



December 7, 2015

[REDACTED]
West Town Savings Bank & Trust
8450 Falls of Neuse Road Suite 202
Raleigh, NC 27615

Re: Records Search & Risk Assessment

[REDACTED]
[REDACTED] Cleveland, OH

Dear Mr. [REDACTED],

A3E Environmental, LLC (A3E) is pleased to provide the following Record Search & Risk Assessment (RSRA) for the [REDACTED] property located at [REDACTED] Cleveland, OH 44104 (the *property*).

RECOMMENDATION

A3 Environmental, LLC (A3E) reviewed reasonably ascertainable environmental regulatory database records, fire insurance maps, city directories and historical aerial photographs for the *property* referenced above. Copies of the EDR report, fire insurance maps and city directories are attached for your reference. Based on the information provided to A3E by Environmental Data Resources Inc. (EDR) and reviewed online, it is A3E's opinion that the environmental risk level for this *property* is **HIGH** and further assessment of the *property* is recommended.

SUMMARY INFORMATION

The *property* operated as an auto sales and service dealership and auto related parts stores from at least 1951 through 1974. The *property* operated as a grocery store following the auto dealership operation for an unknown period of time. The operation of the *property* prior to 1951 is unknown. The *property* was not listed on any of the searched databases. The *property* was identified as an auto sales and service dealership and auto related parts stores from at least 1951 through 1974. Environmental concerns were also noted for the apparent adjoining properties located at 3223 E. 93rd Street, 3217 E. 93rd Street, 3213 E. 93rd Street and 9208 Kinsman Road. These locations were reported to historically operate as a drycleaners. Additionally, the northeast adjoining property beyond E 93rd Street appeared to be a historical filling station in 1970 and 1994 historical aerial photographs and sanborn fire insurance maps.

GOVERNMENT RECORDS COMMENTARY

According to the database records, the *property* did not appear on any of the searched databases.

The property located at 3223 E. 93rd Street and adjoining the *property* to the east beyond E. 93rd Street was listed in the EDR Historic Cleaners database for the year 1951 as Arcadia Dry Cleaners which specialized in clothes pressers, cleaners and repairers. Based on the up- gradient location



with respect to the predicted groundwater flow, reported dry cleaner operations at the facility and close proximity, it is A3E's opinion that this property represents an environmental concern to the *property*.

The property located at 3217 E. 93rd Street and adjoining the *property* to the east beyond E. 93rd Street was listed in the EDR Historic Cleaners database for the years 1970 and 1974 as Econ-o-wash and Park Square Laundromat which specialized in self-service laundries. Based on the up-gradient location with respect to the predicted groundwater flow, reported dry cleaner operations at the facility and close proximity, it is A3E's opinion that this property represents an environmental concern to the *property*.

The property located at 3213 E. 93rd Street and adjoining the *property* to the east beyond E. 93rd Street was listed in the EDR Historic Cleaners database for the year 1974 as Petit Dry Cleaners which specialized in cleaners and dyers. Based on the up-gradient location with respect to the predicted groundwater flow, reported dry cleaner operations at the facility and close proximity, it is A3E's opinion that this property represents an environmental concern to the *property*.

The property located at 9208 Kinsman and adjoining the *property* to the north was listed in the EDR Historic Cleaners database for the year 1974 as Nite Owl Cleaners, which specialized in cleaners and dyers. Based on the reported dry cleaner operations at the facility and close proximity, it is A3E's opinion that this property represents an environmental concern to the *property*.

The property located at 3253 E. 93rd Street and mapped approximately 0.055 miles to the southeast of the *property* was listed in the Historic Auto Stations database for the years 1935, 1951, 1955 and 1961 as a Service Station. Based on the intervening distance and lack of listings in any other search databases, it is A3E's opinion that this property does not pose an environmental concern to the *property* at this time.

The Cumberland Gulf property located at 9310 Kinsman and mapped approximately 0.069 miles to the northeast of the *property* was listed in the LUST, UST and UST Archive databases. According to the LUST database the facility is currently inactive and a NFA Letter was received on 6/20/2000 and a viable responsible party has been identified. The UST database states three (3) 8,000 gallon UST's containing gasoline have been removed from the property. The UST's were installed on 1/1/1967 and removed on 3/30/1993. Based on the current database status down/cross-gradient location with respect to the predicted groundwater flow and intervening distance, this property does not pose an environmental concern to the *property* at this time.

The City of Cleveland 4th Police District property located at 9333 Kinsman Road and mapped approximately 0.075 miles to the northeast of the *property* was listed in the UST and Archive UST database. The UST database states that one (1) 8,000-gallon gasoline UST is currently in use at the property. The UST was installed on 7/1/1974 and is constructed with Fiberglass Reinforced Plastic (FRP). Based on the lack of LUST incidents associated with UST, down/cross-gradient location with respect to the predicted groundwater flow and intervening distance, this property does not pose an environmental concern to the *property* at this time.

The Nite Owl Cleaners property located at 9208 Kinsman Road and mapped approximately 0.076 miles to the north of the *property* was listed in the EDR Historic Cleaners database for the year 1974. Based on the down/cross-gradient location with respect to the predicted groundwater flow and intervening distance, this property does not pose an environmental concern to the *property* at this time.

The Kinsman Shell property located at 9203 Kinsman Road and mapped approximately 0.083 miles to the north of the property was listed in the LUST, UST, Archive UST and SPILLS databases. According to the LUST database the property received a NFA Letter dated 7/19/2006 and a viable responsible party has been identified. Currently in-use at the property is three (3) 10,000 gallon gasoline UST installed 12/1/1970 and two on 11/1/1979. Based on the current database status down/cross-gradient location with respect to the predicted groundwater flow and intervening distance, this property does not pose an environmental concern to the *property* at this time.

The remaining properties listed in the database are located beyond 500 feet from the *property*. Based on the location with respect to the predicted groundwater flow and intervening distance, these properties do not pose an environmental concern to the *property* at this time.

FIRE INSURANCE MAP COMMENTARY

Available fires insurance maps were reviewed to identify historical operations at the *property*. Maps for the years 1903, 1913, 1951, 1952, 1960, 1963 and 1973 were reviewed and summarized below.

Year	Description
1903	The <i>property</i> and surrounding properties to the west and south are unmapped. Properties to the north are vacant or developed as stores. Properties to the east are developed as stores beyond Woodland Hills Avenue (East 93 rd Street).
1913	The <i>property</i> appears to be developed with several residential dwellings and store. Surrounding properties are developed with stores or dwellings to the north, east, south and west. Additionally, a review is identified on the northwest portion of the <i>property</i> .
1951	The <i>property</i> was developed with an auto sales and service operation. A paint spray booth was identified within the building. Surrounding properties were developed with commercial uses to the north, east and south. Residential dwellings were noted to the west of the <i>property</i> .
1952	The <i>property</i> and surrounding properties remain unchanged from the 1951 map.
1960	The auto sales and service operation the property appears to be identified as three separate stores. The surrounding properties remain unchanged from the 1952 map.
1963	The <i>property</i> and surrounding properties remain unchanged from the 1960 map.
1975	The <i>property</i> appears unchanged from the 1963 map except one of the stores is identified as tire service. The surrounding properties remain unchanged from the 1963 map except to the northeast beyond East 93 Street where a filling station was noted at the southeast corner of East 93 Street and Kinsman Road S.E.

CITY DIRECTORY COMMENTARY

Available city directories were obtained to determine past uses and conditions of the *property*. City directories were reviewed for years 1930 through 2013 and are described in detail below.

Year	3230 E. 93rd Street	Source
1951	Kinsman Square Chevrolet Inc.	The Cleveland Directory Co.
1955	Rodenfels Chevrolet Inc.	The Cleveland Directory Co.
1961	Goodyear Serv. Stores	The Cleveland Directory Co.
1970	Goodyear Tire & Rubber Co. Tire Dlrs	The Cleveland Directory Co.
1974	Goodyear Tire & Rubber Co. Tire Dlrs	The Cleveland Directory Co.
1991	Kinsman Square Eagle	Ohio Bell
2003	General Merchandise Corp.	Cole Information Services
2008	Semaan Market Inc.	Cole Information Services
2013	Kinsman Discount	Cole Information Services

The property located at 3223 E. 93rd Street and adjoining the *property* to the east beyond E. 93rd Street is described in detail below.

Year	3223 E. 93rd Street	Source
1930	Curry Jefferson W.	The Cleveland Directory Co.
1935	Wrabecz Jos Barber	The Cleveland Directory Co.
1941	Wise Those B Real Estate	The Cleveland Directory Co.
1951	Arcadia Dry Cleaners	The Cleveland Directory Co.
1970	Lee Andrew Jr. Lawyer, Lee Erma Beauty School & Barber College	The Cleveland Directory Co.
1974	Lee Erma Beauty School Barber College	The Cleveland Directory Co.

The property located at 3217 E. 93rd Street and adjoining the *property* to the east beyond E. 93rd Street is described in detail below.

Year	3217 E. 93rd Street	Source
1930	Fisher Bros Co. Gros	The Cleveland Directory Co.
1935	Fisher Bros Co. Gros	The Cleveland Directory Co.
1941	Fisher Bros Co. Gros	The Cleveland Directory Co.
1951	Fisher Bros Co. Bro Gros	The Cleveland Directory Co.
1970	Econ-o-wash	The Cleveland Directory Co.
1974	Park Square Laundromat	The Cleveland Directory Co.



The property located at 3213 E. 93rd Street and adjoining the *property* to the east beyond E. 93rd Street is described in detail below.

Year	3213 E. 93 rd	Source
1930	Restifo Saml Fruits	The Cleveland Directory Co.
1935	Klein Julius Baker	The Cleveland Directory Co.
1941	Kucinski Felix Baker	The Cleveland Directory Co.
1951	Parkview Home Bakery	The Cleveland Directory Co.
1970	Pettit Dry Cleaners	The Cleveland Directory Co.
1974	Pettit Dry Cleaners	The Cleveland Directory Co.

The adjoining and surrounding properties appear to be primarily commercial. Based on A3E’s review of available city directory records, the east adjoining dry cleaning properties are considered environmental concerns for the *property*.

ONLINE HISTORICAL AERIAL PHOTOGRAPH COMMENTARY

Available historical aerial photographs were reviewed for the years 1952, 1962, 1970, 1994, 2000, 2002, 2006, 2009, 2010, 2011 and 2013. The *property* was built prior to the earliest available source (1952). Surrounding properties were also in their current configuration in the 1952 aerial. The northeast adjoining property beyond East 93rd Street appears to be utilized as a filling station in the reviewed aerials. Based on A3E’s review of available online historical aerial photographs, the filling station is considered an environmental concern for the *property*.

If you have any questions, please contact me at 630-995-6999.

Regards,

A3 Environmental, LLC

Alisa A. Allen, P.G.
President