

**82A, LLC**  
**Preliminary Boundary**  
**Broadview Heights**  
**November 18, 2016**

**Parcel "A"**  
**Legal Description**

Situated in the City of Broadview Heights, County of Cuyahoga and State of Ohio and known as being part of Original Brecksville Township Lot No. 28, and further bounded and described as follows:

Beginning in the center line of Avery Road, (60 feet wide) said place of beginning being also distant North 03°41'11" East, 222.65 feet, measured along said center line from its intersection with the centerline of Royalton Road (Width Varies);

Thence North 88°57'31" West, a distance of 30.10 feet to a point in the westerly right-of-way line of Avery Road and the Principle Place of Beginning;

Thence South 03°41'11" West along said westerly right-of-way line, a distance of 182.51 feet to a point at the intersection of the westerly right-of-way line of Avery Road and the northerly right-of-way line of Royalton Road;

Thence South 88°57'31" West along the northerly right-of way line of Royalton Road, a distance of 136.21 feet to a point;

Thence North 00°43'29" West along said right-of-way, a distance of 20.00 feet to a point;

Thence South 88°57'31" West along said right-of-way, a distance of 300.00 feet to a point;

Thence South 00°43'29" East along said right-of-way, a distance of 15.00 feet to a point;

Thence South 88°57'31" West along said right-of-way, a distance of 278.78 feet to a point;

Thence North 00°43'29" West, a distance of 176.89 feet to a point;

Thence South 88°57'31" West, a distance of 729.03 feet to a point in the westerly right-of-way line of Avery Road and the Principle Place of Beginning, containing 2.8450 acres of land, be the same more or less, but subject to all legal highways.

Containing the southerly half of Parcel Numbers: 583-13-011 and 583-13-017 and excluding the area within the right-of-way of Royalton Road and Avery Road.

**Parcel "B"**  
**Legal Description**

Situated in the City of Broadview Heights, County of Cuyahoga and State of Ohio and known as being part of Original Brecksville Township Lot No. 28, and further bounded and described as follows:

Beginning in the center line of Avery Road, (60 feet wide) at its intersection with the centerline of Royalton Road (Width Varies);

Thence North  $88^{\circ}57'31''$  West, a distance of 413.15 feet to a monument box found at an angle point in the centerline of Avery Road;

Thence North  $11^{\circ}43'09''$  West, a distance of 183.20 feet to a point in said centerline of Avery Road;

Thence South  $88^{\circ}57'31''$  West, a distance of 30.46 feet to a point in the westerly right-of-way line of Avery Road and the Principle Place of Beginning;

Thence South  $11^{\circ}03'49''$  West along the westerly right-of way line of Avery Road, a distance of 184.62 feet to a point;

Thence South  $03^{\circ}41'11''$  West along said right-of way line of Avery Road, a distance of 189.11 feet to a point;

Thence South  $88^{\circ}57'31''$  West, a distance of 729.03 feet to a point;

Thence North  $00^{\circ}43'29''$  West, a distance of 370.27 feet to a point;

Thence South  $88^{\circ}57'31''$  West, a distance of 710.44 feet to a point in the westerly right-of-way line of Avery Road and the Principle Place of Beginning, containing 6.2198 acres of land, be the same more or less, but subject to all legal highways.

Containing the northerly half of Parcel Numbers 583-13-011 and 583-13-017 and all of Parcel Number 583-13-016 and excluding the area within the right-of-way of Avery Road.









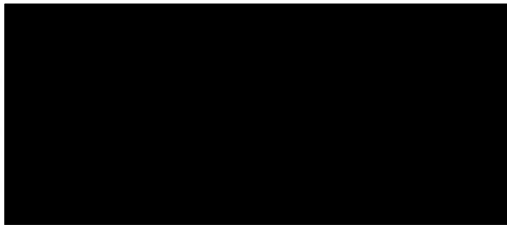
DEPARTMENT OF THE ARMY  
BUFFALO DISTRICT, CORPS OF ENGINEERS  
1776 NIAGARA STREET  
BUFFALO, NEW YORK 14207-3199

October 19, 2018

COPY

Regulatory Branch

SUBJECT: Department of the Army Permit No. LRB-2016-01529, Nationwide Permit No. **39** as Published in the Federal Register, Volume 82, No. 4, on Friday, January 6, 2017.



Dear [REDACTED]

This pertains to your application for a Department of the Army permit to fill 0.44 acre of federal jurisdictional wetland associated with the construction of a commercial development, located on a 9.3 acre parcel at the northwest corner of the intersection of Royalton Road (State Route 82) and Avery Road, in the City of Broadview Heights, Cuyahoga County, Ohio.

I have evaluated the impacts associated with your proposal, and have concluded that they are authorized by the enclosed Nationwide Permit (NWP) provided that the attached conditions are satisfied.

Verification of the applicability of this NWP is valid until March 18, 2022 unless the NWP is modified, suspended, revoked, or the activity complies with any subsequent permit modification. Please note in accordance with 33 CFR part 330.6(b), that if you commence or are under contract to commence an activity in reliance of the permit prior to the date this Nationwide permit expires, is suspended or revoked, or is modified such that the activity no longer complies with the terms and conditions, you have twelve months from the date of permit modification, expiration, or revocation to complete the activity under the present terms and conditions of the permit, unless the permit has been subject to the provisions of discretionary authority.

It is your responsibility to remain informed of changes to the NWP program. A public notice announcing any changes will be issued when they occur and will be available for viewing at our website: <http://www.lrb.usace.army.mil/Missions/Regulatory.aspx>. Finally, note that if your activity is not undertaken within the defined period or the project specifications have changed, you must immediately notify this office to determine the need for further approval or re-verification.



Regulatory Branch

SUBJECT: Department of the Army Permit No. LRB-2016-01529, Nationwide Permit No. 39 as Published in the Federal Register, Volume 82, No. 4, on Friday, January 6, 2017.

In addition to the general conditions attached to the NWP, your attention is directed to the following Special Conditions which are also appended at the end of the NWP General Conditions:

1. The permittee must notify the Regulatory Branch, in writing, one day prior to the date the activities authorized in Waters of the United States, including wetlands, are scheduled to begin. Notification shall either be by: 1) e-mail sent to [david.w.leput2@usace.army.mil](mailto:david.w.leput2@usace.army.mil) AND [LRB.Regulatory@usace.army.mil](mailto:LRB.Regulatory@usace.army.mil); or 2) mailed to the following address: Mr. David Leput, U.S. Army Corps of Engineers, Buffalo District, 1776 Niagara Street, Buffalo New York 14207-3199.
2. As mitigation to compensate for the permanent and unavoidable impacts to 0.44 acres of Federal jurisdictional wetland, the permittee must purchase 1.1 acre (0.8 acre forested & 0.3 acre non-forested) wetland mitigation credits from Stream + Wetland Foundation's Trumbull Creek Phase I mitigation bank, in accordance with the mitigation agreement enclosed as Attachment A. Prior to commencing the authorized work, the verification of the completed wetland mitigation purchase must be sent to the attention of Shaina Souder, Monitoring & Enforcement Section, U.S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207-3199.
3. At the request of an authorized representative of the Buffalo District, U.S. Army Corps of Engineers, the permittee must allow access to the project site to determine compliance with the conditions of this permit.
4. To reduce any potential adverse effects on the Federally endangered Indiana bat (*Myotis sodalis*), trees (woody stems greater than 5 inches Diameter at Breast Height) must not be cut between April 1 and September 30, of any year.
5. To reduce any potential adverse effects on the Federally threatened Northern long-eared bat (*Myotis septentrionalis*), trees (woody stems greater than 3 inches Diameter at Breast Height) must not be cut between April 1 and September 30, of any year.

This affirmation is limited to the attached NWP and associated Water Quality Certification, and does not obviate the need to obtain any other project specific Federal, state, or local authorization.

A copy of this letter has been sent to the Ohio Environmental Protection Agency.



Regulatory Branch

SUBJECT: Department of the Army Permit No. LRB-2016-01529, Nationwide Permit No. **39** as Published in the Federal Register, Volume 82, No. 4, on Friday, January 6, 2017.

Questions pertaining to this matter should be directed to me at 716-879-4240, by writing to the following address: U.S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207, or by e-mail at: [Shaina.r.souder@usace.army.mil](mailto:Shaina.r.souder@usace.army.mil)

Sincerely,

A handwritten signature in black ink, reading "Shaina R. Souder". The signature is written in a cursive style with a large, stylized "S" and "R".

Shaina R. Souder  
Biologist

Enclosures



## **NATIONWIDE PERMIT SPECIAL CONDITIONS**

1. The permittee must notify the Regulatory Branch, in writing, one day prior to the date the activities authorized in Waters of the United States, including wetlands, are scheduled to begin. Notification shall either be by: 1) e-mail sent to [david.w.leput2@usace.army.mil](mailto:david.w.leput2@usace.army.mil) AND [LRB.Regulatory@usace.army.mil](mailto:LRB.Regulatory@usace.army.mil); or 2) mailed to the following address: Mr. David Leput, U.S. Army Corps of Engineers, Buffalo District, 1776 Niagara Street, Buffalo New York 14207-3199.
2. As mitigation to compensate for the permanent and unavoidable impacts to 0.44 acres of Federal jurisdictional wetland, the permittee must purchase 1.1 acre (0.8 acre forested & 0.3 acre non-forested) wetland mitigation credits from Stream +Wetland Foundation's Trumbull Creek mitigation bank, in accordance with the mitigation agreement enclosed as Attachment A. Prior to commencing the authorized work, the verification of the completed wetland mitigation purchase must be sent to the attention of Shaina Souder, Monitoring & Enforcement Section, U.S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207-3199.
3. At the request of an authorized representative of the Buffalo District, U.S. Army Corps of Engineers, the permittee must allow access to the project site to determine compliance with the conditions of this permit.
4. To reduce any potential adverse effects on the Federally endangered Indiana bat (*Myotis sodalis*), trees (woody stems greater than 5 inches Diameter at Breast Height) must not be cut between April 1 and September 30, of any year.
5. To reduce any potential adverse effects on the Federally threatened Northern long-eared bat (*Myotis septentrionalis*), trees (woody stems greater than 3 inches Diameter at Breast Height) must not be cut between April 1 and September 30, of any year.



## COMPLETION FORM / COMPLIANCE CERTIFICATION

Each permittee who receives a Nationwide Permit (NWP) verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and any compensatory mitigation.

APPLICANT:

POINT OF CONTACT:

File No.: **2016-01529**

File Closed: **10/19/2018**

NWP No.: **39**

**Upon completion of the activity authorized by this permit and any required compensatory mitigation sign this certification and return it to the address listed below within 30 days of project completion.**

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, revocation, and/or assessment of administrative penalties.

The permittee shall certify the completion of the authorized work and mitigation:

- a. The authorized work was done in accordance with the NWP authorization, including any general, regional, or activity specific conditions.
- b. The implementation of any required compensatory mitigation was completed in accordance with the permit conditions. If credits from a mitigation bank or in-lieu fee program are used to satisfy the compensatory mitigation requirements, this certification must include the documentation required by 33 CFR 332.3(1)(3) to confirm that the permittee secured the appropriate number and resource type of credits.

\_\_\_\_\_  
APPLICANTS NAME

\_\_\_\_\_  
Date

Permittee Telephone Number: \_\_\_\_\_

Project location: **a 9.3 acre parcel at the northwest corner of the intersection of Royalton Road (State Route 82) and Avery Road, in the City of Broadview Heights, Cuyahoga County, Ohio**

Project Description: **Construct a commercial development**

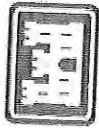
Authorized Impacts (Waters of the U.S. Impacted by Project): **0.44 acre**

Waterway and/or Project Setting: **federal jurisdictional wetland**

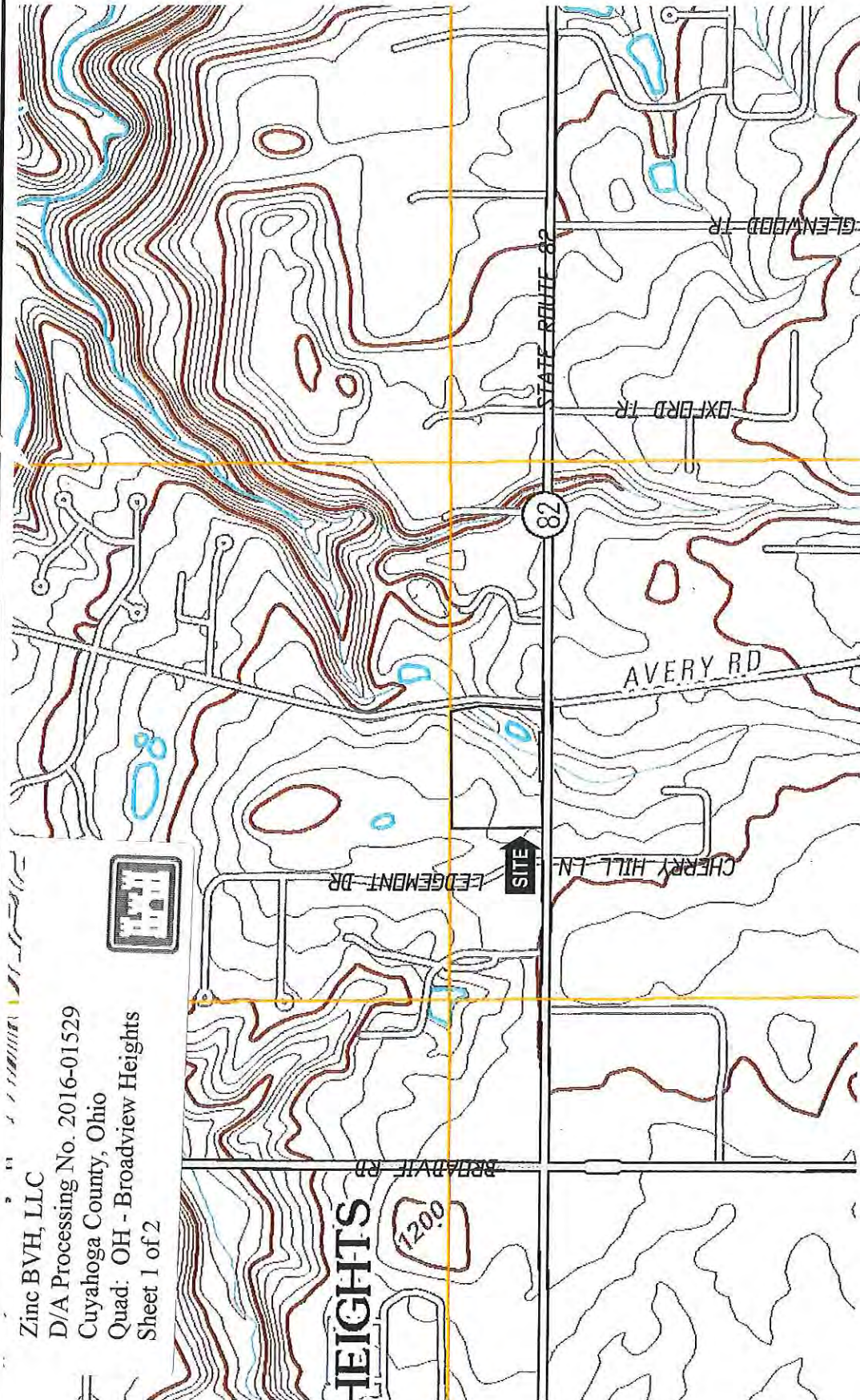
Return completed form to:  
**Mr. David Leput**  
**Regulatory Branch**  
**U.S. Army Corps of Engineers**  
**1776 Niagara Street**  
**Buffalo, NY 14207**



Zinc BVH, LLC  
 D/A Processing No. 2016-01529  
 Cuyahoga County, Ohio  
 Quad: OH - Broadview Heights  
 Sheet 1 of 2



**HEIGHTS**



|          |                          |                |
|----------|--------------------------|----------------|
| Lakewood | Cleveland South          | Shaker Heights |
| Berea    | <b>Broadview Heights</b> | Northfield     |
| Medina   | West Richfield           | Peninsula      |

ADJOINING 7.5 QUADRANGLES



QUADRANGLE LOCATION

BROADVIEW HEIGHTS QUADRANGLE

OHIO - CUYAHOGA COUNTY

7.5 MINUTE SERIES (TOPOGRAPHIC)

USGS HYDROLOGIC UNIT CODE: 04110002 0503

DATE: DEC 2017 SCALE: N.T.S.

PROJECT NO.: 17211

USGS LOCATION MAP  
 ZINC OFFICE CAMPUS  
 CITY OF BROADVIEW HEIGHTS  
 CUYAHOGA COUNTY, OHIO

**CVE**  
 CHAGRIN VALLEY  
 ENGINEERING, LTD.  
 Creative Engineers, Intelligent Solutions.  
 22999 Forbes Road, Suite B  
 Cleveland, Ohio 44146-5667  
 Phone • 440.439.1999 Fax • 440.439.1969  
 www.cveengineers.com



Zinc BVH, LLC  
 D/A Processing No. 2016-01529  
 Cuyahoga County, Ohio  
 Quad: OH - Broadview Heights  
 Sheet 2 of 2

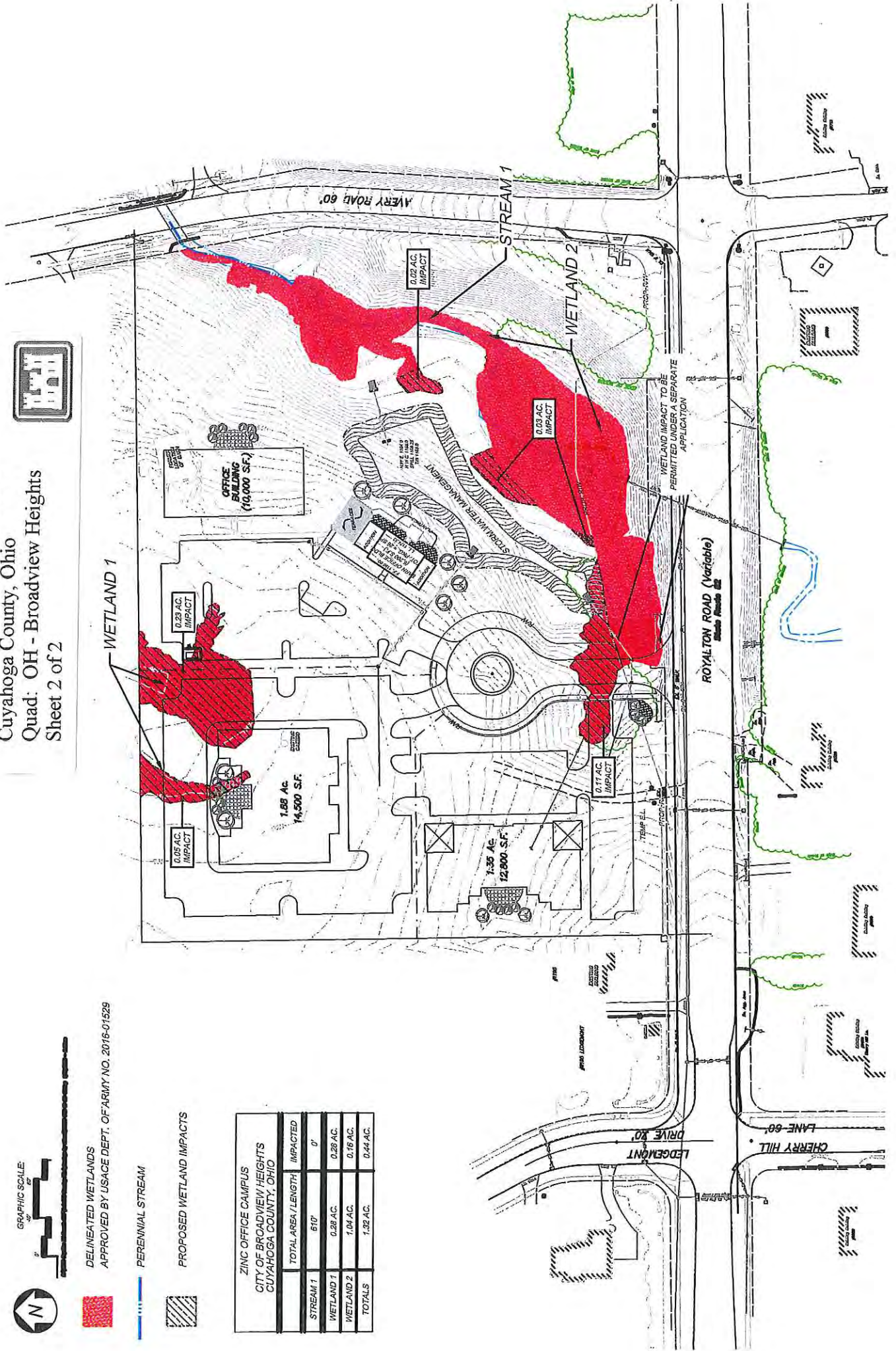


DELINEATED WETLANDS  
 APPROVED BY USACE DEPT. OF ARMY NO. 2016-01529

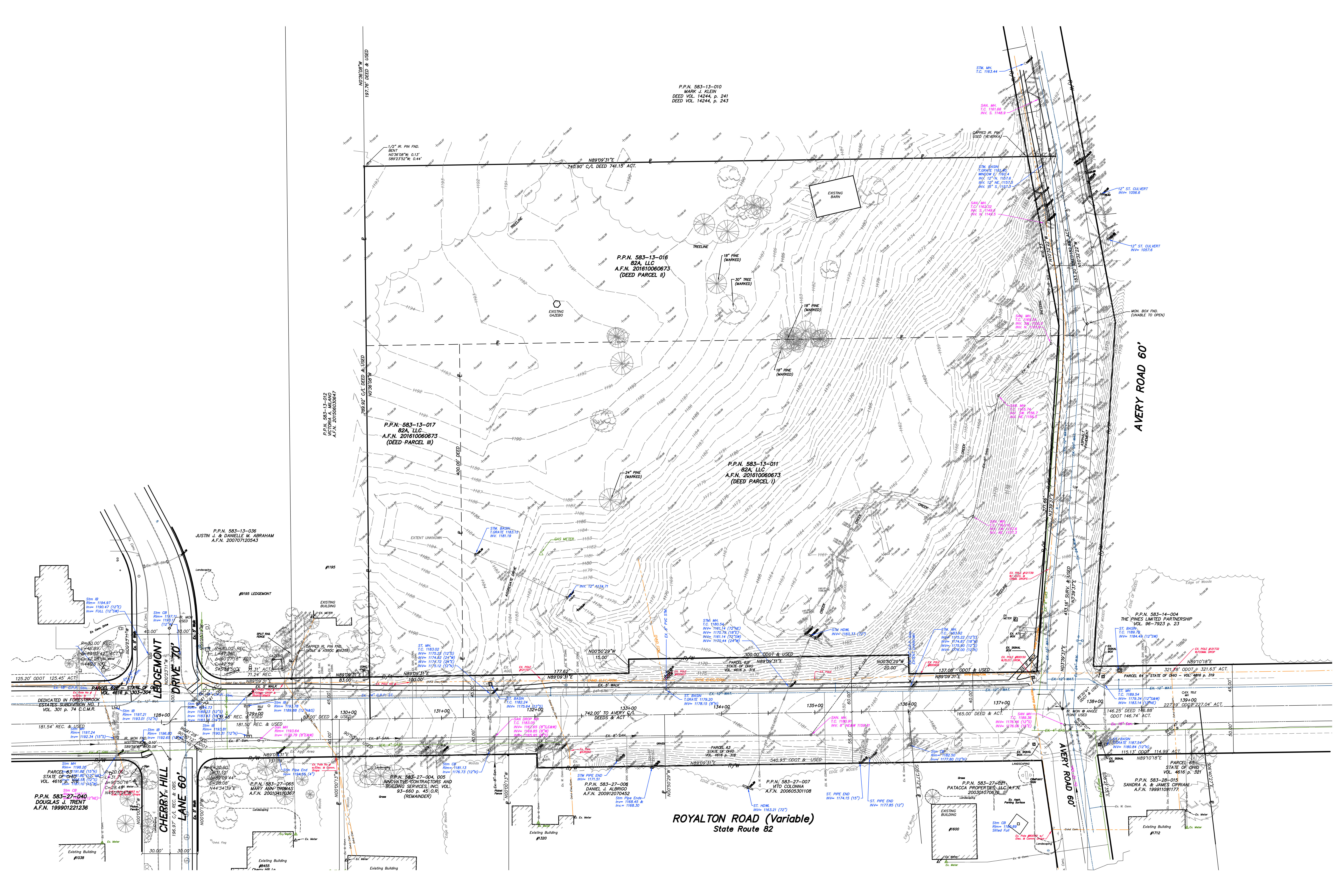
PERENNIAL STREAM

PROPOSED WETLAND IMPACTS

| ZINC OFFICE CAMPUS<br>CITY OF BROADVIEW HEIGHTS<br>CUYAHOGA COUNTY, OHIO |                     |          |  |
|--------------------------------------------------------------------------|---------------------|----------|--|
|                                                                          | TOTAL AREA / LENGTH | IMPACTED |  |
| STREAM 1                                                                 | 510'                | 0'       |  |
| WETLAND 1                                                                | 0.28 AC.            | 0.28 AC. |  |
| WETLAND 2                                                                | 1.04 AC.            | 0.16 AC. |  |
| TOTALS                                                                   | 1.32 AC.            | 0.44 AC. |  |







P.P.N. 583-13-010  
MARK J. KLEIN  
DEED VOL. 14244, p. 241  
DEED VOL. 14244, p. 243

P.P.N. 583-13-016  
82A, LLC  
A.F.N. 201610060673  
(DEED PARCEL II)

P.P.N. 583-13-017  
82A, LLC  
A.F.N. 201610060673  
(DEED PARCEL III)

P.P.N. 583-13-011  
82A, LLC  
A.F.N. 201610060673  
(DEED PARCEL I)

P.P.N. 583-13-036  
JUSTIN J. & DANIELLE M. ABRAHAM  
A.F.N. 200707120543

P.P.N. 583-14-004  
THE PINES LIMITED PARTNERSHIP  
VOL. 96-7923 p. 23

P.P.N. 583-27-040  
DOUGLAS J. TRENT  
A.F.N. 199901221236

P.P.N. 583-27-085  
MARY ANN THOMAS  
A.F.N. 200104110367

P.P.N. 583-27-004, 005  
INNOVATIVE CONTRACTORS AND  
BUILDING SERVICES, INC. VOL.  
93-660 p. 45 O.R.  
(REMAINDER)

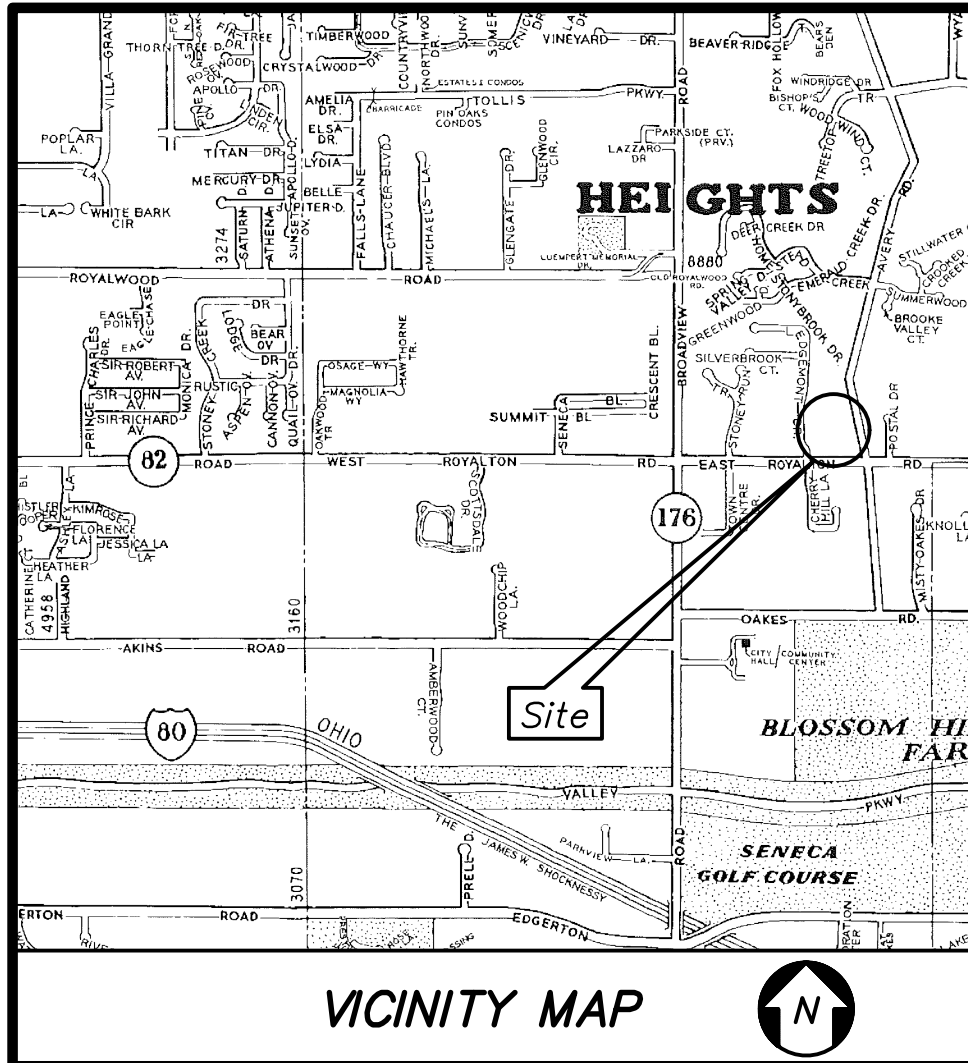
P.P.N. 583-27-007  
VITO COLONNA  
A.F.N. 200605301108

P.P.N. 583-27-021  
PATACCA PROPERTIES, LLC A.F.N.  
200301070676

P.P.N. 583-28-015  
SANDRA A. & JAMES CHIRIANI  
A.F.N. 199911081177

ROYALTON ROAD (Variable)  
State Route 82





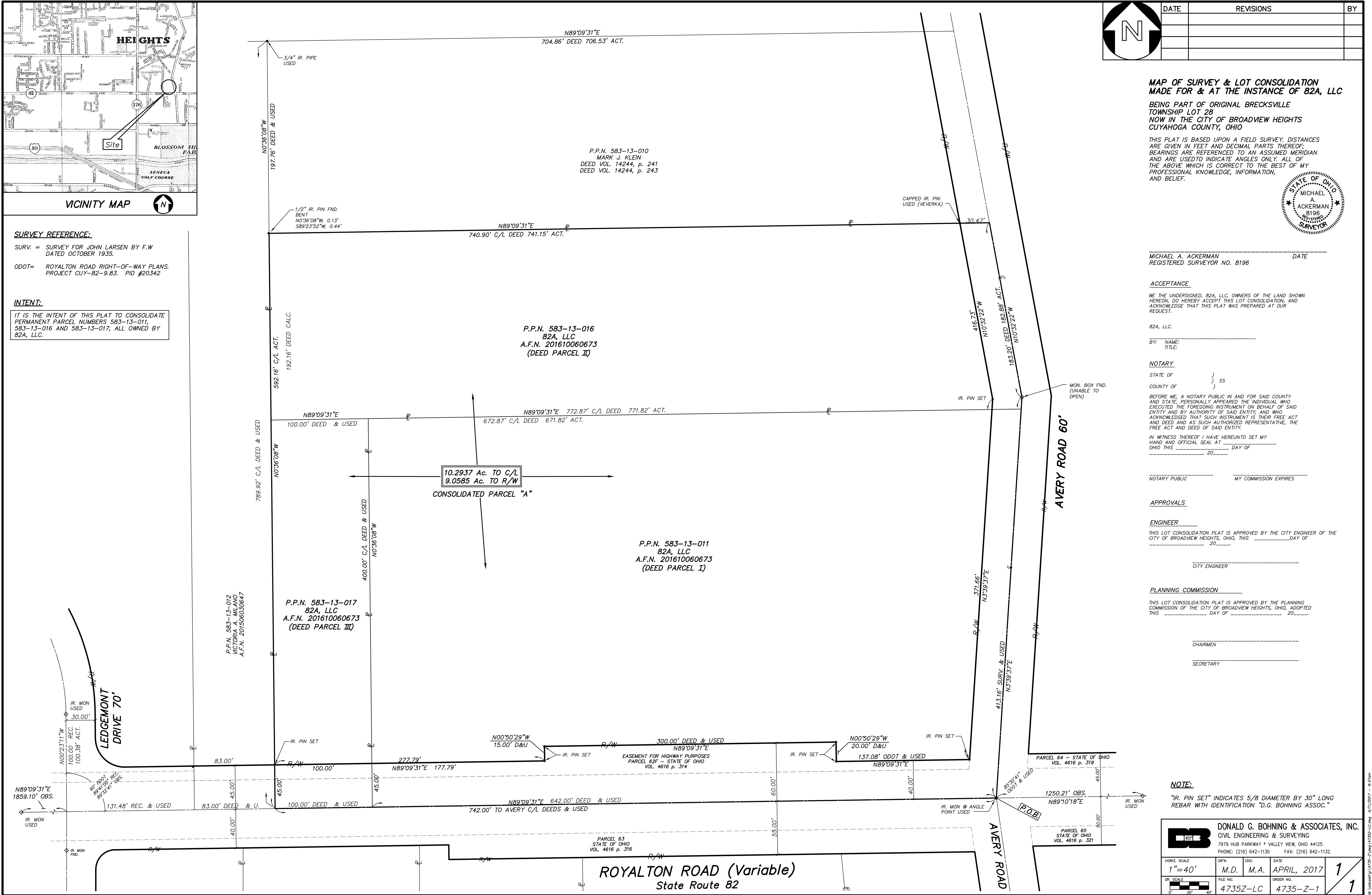
**SURVEY REFERENCE:**

SURV. = SURVEY FOR JOHN LARSEN BY F.W  
DATED OCTOBER 1935.

ODOT= ROYALTON ROAD RIGHT-OF-WAY PLANS.  
PROJECT CUY-82-9.83. PID #20342

**INTENT:**

IT IS THE INTENT OF THIS PLAT TO CONSOLIDATE  
PERMANENT PARCEL NUMBERS 583-13-011,  
583-13-016 AND 583-13-017, ALL OWNED BY  
82A, LLC.



| DATE | REVISIONS | BY |
|------|-----------|----|
|      |           |    |
|      |           |    |
|      |           |    |

MAP OF SURVEY & LOT CONSOLIDATION  
MADE FOR & AT THE INSTANCE OF 82A, LLC

BEING PART OF ORIGINAL BRECKSVILLE  
TOWNSHIP LOT 28  
NOW IN THE CITY OF BROADVIEW HEIGHTS  
CUYAHOGA COUNTY, OHIO

THIS PLAT IS BASED UPON A FIELD SURVEY. DISTANCES  
ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF;  
BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN  
AND ARE USED TO INDICATE ANGLES ONLY. ALL OF  
THE ABOVE WHICH IS CORRECT TO THE BEST OF MY  
PROFESSIONAL KNOWLEDGE, INFORMATION,  
AND BELIEF.



MICHAEL A. ACKERMAN  
REGISTERED SURVEYOR NO. 8196

ACCEPTANCE

WE THE UNDERSIGNED, 82A, LLC, OWNERS OF THE LAND SHOWN  
HEREON, DO HEREBY ACCEPT THIS LOT CONSOLIDATION, AND  
ACKNOWLEDGE THAT THIS PLAT WAS PREPARED AT OUR  
REQUEST.

82A, LLC.

BY: NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

NOTARY

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY  
AND STATE, PERSONALLY APPEARED THE INDIVIDUAL WHO  
EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID  
ENTITY AND BY AUTHORITY OF SAID ENTITY; AND WHO  
ACKNOWLEDGED THAT SUCH INSTRUMENT IS THEIR FREE ACT  
AND DEED AND AS SUCH AUTHORIZED REPRESENTATIVE, THE  
FREE ACT AND DEED OF SAID ENTITY.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY  
HAND AND OFFICIAL SEAL AT \_\_\_\_\_ DAY OF \_\_\_\_\_  
OHIO THIS \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

APPROVALS

ENGINEER

THIS LOT CONSOLIDATION PLAT IS APPROVED BY THE CITY ENGINEER OF THE  
CITY OF BROADVIEW HEIGHTS, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_

CITY ENGINEER

PLANNING COMMISSION

THIS LOT CONSOLIDATION PLAT IS APPROVED BY THE PLANNING  
COMMISSION OF THE CITY OF BROADVIEW HEIGHTS, OHIO, ADOPTED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CHAIRMAN

SECRETARY

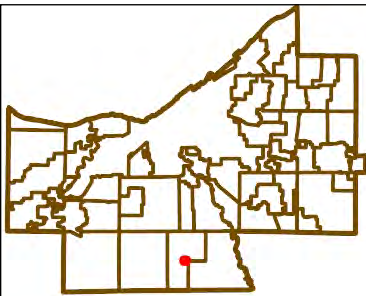
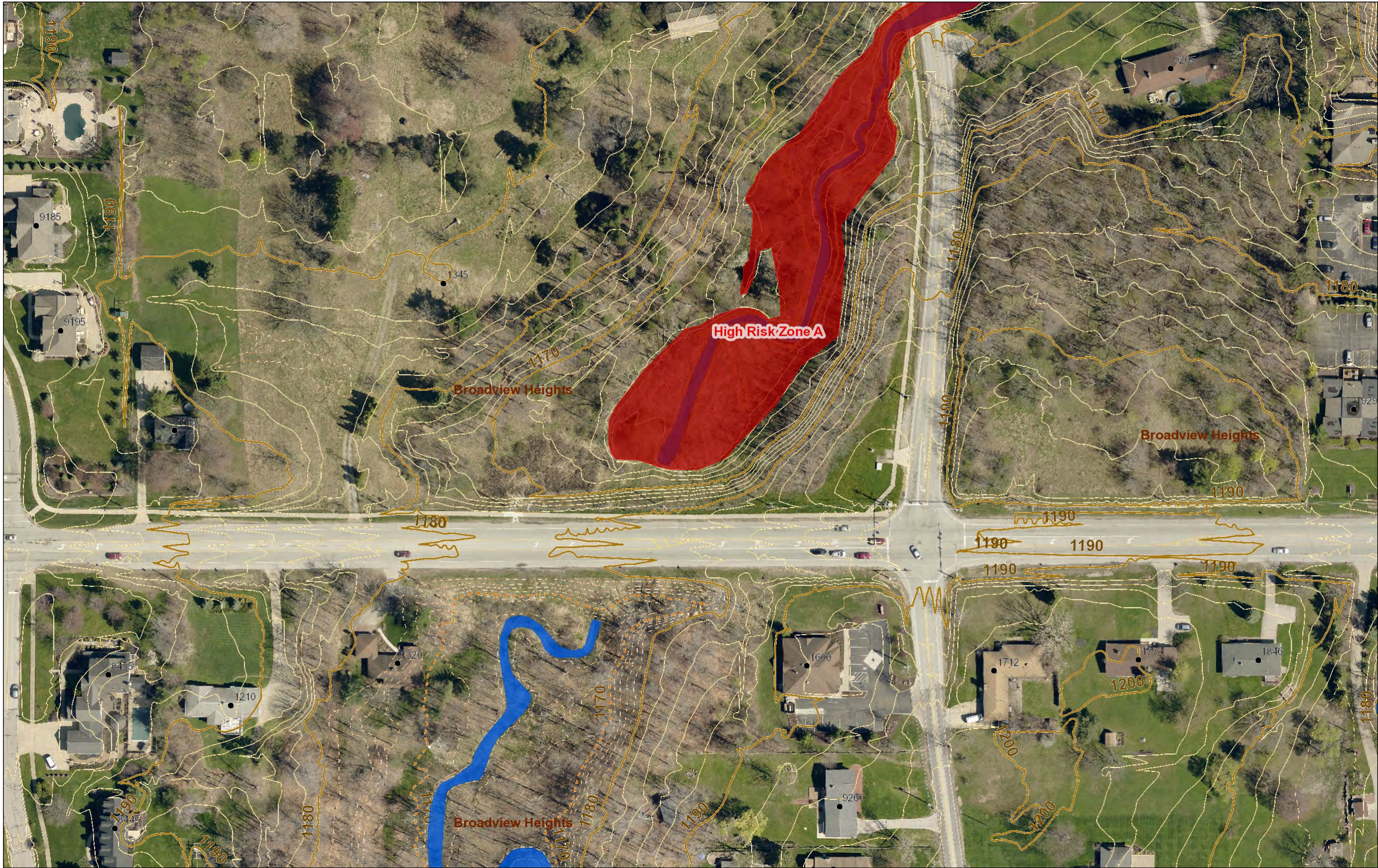
NOTE:

"IR. PIN SET" INDICATES 5/8 DIAMETER BY 30" LONG  
REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."

DONALD G. BOHNING & ASSOCIATES, INC.  
CIVIL ENGINEERING & SURVEYING  
7979 HUB PARKWAY \* VALLEY VIEW, OHIO 44125  
PHONE: (216) 642-1130 FAX: (216) 642-1132

|                         |                      |                       |                     |
|-------------------------|----------------------|-----------------------|---------------------|
| HORIZ. SCALE<br>1"=40'  | DRN<br>M.D.          | OKD<br>M.A.           | DATE<br>APRIL, 2017 |
| GR. SCALE<br>0' 20' 40' | FILE NO.<br>4735Z-LC | ORDER NO.<br>4735-Z-1 | 1/1                 |





Date Created: 10/14/2016

**Legend**

- Address Points
- Cuyahoga County Facility
- Point Parcels
- Right Of Way
- Platted Centerlines
- Parcels
- Municipalities

**Flood Zones**

- High Risk Zone A
- High Risk Zone AE
- High Risk Zone AH
- 0.2% Annual Flood Risk (500-year flood)

**Hydrography**

**Elevation Contours**

- 10 Foot
- 2 Foot
- 10 Foot Depression
- 2 Foot Depression

1: 1,200



200 0 100 200 Feet

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**CUYAHOGA COUNTY**  
**GIS** **GEOGRAPHICAL**  
**INFORMATION**  
**SYSTEMS**



**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Vacant Land  
1345 Royalton Road  
Broadview Heights, Ohio 44147

PREPARED FOR:  
Petros Development Company  
10474 Broadview Road  
Broadview Heights, Ohio 44147

PREPARED BY:  
RP Environmental, LLC  
7664 Tyler Boulevard  
Mentor, Ohio 44060  
(440) 946-5888

RP-5612

September 13, 2016



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## **EXECUTIVE SUMMARY**

RP Environmental, LLC was retained by Petros Development Company to conduct an environmental assessment of the vacant land located at 1345 Royaltown Road, Broadview Heights, Ohio 44147. The scope of services provided under this project is described in RP Environmental, LLC's agreement with Petros Development Company.

The overall objective of the environmental assessment was to provide an independent, professional opinion regarding potential environmental liabilities, if any, associated with the subject property. RP Environmental, LLC understands that the results of this project are to be used and relied upon by Petros Development Company.

The environmental assessment of the site included a site inspection, an agency database records search, and limited historical research.

The findings of this assessment are as follows:

This assessment has revealed no evidence of current, historic, or controlled recognized environmental conditions (RECs) in connection with the subject property.

## **A. INTRODUCTION**

RP Environmental, LLC has performed a Phase I Environmental Site Assessment for Petros Development Company, 10474 Broadview Road, Broadview Heights, Ohio 44147. The purpose of this assessment is to identify any environmental conditions associated with the property or any facilities located on the property that may require further investigation or remediation. This is accomplished by direct observations of the property and facilities, and by review of historical information regarding past use of the subject and adjacent properties. Sampling of soils, building materials, air and water is not within the scope of this assessment, however, if potential environmental hazards or liabilities are identified as a result of this assessment, such sampling may be recommended as part of this report.

## **B. SCOPE OF INVESTIGATION**

RP Environmental, LLC was hired to conduct a Phase I Environmental



Site Assessment of the vacant land located at 1345 Royalton Road, Broadview Heights, Ohio 44147. This assessment was performed within the scope and limitations of the ASTM E-1527-13 Standard Practice for Phase One Site Assessments and RP Environmental, LLC guidelines and standard operating procedure for phase one site assessments. This report represents site conditions on August 31, 2016. All conclusions and findings are based upon this limited site assessment and historical research conducted by RP Environmental, LLC. We can provide no assurance that information obtained from others is accurate or complete. Furthermore, any change in site condition after the date of the walkover survey is beyond the scope of this assessment. Accordingly, RP Environmental, LLC cannot make any guarantees concerning future conditions. The client should also be aware that this report is not a guarantee or certification that the site is free of contamination or hazardous materials, but rather it is an opinion of the potential for contamination to exist. Moreover, no tests of any materials or substances have been performed in connection with this assessment. Accordingly, RP Environmental, LLC cannot absolutely guarantee that the property is free of contamination or hazardous materials or substances.

### **C. WALKOVER SURVEY/PROPERTY HISTORY**

The subject property consists of 10.11 acres of vacant, wooded, and grassy land. A wooden storage barn is located on the northeast portion of the subject property. Also, a residential building and garage were formerly located on the subject property, but were razed in 2009. City utilities are available for connection to the subject property. Improvements include a gravel driveway and concrete sidewalks.

The walkover survey was conducted on August 31, 2016 by Jon Pranno of RP Environmental, LLC. An interview was conducted prior the walkover survey with Ms. Ida Handy, the owner of the subject property.

According to the interviewee, as well as information obtained from a review of aerial photographs, city directories, tax maps, the Cuyahoga County Auditor's website, and the Broadview Heights Fire Department, the history of the subject property is as follows:

1951 to 2008: The subject property is shown as a residential building, garage, and barn, as well as vacant, partially wooded land on aerial photographs dated 1951 to 2008.



2009 to 2015: The residential building and garage were razed from the subject property in 2009. The barn and vacant land are shown on the subject property on aerial photographs dated 2011 to 2015.

The subject property is listed in city directories as residential from 1960 to 2006, and not listed from 2012 to 2016.

Present: The subject property currently consists of 10.11 acres of vacant, wooded, and grassy land. A storage barn is located on the northeast portion of the subject property. Also, a residential building and garage were formerly located on the subject property, but were razed in 2009.

Information from the Broadview Heights Fire Department was not available since the fire department does not keep records on residential or vacant land.

Adjacent properties include: residential properties to the north and west, residential properties and a dental office to the south, and residential properties and vacant land to the east.

None of the adjacent properties appeared to be affecting the subject property at the time of the survey. Furthermore, none of the adjacent properties appeared on any of the state or federal environmental site lists searched as part of this report.

According to Cuyahoga County Tax Maps, the subject property is listed as parcels 583-13-011, 583-13-016, and 583-13-017. The current owner of the subject property is listed as Ida Handy. Previous owners are listed as individuals. A copy of the tax map is included in this report.

The subject property was completely visually surveyed with no inaccessible areas noted. The data failure for the lack of aerial photograph coverage in the 1940's and 1960's is not considered to be significant based upon the developmental history of the area and other historical research obtained as part of this assessment.

#### **D. TOPOGRAPHY**

The elevation of the subject property is approximately 1,185 feet above sea level (National Geodetic Vertical Datum of 1929). The local



geography slopes to the east.

Major topographical features in the area include Royalton Road to the immediate south, Avery Road to the immediate east, Broadview Road approximately ½ mile to the west, Oakes Road approximately ½ mile to the south, and Chippewa Creek approximately ¾ mile to the north. In general, the surrounding properties are used for residential and commercial purposes.

A copy of the topographic map is included in this report.

## **E. SOILS**

The predominant soils on the subject property are the Ellsworth silt loam, 12 to 18 percent slopes; Mahoning silt loam, 2 to 6 percent slopes; and Orrville silt loam, frequently flooded.

The Ellsworth silt loam, 12 to 18 percent slopes, consists of deep, moderately steep and moderately well-drained soil on convex ridge tops and along well defined drainageways. This soil is not considered to be a hydric soil, or a non-hydric soil with hydric components. Accordingly, the potential for wetlands development is low.

The Mahoning silt loam, 2 to 6 percent slopes, consists of deep, gently sloping and somewhat poorly drained soil in broad areas on till plains. This soil is not considered to be a hydric soil, or a non-hydric soil with hydric components. Accordingly, the potential for wetlands development is low.

The Orrville silt loam, frequently flooded, consists of nearly level and somewhat poorly drained soil on flood plains. This soil is considered to be a non-hydric soil with hydric components. Accordingly, there is a potential for wetlands development in depressions and old meander channels.

A copy of the soil map is included in this report.

## **F. WETLANDS**

The subject property was surveyed for evidence of wetland systems, such as standing water and wetland vegetation. Evidence of suspect wetland vegetation, creeks, and ditches were observed on the subject property.



The national wetlands inventory map was reviewed for the subject property. A creek is shown on the east portion of the subject property.

Based upon the above information and observations, RP Environmental, LLC concludes that jurisdictional wetlands may be present, and recommends that a wetlands delineation and any required permitting be conducted prior to any future development, grading, or filling activities.

A copy of the wetlands map is included in this report.

## **G. GROUNDWATER POLLUTION POTENTIAL**

A review of the Ohio Department of Natural Resources Groundwater Pollution Potential map of Cuyahoga County, Ohio indicated that the subject property lies within a zone containing a pollution potential index of between 80 and 99. This indicates that the groundwater on the subject property has a low vulnerability to contamination.

A copy of the groundwater pollution potential map is included in this report.

## **H. ASBESTOS CONTAINING MATERIALS (ACM)**

The subject property was surveyed for evidence of friable ACM, such as pipe and boiler insulation, and non-friable ACM, such as floor tile and drywall. No such evidence was observed.

The subject property is shown as a residential building, garage, and barn, on aerial photographs dated 1951 to 2008. The residential building and garage were razed from the subject property in 2009.

Based upon the above information and observations, RP Environmental, LLC concludes that there is no evidence to suggest that asbestos is present on the subject property. It should be noted that if excavation activities are planned on the subject property, undiscovered buried building materials may be encountered. If any suspect ACM is discovered, the materials should be tested to determine if asbestos is present then disposed of accordingly in compliance with local and state regulations.



## **I. POLYCHLORINATED BIPHENYLS (PCBs)**

The subject property was surveyed for evidence of potential PCBs and possible PCB-contaminated equipment, including transformers, hydraulic lifts, elevator motors, and compressors. No such evidence was observed.

## **J. UNDERGROUND AND ABOVEGROUND STORAGE TANKS**

### **1. SUBJECT PROPERTY**

The subject property was surveyed for evidence of aboveground storage tanks (ASTs), underground storage tanks (USTs), and petroleum distribution equipment such as fill caps, vent pipes, pump islands, pipelines, and depressed or stained soil.

One AST was observed outside near the barn on the subject property. The prior use and contents of the AST are unknown. No evidence of leakage or staining was observed near the AST.

The interviewee had no knowledge of any USTs or other ASTs ever existing on the subject property.

Aerial photographs showing the subject property dated 1951 to 2015 were reviewed. No evidence of suspected USTs or ASTs was observed on the aerial photographs.

Information from the Broadview Heights Fire Department was not available since the fire department does not keep records on residential or vacant land.

Database research was conducted for the subject property. The subject property does not appear on the State of Ohio Leaking Bureau of UST Regulations (BUSTR) Leaking UST (LUST) or Registered UST (RUST) lists.

Based upon the above information and observations, RP Environmental, LLC concludes that there is no evidence to suggest that USTs have been utilized on the subject property. However, it is recommended that the AST be removed from the subject property and properly disposed of. Also, as a precaution, it is recommended that soil sampling be conducted beneath the AST to determine if residual contamination is present.



Further, it should be noted that there is a possibility that one or more buried heating oil USTs could be encountered when excavating on older residential properties. If any USTs are discovered during site development, the system should be removed and soil and groundwater sampling should be conducted in the area of the UST system(s).

## 2. NEIGHBORING PROPERTIES

The database research identified three properties within the minimum search distance for the State of Ohio BUSTR LUST list. None of the properties are located adjacent to the subject property.

These listings are not considered to constitute current recognized environmental conditions in connection with the subject property due to No Further Action (NFA) status as well as non-adjacency.

The remaining identified property is located approximately 0.46 miles from the subject property. This listing is not considered to constitute a current recognized environmental condition in connection with the subject property due to distance.

Furthermore, the database research did not identify any properties within the ASTM standard minimum search distance for the State of Ohio BUSTR RUST list.

## K. WASTE SITES

### 1. SUBJECT PROPERTY

The subject property was surveyed for evidence of ground contamination such as open leaking drums, old batteries, waste ponds, lagoons, or stressed vegetation that might indicate hazardous waste.

Tires, 55-gallon drums, wood and metal debris, and a coop with buckets and containers of unknown materials were observed in the northwest portion of the subject property. Tires, equipment, and 55-gallon drums (unknown contents) were observed inside of the barn, and debris and household furniture were observed outside near the barn. Fencing and a truck cap were observed in the east central portion of the subject property. No evidence of leakage or staining was observed on the subject property.



According to the interviewee, she has no knowledge of any hazardous waste being generated or stored on the subject property. The interviewee had no knowledge of any helpful documents or any proceedings involving the property (as described in ASTM Standard E 1527-13 sections 10.8.1 and 10.9).

No gas wells were observed on the subject property, and no gas wells are shown on the ODNR Oil and Gas Well map for the subject property.

Aerial photographs showing the subject property dated 1951 to 2015 were reviewed. No evidence of suspected waste sites was observed on the aerial photographs.

Information from the Broadview Heights Fire Department was not available since the fire department does not keep records on residential or vacant land.

Database research was conducted for the subject property. The subject property did not appear on any of the state or federal environmental site lists researched as part of this assessment.

Based upon the above information and observations, RP Environmental, LLC concludes that there is no evidence to suggest that waste sites or potential vapor encroachment conditions exist on the subject property. However, it is recommended that the debris, drums, etc. be removed from the subject property and properly disposed of. Also, as a precaution, it is recommended that soil sampling be conducted beneath the debris and drum areas to determine if residual contamination is present.

## 2. NEIGHBORING PROPERTIES

Three properties in the database research are listed within the minimum search distance on the non-UST ASTM standard environmental record lists. None of the properties are located adjacent to the subject property.

The identified properties are listed on the State equivalent NPL (DERR) list and State Licensed Solid Waste Facilities and Landfills list. The properties are located approximately 0.30 to 0.77 miles from the subject property. These listings are not considered to constitute current recognized environmental conditions in connection with the subject



property due to distance.

#### **L. STORED CHEMICALS**

The subject property was surveyed for evidence of stored chemicals such as labeled drums. No such evidence was observed other than the drums, containers, and buckets detailed in the Waste Sites section of this report.

#### **M. LEAD PAINT**

The subject property was inspected for potential sources of lead such as peeling paint on old debris. Evidence of peeling paint was observed on the barn on the subject property.

Based upon the age of the barn, it is possible that lead paint is present. Since the barn is scheduled for demolition, an assessment of lead paint is recommended for debris disposal purposes.

#### **N. CITY DIRECTORIES/HISTORICAL MAPS**

City directory information for adjacent properties was available at the Cleveland Public Library. Historical fire insurance maps were not available at the Cleveland Public Library. A complete history of the subject property is detailed in section "C" of this report.

The adjacent properties are currently used for residential properties, a dental office, and vacant land. The adjacent properties are listed in city directories as residential, Cleo Children's Home, Cipriani Heating and Cooling, a dental office, or not listed from 1960 to 2016.

#### **O. RADON**

A radon gas survey was not conducted as part of this study. According to Ohio Geological Survey Report 144, Geological Controls on Indoor Radon in Ohio, the median indoor radon concentration in Broadview Heights, Ohio 44147 is 1.3 picocuries of radiation per liter of air (pCi/l). This level is below the 4.0 pCi/l "action threshold" recommended by the U.S. EPA for house remediation.

It should be noted that the above data does not necessarily indicate that low radon levels exist on the subject property; they only represent a typical



concentration for Broadview Heights, Ohio 44147. Accordingly, the only definitive method to determine radon concentrations on the subject property is through a radon test, which can be conducted at the request of the client.

#### **P. WATER QUALITY**

Since water is available for connection to the subject property by a municipal source, an assessment of water quality was not conducted as part of this survey.

#### **Q. USER INTERVIEW**

The ASTM AAI User Questionnaire was completed by Mr. Sam Petros, the prospective purchaser of the subject property. According to Mr. Petros, he is not aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law. Mr. Petros is not aware of any AULs (activity and land use restrictions) being in place at the subject property or having been filed under federal, tribal, state, or local law. Mr. Petros does not have any specialized knowledge or experience related to the subject or nearby properties. Mr. Petros indicated that the purchase price of the property reasonably reflects fair market value. Mr. Petros is not aware of any commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases. Mr. Petros, based upon his knowledge and experience related to the subject property, did not know of any obvious indicators that would point to the presence or likely presence of contamination at the subject property.

#### **R. CHAIN OF TITLE REVIEW**

A copy of the chain of title was not available for review by RP Environmental, LLC. This data failure is not considered to be significant since several historical documents were reviewed to obtain the history of the subject property. A chain of title can be reviewed at the request of the client. It should be noted that this assessment has revealed no evidence to suggest that environmental activity and use limitations or environmental liens are associated with the subject property.



## **RECOMMENDATIONS AND CONCLUSIONS**

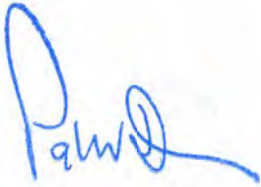
The findings of this assessment are as follows:

RP Environmental, LLC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 1345 Royalton Road, Broadview Heights, Ohio 44147, the subject property. Any exceptions to, or deletions from this practice are described in Section "B" of this report.

This assessment has revealed no evidence of current, historic, or controlled recognized environmental conditions (RECs) in connection with the subject property.

I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in section 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Sincerely,



Patrick Duncan, CPG  
Geologist

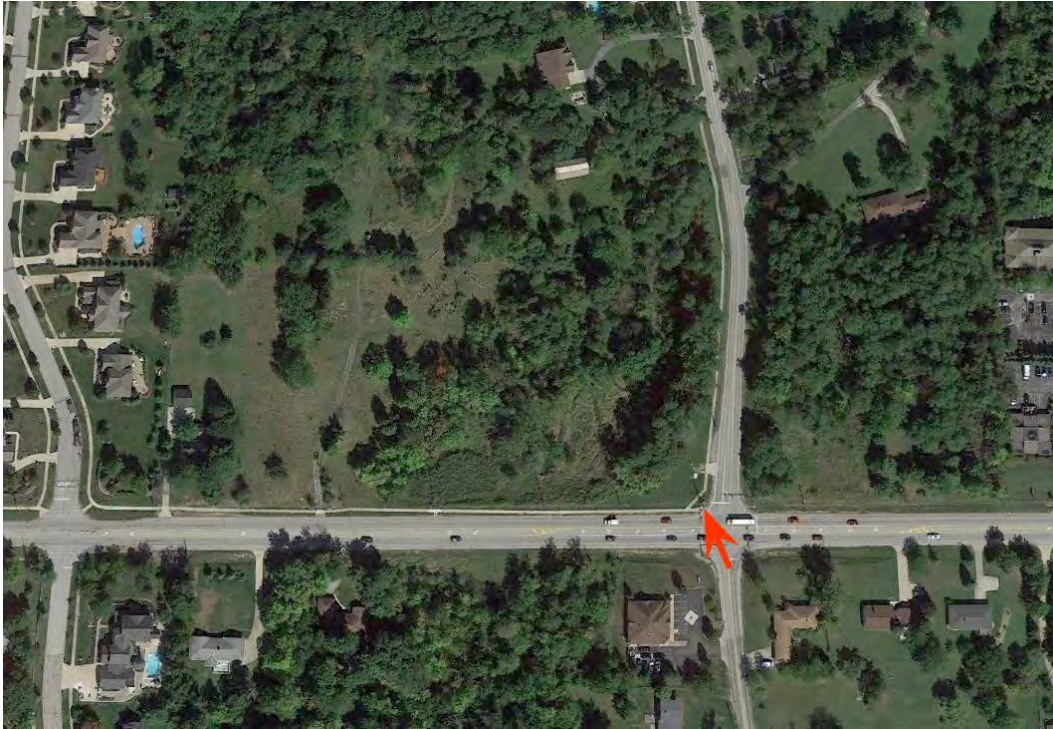


## **INFORMATIONAL RESOURCES CONSULTED**

ASTM Regulatory Database Search (ERIS)  
USGS Topographic Maps  
National Wetlands Map  
Ground Water Pollution Potential Map (Cuyahoga County)  
Broadview Heights Fire Department  
Cuyahoga County Tax Maps  
Cuyahoga County Auditor's website  
Aerial Photographs (Cleveland Public Library and Google Maps)  
Soil Conservation Service (Cuyahoga County)  
City Directories Review (Cleveland Public Library)  
Geological Controls on Indoor Radon Report (ODNR)  
Oil and Gas Well Map (ODNR)  
Key Site Manager Interview (Ms. Ida Handy, the owner of the subject property)  
User Interview (Mr. Sam Petros, the prospective purchaser of the subject property)



**SITE MAP SHOWING SUBJECT PROPERTY**





**TAX MAP SHOWING SUBJECT PROPERTY**





RP Environmental, LLC  
RP-5612

**OWNERSHIP INFORMATION REGARDING SUBJECT PROPERTY**


**MyPLACE**

Cuyahoga County, Ohio - Property Summary Report  
Parcel: 583-13-011

Owner  
Address  
Land Use  
Legal Description  
Neighborhood

HANDY IDA  
1345 ROYALTON RD  
BROADVIEW HEIGHTS, OH. 44147  
(5000) R - RES VACANT LAND  
28 NWC AVERY RD  
08301

**SKETCH**  

Building 0

Sketch not available for this parcel.

**MAP VIEW**  


**BUILDING INFORMATION**

| Code | Frontage | Depth | Acreage | Sq Ft   |
|------|----------|-------|---------|---------|
| PRM  | 642      | 400   | 6.03    | 262,667 |

**VALUATION**

| 2015 Values    | Taxable Market Value | Exempt Market Value | Abated Market Value | Assessed Taxable Value  |
|----------------|----------------------|---------------------|---------------------|-------------------------|
| Land Value     | \$148,600            | \$0                 | \$0                 | \$62,010                |
| Building Value | \$0                  | \$0                 | \$0                 | \$0                     |
| Total Value    | \$148,600            | \$0                 | \$0                 | \$62,010                |
| Land Use       | 5000                 |                     |                     | RESIDENTIAL VACANT LAND |

**PERMITS**

| Tax Year | Reason               | Tax Change  | Exempt Change | Percent Complete | Reinspect | Notes                                                    |
|----------|----------------------|-------------|---------------|------------------|-----------|----------------------------------------------------------|
| 2009     | 10 - Razing          | (\$105,600) | \$            | 100%             | No        | DEMOLITION RAZED 100% COMP 1-1-2009 113800 VALUE REMOVED |
| 2009     | 70 - Change of class | \$          | \$            | 100%             | No        | CLASS-CHANGE 2009                                        |

**IMPROVEMENTS**

| Type | Description | Size | Height Depth |
|------|-------------|------|--------------|
|------|-------------|------|--------------|

**SALES**

| Date       | Buyer         | Seller        | Price    |
|------------|---------------|---------------|----------|
| 12/21/1976 | Handy Ida     | Pankratz Ruth | \$25,000 |
| 1/1/1975   | Pankratz Ruth |               | \$0      |



RP Environmental, LLC  
RP-5612

**OWNERSHIP INFORMATION REGARDING SUBJECT PROPERTY**


**MyPLACE**

Cuyahoga County, Ohio - Property Summary Report  
Parcel: 583-13-016

|                   |                                          |
|-------------------|------------------------------------------|
| Owner             | HANDY IDA                                |
| Address           | AVERY RD<br>BROADVIEW HEIGHTS, OH. 44147 |
| Land Use          | (5000) R - RES VACANT LAND               |
| Legal Description | 28 NP 596.36FT SP                        |
| Neighborhood      | 08301                                    |

**SKETCH**

Building 0  
  
Sketch not available for this parcel.

**MAP VIEW**


**BUILDING INFORMATION**

| Code | Frontage | Depth | Acreage | Sq Ft   |
|------|----------|-------|---------|---------|
| PRM  | 195      | 743   | 3.28    | 142,876 |

**VALUATION**

| 2015 Values    | Taxable Market Value | Exempt Market Value | Abated Market Value | Assessed Taxable Value  |
|----------------|----------------------|---------------------|---------------------|-------------------------|
| Land Value     | \$69,200             | \$0                 | \$0                 | \$24,220                |
| Building Value | \$0                  | \$0                 | \$0                 | \$0                     |
| Total Value    | \$69,200             | \$0                 | \$0                 | \$24,220                |
| Land Use       | 5000                 |                     |                     | RESIDENTIAL VACANT LAND |

**PERMITS**

| Tax Year | Reason | Tax Change | Exempt Change | Percent Complete | Reinspect | Notes |
|----------|--------|------------|---------------|------------------|-----------|-------|
|----------|--------|------------|---------------|------------------|-----------|-------|

**IMPROVEMENTS**

| Type | Description | Size            | Height Depth |
|------|-------------|-----------------|--------------|
| 230  | BARN        | 697 SQUARE FEET |              |

**SALES**

| Date       | Buyer                      | Seller                     | Price    |
|------------|----------------------------|----------------------------|----------|
| 12/21/1976 | Handy Ida                  | Pankratz Ruth E            | \$25,000 |
| 11/13/1975 | Pankratz Ruth E            | Pankratz Norman R & Ruth E | \$0      |
| 1/1/1975   | Pankratz Norman R & Ruth E |                            | \$0      |



RP Environmental, LLC  
RP-5612

## OWNERSHIP INFORMATION REGARDING SUBJECT PROPERTY


**MyPLACE**

Cuyahoga County, Ohio - Property Summary Report  
Parcel: 583-13-017

---

Owner  
Address  
Land Use  
Legal Description  
Neighborhood

HANDY IDA  
ROYALTON RD  
BROADVIEW HEIGHTS, OH. 44147  
(5000) R - RES VACANT LAND  
28 WP 742FT W OF CL AVERY RD  
08301

---

**SKETCH**



Building 0

Sketch not available for this parcel.

**MAP VIEW**



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**BUILDING INFORMATION**

**LAND**

| Code | Frontage | Depth | Acreage | Sq Ft  |
|------|----------|-------|---------|--------|
| PRM  | 100      | 350   | 0.8     | 35,000 |

**VALUATION**

|                | 2015 Values | Taxable Market Value | Exempt Market Value | Abated Market Value | Assessed Taxable Value  |
|----------------|-------------|----------------------|---------------------|---------------------|-------------------------|
| Land Value     |             | \$37,300             | \$0                 | \$0                 | \$13,060                |
| Building Value |             | \$0                  | \$0                 | \$0                 | \$0                     |
| Total Value    |             | \$37,300             | \$0                 | \$0                 | \$13,060                |
| Land Use       |             | 5000                 |                     |                     | RESIDENTIAL VACANT LAND |

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**PERMITS**

| Tax Year | Reason | Tax Change | Exempt Change | Percent Complete | Reinspect | Notes |
|----------|--------|------------|---------------|------------------|-----------|-------|
|----------|--------|------------|---------------|------------------|-----------|-------|

**IMPROVEMENTS**

| Type | Description | Size | Height Depth |
|------|-------------|------|--------------|
|------|-------------|------|--------------|

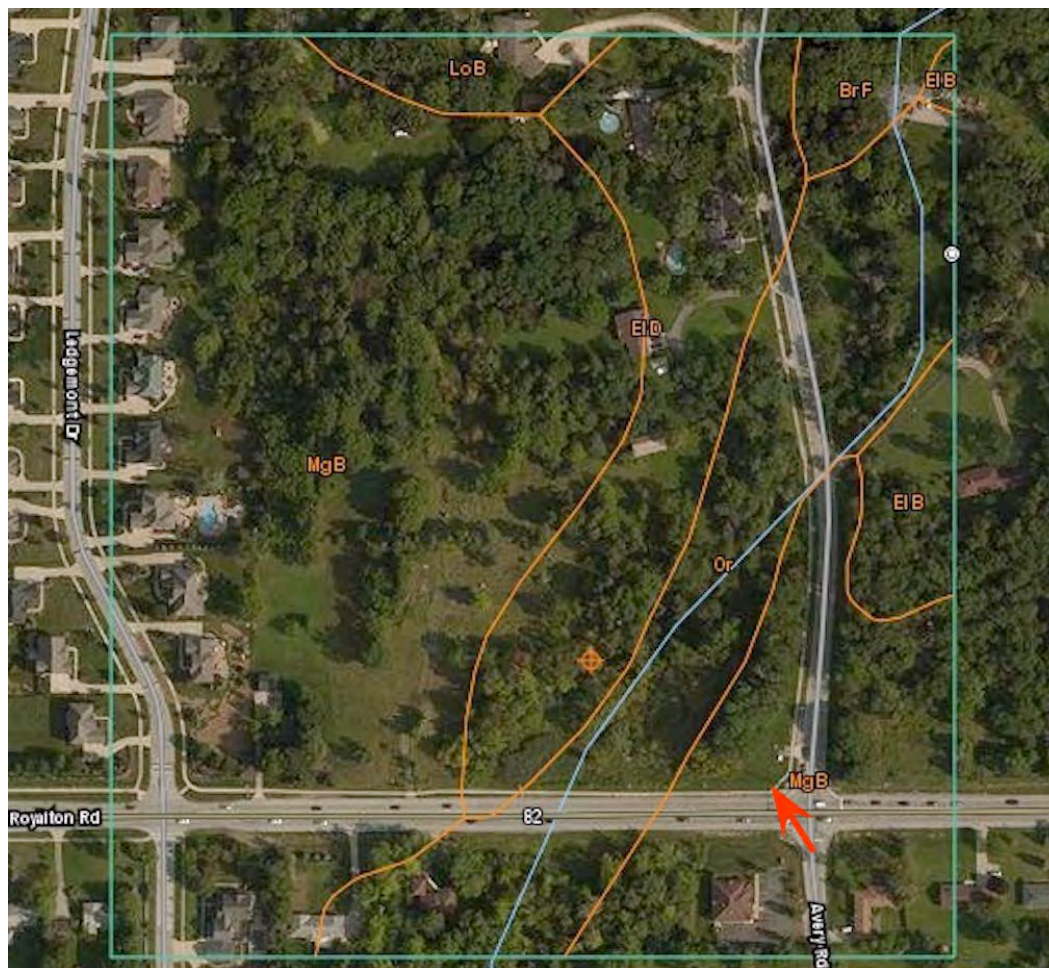
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**SALES**

| Date       | Buyer                      | Seller                     | Price    |
|------------|----------------------------|----------------------------|----------|
| 12/21/1976 | Handy Ida                  | Pankratz Ruth E            | \$25,000 |
| 11/13/1975 | Pankratz Ruth E            | Pankratz Norman R & Ruth E | \$0      |
| 1/1/1975   | Pankratz Norman R & Ruth E |                            | \$0      |

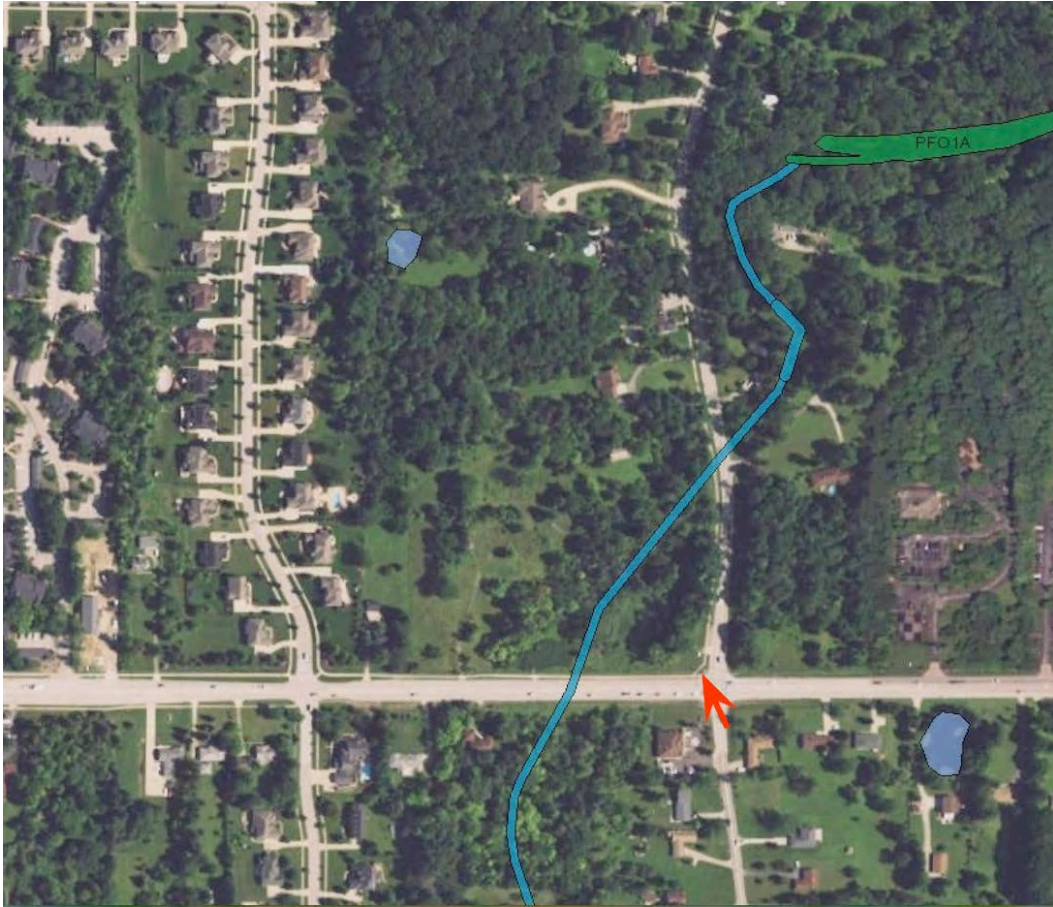


**SOIL MAP SHOWING SUBJECT PROPERTY**





**WETLANDS MAP SHOWING SUBJECT PROPERTY**



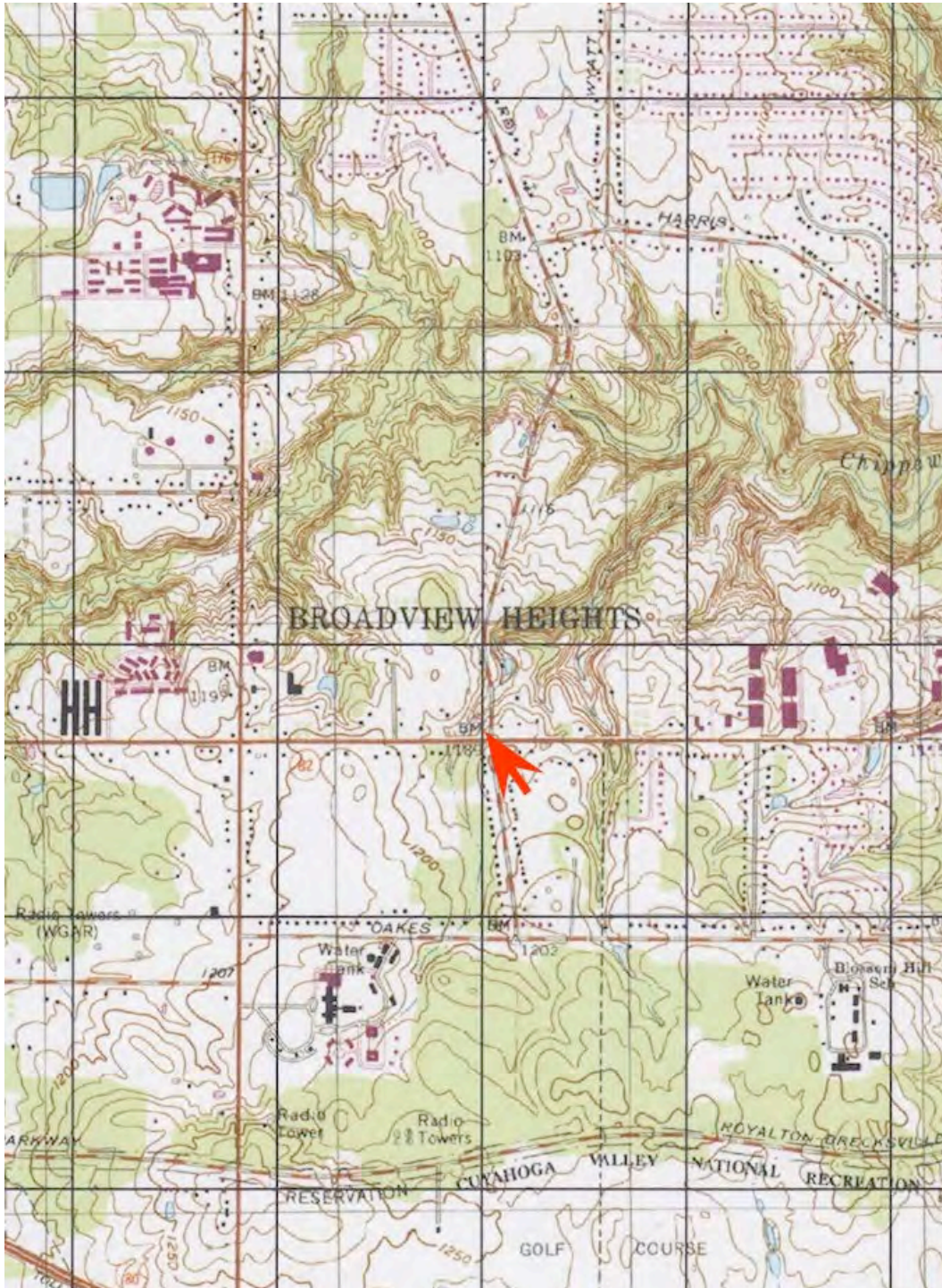


**GROUNDWATER POLLUTION POTENTIAL MAP  
SHOWING SUBJECT PROPERTY**





**2-D TOPOGRAPHIC MAP SHOWING SUBJECT PROPERTY**



**3-D TOPOGRAPHIC MAP SHOWING SUBJECT PROPERTY**





**AERIAL PHOTO DATED 1951 SHOWING SUBJECT PROPERTY**

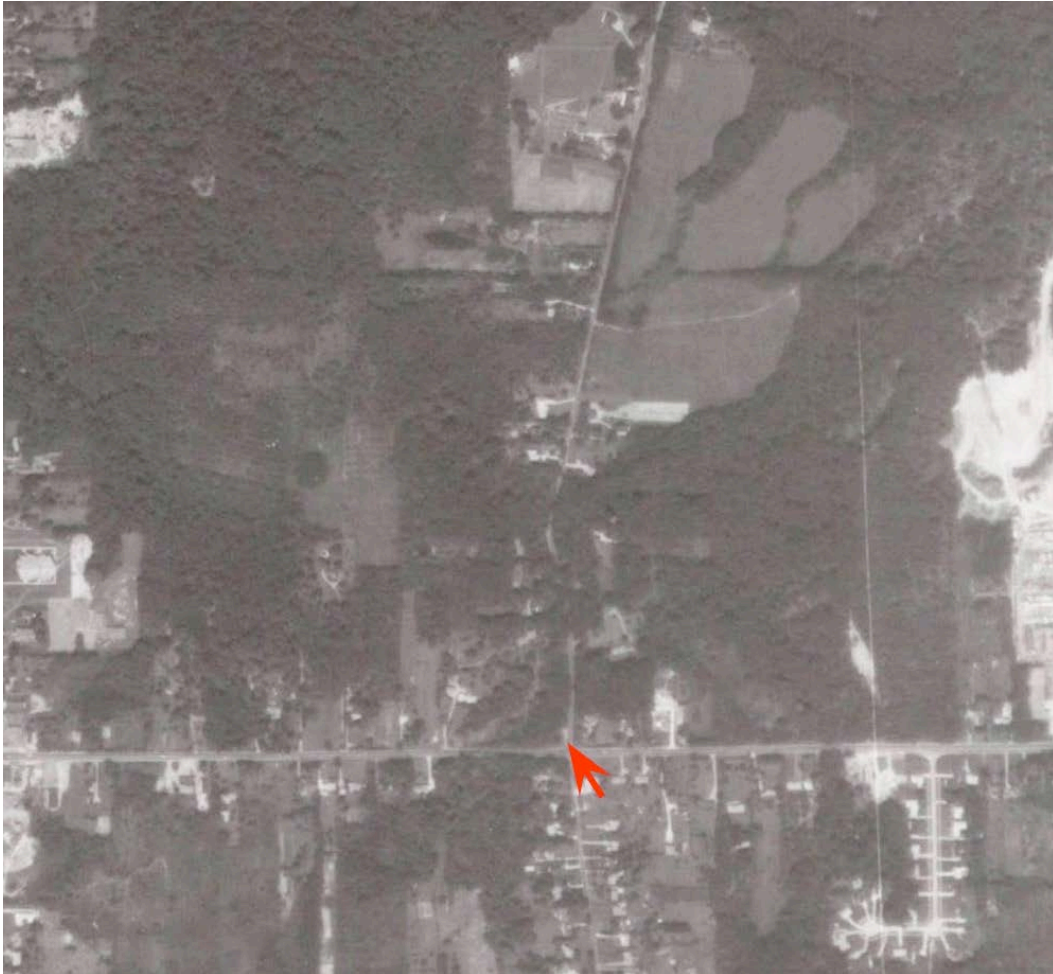


**AERIAL PHOTO DATED 1959 SHOWING SUBJECT PROPERTY**





**AERIAL PHOTO DATED 1979 SHOWING SUBJECT PROPERTY**



**AERIAL PHOTO DATED 1988 SHOWING SUBJECT PROPERTY**





**AERIAL PHOTO DATED 1993 SHOWING SUBJECT PROPERTY**



**AERIAL PHOTO DATED 2000 SHOWING SUBJECT PROPERTY**

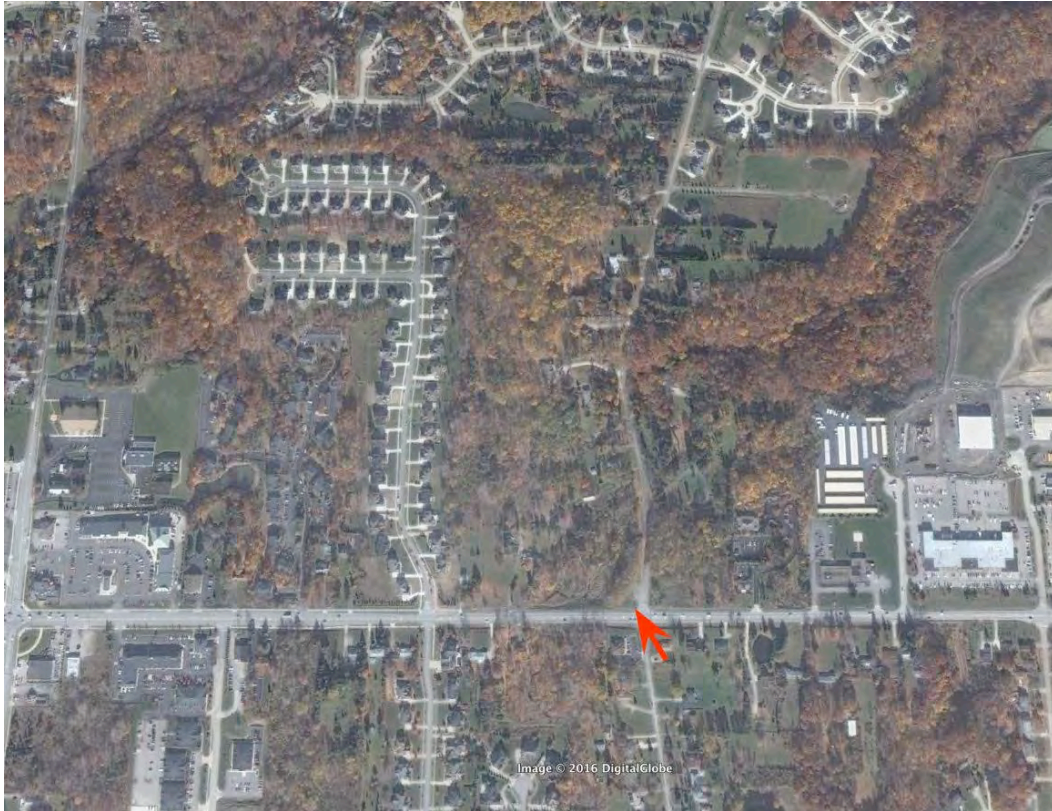




**AERIAL PHOTO DATED 2002 SHOWING SUBJECT PROPERTY**

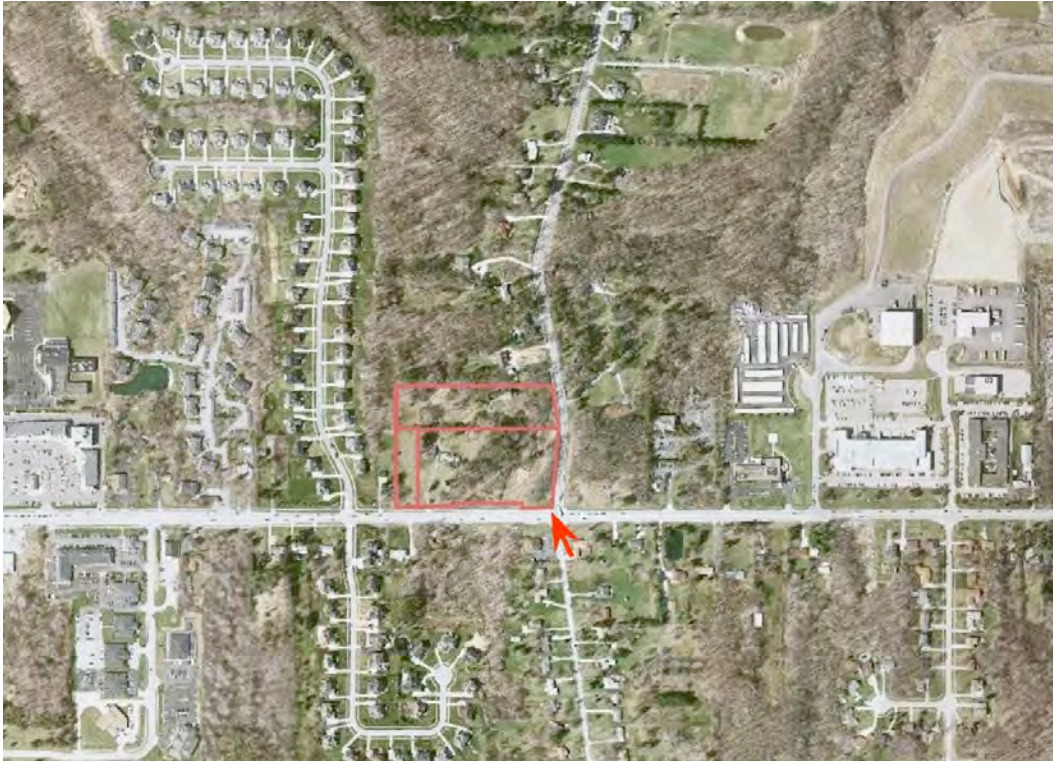


**AERIAL PHOTO DATED 2005 SHOWING SUBJECT PROPERTY**

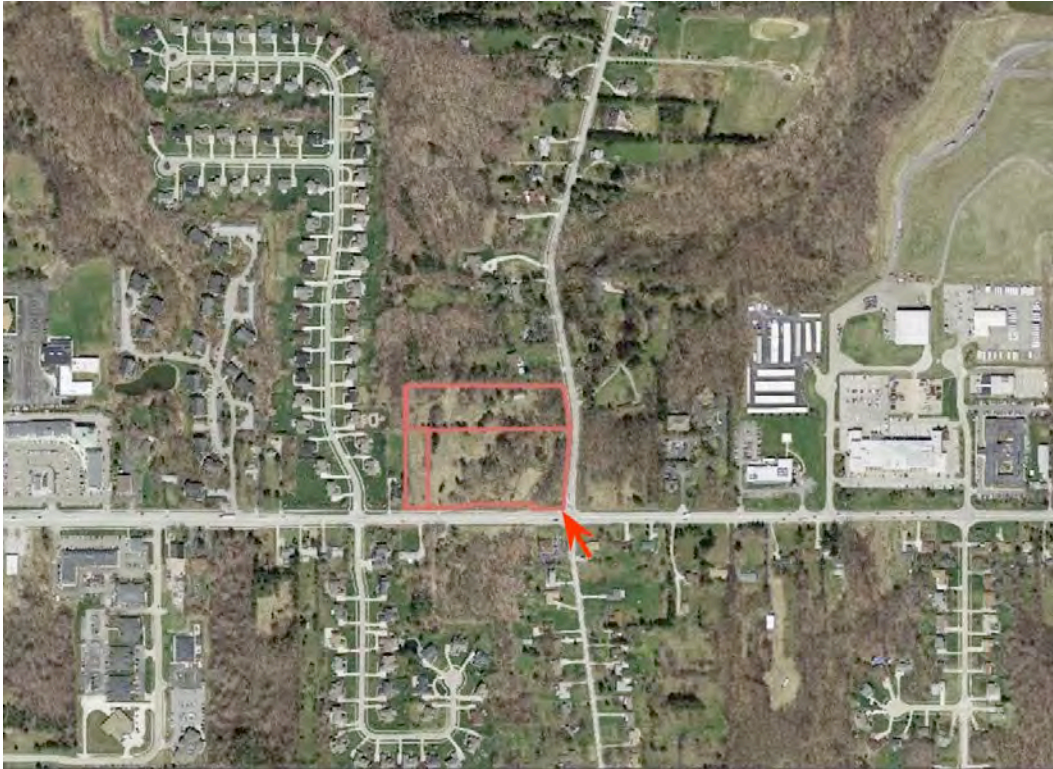




**AERIAL PHOTO DATED 2008 SHOWING SUBJECT PROPERTY**

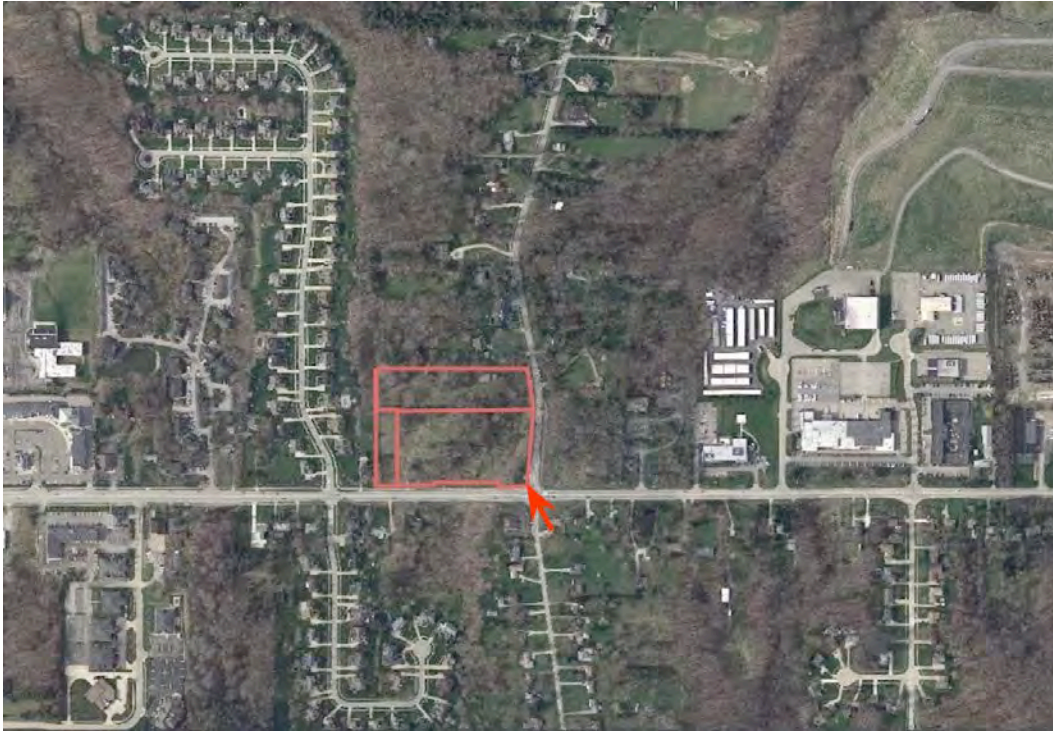


**AERIAL PHOTO DATED 2011 SHOWING SUBJECT PROPERTY**

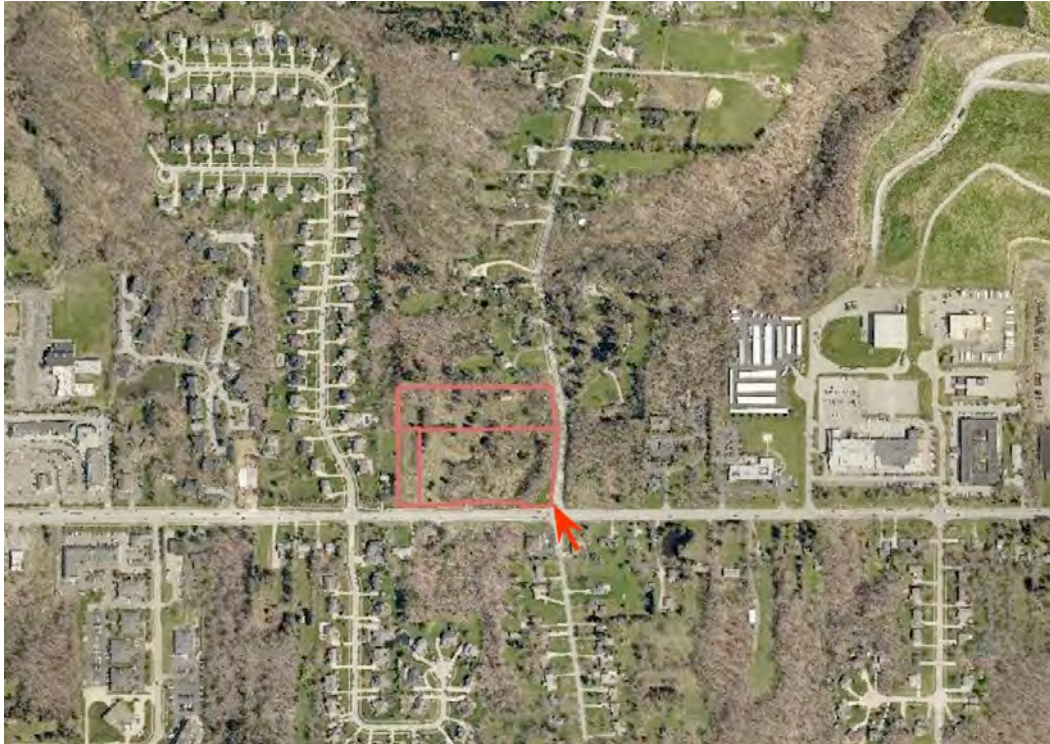




**AERIAL PHOTO DATED 2013 SHOWING SUBJECT PROPERTY**



**AERIAL PHOTO DATED 2015 SHOWING SUBJECT PROPERTY**





**SUBJECT PROPERTY AS SEEN FROM ROYALTON ROAD**



**SOUTH SIDE OF SUBJECT PROPERTY**





**SOUTHEAST PORTION OF SUBJECT PROPERTY**



**SOUTHEAST PORTION OF SUBJECT PROPERTY**





**SOUTHWEST PORTION OF SUBJECT PROPERTY**



**NORTH PORTION OF SUBJECT PROPERTY**





**NORTH PORTION OF SUBJECT PROPERTY**



**NORTHEAST PORTION OF SUBJECT PROPERTY**





**BARN IN NORTHEAST PORTION OF SUBJECT PROPERTY**



**BARN IN NORTHEAST PORTION OF SUBJECT PROPERTY**





**BARN IN NORTHEAST PORTION OF SUBJECT PROPERTY**



**DEBRIS NEAR BARN ON SUBJECT PROPERTY**





**DEBRIS NEAR BARN ON SUBJECT PROPERTY**



**DEBRIS NEAR BARN ON SUBJECT PROPERTY**





**INTERIOR OF BARN ON SUBJECT PROPERTY**



**INTERIOR OF BARN ON SUBJECT PROPERTY**





**INTERIOR OF BARN ON SUBJECT PROPERTY**



**DEBRIS IN NORTHWEST PORTION OF SUBJECT PROPERTY**





**DEBRIS IN NORTHWEST PORTION OF SUBJECT PROPERTY**



**COOP IN NORTHWEST PORTION OF SUBJECT PROPERTY**





**COOP IN NORTHWEST PORTION OF SUBJECT PROPERTY**



**NORTH CENTRAL PORTION OF SUBJECT PROPERTY**





**EAST SIDE OF SUBJECT PROPERTY**



**EAST PORTION OF SUBJECT PROPERTY**





**EAST PORTION OF SUBJECT PROPERTY**



**DEBRIS IN EAST CENTRAL PORTION OF SUBJECT PROPERTY**





**WEST SIDE OF SUBJECT PROPERTY**



**WEST CENTRAL PORTION OF SUBJECT PROPERTY**





**CENTRAL PORTION OF SUBJECT PROPERTY**



**ADJACENT PROPERTY TO THE NORTH  
(RESIDENTIAL)**





**ADJACENT PROPERTIES TO THE SOUTH  
(RESIDENTIAL)**



**ADJACENT PROPERTY TO THE SOUTHEAST  
(RESIDENTIAL)**





**ADJACENT PROPERTIES TO THE EAST  
(VACANT LAND AND RESIDENTIAL)**



**ADJACENT PROPERTY TO THE WEST  
(RESIDENTIAL)**





## **APPENDIX I: RP KEY RESUMES**

### Patrick W. Duncan, CPG

RP Environmental, LLC  
7664 Tyler Boulevard  
Mentor, Ohio 44060  
Phone: (440) 946-5888  
Fax: (440) 299-0299  
patrick.duncan@rpenv.com

Born: September 18, 1966 in Erie, PA

B.S. (Geology) Kent State University - May, 1992  
M.S. (Geology) Case Western Reserve University - August, 1997  
AIPG Certified Professional Geologist (CPG-10920)

### Employment Experience

May, 1994 to present: owner of RP Environmental, LLC - environmental site assessments, underground storage tank closures, wetlands studies, geological consulting

January, 2008-present: Director of Ohio Land Stewardship – non-profit corporation that holds, monitors, and maintains conservation easements and lands placed in trusts

June, 1992 to June, 1995: Geologist, Electro-Analytical Laboratories - phase one environmental site assessments, groundwater well developing and sampling, general environmental sampling of lead dust, asbestos, process and discharge waters, soil and air, soil borings, and underground storage tank closures

Summer, 1991: Alan H. Coogan and Associates, Inc. - oil trap analysis using well log data, gravity anomaly maps, and SURFER

### Teaching Experience

1994 to 1997: Instructor, Lake Erie College. Taught Physical Geology and Environmental Science to Undergraduates.

Public Office

Member of Concord Township Zoning Commission: Served two year term from 1997 to 1999.

Publications

Duncan, Patrick W. and Wells, N.A., 1990, The Mississippian Berea Sandstone at Bedford Falls, Ohio - no clear tidal cyclicity in its most tidal-like facies (Abs): Geological Society of America Abstracts with Programs, 22(5): p. 8. Presented at G.S.A. North-Central Section Meeting, April 26, 1990, Macomb, Ill.

Duncan, Patrick W. and Wells, Neil A., 1992, The Mississippian Berea Sandstone at Bedford in Northern Ohio: Tidal Cyclicity, Syndepositional Deformation, and Major Bounding Surfaces: Northeastern Geology, v. 60, p. 15-28.

Feldmann, Rodney M. and Duncan, Patrick W., 1992, Eocene decapod crustaceans from Snowdrift Quarry, South Otago, New Zealand: New Zealand Journal of Geology and Geophysics, v. 35, p. 455-461.

Duncan, Patrick W., 1992, Small Analogs of Duplex Folds, in The Bedford Shale of Northeastern Ohio (Abs): Geological Society of America Abstracts with Programs, 24(4): p. 13. Presented at G.S.A. North-Central Section Meeting, April 30, 1992, Iowa City, Iowa.

Feldmann, R.M., Duncan, P.W., and five other authors, 1993, Fossil Penaeidae (Crustacea: Decapoda) from the Loyola Formation, Ecuador: Annals of the Carnegie Museum, v. 62, p. 229-243.

Ketterer, M.E., Savin, S.M., Duncan, P.W., and Elliott, W.C., 1997, Studies of Atmospheric Lead in Cleveland, Ohio, USA (Abs): European Winter Conference on Plasma Spectrochemistry, p. 144.

Oxygen Isotope Geochemistry of CO<sub>2</sub> in Artificial and Natural Soils: M.S. Thesis, Case Western Reserve University.



### Honors

Full tuition waiver (Case Western Reserve University) - January, 1993 to May, 1997

Kirtlandia Research Scholar (Cleveland Museum of Natural History)  
Summer, 1990

### Science Courses Taken

#### Geology

Mineralogy  
Petrology  
Geomorphology  
Invertebrate Paleontology  
Structural Geology  
Sedimentology and Stratigraphy  
Vertebrate Paleontology  
Summer Field Camp (Black Hills)  
Late Cenozoic Climate Change  
Optical Petrography  
Geophysics  
Paleoceanography  
Environmental Geochemistry  
Stable Isotope Geochemistry  
Geochronology  
Seminar in Ore Geochemistry  
Geotectonics  
Clay Mineralogy  
Mining and Exploration Geology  
Chemistry of Natural Waters

#### Mathematics

Algebra and Trigonometry  
Analytic Geometry and Calc I  
Statistics  
Computer Science

#### Cognate Science

Human Paleontology  
Biol Principles I & II  
Invertebrate Zoology  
General Chemistry I & II  
General Physics I & II  
Physical Chemistry I & II

U.S. Army Corps of Engineers  
Wetlands Delineation 38 Hour  
Course (Taken in Nov., 2000)

### Memberships

AIPG Certified Professional Geologist (2005-present)  
Geological Society of America (2004)  
The Geochemical Society (1994-1997)  
American Association for the Advancement of Science (1993-1996)  
National Center for Science Education (1991-1996)  
Northern Ohio Geological Society (1990-1998)

Ohio Academy of Science (1990-1995)  
Clay Minerals Society (1995-1997)

Research and General Interests

Stable Isotope Geochemistry, Geochronology, Sedimentology,  
Methodology, History, and Philosophy of Science, Environmental Law

Academic References

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**KEY EMPLOYEES**

Paul McMasters

B.S. and M.S. Geology, Kent State University, 1995

Field Geologist, 2009 to present. Performs all mining permit work and UST closures.

Chip Tokar, CPG

B.S. and M.S. Geology, Bowling Green State University, 1995.

Field Geologist 2008-present. Responsible for phase one and two projects in northwest Ohio and southeast Michigan.

Janis Jackson

Associates Degree – Lakeland Community College

Technical Writer 2002-present. Writes phase one reports. Has 20 years experience writing phase one reports and has assisted on several walkover surveys of property.

Nils Widing

Field Technician 1995-present. Responsible for phase two sampling, waste disposal and characterization, wastewater management and EPA compliance. HAZWOPR certified.

Lori Lenzer

B.A. Bowling Green State University, Masters Library Science Kent State University 1990.

Historical research for projects.

## **APPENDIX II: DATABASE RESEARCH**





# DATABASE REPORT

**Project Property:** *RP-5612  
1345 E Royalton Rd  
Broadview Heights OH 44147*

**Project No:**

**Report Type:** *Database Report*

**Order No:** *20160907075*

**Requested by:** *RP Environmental, LLC*

**Date Completed:** *September 8, 2016*

**Environmental Risk  
Information Services**  
A division of Glacier Media Inc.  
P: 1.866.517.5204  
E: [info@erisinfo.com](mailto:info@erisinfo.com)  
**[www.erisinfo.com](http://www.erisinfo.com)**

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## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

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# Executive Summary

## Property Information:

**Project Property:** *RP-5612  
1345 E Royalton Rd Broadview Heights OH 44147*

**Project No:**

**Coordinates:**

**Latitude:** *41.314795*  
**Longitude:** *-81.675868*  
**UTM Northing:** *4,573,923.49*  
**UTM Easting:** *443,429.61*  
**UTM Zone:** *UTM Zone 17T*

**Elevation:** *1,185 FT*

## Order Information:

**Order No:** *20160907075*  
**Date Requested:** *September 7, 2016*  
**Requested by:** *RP Environmental, LLC*  
**Report Type:** *Database Report*

## Historicals/Products:

## Executive Summary: Report Summary

| Database                                     | Searched | Search Radius | Project Property | Within 0.12mi | .125mi to 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|----------------------------------------------|----------|---------------|------------------|---------------|------------------|------------------|------------------|-------|
| <b><u>Standard Environmental Records</u></b> |          |               |                  |               |                  |                  |                  |       |
| <b>Federal</b>                               |          |               |                  |               |                  |                  |                  |       |
| NPL                                          | Y        | 1             | 0                | 0             | 0                | 0                | 0                | 0     |
| PROPOSED NPL                                 | Y        | 1             | 0                | 0             | 0                | 0                | 0                | 0     |
| DELETED NPL                                  | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| SEMS                                         | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| SEMS ARCHIVE                                 | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| CERCLIS                                      | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| CERCLIS NFRAP                                | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| CERCLIS LIENS                                | Y        | PO            | 0                | -             | -                | -                | -                | 0     |
| RCRA CORRACTS                                | Y        | 1             | 0                | 0             | 0                | 0                | 0                | 0     |
| RCRA TSD                                     | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| RCRA LQG                                     | Y        | .25           | 0                | 0             | 0                | -                | -                | 0     |
| RCRA SQG                                     | Y        | .25           | 0                | 0             | 0                | -                | -                | 0     |
| RCRA CESQG                                   | Y        | .25           | 0                | 0             | 0                | -                | -                | 0     |
| RCRA NON GEN                                 | Y        | .25           | 0                | 0             | 0                | -                | -                | 0     |
| FED ENG                                      | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| FED INST                                     | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| ERNS 1982 TO 1986                            | Y        | PO            | 0                | -             | -                | -                | -                | 0     |
| ERNS 1987 TO 1989                            | Y        | PO            | 0                | -             | -                | -                | -                | 0     |
| ERNS                                         | Y        | PO            | 0                | -             | -                | -                | -                | 0     |
| FED BROWNFIELDS                              | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| FEMA UST                                     | Y        | .25           | 0                | 0             | 0                | -                | -                | 0     |
| <b>State</b>                                 |          |               |                  |               |                  |                  |                  |       |
| DERR                                         | Y        | 1             | 0                | 0             | 0                | 0                | 2                | 2     |
| SWF/LF                                       | Y        | .5            | 0                | 0             | 0                | 1                | -                | 1     |
| HIST LF                                      | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| LUST                                         | Y        | .5            | 0                | 0             | 0                | 3                | -                | 3     |
| DELISTED RELEASES                            | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| UNREG LTANKS                                 | Y        | .5            | 0                | 0             | 0                | 3                | -                | 3     |



| Database    | Searched | Search Radius | Project Property | Within 0.12mi | .125mi to 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|-------------|----------|---------------|------------------|---------------|------------------|------------------|------------------|-------|
| UST         | Y        | .25           | 0                | 0             | 0                | -                | -                | 0     |
| ARCHIVE UST | Y        | .25           | 0                | 0             | 0                | -                | -                | 0     |
| DTNK        | Y        | .25           | 0                | 0             | 0                | -                | -                | 0     |
| ENG         | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| INST        | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| VCP         | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| VAP CNS     | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| BROWNFIELDS | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |

#### Tribal

|               |   |     |   |   |   |   |   |   |
|---------------|---|-----|---|---|---|---|---|---|
| INDIAN LUST   | Y | .5  | 0 | 0 | 0 | 0 | - | 0 |
| INDIAN UST    | Y | .25 | 0 | 0 | 0 | - | - | 0 |
| DELISTED ILST | Y | .5  | 0 | 0 | 0 | 0 | - | 0 |
| DELISTED IUST | Y | .25 | 0 | 0 | 0 | - | - | 0 |

#### County

*No County standard environmental record sources available for this State.*

#### Additional Environmental Records

##### Federal

|                 |   |      |   |   |   |   |   |   |
|-----------------|---|------|---|---|---|---|---|---|
| FINDS/FRS       | Y | PO   | 0 | - | - | - | - | 0 |
| TRIS            | Y | PO   | 0 | - | - | - | - | 0 |
| HMIRS           | Y | .125 | 0 | 0 | - | - | - | 0 |
| NCDL            | Y | PO   | 0 | - | - | - | - | 0 |
| ODI             | Y | .5   | 0 | 0 | 0 | 0 | - | 0 |
| IODI            | Y | .5   | 0 | 0 | 0 | 0 | - | 0 |
| TSCA            | Y | .125 | 0 | 0 | - | - | - | 0 |
| HIST TSCA       | Y | .125 | 0 | 0 | - | - | - | 0 |
| FTTS ADMIN      | Y | PO   | 0 | - | - | - | - | 0 |
| FTTS INSP       | Y | PO   | 0 | - | - | - | - | 0 |
| PRP             | Y | PO   | 0 | - | - | - | - | 0 |
| SCRD DRYCLEANER | Y | .5   | 0 | 0 | 0 | 0 | - | 0 |
| ICIS            | Y | PO   | 0 | - | - | - | - | 0 |
| FED DRYCLEANERS | Y | .25  | 0 | 0 | 0 | - | - | 0 |
| FUDS            | Y | 1    | 0 | 0 | 0 | 0 | 0 | 0 |
| MLTS            | Y | PO   | 0 | - | - | - | - | 0 |
| HIST MLTS       | Y | PO   | 0 | - | - | - | - | 0 |
| MINES           | Y | .25  | 0 | 0 | 0 | - | - | 0 |

##### State

|             |   |      |   |   |   |   |   |   |
|-------------|---|------|---|---|---|---|---|---|
| SPILLS      | Y | .125 | 0 | 0 | - | - | - | 0 |
| TOWNGAS     | Y | 1    | 0 | 0 | 0 | 0 | 0 | 0 |
| DRYCLEANERS | Y | .25  | 0 | 0 | 0 | - | - | 0 |

| Database | Searched | Search Radius | Project Property | Within 0.12mi | .125mi to 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|----------|----------|---------------|------------------|---------------|------------------|------------------|------------------|-------|
| USD      | Y        | .5            | 0                | 0             | 0                | 0                | -                | 0     |
| CRO      | Y        | PO            | 0                | -             | -                | -                | -                | 0     |
| SIAB     | Y        | PO            | 0                | -             | -                | -                | -                | 0     |

**Tribal** *No Tribal additional environmental record sources available for this State.*

**County** *No County additional environmental record sources available for this State.*

---

|               |   |   |   |   |   |   |
|---------------|---|---|---|---|---|---|
| <b>Total:</b> | 0 | 0 | 0 | 7 | 2 | 9 |
|---------------|---|---|---|---|---|---|

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.



# Executive Summary: Site Report Summary - Project Property

| <i>Map<br/>Key</i> | <i>DB</i> | <i>Company/Site Name</i> | <i>Address</i> | <i>Direction</i> | <i>Distance<br/>(mi/ft)</i> | <i>Elev Diff<br/>(ft)</i> | <i>Page<br/>Number</i> |
|--------------------|-----------|--------------------------|----------------|------------------|-----------------------------|---------------------------|------------------------|
|--------------------|-----------|--------------------------|----------------|------------------|-----------------------------|---------------------------|------------------------|

No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

| Map Key                                                                              | DB           | Company/Site Name                                | Address                                          | Direction | Distance (mi/ft)   | Elev Diff (ft) | Page Number        |
|--------------------------------------------------------------------------------------|--------------|--------------------------------------------------|--------------------------------------------------|-----------|--------------------|----------------|--------------------|
| <a href="#">1</a>                                                                    | UNREG LTANKS | ORPHAN TANK                                      | 1015 SILVERBROOK CT<br>BROADVIEW HTS OH 44147    | NNW       | 0.29 /<br>1,543.54 | -5             | <a href="#">15</a> |
| <b>Release NO / Status:</b> 18011039 - N00001 / RPT: a possible incident is reported |              |                                                  |                                                  |           |                    |                |                    |
| <a href="#">2</a>                                                                    | SWF/LF       | Broadview Heights Transfer Station               | 9191 Postal Dr<br>Broadview Heights OH OH 44147  | E         | 0.30 /<br>1,595.42 | -20            | <a href="#">15</a> |
| <a href="#">3</a>                                                                    | LUST         | ROYALVIEW MANOR NURSING HOME                     | 2801 E ROYALTON RD<br>BROADVIEW HEIGHTS OH 44147 | E         | 0.45 /<br>2,379.33 | -13            | <a href="#">15</a> |
| <b>Release No / Facility Status:</b> 18000092-N00001 / Inactive                      |              |                                                  |                                                  |           |                    |                |                    |
| <a href="#">4</a>                                                                    | LUST         | Statewide Stations                               | 9242 BROADVIEW RD<br>BROADVIEW HEIGHTS OH 44147  | W         | 0.46 /<br>2,441.02 | 5              | <a href="#">15</a> |
| <b>Release No / Facility Status:</b> 18010880-N00001 / Active                        |              |                                                  |                                                  |           |                    |                |                    |
| <a href="#">4</a>                                                                    | UNREG LTANKS | Statewide Stations                               | 9242 BROADVIEW RD<br>BROADVIEW HEIGHTS OH 44147  | W         | 0.46 /<br>2,441.02 | 5              | <a href="#">16</a> |
| <b>Release NO / Status:</b> 18010880 - N00001 / T1S: Tier 1 Source Investigation     |              |                                                  |                                                  |           |                    |                |                    |
| <a href="#">5</a>                                                                    | LUST         | BP OIL CO. #54032                                | 9259 BROADVIEW RD<br>BROADVIEW OH 44147          | W         | 0.47 /<br>2,457.37 | 8              | <a href="#">16</a> |
| <b>Release No / Facility Status:</b> 18002346-N00001 / Inactive                      |              |                                                  |                                                  |           |                    |                |                    |
| <a href="#">6</a>                                                                    | UNREG LTANKS | ASSUMPTION CHURCH                                | 9183 BROADVIEW RD<br>BROADVIEW HTS OH 44147      | WNW       | 0.47 /<br>2,478.30 | -4             | <a href="#">16</a> |
| <b>Release NO / Status:</b> 18010419 - N00001 / RPT: a possible incident is reported |              |                                                  |                                                  |           |                    |                |                    |
| <a href="#">7</a>                                                                    | DERR         | Royalton Rd Sanitary Landfill, Broadview Heights | 3401 E Royalton Rd<br>Broadview Heights OH 44147 | E         | 0.72 /<br>3,777.02 | -36            | <a href="#">16</a> |
| <a href="#">8</a>                                                                    | DERR         | Broadview Ctr Revitalization, Broadview Heights  | 9543 Broadview Rd<br>Broadview Heights OH 44147  | SW        | 0.77 /<br>4,083.22 | 24             | <a href="#">17</a> |

## Executive Summary: Summary by Data Source

### Standard

#### State

##### DERR - Ohio Division of Environmental Response & Revitalization

A search of the DERR database, dated May 12, 2016 has found that there are 2 DERR site(s) within approximately 1.00 miles of the project property.

| <u>Equal/Higher Elevation</u>                      | <u>Address</u>                                  | <u>Direction</u> | <u>Distance (mi/ft)</u> | <u>Map Key</u>           |
|----------------------------------------------------|-------------------------------------------------|------------------|-------------------------|--------------------------|
| Broadview Ctr Revitalization,<br>Broadview Heights | 9543 Broadview Rd<br>Broadview Heights OH 44147 | SW               | 0.77 / 4,083.22         | <a href="#"><u>8</u></a> |

| <u>Lower Elevation</u>                              | <u>Address</u>                                   | <u>Direction</u> | <u>Distance (mi/ft)</u> | <u>Map Key</u>           |
|-----------------------------------------------------|--------------------------------------------------|------------------|-------------------------|--------------------------|
| Royalton Rd Sanitary Landfill,<br>Broadview Heights | 3401 E Royalton Rd<br>Broadview Heights OH 44147 | E                | 0.72 / 3,777.02         | <a href="#"><u>7</u></a> |

##### SWF/LF - Ohio Licensed Solid Waste Facilities, Landfills and other Waste Facilities

A search of the SWF/LF database, dated Jul 12, 2016 has found that there are 1 SWF/LF site(s) within approximately 0.50 miles of the project property.

| <u>Lower Elevation</u>                | <u>Address</u>                                  | <u>Direction</u> | <u>Distance (mi/ft)</u> | <u>Map Key</u>           |
|---------------------------------------|-------------------------------------------------|------------------|-------------------------|--------------------------|
| Broadview Heights Transfer<br>Station | 9191 Postal Dr<br>Broadview Heights OH OH 44147 | E                | 0.30 / 1,595.42         | <a href="#"><u>2</u></a> |

##### LUST - Ohio Leaking Underground Storage Tanks (LUST)

A search of the LUST database, dated Aug 03, 2016 has found that there are 3 LUST site(s) within approximately 0.50 miles of the project property.

| <u>Equal/Higher Elevation</u> | <u>Address</u>                                  | <u>Direction</u> | <u>Distance (mi/ft)</u> | <u>Map Key</u>           |
|-------------------------------|-------------------------------------------------|------------------|-------------------------|--------------------------|
| Statewide Stations            | 9242 BROADVIEW RD<br>BROADVIEW HEIGHTS OH 44147 | W                | 0.46 / 2,441.02         | <a href="#"><u>4</u></a> |

*Release No / Facility Status: 18010880-N00001 / Active*

|                   |                                         |   |                 |                          |
|-------------------|-----------------------------------------|---|-----------------|--------------------------|
| BP OIL CO. #54032 | 9259 BROADVIEW RD<br>BROADVIEW OH 44147 | W | 0.47 / 2,457.37 | <a href="#"><u>5</u></a> |
|-------------------|-----------------------------------------|---|-----------------|--------------------------|

*Release No / Facility Status: 18002346-N00001 / Inactive*

| <u>Lower Elevation</u>          | <u>Address</u>                                   | <u>Direction</u> | <u>Distance (mi/ft)</u> | <u>Map Key</u>           |
|---------------------------------|--------------------------------------------------|------------------|-------------------------|--------------------------|
| ROYALVIEW MANOR NURSING<br>HOME | 2801 E ROYALTON RD<br>BROADVIEW HEIGHTS OH 44147 | E                | 0.45 / 2,379.33         | <a href="#"><u>3</u></a> |



| <u>Lower Elevation</u> | <u>Address</u> | <u>Direction</u> | <u>Distance (mi/ft)</u> | <u>Map Key</u> |
|------------------------|----------------|------------------|-------------------------|----------------|
|------------------------|----------------|------------------|-------------------------|----------------|

*Release No / Facility Status: 18000092-N00001 / Inactive*

### **UNREG LTANKS - Ohio Non-Regulated Leaking Underground Storage Tanks (LUST)**

A search of the UNREG LTANKS database, dated Aug 18, 2016 has found that there are 3 UNREG LTANKS site(s) within approximately 0.50 miles of the project property.

| <u>Equal/Higher Elevation</u> | <u>Address</u> | <u>Direction</u> | <u>Distance (mi/ft)</u> | <u>Map Key</u> |
|-------------------------------|----------------|------------------|-------------------------|----------------|
|-------------------------------|----------------|------------------|-------------------------|----------------|

|                    |                                                 |   |                 |                          |
|--------------------|-------------------------------------------------|---|-----------------|--------------------------|
| Statewide Stations | 9242 BROADVIEW RD<br>BROADVIEW HEIGHTS OH 44147 | W | 0.46 / 2,441.02 | <a href="#"><u>4</u></a> |
|--------------------|-------------------------------------------------|---|-----------------|--------------------------|

*Release NO / Status: 18010880 - N00001 / T1S: Tier 1 Source Investigation*

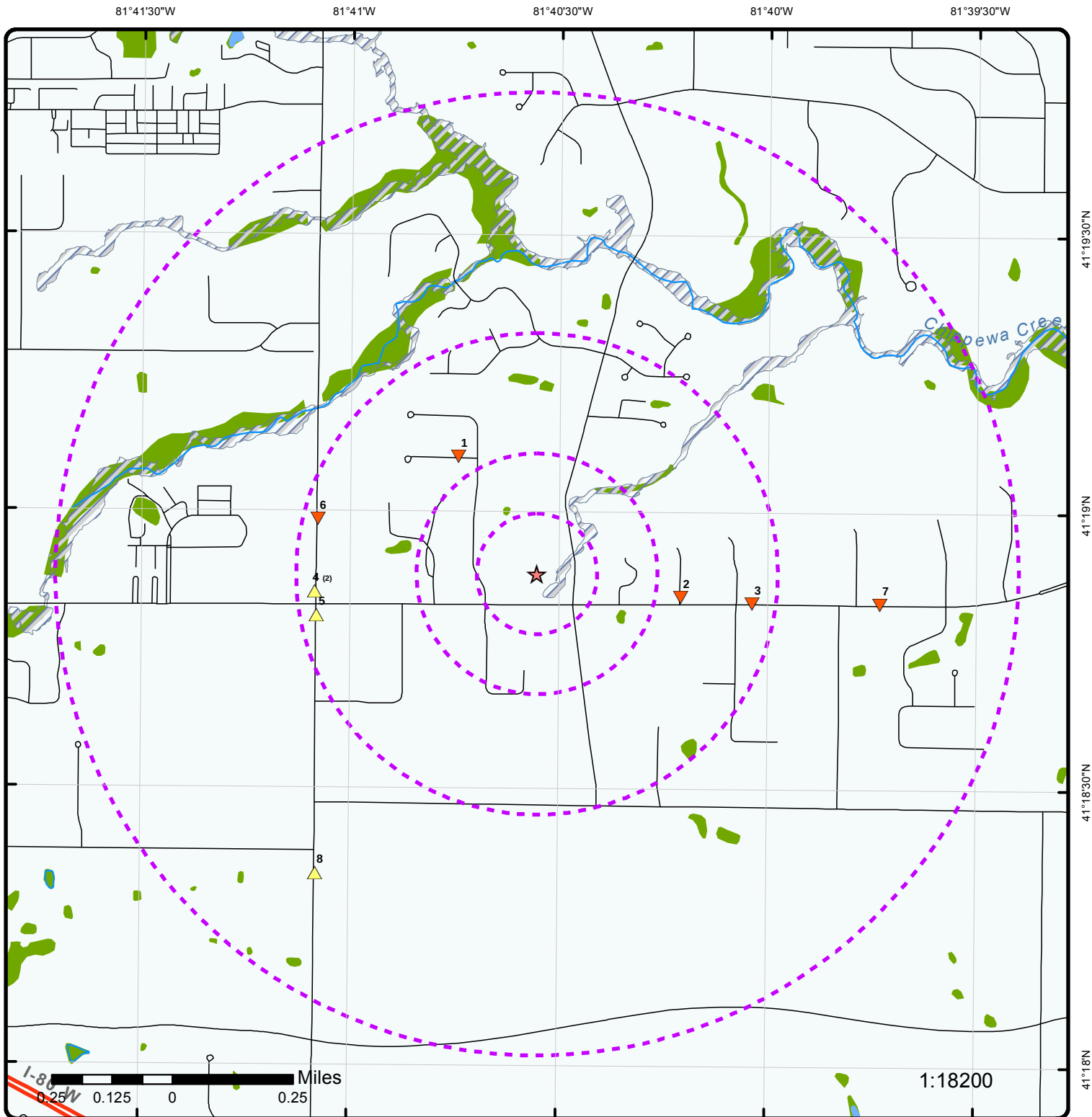
| <u>Lower Elevation</u> | <u>Address</u> | <u>Direction</u> | <u>Distance (mi/ft)</u> | <u>Map Key</u> |
|------------------------|----------------|------------------|-------------------------|----------------|
|------------------------|----------------|------------------|-------------------------|----------------|

|             |                                               |     |                 |                          |
|-------------|-----------------------------------------------|-----|-----------------|--------------------------|
| ORPHAN TANK | 1015 SILVERBROOK CT<br>BROADVIEW HTS OH 44147 | NNW | 0.29 / 1,543.54 | <a href="#"><u>1</u></a> |
|-------------|-----------------------------------------------|-----|-----------------|--------------------------|

*Release NO / Status: 18011039 - N00001 / RPT: a possible incident is reported*

|                   |                                             |     |                 |                          |
|-------------------|---------------------------------------------|-----|-----------------|--------------------------|
| ASSUMPTION CHURCH | 9183 BROADVIEW RD<br>BROADVIEW HTS OH 44147 | WNW | 0.47 / 2,478.30 | <a href="#"><u>6</u></a> |
|-------------------|---------------------------------------------|-----|-----------------|--------------------------|

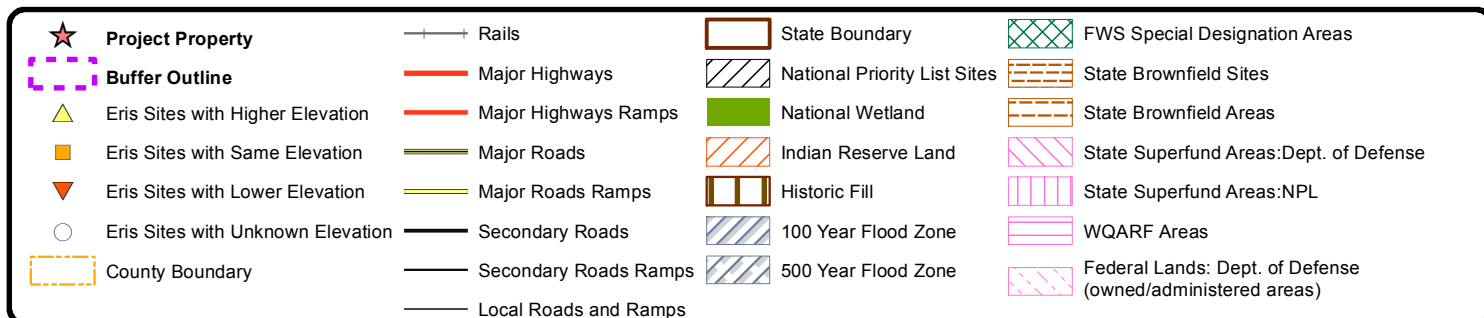
*Release NO / Status: 18010419 - N00001 / RPT: a possible incident is reported*

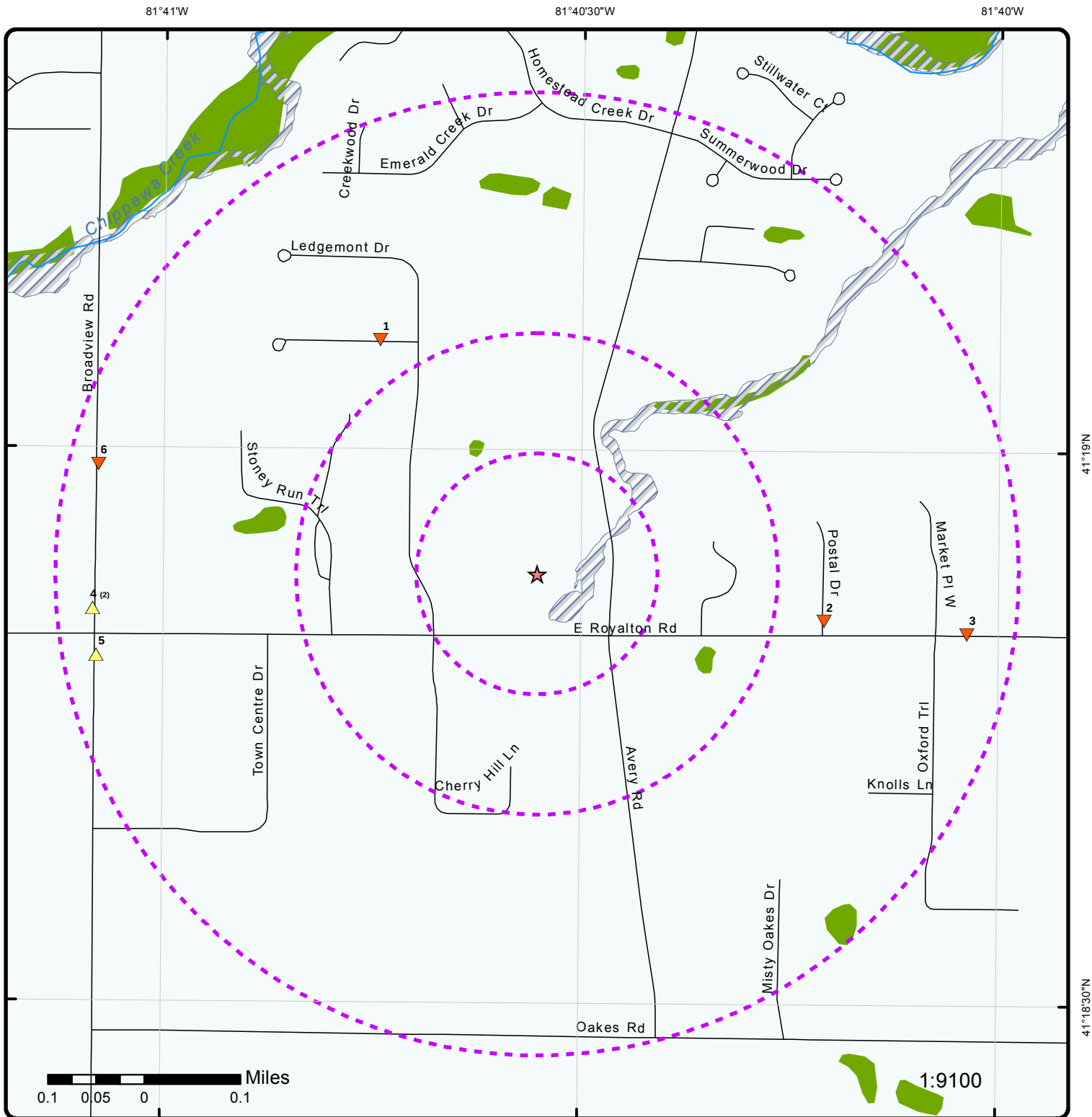


## Map : 1 Mile Radius

Order No: 20160907075

Address: 1345 E Royalton Rd, Broadview Heights, OH, 44147





## Map : 0.5 Mile Radius

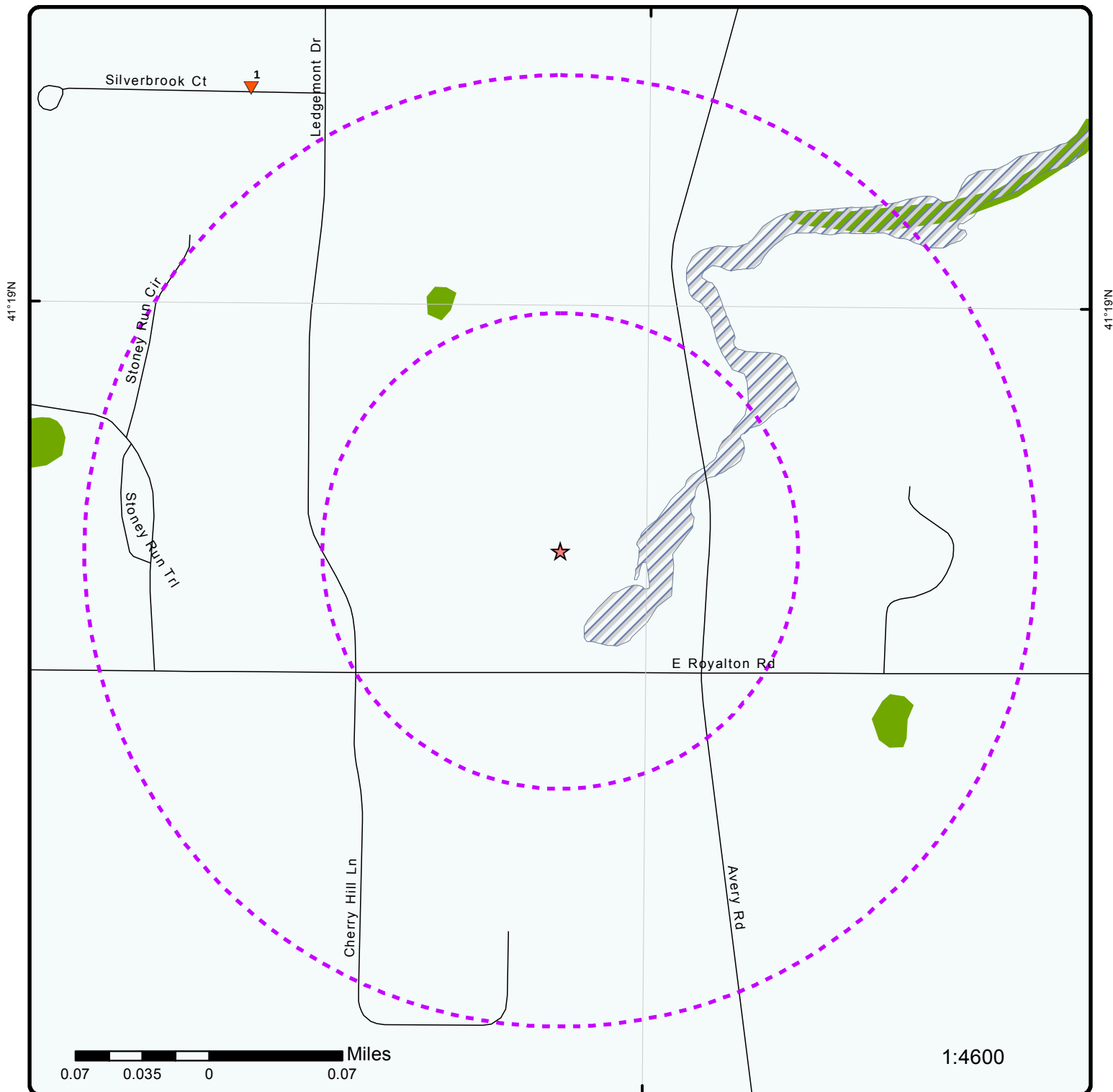
Order No: 20160907075

Address: 1345 E Royalton Rd, Broadview Heights, OH, 44147



|                                     |                         |                              |                                                            |
|-------------------------------------|-------------------------|------------------------------|------------------------------------------------------------|
| ★ <b>Project Property</b>           | —+— Rails               | State Boundary               | FWS Special Designation Areas                              |
| ⬡ <b>Buffer Outline</b>             | — Major Highways        | National Priority List Sites | State Brownfield Sites                                     |
| ▲ Eris Sites with Higher Elevation  | — Major Highways Ramps  | National Wetland             | State Brownfield Areas                                     |
| ■ Eris Sites with Same Elevation    | — Major Roads           | Indian Reserve Land          | State Superfund Areas:Dept. of Defense                     |
| ▼ Eris Sites with Lower Elevation   | — Major Roads Ramps     | Historic Fill                | State Superfund Areas:NPL                                  |
| ○ Eris Sites with Unknown Elevation | — Secondary Roads       | 100 Year Flood Zone          | WQARF Areas                                                |
| ⬡ County Boundary                   | — Secondary Roads Ramps | 500 Year Flood Zone          | Federal Lands: Dept. of Defense (owned/administered areas) |
|                                     | — Local Roads and Ramps |                              |                                                            |

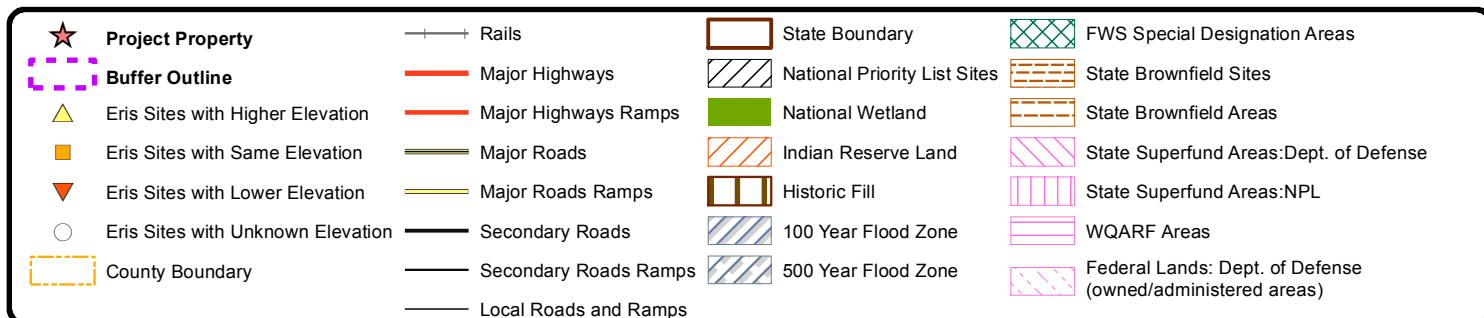




## Map : 0.25 Mile Radius

Order No: 20160907075

Address: 1345 E Royalton Rd, Broadview Heights, OH, 44147



81°41'W

81°40'30"W

81°40'W

41°19'N

41°19'N

41°18'30"N

41°18'30"N

0.15 0.075 0 0.15 Miles

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, **1:11100**, bus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

# Aerial

**Address: 1345 E Royalton Rd, Broadview Heights, OH, 44147**

Source: ESRI World Imagery

Order No: 20160907075



© ERIS Information Inc.



# Detail Report

| Map Key                    | Number of Records | Direction                                                            | Distance (mi/ft) | Elev (ft)        | Site                                                                                  | DB                              |
|----------------------------|-------------------|----------------------------------------------------------------------|------------------|------------------|---------------------------------------------------------------------------------------|---------------------------------|
| <a href="#">1</a>          | 1 of 1            | NNW                                                                  | 0.29 / 1,543.54  | 1,179.77         | ORPHAN TANK<br>1015 SILVERBROOK CT<br>BROADVIEW HTS OH 44147                          | UNREG<br>LTANKS                 |
| Release NO:                |                   | 18011039 - N00001                                                    |                  |                  |                                                                                       |                                 |
| Incident NO:               |                   |                                                                      |                  |                  |                                                                                       |                                 |
| Status:                    |                   | RPT: a possible incident is reported                                 |                  |                  |                                                                                       |                                 |
| Substatus:                 |                   |                                                                      |                  |                  |                                                                                       |                                 |
| Priority:                  |                   | 2                                                                    |                  |                  |                                                                                       |                                 |
| Class:                     |                   | A                                                                    |                  |                  |                                                                                       |                                 |
| Class Description:         |                   | A Responsible Party (RP) for the release has not yet been determined |                  |                  |                                                                                       |                                 |
| LTF:                       |                   | 5 Petro incident, not from spill/overfill/release                    |                  |                  |                                                                                       |                                 |
| Release Date:              |                   | 08/10/2004                                                           |                  |                  |                                                                                       |                                 |
| Last Status Updated:       |                   | 12/18/2006                                                           |                  |                  |                                                                                       |                                 |
| Last Update:               |                   |                                                                      |                  |                  |                                                                                       |                                 |
| Last Update Date:          |                   | 4/28/2012 7:51:39 AM                                                 |                  |                  |                                                                                       |                                 |
| Last Review Date:          |                   | 12/18/2006                                                           |                  |                  |                                                                                       |                                 |
| Rules:                     |                   | 2005                                                                 |                  |                  |                                                                                       |                                 |
| Coordinator:               |                   | Charles Zepp                                                         |                  |                  |                                                                                       |                                 |
| Rating:                    |                   | 14                                                                   |                  |                  |                                                                                       |                                 |
| County:                    |                   | Cuyahoga                                                             |                  |                  |                                                                                       |                                 |
| <a href="#">2</a>          | 1 of 1            | E                                                                    | 0.30 / 1,595.42  | 1,165.45         | Broadview Heights Transfer Station<br>9191 Postal Dr<br>Broadview Heights OH OH 44147 | SWF/LF                          |
| Code:                      |                   | NEDO                                                                 |                  | Issued:          |                                                                                       |                                 |
| Core ID:                   |                   | 8345                                                                 |                  | Lic Auth Exp Dt: |                                                                                       | 12/31/2016                      |
| Prog Specific ID:          |                   | SWTF018378                                                           |                  | Lic Auth County: |                                                                                       | Cuyahoga                        |
| Registration No:           |                   |                                                                      |                  | Lic Applic Phn:  |                                                                                       | (513) 851-0122                  |
| Date Registered:           |                   |                                                                      |                  |                  |                                                                                       |                                 |
| License Authority Name:    |                   | Cuyahoga County Health District - MSWTR                              |                  |                  |                                                                                       |                                 |
| License Applicant:         |                   | Rumpke Waste, Inc. (Owner/Operator)                                  |                  |                  |                                                                                       |                                 |
| License Applicant Address: |                   | 10795 Hughes Road, Cincinnati, OH 45251                              |                  |                  |                                                                                       |                                 |
| <a href="#">3</a>          | 1 of 1            | E                                                                    | 0.45 / 2,379.33  | 1,172.10         | ROYALVIEW MANOR NURSING HOME<br>2801 E ROYALTON RD<br>BROADVIEW HEIGHTS OH 44147      | LUST                            |
| Release No:                |                   | 18000092-N00001                                                      |                  | LTF Status:      |                                                                                       | 6 Closure of regulated UST      |
| Facility Status:           |                   | Inactive                                                             |                  | Priority:        |                                                                                       | 3                               |
| FR Status:                 |                   | NFA: No Further Action                                               |                  | Class:           |                                                                                       | D                               |
| Release Date:              |                   |                                                                      |                  | County:          |                                                                                       | Cuyahoga                        |
| Review Date:               |                   | 6/20/2000                                                            |                  | Class Descr:     |                                                                                       | A viable RP has been identified |
| <a href="#">4</a>          | 1 of 2            | W                                                                    | 0.46 / 2,441.02  | 1,189.95         | Statewide Stations<br>9242 BROADVIEW RD<br>BROADVIEW HEIGHTS OH 44147                 | LUST                            |
| Release No:                |                   | 18010880-N00001                                                      |                  | LTF Status:      |                                                                                       | 1 SUS/CON from regulated UST    |
| Facility Status:           |                   | Active                                                               |                  | Priority:        |                                                                                       | 2                               |



| Map Key                                                                                                                                                                                                                                                                                                                                                                             | Number of Records | Direction                                                                                                                                                                                                                                                                                    | Distance (mi/ft)   | Elev (ft)                                                                                        | Site                                                                      | DB                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>FR Status:</b><br><b>Release Date:</b><br><b>Review Date:</b>                                                                                                                                                                                                                                                                                                                    |                   | T1S: Tier 1 Source Investigation                                                                                                                                                                                                                                                             |                    | <b>Class:</b><br><b>County:</b><br><b>Class Descr:</b>                                           |                                                                           | D<br>Cuyahoga<br>A viable RP has been identified                                      |
| <a href="#"><u>4</u></a>                                                                                                                                                                                                                                                                                                                                                            | 2 of 2            | W                                                                                                                                                                                                                                                                                            | 0.46 /<br>2,441.02 | 1,189.95                                                                                         | Statewide Stations<br>9242 BROADVIEW RD<br>BROADVIEW HEIGHTS OH 44147     | UNREG<br>LTANKS                                                                       |
| <b>Release NO:</b><br><b>Incident NO:</b><br><b>Status:</b><br><b>Substatus:</b><br><b>Priority:</b><br><b>Class:</b><br><b>Class Description:</b><br><b>LTF:</b><br><b>Release Date:</b><br><b>Last Status Updated:</b><br><b>Last Update:</b><br><b>Last Update Date:</b><br><b>Last Review Date:</b><br><b>Rules:</b><br><b>Coordinator:</b><br><b>Rating:</b><br><b>County:</b> |                   | 18010880 - N00001<br>T1S: Tier 1 Source Investigation<br>Required<br>2<br>D<br>A viable RP has been identified<br>1 SUS/CON from regulated UST<br>07/30/2002<br>02/04/2013<br>Charles Zepp<br>6/28/2016 8:56:52 AM<br>06/28/2016<br>2012<br>Charles Zepp<br>17<br>Cuyahoga                   |                    |                                                                                                  |                                                                           |                                                                                       |
| <a href="#"><u>5</u></a>                                                                                                                                                                                                                                                                                                                                                            | 1 of 1            | W                                                                                                                                                                                                                                                                                            | 0.47 /<br>2,457.37 | 1,192.77                                                                                         | BP OIL CO. #54032<br>9259 BROADVIEW RD<br>BROADVIEW OH 44147              | LUST                                                                                  |
| <b>Release No:</b><br><b>Facility Status:</b><br><b>FR Status:</b><br><b>Release Date:</b><br><b>Review Date:</b>                                                                                                                                                                                                                                                                   |                   | 18002346-N00001<br>Inactive<br>NFA: No Further Action<br>7/21/1993<br>3/19/2002                                                                                                                                                                                                              |                    | <b>LTF Status:</b><br><b>Priority:</b><br><b>Class:</b><br><b>County:</b><br><b>Class Descr:</b> |                                                                           | 1 SUS/CON from regulated UST<br>2<br>D<br>Cuyahoga<br>A viable RP has been identified |
| <a href="#"><u>6</u></a>                                                                                                                                                                                                                                                                                                                                                            | 1 of 1            | WNW                                                                                                                                                                                                                                                                                          | 0.47 /<br>2,478.30 | 1,181.56                                                                                         | ASSUMPTION CHURCH<br>9183 BROADVIEW RD<br>BROADVIEW HTS OH 44147          | UNREG<br>LTANKS                                                                       |
| <b>Release NO:</b><br><b>Incident NO:</b><br><b>Status:</b><br><b>Substatus:</b><br><b>Priority:</b><br><b>Class:</b><br><b>Class Description:</b><br><b>LTF:</b><br><b>Release Date:</b><br><b>Last Status Updated:</b><br><b>Last Update:</b><br><b>Last Update Date:</b><br><b>Last Review Date:</b><br><b>Rules:</b><br><b>Coordinator:</b><br><b>Rating:</b><br><b>County:</b> |                   | 18010419 - N00001<br>186128100.0<br>RPT: a possible incident is reported<br>Approved<br>2<br>D<br>A viable RP has been identified<br>2 SUS/CON from non-regulated UST<br>09/11/1995<br>09/11/1995<br>Charles Zepp<br>7/21/2016 11:43:18 AM<br>07/07/2016<br>1992<br>Charles Zepp<br>Cuyahoga |                    |                                                                                                  |                                                                           |                                                                                       |
| <a href="#"><u>7</u></a>                                                                                                                                                                                                                                                                                                                                                            | 1 of 1            | E                                                                                                                                                                                                                                                                                            | 0.72 /<br>3,777.02 | 1,148.78                                                                                         | Royalton Rd Sanitary Landfill,<br>Broadview Heights<br>3401 E Royalton Rd | DERR                                                                                  |

| Map Key                           | Number of<br>Records                    | Direction | Distance<br>(mi/ft)        | Elev<br>(ft)    | Site                                                                                                            | DB                                        |
|-----------------------------------|-----------------------------------------|-----------|----------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Broadview Heights OH 44147</b> |                                         |           |                            |                 |                                                                                                                 |                                           |
| <b>DERR ID:</b>                   | 218000700                               |           |                            |                 | <b>County:</b>                                                                                                  | Cuyahoga                                  |
| <b>CERCLIS ID:</b>                | OHD000810069                            |           |                            |                 | <b>Latitude:</b>                                                                                                | 41.314037                                 |
| <b>District:</b>                  | NEDO                                    |           |                            |                 | <b>Longitude:</b>                                                                                               | -81.6633                                  |
| <b>Program:</b>                   | SA                                      |           |                            |                 | <b>Program Desc:</b>                                                                                            | Site Assessment                           |
| <b>8</b>                          | <b>1 of 1</b>                           | <b>SW</b> | <b>0.77 /<br/>4,083.22</b> | <b>1,209.39</b> | <b>Broadview Ctr Revitalization,<br/>Broadview Heights<br/>9543 Broadview Rd<br/>Broadview Heights OH 44147</b> | <b>DERR</b>                               |
| <b>DERR ID:</b>                   | 218002067                               |           |                            |                 | <b>County:</b>                                                                                                  | Cuyahoga                                  |
| <b>CERCLIS ID:</b>                |                                         |           |                            |                 | <b>Latitude:</b>                                                                                                | 41.305853                                 |
| <b>District:</b>                  | NEDO                                    |           |                            |                 | <b>Longitude:</b>                                                                                               | -81.680674                                |
| <b>Program:</b>                   | COF, VAP                                |           |                            |                 | <b>Program Desc:</b>                                                                                            | Clean Ohio Fund, Voluntary Action Program |
| <b>--- Details ---</b>            |                                         |           |                            |                 |                                                                                                                 |                                           |
| <b>Alias:</b>                     | Broadview Hts Developmental Ctr Bldg 7S |           |                            |                 |                                                                                                                 |                                           |

## Unplottable Summary

Total: 9 Unplottable sites

| DB           | Company Name/Site Name                 | Address                               | City                 | Zip   | ERIS ID   |
|--------------|----------------------------------------|---------------------------------------|----------------------|-------|-----------|
| ERNS         |                                        | CORNER ROYALTON RD RT 82 AND STATE RD | NORTH ROYALTON OH    |       | 807176032 |
| ERNS         |                                        | 1305-1357 ROYALTON ROAD               | BROADVIEW HEIGHTS OH |       | 806883555 |
| FINDS/FRS    | CUTTER OIL - CALLAS WELLS NO. 1 AND 3D | 1.3 MILES SW OF NORTH ROYALTON        | NORTH ROYALTON OH    | 44133 | 817048867 |
| FINDS/FRS    | CUYAHOGA COUNTY ENGINEERS              | OLD ROYALTON BRIDGE #108              | BRECKSVILLE OH       | 44141 | 816190154 |
| ICIS         | CUTTER OIL - CALLAS WELLS NO. 1 AND 3D | 1.3 MILES SW OF NORTH ROYALTON        | NORTH ROYALTON OH    | 44133 | 828107365 |
| RCRA NON GEN | CUYAHOGA COUNTY ENGINEERS              | OLD ROYALTON BRIDGE #108              | BRECKSVILLE OH       | 44141 | 810410974 |
| SPILLS       |                                        | NORTON DUMP ON RT 82                  | NORTH ROYALTON OH    |       | 813174352 |
| SPILLS       |                                        | RT 82                                 | NORTH ROYALTON OH    |       | 813241224 |
| SPILLS       |                                        | ROYALTON RD                           | BROADVIEW HEIGHTS OH |       | 813185085 |



# Unplottable Report

---

**Site:**

CORNER ROYALTON RD RT 82 AND STATE RD NORTH ROYALTON OH

ERNS

**NRC Report Number:** 408809  
**Type Of Incident:** UNKNOWN SHEEN  
**Desc Remedial Action:** NONE  
**Description Of Incident:** CALLER STATES GREEN LIQUID ON CREEK AS FAR AS HE CAN SEE / CAUSEUNKNOWN  
**Release Secured:** U  
**Release Rate:**  
**Date Received:** 10/24/1997 3:50:05 PM  
**Incident Cause:** UNKNOWN  
**Incident Date:** 10/24/1997 3:30:00 PM  
**Incident Location:**  
**State Agency Notified:**  
**Federal Agency Notified:**  
**State Agency On Scene:**  
**State Agency Report Num:**  
**Responsible Company:**  
**Estima Duration of Release:**  
**Responsible Org Type:** UNKNOWN  
**Responsible City:**  
**Responsible State:** XX  
**Responsible Zip:**  
**Fire Involved:** N  
**Fire Extinguished:** U  
**Any Evacuations:** N  
**Who Evacuated:**  
**Radius Of Evacuation:**  
**Any Injuries:** U  
**Number Injured:**  
**Any Fatalities:** U  
**Number Fatalities:**  
**Any Damages:** N  
**Damage Amount:**  
**Employee Fatality:**  
**Passenger Fatality:**  
**Occupant Fatality:**  
**Air Corridor Closed:** N  
**Air Corridor Desc:**  
**Air Closure Time:**  
**Waterway Corridor Closed:** N  
**Waterway Corridor Desc:**  
**Waterway Closure Time:**  
**Road Closed:** N  
**Road Desc:**  
**Road Closure Time:**  
**Major Artery:** N  
**Track Closed:** N  
**Track Desc:**  
**Track Closure Time:**  
**Media Interest:**  
**Medium Desc:** WATER  
**Additional Medium Info:** UNKNOWN CREEK  
**Body Of Water:**  
**Tributary Of:**  
**Weather Conditions:**  
**Air Temperature:**  
**Wind Speed:**  
**Wind Direction:**  
**Water Supply Contamin:** U  
**Nearest River Mile Marker:**

**Passengers Transferred:** UNK  
**Community Impact:** N  
**Additional Info:** WX/CURRENT:UNK WIND: CALM TEMP: 55

**Material Spill Information**

-- --  
**CHRIS Code:** UNK  
**CAS Number:**  
**UN Number:**  
**Amount Of Material:** 0  
**Unit Of Material:** UNKNOWN AMOUNT  
**Name Of Material:** UNKNOWN MATERIAL  
**If Reached Water:** YES  
**Amount In Water:** 0  
**Unit Of Measure Reach Water:** UNKNOWN AMOUNT  
-- --

**Site:**

1305-1357 ROYALTON ROAD BROADVIEW HEIGHTS OH

ERNS

**NRC Report Number:** 112743  
**Type Of Incident:** FIXED  
**Desc Remedial Action:** BOOMED MATERIAL AND RECOVERED 20 GALLONS THUS FAR  
**Description Of Incident:** CALLER STATED THAT A 55 GALLON DRUM FLOATED DOWN RIVER ONTO PERSONALPROPERTY.  
MATERIAL SPILLED ONTO GROUND AND CREEK.  
**Release Secured:** U  
**Release Rate:**  
**Date Received:** 4/2/1992 11:35:58 AM  
**Incident Cause:** UNKNOWN  
**Incident Date:** 3/29/1992 12:00:00 PM  
**Incident Location:**  
**State Agency Notified:**  
**Federal Agency Notified:**  
**State Agency On Scene:**  
**State Agency Report Num:**  
**Responsible Company:**  
**Estima Duration of Release:**  
**Responsible Org Type:** UNKNOWN  
**Responsible City:**  
**Responsible State:** XX  
**Responsible Zip:**  
**Fire Involved:** N  
**Fire Extinguished:** U  
**Any Evacuations:** N  
**Who Evacuated:**  
**Radius Of Evacuation:**  
**Any Injuries:** U  
**Number Injured:**  
**Any Fatalities:** U  
**Number Fatalities:**  
**Any Damages:** N  
**Damage Amount:**  
**Employee Fatality:**  
**Passenger Fatality:**  
**Occupant Fatality:**  
**Air Corridor Closed:** N  
**Air Corridor Desc:**  
**Air Closure Time:**  
**Waterway Corridor Closed:** N  
**Waterway Corridor Desc:**  
**Waterway Closure Time:**  
**Road Closed:** N  
**Road Desc:**  
**Road Closure Time:**  
**Major Artery:** N  
**Track Closed:** N  
**Track Desc:**  
**Track Closure Time:**  
**Media Interest:**  
**Medium Desc:** WATER

**Additional Medium Info:** UNNAMED CREEK>ROCKY RIVER  
**Body Of Water:**  
**Tributary Of:**  
**Weather Conditions:**  
**Air Temperature:**  
**Wind Speed:**  
**Wind Direction:**  
**Water Supply Contamin:** U  
**Nearest River Mile Marker:**  
**Passengers Transferred:** UNK  
**Community Impact:** N  
**Additional Info:** SHEEN SIZE 200 YDS BY 3 FT, COLOR RAINBOW

**Material Spill Information**

-- --  
**CHRIS Code:** OUN  
**CAS Number:**  
**UN Number:**  
**Amount Of Material:** 0  
**Unit Of Material:** UNKNOWN AMOUNT  
**Name Of Material:** UNKNOWN OIL  
**If Reached Water:** YES  
**Amount In Water:** 0  
**Unit Of Measure Reach Water:** UNKNOWN AMOUNT  
-- --

---

**Site:** CUTTER OIL - CALLAS WELLS NO. 1 AND 3D  
1.3 MILES SW OF NORTH ROYALTON NORTH ROYALTON OH 44133

[FINDS/FRS](#)

**Registry ID:** 110054072114  
**FIPS Code:**  
**Program Acronyms:** ICIS  
**HUC Code:**  
**Site Type Name:** STATIONARY  
**EPA Region Code:** 05  
**Conveyor:**  
**County Name:** CUYAHOGA  
**Source:**  
**SIC Codes:** 1321  
**SIC Code Descriptions:** NATURAL GAS LIQUIDS  
**Federal Facility Code:**  
**NAICS Codes:** 211111, 211112  
**NAICS Code Descriptions:** CRUDE PETROLEUM AND NATURAL GAS EXTRACTION., NATURAL GAS LIQUID EXTRACTION.  
**Federal Agency Name:**  
**US/Mexico Border Ind:**  
**Congressional Dist No:**  
**Census Block Code:**  
**Create Date:** 29-OCT-2012 10:06:01  
**Update Date:** 03-MAY-2015 15:55:27  
**Location Description:**  
**Supplemental Location:** 1.3 MILES SW OF NORTH ROYALTON  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Latitude:**  
**Longitude:**  
**Coord Collection Method:**  
**Accuracy Value:**  
**Datum:** NAD83  
**Reference Point:**  
**Interest Types:** ENFORCEMENT/COMPLIANCE ACTIVITY  
**Facility Detail Rprt URL:** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110054072114](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110054072114)

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**Site:** CUYAHOGA COUNTY ENGINEERS  
OLD ROYALTON BRIDGE #108 BRECKSVILLE OH 44141

[FINDS/FRS](#)

**Registry ID:** 110004730408  
**FIPS Code:** 39035



**Program Acronyms:** RCRAINFO  
**HUC Code:** 04110002  
**Site Type Name:** STATIONARY  
**EPA Region Code:** 05  
**Conveyor:** FRS-GEOCODE  
**County Name:** CUYAHOGA  
**Source:**  
**SIC Codes:**  
**SIC Code Descriptions:**  
**Federal Facility Code:**  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Federal Agency Name:**  
**US/Mexico Border Ind:**  
**Congressional Dist No:** 13  
**Census Block Code:** 390351351031007  
**Create Date:** 01-MAR-2000 00:00:00  
**Update Date:** 09-AUG-2010 09:10:41  
**Location Description:**  
**Supplemental Location:** OLD ROYALTON BRIDGE #108  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Latitude:** 41.32304  
**Longitude:** -81.63675  
**Coord Collection Method:** ADDRESS MATCHING-HOUSE NUMBER  
**Accuracy Value:** 50  
**Datum:** NAD83  
**Reference Point:** ENTRANCE POINT OF A FACILITY OR STATION  
**Interest Types:** UNSPECIFIED UNIVERSE  
**Facility Detail Rprt URL:** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110004730408](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004730408)

**Site:** CUTTER OIL - CALLAS WELLS NO. 1 AND 3D  
 1.3 MILES SW OF NORTH ROYALTON NORTH ROYALTON OH 44133

ICIS

|                          |              |                             |          |
|--------------------------|--------------|-----------------------------|----------|
| <b>EPA Region:</b>       | 05           | <b>Federal Facility ID:</b> |          |
| <b>FRS Facility UIN:</b> | 110054072114 | <b>Tribal Land Code:</b>    |          |
| <b>Program Syst ID:</b>  | 3000030332   | <b>County:</b>              | Cuyahoga |
| <b>Prog Sys Acronym:</b> | ICIS         | <b>Latitude:</b>            |          |
| <b>Permit Type:</b>      |              | <b>Longitude:</b>           |          |

--- Details ---

|                       |  |                           |        |
|-----------------------|--|---------------------------|--------|
| <b>EA Identifier:</b> |  | <b>Enf Act Forum Dsc:</b> |        |
| <b>EA Type Code:</b>  |  | <b>Fac NAICS Code:</b>    | 211111 |
| <b>EA Type Desc:</b>  |  | <b>Facility SIC Code:</b> | 1321   |
| <b>EA Name:</b>       |  |                           |        |
| +                     |  |                           |        |
| <b>EA Identifier:</b> |  | <b>Enf Act Forum Dsc:</b> |        |
| <b>EA Type Code:</b>  |  | <b>Fac NAICS Code:</b>    | 211112 |
| <b>EA Type Desc:</b>  |  | <b>Facility SIC Code:</b> | 1321   |
| <b>EA Name:</b>       |  |                           |        |

**Site:** CUYAHOGA COUNTY ENGINEERS  
 OLD ROYALTON BRIDGE #108 BRECKSVILLE OH 44141

RCRA NON GEN

**EPA Handler ID:** OHR000032029  
**Current Site Name:** CUYAHOGA COUNTY ENGINEERS  
**Generator Status Universe:** No Report  
**Land Type:** County  
**Activity Location:** OH  
**TSD Activity:** No  
**Mixed Waste Generator:** No  
**Importer Activity:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Recycler Activity:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No

**Underground Inject Activity:** No  
**Rece Waste From Off Site:** No  
**Used Oil Transporter:**  
**Used Oil Transfer Facility:**  
**Used Oil Processor:**  
**Used Oil Refiner:**  
**Used Oil Burner:**  
**Used Oil Market Burner:**  
**Used Oil Spec Marketer:**  
**Mailing Address:** OLD ROYALTON BRIDGE CHIPEWA, , BRECKSVILLE, OH, 44141, US  
**Contact Name:** LEIGH LUZAR  
**Contact Address:** OLD ROYALTON BRIDGE #108, , BRECKSVILLE, OH, 44141, US  
**Contact Email:**  
**Location Street 2:**

--  
**Owner/Operator Information**  
--  
**Owner/Operator Indicator:** CO  
**Owner/Operator Name:** CUYAHOGA COUNTY ENGINEERS  
**Owner/Operator Address:** 1370 ONTARIO ST CLEVELAND OH 44114  
**Owner/Operator Phone:** 2163483800  
**Owner/Operator Type:** M  
**Date Became Current:**  
**Date Ended Current:**  
--  
**NAICS Information**  
--  
**Handler Information**  
--  
**Date Received:** 19981116  
**Facility Name:** CUYAHOGA COUNTY ENGINEERS  
**Hazardous Waste Information**  
--  
**Waste Code:** D008  
**Waste:** LEAD  
--  
**Violation/Evaluation Information**  
--

---

**Site:** **NORTON DUMP ON RT 82 NORTH ROYALTON OH** **SPILLS**

**Spill NO:** 637 **County:** 77  
**OSC NO:** **Latitude:**  
**Date Reported:** 3/2/1991 00:00:00 **Longitude:**  
**District:** NE

--- Details ---  
**Product:** HAZARDOUS WASTE  
**Reported By:** OCO  
**Responsible Party:** MASTER METAL INC

---

**Site:** **RT 82 NORTH ROYALTON OH** **SPILLS**

**Spill NO:** 1688 **County:** 18  
**OSC NO:** 1753 **Latitude:** 4118567  
**Date Reported:** 6/8/2009 08:03:32 **Longitude:** 8146156  
**District:** NE

--- Details ---  
**Product:** DIESEL FUEL  
**Reported By:** CHANEY  
**Responsible Party:** DIGIOIA SUBURBAN EXCAVATING

---

**Site:** **SPILLS**

**ROYALTON RD BROADVIEW HEIGHTS OH**

**Spill NO:** 1007

**OSC NO:**

**Date Reported:** 3/19/1992 00:00:00

**District:** NE

**County:**

18

**Latitude:**

**Longitude:**

**--- Details ---**

**Product:** ODOR

**Reported By:** CITIZEN

**Responsible Party:** NORTON LANDFILL



## Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

### Standard Environmental Record Sources

#### Federal

##### National Priority List:

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

**Government Publication Date: Jun 27, 2016**

##### National Priority List - Proposed:

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

**Government Publication Date: Jun 27, 2016**

##### Deleted NPL:

DELETED NPL

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.

**Government Publication Date: Jun 27, 2016**

##### SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

**Government Publication Date: Mar 07, 2016**

##### SEMS List 8R Archive Sites:

SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

**Government Publication Date: Mar 07, 2016**

##### Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS

##### CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**CERCLIS - No Further Remedial Action Planned:**[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means 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). 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.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**[RCRA CORRACTS](#)

RCRA Info 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Jun 21, 2016**

**RCRA non-CORRACTS TSD Facilities:**[RCRA TSD](#)

RCRA Info 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. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

**Government Publication Date: Jun 21, 2016**

**RCRA Generator List:**[RCRA LQG](#)

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Jun 21, 2016**

**RCRA Small Quantity Generators List:**[RCRA SQG](#)

RCRA Info is the 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Jun 21, 2016**

**RCRA Conditionally Exempt Small Quantity Generators List:**[RCRA CESQG](#)

RCRA Info is the 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

**Government Publication Date: Jun 21, 2016**

**RCRA Non-Generators:**[RCRA NON GEN](#)

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Jun 21, 2016**

**Federal Engineering Controls-ECs:**

FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date:** Jul 30, 2014

**Federal Institutional Controls- ICs:**

FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency ) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

**Government Publication Date:** Jul 30, 2014

**Emergency Response Notification System:**

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date:** 1982-1986

**Emergency Response Notification System:**

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date:** 1987-1989

**Emergency Response Notification System:**

ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date:** Oct 7, 2015

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

FED BROWNFIELDS

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 protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date:** Jul 14, 2016

**FEMA Underground Storage Tank Listing:**

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date:** Apr 19, 2016

**State****Ohio Division of Environmental Response & Revitalization:**

DERR

Listing of all sites included in the Ohio Environmental Protection Agency (Ohio EPA) Division of Environmental Response & Revitalization (DERR) database; an index of sites for which district offices maintain files. This 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. This database EXCLUDES Emergency Response (ER) Spills data - please see ER Spills Database for this information. This database is state equivalent CERCLIS.

**Government Publication Date:** May 12, 2016

**Ohio Licensed Solid Waste Facilities, Landfills and other Waste Facilities:**

SWF/LF

List of landfill facilities of various types as maintained by the Division of Materials and Waste Management of the Ohio Environmental Protection Agency (Ohio EPA), including: municipal solid waste facilities, municipal solid waste transfer stations, construction and demolition landfills, compost class 1,2,3 and 4 facilities, industrial and residual waste landfills, and scrap tire disposal and recycling facilities.



**Ohio Old Solid Waste Landfill (OLDSWLF):**

[HIST LF](#)

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-1970's, including old Division of Solid and Hazardous Waste Management and DERR files, the Eckhardt Report and the 1976 Groundwater Pollution Inventory-Summary of Land Disposal.

Government Publication Date: Historic

**Ohio Leaking Underground Storage Tanks (LUST):**

[LUST](#)

Facilities with Active Releases from Regulated Tanks. Ohio Department of Commerce, Division of the State Fire Marshall under the Bureau of Underground Storage Tank Regulations (BUSTR). BUSTR's mission is to effectively regulate the safe operation of underground storage tanks and to ensure appropriate investigation and cleanup of releases from underground storage tanks for the purpose of protecting human health and the environment for the citizens of Ohio.

Government Publication Date: Aug 03, 2016

**Delisted Petroleum Release List:**

[DELISTED RELEASES](#)

List of petroleum release incidents sites that have been removed from either: the list of facilities with active release from regulated tanks, or the Non-Regulated Leaking Underground Storage Tanks (LUST) list, both made available by the Bureau of Underground Storage Tank Regulations in the Ohio Department of Commerce.

Government Publication Date: Aug 18, 2016

**Ohio Non-Regulated Leaking Underground Storage Tanks (LUST):**

[UNREG LTANKS](#)

List of sites where there has been a suspected or confirmed release of petroleum from a non-regulated underground storage tank (UST). This list has been made available by the Bureau of Underground Storage Tank Regulations in the Ohio Department of Commerce.

Government Publication Date: Aug 18, 2016

**Ohio Registered Underground Storage Tanks (UST):**

[UST](#)

Registered Underground Storage Tanks regulated by the Ohio Department of Commerce, Division of the State Fire Marshall under the Bureau of Underground Storage Tank Regulations (BUSTR). BUSTR's mission is to effectively regulate the safe operation of underground storage tanks and to ensure appropriate investigation and cleanup of releases from underground storage tanks for the purpose of protecting human health and the environment for the citizens of Ohio.

Government Publication Date: Jul 05, 2016

**Archived Underground Storage Tank (UST) Sites:**

[ARCHIVE UST](#)

List of underground storage tank (UST) facilities which have been removed from the active list of USTs maintained by the Ohio State Fire Marshall.

Government Publication Date: Jul 05, 2016

**Delisted Storage Tanks:**

[DTNK](#)

This database contains a list of closed storage tank sites that were removed from the Ohio Department of Commerce, Division of the State Fire Marshall under the Bureau of Underground Storage Tank Regulations (BUSTR).

Government Publication Date: Jul 05, 2016

**Engineering Controls:**

[ENG](#)

List of facilities which have implemented engineering controls under Ohio's Voluntary Action Program (VAP). This list is maintained by the Ohio Environmental Protection Agency (Ohio EPA).

Government Publication Date: May 12, 2016

**Institutional Controls:**

[INST](#)

List of facilities which have implemented an environmental covenant(s) and/or institutional control(s) under Ohio's Voluntary Action Program (VAP). This list is maintained by the Ohio Environmental Protection Agency (Ohio EPA).

Government Publication Date: May 12, 2016

**Voluntary Action Program (VAP):**

[VCP](#)

Ohio's Voluntary Action Program (VAP) was established by the Ohio Environmental Protection Agency (Ohio EPA) to allow the private sector to clean up brownfields: previously-developed sites with potential contamination from industrial or commercial activity that were not being redeveloped due to fear of litigation. The VAP sets standards for contaminated site assessment and remediation and reviews the activities conducted by certified professionals based on those standards to issue covenants not to sue (CNSs). Since 1995 the VAP has issued over 360 CNSs.

Government Publication Date: May 12, 2016

**Covenants Not to Sue Sites:**

VAP CNS

List of sites where a covenant not to sue (CNS) has been issued. Ohio's Voluntary Action Program (VAP) sets standards for contaminated site assessment and remediation and reviews the activities conducted by certified professionals based on those standards to issue covenants not to sue (CNS).

**Government Publication Date:** Jul 26, 2016

**Brownfield Inventory:**

BROWNFIELDS

Statewide inventory of brownfield properties maintained by the Ohio Environmental Protection Agency (Ohio EPA). Ohio EPA describes a brownfield as a previously-developed site with potential contamination from industrial or commercial activity that was not being redeveloped due to fear of litigation. Inclusion on this list is voluntary. Most of the properties contained in the Ohio Brownfield Inventory are properties that have received funding through either the Clean Ohio Assistance Fund (COAF) or Clean Ohio Revitalization Fund (CORF). There are also some properties listed that have received funding through U.S. EPA's Brownfield Grants.

**Government Publication Date:** May 17, 2016

**Tribal****Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands:**

INDIAN LUST

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands in EPA Region 5, which includes Ohio. There are no LUST records in Ohio at this time.

**Government Publication Date:** Feb 26, 2015

**Underground Storage Tanks (USTs) on Indian Lands:**

INDIAN UST

List of underground storage tanks (USTs) on Tribal/Indian Lands in EPA Region 5, which includes Ohio. There are no UST records in Ohio at this time.

**Government Publication Date:** Feb 26, 2015

**Delisted Tribal Leaking Storage Tanks:**

DELISTED ILST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

**Government Publication Date:** Jan 31, 2016

**Delisted Tribal Underground Storage Tanks:**

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

**Government Publication Date:** Jan 31, 2016

**County**

**No County standard environmental record sources available for this State.**

**Additional Environmental Record Sources****Federal****Facility Registry Service/Facility Index:**

FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

**Government Publication Date:** Mar 9, 2016

**Toxics Release Inventory (TRI) Program:**

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

**Government Publication Date:** Dec 31, 2014

**Hazardous Materials Information Reporting System:**

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

**Government Publication Date: May 10, 2016**

**National Clandestine Drug Labs:**

NCDL

The U.S. Department of Justice ("the Department") provides this data 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.

**Government Publication Date: May 17, 2016**

**Inventory of Open Dumps, June 1985:**

ODI

The Resource Conservation and Recovery Act (RCRA of the Act) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**Government Publication Date: Jun 1985**

**EPA Report on the Status of Open Dumps on Indian Lands:**

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date: Dec 31, 1998**

**Toxic Substances Control Act:**

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date: Jun 30, 2014**

**Hist TSCA:**

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date: 2006**

**FTTS Administrative Case Listing:**

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**FTTS Inspection Case Listing:**

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**Potentially Responsible Parties List:**

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

**Government Publication Date: Nov 12, 2013**



**State Coalition for Remediation of Drycleaners Listing:**[SCRD DRYCLEANER](#)

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. It is comprised of states with established drycleaner remediation programs. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

**Government Publication Date:** May 09, 2016

**Integrated Compliance Information System (ICIS):**[ICIS](#)

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

**Government Publication Date:** May 24, 2016

**Drycleaner Facilities:**[FED DRYCLEANERS](#)

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

**Government Publication Date:** May 20, 2016

**Formerly Used Defense Sites:**[FUDS](#)

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

**Government Publication Date:** Dec 31, 2013

**Material Licensing Tracking System (MLTS):**[MLTS](#)

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC.

**Government Publication Date:** Jul 13, 2016

**Historic Material Licensing Tracking System (MLTS) sites:**[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

**Government Publication Date:** Jan 31, 2010

**Mines Master Index File:**[MINES](#)

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

**Government Publication Date:** Feb 19, 2016

**State****Ohio Emergency Response (ER) Spills data:**[SPILLS](#)

Incidents reported to the Emergency Response Unit of the Ohio Environmental Protection Agency (Ohio EPA); includes clandestine drug lab sites with environmental impact.

**Government Publication Date:** Jul 31, 2015

**Ohio Historic Towngas Database (TOWNGAS):**[TOWNGAS](#)

A list of 82 sites of coal gas generators in Ohio. These plants produced gas for street lights in the communities in which they were located. The production of one million cubic feet of gas also produced about 800 gallons of liquid coal tar, which is a carcinogen. TOWNGAS was developed from a database from Radian Corporation along with information from the Ohio Historical Society and various public libraries.

**Government Publication Date:** Historic

**Ohio Dry Cleaner Facilities:**

DRYCLEANERS

List of facilities which have obtained permits to install or operate dry cleaning operations as regulated by the Ohio Environmental Protection Agency (Ohio EPA).

**Government Publication Date: May 30, 2016**

**Urban Setting Designation Sites:**

USD

List of sites granted Urban Setting Designation (USD) by the Ohio Environmental Protection Agency (Ohio EPA). USDs are granted to brownfield and voluntary cleanup properties located in highly urbanized areas where ground water containing chemicals from prior industrial or commercial activities poses no perceptible risk to the community because the ground water is not being used and will not be used for drinking water purposes in the foreseeable future.

**Government Publication Date: Jul 05, 2016**

**Cessation of Regulated Operations (CRO) Program:**

CRO

The goal of the Cessation of Regulated Operations (CRO) program run by the Ohio Environmental Protection Agency (Ohio EPA) is to prevent threats to human health and the environment created when business owners and operators irresponsibly abandon businesses where chemicals were produced, used, stored or handled.

**Government Publication Date: Jul 28, 2016**

**Ohio Old Sludge Dumping Database (SIABASE):**

SIAB

This database of about 2800 sites represent pits, ponds and lagoons where various types of sludge were dumped over many years. The object of this data collection was to determine if harm was done to drinking water supplies below each dump site. The data were collected during the 1970s and published by U.S. EPA in 1980.

**Government Publication Date: Historic**

**Tribal**

**No Tribal additional environmental record sources available for this State.**

**County**

**No County additional environmental record sources available for this State.**

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



# StreamStats Version 3.0

## Flow Statistics Ungaged Site Report

Date: Fri Oct 14, 2016 10:45:04 AM GMT-4

Study Area: Ohio

NAD 1983 Latitude: 41.3141 (41 18 51)

NAD 1983 Longitude: -81.6755 (-81 40 32)

Drainage Area: 0.54 mi<sup>2</sup>

| Peak Flows Basin Characteristics                         |       |                                 |      |
|----------------------------------------------------------|-------|---------------------------------|------|
| 100% Peak Flow Full Model (0.54 mi <sup>2</sup> )        |       |                                 |      |
| Parameter                                                | Value | Regression Equation Valid Range |      |
|                                                          |       | Min                             | Max  |
| Drainage Area (square miles)                             | 0.54  | 0.01                            | 7422 |
| Ohio Region C Indicator 1 if in C else 0 (dimensionless) | 0     | 0                               | 1    |
| Ohio Region A Indicator 1 if in A else 0 (dimensionless) | 1     | 0                               | 1    |
| Stream Slope 10 and 85 Longest Flow Path (feet per mi)   | 59    | 1.53                            | 674  |
| Percent Storage from NLCD1992 (percent)                  | 1.08  | 0                               | 25.8 |

| Low Flows Basin Characteristics                          |                          |                                 |      |
|----------------------------------------------------------|--------------------------|---------------------------------|------|
| 100% Low Flow Region A 2012 5138 (0.54 mi <sup>2</sup> ) |                          |                                 |      |
| Parameter                                                | Value                    | Regression Equation Valid Range |      |
|                                                          |                          | Min                             | Max  |
| Drainage Area (square miles)                             | 0.54 (below min value 1) | 1                               | 1250 |
| Streamflow Variability Index from Grid (dimensionless)   | 0.54                     | 0.24                            | 1.12 |

Warning: Some parameters are outside the suggested range. Estimates will be extrapolations with unknown errors.

| Probability of Zero Flow Basin Characteristics         |                          |                                 |      |
|--------------------------------------------------------|--------------------------|---------------------------------|------|
| 100% P zero Flow 2012 5138 (0.54 mi <sup>2</sup> )     |                          |                                 |      |
| Parameter                                              | Value                    | Regression Equation Valid Range |      |
|                                                        |                          | Min                             | Max  |
| Drainage Area (square miles)                           | 0.54 (below min value 1) | 1                               | 1250 |
| Streamflow Variability Index from Grid (dimensionless) | 0.54                     | 0.24                            | 1.12 |

Warning: Some parameters are outside the suggested range. Estimates will be extrapolations with unknown errors.

| Mean and Percentile Basin Characteristics                           |         |                                 |       |
|---------------------------------------------------------------------|---------|---------------------------------|-------|
| Y coordinate (latitude) of the centroid_ in decimal degrees=41.3057 |         |                                 |       |
| 100% Low Flow LatGT 41.2 wri02 4068 (0.54 mi <sup>2</sup> )         |         |                                 |       |
| Parameter                                                           | Value   | Regression Equation Valid Range |       |
|                                                                     |         | Min                             | Max   |
| Drainage Area (square miles)                                        | 0.54    | 0.12                            | 7422  |
| Percent Forest (percent)                                            | 68.2    | 0                               | 99.1  |
| Percent Storage from NLCD1992 (percent)                             | 1.08    | 0                               | 19    |
| Mean Annual Precipitation (inches)                                  | 38.9    | 34                              | 43.2  |
| Streamflow Variability Index from Grid (dimensionless)              | 0.54    | 0.25                            | 1.13  |
| Latitude of Basin Centroid (decimal degrees)                        | 41.3057 | 41.2                            | 41.59 |
| Longitude of Basin Centroid (decimal degrees)                       | 81.6761 | 80.53                           | 84.6  |

### Peak Flows Statistics

| Statistic | Value | Unit               | Prediction Error (percent) | Equivalent years of record | 90-Percent Prediction Interval |     |
|-----------|-------|--------------------|----------------------------|----------------------------|--------------------------------|-----|
|           |       |                    |                            |                            | Min                            | Max |
| PK2       | 65.6  | ft <sup>3</sup> /s | 37                         | 2.1                        | 31.9                           | 135 |
| PK5       | 117   | ft <sup>3</sup> /s | 35                         | 3.3                        | 59                             | 232 |
| PK10      | 155   | ft <sup>3</sup> /s | 34                         | 4.4                        | 77.8                           | 309 |
| PK25      | 205   | ft <sup>3</sup> /s | 35                         | 5.9                        | 100                            | 418 |
| PK50      | 242   | ft <sup>3</sup> /s | 37                         | 6.8                        | 115                            | 507 |
| PK100     | 279   | ft <sup>3</sup> /s | 38                         | 7.5                        | 129                            | 605 |
| PK500     | 369   | ft <sup>3</sup> /s | 42                         | 8.6                        | 157                            | 870 |

<http://pubs.usgs.gov/sir/2006/5312/> (<http://pubs.usgs.gov/sir/2006/5312/>)

Koltun\_ G.F.\_ Kula\_ S.P.\_ and Puskas\_ B.M.\_ 2006\_ A Streamflow Statistics (StreamStats) Web Application for Ohio: U.S. Geological Survey Scientific Investigations Report 2006-5312\_ 62 p.

### Low Flows Statistics

| Statistic | Value   | Unit               | Prediction Error (percent) | Equivalent years of record | 90-Percent Prediction Interval |     |
|-----------|---------|--------------------|----------------------------|----------------------------|--------------------------------|-----|
|           |         |                    |                            |                            | Min                            | Max |
| M1D10Y    | 0.00897 | ft <sup>3</sup> /s |                            |                            |                                |     |
| M7D10Y    | 0.0113  | ft <sup>3</sup> /s |                            |                            |                                |     |
| M30D10Y   | 0.0172  | ft <sup>3</sup> /s |                            |                            |                                |     |
| M90D10Y   | 0.0261  | ft <sup>3</sup> /s |                            |                            |                                |     |
| D80       | 0.0528  | ft <sup>3</sup> /s |                            |                            |                                |     |

<http://pubs.usgs.gov/sir/2012/5138/#>

Koltun\_ G.F.\_ and Kula\_ S.P.\_ 2013\_ Methods for estimating selected low-flow statistics and development of annual flow-duration statistics for Ohio: U.S. Geological Survey Scientific Investigations Report 2012-5138\_ 195 p.

### Probability of Zero Flow Statistics

| Statistic  | Value    | Unit | Prediction Error (percent) | Equivalent years of record | 90-Percent Prediction Interval |     |
|------------|----------|------|----------------------------|----------------------------|--------------------------------|-----|
|            |          |      |                            |                            | Min                            | Max |
| PROB 1DAY  | 0.029    | dim  |                            |                            |                                |     |
| PROB 7DAY  | 0.0123   | dim  |                            |                            |                                |     |
| PROB 30DAY | 0.000505 | dim  |                            |                            |                                |     |

<http://pubs.usgs.gov/sir/2012/5138/#>

Koltun\_ G.F.\_ and Kula\_ S.P.\_ 2013\_ Methods for estimating selected low-flow statistics and development of annual flow-duration statistics for Ohio: U.S. Geological Survey Scientific Investigations Report 2012-5138\_ 195 p.

### Mean and Percentile Statistics

| Statistic | Value | Unit               | Prediction Error (percent) | Equivalent years of record | 90-Percent Prediction Interval |     |
|-----------|-------|--------------------|----------------------------|----------------------------|--------------------------------|-----|
|           |       |                    |                            |                            | Min                            | Max |
| Q1        | 0.81  | ft <sup>3</sup> /s | 17                         |                            |                                |     |
| Q2        | 1.36  | ft <sup>3</sup> /s | 12                         |                            |                                |     |
| Q3        | 1.44  | ft <sup>3</sup> /s | 14                         |                            |                                |     |
| Q4        | 1.24  | ft <sup>3</sup> /s | 11                         |                            |                                |     |
| Q5        | 0.74  | ft <sup>3</sup> /s | 20                         |                            |                                |     |
| Q6        | 0.37  | ft <sup>3</sup> /s | 27                         |                            |                                |     |
| Q7        | 0.24  | ft <sup>3</sup> /s | 28                         |                            |                                |     |
| Q8        | 0.19  | ft <sup>3</sup> /s | 37                         |                            |                                |     |
| Q9        | 0.13  | ft <sup>3</sup> /s | 44                         |                            |                                |     |

|       |        |       |    |  |  |  |
|-------|--------|-------|----|--|--|--|
| QA    | 0.62   | ft3/s | 11 |  |  |  |
| Q10   | 0.28   | ft3/s | 51 |  |  |  |
| Q11   | 0.5    | ft3/s | 38 |  |  |  |
| Q12   | 0.95   | ft3/s | 22 |  |  |  |
| QAH   | 0.0563 | ft3/s | 66 |  |  |  |
| FPS25 | 0.1    | ft3/s | 29 |  |  |  |
| FPS50 | 0.24   | ft3/s | 40 |  |  |  |
| FPS75 | 0.52   | ft3/s | 48 |  |  |  |

<http://oh.water.usgs.gov/reports/wrir/wrir02-4068.pdf> (<http://oh.water.usgs.gov/reports/wrir/wrir02-4068.pdf>)  
 Koltun\_ G. F.\_ and Whitehead\_ M. T.\_ 2002\_ Techniques for Estimating Selected Streamflow Characteristics of Rural\_ Unregulated Streams in Ohio: U. S. Geological Survey Water-Resources Investigations Report 02-4068\_ 50 p





**Owner** 82A, LLC  
**Address** 1345 ROYALTON RD  
 BROADVIEW HEIGHTS, OH. 44147  
**Land Use** (5000) R - RES VACANT LAND  
**Description** 28 NWC AVERY RD  
**Neighborhood Code** 08315

### SKETCH

Building 0

Sketchs not available for this parcel.

Please contact us at [appraisal@cuyahogacounty.gov](mailto:appraisal@cuyahogacounty.gov)

or call (216) 443-4663 for a copy of the building card.

### MAP VIEW

 Map Image

### BUILDING INFORMATION

#### LAND

| Code | Frontage | Depth | Acreage | Sq Ft   |
|------|----------|-------|---------|---------|
| PRM  | 642      | 400   | 6.03    | 262,667 |

#### IMPROVEMENTS

| Type | Description | Size | Height Depth |
|------|-------------|------|--------------|
|------|-------------|------|--------------|

#### SALES

| Date       | Buyer         | Seller        | Price     |
|------------|---------------|---------------|-----------|
| 10/6/2016  | 82A, LLC      | Handy Ida     | \$355,000 |
| 12/21/1976 | Handy Ida     | Pankratz Ruth | \$25,000  |
| 1/1/1975   | Pankratz Ruth |               | \$0       |

**Owner** 82A, LLC  
**Address** AVERY RD  
 BROADVIEW HEIGHTS, OH. 44147  
**Land Use** (5000) R - RES VACANT LAND  
**Description** 28 NP 596.36FT SP  
**Neighborhood Code** 08315

### SKETCH

Building 0

Sketchs not available for this parcel.

Please contact us at [appraisal@cuyahogacounty.gov](mailto:appraisal@cuyahogacounty.gov)

or call (216) 443-4663 for a copy of the building card.

### MAP VIEW

 Map Image

### BUILDING INFORMATION

#### LAND

| Code | Frontage | Depth | Acreage | Sq Ft   |
|------|----------|-------|---------|---------|
| PRM  | 195      | 743   | 3.28    | 142,876 |

#### IMPROVEMENTS

| Type | Description | Size | Height Depth |
|------|-------------|------|--------------|
|------|-------------|------|--------------|

#### SALES

| Date       | Buyer                      | Seller                     | Price     |
|------------|----------------------------|----------------------------|-----------|
| 10/6/2016  | 82A, LLC                   | Handy Ida                  | \$355,000 |
| 12/21/1976 | Handy Ida                  | Pankratz Ruth E            | \$25,000  |
| 11/13/1975 | Pankratz Ruth E            | Pankratz Norman R & Ruth E | \$0       |
| 1/1/1975   | Pankratz Norman R & Ruth E |                            | \$0       |

**Owner** 82A, LLC  
**Address** ROYALTON RD  
 BROADVIEW HEIGHTS, OH. 44147  
**Land Use** (5000) R - RES VACANT LAND  
**Description** 28 WP 742FT W OF CL AVERY RD  
**Neighborhood Code** 08315

### SKETCH

Building 0

Sketchs not available for this parcel.

Please contact us at [appraisal@cuyahogacounty.gov](mailto:appraisal@cuyahogacounty.gov)

or call (216) 443-4663 for a copy of the building card.

### MAP VIEW



### BUILDING INFORMATION

#### LAND

| Code | Frontage | Depth | Acreage | Sq Ft  |
|------|----------|-------|---------|--------|
| PRM  | 100      | 350   | 0.8     | 35,000 |

### IMPROVEMENTS

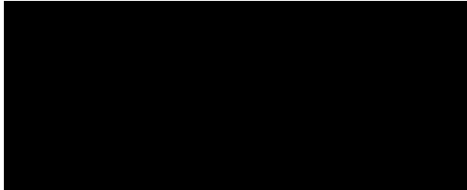
| Type | Description | Size | Height Depth |
|------|-------------|------|--------------|
|------|-------------|------|--------------|

### SALES

| Date       | Buyer                      | Seller                     | Price     |
|------------|----------------------------|----------------------------|-----------|
| 10/6/2016  | 82A, LLC                   | Handy Ida                  | \$355,000 |
| 12/21/1976 | Handy Ida                  | Pankratz Ruth E            | \$25,000  |
| 11/13/1975 | Pankratz Ruth E            | Pankratz Norman R & Ruth E | \$0       |
| 1/1/1975   | Pankratz Norman R & Ruth E |                            | \$0       |



December 2, 2022



**Re:** Wetland Permitting Proposal  
Zinc Office Campus / Royalton Road – NWP Resubmittal  
Department of Army No. 2016-01529  
Broadview Heights, Ohio

Dear 

Chagrin Valley Engineering, Ltd. (CVE) would be pleased to provide the professional consulting services necessary to resubmit a Nationwide Permit (NWP) application. In 2018, a United States Army Corps of Engineers (USACE) NWP No. 39 was authorized for the above referenced project site which was prepared by CVE [See Exhibit A, pg. 3]. However, no work was completed on the project during which the NWP expired.

A Preliminary Wetland Delineation was concurrently approved by the USACE in conjunction with the NWP, also prepared by CVE. Between the approval of the delineation and present day, the onsite conditions have been altered by a separate road widening project.

To finalize and resubmit the permit applications and associated delineation, CVE proposes to complete the following tasks:

#### **SCOPE OF WORK**

##### **TASK 1 – SITE INVESTIGATION**

Update a delineation of the onsite water resources in accordance with the technical criteria set forth by the U.S. Army Corps of Engineers (USACE) *Corps of Engineers Wetlands Delineation Manual* (January 1987), and subsequent guidance documents and applicable regional supplement (*Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast* (Version 2.0) which includes the following:

- Water resources identified using this criterion will be remarked on-site and located using a Trimble TDC150 handheld Global Positioning System (GPS) unit.
- A map, that meets USACE delineation standards showing the location and size of the water resources will be prepared in the ArcGIS Geographic Information System (GIS) software. Base layers including those provided by Cuyahoga County such as parcels, topography, and roadways, located in the State Plane Coordinate System will be utilized. Shape Files and/or AutoCAD files can be transmitted upon request.



- An updated formal wetland delineation report that meets USACE delineation standards, including a review of pertinent background sources (USGS Topological Survey Map, National Wetland Inventory Map, FEMA FIRM, NRCS Web Soil Survey, etc.), updated sample point data forms, and a photograph log. A PDF file will be transmitted electronically unless a hard copy is specifically requested.

#### **TASK 2 – UPDATED PERMIT APPLICATION**

Prepare the permit application package to updated January 2021 USACE NWP Terms and Specific Regional Conditions. Provide any pertinent updates to the following: describing the project purpose and need, proposed water resource impacts, avoidance & minimization measures, water resource evaluations to Ohio Environmental Protection Agency (OEPA) standards (ORAM, HHEI and/or QHEI), Ohio Department of Natural Resources' Natural Heritage database review request, an endangered species habitat review to US Fish and Wildlife standards, and cultural resource records review.

The submittal to the USACE will also require updated improvement plan(s) showing the proposed development, including clearing and grading limits, as well as water resource impacts. CVE will coordinate with the project engineers and/or architects to ensure that the plans meet all USACE submittal requirements.

#### **TASK 3 – RESPOND TO PUBLIC AND AGENCY COMMENTS**

Prepare responses to public and/or federal / state agency comments resulting from the USACE & OEPA public notices to adjacent property owners and/or regulatory agencies.

#### **SCHEDULE**

Preparation of the updated NWP application and site work will be completed within three weeks from receipt of site plans from the project engineer and/or project partners. The updated wetland delineation report will be submitted concurrently with the Nationwide Permit application.

#### **COSTS**

- Task 1 – Site Investigation: \$1,475
- Task 2 – Updated Permit Application – \$2,360
- Task 3 – Respond to Comments - Hourly
  - Environmental Technician - \$95.00/hr
  - Professional Wetland Scientist - \$135.00/hr

Task 1 & 2 are lump sum. Terms at net 30.



## OTHER COSTS

The following are costs that are not included in this proposal, the responsibility of which will be the permit applicants:

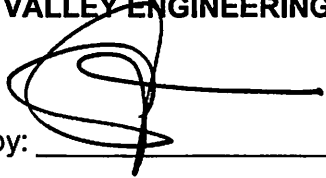
- **MITIGATION:** NWP Projects that impact less than a tenth of an acre of wetlands are not required to purchase mitigation. Mitigation was approved and purchased as part of the previous NWP submittal. CVE will help determine any additional number of credits, if needed, based upon USACE and OEPA approved ratios, and coordinate the purchase of mitigation credits; however, CVE is not responsible for the mitigation costs.

We look forward to working with on this important project. To authorize this work, please sign and date below. Please call us if you have any questions.

Respectfully submitted,

Kenneth E. Safranek

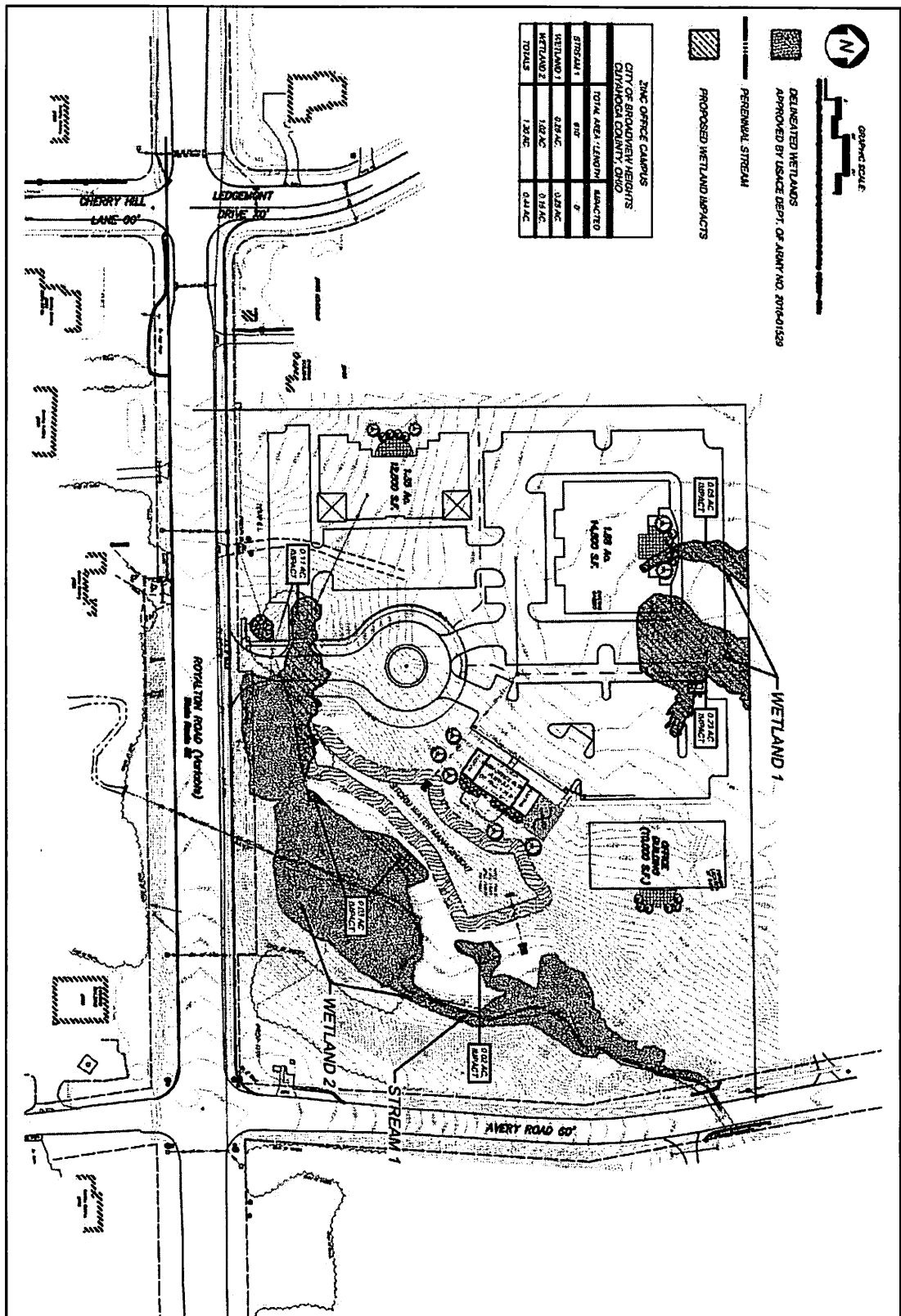
**CHAGRIN VALLEY ENGINEERING, LTD.**

Accepted by: 

Date: 12-6-2022



Exhibit 1



## CHAPTER 1276: BUSINESS DISTRICTS

---

### Section

- 1276.01 Purposes
- 1276.02 Permitted and conditionally permitted uses for C-1 Local Retail Commercial Districts
- 1276.03 Permitted and conditionally permitted uses for C-2 General Commercial Districts
- 1276.04 Permitted uses for C-3 Office Space Districts and C-6 Corridor Conversion District
- 1276.05 C-1, C-2, C-3, and C-6 District area regulations
- 1276.06 C-1, C-2, C-3, and C-6 District yard regulations
- 1276.07 Height regulations
- 1276.08 Off-street parking requirements
- 1276.09 Supplemental regulations
- 1276.10 Site development plans
- 1276.11 Sign regulations
- 1276.12 Variances

### **Cross-reference:**

*Administration, enforcement and penalty, see Chapter 1262*

*Class C-4 Districts, see Chapter 1277*

*Classification of uses, see Chapter 1266*

*Districts generally and Zone Map, see Chapter 1264*

*Fences in business districts, see § 1312.07*

*General provisions and definitions, see Chapter 1260*

*Nonconforming uses, see Chapter 1282*

*Off-street parking, see Chapter 1284*

### **§ 1276.01 PURPOSES.**

Local Retail, General Commercial, Shopping Center, Office Space Districts, and Corridor Conversion Districts, and their regulations are established herein in order to achieve, among others, the following purposes.

(A) The purpose of such Districts is to provide, in appropriate and convenient locations, zoning districts of sufficient size for the exchange of goods and services and other business activities.

(B) The purpose of the C-1 Local Retail Commercial District is to provide for the need to have convenience goods in close proximity to residential neighborhoods. Typically, the permitted uses allowed in such District tend to meet the daily needs of the residents of the adjacent neighborhoods without generating large volumes of traffic.

(C) The purpose of the C-2 General Commercial District is to provide for the need to allow certain commercial uses which either generate relatively high traffic volumes, which require large land areas and/or which may not be permitted elsewhere, in centrally-located areas of the city along major arterial highways, provided they do not interfere with or detract from the city's residential neighborhoods. Typically, the permitted uses in this District would draw people from a relatively large geographic area and thus would serve a regional rather than just a local market.

(D) The purpose of the C-3 Office Space District is to provide areas within the city devoted exclusively to professional services, banking and other similar financial services, and the management of commercial, industrial, public and semipublic institutions.

(E) The purpose of the C-6 District is to provide areas within the city for similar uses and requirements as those listed in the C-3 District, with the exception of special area and architectural design stipulations identified in this chapter.

(Ord. 88-137, passed 9-6-1988; Ord. 195-12, passed 1-22-2013)

### **§ 1276.02 PERMITTED AND CONDITIONALLY PERMITTED USES FOR C-1 LOCAL RETAIL COMMERCIAL DISTRICTS.**

(A) Permitted Uses. The following uses are permitted in a C-1 Local Retail Commercial District:

- (1) A bank, studio or telephone exchange;
- (2) A barber shop or a beauty shop;
- (3) A confectionery, delicatessen or non-drive-through restaurant or ice cream parlor;
- (4) A dress, wearing apparel or tailor shop;
- (5) A drug store or variety and dry goods store not to exceed 7,500 square feet;
- (6) A flower shop, beverage store or gift shop;
- (7) A grocery, including sales of fruit, vegetables, meat, fish, dairy products or baked goods, not being displayed outdoors, not to exceed 7,500 square feet;
- (8) A hardware, paint, wallpaper, furniture, household appliance or accessory store;
- (9) A pressing and dry cleaning shop, except that no person shall perform any dry cleaning, whether of a commercial or private nature, using more than five gallons of low-hazard dry cleaning fluids;
- (10) A retail store not to exceed 7,500 square feet, excepting that vape shop and vape sales are specifically prohibited;
- (11) A sales office, job printing shop or newspaper printing shop;
- (12) A shoe store or shoe repair shop;
- (13) A child or adult day-care center fully licensed pursuant to law; and
- (14) Any other business of a similar nature, excepting that vape shop and vape sales are specifically prohibited, approved by the Planning Commission and confirmed by Council in accordance with § 1262.06.

(B) Conditionally Permitted Uses. The Planning Commission may issue conditional zoning certificates for the following uses, subject to the general requirements of Chapter 1328 and Chapters 1262 and 1284 :

- (1) A gasoline service station, car wash or garage for the storage and/or repair of motor vehicles, provided that:
  - (a) Only minor repairs are permitted outside the building and such repairs must be completed within 24 hours;
  - (b) Curb cuts for entrances and exits shall be approved by the Planning Commission;
  - (c) No repairs shall be made to fenders, bodies or frames and no other work shall be done that produces odor, smoke, fumes or noise that cannot be confined to the premises;
  - (d) No pump shall be located less than 20 feet from any pedestrian sidewalk; and
  - (e) The storage of vehicles shall not exceed 30 days.
- (2) Office buildings other than for those offices permitted in division (A) hereof;
- (3) Drive-through and fast food restaurants, provided that they are located at least 350 feet away from an abutting residential dwelling or a school, church, synagogue, other place of worship, hospital, nursing home or other fast food establishment, and provided further, that indoor eating facilities must be provided;
- (4) All changes of occupancies that involves a change in use of the previously run business except those that are specifically permitted; and
- (5) All massage parlors.

(Ord. 88-137, passed 9-6-1988; Ord. 44-96, passed 6-3-1996; Ord. 195-12, passed 1-22-2013; Ord. 15- 2024, passed 10-21-2024)

### **§ 1276.03 PERMITTED AND CONDITIONALLY PERMITTED USES FOR C-2 GENERAL COMMERCIAL DISTRICTS.**

(A) Permitted Uses. The following uses are permitted in a C-2 General Commercial District:

- (1) Stores, services and other use classifications permitted in the Local Retail Commercial District, provided that the maximum permissible area (square footage dimension) for grocery stores and retail stores shall be increased from 7,500 square feet to 20,000 square feet, excepting that vape shop and vape sales are specifically prohibited;
- (2) Department and variety stores;
- (3) Amusement and recreational services, such as assembly and meeting halls, billiard halls, bowling alleys, dance halls, indoor theaters, ice and roller skating rinks and other social, athletic, fraternal, sport or recreational establishments, provided they are conducted within an enclosed building and sufficiently sound insulated to confine the noise to the premises;
- (4) Miniature golf courses;



- (5) Office buildings;
- (6) Veterinary clinics; and

(7) Any other general business store, shop or service, excepting that vape shop and vape sales are specifically prohibited, not listed in divisions (A)(1) to (A)(6) hereof or in any subsequent use classification and determined as similar by the Planning Commission and Council in accordance with § 1262.06.

(B) Conditionally Permitted Uses. The Planning Commission may issue conditional zoning certificates for the following uses, subject to the general requirements of Chapter 1328 and Chapters 1262 and 1284 :

- (1) Sales, service and storage of bicycles, outdoor garden equipment, boats, campers and trailers, provided such sales, service and storage are conducted wholly within enclosed buildings;
- (2) Sales, service and storage of new automobiles and other new motor vehicles, and sales, service and storage of used motor vehicles, but only if sold in conjunction with a new motor vehicle sales, service and storage facility, provided the following conditions are met:
  - (a) Firms must certify that they are an authorized franchised car dealer for an auto manufacturer and must have filed with the Bureau of Motor Vehicles a manufacture statement;
  - (b) The front yard is landscaped and maintained attractively;
  - (c) All vehicles and advertising are located behind the minimum front yard setback; and
  - (d) All service work is conducted wholly within enclosed buildings.
- (3) Nursery stock sales;
- (4) Drive-through and fast food restaurants, provided that they are located at least 350 feet away from an abutting residential dwelling or a school, church, synagogue, other place of worship, hospital, nursing home or another fast food establishment, and provided further, that indoor eating facilities must be provided;
- (5) All changes of occupancies that involves a change in use of the previously run business except those that are permitted; and
- (6) All massage parlors.

(Ord. 88-137, passed 9-6-1988; Ord. 91-94, passed 8-22-1994; Ord. 195-12, passed 1-22-2013; Ord. 15-2024, passed 10-21-2024)

#### **§ 1276.04 PERMITTED USES FOR C-3 OFFICE SPACE DISTRICTS AND C-6 CORRIDOR CONVERSION DISTRICT.**

(A) Principal Uses. The following uses are permitted in a C-3 Office Space District:

- (1) Administrative, executive, financial, insurance, governmental and professional offices, banks, saving and loan associations, medical offices, including clinics, and public utility and real estate offices;
- (2) Sales offices, provided that no goods are distributed or dispensed from the property;
- (3) A child or adult day-care center fully licensed pursuant to law; and
- (4) Any other type of office not listed in divisions (A)(1), (A)(2) or (A)(3) hereof and determined to be similar by the Planning Commission and confirmed by Council in accordance with § 1262.06.

(B) Conditionally Permitted Uses. All uses listed in division (A) hereof for the C-6 Corridor Conversion District are conditionally permitted uses that must be approved by the Planning Commission.

(C) Accessory Uses. Any accessory use which is incidental to the main use shall be permitted, provided it is planned and developed in conjunction with the main building, such as:

- (1) Off-street parking and loading areas in accordance with Chapter 1284;
- (2) Pharmacies, which may be included as part of a medical building or clinic;
- (3) Employee lunch rooms;
- (4) Maintenance, storage and trash facilities if provided within the main building;
- (5) Restaurants, provided that they do not exceed 10% of the gross floor area of the buildings, (except in the C-6 Corridor Conversion District); restaurants are not permitted; and
- (6) Other uses which are developed integrally and are essential to the successful operation of any of the permitted principal uses in division (A) hereof and conditionally permitted in the C-6 Corridor Conversion District.

(Ord. 88-137, passed 9-6-1988; Ord. 44-96, passed 6-3-1996; Ord. 195-12, passed 1-22-2013)

### § 1276.05 C-1, C-2, C-3 AND C-6 DISTRICT AREA REGULATIONS.

In all C-1, C-2, C-3 and C-6 Districts, buildings and land shall be used, and buildings shall be designated, erected, altered, moved and maintained, in whole or in part, only in accordance with the following schedule:

| <b>Schedule of Minimum Lot Area and Width Requirements</b>                                                    |                                     |                                      |                        |
|---------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------|------------------------|
| <b>Main Use</b>                                                                                               | <b>District</b>                     | <b>Lot Area</b>                      | <b>Lot Width (ft.)</b> |
| Automotive Sales                                                                                              | General Commercial                  | 2 acres                              | 250                    |
| Boat, camper and trailer sales and services                                                                   | General Commercial                  | 2 acres                              | 250                    |
| Office buildings                                                                                              | Office Space                        | 1 acre (a)                           | 150                    |
| Offices and banks                                                                                             | Local Retail<br>General Commercial  | 30,000 sq. ft. (a)                   | 150                    |
| Restaurants                                                                                                   | Local Retail<br>General Commercial  | 1 acre                               | 150                    |
| Service stations and auto-related facilities                                                                  | Local Retail<br>General Commercial  | 1 acre                               | 150                    |
| All other retail and services uses                                                                            | Local Retail and General Commercial | 30,000 sq. ft.<br>30,000 sq. ft. (a) | 150<br>150             |
| Footnote: (a) Minimum lot area for all facilities in the C-6 Corridor Conversion District shall be two acres. |                                     |                                      |                        |

(Ord. 88-137, passed 9-6-1988; Ord. 195-12, passed 1-22-2013)

### § 1276.06 C-1, C-2, C-3 AND C-6 DISTRICT YARD REGULATIONS.

(A) In all C-1, C-2, C-3 and C-6 Districts, buildings shall be designed, erected, altered, moved or maintained in whole or in part, only in accordance with the following schedule of regulations or as allowed in division (B) hereof:

| Schedule of Minimum Yard and Setback Dimensions |                                                      |                                                                |                               |                                                 |                               |                                  |
|-------------------------------------------------|------------------------------------------------------|----------------------------------------------------------------|-------------------------------|-------------------------------------------------|-------------------------------|----------------------------------|
| District                                        | Main and Accessory Building and Use                  | Front Yard Setback (Distance from Street Right-of-way (Ft.) e. | Side Yard Setback (Ft.)       |                                                 | Rear Yard Setback             |                                  |
|                                                 |                                                      |                                                                | Abutting Residential District | Abutting Nonresidential District                | Abutting Residential District | Abutting Nonresidential District |
| Schedule of Minimum Yard and Setback Dimensions |                                                      |                                                                |                               |                                                 |                               |                                  |
| District                                        | Main and Accessory Building and Use                  | Front Yard Setback (Distance from Street Right-of-way (Ft.) e. | Side Yard Setback (Ft.)       |                                                 | Rear Yard Setback             |                                  |
|                                                 |                                                      |                                                                | Abutting Residential District | Abutting Nonresidential District                | Abutting Residential District | Abutting Nonresidential District |
| C-1 Local Retail                                | Office, stores and services                          | 50 e.                                                          | 100 d.                        | None, except 25 where adjoining a public street | 100 d.                        | 25                               |
|                                                 | Sales in open yards                                  | Not allowed                                                    | Not allowed                   | Not allowed                                     | Not allowed                   | Not allowed                      |
|                                                 | Parking areas and drives                             | 20 e.                                                          | 50 d.                         | 5                                               | 50 d.                         | 5                                |
| C-2 General Commercial                          | Offices, stores, services, amusements and recreation | 80 e.                                                          | 100 b. d.                     | None, or minimum 10 between bldgs.              | 100 b. d.                     | 25                               |
|                                                 | Service stations                                     | 75 e.                                                          | 100 b. d.                     | 25                                              | 100 b. d.                     | 25                               |
|                                                 | Sales in open yards                                  | 20 e.                                                          | 50 d.                         | 5                                               | 50 d.                         | 5                                |
|                                                 | Parking drives                                       | 20 e.                                                          | 50 d.                         | 5                                               | 50 d.                         | 5                                |
| C-3                                             | Offices                                              | 150 from centerline                                            | 100 d.                        | 15 a.                                           | 100 d.                        | 15 a.                            |

|                                                                                                                                                                                                                                                             |         |                      |        |       |        |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------|--------|-------|--------|-------|
| C-6                                                                                                                                                                                                                                                         | Offices | 50 from right-of-way | 100 d. | 15 a. | 100 d. | 15 a. |
| a. Or at least one-half the height of the main building, whichever is greater                                                                                                                                                                               |         |                      |        |       |        |       |
| b. Or two times the building height, whichever is greater                                                                                                                                                                                                   |         |                      |        |       |        |       |
| c. No parking shall be permitted within five feet of a building                                                                                                                                                                                             |         |                      |        |       |        |       |
| d. Areas located adjacent to residential district lot lines shall provide a six foot solid fence and/or six foot masonry wall and/or 25 foot wide landscaped visual buffer with a mount at least 4 foot in height as determined by the Planning Commission. |         |                      |        |       |        |       |
| e. Along Royalton Road, the minimum setback for all such Districts shall be 110 feet from centerline for building and 80 feet for parking.                                                                                                                  |         |                      |        |       |        |       |

(B) When two or more parcels of land which have different owners are proposed to be developed jointly, any common side and rear yard setback may be reduced when a development plan for all parcels in the joint development is approved by the Planning Commission as a conditional use in accordance with § 1262.06. A zero setback may be considered, in which case two or more buildings on separate parcels, either built simultaneously or at different times, would abut each other. In establishing the reduced setback, the Planning Commission shall consider the impact of any reduction on the arrangement of buildings, parking, site access and circulation, landscaping, property maintenance and the overall quality and marketability of the proposed development. To consider a parcel of land in a joint development, the Planning Commission must have written authorization from each property owner stating that the development proposal on each parcel may be considered as part of the joint development.

(C) All main structures located in the C-6 Corridor Conversion District shall have a minimum main floor area (grade level) of 5,000 square feet per building.

(D) Any existing residence converted to a commercial office building, financial institution, sales office, or day-care in a C-6 District, must be renovated to eliminate the front facade residential appearance as determined by the Planning Commission. The developer is encouraged to raze any/all existing structures prior to re-development. Any re-use of an existing single-family residential use must have the conversion of the structure and the new use approved as a conditionally permitted use by the Planning Commission.

(E) Refer to Special Planning District Zoning §1283.06 for building design guidelines that apply to C-6 District.

(Ord. 88-137, passed 9-6-1988; Ord. 195-12, passed 1-22-2013; Ord. 39-2021, passed 7-6-2021)

#### **§ 1276.07 HEIGHT REGULATIONS.**

The height of any main or accessory building in the C-1 Local Retail Commercial District and the C-2 General Commercial District shall not exceed 35 feet, and the height of a building in the C-3 Office District and C-6 Corridor Conversion District shall not exceed four stories or 50 feet, excluding roof pitch.

(Ord. 125-90, passed 8-20-1990; Ord. 69-00, passed 5-8-2000; Ord. 195-12, passed 1-22-2013)

#### **§ 1276.08 OFF-STREET PARKING REQUIREMENTS.**

(A) For a C-1 Local Retail Commercial District and a C-2 General Commercial District, off-street parking shall be required as provided in Chapter 1284.

(B) Access driveways shall not be closer than 60 feet between centerlines. The centerline of a driveway on a corner lot shall not be closer than 75 feet to the intersection right-of-way line. This width of driveways shall conform to the schedule set forth in § 1276.06.

(Ord. 88-137, passed 9-6-1988; Ord. 69-00, passed 5-8-2000; Ord. 16-10, passed 2-1-2010; Ord. 195-12, passed 1-22-2013)

#### **§ 1276.09 SUPPLEMENTAL REGULATIONS.**

In Local Retail Commercial, General Commercial, Office Space Districts, and Corridor Conversion Districts, the following supplemental regulations must also be met.

(A) Conformity to Site Plan. All buildings and grounds shall be designed, constructed and maintained as approved in the site development plan. All landscaping, sidewalks, pedestrian plazas, parking areas and building exteriors shall be maintained free of any unsafe, unsightly or blighting conditions which deteriorate the appearance, character, safety or value of the city or surrounding area.

(B) Outdoor Storage. All outdoor storage, including refuse, shall be screened from view from the street and from all adjacent properties.

(C) Outdoor Sales. Outdoor sales shall not be permitted.

(D) Landscaped Strip. All commercial sites shall maintain a 20-foot landscaped strip adjacent to the street right-of-way



lines and a five-foot landscaped strip adjacent to all side and rear lot lines, except as permitted under § 1276.06 (B).

(E) Screening and Buffering Next to Residential Districts. All side and rear yards adjoining residential districts shall be planted with a screen of evergreen and deciduous trees or shrubs to create a year-round visual barrier. Where deemed necessary, the Planning Commission may require other planting and/or earth mounds or fences to supplement the landscaping requirements for commercial sites that adjoin residential districts.

(F) Minimum Landscaped Areas. A minimum of 20% of the total land area shall be landscaped. The area required to be landscaped shall be placed within six months from the date of issuance of a certificate of occupancy, and thereafter such landscaped area shall be reasonably maintained with permanent plants and materials. All landscaping plans shall be reviewed and subject to final approval by the Planning Commissions.

(G) Utilities. All utilities serving the buildings and site, including electric and telephone and all supporting equipment thereto, including meters, transformers, and the like, shall be placed underground or within the main building. Where meters, transformers or other equipment cannot be located within the main building, no such equipment shall be visible from any front, side or rear lot line.

(H) Off-Street Parking. All off-street parking areas, including parking garages, shall be designed and constructed so as to provide safe, efficient and visually appealing parking facilities. Entrances, aisles and spaces shall be clearly controlled, marked, channeled and separated. Ends of aisles and drives shall be controlled with concrete curbs and landscape islands.

(I) Pedestrian Access. Pedestrian access from the parking area to the building entrance shall be provided and accessible per ADA guidelines.

(J) Usage. Buildings and land shall be used, and buildings shall be designed, erected, altered, moved or maintained, in whole or in part, in the C-1, C-2, C-3 and C-6 Districts, only for the main or accessory uses set forth in the schedules and regulations of this chapter for the respective district in which the building and land are located.

(K) Conversion. A building designed and constructed as a residence cannot be occupied, in whole or in part, by another use, unless the entire building is redesigned or reconstructed to express and serve the proposed use in regard to the exterior design, the building plan and the site plan, and must be made to conform to all requirements of the Building Code and this Zoning Code regarding commercial structures. Refer to § 1276.08 (B) for C-6 District.

(L) Corner Lots. On a corner lot or other parcel where a side lot line or rear lot line is along a public street, a side or rear yard of not less than 50 feet shall be provided.

(M) Lighting. Floodlighting or other lighting of buildings, signs and parking areas shall be located and designed so as to shield the light source from adjoining residences and shall be of a constant intensity. In addition, in no event shall any lighting be placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon a public thoroughfare so as to cause glare or reflection that may constitute a traffic hazard or nuisance.

(N) Location of Entrances and Exits. Entrances and exits shall be located to minimize traffic congestion and avoid undue interference with pedestrian access to street corners. There shall not be more than two access ways from any one property to a public highway for 400 feet of street frontage, nor more than one access way if the frontage is less than 150 feet. There shall be no entrances or exits within 60 feet of any residential district. If the property frontages are on two or more streets, the driveways shall be located as far from the street intersection as practicable, and no driveway shall be located within 75 feet of street intersections as measured from the right-of-way line. Access ways shall be not less than 18 feet nor more than 36 feet in width at the property line. Access lanes shall be provided as deemed necessary for fire and emergency vehicles.

(O) Adult Entertainment Businesses. Notwithstanding anything contained in this chapter to the contrary, no person shall cause or permit the establishment of an adult entertainment business within one mile of a public or private school, preschool or day-care center, or within 1,000 feet of any residential zoning district, residential dwelling, church or park, nor within 1,000 feet of the C-6 Corridor Conversion District. For purposes of this division, distances shall be measured in a straight line without regard to intervening structures or objects, from the nearest portion of the building within which the adult entertainment business is located to the nearest residential district boundary lines, or to the nearest property lines of the premises of a public or private school, preschool or day-care center or residential zone, residential dwelling, church or park.

(Ord. 88-137, passed 9-6-1988; Ord. 29-93, passed 6-7-1993; Ord. 125-98, passed 7-27-1998; Ord. 69-00, passed 5-8-2000; Ord. 137-12, passed 9-17-2012; Ord. 195-12, passed 1-22-2013)

## **§ 1276.10 SITE DEVELOPMENT PLANS.**

(A) Required. Site development plans for all proposed commercial sites, and for all exterior modifications to existing commercial sites, in C-1, C-2, C-3 and C-6 Districts, shall be required as set forth in this section.

(B) Submission and Content. The overall site plan shall be submitted to the Planning Commission for its review and recommendation to Council for its final approval. The site development plan shall be drawn to a scale of not less than one inch equals 100 feet and shall include the following items:

- (1) Survey. A survey of the property and topography, showing the land owned and proposed for development;
- (2) Buildings. The locations, size, height and use of all main and accessory buildings;
- (3) Traffic. The proposed system of circulation of vehicular traffic, including delivery trucks; details for connections to

present streets; type of pavements; estimates of traffic volumes; and plans for control of traffic in and around the commercial site;

(4) Utilities. The plans for all utility installations and connections and estimated requirements;

(5) Parking Areas. A layout and estimate of the number of spaces, design features, type of pavement and location and type of lighting fixtures;

(6) Miscellaneous. Other site developments, including pedestrian walkways, grading and drainage, and designs of landscaped yards, planting areas and strips adjoining residential areas;

(7) Signs. The size, location and nature of outdoor signs, approved by the Planning Commission; and

(8) Improvements. The grading, drainage and site improvements, approved by the City Engineer prior to final approval by the Planning Commission. The construction of all site improvements shall be inspected by the City Engineer. All of the costs for reviews, approvals and inspections shall be paid for by the developer.

(C) Approval.

(1) If the site development plan is not acceptable to both the Planning Commission and Council, based upon the requirements and intent of this section, a revised site development plan may be submitted.

(2) Only when final or revised final plans are acceptable to Council, having first received the recommendation of the Planning Commission, shall final approval be given. If the Planning Commission recommends that said final or revised final plans should not be accepted by Council, said plans shall only be approved upon the concurrence of at least two-thirds of the members of Council.

(D) Changes to Plan. At any time after the approval of a site development plan, the owner may request a change, which request shall be subject to the same procedures and conditions of approval as the original application.

(E) Building and Occupancy Permits.

(1) No building permit for the improvement of a parcel or portion thereof, or for the erection of any building, shall be issued for any building or structure in a business district unless and until a site development plan has been approved by the Planning Commission and Council in accordance with this section. If and when any proposed site development plan has been approved, the Building Commissioner shall then issue the necessary building and other permits upon payment of the required fees and compliance with applicable codes.

(2) An occupancy permit shall be issued by the Building Commissioner, provided that the use, placement and dimensions of all buildings, exterior lighting fixtures, driveways, sidewalks, parking areas and curb cuts, and the installation of landscaping, fences and walks, conform to the site development plan approved by both the Planning Commission and Council.

(F) Time Limitation for Construction. The development of the development area shall commence as provided in § 1448.09 of the Building and Housing Code.

(Ord. 88-137, passed 9-6-1988; Ord. 92-97, passed 6-23-1997; Ord. 69-00, passed 5-8-2000; Ord. 137-12, passed 9-17-2012; Ord. 195-12, passed 1-22-2013)

## **§ 1276.11 SIGN REGULATIONS.**

Signs for all business districts shall be designed, erected, altered, moved or maintained, in whole or in part, in accordance with Chapter 1328 and this chapter.

(Ord. 88-137, passed 9-6-1988; Ord. 195-12, passed 1-22-2013)

## **§ 1276.12 VARIANCES.**

The Board of Zoning Appeals, with the recommendation of the Planning Commission, may vary or permit exceptions to any of the provisions of this chapter if it finds that such variance or exception will not violate the spirit or intent of this chapter and that a more harmonious and useful development will result.

(Ord. 88-137, passed 9-6-1988; Ord. 195-12, passed 1-22-2013)



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**Terms On Real Estate:** 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.



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