

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**459-467 WEST TUSCARAWAS AVENUE PROPERTY  
BARBERTON, OHIO 44203**

**T&M PROJECT NUMBER  
BAOH-00043  
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459-467 WEST TUSCARAWAS AVENUE PROPERTY  
BARBERTON, OHIO 44203

**TABLE OF CONTENTS**

EXECUTIVE SUMMARY ..... 1

1.0 CERTIFICATION AND RELIANCE ..... 5

    1.1 Environmental Professional’s Statement and Signature ..... 6

2.0 INTRODUCTION..... 7

    2.1 Purpose and Scope ..... 7

    2.2 Assessment Personnel ..... 7

    2.3 Resources Reviewed ..... 7

    2.4 Special Terms and Conditions..... 8

3.0 PROPERTY DESCRIPTION..... 9

    3.1 Location and Description ..... 9

    3.2 Physical Setting ..... 9

        3.2.1 Topography ..... 9

        3.2.2 Geology ..... 9

        3.2.3 Hydrogeology ..... 9

    3.3 Adjacent Properties ..... 10

4.0 HISTORICAL USE RESEARCH ..... 11

    4.1 Land Title Records..... 11

    4.2 Historical Topographic Maps ..... 11

    4.3 Aerial Photographs ..... 11

    4.4 Sanborn Maps ..... 12

    4.5 City Directories ..... 12

    4.6 Ohio Department of Natural Resources Well Logs ..... 13

    4.7 Prior Use Interviews..... 13

5.0 REGULATORY RECORDS REVIEW ..... 14

    5.1 Property Listings ..... 14

    5.2 Neighboring Property Listings..... 14

    5.3 Local Regulatory Agency Research ..... 15

6.0 SITE RECONNAISSANCE ..... 17

    6.1 Photographs ..... 17

    6.2 General Property Observations ..... 17

7.0 FINDINGS, OPINIONS AND CONCLUSIONS ..... 19

    7.1 Findings ..... 19

    7.2 Recommendations..... 20

    7.3 Data Gaps..... 20

8.0 LIMITATIONS..... 21

9.0 BIBLIOGRAPHY ..... 22

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
459-467 WEST TUSCARAWAS AVENUE PROPERTY  
BARBERTON, OHIO 44203

**LIST OF FIGURES**

- Figure 1      Property Location Map
- Figure 2      Parcel Boundaries Map
- Figure 3      Neighboring Properties Map
- Figure 4      Property Layout Map

**APPENDICES**

- A      Resumes
- B      Environmental Data Resources Report with GeoCheck®
- C      Local Geological/Hydrogeological Records
- D      Summit County Fiscal Office Information
- E      Historical Topographic Maps
- F      Historical Aerial Photographs
- G      Sanborn Fire Insurance Maps
- H      City Directory Information
- I      Freedom of Information Act Requests & Responses
- J      Site Reconnaissance Photographic Log
- K      Brownfields Phase I Checklist

## EXECUTIVE SUMMARY

T&M Associates (T&M) performed a Phase I Environmental Site Assessment (ESA) of the property located at 459-467 West Tuscarawas Avenue (the Property) in Barberton, Ohio. The Property is approximately 0.3 acres and consists of Summit County Fiscal Office parcel numbers 0107817, 0107873 and 0107874. The Property is owned by the City of Barberton. The Property is located east of downtown Barberton and is surrounded by commercial development.

The purpose of this report is to identify recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions and/or de minimis conditions as they existed at the Property at the time of inspection. This assessment was conducted in accordance with the U.S. Environmental Protection Agency's *All Appropriate Inquiries* (AAI) Final Rule at 40 CFR Part 312 and the American Standards for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E1527-13. The scope of work completed for this assessment included the following:

- Determining physical characteristics of the Property through a review of available topographic, geologic, and groundwater data.
- Researching Property history through a review of reasonably ascertainable standard sources such as city directories, historic aerial photographs, historic topographic maps, and prior reports.
- Verifying Property conditions through observations and interviews regarding the presence or absence of hazardous substances/petroleum products; the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes; electrical equipment with oils which potentially contain polychlorinated biphenyls; and storage tanks (above or below ground).
- Assessing adjacent and nearby properties to identify the potential for environmental conditions (if present and/or suspected) to migrate onto the Property.
- Evaluating information contained within federal and state environmental databases and other local environmental records within specific search distances.

### Property History

The eastern area of the Property (459 W Tuscarawas Ave) was developed with a hotel as early as 1904. The hotel was demolished and replaced by the current structure circa 1927, which housed a garage with auto sales and service activities from approximately 1927 to the 1960s. The building was later occupied by a flooring business, used for boat and tire storage, and most recently occupied by a medical supply business from approximately 1983 to 2009. The second floor consists of residential apartments. The building is currently vacant.

The western area of the Property (467 W Tuscarawas Ave) was developed with an adjoining commercial building by 1930. It was occupied by the Barberton Herald newspaper from approximately 1935 to 1968 and later by an upholstery shop from approximately 1968 to 1997. The building is currently vacant.

### Site Reconnaissance

Site reconnaissance was performed on August 31, 2020 by the following T&M personnel: Donald Pinto, Environmental Professional, and Daniel Kekacs, Staff Designer. Weather conditions were sunny with a temperature around 80°F.

During the reconnaissance, the following general observations were made regarding the Property:

- Two adjacent buildings are located on the Property. The eastern building has a listed address of 459 West Tuscarawas Avenue and consists of two stories with a walkout basement. The western building has a listed address of 467 West Tuscarawas Avenue and also consists of two stories with a basement.

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
459-467 WEST TUSCARAWAS AVENUE PROPERTY  
BARBERTON, OHIO 44203

- The first floor of 459 West Tuscarawas is a vacant commercial space including a showroom and offices with display cases, office furniture, and miscellaneous trash. Possible asbestos-containing floor tile was observed in some rooms. Water damage was visible in some rooms.
- The second floor of 459 West Tuscarawas includes vacant residential apartments. Some of the apartments appeared to be occupied or recently occupied by squatters and, therefore, not all rooms were entered. Furniture, clothing, food and beverage containers, air conditioners, grills, and other items were observed. A partially enclosed outdoor space is present in the middle of the second floor. Possible asbestos-containing floor tile was observed in the hallways.
- The walkout basement of 459 West Tuscarawas includes a large open room almost the size of the entire building, with a few smaller rooms along the north side. A closed garage door at ground level is present in the eastern side of the basement. Electric lighting was not available in the basement making observations difficult.
- Plastic and metal drums (of unknown contents), some rusted, were observed in several areas of the basement. 5-gallon plastic buckets, metal cylinders for compressed gas, a sink with cleaning supplies, a workbench, Christmas trees, and other items were also observed.
- At least one drain was observed in the concrete floor of the basement. Another circular form, possibly a sump or drain, was also observed in the concrete floor.
- The first floor of 467 West Tuscarawas is a vacant commercial space and includes furniture, trash, stacked plywood, and debris from significantly deteriorated walls and ceilings. A lofted space with bedding appeared to be occupied or recently occupied by squatters.
- The second floor of 467 West Tuscarawas appears to have been gutted and partially reconstructed. Planks on floor joists permit movement through the space. Peeling paint was observed on the walls and in the stairwell.
- The basement of 467 West Tuscarawas is filled to near capacity with miscellaneous debris and could not be completely traversed and inspected. Electrical lighting was also not present making observations difficult. The debris in the basement included furniture (likely related to the former upholstery business), fixtures, books, newspapers, records, and trash.
- A large printing press is located in the southern area of the basement. A metal drum (contents unknown) was observed in the northern area of the basement.
- A historical (possibly coal-fired) furnace is present in the basement. It is unknown whether the combustion chamber of this unit contains asbestos. Likewise, piping in the basement has insulation wrap possibly containing asbestos.
- The exterior of the Property includes grass to the east and small areas of open ground north of the structures. Shopping carts, furniture, and other items appeared to be dumped on the Property north of the structures. A former coal chute door was observed on the north face of 459 W Tuscarawas.
- The Property is bordered by a vacant commercial building and parking lot across West Tuscarawas Avenue to the south; by the Boilermaker's Union building to the west, by Conrad Tire/State Street Tire across the alley to the north, and by commercial development along Wooster Road North to the east.

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
459-467 WEST TUSCARAWAS AVENUE PROPERTY  
BARBERTON, OHIO 44203

- No evidence of any of the following was observed on the Property:
  - Mounds (indicative of possible buried debris)
  - Aboveground storage tanks
  - Water wells
  - Pits, ponds, or lagoons
  - Fill or vent pipes indicative of possible underground storage tanks

Based on the Phase I Environmental Site Assessment, the following Recognized Environmental Conditions (RECs) were identified at the Property:

| <b>RECOGNIZED ENVIRONMENTAL CONDITIONS</b> |   |   |  |
|--|---|---|--|
| <b>No.</b>                                 | <b>Name</b>   | <b>Description</b>  | <b>Analytical Parameters</b>   |
| REC-1                                      | Historical Auto Sales and Service Activities            | <p>The Property was the site of an automobile garage and auto sales and service activities from at least 1927 to approximately the 1960s. It is not known whether any underground storage tanks associated with these businesses were ever present on the Property.</p> <p>Environmental concerns include possible releases of hazardous substances associated with the historical use and storage of lubricants, solvents, degreasers, oils, fuel, and metal filings associated with automobile service and repair activities.</p> | Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), Resource Conservation and Recovery Act (RCRA) Metals |
| REC-2                                      | Historical Coal Use                                     | Based on the age of the buildings and the presence of a coal chute, coal was likely stored at the Property and used for heating. Contamination from coal, coal ash, and airborne deposition of soot are of concern.   | VOCs, SVOCs, RCRA Metals   |
| REC-3                                      | Drum Storage  | Multiple metal and plastic drums of unknown contents, some with ground staining, are present at the Property, and Fire Department records note numerous drums/barrels as early as 1986. 5-gallon buckets of unknown contents were also observed. Potential releases from these containers are of concern.   | VOCs, SVOCs, RCRA Metals   |
| REC-4                                      | Nearby Historical Automobile Sales and Service Stations | Multiple automobile sales and service stations operated in the vicinity of the Property. Potential migration of contaminants onto the Property from historical USTs and the historical use and storage of lubricants, solvents, degreasers, oils, fuel, and metal filings associated with automobile service and repair activities is of concern.   | VOCs, SVOCs, RCRA Metals   |
| REC-5                                      | Nearby Historical Dry Cleaners                          | Multiple dry cleaners were historically located near the Property. It is not known if and how cleaning solvents were used and how spent solvents were managed. Potential contamination from such products is of concern.  | VOCs, SVOCs  |
| REC-6                                      | Nearby LUST Sites                                       | Multiple LUST sites are located near the Property. Potential contamination from the release and migration of petroleum products from these sites onto the Property is of concern.   | VOCs, SVOCs, RCRA Metals   |

### **Vapor Encroachment Condition**

Lacking any soil or groundwater analytical data for the subject Property, T&M cannot establish that a Vapor Encroachment Condition (VEC) does not exist at the Property. Therefore, in consideration of historical property use as an automobile sales and service business, and the neighboring LUST and dry cleaner sites, T&M considers a VEC to exist at the Property.

### **Additional Concerns**

- Surveys for asbestos-containing materials and lead-based paint are recommended based on the age of the structures (circa 1930s).
- Drums and 5-gal containers of unknown contents were observed in both structures on the Property. Their contents should be tested for proper disposal off-site.

### **Recommendations**

T&M recommends a Phase II ESA to investigate possible contamination associated with the RECs. The Phase II ESA should include the following:

- Geophysical survey for underground utilities.
- Perform representative sampling of surface and subsurface soil at the Property for parameters consistent with the RECs, based on field screening results and/or at groundwater or bedrock interfaces.
- If necessary, based on the results of the soil sampling, install and sample groundwater monitoring wells for parameters consistent with the RECs.
- Should the presence of volatile organic compounds be confirmed in the groundwater or unsaturated soils on the Property, a comprehensive assessment of the vapor intrusion pathway should be conducted.
- Surveys for asbestos-containing materials and lead-based paint.

### **Data Gaps**

- *Lighting* – None of the buildings/basements had electric lighting, making it difficult to observe some areas of the Property.
- *Access* – Some of the second-floor apartments at 459 West Tuscarawas may have been occupied by squatters at the time of inspection. Not every room on the second floor was entered.
- *Debris* – The basement of 467 West Tuscarawas was filled to near capacity with miscellaneous debris such that the floor could not be safely traversed and observed.
- *Title Search* – A title search was not performed for the Property. Information on Property ownership obtained from the Summit County Fiscal Office website is provided.
- *Records Review* – At the time of this report, several entities had not yet responded to the public records requests submitted by T&M. If responses are received from these agencies providing pertinent information, this report will be amended as necessary.

## 1.0 CERTIFICATION AND RELIANCE

T&M Associates (T&M) performed a Phase I Environmental Site Assessment (ESA) of the property located at 459-467 West Tuscarawas Avenue in Barberton, Ohio (the Property). The ESA included public environmental agency and historical record reviews, personnel interviews, site reconnaissance, and report preparation. This report includes T&M's findings, conclusions, opinions, recommendations and supporting documentation.

The purpose of this report is to identify recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions and/or de minimis conditions as they existed at the Property at the time of inspection. This assessment was conducted in accordance with the U.S. Environmental Protection Agency's *All Appropriate Inquiries* (AAI) Final Rule at 40 CFR Part 312 and the American Standards for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E1527-13.

This report is for the use and benefit of, and may be relied upon only by, the City of Barberton. Any third party agrees, by accepting this report, that any use or reliance on this report shall be limited by the exceptions and limitations in this report and the terms and conditions of the project contract with the City of Barberton, with the exception of the limit of liability, the acknowledgement that actual Property conditions may change with time, and the acknowledgement that hidden conditions may exist at the Property that were not discoverable within the authorized scope of the assessment.

Regardless of the findings stated in this report, T&M is not responsible for consequences or conditions arising from facts that were concealed, withheld, or not fully disclosed at the time the assessment was conducted. T&M makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either express or implied.

Other than as expressly stated in the aforementioned herein, this report has been prepared in full compliance with AAI 40 CFR Part 312 and ASTM E1527-13 standards.

This report is certified to, can be relied upon by, and has been prepared for the exclusive use of the City of Barberton. This entity can convey this report to an affiliate, related entity, subsidiary, lender, title insurer, regulatory/city agency or current property owners and their agents, but further dissemination requires prior written approval from T&M Associates.

In accordance with AAI 40 CFR Part 312 and ASTM E1527-13, this Phase I ESA is valid up to 180 days following the dates on which the following components of the inquiries were conducted:

- Visual inspections of the Property and of adjoining properties conducted on August 31, 2020.
- Reviews of federal, tribal, state and local government records conducted on or before October 27, 2020.

Therefore, this Phase I ESA is presumed valid until 180 days after August 31, 2020.



**1.1 Environmental Professional's Statement and Signature**

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §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 312.

**T&M ASSOCIATES INC.**



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Donald Pinto, PE, BCEE  
Ohio EPA Voluntary Action Program Certified Professional No. 281  
Project Manager

## 2.0 INTRODUCTION

### 2.1 Purpose and Scope

The purpose of this report is to identify recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, and/or de minimis conditions as they existed at the Property at the time of inspection. The scope of work completed for this assessment included the following:

- Determining physical characteristics of the Property through a review of available topographic, geologic, and groundwater data.
- Researching Property history through a review of reasonably ascertainable standard sources such as city directories, historic aerial photographs, historic topographic maps, and prior reports.
- Verifying Property conditions through observations and interviews regarding the presence or absence of hazardous substances/petroleum products; the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes; electrical equipment with oils which potentially contain polychlorinated biphenyls (PCBs); and storage tanks (above or below ground).
- Assessing adjacent and nearby properties to identify the potential for environmental conditions (if present and/or suspected) to migrate onto the Property.
- Evaluating information contained within federal and state environmental databases and other local environmental records within specific search distances.

### 2.2 Assessment Personnel

The following T&M personnel prepared this report; resumes are provided in Appendix A.

| Name               | Position               | General Duties  |
|--------------------|------------------------|---|
| Donald Pinto, P.E. | Principal Engineer     | Environmental Professional, project oversight, site reconnaissance, report review and editing |
| Daniel Kekacs      | Environmental Engineer | Site reconnaissance, report preparation   |

### 2.3 Resources Reviewed

The following resources were reviewed as part of the Phase I ESA:

- Available public documents and information obtained from the United States Environmental Protection Agency (EPA), the Ohio EPA Central Office, the Ohio EPA Northeast District Office, the Ohio Department of Natural Resources (ODNR), and the Ohio Bureau of Underground Storage Tank Regulations (BUSTR).
- Summit County Fiscal Office records, City of Barberton Fire Department records, and interviews with Property representatives. T&M has accepted as true the information provided by Property representatives.
- Regulatory database records, historical United States Geological Survey (USGS) topographic maps, historical aerial photographs, city directories, and certified Sanborn maps obtained by Environmental Data Resources, Inc. (EDR) of Shelton, CT.

## 2.4 Special Terms and Conditions

The scope of work for this ESA, as stated in the Professional Services Agreement dated November 10, 2015 between the City of Barberton and T&M Associates, does not include an evaluation of/for:

- Asbestos-containing building materials
- Universal wastes (e.g., batteries, fluorescent tubes)
- Mercury-containing equipment
- Lead-based paint
- Radon
- Wetland areas
- Cultural or historical resources
- Conditions indicative of releases or threatened releases of controlled substances (as defined in Title 21 United States Code §802) on, at, in, or to the subject Property (e.g., from a clandestine methamphetamine lab)

Further, the scope of work for this ESA did not include sampling or analysis of any media, including testing of electrical equipment for the potential presence of PCBs or the assessment of natural hazards such as naturally occurring asbestos, radon gas, or methane gas, assessment of the potential presence of lead-based paint, radionuclides, or assessment of non-chemical hazards such as the potential for damage from earthquakes or floods. This ESA also does not include an assessment of the environmental compliance status of the Property or of the business operating at the Property or a health-based risk assessment.

### 3.0 PROPERTY DESCRIPTION

#### 3.1 Location and Description

The Property is located at 459-467 West Tuscarawas Avenue and is shown on the USGS 7.5-minute series quadrangle topographic map of Barberton, Ohio in Figure 1. The surrounding area includes commercial development.

As shown in Figure 2, the Property consists of three land parcels. According to the Summit County Fiscal Office website (<https://fiscaloffice.summitoh.net>), the parcels are described as follows:

| Parcel ID | Listed Address          | Square Feet | Land Use Code                     |
|-----------|-------------------------|-------------|-----------------------------------|
| 0107817   | 467 West Tuscarawas Ave | 2,400       | 429 – Other Retail                |
| 0107873   | 459 West Tuscarawas Ave | 7,200       | 499 – Other Commercial            |
| 0107874   | 94 Wooster Road North   | 3,600       | 454 – Auto Car Sales and Services |

#### 3.2 Physical Setting

##### 3.2.1 Topography

The surface topography of the Property is flat. The elevation of the Property is approximately 972 feet above Mean Sea Level. Geographic coordinates are latitude 41° 0' 47.04" north and longitude 81° 36' 24.11" west.

##### 3.2.2 Geology

Located in southwest Summit County, the Property lies within the Akron-Canton Interlobate Plateau (Figure C-1). This region is characterized by glacial features including kames, eskers, kettle lakes, and bogs (Figure C-2). Unconsolidated material is formed of colluvium and Illinoian-age glacial till, which may be as thick as 100 feet in buried valleys carved into the bedrock (Figure C-3). Regional bedrock consists of Devonian- to Pennsylvanian-age sandstones, conglomerates, and shales.

According to information obtained from the U.S. Department of Agriculture Natural Resources Conservation Service Web Soil Survey (Appendix C), the primary soil unit at the Property is Urban land (Ur). Urban land consists of areas where native soil has been covered or disturbed by grading, fill, or other development. Urban fill may contain sand, gravel, brick, cinders, and ash.

##### 3.2.3 Hydrogeology

In the vicinity of the Property, wells drilled into sand and gravel deposits interbedded with clayey till generally yield 5 to 20 gallons per minute (Figure C-4). The groundwater elevation of unconsolidated aquifers near the Property is between 950 and 1000 feet above MSL (Figure C-5), while the potentiometric surface of consolidated aquifers lies between 950 and 900 feet above MSL (Figure C-6). As determined from a spectrum of geologic and hydrologic data, the Property lies in a zone of relatively high groundwater pollution potential (Figure C-7). The nearest surface water body to the Property is the Tuscarawas River, which is located approximately 500 feet southeast of the Property and flows to the south.

### **3.3 Adjacent Properties**

The area surrounding the Property consists of commercial development. The following are adjacent property uses:

#### North

- Alley
- Greater Faith Church
- Cooper Tires/State Street Tires auto service

#### East

- Wooster Road North
- Auto sales business

#### South

- West Tuscarawas Avenue
- Vacant commercial building and parking lot

#### West

- Boilermaker's Union building
- Vacant commercial buildings

Nearby properties are shown on Figure 3.

## 4.0 HISTORICAL USE RESEARCH

### 4.1 Land Title Records

Information on past Property use was obtained from the Summit County Fiscal Office website (Appendix D). According to the property record cards, the Property is owned by the City of Barberton which purchased the parcels in 2014 (0107817) and 2018 (0107873 and 0107874).

### 4.2 Historical Topographic Maps

T&M reviewed available historical USGS Topographic Quadrangles for information regarding past uses of the Property. Historical topographic maps obtained from EDR were available for years from 1903 to 2013. The following are descriptions and interpretations from the topographic map reviews (Appendix E).

| YEAR | COMMENTS  |
|------|---|
| 1903 | Structures are depicted throughout downtown Barberton. The general topographic gradient is southeast toward the Tuscarawas River. |
| 1905 | No changes can be discerned from the previous topographic map.  |
| 1958 | The Property is located within an area shaded pink to indicate a density of development; individual structures are not depicted.  |
| 1967 | No changes can be discerned from the previous topographic map.  |
| 1978 | No changes can be discerned from the previous topographic map.  |
| 1992 | No changes can be discerned from the previous topographic map.  |
| 1994 | No changes can be discerned from the previous topographic map.  |
| 2013 | No changes can be discerned from the previous topographic map.  |

### 4.3 Aerial Photographs

T&M reviewed available aerial photographs of the Property and surrounding areas in order to identify historical land use that may have involved hazardous substances or petroleum products. These photographs ranged from 1938 to 2017 and were obtained from EDR (Appendix F). The following are descriptions and interpretations from the aerial photograph reviews.

| YEAR | COMMENTS  |
|------|---|
| 1938 | One or more structures can be seen on the Property. Tuscarawas Avenue crosses the Tuscarawas River.         |
| 1952 | The current structures can be seen on the Property.   |
| 1957 | No significant changes in the vicinity of the Property can be observed from the previous aerial photograph. |
| 1969 | The coverage of this image does not include the Property.   |
| 1970 | No significant changes in the vicinity of the Property can be observed from the previous aerial photograph. |
| 1979 | The block south of the Property has been demolished.  |
| 1982 | No significant changes in the vicinity of the Property can be observed from the previous aerial photograph. |
| 1994 | No significant changes in the vicinity of the Property can be observed from the previous aerial photograph. |
| 2006 | The Tuscarawas Avenue bridge has been demolished.   |
| 2010 | No significant changes in the vicinity of the Property can be observed from the previous aerial photograph. |
| 2013 | No significant changes in the vicinity of the Property can be observed from the previous aerial photograph. |

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
459-467 WEST TUSCARAWAS AVENUE PROPERTY  
BARBERTON, OHIO 44203

| YEAR | COMMENTS  |
|------|---|
| 2017 | No significant changes in the vicinity of the Property can be observed from the previous aerial photograph. |

#### 4.4 Sanborn Maps

The Sanborn Company made maps for assessing fire insurance liability from 1867 to 2007. T&M reviewed available Sanborn maps of the Property and surrounding areas in order to identify historical land use that may have involved hazardous substances or petroleum products (Appendix G).

| YEAR | COMMENTS   |
|------|--|
| 1904 | A two-story hotel and accessory structures are depicted in the eastern area of the Property. The western area of the Property is not developed. A "Chinese laundry" is present northwest of the Property along 2 <sup>nd</sup> Street. Shops are depicted to the south and west; dwellings and accessory structures are depicted to the north. |
| 1916 | The hotel is now identified as a saloon. The western area of the Property remains undeveloped. Additional commercial and residential structures are depicted on nearby lots.   |
| 1927 | The saloon has been demolished. A two-story building with basement has been constructed in the eastern area of the Property. A garage occupies the basement and first floor with room for 60 cars. The western area of the Property remains undeveloped. To the south, a one-story garage with capacity for 40 cars has been constructed.      |
| 1930 | The existing building on the western area of the Property is depicted.   |
| 1947 | The building on the eastern area of the Property is identified as an auto sales and service business. The garage to the south is now identified as an auto service station.  |

#### 4.5 City Directories

EDR performed a search of city directory listings for the Property and neighboring properties. City directories for select years from 1920 to 2017 were located and are included in Appendix H.

Following is a summary of directory listings for the Property (corresponding directory years for the listings are provided in brackets):

- 459 W Tuscarawas Ave
  - Barberton Home Medical Supplies (1994-2009)
  - Montz Chevrolet Sales (1946-1961)
  - Conrad Motor Co. (1930-1935)
- 467 W Tuscarawas Ave
  - Barberton Herald (1935-1961)

The following is a summary of commercial directory listings for select addresses near the Property:

- 113 2<sup>nd</sup> St NW
  - Sam Sing Laundry (1930)
- 121 2<sup>nd</sup> St NW
  - Sam Sing Laundry (1935-1967)
- 53 Wooster Rd N
  - Henry Coal and Ice Co. (1930-1967)
- 64 Wooster Rd N
  - Henry Coal and Ice Co. (1930-1940)
- 95 Wooster Rd N
  - Greenwald Chevrolet (1961-1967)
- 99 Wooster Rd N
  - Montz Chevrolet Used Car Lot (1957)

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
459-467 WEST TUSCARAWAS AVENUE PROPERTY  
BARBERTON, OHIO 44203

- 462 W Tuscarawas Ave
  - Ayers Sales and Service (1930)
  - Western Auto Sales (1951-1961)
- 468 W Tuscarawas Ave
  - Davis Printing Co. (1930-1951)
- 476 W Tuscarawas Ave
  - East Ohio Gas Co. (1930-1957)

For complete directory listings, please see the City Directory report in Appendix H.

#### **4.6 Ohio Department of Natural Resources Well Logs**

T&M searched the ODNR water well database to locate nearby wells. No wells were found to be located on the Property or within a one-half mile radius of the Property (Appendix C). No public water supply wells are located within a one-mile radius of the Property.

#### **4.7 Prior Use Interviews**

Trevor Hunt, City of Barberton Director of Planning and Community Development, was interviewed about past uses of the Property. Information obtained from Mr. Hunt is as follows:

- The City acquired the parcels in 2014 and 2018.
- Prior to acquisition, the building on the eastern area of Property at 459 W Tuscarawas Ave was occupied by a medical supply store (Cox Medical) on the first floor.
- The second floor of the building was rented for apartments.
- The building on the western area of the Property at 467 W Tuscarawas Ave was once occupied by the Barberton Herald newspaper.
- He is not aware of any fires, dumping, or other environmental issues at the Property.



## 5.0 REGULATORY RECORDS REVIEW

The purpose of the records review is to obtain and interpret reasonably ascertainable records that will help identify recognized environmental conditions, historical recognized environmental conditions, and/or controlled recognized environmental conditions in connection with the Property. For this review, records were obtained from Environmental Data Resources (EDR).

Provided in the executive summary of the EDR Report (Appendix B, pages 1-15) are tables showing each database reviewed, the search distance (in miles) from the Property, and the number of listings found. Also included are the listings in each database that are at an equal or higher elevation to the Property, their distance and direction from the Property, the nature of the listing, and whether it was resolved (if applicable).

Only pertinent findings from the EDR Report will be discussed here. Please refer to the entire report in Appendix B for complete descriptions of each database listing.

### 5.1 Property Listings

Two businesses were identified at the Property that likely involved automobile sales and service activities:

- Montz Chevrolet Sales (1946-1961)
- Conrad Motor Co. (1930-1935)

Both businesses were identified in EDR's database of historical automobile sales/service locations. The businesses were not listed in any local, state, or federal databases.

### 5.2 Neighboring Property Listings

Neighboring properties at higher elevation and potentially upgradient, as listed in environmental databases, are discussed below:

- Multiple historical dry cleaners were identified near the Property. Collectively, these sites are considered to be a REC in connection with the Property. Following is a list of historical cleaners near the property:
  - Paramount Cleaning (103 2<sup>nd</sup> St NW)
  - Miskin the Tailor (91 2<sup>nd</sup> St NW)
  - Sam Sing (113 2<sup>nd</sup> St NW)
  - Universal Cleaning (121/133/134 2<sup>nd</sup> St NW)
  - Barberton Hotel (491 W Tuscarawas Ave)
  - New York Hat Cleaner (106 2<sup>nd</sup> St NW)
  - Ohio Furniture Co. (494 W Tuscarawas Ave)
  - Hoffman Cleaners (136 2<sup>nd</sup> St NW)
  - A&K Cleaners (512 W Park Ave)
  - Cope Cleaners (508 Park Ave W)
  - Maglione Cleansing (154 2<sup>nd</sup> St NW)
  - Nichols Cleaners (177 2<sup>nd</sup> St NW)
  - Cavalon/Avalon Cleaners (467 W Paige Ave)
- Multiple historical LUST sites were identified near the Property. Collectively, these sites are considered to be a REC in connection with the Property. Following is a list of historical LUST sites near the Property:
  - Unoccupied Building (454-460 W Park St)
  - Kmart (241 Wooster Rd N)
  - BP Oil Co. (418 W Hopocan Rd)

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
459-467 WEST TUSCARAWAS AVENUE PROPERTY  
BARBERTON, OHIO 44203

- Dougherty Sunoco (344 Wooster Road N)
  - Old Fire Station (520 Wooster Road N)
  - Rondy Incorporated (24 W Huston St)
  - Blind & Sons (344 4<sup>th</sup> St NW)
  - Pete's Sunoco (496 4<sup>th</sup> St)
  - Unoccupied Building (454-460 W Park St)
  - B&C Machine Co. (401 Newell St)
  - McDonalds (500 W Tuscarawas Ave)
- Multiple historical automobile fuel and service stations were identified near the Property. Collectively, these sites are considered to be a REC in connection with the Property. Following is a list of historical auto stations near the property:
    - Werner Battery and Electric (418 W Tuscarawas Ave)
    - Ayers Sales and Service (462 W Tuscarawas Ave)
    - LE Bar J S (465 W Park Ave)
    - Sam Robinson Service (60 2<sup>nd</sup> St NW)
    - Carrier Bros. Garage (102/103 3<sup>rd</sup> St NW)

The following location was also listed in the EDR Report:

- Henry Coal & Ice Co. (53 and 64 N Wooster Rd), located 0.021 miles south-southeast of the Property, was listed in the following databases:
  - EDR Historical Auto

Although this site is listed as an auto sales/service business, it is depicted on Sanborn maps as an ice manufacturing business. No further information was available for this location. It is therefore included in the aforementioned REC for historical automobile fuel and service stations.

Other locations are identified in the EDR Report, however, these locations are either at lower elevations and downgradient from the Property, or are on the opposite bank of the Tuscarawas River, which is expected to act as a hydrologic divide. Therefore, it is unlikely that potential contaminants from those locations could have impacted the Property.

### 5.3 Local Regulatory Agency Research

#### Ohio Bureau of Underground Storage Tank Regulations (BUSTR)

Based on a search of BUSTR's online database on August 3, 2020, BUSTR has no files for the Property.

#### City of Barberton Fire Department

T&M visited the Barberton Fire Department on August 31, 2020 to review records for the Property. Files were located for both structures on the Property:

#### 459 West Tuscarawas Ave

- Montz Auto Sales and Service is identified at the Property from 1958 until 1968. Operations included an incinerator (use undefined), wash rack, and paint thinner.
- From at least 1964 to 1972 the building was occupied by Super Floors. Bill's Home Improvement occupied the building beginning in 1972. The building was vacant by 1981. Norton Marine used it for boat storage circa 1981. Cox Medical Supply was identified at

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
459-467 WEST TUSCARAWAS AVENUE PROPERTY  
BARBERTON, OHIO 44203

the building from 1983 to 1997.

- A note in this file discusses some operations at 94 Wooster Road North, which is the listed address of the easternmost parcel of the Property, and which corresponds to the one-story basement structure with parking on top that occupies the eastern area of the Property. This address was identified as Advanced Systems Retreat in 1986 and was planned to be used for sorting used tires. "Numerous barrels/drums of chemicals" were present but were stated by the owner to be empty. Norton Marine had one room full of outboard motor parts. The tire business was relocated circa 1986. Junk cars are noted as stored in the basement in 1988. In 1990, a note states: "basement empty."
- A fire likely started by a cigarette is noted in the second-floor apartment area in 1987. Eight apartments on the second floor were occupied in 1998.

467 West Tuscarawas Ave

- Identified as the Barberton Herald from at least 1964 until vacated in 1967. Occupied by an upholstery shop starting in 1968. Oxygen and acetylene were noted as stored in the basement in 1983. The business closed around 1997.

Summit County Health Department

The Summit County Health Department responded via email on August 6, 2020 that they have no records for the Property.

The following entities have yet to respond to the records requests:

- U.S. EPA, Region 5
- Ohio EPA, Central Office
- Ohio EPA, Northeast District Office

Should pertinent information regarding the Property be received after the date of issuance, this report will be amended as necessary. All public records requests and responses are provided in Appendix I of this report.

## 6.0 SITE RECONNAISSANCE

Site reconnaissance was performed on August 31, 2020 by the following T&M personnel: Donald Pinto, Environmental Professional, and Daniel Kekacs, Staff Designer. Weather conditions were sunny with a temperature around 80 °F. A Property Layout Map is provided as Figure 4.

### 6.1 Photographs

Photographs taken during the site reconnaissance are provided in Appendix J. Captions describing significant observations are provided with each photograph.

### 6.2 General Property Observations

During the reconnaissance, the following general observations were made regarding the Property:

- Two adjacent buildings are located on the Property. The eastern building has a listed address of 459 West Tuscarawas Avenue and consists of two stories with a walkout basement. The western building has a listed address of 467 West Tuscarawas Avenue and also consists of two stories with a basement.
- The first floor of 459 West Tuscarawas is a vacant commercial space including a showroom and offices with display cases, office furniture, and miscellaneous trash. Possible asbestos-containing floor tile was observed in some rooms. Water damage was visible in some rooms.
- The second floor of 459 West Tuscarawas includes vacant residential apartments. Some of the apartments appeared to be occupied or recently occupied by squatters and, therefore, not all rooms were entered. Furniture, clothing, food and beverage containers, air conditioners, grills, and other items were observed. A partially enclosed outdoor space is present in the middle of the second floor. Possible asbestos-containing floor tile was observed in the hallways.
- The walkout basement of 459 West Tuscarawas includes a large open room almost the size of the entire building, with a few smaller rooms along the north side. A closed garage door at ground level is present in the eastern side of the basement. Electric lighting was not available in the basement making observations difficult.
- Plastic and metal drums (of unknown contents), some rusted, were observed in several areas of the basement. 5-gallon plastic buckets, metal cylinders for compressed gas, a sink with cleaning supplies, a workbench, Christmas trees, and other items were also observed.
- At least one drain was observed in the concrete floor of the basement. Another circular form, possibly a sump or drain, was also observed in the concrete floor.
- The first floor of 467 West Tuscarawas is a vacant commercial space and includes furniture, trash, stacked plywood, and debris from significantly deteriorated walls and ceilings. A lofted space with bedding appeared to be occupied or recently occupied by squatters.
- The second floor of 467 West Tuscarawas appears to have been gutted and partially reconstructed. Planks on floor joists permit movement through the space. Peeling paint was observed on the walls and in the stairwell.
- The basement of 467 West Tuscarawas is filled to near capacity with miscellaneous debris and could not be completely traversed and inspected. Electrical lighting was also not present making observations difficult. The debris in the basement included furniture (likely related to the former upholstery business), fixtures, books, newspapers, records, and trash.

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
459-467 WEST TUSCARAWAS AVENUE PROPERTY  
BARBERTON, OHIO 44203

- A large printing press is located in the southern area of the basement. A metal drum (contents unknown) was observed in the northern area of the basement.
- A historical (possibly coal-fired) furnace is present in the basement. It is unknown whether the combustion chamber of this unit contains asbestos. Likewise, piping in the basement has insulation wrap possibly containing asbestos.
- The exterior of the Property includes grass to the east and small areas of open ground north of the structures. Shopping carts, furniture, and other items appeared to be dumped on the Property north of the structures. A former coal chute door was observed on the north face of 459 W Tuscarawas.
- The Property is bordered by a vacant commercial building and parking lot across West Tuscarawas Avenue to the south; by the Boilermaker's Union building to the west, by Conrad Tire/State Street Tire across the alley to the north, and by commercial development along Wooster Road North to the east.
- No evidence of any of the following were observed on the Property:
  - Mounds (indicative of possible buried debris)
  - Aboveground storage tanks
  - Water wells
  - Pits, ponds, or lagoons
  - Fill or vent pipes indicative of possible underground storage tanks

## 7.0 FINDINGS, OPINIONS AND CONCLUSIONS

T&M has performed this Phase I ESA in conformance with the scope and limitations of AAI 40 CFR Part 312 and ASTM E1527-13 standards. T&M has prepared the following findings, opinions and conclusions for the Property.

### 7.1 Findings

Based on the Phase I Environmental Site Assessment, the following Recognized Environmental Conditions (RECs) were identified at the Property:

| <b>RECOGNIZED ENVIRONMENTAL CONDITIONS</b> |   |   |  |
|--|---|---|--|
| <b>No.</b>                                 | <b>Name</b>   | <b>Description</b>  | <b>Analytical Parameters</b>   |
| REC-1                                      | Historical Auto Sales and Service Activities            | <p>The Property was the site of an automobile garage and auto sales and service activities from at least 1927 to approximately the 1960s. It is not known whether any underground storage tanks associated with these businesses were ever present on the Property.</p> <p>Environmental concerns include possible releases of hazardous substances associated with the historical use and storage of lubricants, solvents, degreasers, oils, fuel, and metal filings associated with automobile service and repair activities.</p> | Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), Resource Conservation and Recovery Act (RCRA) Metals |
| REC-2                                      | Historical Coal Use                                     | <p>Based on the age of the buildings and the presence of a coal chute, coal was likely stored at the Property and used for heating. Contamination from coal, coal ash, and airborne deposition of soot are of concern.</p>  | VOCs, SVOCs, RCRA Metals   |
| REC-3                                      | Drum Storage  | <p>Multiple metal and plastic drums of unknown contents, some with ground staining, are present at the Property, and Fire Department records note numerous drums/barrels as early as 1986. 5-gallon buckets of unknown contents were also observed. Potential releases from these containers are of concern.</p>  | VOCs, SVOCs, RCRA Metals   |
| REC-4                                      | Nearby Historical Automobile Sales and Service Stations | <p>Multiple automobile sales and service stations operated in the vicinity of the Property. Potential migration of contaminants onto the Property from historical USTs and the historical use and storage of lubricants, solvents, degreasers, oils, fuel, and metal filings associated with automobile service and repair activities is of concern.</p>  | VOCs, SVOCs, RCRA Metals   |
| REC-5                                      | Nearby Historical Dry Cleaners                          | <p>Multiple dry cleaners were historically located near the Property. It is not known if and how cleaning solvents were used and how spent solvents were managed. Potential contamination from such products is of concern.</p>   | VOCs, SVOCs  |
| REC-6                                      | Nearby LUST Sites                                       | <p>Multiple LUST sites are located near the Property. Potential contamination from the release and migration of petroleum products from these sites onto the Property is of concern.</p>  | VOCs, SVOCs, RCRA Metals   |

### **Vapor Encroachment Condition**

Lacking any soil or groundwater analytical data for the subject Property, T&M cannot establish that a Vapor Encroachment Condition (VEC) does not exist at the Property. Therefore, in consideration of historical property use as an automobile sales and service business, and the neighboring LUST and dry cleaner sites, T&M considers a VEC to exist at the Property.

### **Additional Concerns**

- Surveys for asbestos-containing materials and lead-based paint are recommended based on the age of the structures (circa 1930s).
- Drums and 5-gal containers of unknown contents were observed in both structures on the Property. Their contents should be tested for proper disposal off-site.

### **7.2 Recommendations**

T&M recommends a Phase II ESA be performed to investigate possible contamination associated with the RECs. The Phase II ESA should include the following:

- Geophysical survey for underground utilities.
- Perform representative sampling of surface and subsurface soil at the Property for parameters consistent with the RECs, based on field screening results and/or at groundwater or bedrock interfaces.
- If necessary, based on the results of the soil sampling, install and sample groundwater monitoring wells for parameters consistent with the RECs.
- Should the presence of volatile organic compounds be confirmed in the groundwater or unsaturated soils on the Property, a comprehensive assessment of the vapor intrusion pathway should be conducted.
- Surveys for asbestos-containing materials and lead-based paint.

### **7.3 Data Gaps**

- *Lighting* – None of the buildings/basements had electric lighting, making it difficult to observe some areas of the Property.
- *Access* – Some of the second-floor apartments at 459 West Tuscarawas may have been occupied by squatters at the time of inspection. Not every room on the second floor was entered.
- *Debris* – The basement of 467 West Tuscarawas was filled to near capacity with miscellaneous debris such that the floor could not be safely traversed and observed.
- *Title Search* – A title search was not performed for the Property. Information on Property ownership obtained from the Summit County Fiscal Office website is provided.
- *Records Review* – At the time of this report, several entities had not yet responded to the public records requests submitted by T&M. If responses are received from these agencies providing pertinent information, this report will be amended as necessary.

## 8.0 LIMITATIONS

T&M has prepared this Phase I Environmental Site Assessment report using reasonable efforts in each phase of its work to identify recognized environmental conditions, historical recognized environmental conditions, and controlled recognized environmental conditions associated with hazardous substances, wastes and petroleum products at the Property. The methodology of this Phase I ESA was consistent with the AAI 40 CFR Part 312 and ASTM E1527-13. Findings within this report are based on information collected from observations made on the day of the site assessment and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below ground surface. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other construction purposes. T&M makes no representation or warranty that the past or current operations at the Property are or have been in compliance with all applicable federal, state and local laws, regulations and codes.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report focuses on the Property and neighboring properties which could impact the Property. Neighboring properties listed in governmental environmental records are identified within specific search distances. The search distance varies depending upon the particular government record being checked. The information provided in the regulatory database report is assumed to be correct and complete.

Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques.

Reasonable efforts have been made during this assessment of Property history and present conditions. "Reasonable efforts" are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to paving, construction or debris pile storage, or incorrect information from sources.

T&M reviewed past ownership of the Property in an attempt to determine past site usage. T&M is not a professional title insurance firm and makes no guarantee, explicit or implied, that the records which were reviewed represent a comprehensive or precise delineation of past site ownership or tenancy for legal purposes.



## 9.0 BIBLIOGRAPHY

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PHASE I ENVIRONMENTAL SITE ASSESSMENT  
459-467 WEST TUSCARAWAS AVENUE PROPERTY  
BARBERTON, OHIO 44203

**Contact Information**

City of Barberton Building Department, 576 West Park Ave, Barberton, OH 44203. Phone: 330-848-6730.

City of Barberton Fire Department, 580 Wooster Road West, Barberton, OH 44302. Phone: 330-848-6732.

City of Barberton Planning Department, 576 West Park Ave, Room 300, Barberton, OH 44203.  
Phone: 330-848-6729.

Ohio Department of Commerce, Division of State Fire Marshal, Bureau of Underground Storage Tank Regulations, 8895 East Main Street, Reynoldsburg, OH 43068. Phone: 614-752-8200.

Ohio Department of Natural Resources, Division of Soil and Water Resources, 2045 Morse Road, Building B, Columbus, OH 43229. Phone: 614-265-6610.

Ohio EPA, P.O. Box 1049, Columbus, OH 43216. Phone: 614-644-3020.

Ohio EPA, Northeast District Office, 2110 East Aurora Road, Twinsburg, OH 44087.  
Phone: 330-487-0769.

Summit County GIS, 175 South Main Street, Akron, OH 44308.  
Internet: <http://summitmaps.summitoh.net/PropertyResearch/>

Summit County Public Health Department, 1867 West Market Street, Akron, OH 44313.  
Phone: 330-923-4891.

U.S. EPA Region 5, 77 W. Jackson Boulevard, Chicago, IL 60604. Phone: 312-353-2000.