

PHASE I
ENVIRONMENTAL SITE
ASSESSMENT
SELECT PROPERTIES
THIRD STREET NW
MASSILLON, OHIO.

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Prepared For:

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

PROJECT DESCRIPTION

The project area includes approximately nine (9) acres of property located on the west side of West Third Street, north of Lincoln Way, in downtown Massillon (see Figures 1 and 2, Appendix A). The property includes six (6) individual parcels with land uses including residential, industrial, commercial and recreational utilization. The area is currently being contemplated by the city of Massillon for re-development as a theme park.

The findings of this report are offered to limit environmental liability and should be considered by interested parties prior to real estate transactions. This Phase I Environmental Site Assessment is a step in the process for providing due diligence, as defined in the Superfund Amendments and Reauthorization Act (SARA) and the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This assessment was conducted to identify areas of potential concern based on the findings of a historical review, a site walkover, and published records review.

CONCLUSIONS

During the course of the study the following conclusions were reached:

- A historical review of past land uses in the area indicated that the Ohio Drilling Company main plant area and the Agathon Ballfield have an elevated potential for contamination due to their history of being industrial properties.
- Interviews conducted with people knowledgeable about each site indicates that an elevated potential for contamination on the Ohio Drilling Company main plant site exists due to the presence of Underground Storage Tanks (USTs) on the property.
- A site walkover of the properties indicated a number of areas of concern on the Ohio Drilling Company main plant site. These areas are as follows:
 1. The presence of an UST located on the south side of the property.
 2. Stained surface soil, resulting from spilled hydraulic, lube and/or used motor oil and Muriatic Acid (Hydrochloric) exists on the north side of the facility.
- As noted above, a review of regulatory agency databases indicated that the Ohio Drilling Company main plant site includes an UST. The database described the tank as consisting of bare steel and being 23 years old. Additionally, the databases indicated that an adjacent site, the former Do Right Muffler shop, is the site of a Leaking Underground Storage Tanks (LUST). The records did not indicate what degree of remedial efforts have been undertaken at the site and therefore the possibility of off-site contamination impacting on the Ohio Drilling site is possible.

Based on a review of available data, the Ohio Drilling Company main plant and the Agathon ballfield are recommended for a Phase II investigation which would include sampling of soil and/or ground

water and laboratory analysis to determine the depth and degree of contamination at select locations on the sites.

INTRODUCTION

1.0 INTRODUCTION

This Phase I Environmental Site Assessment was conducted to identify environmental liabilities associated with six (6) parcels of property located near downtown Massillon, Ohio (see Figures 1 and 2, Appendix A). The methods employed in this investigation are based on the Ohio State Bar Association Guidance on Customary Practice for Environmental Investigations Prior to Asset Conveyance or Encumbrance and the American Society for Testing and Materials (ASTM) designation: E 1529 - 93; Environmental Site Assessments: Phase I Environmental Site Assessment Process. The purpose for conducting this study is to provide due diligence as per the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) as amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA) and should be considered prior to real estate transactions.

This initial or Phase I investigation, consists of a review of regulatory records, a historical review of the property to determine past suspect ownership; and a site walkover to look for items of concern such as transformers, indications of Underground Storage Tanks (USTs), stained soil, etc. At the completion of the Phase I report, additional investigative studies in the form of a Phase II report may be recommended for the site. A Phase II study is a field sampling and testing program that is based on the findings of the Phase I report.

SITE DESCRIPTION

2.0 SITE DESCRIPTION

The project area includes the study of nine (9) acres of property located on the west side of third street NW, north of Lincoln Way (see Figure 2, Appendix A). The location includes six (6) individual properties which are occupied by various business' or have other land uses. A short description of each parcel and the current land use is as follows:

Parcel 06-08568 Ohio Drilling Company (main plant site)

This parcel is located on the southernmost section of the project area and is currently occupied by the Ohio Drilling company. The site encompass' approximately 1.44 acres and includes a three story brick building. The building is divided among office space, warehouse space, repair, machining areas and a parts cleaning room. The southern end of the site is used for equipment storage, parking and equipment fueling from one Underground Storage Tank (UST). The north side of the site is occupied by pipe, casings, iron stock and drums of muriatic acid (Hydrochloric acid). An area used for parts cleaning is also located on the north side of the property.

Parcel 06-06710 Armandos Pizza

The Armandos Pizza site consists of a single story building with dual uses including the Cork and Bottle, a drive through beverage store. The parcel is approximately .33 acres and does not include any distinguishing exterior features.

Parcel 06-1482 Ohio Drilling company (parking lot site)

This parcel is a small portion of parking lot currently used for vehicle parking and iron pipe storage. The parcel is not contiguous to parcel 06-08568 and does not include any features or buildings.

Parcel 06-16728 Residential home

The residential home located at this location is a two story wood frame occupied structure with no distinguishing exterior features.

Parcel 06-16729 The Tiger Store

The location of the Tiger store consists of a two story wood structure with a paved parking lot area. The store is a retail establishment that also displays no distinguishing exterior features.

Massillon lot 1 Agathon Field

Agathon field is a >4.5 acre parcel of property located on the northern most section of the project area. The site consists of baseball fields and one combination storage shed/concession stand. The entire ball field is ringed by a fence.

GEOLOGY AND HYDROGEOLOGY

3.0 GEOLOGY AND HYDROGEOLOGY

3.1 REGIONAL GEOLOGY

The Massillon project lies within the Ohio Glaciated Plateau section of the Appalachian Plateau Physiographic Province. Regional geologic mapping indicates bedrock underlying the project area consists of the Pottsville and Allegheny formations. Regional dip of these formations is gently to the south-southeast at about 15 feet per mile. The Pottsville formation is the oldest formation of the Pennsylvanian System of northeast Ohio. The thickness of the unit is approximately 256 feet on the average. The four members of the Pottsville formation from oldest to youngest are as follows: Sharon member, Massillon member, Mercer member, and Homewood member.

The Allegheny formation begins with Brookville coal and ends with the Upper Freeport coal. Its important units are: Clarion clay, Vanport limestone, Lower Kittanning clay, Lower Kittanning coal, Middle Kittanning coal, Lower Freeport limes, Upper Freeport limestone, and Upper Freeport coal. Its thickness in Stark County is estimated to be approximately 225 feet.

Wisconsin-age glacial deposits that overlie bedrock have modified the erosional topography of the region. During the glacial succession the glaciers transported material from the Lake Simcoe area of Canada.

The use of groundwater within the project area is limited to water-bearing formations within the bedrock, to alluvial and glacial outwash deposits found mostly in the valleys, and to a lesser extent, to sand and gravel lenses and sheets associated with the glacial outwash. Wells in these deposits can yield up to 30 gallons per minute (gpm). Generally, local groundwater flow in the shallow glacial aquifers is controlled by surface topography and discharges into nearby rivers or lakes. The regional groundwater flow in the bedrock is likely to be toward the Ohio River Basin.

3.1.1 Soils

The United States Department of Agriculture - Soil Conservation Service (SCS) has mapped the vicinity of the Massillon Park project as underlain by one soil classification. This classification consists of: Alluvial land, urban land complex (An).

Alluvial Land - Urban Land Complex (An): This mapping unit occurs on nearly level bottom lands in cities and towns, and it is subject to flooding, particularly in the spring. About 25 to 75 percent of this complex consist of land that has been used for building sites, of areas that have had the topsoil removed, and areas of refuse fill material.

Permeability in this unit is very slow and prone to flooding. Runoff is slow due to the lack of slope. SCS has mapped the entire project area as underlain by alluvial-urban land.

3.2 SURFACE WATER HYDROGEOLOGY

The Massillon Park project lies within the Muskingum River Drainage Basin, a prominent river that extends over five counties in eastern Ohio. The regional drainage pattern is dendritic, with the main

trunk the Muskingum River. The majority of the surface water throughout the project area is caught in private and municipal storm sewers, as well as roadside stormwater drainage ditches. The stormwater collection sources discharge via an industrial grade sump pump into a major tributary of the Muskingum River.

HISTORICAL RESEARCH

4.0 HISTORICAL RESEARCH

Historical review of the project area was conducted for the purpose of identifying past suspect ownership, occupancy, or former potentially contaminating activities. Suspect ownership could include gas stations, chemical companies, and other similar industrial ownerships. The historical research investigation included reviewing the ownership records of the properties; city directory information for determining past tenants and Sanborn mapping to confirm site specific past land use. The results of the historical research are discussed below.

Parcel Ownership Review

A parcel ownership review was conducted for all the parcels in the project area. The purpose of the review was to establish the past ownership of each property. This task was conducted at the office of the Stark County Recorder and resulted in the ownership record presented in Table 1.

TABLE 1. Parcel Ownership Review

<u>Owner(s)</u>	<u>Year Purchased</u>
OHIO DRILLING COMPANY PARCEL 06-08568	
Ohio Drilling Company	< 1950
ARMANDOS PIZZA PARCEL 06-06710	
Lewis Lemmon	< 1950
A & B Company	2/26/71
Armando Consolidani	2/20/85
OHIO DRILLING COMPANY PARCEL 06-14862	
Ohio Drilling Company	< 1950
PRIVATE RESIDENCE PARCEL 06-16728	
Paul Studer	< 1950
Lilly Cameron	2/28/91
TIGER STORE PARCEL 06-16729	
Catherine Hausenstin	< 1950
Catherine Kolek	12/15/61
Paul Studer	9/13/74
Archie Tolland	2/28/91

TABLE 1 (CONTINUED)

<u>Owner(s)</u>	<u>Year Purchased</u>
AGATHON FIELD MASSILLON PARCEL 1	
Central Alloy Steel Corporation	< 1930
Republic Steel Corporation	4/29/30
Massillon Conservancy District	11/28/40
City of Massillon	8/15/61

Based on a review of the ownership records, the Ohio Drilling property and the Agathon ball field are suspect for the years investigated. This is due to ownership by industrial entities who may have had potentially contaminating activities occurring on the sites.

City Directories

The purpose of investigating City Directories is to determine past tenants and therefore former land use at the addresses in question. URS Consultants researched the addresses on Third street NW through the City Directories which ranged from 1983 to 1934 and were found at the Massillon branch of the county library system. The details of the City Directory review are listed below. It is important to note that the location of the Agathon ballfield did not have an address and could not be located in the city directories, therefore it is not included in Table 2 below.

Based on a review of Table 2, it was determined that the Ohio Drilling site located at 113 West Third Street is suspected of having an elevated potential for contamination based on the industrial nature of the business and the long history of industrial development on the site.

TABLE 2. CITY DIRECTORY INVESTIGATION

Site	Address	1983	1977	1974	1970	1968	1966	1960	1954	1945	1934
Ohio Drilling	113 Third Street	Ohio Drilling	Ohio Drilling	Ohio Drilling	Ohio Drilling	Ohio Drilling	Ohio Drilling	Ohio Drilling	Ohio Drilling	Ohio Drilling	Ohio Drilling
Armando's Pizza/Cork and Bottle Beverages	227 Third Street	Enduro Rustproofing/B & Mobile Plate Glass	Vacant	Vacant	Vacant	Vacant	Plaza Auto Parts	Nehi Bottling Co.	Nehi Bottling/Peoples Coal Co.	Nehi Bottling/Royal Crown Cola/Peoples Coal Co.	
Ohio Drilling	305 Third Street	Ohio Drilling		vacant	Hetrick			Marks Coal Co/W.W. Transport	Marks Coal/W.W. Transport	Marks Coal Co./W.W. Transport	
Residence	315	J. P. Studer	J. P. Studer	Halverson	Hetrick	Hetrick	Hetrick	Kolek	vacant	city builders	
Tiger Store	323	J. P. Studer	J. P. Studer	Consable Upholstering Shop	Fulmer Paint Co.	Kolek	Kolek	Kolek	Kolek	Kolek	Kolek

Sanborn Maps

Sanborn maps from 1892-1962 were evaluated in the course of this study for the purpose of identifying potentially contaminating activities that may have occurred at the project area. Potentially contaminating activities often include former auto service stations, railroad tracks, locations of former industrial activities and areas of buried pipelines or underground storage tanks. As a result of this effort, the following facts are presented for each property.

Parcel 06-08568 Ohio Drilling Company (main plant)

The site of the Ohio Drilling main plant underwent repeated changes to both the structure and use of the property. The changes include:

- 1913 - The site was the location of the Massillon Foundry and Machine Company
- 1901 - The site was the location of the K. Heinman and sons Foundry and Machine company and the Dauntless manufacturing company
- 1896 - The site was the location of the Rosemont and Diehm foundry and the Rodgers Boiler works
- 1892 - The site was the location of the City Foundry Company and machine works and the Rodgers Boiler works

The footprints of the buildings occupying the site over the years have changed significantly, however nothing of particular concern (i.e. USTs etc.) was noted from the map review.

Parcel 06-06710 Armandos Pizza

This site has been documented to exist as a soft drink bottling facility or a brewery until 1913, when the site was left unoccupied.

Parcel 06-1482 Ohio Drilling company (lot)

This site was originally part of the Armandos pizza property and occupied many parts of the former breweries that existed at the location. In 1947 the site was a feed warehouse presumably for livestock and in 1953 it housed a machinery warehouse, before the original building was removed.

Parcel 06-16728 Residential home

The Sanborn mapping indicated that the present residence has occupied this site since at least 1913. Earlier mapping indicated the area was vacant.

Parcel 06-16729 The Tiger Store

The Sanborn mapping indicated that the location of the Tiger store has been undeveloped prior to 1913. After 1913, the site was used as a builders supply yard until 1963.

Massillon lot 1 Agathon Field

This location was off the obtained mapping and could not be investigated via Sanborn mapping.

Copies of select Sanborn maps from 1892 to 1962 can be found in Appendix A, Figures 3-5.

Aerial Photography

Aerial Photography found at the public library was evaluated during the Phase I investigation for the purpose of identifying areas of concern on the properties or suspect land use that had not been previously revealed during other portions of the historical investigation. As a result of this effort the available photography was not of any useful significance and consisted of dark, small scale reproductions which were often unreadable.

Conclusion

As a result of the historical research, the Ohio Drilling main plant property and the Agathon Ballpark were found to be suspect with respect to potential for contamination. The Ohio Drilling main plant property is suspect because of a long history of multiple industrial uses, particularly foundries and machine shops. This was determined from a variety of sources including city directories and sanborn mapping. Similarly, the Agathon Ballfield is included as a potentially contaminated property since past ownership included two major industrial entities; Central Alloy Steel Corp and Republic Steel Corporation in the 1930's.

INTERVIEWS

5.0 INTERVIEWS

Personal interviews were conducted with current landowners/occupants in an attempt to establish both past and present land use of the subject properties and to determine specific instances of contamination that may have occurred on the site. The interviews included questions regarding the past storage and use of chemicals, ages of structures, current processes carried out on the property, and the presence of above ground or underground storage tanks (UST). Questions were also raised regarding the occurrences of any hazardous material spills, illegal dumping, or abandonment of materials on or near the properties (Appendix C, Phase I questionnaires). The results of the interviews are described below.

Parcel 06-08568 and Parcel 06-1482 Ohio Drilling Company

Harold Shankle, a 33 year employee of Ohio Drilling was consulted as to the environmental status of the plant. Based on the conversation, Mr. Shankle indicated the following points of interest as they pertain to the site, and the nearby Ohio Drilling parking lot property.

- The company re-located to the site in the 1930's.
- Significant additions to the existing building were constructed in the 1960's.
- The company does not use significant amounts of regulated chemicals at the site. The only chemicals used are oils, greases and some solvents.
- An outside contractor removes the spent oils and solvents from the shop area on a regular basis and there is no recollection of organized on-site disposal of chemical wastes in the past.
- Mr. Shankle does not recall any instances of emergency spills or illegal dumping at the site.
- A 2,000 gallon gasoline UST exists on the site which is owned and serviced by the Campbell Oil company.
- The smaller nearby property has never been used for anything except the storage of drill rigs and equipment

Parcel 06-06710 Armando's Pizza

Lisa Consolidani is the daughter of Armando Consolidani, who is the current owner of the property. Based on a conversation with Ms. Consolidani, no instances of potentially contaminating activities have occurred at the site. Additionally, she stated the following points:

- Armado Consolidani has owned the location for approximately 15 years
- The site was the base of operations for an ambulance service, a used car lot, a bottling company and has served as an combination pizza shop/beverage store for at least 11 years

- Mr. Jerry DeVilbiss, the operator of the adjacent beverage store has been a resident of the area since 1967 and concurred with the statements of Ms. Consolidani. When asked about former service stations located on third street, Mr. DeVilbiss did not recall any in the project area.

Parcel 06-16728 Residential home

The owner/occupant of this residential home was unavailable for comment.

Parcel 06-16729 The Tiger Store

Archie Towland was interviewed regarding the condition of this building. The following points of interest were determined from the interview.

- The site was once the location of a detached garage for the adjacent home. The garage was demolished in the 1960s to make room for the current structure.
- The existing building was initially used as the offices/shop of a heating and cooling contractor.
- A silk screening business operates inside the building along with the retail store.
- The Agathon Ballfield has been a recreational property for as long as he could remember.

Massillon Lot 1 Agathon Field

Mr. Aane A. Aaby of the City of Massillon was contacted regarding the history of the Agathon ball field. Mr. Aaby spoke with the City Engineer who is a long-time resident of Massillon and stated that the field was used for recreational use since the 1920s. This information was also confirmed by Mr. Archie Towland who appeared to be knowledgeable about the area in the interviews.

Interview Conclusions

Based on interviews with representatives of each property, the Ohio Drilling main plant is considered to have an elevated potential for contamination from the UST which is located on the site.

SITE WALKOVER

6.0 SITE WALKOVER

A site walkover of each site in the project area was conducted on August 25, 1994. The purpose of the walkover was to determine the present land uses and observe any environmental concerns which might indicate an elevated potential for contamination. A site investigation includes an inventory of items known to have potential of causing an environmental impact. These items could include: electrical transformers, above and underground storage tanks, pits, lagoons, and waste dump sites. During the investigation, the two areas and all related structures were inspected for indications of possible waste disposal including signs such as stained soils, stressed vegetation, odors, oil sheens, dumping, or suspicious fill material.

Parcel 06-08568 Ohio Drilling Company (main plant)

The Ohio Drilling company's main plant area includes a three story brick building which is attached to single story cinderblock additions. The brick part of the building includes the offices of the facility on the first floor, with two stories of storage space above. This is presumed to be the original part of the building. The additions to the building are located on the south and west parts of the building. The process' that routinely occur inside the building is metal forming, machining and well pump repair. All the work is related to the company's main business which is water well drilling and maintenance.

The southern section of the property is a gravel parking area which includes pipestock and equipment. It also includes the gasoline containing UST mentioned in section 4 of this report.

The northern section of the exterior of the building is also a gravel lined parking area which is primarily used to store pipe and drilling supplies. During the walkover one area was noted as having approximately 15 drums of muriatic acid (Hydrochloric acid) which is used in water well production. The acid is often used in the production of water wells however, it was noted that occasionally some of the acid is used onsite to clean parts. This was conveyed verbally by an employee who was present during the site walkover. The employee stated that the acid is used to clean parts in large plastic troughs. After use, the acid is neutralized with soda ash and discharged to the sewer system. Based on a review of the site conditions much of the acid apparently spills on the gravel lot and reacts with the stones. This is apparent from several localized areas of surface staining on the north lot in addition to many small oil surface staining areas found throughout the site (see Photographs 1-4, Appendix B).

Pole mounted electrical transformers were noted as existing in the north parking area of the site. The transformers did not display PCB warning placards. The units are owned by the local utility which is responsible for their removal.

Parcel 06-06710 Armandos Pizza

A survey of both the interior and exterior of the Armandos pizza/Cork and Bottle beverage store building did not reveal any items of concern with respect to the potential for environmental contamination. One drum of an oil-like substance was found behind the building-however it was found to contain waste grease from the Pizza kitchen (see Photograph 5, Appendix B).

Parcel 06-1482 Ohio Drilling company (parking area)

A walkover of this parcel also did not uncover any items of concern. The lot is a gravel area where Ohio Drilling parks vehicles and stores iron pipe and other drilling equipment stock (see Photograph 6, Appendix B).

Parcel 06-16728 Residential home

A review of exterior conditions at this residential home also did not indicate any problems or concerns with respect to environmental contamination (see Photograph 7, Appendix B).

Parcel 06-16729 The Tiger Store

The Tiger store is a two story wood frame structure situated in a paved parking lot. The building has the appearance of having residential quarters upstairs. The first floor is a retail sporting goods store with no noted items of concern (see Photograph 7, Appendix B).

Massillon lot 1 Agathon Field

Agathon field is a >4.5 acre parcel of property located on the northern most section of the project area. The site consists of baseball fields and one combination storage shed/concession stand. The entire ball field is ringed by a fence (see Photograph 8, Appendix B).

Suspected Poly Chlorinated Biphenyl (PCB) Containing Units

Pole mounted electrical transformers were noted as existing in the northeast corner of the site. The transformers did not display PCB warning placards. The units are owned by the local utility which is responsible for their removal.

Suspected Asbestos Containing Building Materials (ACBM)

During the inspection of each structure, major areas of homogeneous ACBM were sought. In each inspection, nothing of noted quantity or condition was noted or sampled. Although the probability of encountering asbestos, in one form or another is thought to exist in all of the buildings, no major areas were noted.

REGULATORY AGENCY FILE REVIEW

7.0 REGULATORY AGENCY FILE REVIEW

OHIO ENVIRONMENTAL PROTECTION AGENCY OFFICE (OEPA)

The OEPA Office of Solid and Hazardous Waste was solicited for information about known or suspect contaminated properties in the vicinity of the project location. Locations of sites within the proximity of Areas 2 and 3 were mapped (Appendix A, Figure A-4). The data sources investigated included a State and Federal environmental records search from the following public listings: State Unregulated Hazardous Waste Sites List; National Priorities List (NPL); Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); Sanitary Landfill Registry; Treatment, Storage, and Disposal Facilities (TSDF's) Listing; Hazardous Waste Generator Registration; and the Toxic Release Inventory (for known released of regulated materials).

STATE UNREGULATED HAZARDOUS WASTE SITE LISTING

A preliminary investigation of sites in Ohio suspected of being contaminated with regulated materials can be found on the State Unregulated Sites master listing. These areas are sites that have been initially investigated by the OEPA for contamination as a result of complaints, previous investigations, or information provided by other governmental agencies. These sites are also referred to as M Sites. All of the sites found in Stark County were compared to the project location and as a result four (4) M Site was found to be within a 1.0 mile radius of the project location (VISTA, 1994). This site(s) are listed below:

Eaton Corporation
240 4th St N.W.
.43 miles east of the project area
Priority: Low

CERCLIS

The Comprehensive Environmental Response, Compensation, and Liability Information System, or CERCLIS, is a U.S. EPA inventory tracking system of sites that have the potential for being hazardous waste sites. Upon completion of an OEPA site investigation, these sites may or may not be investigated by the U.S. EPA and thus be candidates for the National Priorities List (NPL) of the nation's worst hazardous waste sites. Based on a proximity investigation of these sites, one (1) site was found to be within a 0.5 mile radius of the property (VISTA, 1994). The site is:

Eaton Corporation
240 4th St N.W.
.43 miles east of the project area
Priority: Low

NPL SITES

The NPL is a compilation of the nation's worst hazardous waste sites that require immediate cleanup action. According to the published information sources (VISTA, 1994), no NPL sites are found in Stark County or within 0.5 mile of the project location.

SANITARY LANDFILLS

The County Department of Health is responsible for the licensure of sanitary landfills. Similarly, the OEPA is responsible for the compliance monitoring of licensed landfills in the state of Ohio. A records check of existing landfills (currently operating and closed facilities) in the area was conducted. As a result of the review, no sanitary landfills were found within a 1 mile radius of the project location (VISTA, 1994).

HAZARDOUS WASTE TREATMENT, STORAGE, AND DISPOSAL FACILITIES (TSDF's)

TSDF's are entities that have a license to treat, store, or dispose of hazardous wastes. This license is granted and monitored by the OEPA. Being a potential source of pollution, these locations were investigated for their proximity to the project location. As a result, two (2) facilities were found to be within a 1 mile radius of the project location (VISTA, 1994). The sites are:

Ekco Housewares Company
359 State Street EXT N.W.
0.52 miles northwest of the project location

Republic Engineered Steels Incorporated
401 Roase Ave.
0.75 miles east of the project area

RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM (RCRIS) - GENERATORS OF HAZARDOUS WASTE

Facilities which are registered as generators (small and large) of hazardous waste were investigated as to their proximity to the project location. These sites are not implicated as being contaminated, but rather have an elevated potential for contamination because of their status as generators. Based on this information, one (1) small quantity generator was found within a 1 mile radius of the project location (VISTA, 1994). The site is listed below:

The Evening Independent
50 N Ave, N.W.
0.11 miles northeast of the project location

EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)

The ERNS is a national computer database system that is used to store information on the release of hazardous substances into the environment. The ERNS reporting system contains preliminary

information on specific releases, including spill location, the substance released, and the responsible party. Based on a review of the ERNS database, no sites are reported within a 0.125 mile radius of the project location (VISTA, 1994).

CONCLUSIONS

A review of the above mentioned sources indicated that there are no sites within the project location which appear on any of the regulatory agency databases. Several sites, however were found to exist within 1 mile of the project location. These locations include the Eaton Corporation site which appears on both the regulated sites list and the CERCLIS databases. In addition there are two (2) TSDF and one RCRA generator located within one mile. Based on a geographical and topographical review of these locations, there appears to be a low probability of impact on the project location from the activities on these listed sites (see Figure 4, Appendix A).

UNDERGROUND STORAGE TANKS

8.0 UNDERGROUND STORAGE TANKS

OFFICE OF THE STATE FIRE MARSHAL - BUREAU OF UNDERGROUND STORAGE TANKS

The State Fire Marshal's Bureau of Underground Storage Tank Regulations (BUSTR) was contacted to help determine what registered UST's exist within the project location. The locations of all listed UST's were matched to the project location and their proximity was determined. As a result of the search, six (6) properties with UST's were found to exist within a 0.25 mile radius of the project location (VISTA, 1994). These sites are listed below:

Ohio Drilling Company
113 third street
1 UST
the site is found within the project location

Do Right Muffler
300 Lincoln Way W.
one 500 gallon used oil UST
the site is adjacent to the south side of the project area

Massillon Board of Education
22 Federal Ave.
one 8000 gallon gasoline UST
0.17 miles east of the project location

Huth Ready Mix Supply Co.
501 5th Street
two 4000 gallon Diesel USTs
0.19 miles west of the project area

Fuel Mart
522 N. Erie Street
two 1000 gallon gasoline
one 1000 gallon diesel UST
0.24 miles northeast of the project location

Rohr Auto Station
112 1st Street NE
three 6000 gallon gasoline USTs
0.22 miles east of the project location

LUST SITES - LEAKING UNDERGROUND STORAGE TANKS

A total of fourteen (14) sites were found to have records of leaking underground storage tanks. All of these sites are within a 0.5 mile radius of the project location (VISTA, 1994). These sites are listed below:

Do Right Muffler
300 Lincoln Way W.
the site is adjacent to the south side of the project area

Former Red Head Service Station
309 Lincoln Way West
The site approximately .33 miles south of the project area

Advanced Hearing /Dental
28, 30, 32 Erie Street
The site is 0.18 miles east of the project location

Stark Glass Enterprises
409 N Erie street
the site is located 0.21 miles northeast of the project location

Rohr Auto Station
112 1st street NE
the site is located 0.22 miles east of the project location

Massillon transmission
113 1st street
the site is located 0.26 miles east of the project location

US Post Office
333 erie Street
the site is located 0.26 miles east of the project area

Brown Lumber
405 south erie street
the site is located 0.36 miles south east of the project area

Ferguson Amoco
227 Lincoln Way West
the site is located 0.33 miles east of the project location

Jim and dales Auto
200 Tremont
the site is located 0.37 miles east of the project location

Ron Kring Sunoco
904 Tremont
the site is located 0.45 miles southwest of the project location

Ohio Packaging Corp
777 3rd street
the site is located 0.45 miles north of the project area

Massillon Cable TV
814 Cable street NW
the site is located 0.46 miles northwest of the project location

Cambell Oil Co.
611 erie street
the site is located 0.5 miles southeast of the project location

CONCLUSIONS

Based on a review of the above mentioned sites (USTs and LUSTs), two (2) locations are deemed to have a potential for impact on the project area. The Ohio Drilling Company site includes one registered UST which is currently being maintained by the Cambell Oil Company. Although there is no evidence of leakage from this UST, the possibility of leakage exists in light of the fact that the tank consists of bare steel and is 23 years old.

The adjacent property, denoted as the Do Right Muffler shop, is a registered LUST site. Based on a geographical and topographical review of the site, there exists an elevated potential of off-site impact on the project area from this site. A detailed review of existing agency records detailing remedial efforts on this site, could indicate the degree of potential impact from the LUST

CONCLUSIONS AND RECOMMENDATIONS

9.0 CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

This Environmental Site Investigation was conducted to give full understanding to interested parties the potential environmental risks posed by the purchase of the properties in question. During the course of the study, the following conclusions were reached:

- A historical review of past land uses in the area indicated that the Ohio Drilling Company main plant area and the Agathon Ballfield have an elevated potential for contamination due to a history of being either industrial properties or owned by industries.
- Interviews conducted with people knowledgeable about the site indicates that an elevated potential for contamination on the Ohio Drilling Company main plant site exists, due to the presence of a UST on the property.
- A site walkover of the properties indicated a number of areas of concern on the Ohio Drilling Company main plant site. These areas are as follows:
 1. The presence of an UST located on the south side of the property.
 2. Stained soil, resulting from spilled hydraulic, lube and/or used motor oil and Muriatic Acid (Hydrochloric) exists on the north side of the facility.

Although ACBM is thought to exist in one or more of the structures in the project area, the inspector did not witness major areas of friable suspect ACM (boiler rooms, piping insulation).

- As noted above, a review of regulatory agency databases indicated that the Ohio Drilling Company main plant site includes an UST. The database described the tank as consisting of bare steel and being 23 years old. Additionally, the databases indicated that an adjacent site, the former Do Right Muffler shop, is the site of a LUST. The records did not indicate what degree of remedial efforts have been undertaken at the site and therefore the possibility of off-site contamination impacting on the site is possible.

RECOMMENDATIONS

Based on these conclusions, a Phase II Site Investigation is warranted and recommended for both the Ohio Drilling company main plant site and the Agathon ballfield. The Phase II study would include subsurface sampling at the UST and some areas of surface spillage at the Ohio Drilling site and select subsurface sampling at the Agathon ball field.

REFERENCES

REFERENCES

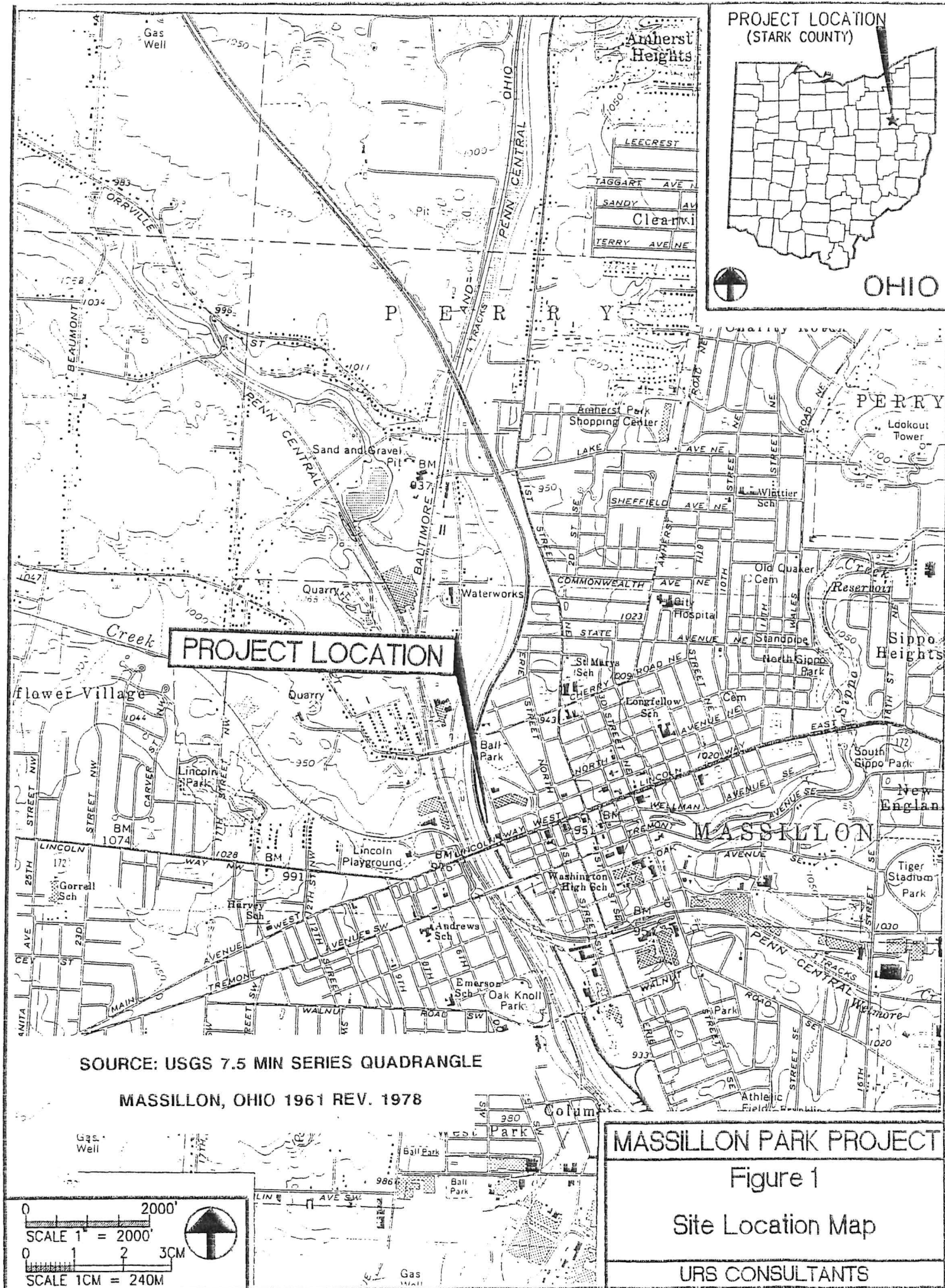
- Banks, P.O. and Rodney M. Feldman. 1970. Guide to the Geology of Northeastern Ohio. Cleveland, Ohio.
- VISTA Environmental Information Systems (VISTA). 1994. Database and Related Maps Research Report, conducted for 113 West Third Street NW. San Diego, Ca.
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- Ohio Department of Natural Resources, Division of Geological Survey. 1986. Physiographic Sections of Ohio Map. Columbus, Ohio.
- Ohio Department of Natural Resources, Division of Water. 1985 (Reprint 1992). Principal Streams and their Drainage Areas Map. Columbus, Ohio.
- United States Department of the Interior, Geological Survey. 1961, Photorevised 1970 and 1978. 7.5 minute series (topographic quadrangle). Massillon Quadrangle.
- United States Department of Agriculture, Soil Conservation Service. December, 1980. Soil Survey of Stark County, Ohio. Columbus, Ohio.

APPENDICES

APPENDIX A

Figures

—



TREE LINE

CONCESSION
STAND

AGATHON
BALLFIELD

TIGER
STORE

RESIDENTIAL
HOME

OHIO DRILLING
CO, LOT

CORK BOHIE
BEVERAGES

ARMANDOS
PIZZA

OHIO DRILLING CO

PUMP
HOUSE

UST

DO-RIGHT
MUFFLER
SHOP

WEST THIRD ST. NW

LINCOLN WAY WEST



MASSILON PARK PROJECT

Figure 2

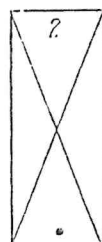
Site Plan Map

URS CONSULTANTS

NOT TO SCALE

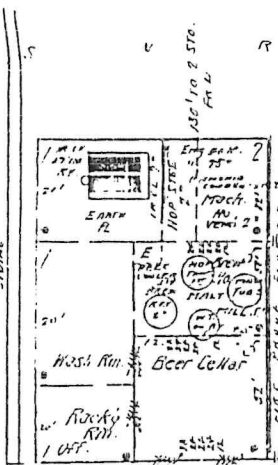


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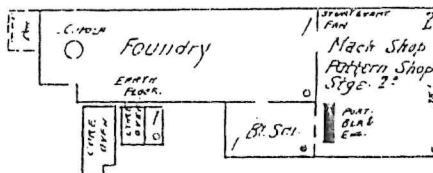
THE SCHUSTER BREWING CO.

NO WATCHMAN. ENGINEER ON DUTY DAY AND NIGHT
TO HAVE CITY WATER IN HOUSE & CHEMICAL EXITS
HEAT: STOVES. IN OFF. LIGHTS: GAS FUEL: COAL & GAS.
EARTH FLOOR IN BREWERY



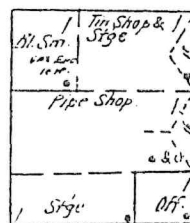
K. HEINMAN & BROS. FOUNDRY AND MACH. SHOP

NO WATCHMAN. NO FIRE APPS. HEAT: STOVES
LIGHTS: GAS. FUEL: COAL.



THE DAUNTLESS MFG CO.

NO WATCHMAN. NO FIRE APPS.
HEAT: STOVES. LIGHTS: GAS
FUEL: GAS



Tuscarawas

MASSILON PARK PROJECT

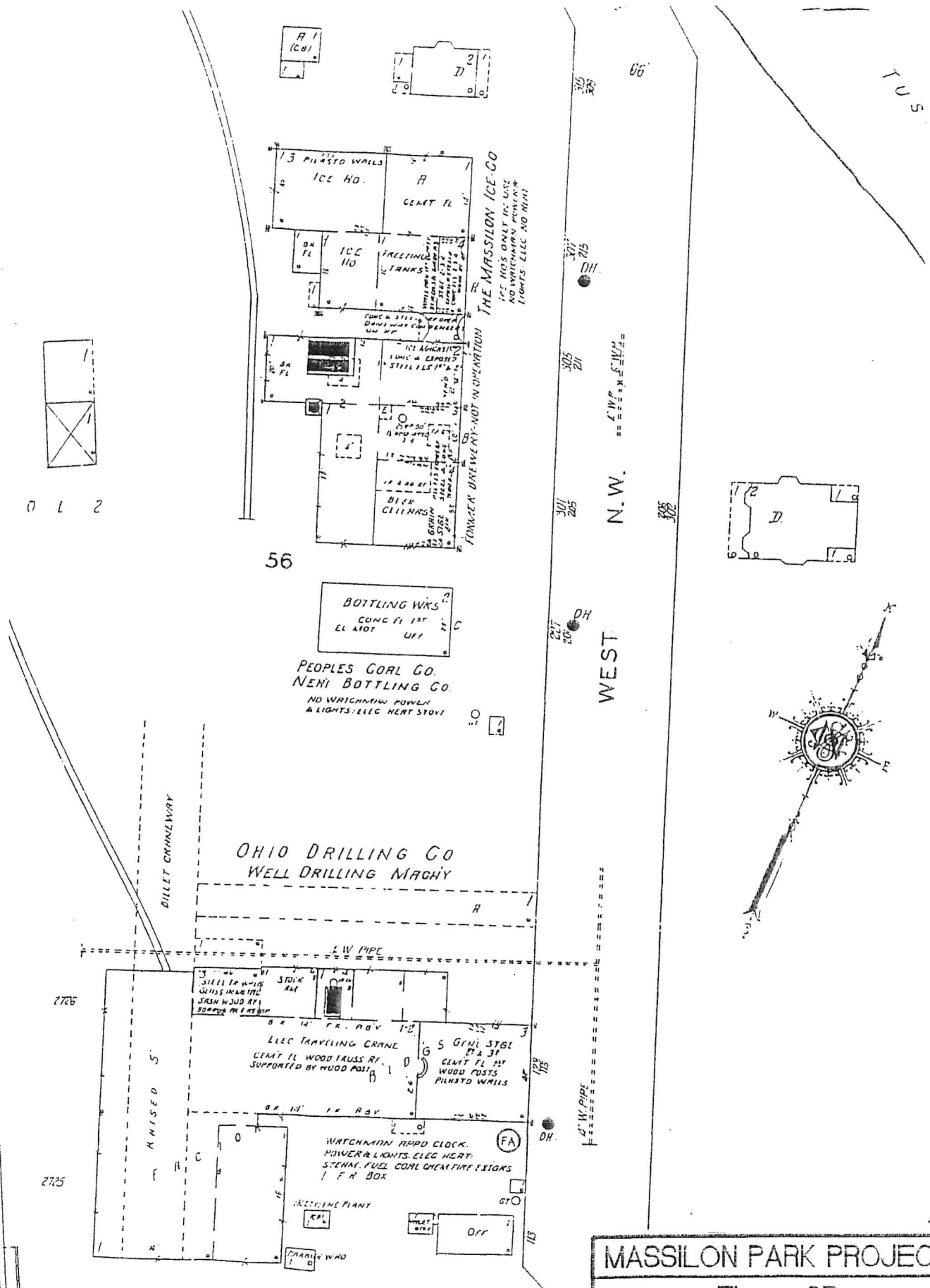
Figure 3A

Sanborn Mapping 1901

URS CONSULTANTS

THE H.
NO WATCHMAN
HEAT: STOVES
FUEL: COAL.

4 MILES



MASSILON PARK PROJECT

Figure 3B

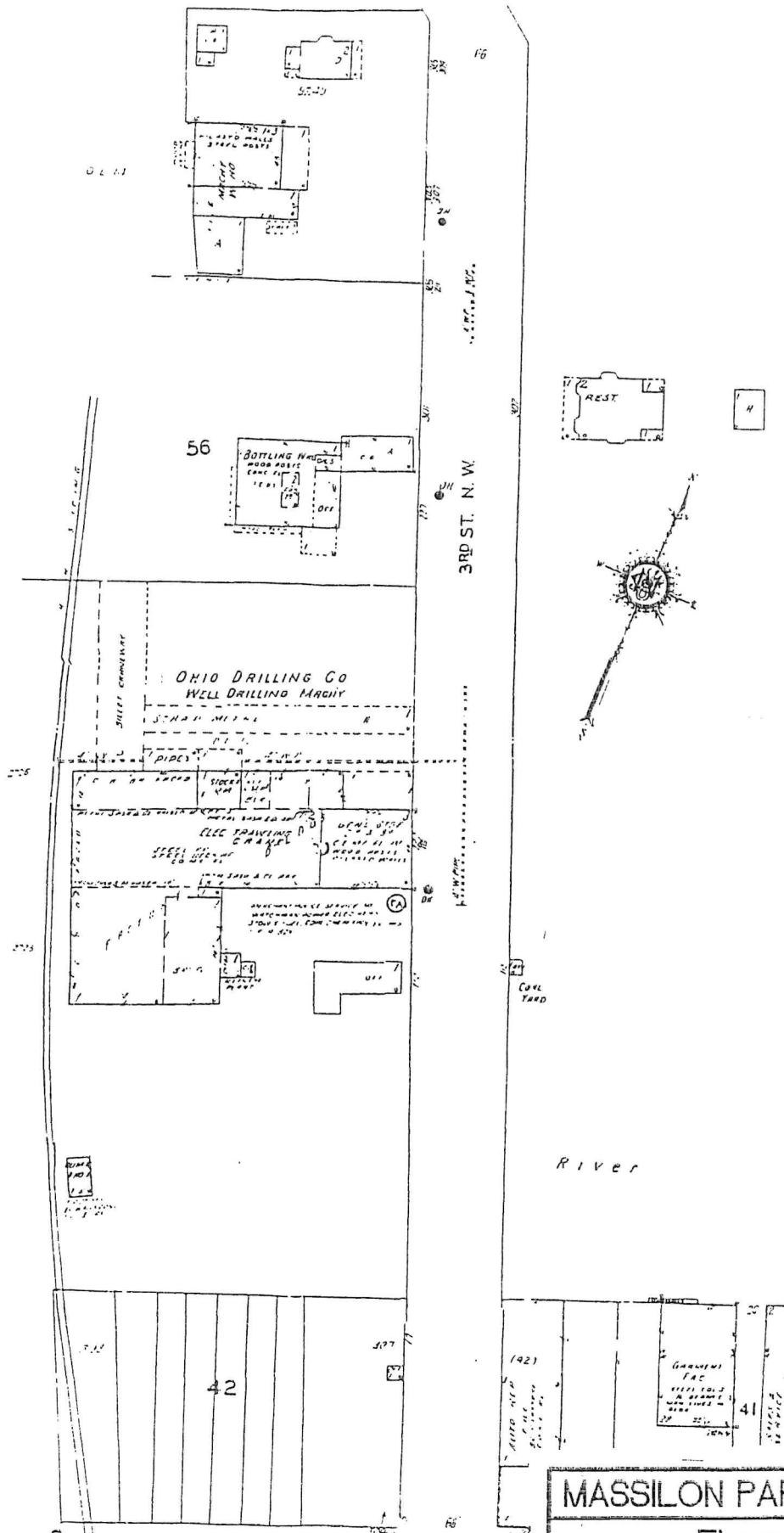
Sanborn Mapping 1927

URS CONSULTANTS





NOT TO SCALE

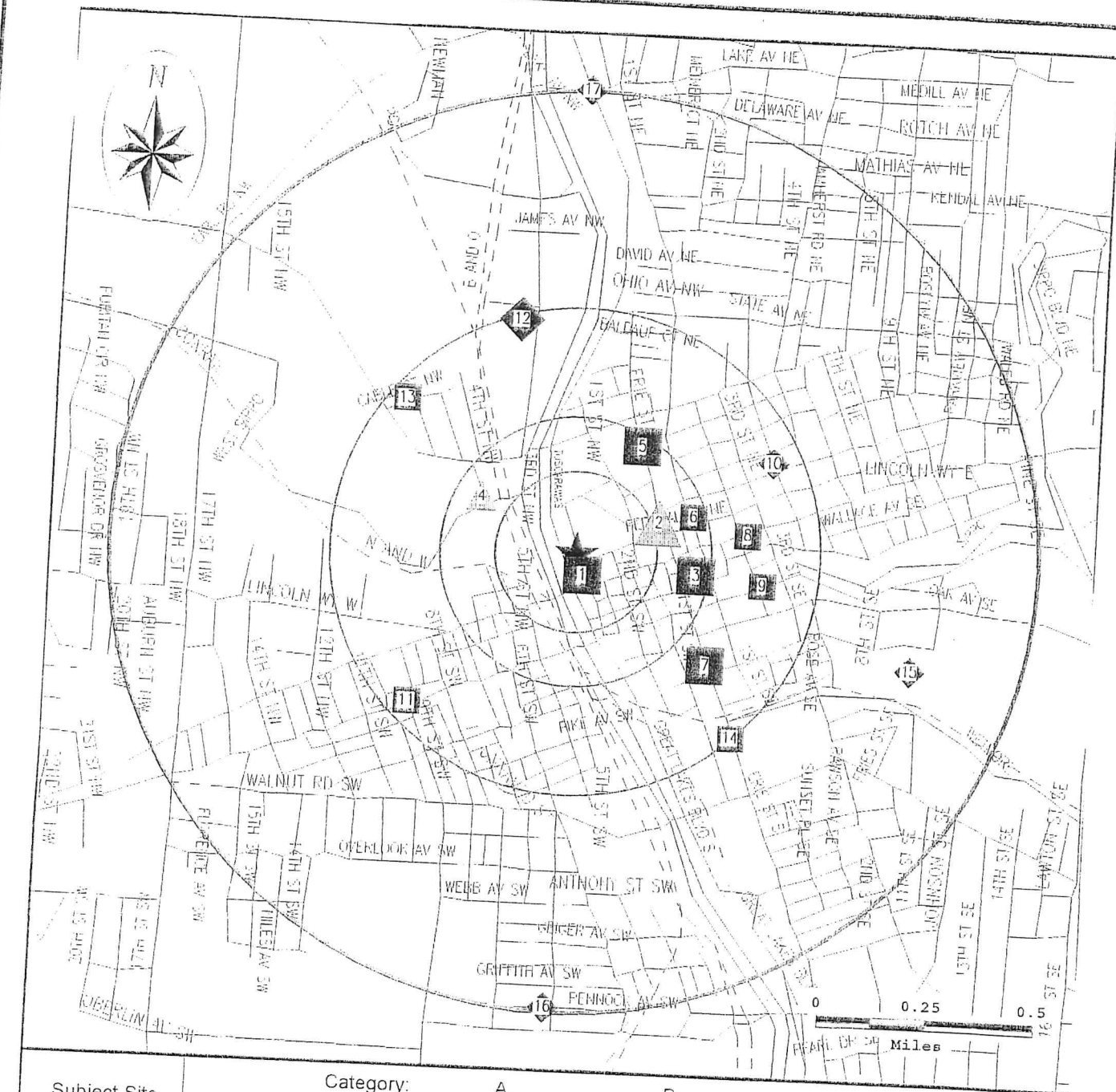


MASSILON PARK PROJECT

Figure 3C

Sanborn Mapping 1953

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Subject Site



Category:
Databases Searched to:
Single Sites
Multiple Sites

A

1 mi.



NPL, SPL,
SCL, TSD

B

1/2 mi.



CERCLIS,
LUST,
SWLF

C

1/4 mi.



UST

D

1/8 mi.



ERNS,
GENERATORS

Roads
Highways
Railroads
Rivers or Water Bodies
Utilities



SOURCE: VISTA 1994

NOT TO SCALE

(site identification numbers keyed to next page)

MASSILON PARK PROJECT

Figure 4

Proximity Map

URS CONSULTANTS

SITE ASSESSMENT REPORT

RISK INVENTORY

MAP ID	RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile)	A				B			C		D			NOTES
		NPL	SPL	SCL	TSD	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	
1A	OHIO DRILLING CO. 113 3RD ST NW MASSILLON, OH 44646								X					VISTA ID 3231765
1B	DORITE MUFFLER 300 LINCOLN WAY W MASSILLON, OH 44647						X		X					3826798
1B	FORMER RED HEAD 2110 309 LINCOLN WAY W MASSILLON, OH 44647						X							3531254
2A	EVENING INDEPENDENT 50 N AVE NW MASSILLON, OH 44646												X	1825581

MAP ID	RISK AT SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	A				B			C		D			NOTES
		NPL	SPL	SCL	TSD	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	
2B	MASSILLON BOARD OF EDUCATION 22 FEDERAL AVE NE MASSILLON, OH 44646								X					VISTA ID 261402
3A	ADVANCED HEARING/DENTAL CE 28 30 32 ERIE ST MASSILLON, OH 44646						X							3904202
4	HUTH READY MIX SUPPLY CO. 501 5TH ST NW MASSILLON, OH 44647								X					3231892
5A	STARK GLASS ENTERPRISES 409 N ERIE ST MASSILLON, OH 44646						X							3904207
5B	FUEL MART #617 522 N ERIE ST MASSILLON, OH 44646								X					3234412
6	ROHR AUTO STATION 112 1ST ST NE MASSILLON, OH 44646						X		X					3231531



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MAP ID	RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	A				B			C		D			NOTES
		NPL	SPL	SCL	TSD	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	
3	MASSILLON TRANSMISSION 113 1ST ST SE MASSILLON, OH 44646						X		•					VISTA ID 4249747
7	US POST OFFICE 333 ERIE ST S MASSILLON, OH 44646						X							1822557
7	BROWN LUMBER 405 S ERIE ST MASSILLON, OH 44646						X							3531114
8	FERGUSON AMOCO 227 LINCOLNWAY W MASSILLON, OH 44646						X		•					3236126
9	JIM DALES 200 TREMONT MASSILLON, OH 44646						X		•					4075304
10	EATON CORP 240 4TH ST NW MASSILLON, OH 44646			X		X						•		133325
11	RON KRING SUNOCO 904 TREMONT MASSILLON, OH 44646						X							4590942
12	OHIO PACKAGING CORP 777 3RD ST NW MASSILLON, OH 44646						X		•					499291
13	MASSILLON CABLE TV INC 814 CABLE ST NW MASSILLON, OH 44647						X		•					3232957
14	CAMBELL OIL CO BULK PLANT 611 S ERIE ST MASSILLON, OH 44646						X							3904208

MAP ID	RISK AT SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A				B			C		D			NOTES
		NPL	SPL	SCL	TSD	CERCLIS	LUST	SWLF	UST	AST	ERNS	LG GEN	SM GEN	
12	EKCO HOUSEWARES CO MASSILLON DIV 359 STATE ST EXT NW MASSILLON, OH 44647			X	X		•		•			•		135974
15	REPUBLIC ENGINEERED STEELS INC 401 ROSE AVE SE MASSILLON, OH 44646				X		•					•		351634
16	#64 PENNOCK ROAD JUNK YARD 617 PENNOCK AVE MASSILLON, OH 44646			X		•								985
17	MASSILLON WELLFIELD / UNKNOWN SOUR CORNER OF RT 21 AND LAKE AVE MASSILLON, OH 44646			X										3553918



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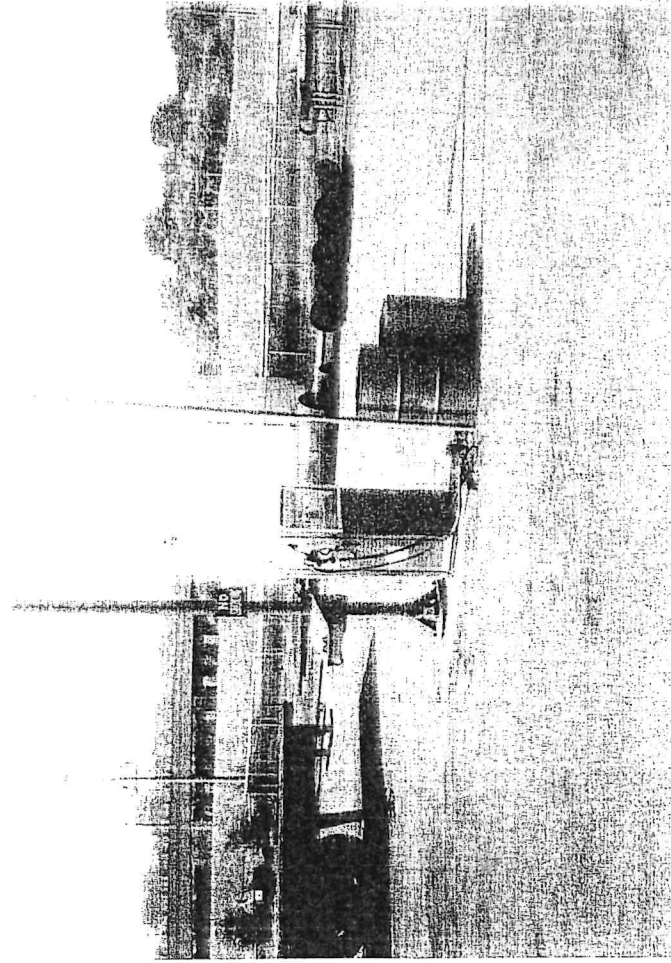
<u>Table</u>	<u>Page No.</u>
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2 City Directory Investigation	9

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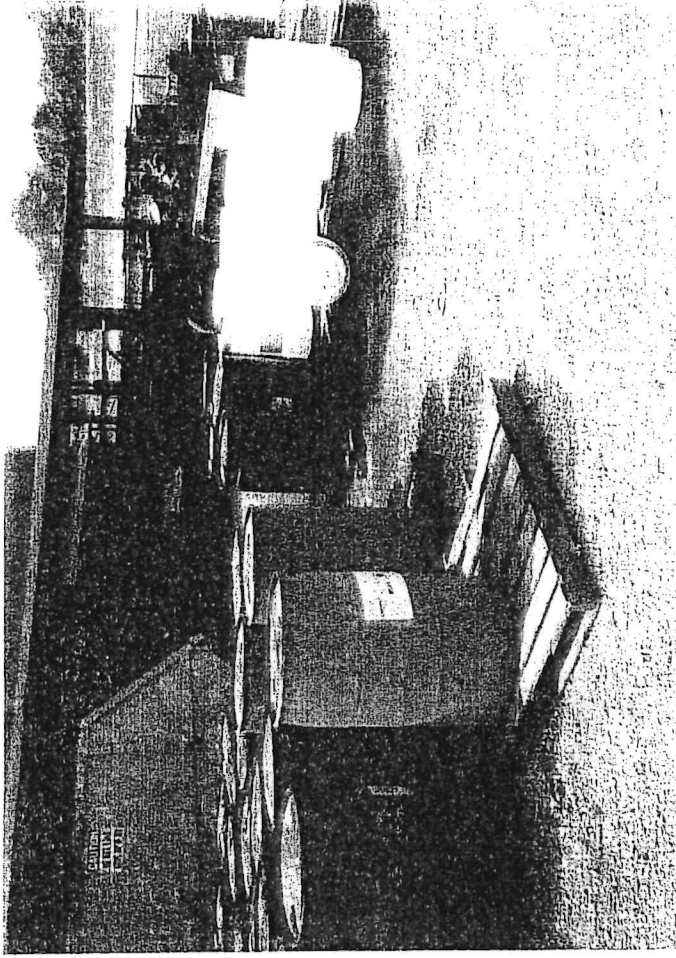
<u>Figure</u>	<u>Page No.</u>
1 Site Location Map	
2 Site Plan Map	
3 Sanborn Mapping	
4 Proximity Map	

APPENDIX B

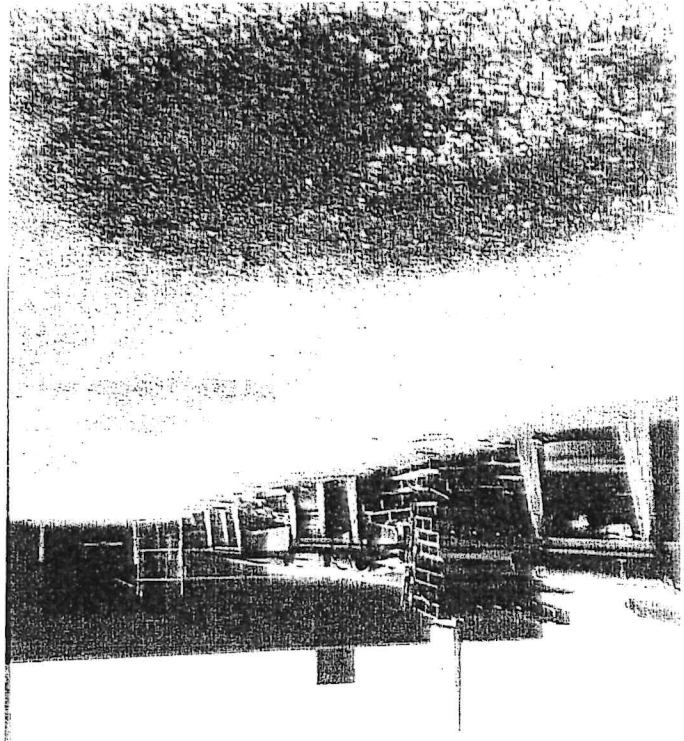
Site Photographs



Photograph 1 8/25/94
Ohio Drilling Co. (ODC) Main Plant Note UST



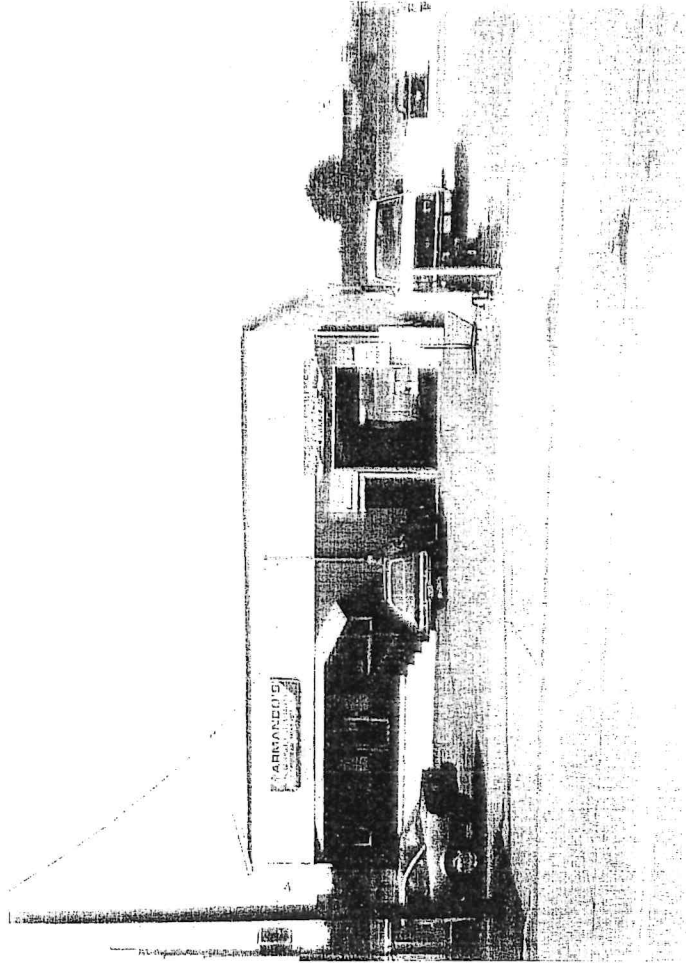
Photograph 2 8/25/94
ODC, Acid Storage, Note Surface Spillage



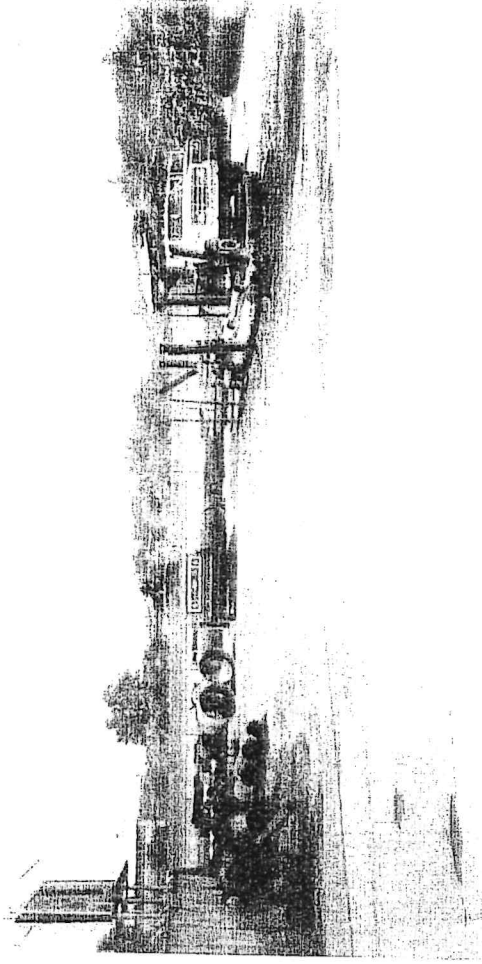
Photograph 3 8/25/94
ODC, Surface Oil Spillage



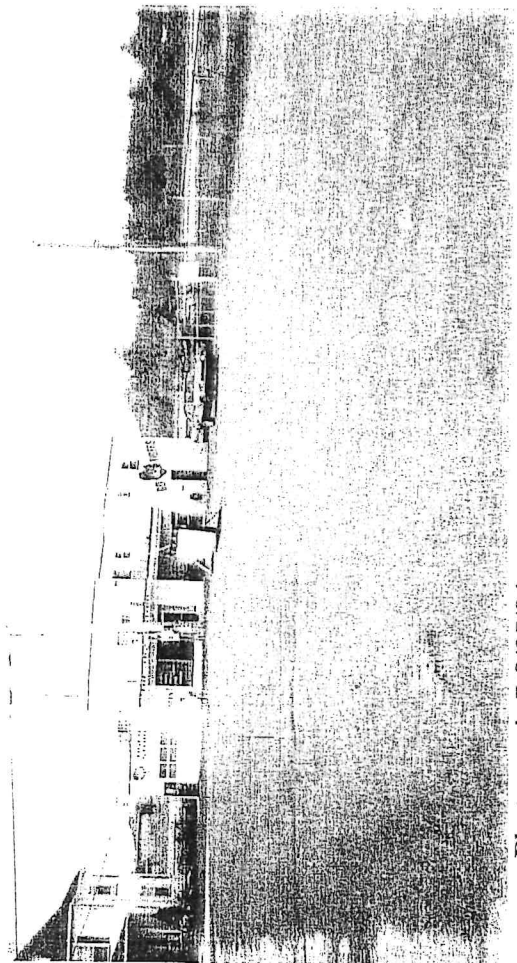
Photograph 4 8/25/94
ODC, Parts Cleaning - Acid Trough



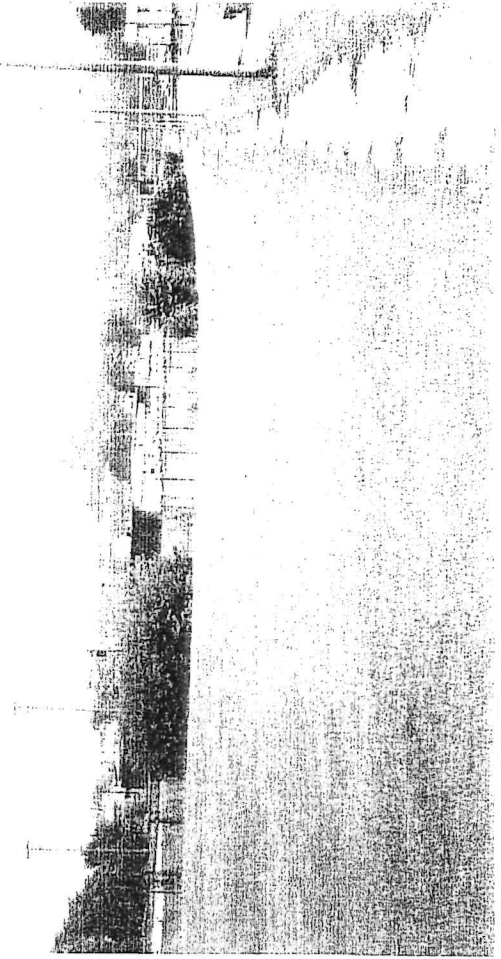
Photograph 5 8/25/94
Armandos Fizza Building



Photograph 6 8/25/94
Ohio Drilling Co. Parking Lot



Photograph 7 8/25/94
Tiger Store and Adjacent Residence



Photograph 8 8/25/94
Agathon Ball Field