

**SECTION E: PHASE I PROPERTY ASSESSMENT**

Required Information or Component of NFA Letter	Provide response below.
<p><b>1. <u>OAC 3745-300-06(H)</u></b>            A Phase I Property Assessment Report must be completed as required under OAC3745-300-06(H). Reference the location of this report.</p> <p><b>Note:</b> The minimum requirements (in addition to the information required in <b>E.3, E.4 and E.6</b>) for Phase I report contents include:</p> <ul style="list-style-type: none"> <li>▶ The name and job title of each person conducting the investigation.</li> <li>▶ The current and intended land use.</li> <li>▶ An explanation of procedures used in conducting the Phase I.</li> <li>▶ An explanation of any limitations of the Phase I, including physical obstructions and information sources not reviewed because they were not "reasonably available".</li> <li>▶ A Bibliography of References which identify a description, date, source and location of any document reviewed during the Phase I Assessment.</li> <li>▶ Color photographs to document current conditions at the property.</li> <li>▶ Appendices for supporting documentation.</li> </ul>	<p>Section: Page Number(s):</p>
<p><b>2. <u>OAC 3745-300-06</u> General Information</b></p>	
<p>Provide the date the Phase I Property Assessment ("Phase I") conducted in compliance with OAC 3745-300-06 was completed.</p> <p><b>Note:</b> An amendment to the Phase I must be performed when the Phase I was conducted more than 180 days prior to issuance of the NFA letter, or if the Phase I did not meet all the requirements of OAC 3745-300-06.</p>	<p>Date completed: Date(s) updated (if applicable):</p>
<p><b>3. <u>OAC 3745-300-06(D)(1)</u> Historical and Current Uses of Property</b></p>	
<p><b>3.a.</b> The Phase I rule requires that the volunteer establish a continuous history of the uses of the property in accordance with OAC 3745-300-06(C)(1)). Reference the location, in the NFA documentation, of this summary.</p> <p><b>Note:</b> References and relevant information to establish a continuous history of the property include:</p> <ul style="list-style-type: none"> <li>▶ Historical sources such as Sanborn maps, aerial photographs and city directories.</li> <li>▶ Chain of title for the property.</li> <li>▶ Interviews with persons who may have knowledge of current and past uses and practices at the property.</li> </ul>	<p>Section: Page Number(s):</p>
<p><b>3.b.</b> Based on the information obtained regarding the <u>historical and current uses</u> of the property, does the Phase I conclude there is any reason to believe a release of hazardous substances or petroleum has or may have occurred on, is underlying or is emanating from the property?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><b>4. <u>OAC 3745-300-06(C)(2)and (C)(3)</u> Environmental History of Property.</b></p>	
<p><b>4.a.</b> The Phase I rule requires that the volunteer provide an environmental history review of the property and areas surrounding the property in accordance with OAC 3745-300-06(C)(2)and (3). Reference the location of the summary of all relevant information reviewed that is related to the environmental history of the property.</p>	<p>Section: Page Number(s):</p>

**Note:** References and relevant information to review for the environmental history include:

- ▶ Previous environmental, property or geologic assessments or studies.
- ▶ Reasonably available information resulting from inquiries of the following sources (*Commercial database searches do not generally fulfill the requirement for conducting a diligent inquiry of these sources*):
  1. US EPA
  2. Ohio EPA
  3. Ohio Department of Natural Resources (ODNR)
  4. Ohio Bureau of Underground Storage Tank Regulations (BUSTR)
  5. Community Right to Know Inventory report records of the State Emergency Response Commission or Local Emergency Planning Committee
  6. Local Fire Department Records
  7. Local Health Department Records
- ▶ Reasonably available information from inquiries of the following sources for the property and the surrounding properties to determine if a release on another property may have affected the subject property:
  1. National Priorities List
  2. Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List
  3. RCRA's Treatment, Storage and Disposal (TSD) Facilities List
  4. Federal RCRA's Generators List
  5. Federal Emergency Release Notification System List
  6. RCRA Information database
  7. Ohio EPA DERR Files
  8. Ohio BUSTR Registered UST List
  9. Ohio BUSTR Leaking UST (LUST) List
  10. Ohio EPA Spill Database
  11. ODNR Well log information
- ▶ Any other sources identified in ASTM Standard E 1527, paragraph 8.2.2 if there is a reason to believe that relevant information will be obtained.
- ▶ Interviews with key personnel who have knowledge relevant to environmental conditions of the property.

**4.b.** Based on the information obtained regarding the environmental history of the property, does the Phase I conclude there is any reason to believe a release of hazardous substances or petroleum has or may have occurred on, is underlying or is emanating from the property?

Yes  
 No

**Note:** All areas where there is a reason to believe a release of hazardous substances or petroleum occurred, or may have occurred, should be addressed as Identified Areas in Question 7 or as DeMinimis Areas in Question 8, as appropriate.

**4.c.** Based on the information obtained regarding surrounding properties, does the Phase I conclude there is any reason to believe a release of hazardous substances or petroleum has or may have occurred on, underlying or is **emanating onto** the property?

Yes  
 No

**Note:** All areas where there is a reason to believe a release of hazardous substances or petroleum occurred, or may have occurred, should be addressed as Identified Areas in Question 7 or as DeMinimis Areas in Question 8, as appropriate.

**5. OAC 3745-300-06(C)(4)**

Reference the location in the Phase I report identifying all known or suspected releases of hazardous substances or petroleum that have or may have occurred on, underlying or emanating from the property. The release must be evaluated for **constituent type, quantity, date of release, area and media impacted and measures taken to address release** to the extent known or suspected, in accordance with OAC 3745-300-06(C)(4).

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**6. OAC 3745-300-06(C)(5) Property Inspection**

**6.a.** The Phase I report must contain a summary of all relevant information related to the property inspection and must at a minimum identify and document items in accordance with OAC 3745-300-06(C)(5)(a)-(g). Reference the location of this summary.

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**Note:** Relevant items to inspect for and report on when conducting the property inspection include areas which contain(ed) hazardous substances or petroleum which may have leaked (e.g. USTs, ASTs or any other containers, sewers, lagoons, surface water, sediments).

<p><b>6.b.</b> Based on the information obtained from the property inspection, does the Phase I conclude that there is any reason to believe a release of hazardous substances or petroleum has or may have occurred on, underlying or are emanating from the property?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Note:</b> All areas where there is a reason to believe a release of hazardous substances or petroleum occurred, or may have occurred, should be addressed as Identified Areas in Question 7 or as DeMinimis Areas in Question 8, as appropriate.</p>	
<p><b>7. OAC 3745-300-06(E) Identified Areas</b>  <i>Identified Areas are locations which contain or may contain hazardous substances or petroleum on, underlying, or emanating from the property. Identified Areas are a basis for conducting a Phase II investigation as described in OAC 3745-300-07(B).</i></p>	
<p><b>7.a.</b> Were any Identified Areas discovered or determined to exist? If <b>Yes</b>, include these areas on the Identified Area Table (Table 1) and Map of Identified Areas. (See Section D of this form.)</p>	<input type="checkbox"/> Yes      Location of Identified Area Table: <input type="checkbox"/> No            Location of Map:
<p><b>Note:</b> Include these areas on the Identified Area Table and Map of Identified Areas. (This must be identified on the map in Section D of this form.)</p> <ul style="list-style-type: none"> <li>▶ Any physical evidence that a release of hazardous substances or petroleum may have occurred (e.g. odors, stressed vegetation, stains).</li> <li>▶ Any evidence of current and past uses of adjoining properties that may have resulted in release of hazardous substance or petroleum to the property.</li> <li>▶ Any migration conduits for hazardous substances or petroleum (e.g. drains, utility lines, wells).</li> <li>▶ Any obstructions which limited the visibility of conditions on the property during the inspection (e.g. buildings, snow, pavement, leaf cover, gravel, etc.).</li> </ul>	
<p><b>7.b.</b> Identified Areas must be detailed in writing in the Phase I report including a <b>descriptive title</b> of each Identified Area, <b>potential contaminants of concern</b> and a <b>brief description</b>. Reference the location of this information within the Phase I report. Provide a summary table of the identified areas. See Section D, Table 1 for an example.</p> <p><b>Note:</b> Pursuant to OAC 3745-300-07(E)(3), potential contaminants of concern (COCs) from hazardous substances or petroleum must include those identified during Phase I activities, those which are or have been commonly used in industrial or commercial activities similar to the activities conducted at the property, and the typical constituents, components, additives, impurities and degradation products of hazardous substances and petroleum.</p>	Section: Page Number(s):
<p><b>8. OAC 3745-300-06(F) De Minimis Areas</b></p>	
<p>Were any de minimis releases identified? (<i>Note: Areas demonstrated to be De minimis are not Identified Areas.</i>) If <b>Yes</b>, the Phase I Report must make the appropriate demonstrations in accordance with OAC 3745-300-06(F)(1)(a) through (2). Reference the location of the demonstrations.</p>	<input type="checkbox"/> Yes      Section: <input type="checkbox"/> No            Page Number(s):
<p><b>END OF SECTION E</b></p>	