage and disposal of hazardous substances and petroleum products in the vicinity of the site to determine the potential impact from area-wide sources of contamination; and 2) Other issues of possible environmental impact. The records reviewed are discussed below.

### 4.1 Standard Environmental Record Sources, Federal and State

**Target Property** - The following environmental records were found for the target property.

#### 4.1.1 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.

*The target property is listed as it had X-ray equipment. No violations were cited. This record is not viewed as a Recognized Environmental Condition (REC).*

**Surrounding Properties** - The following environmental records were found within the mandated ASTM radius of the subject property:

#### 4.1.2 CORRACTS

CORRACTS is a list of handlers with RCRA Corrective Action Activities. The report shows which nationally defined corrective action core events have occurred for every handler that has had corrective action activity. There are two sites listed within one mile of the subject site.

#	Name	Address	Elev.	Dist. (mi)	Direction
1	Former D&H Manufacturing	1601 Sheridan Ave.	↓	0.453	SSW
2	Cascade Corp.	2501 Sheridan Ave.	↓	0.883	SE

*The need for an investigation was deemed as not necessary for the former D&H Manufacturing site. This property has been redeveloped. Remediation is on-going at the Cascade facility. Neither of these down-gradient sites should impact on the target property.*

#### 4.1.3 DERR

The OH EPA DERR database is an index of sites, which 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. There is one site listed within 0.5 miles of the subject property.

#	Name	Address	Elev.	Dist. (mi)	Direction
1	Armoloy of Ohio, Former D&H Manufacturing	1601 Sheridan Ave.	↓	0.454	SSW

*DERR assisted with the remediation of this property. The site should not impact the target property.*

#### 4.1.4 BROWNFIELDS-FED

EPA Federal Brownfield Assessment, Cleanup and Redevelopment Exchange System... One site is found within 0.50 miles.

#	Name	Address	Elev.	Dist. (mi)	Direction	Status
1	Armology of Ohio, Former D&H Mfg.	1601 Sheridan Ave.	↓	0.454	SSW	CC

<sup>1</sup> Status: CC - Cleanup Completed

*The facility used Federal Brownfield money to assist with their site remediation. This down-gradient property should impact the target property.*

#### 4.1.5 VCP-OH

Sites in the Ohio Voluntary Cleanup Program. One Ohio EPA Voluntary Action Program Site was found within 0.5 miles of the target site.

#	Name	Address	Elev.	Dist. (mi)	Direction	Status
1	Armology of Ohio, Former D&H Mfg.	1601 Sheridan Ave.	↓	0.454	SSW	CC

<sup>1</sup> Status: CC - Cleanup Completed

*As previously stated, this down-gradient property should impact the target property.*

#### 4.1.6 IC-OH

Sites with Institutional controls. A review of the INST CONTROLS list has revealed that there is one INST CONTROL site within approximately 0.5 miles of the target property.

#	Name	Address	Elev.	Dist. (mi)	Direction	Status
1	Armology of Ohio, Former D&H Mfg.	1601 Sheridan Ave.	↓	0.454	SSW	CC

*This site has institutional controls limiting the property use to industrial or commercial businesses. It should not impact the target property.*

#### 4.1.7 RCRA-TSDF

Resource Conservation and Recovery Act hazardous waste transportation storage disposal and treatment facilities. One property is found within 0.50 miles of the subject site.

#	Name	Address	Elev.	Dist. (mi)	Direction
1	Former D&H Manufacturing	1601 Sheridan Ave.	↓	0.453	SSW

*This facility ceased operations in 2015. The site has since been remediated and redeveloped. This down-gradient site should not impact the target property.*

#### 4.1.8 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 and the Ohio EPA list of leak incidents. Six sites are listed within 0.50 miles of the target property.

#	Name	Address	Elev.	Dist. (mi)	Direction	Status <sup>1</sup>
1	National Pit Stop	1920 E. Main St.	↓	0.164	NNE	NFA
2	Marathon	201 E. Main St.	↓	0.169	NNE	NFA
3	Advanced Auto Parts	1722 E. Main St.	= or ↑	0.174	NW	NFA
4	Valero/Sunoco	2118 E. Main St.	↓	0.249	ENE	NFA
5	Hilda Newton Property	536 S. Belmont Ave.	↓	0.409	S	NFA
6	Speedway	1314 E. Main St.	↓	0.488	WNW	NFA/CSN

<sup>1</sup> Status: NFA = No Further Action CSN – Closure Sampling Not Required

*All of the leak incidents have been assigned a No Further Action (NFA) status, by BUSTR, except at the Speedway property. Two of the leak incidents have Closure statuses where sampling was not required. Closure sites are leak incidents where the tanks have been removed, the required investigation has been preformed, but the closure report has not yet been reviewed by BUSTR. These open incidents, which are down-gradient, as well as the other five incidents, should not impact the target property.*

#### 4.1.9 UST-OH

Underground Storage Tanks. The State of Ohio Bureau of Underground Storage Tanks Regulations (BUSTR), UST Registration Summary Listing was reviewed for registered UST’s on this site, at the adjacent properties, and those within 0.25 miles of the subject site. There are two sites listed.

#	Name	Address	Elev.	Dist. (mi)	Direction	# Tanks
1	Marathon	201 E. Main St.	↓	0.169	NNE	1
2	Valero/Sunoco	2118 E. Main St.	↓	0.249	ENE	3

*These two down-gradient sites have tanks still in-use. They should not impact the target property.*

#### 4.1.10 UNREG LTANKS-OH

A suspected or confirmed release of petroleum from a non-regulated UST. A review of the UNREG LTANKS-OH list found one site within 0.50 miles of the target property.

#	Name	Address	Elev.	Dist. (mi)	Direction
1	Armology of Ohio, Former D&H Mfg.	1601 Sheridan Ave.	↓	0.454	SSW

*The facility had a heating oil tank removed in 2012. This down-gradient site should not impact the target property.*

#### 4.1.11 RCRA-NonGen

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 were at one time generators, but do not presently generate hazardous waste. Only one site is listed within 0.25 miles.

#	Name	Address	Elev.	Dist. (mi)	Direction
1	Marathon/Lawsons	2001 E. Main St.	↓	0.172	NE

*The facility has not had any RCRA compliance violations or inspections. This down-gradient site should not impact the target property.*

#### **4.1.12 PFAS Industry**

A database that lists industries that potentially handle PFAS, known as "forever chemicals". There is one site within approximately 0.50 miles of the target property.

#	Name	Address	Elev.	Dist. (mi)	Direction
1	Springfield Metal Finishing	640 S. Belmont Ave.	↓	0.493	S

*The company employees forever chemicals in releasing agents. The business, though, is no longer in operations. This site should not impact the target property.*

## **4.2 Physical Setting**

### **4.2.1 Topography/Surface Features**

The property is basically flat, with a very slight gradient to the west. The majority of storm runoff would flow in this direction.

### **4.2.2 Soils**

According to the Ohio Department of Natural Resources and the Clark County Soil and Conservation District the subject site consists of Miamian-Urban Land Complex. This soil is found in areas where the native soil has been disturbed by construction and earthmoving activities. The native soil was developed over stratified, calcareous gravel and sand.

### **4.2.3 Hydrogeology**

According to the Clark County Department of Health and the Ohio EPA, ground water flow for the area is in a general western direction. The Clark County Health Department stated that there is no known groundwater contamination in the immediate area. This site is currently on a municipal drinking water supply.

Federal, State and Local agencies maintain records for wells drilled in the area. A list of these wells can be found beginning on page 236 of the Environmental Database Report, found in Appendix 6..

### **4.2.4 Zoning/Flood Zone**

The site is zoned commercial. The subject site is in a Flood Zone X, which is an area of minimal flood hazard. A FEMA flood map can be found in Appendix 1.

#### **4.2.5 Radon**

The Regional Air Pollution Control Agency, RAPCA, has records for radon readings at their corporate office in Dayton, Ohio. Their files contain 96 readings within the 45505 zip code. The average radon reading for below ground levels were 7.3 pCi/L. The EPA regulatory limit is 4.00 pCi/L. The structure does have a below ground level, which is not routinely occupied.

#### **4.3 Historical Use Information**

The history of the site was developed based on interviews with Clark County government offices. An examination of historical aerial photographs, Sanborn Maps and Street Directories provided further information. Recent property deeds were reviewed. A certified title search is being conducted separate from this assessment.

##### **4.3.1 Aerial Photographs**

1964 – The current, vacant medical building is not present. The target property consists of a large residential structure, in the approximate location of the garage for the vacant medical building. The home, along S. Hubert Ave., is visible. Another home is adjacent to the south. The surrounding area looks to be residential or undeveloped land.

1971 – The target property and adjacent sites are unchanged.

1977 – The target property resembles the one in the 1971 photograph. The adjacent sites are also similar, except to the east. The residential home has been replaced by a commercial building.

1987 – The subject site is unchanged. The adjacent commercial building, to the east, has been enlarged. Commercial development has also taken place on the west side of S. Hubert Ave.

1994 – The current, vacant medical building is now present. The residential home, on S. Hubert Ave. is still present. The residential home on the south side, however, has been demolished. The area is now a parking lot. Adjacent properties resemble those seen in 1987.

2004 – No detectable changes can be seen with the target property or the surrounding area.

2007 – The target property and adjacent sites resemble those seen in 2004.

2011 – The subject site and the surrounding properties appear nearly identical to those of today.

2015 – No changes can be seen with the subject site or adjacent properties.

2021 – The subject site and adjacent sites remain unchanged.

##### **4.3.2 Sanborn Maps**

1928 – The target property consists of three residential homes, two garages and a couple of outbuildings. The adjacent sites are residential or undeveloped.

1950 – No changes can be seen with the target property or the adjacent areas, except to the north. Apartment buildings have been constructed in this area.

1955 – This Sanborn Map resembles the one drawn in 1950.

1966 – No changes are noted with the target property or adjacent sites.

#### **4.3.3 Street Directories**

<u>Year</u>	<u>Occupant</u>
2020	Vacant

1990 - 2015    The Heart House, Doctors Offices

1930 - 1985    Address Not Listed

#### **4.3.4 Historical Topographical Maps**

Historical topographical maps were reviewed for changes in the subject site. The first available map, drawn in 1904, shows the target property and the surrounding areas covered with red, which indicates the area being developed. No changes, over the years, was noted.

#### **4.3.5 Recent Ownership History**

The following property deed transfers were reviewed for ownership of the parcels from the time it was residential until the time of development with the current medical structure.

<u>Grantee</u>	<u>Grantor</u>	<u>Date Obtained</u>
Community Mercy Health Partners	HH II LLC	6/09/16
HH II LLC	The Heart House	2/17/00
The Heart House	Janco Partners Partnership	10/27/92
Janco Partners Partnership	The Heart House	12/19/90
The Heart House	Private Residential Owners	Prior to 1987

A certified title search is being conducted separate from this assessment.

## **5.0 INFORMATION FROM SITE RECONNAISSANCE**

The site reconnaissance was performed on November 17, 2023. The property is located at 1911 E. High St., in Springfield, Ohio. The facility is unoccupied, but previously known as The Heart House. The residential home, on S. Hubert Ave., is occupied and could not be accessed. All comments below are just for the vacant medical building.

### **5.1 Hazardous Substance and/or Petroleum Products with Identified Uses**

None were observed.

### **5.2 Hazardous, Petroleum and/or Unidentified Substance in Unidentified Containers**

None were noted.

### **5.3 Storage Tanks**

No underground or above ground storage tanks are present.

### **5.4 Indication of PCBs**

No PCB transformers are located at the subject property.

### **5.5 Indications of Solid Waste Disposal or Hazardous Substance/Petroleum Releases**

There were no signs of solid waste disposal or hazardous substance releases. No mounds, depressions, or filled areas were observed that would suggest disposal of trash, solid waste, or debris. The property was clean.

### **5.6 Structures**

The vacant medical building was constructed in 1988. The residential home was built around 1900. Two garages are also present.

### **5.7 Drains and Sumps**

No sumps were noted in the structure. A floor drain is present in the janitor's closet.

### **5.8 Utilities**

The facility has private water and septic system.

### **5.9 Waste Water**

Only domestic wastewater was generated at the site.

### **5.10 Wells**

No monitoring wells were observed. One drinking water well is present.

### **5.11 Pits, Ponds, Lagoons**

No standing surface water or pools containing liquids, likely to be hazardous substances or petroleum products, were observed.

### **5.12 Stained Soil/Distressed Vegetation**

No stained soil or distressed vegetation were observed.

### **5.13 Odors**

No odors were detected indicative of potential RECs at the site.

### **5.14 Drums**

No drums were observed at the target property.

### **5.15 Vapor Intrusion**

Vapor intrusion involves the potential for chemicals in soil or groundwater to volatilize, enter buildings and create indoor air quality concerns. The previous activities at the target property and adjacent sites did not involve volatile solvents. Vapor intrusion is not viewed as an issue.

### ***Non-ASTM Items***

### **5.16 Asbestos**

No suspect asbestos-containing insulation or sprayed-on materials were observed.

### **5.17 Lead-Based Paint**

Due to the age of the structure, lead-based paint should not exist. All painted surfaces were in good condition, without signs of peeling or cracking.

### **5.18 Microbial Contamination (Mold)**

Hart Environmental Resources performed a limited visual inspection of interior areas of the subject property for significant evidence of mold growth. This activity was not designed to discover all areas, which may be affected by mold growth. Rather, it was intended to give the client an indication if significant (areas >10 square feet) mold growth is present at the subject property. Pipe chases, heating ventilation and air-conditioning systems and behind enclosed walls and ceilings were not inspected. There were no obvious, significant visual and olfactory presence of mold noted in the facility.

### **5.19 Wetlands**

No wetlands or vegetation associated with wetlands were observed on the site.



## **6.0 INFORMATION FROM INTERVIEWS**

### **6.1 Personnel Owner Representative**

Mr. Matt Crawford, Vice President of Real Estate, for Bon Secours Mercy Health, the current owner, was contacted. He knows of no environmental concerns with the site. A User Questionnaire, completed by Mr. Crawford, can be found in Appendix 6.

### **6.2 Personnel Owner Representative**

The assistant office manager, Sherrie, representing the Heart House, was interviewed. According to Sherrie, the operations at the E. High St. location transferred to their new facility, on E. McCreight Ave., seven years ago. All of the same operations, transferred as well. The target property structure was used for patient exams for cardiac medicine. Biohazards, primarily blood, and nuclear X-Ray waste, was routinely picked up by a disposal company. She knows of no environmental concerns with the subject site.

### **6.3 Clark County Health Department, Water Division**

According to the Clark County Health Department, there are no known drinking water problems with the subject site or adjacent properties. The subject site has a municipal drinking water supply.

### **6.4 Fire Departments**

The Springfield Fire Department was contacted for a review of their records for the site. As of the date of this assessment, a response has not been received.

### **6.5 Clark County Office of Emergency Management**

Mr. David Perks, Assistant Director for the Clark County Emergency Planning Committee, was contacted to inquire if they had been notified of any environmental issues associated with the target property. He had no records for the target property. His correspondence can be found in Appendix 7.

## **7.0 FINDINGS AND OPINIONS**

The primary subject site structure was built in 1986, as a medical doctors office. It was known as The Heart House. The building is currently unoccupied. Prior to the development with this structure, the target property was a residential site. An older residential home is included with the target property. It is presently occupied and could not be accessed.

There were no signs of oil spillage or stained soil. There are no signs of the misuse of chemicals. The Clark County Health Department knows of no contamination of the groundwater supply in the immediate area. The site is connected to a municipal water supply. Asbestos-containing materials are not likely to be present in the former medical building. The residential home could not be accessed. Asbestos-containing materials may be present in this structure. The site is in a Flood Zone X, which is an area of minimal flood hazard. It does not contain wetlands.

The target property has one environmental record, for the generation of nuclear X-Ray waste, when it was operated as a medical building. These operations ceased approximately seven years ago. There are several nearby sites with environmental records. None of these sites should have an impacted on the target property.

## **8.0 CONCLUSIONS**

Hart Environmental Resources has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the property located at 1911 E. High St., Springfield, Ohio. Any exceptions to or deletions from this practice are described in Section 2.5 of this report.

This assessment has revealed no evidence of any Recognized Environmental Conditions (RECs) in connection with the subject property. No further assessment is warranted at this time.

# **APPENDIX 1**

## **SITE MAPS**