

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
125 CITYCENTRE DRIVE
CINCINNATI, OHIO**

Prepared for:

Client Company
CityCentre Property, LLC
125 CityCentre Drive
Cincinnati, Ohio

Prepared By:

Environmental Enterprises Incorporated
10163 Cincinnati-Dayton Rd.
Cincinnati, Ohio 45241
EEI Project #SMTP01-0005

June 14, 2007

1.0 EXECUTIVE SUMMARY

Environmental Enterprises Incorporated (EEI) has completed a Phase I Environmental Site Assessment (ESA) of the *approximate 2.4-acre* parcel of real property located at 125 CityCentre Drive, Cincinnati, Ohio. This assessment was conducted in accordance with the scope and limitations of American Society of Testing and Materials (ASTM) Standard E 1527-00.

The subject property is an *approximate 2.4-acre* parcel of *commercial* property. The subject site is currently not being utilized. It is located in an area of *commercial and industrial* development in *Cincinnati, Hamilton County, Ohio*.

Based on information acquired while conducting this Phase I ESA, there is *low* potential for the site to be environmentally contaminated.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of *125 CityCentre Drive, Cincinnati, Ohio*, the property. Any exceptions to, or deletions from, this practice is described in Section 11 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- 1 suspect asbestos containing floor tile (9X9 floor tile)
- 2 suspect asbestos containing ceiling tile

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY.....1

2.0 INTRODUCTION.....2

 2.1 PURPOSE2

 2.2 DETAILED SCOPE-OF-SERVICES2

 2.3 LIMITATIONS AND EXCEPTIONS2

 2.4 USER RELIANCE.....3

3.0 SITE DESCRIPTION.....4

 3.1 LOCATION AND LEGAL DESCRIPTION4

 3.2 SITE AND VICINITY GENERAL CHARACTERISTICS4

 3.3 CURRENT USE OF THE PROPERTY.....4

 3.4 DESCRIPTIONS OF THE STRUCTURES, ROAD, OTHER IMPROVEMENTS ON THE SITE.....4

 3.5 CURRENT USES OF THE ADJOINING PROPERTIES4

4.0 USER PROVIDED INFORMATION5

 4.1 TITLE RECORDS5

 4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS5

 4.3 SPECIALIZED KNOWLEDGE.....5

 4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES.....5

 4.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION5

 4.6 REASON FOR PERFORMING PHASE I.....5

5.0 RECORDS REVIEW6

 5.1 STANDARD ENVIRONMENTAL RECORD SOURCES.....6

 5.1.1 Federal Environmental Record Sources6

 5.1.2 State Environmental Record Sources.....8

 5.2 PHYSICAL SETTING SOURCES.....9

 5.3 HISTORICAL USE INFORMATION ON THE PROPERTY10

 5.4 HISTORICAL USE INFORMATION ON THE ADJOINING PROPERTIES.....10

6.0 SITE RECONNAISSANCE.....12

 6.1 METHODOLOGY AND LIMITING CONDITIONS.....12

 6.2 GENERAL SITE SETTING.....12

 6.2.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses
 12

 6.2.2 Storage Tanks12

 6.2.3 Odors.....12

 6.2.4 Pools of Liquids.....12

 6.2.5 Drums.....12

 6.2.6 Hazardous Substances and Petroleum Products Containers (Not Necessarily in
 Connection with Identified Uses)12

 6.2.7 Unidentified Substance Containers.....13

 6.2.8 PCBs13

 6.3 EXTERIOR OBSERVATIONS13

 6.3.1 Pits, Ponds, or Lagoons13

 6.3.2 Stained Soil or Pavement13

 6.3.3 Stressed Vegetation.....13

 6.3.4 Solid Waste13

 6.3.5 Waste Water13

 6.3.6 Wells13

 6.3.7 Septic Systems.....13

 6.4 INTERIOR OBSERVATIONS13

6.4.1	Heating/Cooling.....	13
6.4.2	Stains or Corrosion	14
6.4.3	Drains and Sumps	14
7.0	INTERVIEWS.....	15
7.1	INTERVIEW WITH OWNER	15
7.2	INTERVIEW WITH SITE MANAGER.....	15
8.0	FINDINGS.....	16
9.0	OPINION	17
10.0	CONCLUSIONS.....	18
11.0	DEVIATIONS.....	19
12.0	ADDITIONAL SERVICES	20
13.0	REFERENCES.....	21
14.0	ACRONYMS.....	22
15.0	SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)	23
16.0	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S).....	24

APPENDICES 16.0

16.1	SITE (VICINITY) MAP
16.2	SPECIFIC PARCEL INFORMATION
16.3	SITE PLAN
16.4	ENVIRONMENTAL LIEN RESEARCH DOCUMENTATION
16.5	REGULATORY RECORDS DOCUMENTATION
16.6	TOPOGRAPHIC MAP
16.7	SOIL SURVEY
16.8	HISTORICAL RESEARCH DOCUMENTATION
16.8.1	AERIAL PHOTOGRAPHS
16.8.2	SANBORN FIRE INSURANCE MAPS
16.8.3	HISTORICAL TOPOGRAPHICAL MAPS
16.8.4	LOCAL STREET DIRECTORIES
16.9	SITE RECONNAISSANCE PHOTOGRAPHS
16.10	INTERVIEW DOCUMENTATION

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject site is a 2.4-acre parcel of real property located in Cincinnati, Hamilton County, Ohio. The subject site is composed of parcel numbers 242-0002-010100, 242-0002-0106-00 and 590-0062-0259-00, according to records maintained by the Hamilton County Auditor's office, and is owned by MSV Properties, LLC. A site vicinity map is included as Section 16.1 of this document and specific parcel information can be found in Section 16.2.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The terrain of the subject property varies between *level and hilly*. Storm water runoff from the site flows *toward the south of the property and into a system of storm drains*. The elevation of this site is approximately 547 feet above mean sea level.

3.3 CURRENT USE OF THE PROPERTY

The subject site is currently not being used.

3.4 DESCRIPTIONS OF THE STRUCTURES, ROAD, OTHER IMPROVEMENTS ON THE SITE

One two-story structure is located on the subject site. The building was constructed in 1954 of bricks and block. Heating is provided using a gas heating system with gas supplied by Duke Energy and cooling is provided using an electric heating system with electric supplied by Duke Energy. Sewage is disposed of by the Metropolitan Sewer District. Potable water is provided by the City of Cincinnati. Approximately 98% of the subject site is occupied by buildings and paved areas. A site plan of the subject property is included as Section 16.3.

3.5 CURRENT USES OF THE ADJOINING PROPERTIES

The subject site is bordered to the north by CityCentre Drive, to the west by Tamara Lynn (a warehousing facility), to the south by American Bus (bus retailer), and to the east by State Route 75.

6.0 SITE RECONNAISSANCE

Ms. Sara Hardyman and Ms. Lindsey Cooper of EEI performed the site reconnaissance of the subject site and the surrounding property on June 8, 2007. *Mr. Tim Mathis accompanied them.* Site photographs taken during the site reconnaissance can be found in Section 16.9.

6.1 METHODOLOGY AND LIMITING CONDITIONS

EEI's environmental professionals visually and physically observed the periphery of the property and viewed it from all adjacent public thoroughfares. The fence line and interior of the property was walked in a systematic manner. The interiors of the structures were visually and physically observed. Areas under floors, above ceilings, and behind walls were not inspected.

6.2 GENERAL SITE SETTING

6.2.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses

No hazardous substances and petroleum products in connection with identified uses were noted.

6.2.2 Storage Tanks

6.2.2.1 Underground Storage Tanks

According to information provided by the governmental databases, *no* underground storage tanks (USTs) were located on the subject site. In addition, no visual evidence (fill caps, pipes, vents, patching, etc.) was present at the time of the inspection that would suggest the presence of USTs on the subject site.

6.2.2.2 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) were located on the subject site at the time of the inspection.

6.2.3 Odors

No strong, pungent or noxious odors were noted during the site visit.

6.2.4 Pools of Liquids

No standing surface water or pools of liquids were noted during the site visit.

6.2.5 Drums

No 55-gallon drums or other containers were noted on site during the visit.

6.2.6 Hazardous Substances and Petroleum Products Containers (Not Necessarily in Connection with Identified Uses)

No hazardous substances and petroleum product containers were noted.

6.2.7 Unidentified Substance Containers

There were several 1-gallon containers noted. The contents were assumed to be paint.

6.2.8 PCBs

Polychlorinated Biphenyls (PCBs) are mixtures of synthetic organic chemicals with the same basic chemical structure and similar physical properties ranging from oily liquids to waxy solids. Due to their non-flammability, chemical stability, high boiling point and electrical insulating properties, PCBs were used in hundreds of industrial and commercial applications including electrical, heat transfer, and hydraulic equipment; as plasticizers in paints, plastics and rubber products; in pigments, dyes and carbonless copy paper and many other applications. More than 1.5 billion pounds of PCBs were manufactured in the United States prior to cessation of production in 1977.

One pole-mounted transformer was noted on the property. It did *not* display the blue Non-PCB stickers. *No leaking* was visible on the pole. The utility company is responsible for any liability for the transformers.

6.3 EXTERIOR OBSERVATIONS

6.3.1 Pits, Ponds, or Lagoons

No pits, ponds or lagoons were noted.

6.3.2 Stained Soil or Pavement

No areas of stained soil or pavement were noted.

6.3.3 Stressed Vegetation

No areas of stressed vegetation were noted.

6.3.4 Solid Waste

No areas that apparently filled or graded by non-natural causes (or filled by fill of unknown origin) suggesting trash or other solid waste disposal, or mounds or depressions suggesting trash or other solid waste disposal were noted.

6.3.5 Waste Water

The facility has no permits or discharge permits.

6.3.6 Wells

No wells were noted on the subject site.

6.3.7 Septic Systems

No indications of on-site septic systems or cesspools were noted.

6.4 INTERIOR OBSERVATIONS

6.4.1 Heating/Cooling

Heating is provided by natural gas. Cooling is provided by electric.

6.4.2 Stains or Corrosion

No stains or corrosion was noted.

6.4.3 Drains and Sumps

Three floor drains were noted in the basement.

One sump pump was noted on the south exterior of the building.

8.0 FINDINGS

De minimis conditions do not present a material risk of harm to public health or the environment and 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. *No de minimis conditions were identified during the investigation.*

Historical recognized environmental conditions are conditions which in the past would have been considered a recognized environmental condition, but which may or may not be a recognized environmental condition currently. *No historical recognized environmental conditions were identified during the investigation.*

Recognized environmental conditions are 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. This includes hazardous substances or petroleum products even under conditions in compliance with laws. *No recognized environmental conditions were identified during the investigation.*

9.0 OPINION

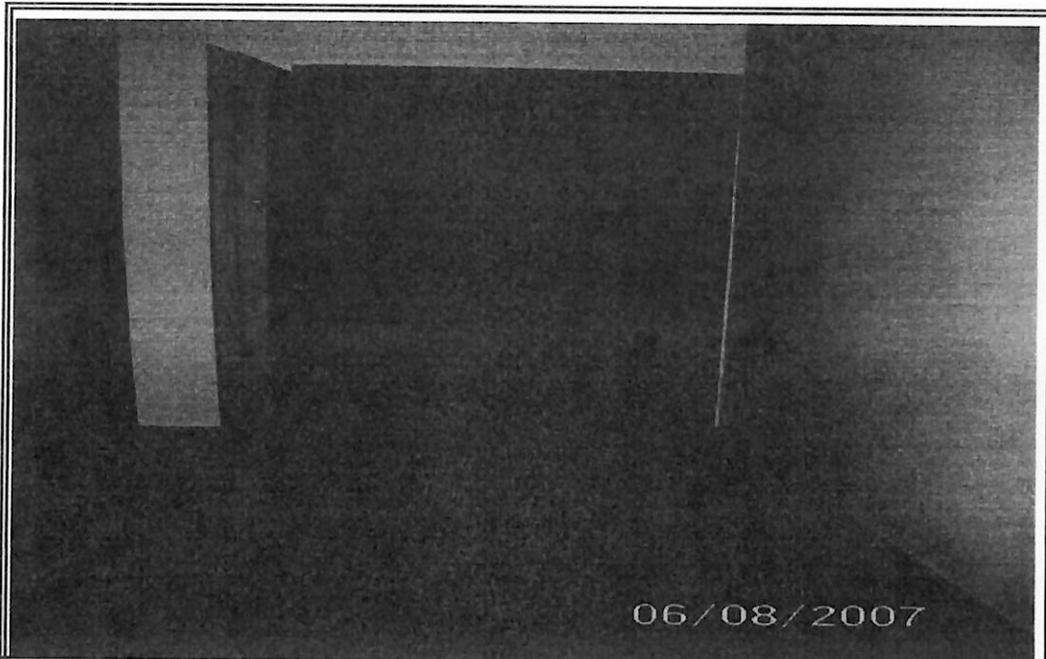
It is the opinion of the environmental professional that the property does not have any known or suspected environmental conditions with the exception of suspected asbestos containing floor tile and ceiling tile. These two building components are currently not friable and are in good condition. Continued monitoring of the material is recommended.

10.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of *125 CityCentre Drive, Cincinnati, Ohio*, the property.

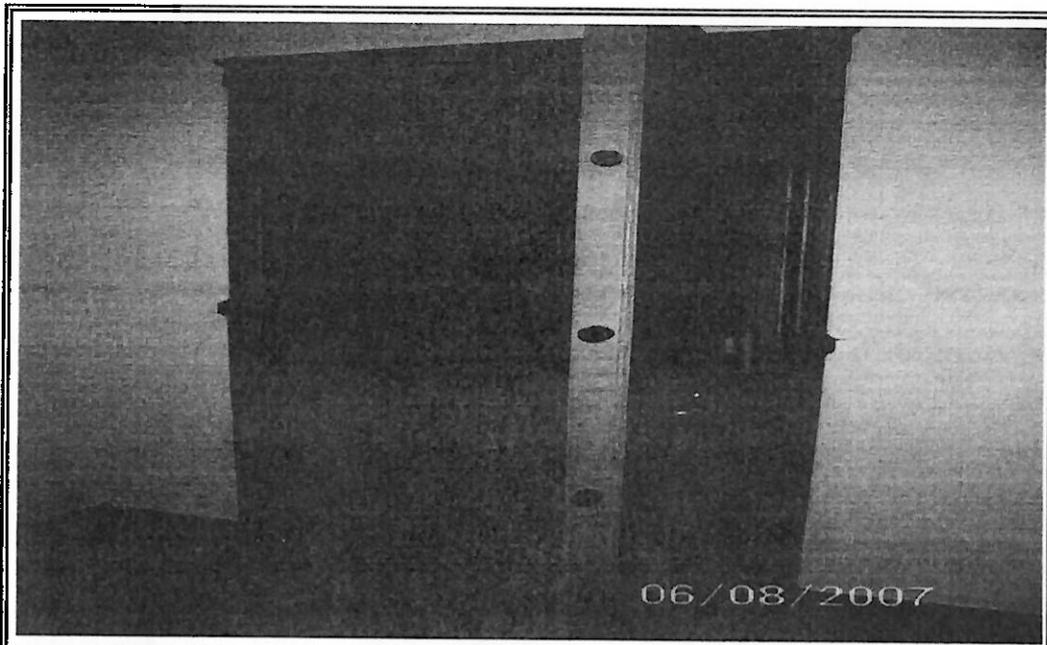
Any exceptions to, or deletions from, this practice is described in Section *11* of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- 1 suspect asbestos containing floor tile (9X9 floor tile)
- 2 suspect asbestos containing ceiling tile



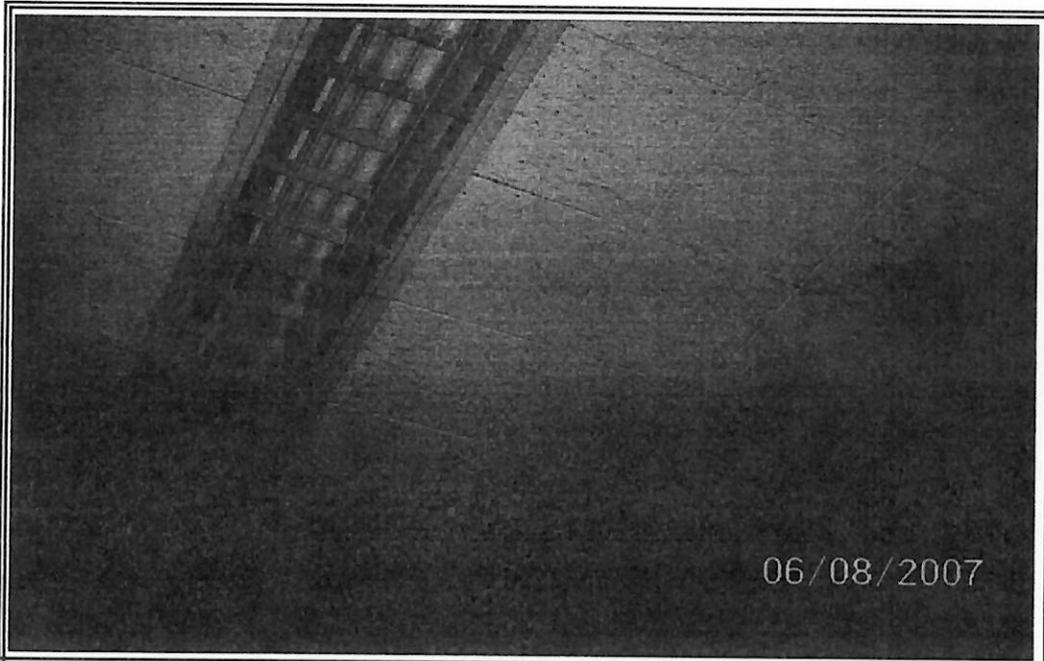
EEI Project
Number
SMPT01-0005

Description: One of two vault doors in the basement. Suspect
asbestos containing door.

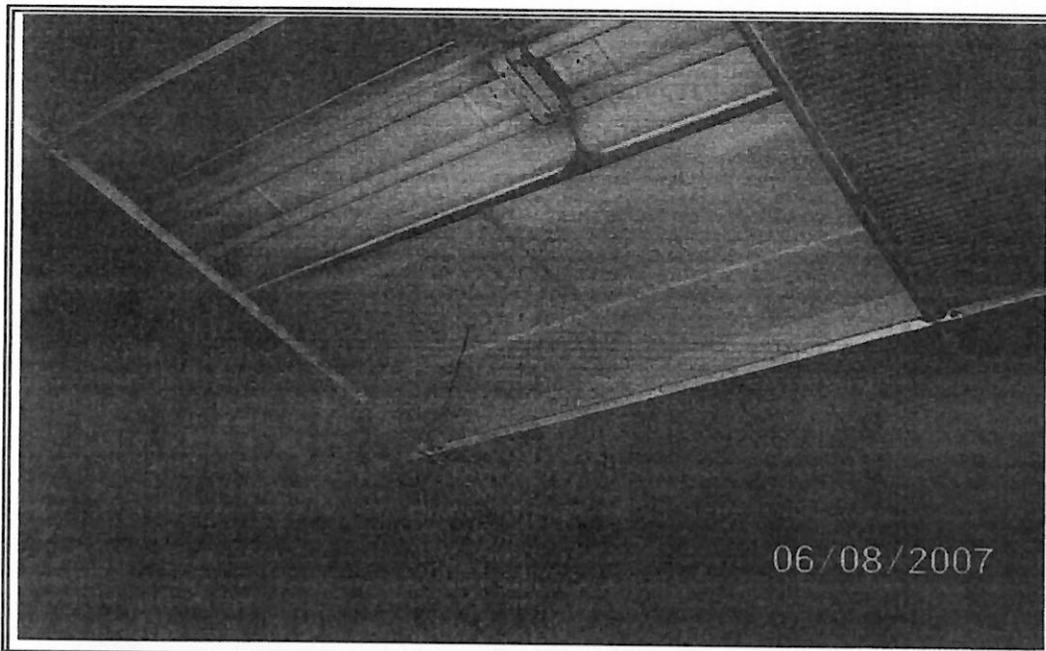


EEI Project
Number
SMPT01-0005

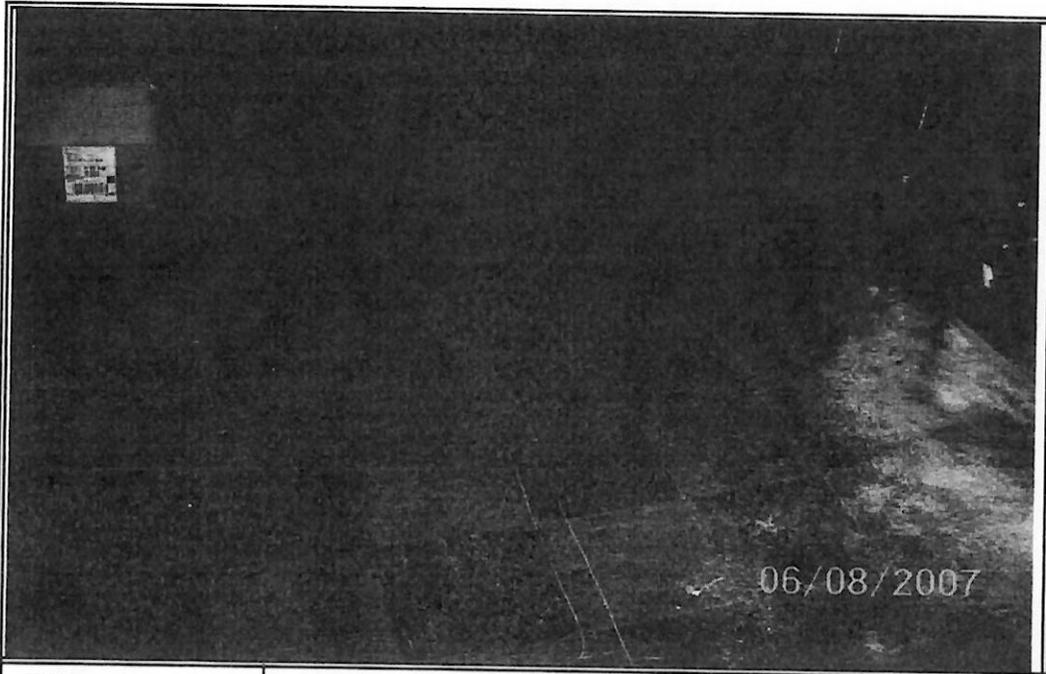
Description: Second vault door in the basement. Suspect
asbestos containing door.



EEI Project Number SMPT01-0005	Description: Ceiling tile located in all the rooms and hallways on the first floor, suspect asbestos containing.
--------------------------------------	--

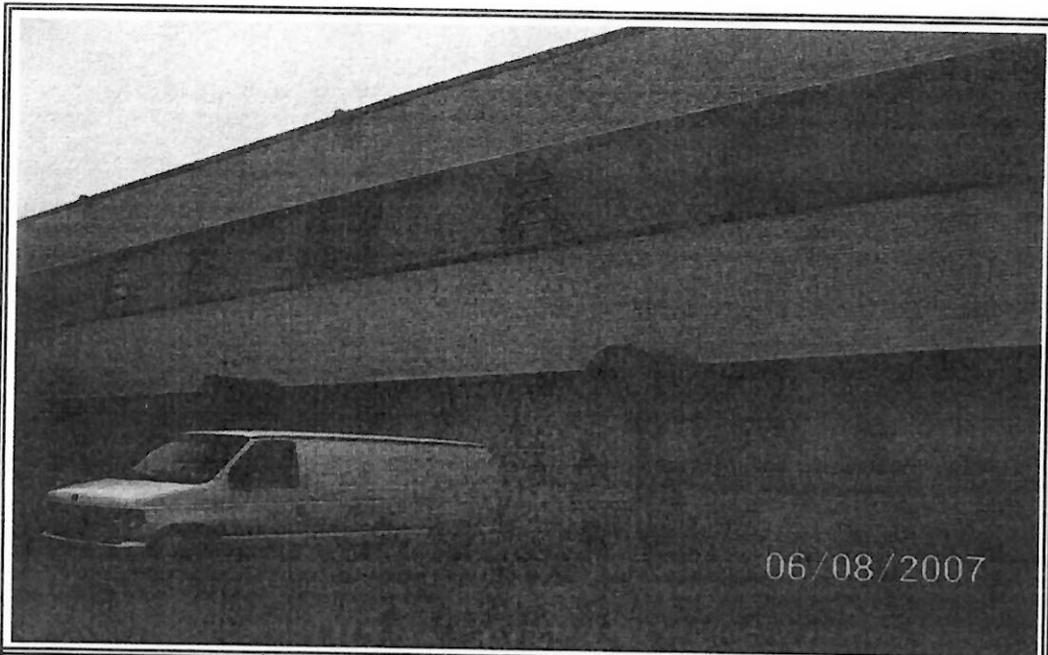


EEI Project Number SMPT01-0005	Description: Heat deflectors on lights on the first floor, suspect asbestos containing material.
--------------------------------------	--



EEI Project
Number
SMPT01-0005

Description: Suspect asbestos containing 9 inch by 9 inch
floor tile located on the second floor



EEI Project
Number
SMPT01-0005

Description: Back of the building (west side)