Proudly serving residents since 1893

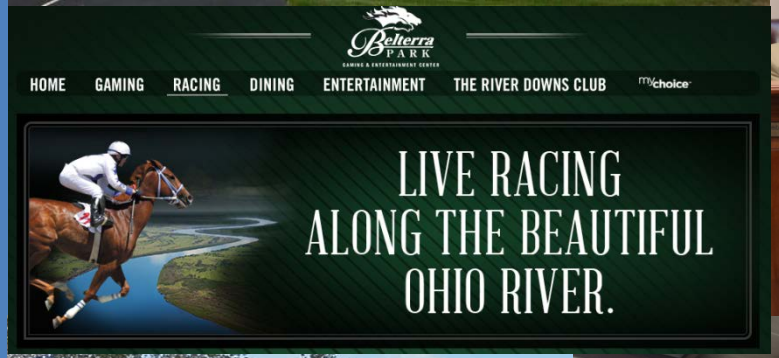
Pierce Township

Regular Monthly Meeting

June 11, 2014

Meeting Agenda

Department Reports



950 Locust Corner Rd. Cincinnati, Ohio 45245 513-752-6262 – www.piercetownship.org

Pierce Township

Board of Trustees

Regular Monthly Meeting

June 11, 2014

6:30pm

Pierce Priorities:
- *Culture*
- *Quality of Life*
- *Pierce 2035*

Meeting Agenda	
Call Meeting to Order. Roll Call:	Chairman Batchler
Pledge of Allegiance:	Chairman Batchler
Celebratory Events:	Chairman Batchler
Trustee Updates:	Chairman Batchler
Approval of Minutes:	Chairman Batchler
Approval of Motions and Resolutions:	Chairman Batchler
Open Floor Questions:	Chairman Batchler
Executive Session (personnel matters – candidate and interview schedule, real estate purchase and sale, and conference with attorney - ORC 121.22 (G)(1)(2)(3)):	Chairman Batchler
Adjournment:	Chairman Batchler
Department Reports Available on Township website at least 72 hours before each Meeting	
www.piercetownship.org/monthlyreports	

Pierce Township Trustees
Meeting
Minutes

May 13, 2014 6:30 PM

The Board of Trustees of Pierce Township, Clermont County, Ohio met in Regular Session at 6:30 PM, on Tuesday May 13, 2014 at the Pierce Township Administration Building, 950 Locust Corner Road.

INVOCATION

Chairman Bonnie Batchler invited Trustee Richard Riebel to lead the meeting in prayer.

CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Chairman Bonnie Batchler called the meeting to order. Board members answering roll call: Mrs. Bonnie Batchler, Mr. Bob Pautke and Mr. Richard Riebel,
Also present were Township Fire Chief Craig Wright, Assistant Fire Chief Scott Light, Police Chief Jeff Bachman, Township Administrator Tim Hershner, Public Works Manager John Koehler, Claudia Carroll, Assistant to the Administrator and Attorney Warren Ritchie sat in for Attorney Tom Keating as Legal Counsel was also in attendance.

PLEDGE OF ALLEGIANCE

Mrs. Batchler asked everyone to join the Board in the Pledge of Allegiance and then requested any Trustee updates.

Celebratory Events & Items

Trustee Bob Pautke congratulated Tim Hershner on his recent graduation from Lead Clermont.

Pierce Township Sponsors – Chief Wright for Lead Clermont

Mr. Pautke made a motion, seconded by Mr. Riebel to approve Pierce Township to sponsor Fire Chief Craig Wright for the 2015 Lead Clermont Class at a cost not to exceed $2000.00. Roll call on motion: All aye.

Approval of Minutes April 9, 2014 – Regular Meeting

Mr. Pautke made a motion, seconded by Mr. Riebel to approve the minutes of the April 9, 2014, Regular Meeting of the Board of Trustees as presented. Roll call on motion: All aye.

Approval of Minutes – April 23, 2014 - Special Meeting

Mr. Riebel made a motion, seconded by Mr. Pautke to approve the minutes of the April 23, 2014, Special Meeting of the Board of Trustees as presented. Roll call on motion: All aye.

Purchase of Motorola Portable Radios – Approved

A motion was made by Mr. Riebel, seconded by Mr. Pautke based upon the recommendation of Police Chief Jeff Bachman, that the Board approve the purchase of two (2) new Motorola APX 6000 portable radios in the amount of $3,657.05 per each radio for a total of $7,314.10 which includes a $500.00 discount per radio. Roll call on motion: All aye.

Purchase of Remington 870 Shotguns – Approved

A motion was made by Mr.Pautke, seconded by Mr. Riebel based upon the recommendation of Police Chief Jeff Bachman, that the Board approve the purchase of twelve new Remington 870 Shotguns in the amount of $469.95 per shotgun for a total expense of $5,639.40 and to trade in the twelve (12) Beretta Shotguns with a trade in value of $270.00 per shotgun, totaling a credit of $3,240.00 for a total cost of $2,399.40 with the cost to be deducted from Fund 14 (Police Foundation and Donation Fund). Roll call on motion: All aye.

Resignation – Officer Eric Pennekamp Accepted and Approved

Mr. Pautke made a motion, seconded by Mr. Riebel based upon the recommendation of Police Chief Jeff Bachman; the Board approves and accepts the resignation of Sergeant Eric Pennekamp effective May 10, 2014, noting Sergeant Pennekamp was in good standing and will be joining the Cincinnati Police Department. Roll call on motion: All aye.

Resignation – Officer Elizabeth McNay Accepted and Approved

Mr. Riebel made a motion, seconded by Mr. Pautke based upon the recommendation of Police Chief Jeff Bachman; the Board approves and accepts the resignation of Officer Elizabeth McNay effective May 08, 2014, noting Officer McNay was in good standing and will be joining Cincinnati Police Department. Roll call on motion: All aye.

Hiring Mark Weitzel as Police Officer - Approved

Mr. Riebel made a motion, seconded by Mr. Pautke based upon the recommendation of Police Chief Jeff Bachman; the Board hires Mark Weitzel as a full time Police Officer at Step 5; $26.53 per hour ($55,182.40 per year). Mr. Weitzel will have a one year probationary period from the date of hire. Roll call on motion: All aye.

Self-Contained Breathing Apparatus Purchase – Approved

Mr. Riebel made a motion, seconded by Mr. Pautke based upon the recommendation of Fire Chief Craig Wright, the Board approve the purchase of five (5) new self-contained breathing apparatus bottles from Vogelpohl Fire Equipment in the amount of $3,650.00. Roll call on motion: All aye.

Fiscal Office Reports and Motions

The fiscal office included and provided a cash summary by fund, a bank reconciliation report, receipt account status report and an appropriation status report.

Payment of Bills – April 8, 2014

Mr. Riebel made a motion, seconded by Mr. Pautke that based upon the recommendation of the Township Fiscal Officer; the Board approves the bills from April 8, 2014 in the amount of $85,476.28 as previously provided. Roll call on motion: All aye

Payment of Payroll – April 9, 2014

Mr. Pautke made a motion, seconded by Mr. Riebel that based upon the recommendation of the Township Fiscal Officer the Board approve the payroll of April 9, 2014 in the amount of $111,787.53 as previously provided. Roll call on motion: All aye

Payment of Bills – April 14, 2014

Mr. Riebel made a motion, seconded by Mr. Pautke that based upon the recommendation of the Township Fiscal Officer; the Board approves the bills from April 14, 2014 in the amount of $278,245.99 as previously provided. Roll call on motion: All aye

Payment of Bills – April 22, 2014

Mr. Pautke made a motion, seconded by Mr. Riebel that based upon the recommendation of the Township Fiscal Officer; the Board approves the bills from April 22, 2014 in the amount of $63,868.11 as previously provided. Roll call on motion: All aye

Payment of Payroll – April 23, 2014

Mr. Pautke made a motion, seconded by Mr. Riebel that based upon the recommendation of the Township Fiscal Officer; the Board approves the payroll from April 23, 2014 in the amount of $138,684.32 as previously provided. Roll call on motion: All aye.

Payment of Bills – April 24, 2014

Mr. Riebel made a motion, seconded by Mr. Pautke that based upon the recommendation of the Township Fiscal Officer; the Board approves the bills from April 24, 2014 in the amount of $80,922.80 as previously provided. Roll call on motion: All aye

Payment of Bills – April 29, 2014

Mr. Pautke made a motion, seconded by Mr. Riebel that based upon the recommendation of the Township Fiscal Officer; the Board approves the bills from April 29, 2014 in the amount of $77,504.35 as previously provided. Roll call on motion: All aye.

Payment of Payroll – May 7, 2014

Mr. Pautke made a motion, seconded by Mr. Riebel that based upon the recommendation of the Township Fiscal Officer; the Board approves the payroll from

May 7, 2014 in the amount of $141,260.28 as previously provided. Roll call on motion: All aye.

Payment of Bills – May 5, 2014

Mr. Riebel made a motion, seconded by Mr. Pautke that based upon the recommendation of the Township Fiscal Officer; the Board approves the bills from May 5, 2014 in the amount of $74,405.30 as previously provided. Roll call on motion: All aye.

Payment of Invoice – Center for Local Government

Mr. Riebel made a motion, seconded by Mr. Pautke that based upon the recommendation of the Township Fiscal Officer; the Board approves the payment of the invoice for The Center for Local Government, dated January 20, 2014 in the amount of $3,825.00. Roll call on motion: All aye.

Amendment of the Pierce Township Personnel Policies Manual

Mr. Riebel made a motion, seconded by Mr. Pautke that based upon the recommendation of the Township Administrator Tim Hershner; the Board approves amending the following from the Pierce Township Personnel Policies Manual, to separate the forms and documents in the Employee Handbook Appendix from the actual manual, yet to be distributed simultaneously with the Employee Handbook. The purpose for this will be to allow staff to update these forms and documents as necessary without having to ask for approval from the trustees each time there is a change and to remove the employee listing in the appendix of the employee handbook and to change Form-I, the tuition reimbursement form to include a request for a purchase order as well as a place for the supervisor to sign off before the class is taken and to remove the employment application from the appendix. Roll call on motion: All aye.

Executive Session

At 7:33 PM, Mr. Pautke made a motion, seconded by Mr. Riebel to enter into Executive to discuss personnel matters, candidate and interview schedule, real estate purchase and the sale of public property pursuant to ORC 121.22 (1) (2) and (3) with legal counsel, Warren Ritchie. Roll call on motion: All aye.

At 9:07 PM, Mr. Pautke made a motion, seconded by Mr. Riebel to leave Executive Session. It is noted that no action was taken by the Board during the Executive Session.

Tuition Reimbursement - Approved

Mr. Pautke made a motion, seconded by Mr. Riebel that based upon the request of the Police Chief Jeff Bachman; the Board authorizes Chief Bachman to make an exception and to approve the additional tuition reimbursement needed for Officer Brian Burke which will allow Officer Burke to acquire a Master's Degree. Roll call on motion: All aye.

ADJOURNMENT

At 9:09 PM, Mr. Riebel made a motion, seconded by Mr. Pautke that the meeting be adjourned. Roll call on motion: All aye.

ATTESTED:
The Pierce Township approved the foregoing minutes of the Board of Trustees on:

_____
Karen Register, Township Fiscal Officer

_____
Mrs. Batchler, Chairman
Pierce Township Board of Trustees

Pierce Township Trustees
Meeting
Minutes

May 13, 2014 5:30 PM

The Board of Trustees of Pierce Township, Clermont County, Ohio met to hear and consider Zoning Case C014-001 at 5:30 PM, on Tuesday May 13, 2014 Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Chairman Bonnie Batchler called the meeting to order. Board members answering roll call: Mrs. Bonnie Batchler, Mr. Bob Pautke and Mr. Richard Riebel,
Also present was Township Administrator Tim Hershner.

PLEDGE OF ALLEGIANCE

Mrs. Batchler asked everyone to join the Board in the Pledge of Allegiance and then requested any Trustee updates.

Zoning Case C014-001 - Presented

Mrs. Batchler asked Mr. Hershner to provide the background, and an overview of Zoning Case C014-001 and then Mr. Hershner proceeded to explain that the proposed zone change was for Lewis and White Oak Property; compromising approximately 23.4 acres composed of property located which is along St. Route 125 and from Appomatox to the Penn Station on St. Rt. 125, including the property identified and located between White Oak Road and Lewis Road.

Mr. Hershner informed the Board that the case had been initiated March 4, 2014 by Pierce Township Zoning Commission, and that the case was heard by Clermont County Planning Commission which had recommended Zone Case 014-001 be approved with the legal, properties descriptions listed.

Approval – Zoning Case C-014-001

Mr. Riebel motioned, seconded by Mr. Pautke to approve Zoning Case C-014-001 based on the recommendation by the Clermont County Planning Commission and based upon the recommendation for approval by Pierce Township Zoning Commission. Roll call on motion: All aye.

ADJOURNMENT

At 6:30 PM, Mr. Riebel made a motion, seconded by Mr. Pautke that the meeting be adjourned. Roll call on motion: All aye.

ATTESTED:
The Pierce Township approved the foregoing minutes of the Board of Trustees on:

_____
Karen Register, Township Fiscal Officer

_____
Mrs. Batchler, Chairman Pierce Township Board of Trustees

Motions and Resolutions
Regular Board of Trustee Monthly Meeting
June 11, 2014

A **Motion** is made, based upon the recommendation of the Police Chief Bachman, the board approve the revised job description for Police Sergeant. From Five (5) years of full time law enforcement experience in a comparable sized municipal or township police department to Five (5) years of full time law enforcement experience in a comparable sized municipal or township police department with three (3) of those years being with Peirce Township before being eligible for the position of Police Sergeant.

1st: _____ 2nd:_____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

A **Motion** is made, based upon the recommendation of Fire Chief Wright, that the Board accept the resignation of part-time employee, Carl Ryan Waterfield per his letter of resignation dated May 20, 2014. His resignation shall be in good standing with the Township.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

A **Motion** is made, based upon the recommendation of Fire Chief Wright, that the Board accept the resignation of part-time employee, Danny Wayne Taylor for failure to successfully complete his probationary period. His departure status of termination shall be considered in poor standing with the Township.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

Motions and Resolutions
Regular Board of Trustee Monthly Meeting
June 11, 2014

A **Motion** is made, based upon the recommendation of Fire Chief Wright, that the Board accept the request of full-time employee, Donald George Gates to be reclassified from full-time Firefighter/Paramedic back to part-time Firefighter/Paramedic at the appropriate established part-time hourly rate based on years of service with Pierce Township retroactive back to May 25, 2014.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

A **Motion** is made, based upon the recommendation of Assistant to the Administrator Carroll, that the Board approve the Reliance Standard Contract for Life, AD&D & Disability plan year 2014 – 2015 at a zero percent increase.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

A **Motion** is made, based upon the recommendation of Assistant to the Administrator Carroll, that the Board approve the Dental Care Plus Contract for the plan year 2014 – 2015 at a zero percent increase.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

Motions and Resolutions
Regular Board of Trustee Monthly Meeting
June 11, 2014

A **Motion** is made, based upon the recommendation of Administrator Hershner, that the Board approve the appointment of Paul Houston to the Zoning Commission Board for a five year term from 06/01/2014 to 05/31/2019.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

A **Motion** is made, based upon the recommendation of Administrator Hershner, that the Board approve the appointment of Dick Schuler to the Zoning Commission Board for a five year term from 06/01/2013 to 05/31/2018.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

A **Motion** is made, based upon the recommendation of Administrator Hershner, that the Board approve the appointment of Ray Lembke the Board of Appeals for a five year term from 11/29/2013 to 11/28/2018.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

Motions and Resolutions
Regular Board of Trustee Monthly Meeting
June 11, 2014

A **Motion** is made, based upon the recommendation of Administrator Hershner, that the Board approve the reappointment of Lynn Holman to the Board of Appeals for a five year term from 11/29/2012 to 11/28/2017.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

A **Motion** is made, based upon the recommendation of Administrator Hershner, that the Board approve the reappointment of Mike Phelps to the Board of Appeals for a five year term from 11/29/2014 to 11/28/2019.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

A **Motion** is made, based upon the recommendation of Administrator Hershner, that the Board approve the Contract for Computer Equipment, Software, and Services with Township and Local Government IT Solutions, LLC and authorize Administrator Hershner to execute said contract including a $10,000.00 down payment for computer equipment and a monthly payment of $3,200.00 for equipment lease to own, software fees and consultant fees plus taxes for sixty months commencing June 1, 2014 with minor price adjustments based on other service provider fee increases and unexpected service demands from time to time.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

Motions and Resolutions
Regular Board of Trustee Monthly Meeting
June 11, 2014

A **Motion** is made, based upon the recommendation of Administrator Hershner, that the Board authorize Administrator Hershner to execute and record closing transfer documents for the purchase of Clermont County property known as the Lewis & White Oak County Water Property, Parcels 282807A104. and 282807A146. in the amount of $170,000.00 for the creation of future right of way for the realignment of the Lewis and White Oak intersection. Administrator Hershner is also hereby authorized to sell the balance of said property to the highest and best bidder as expeditiously as possible for a price not less than $170,000.oo plus project expenses.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

A **Motion** is made, based upon the recommendation of Fiscal Officer Register, that the Board approve the bills from 05/12/14 in the amount of $25,585.66 as previously provided.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

A **Motion** is made, based upon the recommendation of Fiscal Officer Register, that the Board approve the payroll from 05/21/14 in the amount of $128,350.38 as previously provided.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

Motions and Resolutions
Regular Board of Trustee Monthly Meeting
June 11, 2014

A **Motion** is made, based upon the recommendation of Fiscal Officer Register, that the Board approve the bills from 05/21/14 in the amount of $73,437.14 as previously provided.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

A **Motion** is made, based upon the recommendation of Fiscal Officer Register, that the Board approve the bills from 05/27/14 in the amount of $6,570.70 as previously provided.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

A **Motion** is made, based upon the recommendation of Fiscal Officer Register, that the Board approve the payroll from 06/04/14 in the amount of $116,610.45 as previously provided.

1st: _____ 2nd: _____

Mrs. Batchler _____
Mr. Pautke _____
Mr. Riebel _____

Pierce Township

Police Department

Monthly Report

May 2014

Officer Shaw & Razec – K9 Training

Statistical Data	Month 2014/2013	YTD
Total Service Calls:	721/804	***3156***
Offense Reports:	*82/86*	***319***
Offenses Closed:	*68/56*	***267***
Incident Reports:	*8/36*	***100***
Traffic Stops:	*157*	***463***
Traffic Citations:	*31/43*	***80***
Juvenile Arrests:	*5/5*	***16***
Felony Arrests:	*7/18*	***27***
Misdmr. Arrests:	*61/35*	***232***
Minor Mis. Summons:	*9/9*	**51**
Adult Arrests:	*63/47*	***243***
Warrants Arrest:	*15/12*	***52***
Court Details:	8/4	**43**

Pierce Township

Police Department

Monthly Report

May 2014

Officer Shaw & Razec – K9 Training

Statistical Data	Month 2014/2013	YTD
Mediation Referral:	4/4	**14**
Traffic Accidents:	5/7	**21**
Traffic Warnings:	45/47	**153**
Vehicles Towed:	1/6	**8**
Assist other Jurisd.:	55/51	**177**
Service Requests:	867/748	**5277**
Burglar Alarms:	84/84	**395**
Open Places Found:	13/5	**23**
Business Checks:	690/170	**4015**
Miles Driven:	18,303/18,029	**81,701**
Missing Reports:	0/1	**1**
Death Reports:	0/0	**5**

Pierce Township Police Department
Monthly Report – May 2014

- 5th-9th - Ofc. Shaw attended North American Police Work Dog Association training in Nebraska finishing with the best time in multiple vehicle drug searches
- May 12th - Met with St. Andrews apartment manager regarding tenants
- May 14th - Met with Crown Crossing apartment manager regarding tenants
- May 30th - Ofc. Shaw made arrest for Trafficking in Drugs (Cocaine and Mushrooms), vehicle forfeiture in progress
- May 30th - Investigator Vismara was able to identify suspect in an Aggravated Robbery which occurred at the Speedway in Withamsville, passing the information onto Union Township Police who made the arrest

Job Description: **Police Sergeant**
Classification: **Full-time permanent (non-exempt)**
Rate of Pay: **DOQ**
Supervisor: **Police Lieutenant**

This position reports to their assigned Police Lieutenant and through the chain of command to the Police Chief. This is a full-time (non-exempt) hourly position with all associated full-time employee benefits

The primary responsibilities of the Police Sergeant include, but are not limited to, the following:

- Function as an ambassador of the Pierce Township Government and Police Department.
- Abide by all department Rules, Regulations, Policies and Procedures, as they apply.
- Patrol and/or direct patrol in assigned area to maintain order, enforce laws and provide assistance to citizens as needed.
- Secure or direct others to secure crime scenes and accidents, then manage these scenes after it is secure.
- Investigate reports of uses of force by assigned patrol officers including:
    - Chemical irritant.
    - ASP baton.
    - Taser.
    - Physical force.
    - Canine Bites.
    - Shots fired by officers.
- Investigate persons/prisoner injury due to police contact, as assigned.
- Understand and perform as needed all functions contained in the job descriptions of a patrol officer, Investigator, or Detective.
- Supervise police officers assigned to work under him/her through:
    - Planning
    - Assigning and reviewing subordinates work.
    - Evaluating performance.
    - Recommending disciplinary action and commendations.
    - Provide on-the-job training and special instruction for personnel.
    - Assist personnel and advise them as to proper procedures, methods and appropriate safety precautions to be used.
    - Determine ongoing training needs of subordinates
    - Understanding and applying current police practices in areas of crime prevention, crime suppression and criminal apprehension.

- Compile all important information from the prior shift, disseminate it to their assigned shift and relay that information plus any relevant information that occurred during their shift to the oncoming supervisor or senior officer.
- Devote the maximum amount of time possible to the inspection of field operations, noting deficiencies and making appropriate corrections and recommendations always exercising a degree of leadership.
- Conduct periodic inspections of subordinates' equipment.
- Be responsible for efficient operation of a shift in conformity with established departmental policies, procedures and regulations.
- Take proper action on any subordinate found to be unfit for duty and notify Police Chief immediately.
- Investigate and respond to complaints and or allegations of misconduct made by other officials, officers and the public, as assigned.
- Perform specific administrative duties for his/her assigned shift of patrol officers, as directed through the chain of command such as:
    - Checking submitted reports for correctness/accuracy.
    - Checking sick, personal, compensatory, vacation, overtime and court slips.
    - Inspecting vehicles.
    - Coordinating scheduling of personnel.
- Complete special assignments directed by the Administrative Lieutenant or the Police Chief.
- Respond to off-duty call outs as necessary for investigations and reporting if requested by the Police Chief or Administrative Lieutenant.
- Perform other assigned duties, as required.

QUALIFICATIONS:

Minimum Education

Must have completed, or are able to complete within 6 months of promotion date, a first line supervision class.

Experience

Five (5) years of full time law enforcement experience in a comparable sized municipal or township police department with three (3) of those years being with Pierce Township.

Licenses and Certifications

Valid State of Ohio driver's license required.
OPOTC Peace Officer Certificate.

Skills, Knowledge and Abilities

- Ability to lead, supervise, instruct and proficiently perform all facets of police administration and law enforcement.
- Skilled in public relations and conflict management. Ability to resolve stressful or life-threatening situations and make immediate informed decisions during emergency situations in a professional manner using law enforcement best practices.
- Knowledge of law enforcement personnel practices, unit command practices, township and department policies. Ability to effectively administer, communicate and enforce, both orally and in writing, department policies and procedures
- Ability to solve complex problems utilizing available resources
- Must be willing to obtain ongoing specialized training in leadership, management, and law enforcement techniques in a variety of fields.
- Must maintain high levels of ethics, integrity, and leadership on and off duty.
- Must have demonstrated technological skills in the operation of computer systems and software applications applicable to police administration operations
- Ability to retain all required licenses and certifications

Approved by Trustees: **February 20th 2013**

Revisions: *Proposed May 2014*

Pierce Township Police Department
Clermont County • Ohio

950 Locust Corner Road • Cincinnati, Ohio 45245 • Telephone: (513) 752-4100 • FAX: (513) 752-5718

Officer ESL Entry

Date of Entry: June 5, 2014

Date of Incident / Action: May 30th, 2014

Supervisor Initiating Entry: Chief Jeff Bachman

Description of incident / action generating the ESL Entry:

Investigator Vic Vismara had just finished talking to Mr. Smith in regards to being a suspect in a burglary of his father's residence on Judy Conn Rd. Inv. Vismara responded back to the station to complete the report when he observed a BOLO from Union Township Police Department asking for assistance in identifying a surveillance picture of a suspect that robbed the Speedway in Withamsville at knife point. Inv. Vismara notified Union Township Police and informed them that the suspect in the Aggravated Robbery looked like Mr. Smith.

Union Township had the Speedway Clerk make a positive identification, and Michael J. Smith was arrested and charged with Aggravated Robbery of the Speedway in Withamsville.

Inv. Vismara is to be commended for his observation in identifying the suspect as Mr. Smith in the photo, and assisting Union Township Police in putting Mr. Smith in jail where he belongs.

Supervisory action taken: Commended

Supervisor reviewing entry: Chief Jeff Bachman

Employee signature:

Date:

Pierce Township Police Department
Clermont County • Ohio

950 Locust Corner Road • Cincinnati, Ohio 45245 • Telephone: (513) 752-4100 • FAX: (513) 752-5718

Officer ESL Entry

Date of Entry: 05/30/2014
Date of Incident / Action: 05/26/2014
Supervisor Initiating Entry: Chief Jeff Bachman

Officer Jay Shaw observed a vehicle parked at the Steamboat parking lot with a male subject sitting in the driver's seat with the seat laid all the way back. Thinking this was suspicious, Ofc. Shaw exited his vehicle and approached the subject in the vehicle. After a brief conversation with the subject Ofc. Shaw asked him if he had any drugs in the car and the subject stated "if there are any, there not mine." Ofc. Shaw then got his K-9 partner out to do a walk around of the vehicle, and Razec "hit" on the rear hatchback. Ofc. Shaw had the subject exit the vehicle so he could search the vehicle. Ofc. Shaw located marijuana, mushrooms, and 6.3 grams of cocaine in the vehicle. The subject will be charged with Aggravated Trafficking in drugs, and we are attempting to have his vehicle forfeited to the township.

Ofc. Shaw and his partner Razcac are to be commended for their hard work in drug interdiction, and their commitment to making Pierce Township a safer community.

Supervisory action taken: Commended
Supervisor reviewing entry: Chief Jeff Bachman
Employee signature:
Date:

Pierce Township

Fire Department Monthly Report for May 2014

Mobile Home Fire
Hilltop Estates

Statistical Data	Month 2014/2013	YTD
Fire Details:	63/41	**277**
EMS Details:	113/121	**540**
Pierce Twp. Details:	153/127	**682**
Ohio Twp. Details:	22/22	**92**
Mutual Aid Given:	1/13	**43**
Mutual Aid Received:	23/12	**75**
Full Staffing:	32/14	**223**
One-short Staffing:	19/16	**61**
Minimum Staffing:	11/18	**18**
Mandated OT:	6/9	**8**
Hydrants Serviced:	53/0	**53**
Gear Inspections:	18/0	**68**
Trainings:	8/8	**64**
Training Hours:	26/242	**195**

Pierce Township

Fire Department Monthly Report for May 2014

Preschool Gifts Dropped Off

Statistical Data	Month 2014/2013	YTD
Qlty. Assurance Check:	178/121	**842**
Inspections:	22/14	**38**
Re-inspections:	49/1	**110**
Violations:	121/70	**161**
System Tests:	½	**3**
Plan Reviews:	4/3	**11**
Pre Plan:	7/2	**150**
Public Education:	2/1	**19**
Knox Box Installs:	0/0	**1**
Tornado Siren Tests:	10 Pass / 2 Fail	**34 Pass / 2 Fail**
Public Records Req.:	3/8	**25**
Website hits:	4,225	**13,763**

Pierce Township Fire Department
Monthly Report – May 2014

- Mobile home Fire at Hilltop Estates
- Hiring Process Well Underway
- Flag Poles Repair – Help from New Richmond
- Light Bulbs Replaced in Parking Lots
- 4th of July Parade Planning
- Turnberry Emergency Siren Discussions

05/10/2014

Chief Wright,

It is with a heavy heart I have decided to pursue another opportunity with Miami Township Fire and EMS. I have learned a great deal from the people I have had the pleasure of working with at Pierce Township Fire Department. I would very much like to remain a member of the Department on a part time basis and help the department continue to grow and evolve. You alone have been instrumental in helping me become a better person and employee. My last shift as a full time employee will be May 24th.

Respectfully Submitted

Donald Gates

RECEIVED 05/20/14

May 20, 2014

To Chief Craig Wright,

I regret to inform you that I will be resigning from my position at Pierce Township. With my hefty workload with both my part time jobs, working on the farm, and small business that is continuously growing I do not have the time needed that I can dedicate to PTFD. My last day will be May 26, 2014, so please accept this as my official 2 weeks notice.

I would like to apologize for any inconvenience this may cause. I can assure you that I will continue to work hard throughout the rest of my shifts at PTFD. If you should need to contact me for any reason please call my cell phone (937)-515-9935 or email me at waterfieldr@gmail.com.

I would like to thank you for the opportunity to work at this department. It has definitely been a great experience and there are a tremendous amount of good people that work at PTFD. Thank you for your cooperation and patience, as well as your understanding in this matter.

Sincerely,

Carl R Waterfield

Pierce Township

Service Department

Monthly Report

May 2014

Office/Restroom in the North Barn

Statistical Data	Month 2014/2013	YTD
Roadway Maintenance (minor):	12/13	**178**
Roadway Maintenance (major):	0/0	**1**
Roadway Patching Projects:	0/0	**44**
Resurfacing (linear ft.):	0/0	**2**
Culvert Pipe (repair, replace, new):	2/0	**5**
Catch Basin (repair, replace, new):	0/0	**0**
Curb-Gutter (repair, replace, new):	0/0	**137**
Roadway striping (linear ft.):	0/0	**0**
Roadside Mowing (hours):	64/35	**64**
Street Sign Install (replace, new):	4/2	**8**
Ditching (linear ft.):	308/0	**730**
Snow/Ice Events:	0/0	**0**
Salt Application (tons):	0/0	**0**
Cemetery Sales (# of lots):	6/5	**22**

Pierce Township

Service Department

Monthly Report

May 2014

New Window in Administration

Statistical Data	Month 2014/2013	YTD
Cemetery Mowing/Maint. (hours):	144/87	**245**
Cemetery Instals. (footers, etc.):	15/27	**15**
Funeral Services:	2/5	**27**
Playground Inspections:	2/1	**3**
Mulching – All Facilities:	0/0	**282**
Park Maintenance (hours):	9/6	**65**

Pierce Township Service Department
Monthly Report – May 2014

- Bradbury Clean Up
- Sold two International Dump Trucks on GovDeals for a total profit of $34,969.89 over trade in offer
- Office/Restroom in the North Barn passed Final Inspection
- Assisted the Fire Dept. on removing two trees that were blown down across the road due to storms
- Received materials for the start of the Hike/Bike Trail through the Cemetery.
- Prepare Cemetery for Memorial Day.
- Completed the new reception/office for Administration and relocated mailroom.

Pierce Township

Office of Planning, Zoning and Community Development

Monthly Report

May 2014

Zoning Violation on Brook Haven Road

Statistical Data	Month 2014/2013	YTD
Zoning Permits Issued:	17/8	**59**
Single-Family Home Permit:	3/2	**7**
Accessory Structure Permit:	0/0	**0**
Strategic Planning Meetings:	0/0	**0**
Zoning Commission Meetings:	2/0	**5**
Board of Zoning Appeal Meetings:	0/0	**0**
Greenspace Committee Meetings:	1/1	**5**
Zoning Violation Notices Issued:	7/0	**18**
“Good Neighbor” Letters Issued:	0/0	**1**
Voluntary Compliance:	0/1	**2**
Mediation/Legal Action Taken:	0/0	**0**
Text Amendments Approved:	0/0	**0**
Rezones Approved:	2/1	**5**
Variances Approved:	0/0	**1**

Pierce Township

Office of Planning, Zoning and Community Development

Monthly Report

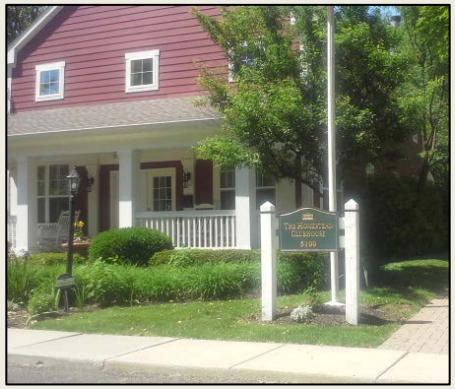
May 2014

Statistical Data	Month 2014/2013	YTD
Other Permits Issued		
Deck/Porches Permit:	1/1	**7**
Fence Permit:	4/0	**13**
Swimming Pool Permit:	0/1	**1**
Garage Sale Permit:	2/0	**4**
Sign – Free Standing Permit:	1/0	**5**
Sign – Wall Mounted Permit:	0/0	**6**
Commercial Change of Use:	0/0	**1**
Commercial-Industrial Bldg.:	0/0	**1**
Total Valuation Reported:	448,007/802,670	2,003,557

Zoning Violation on Lewis Road

Office of Planning, Zoning and Community Development Monthly Report – May 2014

- LEAD Clermont Visioning and Commencement
- Belterra Park Grand Opening
- New Richmond Bicentennial Kick Off Event
- Meetings with Industrial Prospects (1 Existing, 1 New)
- Environmental Permits for Hike Bike Path
- Nobis/Hunt/Bradbury Farms Development Meetings
- Zoning Commission Initiate PUD-MU Zone Changes for Ferguson and Nobis/Hunt/Bradbury farms
- Toured New Town Developments for Local Application



PHASE I
ENVIRONMENTAL SITE ASSESSMENT
REPORT

PREPARED FOR:

PIERCE TOWNSHIP
950 LOCUST CORNER ROAD
CINCINNATI, OH 45245

PERFORMED AT:

CLERMONT COUNTY WATER RESOURCES PROPERTY
3685 LEWIS ROAD
AMELIA, OH 45102

SUBMITTED TO:

MR. TIM HERSHNER

MAY 23, 2014

3030 River Road
Ashland City, TN 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com

All Appropriate Inquiries Environmental Corporation™

May 23, 2014

Mr. Tim Hershner
Pierce Township
950 Locust Corner Road
Cincinnati, OH 45245

SUBJECT: Report of Phase I Environmental Site Assessment
Clermont County Water Resources Property
3685 Lewis Road
Amelia, OH 45102

Dear Mr. Hershner:

All Appropriate Inquiries (AAI) Environmental Corporation™ is pleased to submit this report of our Phase I Environmental Site Assessment for the Clermont County Water Resources property located at 3685 Lewis Road Amelia, OH 45102. Please refer to the Executive Summary of this report.

We appreciate your selection of AAI for this project and look forward to assisting you further on this and other projects. If you have any questions, please do not hesitate to contact us.

Sincerely,

Daniel G. Tims, P.G.
B.S. Geology 1983
EPA-Compliant Environmental Professional (40 CFR Part 312)

3030 River Road
Ashland City, TN 37015
www.aaienvcorp.com

Phone: 888-221-0297
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TABLE OF CONTENTS

		Page
1	EXECUTIVE SUMMARY	5
2	INTRODUCTION AND LIMITATIONS	8
	2.1 User Reliance	
3	SITE DESCRIPTION	9
	3.1 Location and Legal Description	
	3.2 Site and Vicinity General Characteristics	
	3.3 Current Use of the Property	
	3.4 Descriptions of Structures, Roads, other Improvements	
	3.5 Current Uses of the Adjoining Properties	
4	USER PROVIDED INFORMATION	11
	4.1 Title Records	
	4.2 Environmental Liens or Activity and Use Limitations	
	4.3 Commonly Known or Reasonably Ascertainable Knowledge	
	4.4 Specialized Knowledge	
	4.5 Valuation Reduction for Environmental Issues	
	4.6 Owner, Property Manager, and Occupant Information	
	4.7 Reason for Performing Phase I	
	4.8 Other	
5	RECORDS REVIEW	12
	5.1 Standard Environmental Record Sources	
	5.2 Regulatory Agency Record Sources	
	5.3 Physical Setting Sources	
	5.4 Historical Use Information on the Property & Adjoining Properties	
	5.5 Previous Environmental Reports	
6	SITE RECONNAISSANCE	19
	6.1 Methodology and Limiting Conditions	
	6.2 General Site Setting	
	6.3 Site Walkthrough	
7	INTERVIEWS	23
	7.1 Interview with Owner	
	7.2 Interview with Site Manager	
	7.3 Interview with Occupants	
	7.4 Interviews with Local Governmental Officials	
	7.5 Interviews with Others	

8	CONCLUSIONS	24
9	RECOMMENDATIONS	25
10	DEVIATIONS	26
11	ADDITIONAL SERVICES	27
12	REFERENCES	28
13	CERTIFICATION	29
14	QUALIFICATIONS	30

APPENDICES

Appendix A - Site Vicinity Map
Appendix B - Site Aerial Map
Appendix C - Site Plan
Appendix D - Site Photographs
Appendix E - Regulatory Database
Appendix F - Interview Documentation
Appendix G - Statement of Qualifications

1 EXECUTIVE SUMMARY

All Appropriate Inquiries (AAI) Environmental Corporation™ was retained by Pierce Township to perform a Phase I Environmental Site Assessment (ESA) Report for the property located at 3685 Lewis Road Amelia, OH 45102 (herein referred to as the subject site or subject property).

AAI's representative, Mr. Jonathan Moskal, visited the subject site on May 7, 2014. The site walkthrough was conducted with Mr. Rick Wright, the Maintenance Technician for the subject property. The subject property was previously occupied by Clermont County Water Resources Department maintenance facility. Vacant buildings, including an office building with associated garage space, and a maintenance barn, were located on the subject property. The property has been vacant for approximately three years. AAI observed a 100,000-gallon aboveground storage tank (AST) water tower also located on the subject property. A concrete pad with steel access hatch was observed near the base of the water tower. According to Mr. Wright, the concrete pad is the location of the connection point for the water tower pipes to the city water service and the water tower is still in use. The remainder of the subject property appeared to be grass-covered or gravel- and asphalt-covered. Entranceways were located on the northern boundary along White Oak Road, and on the eastern boundary along Lewis Road. The office building on the subject property was approximately 2,166 square feet (SF) in size, and the maintenance building was approximately 2,400 SF in size. The subject property was approximately 2.5 acres in size.

Two (2) floor drains were observed in the garage area. Significant staining was observed in the area of the drains. Two (2) floor drains were observed in the maintenance barn. Significant staining was observed around one of the floor drains. An additional area of significant staining, approximately 2 feet by 5 feet in size, was observed near the southwest corner of the building. The stains in the maintenance barn were reportedly due to leaks from a forklift.

The subject property was listed on the Ohio Underground Storage Tank (UST) and LUST databases. According to the database, two (2) 4,000-gallon gasoline USTs, one (1) 1,000-gallon diesel UST, and one (1) 550-gallon heating oil UST were removed on December 12 and 13, 1991. Soil contamination was identified in the area of the diesel tank. Further excavation of the diesel tank area and subsequent analyses identified that contamination concentrations of the pit soils were below detection limits. The Ohio Department of Commerce - Division of State Fire Marshal Office (Ohio State Fire Marshal) issued a letter November 10, 1992 stating that no further action was required at the subject property. The letter stated that analytical results and associated information indicated that the requirements were met for tank closure assessments.

According to information provided by Mr. Lyle Bloom, Director of Utilities for Clermont

County, a fuel oil spill (diesel) occurred on the south edge of the subject property in 1996. Mr. Bloom provided correspondence records regarding confirmatory testing done subsequent to the spill cleanup. CTE Environmental conducted confirmatory sampling for the area. Analyses identified that Total Petroleum Hydrocarbon concentrations of 11 parts per million (ppm), were below the threshold levels requiring further cleanup activities.

The site walkthrough included a walk across and around the perimeter of the subject property. No buried drums, clarifiers, or sumps were observed at the subject property. No evidence of underground storage tanks (USTs) was noted or observed at the subject property.

Appendix A - Site Vicinity Map
Appendix B - Site Aerial Map
Appendix C - Site Plan
Appendix D - Site Photographs

The topography of the subject property appeared to be relatively flat. The topography of the surrounding properties was flat. The elevation of the subject site was approximately 900-feet above mean sea level (*Batavia, Ohio 7.5-Minute Quadrangle Map, USGS, dated 1999).* The coordinates were Latitude 39.04026 and Longitude -84.2367. The assessor's numbers were PARID 282807A104 PARID 282807A146.

Prior to 1954, the subject property appeared to be undeveloped. Based on a review of historical records and historical aerials, the office building on the subject property was constructed in 1954, with the water tower constructed in 1956 and the maintenance barn constructed in 1970. Historic topographic maps from 1934 through 1955 depicted the subject property as undeveloped land. Historic topographic maps from 1967 through 1983 depicted the office building and water tower on the subject property. Historic topographic maps from 1992 and 1999 depicted a building located on the southwest corner of the subject property. In aerial photographs from 1994 through 2005 the southwest area of the subject property appeared to be used for parking of maintenance equipment and storage of indistinguishable materials.

AAI conducted a review of regulatory search information online and with a database prepared by NETROnline Environmental Database Network (NETROnline). A regulatory records search of this nature is based on information published by State and Federal regulatory agencies, and is used to evaluate if the subject property or nearby properties are listed as having a past or present record of actual or potential environmental impact. Please note that regulatory listings include only those facilities that are known to the regulatory agencies at the time of publication. AAI cannot guarantee the accuracy of the agencies' oversight work due to common errors, misinformation and improper assessments and closures. However, reviewing the offsite

agency information through the database and directly through online database queries is the only practical approach to reviewing regulatory data on these offsite locations within a reasonable due diligence report budget and timeframe. The NETROnline report, dated May 12, 2014 is presented in Appendix E. The subject property was listed on the database searched.

None of the sites listed (within 1-mile radius) in the databases indicated a Recognized Environmental Condition (REC) for the subject property.

AAI has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-13 for the property located at 3685 Lewis Road Amelia, OH 45102. Any exceptions to, or deletions from, this practice are described in Section 10 of this report. Based on the results of our review of an environmental and regulatory database search, review of regulatory agency records, and site reconnaissance, our findings and conclusions of this assessment are as follows:

- Based on the shallow groundwater, long-term usage of the property as a county facility, and the significant staining that was observed in the maintenance barn and garage areas, these stained areas were considered to be a Recognized Environmental Conditions (REC) at the subject property.

- The previous leaking underground storage tank case and the previous USTs that were removed received closure from the Ohio State Fire Marshall. Based on the closed regulatory status, these previous USTS and the associated release were not considered to be a REC at the subject property.

- The previous diesel spill in 1996 at the southern portion of the subject property was not considered to be a REC at the subject property, since confirmatory sampling indicated concentrations were below cleanup standards and the spill did not appear to have created a significant environmental liability at the subject property.

- No conclusions are made regarding asbestos-containing materials or lead-based paint since these issues are not part of the ASTM standard.

AAI recommends that a Phase II Environmental Site Assessment be conducted at the subject property in order to determine if a significant environmental liability exists in the subsurface as a result of the long-term water department maintenance activities and stained areas in the maintenance barn and garage areas,

2 INTRODUCTION AND LIMITATIONS

All Appropriate Inquiries (AAI) Environmental Corporation™ was retained by Pierce Township to perform a Phase I Environmental Site Assessment (ESA) Report for the Clermont County Water Resources property located at 3685 Lewis Road, Amelia, OH 45102 (herein referred to as the subject site or subject property).

The Phase I ESA Report has been prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard E-1527-13. As specified in this standard, certain responsibilities lie with the "user" of the assessment. The "user" is defined as the party who intends to use the ASTM guidance to perform an assessment. The "user" is generally the purchaser, owner, lender, property manager, or potential tenant. Under the ASTM standard, it is the responsibility of the "user" to verify whether any environmental liens exist with regard to the subject property, and provide this information to the environmental professional preparing the assessment. Additionally, the "user" must make the professional aware of any specialized knowledge or experience that is material to Recognized Environmental Conditions (RECs) in connection with the subject property. Information provided in this regard is presented in the Records Review section of this report.

AAI's work was performed consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. Information provided to AAI by client representatives and site contacts has been accepted in good faith and is assumed to be accurate. AAI's findings are based on observations and data collected at one point in time. Assessment results are based upon conditions and operations at the time of the site visit. A change in any of these factors may alter the findings and conclusions expressed by AAI.

It should be understood that a site walkthrough, by nature, is limited in its ability to fully assess potential environmental liabilities associated with any real estate transaction. Further investigation would be required to identify potential environmental liabilities, which may be present at the site, but were beyond the scope of this Phase I Environmental Assessment. State and federal laws and regulations referenced in this report are provided for information purpose and should not be construed as legal opinion or recommendation. Use and distribution of this document is limited to AAI's client and those parties identified for distribution by the client.

2.1 User Reliance

This report is the work product of AAI, which has been produced in accordance with a specific contract between AAI and its Client who is represented by the party to whom this report is addressed.

This report is the work product for the sole use and benefit of the contracting Client. It does not create any rights or benefits to parties other than the Client and AAI except such other rights as are specifically called for herein.

AAI consents to the release of this report to third parties at the discretion of the Client. However, any use of or reliance upon this information by a party other than the Client shall be solely at the risk of such third party and without legal recourse against AAI, its affiliates, associates, employees, officers, or directors, regardless of whether the action in which recovery of the damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of AAI), statute or otherwise. This report shall not be used or relied upon by a party, which does not agree to be bound by the above statement. This report is valid as of the date shown and AAI shall not be held responsible for subsequent changes in Physical/Chemical/Environmental conditions and/or legislation over which AAI has no control.

3 SITE DESCRIPTION

3.1 Location and Legal Description

The subject site was located at 3685 Lewis Road Amelia, OH in Clermont County. The subject property was located at Latitude 39.04026 and Longitude -84.2367. The assessor's numbers were PARID 282807A104 PARID 282807A146.

Appendix A - Site Vicinity Map
Appendix B - Site Aerial Map
Appendix C - Site Plan

3.2 Site and Vicinity General Characteristics

Vacant buildings, including an office building and a maintenance barn previously occupied by a Clermont County Water Resources Department maintenance facility, were located on the subject property. The remainder of the area appeared to grass-covered and asphalt-covered. The subject property has been vacant approximately three years. Entranceways were located on the northern boundary along White Oak Road, and on the eastern boundary along Lewis Road. The office building on the subject property was approximately 2,166 square feet (SF) in size, and the maintenance building was approximately 2,400 SF in size. The subject property was approximately 2.5 acres in size.

The adjacent properties to the north were being used for residential and commercial purposes. The adjacent properties to the west were being used for residential purposes. The adjacent properties to the north, across Ohio Pike, was being used for commercial purposes, by an office building. The adjacent properties to the east were being used for commercial purposes, by a used car lot and a motorcycle shop.

Appendix C - Site Plan

3.3 Current Use of the Property

The subject property was vacant at the time of the site visit.

3.4 Descriptions of Structures, Roads, other Improvements

Vacant buildings, including an office building and a maintenance barn, previously occupied by a Clermont County Water Resources Department maintenance facility, were located on the subject property. The subject property has been vacant approximately three years. AAI observed a 100,000-gallon water tower located on the subject property. A concrete pad with steel access hatch was observed near the base of the water tower. According to Mr. Wright, the concrete pad is the location of the connection point for the water tower pipes to the city water service and the water tower is still in use. The remainder of the area appeared to grass-covered, or gravel- and asphalt-covered. Entranceways were located on the northern boundary along White Oak Road, and on the eastern boundary along Lewis Road.

The office building on the subject property was approximately 2,166 square feet (SF) in size, and the maintenance building was approximately 2,400 SF in size. The subject property was approximately 2.5 acres in size.

3.5 Current Uses of the Adjoining Properties

Adjacent property occupants are provided below:

- The adjacent properties to the north were being used for residential and commercial purposes. A Super Sam Food Mart followed by an auto repair shop occupied the commercial properties to the north.

- The adjacent property to the west was being used for residential purposes.

- The adjacent property to the northeast, across Ohio Pike, was being used for commercial purposes, by an office building.
- The adjacent properties to the east, beyond Lewis Road, were being used for commercial purposes, by a used car lot and a motorcycle shop.

Appendix C - Site Plan

4 USER PROVIDED INFORMATION

A Phase I ESA questionnaire pertaining to ownership, specialized knowledge and potential environmental liens was issued to and completed by the subject property Director of Utilities for Clermont County Water Resources, Mr. Lyle Bloom.

Appendix F - Interview Documentation

4.1 Title Records

Mr. Bloom indicated, by the attached questionnaire, that he was not in possession of a Title Report. Mr. Bloom did not request that a Title Report be included with this Phase I ESA report.

4.2 Environmental Liens or Activity and Use Limitations

Based on an interview, by the attached questionnaire, Mr. Bloom indicated that the purchaser had not performed a title search to identify that no environmental liens, conveyances or deed restrictions were associated with the subject property.

4.3 Specialized Knowledge

Based on an interview, by the attached questionnaire, Mr. Bloom indicated that he had no specialized knowledge of the subject property.

4.4 Commonly Known or Reasonably Ascertainable Information

Based on an interview, by the attached questionnaire, Mr. Bloom stated that the property was used as an office and garage for the Clermont County Water Maintenance Department. In addition, Mr. Bloom stated 1996 records indicated a fuel oil spill occurred behind the maintenance garage/pole building. Mr. Bloom stated that remediation was performed by CT&E. In addition, Mr. Bloom stated

Underground Storage tanks (UST) were previously located on the subject property and removed in 1991.

4.5 Valuation Reduction for Environmental Issues

Based on an interview, by the attached questionnaire, Mr. Bloom stated that the purchase price of the subject property reflects the fair market value of the property.

4.6 Owner, Property Manager, and Occupant Information

Based on an interview, by the attached questionnaire, Mr. Bloom stated that Clermont County Board of Commissioners owned the subject property (Parcel 146 – 50 years, Parcel 104 – 59 years).

4.7 Reason for Performing Phase I

Based on an interview, by the attached questionnaire, Mr. Bloom indicated that the reason for performing this Phase I ESA report was a real estate transaction.

4.8 Other

No additional information was provided.

5 RECORDS REVIEW

5.1 Standard Environmental Record Sources (Regulatory Database Research)

AAI conducted a review of regulatory search information online and with a database prepared by NETROnline Environmental Database Network (NETROnline). A regulatory records search of this nature is based on information published by State and Federal regulatory agencies, and is used to evaluate if the subject property or nearby properties are listed as having a past or present record of actual or potential environmental impact. Please note that regulatory listings include only those facilities that are known to the regulatory agencies at the time of publication. AAI cannot guarantee the accuracy of the agencies' oversight work due to common errors, misinformation and improper assessments and closures. However, reviewing the offsite agency information through the database and directly through online database queries is the only practical approach to reviewing regulatory data on these offsite locations within a

reasonable due diligence report budget and timeframe. The NETROnline report, dated May 12, 2014 is presented in Appendix E.

Appendix E – Regulatory Database

A review was conducted of all the sites listed in the database and analyzed based on regulatory status, hydraulic gradient direction and risk of potential significant environmental impact to the subject property. The subject property was listed with the databases searched by NETROnline.

The subject property was listed on the Ohio Underground Storage Tank (UST) and LUST databases. According to the database, two (2) 4,000-gallon gasoline USTs, one (1) 1,000-gallon diesel UST, and one (1) 550-gallon heating oil UST were removed on December 12 and 13, 1991. Soil contamination was identified in the area of the diesel tank. Further excavation of the diesel tank area and subsequent analyses identified that contamination concentrations of the pit soils were below detection limits. The Ohio Department of Commerce - Division of State Fire Marshal Office (Ohio State Fire Marshal) issued a letter November 10, 1992 stating that no further action was required at the subject property. The letter stated that analytical results and associated information indicated that the requirements were met for tank closure assessments.

The nearby sites of interest are discussed below. The other sites that are not discussed below were reviewed and none were considered to be a Recognized Environmental Condition (REC) for the subject property.

Edwards Boat and RV Inc.

1327 Ohio Pike 0.1-mile northwest

The site was listed on the RCRA database. According to the USEPA Enviromapper website, no violations of the RCRA permit were noted. Based on regulatory status, this site was not considered to be a REC at the subject property.

Super Sam Food Mart

1335 Ohio Pike 0.02-mile north

The site was listed on the Ohio Underground Storage Tank (UST) and LUST databases. The Ohio State Fire Marshal identified that an initial suspected release for this facility in 1995 was disproved. The Ohio State Fire Marshal

issued a memorandum that no release was confirmed at the site and no further action was required. According to the Ohio Tank Tracking and Environmental Regulations (OTTER) website, three 10,000-gallon gasoline USTs were removed from the site. A release was discovered during tank removal activities, and analysis of soil samples from the tank pit area. AAI identified well installation logs for three (3) monitoring wells that were installed at the site on January 28, 1991. The well logs identified "wet" silt/sand/gravel at approximately 13 feet below the ground surface. Further confirmatory samples indicated that concentrations of the contaminants of concern were below required cleanup levels in soil and groundwater. The Ohio State Fire Marshal issued a memorandum indicating that no further action was required for the site. Based on regulatory status (closed), this site was not considered to be a REC at the subject property.

Sam's Food Mart # 2

2277 Ohio Pike 0.3-mile southeast

The site was listed on the Ohio Underground Storage Tank (UST) and LUST databases. According to the website, two 8,000-gallon gasoline USTs were presently registered for the facility. The Ohio State Fire Marshal identified that two LUST cases involving suspected releases for this facility were disproved. . The Ohio State Fire Marshal issued a memorandum for each case identifying that no further action was required at this site Based regulatory status (LUST case closed) and distance, this site was not considered to be a REC at the subject property.

United Dairy Farmers

1415 Ohio Pike 0.3-mile southeast

The site was listed on the Ohio Underground Storage Tank (UST) and LUST databases. According to the OTTER website, the USTS were removed from the facility. The Ohio State Fire Marshal issued a memorandum identifying that no further action was required at this site. Based on regulatory status and distance, this site was not considered to be a REC at the subject property.

Swifty Service Station #151

1145 W Ohio Pike 0.32-mile southeast

The site was listed on the Ohio Underground Storage Tank (UST) and LUST databases. According to the OTTER website, two 8,000-gallon gasoline, two

10,000-gallon gasoline, one 12,000-gallon gasoline, one 10,000-gallon diesel, one 10,000-gallon kerosene, and one 6,000-gallon kerosene USTs were registered for the facility. One 8,000-gallon gasoline, one 10,000-gallon gasoline, one 10,000-gallon diesel, and one 10,000-gallon kerosene USTs were removed from the facility. Over excavation of the tank pit, subsequent to tank removal activities, removed the petroleum contaminated source material. Confirmatory samples were below detection limits. The Ohio State Fire Marshal issued a memorandum that stated that no further action was required at the site. Based on this site regulatory status (LUST case closed) and distance, this site was not considered to be a REC at the subject property.

Fast Mart

1263 Ohio Pike 0.46-mile east

The site was listed on the Ohio Underground Storage Tank (UST) and LUST databases. According to the OTTER website, three 10,152-gallon gasoline USTS, one 2005-gallon gasoline, and one 10,152-gallon diesel USTs were present. The Ohio State Fire Marshal issued a memorandum identifying that no further action was required at the site. Based on distance from the subject property and regulatory status, this site was not considered to be a REC at the subject property.

5.2 Regulatory Agency Record Sources

AAI contacted the Ohio Environmental Protection Agency, Ohio Fire Marshal's Office, and the Clermont County General Health District. No files were identified by the OEPA, or the Clermont County General Health District.

The files from the Ohio Department of Commerce-Division of the State Fire Marshal's office were discussed previously in Section 5.1.

5.3 Physical Setting Source(s)

5.3.1 Regional Geology

The subject property was located in the metropolitan area of Cincinnati. Layers of limestone and shale, together, comprise the bedrock of the Cincinnati region. This bedrock, about 450 million years old, started out as layers of bottom sediment in a sea that covered the area during the Cincinnatian Epoch of the Ordovician Period. Since that time, the land of

the region has risen and the sea has retreated. Hundreds of millions of years of weathering have removed the sediments that accumulated on the Cincinnati landscape following the Ordovician Period.

The Ice Age (the Pleistocene Epoch of the Quaternary period) began approximately two million years ago and lasted until about ten thousand years ago. In the Ice Age, continental ice sheets appeared during periods of global cooling. In each period an enormous amount of snow built up on northern North America as more snow fell in winter than melted in summer. The accumulating snow's tremendous weight compressed the snow into glacial ice, and then caused the glacial ice to spread outward at the ice sheet's margin. A continental ice sheet would retreat and finally disappear as warmer global temperatures returned.

A glacier covered all of Cincinnati about a million years ago. A second glacier covered the eastern half of Cincinnati about a quarter million years ago. Based on measurements of the current Greenland ice sheets, the Ice Age's continental glaciers probably were nearly a mile in thickness. As they ground south toward Cincinnati, the glaciers scraped rock off the landscapes over which they moved. The rock fragments came to be deposited here as the glaciers receded due to melting and the rock debris (erratics) carried by the ice, settled onto the ground.

A glacier feature known as a conglomerate, originated a quarter million years ago when a glacial meltwater stream deposited stone and gravel in the Cincinnati area. Over the next several thousand years, water draining through nearby, glacier-crushed limestone debris picked up calcium carbonate and spread it as cement in this glacial outwash deposit. The resulting cemented rock sediment, known as conglomerate, has slowly been exposed as the surrounding streams have cut their valleys into the local landscape (*Geology of Cincinnati*, Dr. Stan Hedeen).

5.3.2 Site Geology

The topography of the subject property was relatively flat. Surrounding properties to the north, south, and east appeared to be of relatively equal elevation in comparison to the subject property. The elevation of the subject site was approximately 900-feet above mean sea level (*Batavia, Ohio 7.5-Minute Quadrangle Map, USGS, dated 1999).* The coordinates were Latitude 39.04026 and Longitude -84.2367.

5.3.3 Hydrogeology

No groundwater supply or monitoring wells were noted or observed on the subject property.

AAI reviewed the ODNR Water Well Map viewer to identify water wells in the vicinity of the subject property. AAI identified well installation logs for three (3) monitoring wells that were installed at the site on January 28, 1991. The site was adjacent to the north of the subject property. Two of the well boring logs identified "wet" silt/sand/gravel at approximately 13 feet below the ground surface. Well logs were identified for a property located at El-Rego Drive approximately 0.25 miles southwest of the subject property. The wells (No. 198782 and 198774) were installed for Kenneth Ralph in 1959. Total well depth was identified as 70 feet and static water level was 22 feet below surface.

Data pertaining to groundwater flow direction in the vicinity of the subject property was not available. In areas underlain by recent alluvium, shallow groundwater flow typically mimics surface topography. Based upon the local topography, groundwater flow direction in the area is expected to flow to the north.

5.4 Historical Use Information on the Property and Adjoining Properties

5.4.1 Oil and Gas Map

AAI reviewed ODNR-Oil and Well Locator to determine if any current or previous oil, gas or geothermal wells were located on or nearby to the subject property. No wells were found.

5.4.2 Historical Topographic Maps

United States Geological Survey (USGS) Batavia, *Ohio* 7.5-Minute Quadrangle topographic maps (1934, 1950, 1955, 1967, 1975, 1983, 1992, and 1999) were reviewed for this environmental site assessment. The USGS maps showed the elevation (approximately 900-feet above mean sea level) and local topography for the subject site. Topographic maps from 1934 through 1955 did not depict any structures on the subject property. The office and water tower were depicted on the subject property in the 1967 through 1999 topographic maps. The barn and an adjacent structure were depicted on the southern portion of the property in the 1967 though 1999 topographic maps.

No environmental concerns were noted in any of the historic topographic maps.

5.4.3 Sanborn Fire Insurance Map Research

AAI reviewed digital Sanborn Fire Insurance Maps (Sanborn Maps) for the provided by the Seattle Public Library (SPL). No Sanborn Maps were available for the subject property.

5.4.4 City Directories Research

AAI reviewed readily available historic city directories online and none were found for the subject property.

5.4.5 Aerial Photograph Research

Available aerial photographs for the subject property and vicinity were obtained from Google Earth and Historic Aerials. The following table summarizes the observations from these photographs:

	Photograph Reference	Observations
1.	2013 Scale: not provided Google Earth	The subject property appeared to be occupied by an office, water tower, and barn. The surrounding properties appeared to be used for commercial and residential purposes.
2.	2004 Scale: not provided Google Earth	No significant changes were apparent from the 2013 aerial photo.
3.	1994 Scale: not provided Google Earth	No significant changes were apparent from the 2004 aerial photo.
4.	1970 Scale: not provided Historic Aerials	The subject property appeared to be occupied by an office and water tower. A barn was not present on the subject property.

5.4.6 Building Records Research

Building records for the office and barn were obtained from the Clermont County auditor records. According to these records, the office was built in

1956 and the barn was built in 1970. Building records for the water tower were obtained through the Clermont County asset information ArcGIS database. According to these records, the water tower was built in 1954.

5.5 Previous Environmental Reports

According to information provided by Mr. Lyle Bloom, Director of Utilities for Clermont County, a fuel oil spill (diesel) occurred on the south edge of the subject property in 1996. Mr. Bloom provided correspondence records regarding confirmatory testing done subsequent to the spill cleanup. CTE Environmental conducted confirmatory sampling for the area. Total Petroleum Hydrocarbon analyses identified that contamination (11 parts per million) was below the threshold levels requiring further cleanup activities.

6 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

AAI's work was performed consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. Information provided to AAI by client representatives and site contacts has been accepted in good faith and is assumed to be accurate. AAI's findings are based on observations and data collected at one point in time. Assessment results are based upon conditions and operations at the time of the site visit. A change in any of these factors may alter the findings and conclusions expressed by AAI.

It should be understood that a site walkthrough, by nature, is limited in its ability to fully assess potential environmental liabilities associated with any real estate transaction. Further investigation would be required to identify potential environmental liabilities, which may be present at the site, but were beyond the scope of this Phase I Environmental Assessment. State and federal laws and regulations referenced in this report are provided for information purpose and should not be construed as legal opinion or recommendation. Use and distribution of this document is limited to AAI's client and those parties identified for distribution by the client.

6.2 General Site Setting

AAI's representative, Mr. Jonathan Moskal, visited the subject site on May 7, 2014. The site walkthrough was conducted with Mr. Rick Wright, the Maintenance Technician for the subject property. Vacant buildings, including an office building

with associated garage space, and a maintenance barn, were located on the subject property. AAI observed a 100,000-gallon aboveground storage tank (AST) water tower located on the subject property. A concrete pad with steel access hatch was observed near the base of the water tower. According to Mr. Wright, the concrete pad is the location of the connection point for the water tower pipes to the city water service and the water tower is still in use. The remainder of the subject property appeared to be grass-covered, or gravel- and asphalt-covered. The subject property was previously occupied by Clermont County Water Resources Department. The property has been vacant for approximately three years. Entranceways were located on the northern boundary along White Oak Road, and on the eastern boundary along Lewis Road. The office building on the subject property was approximately 2,166 square feet (SF) in size, and the maintenance building was approximately 2,400 SF in size. The subject property was approximately 2.5 acres in size.

The site walkthrough included a walk across and around the perimeter of the subject property. No buried drums, clarifiers, or sumps were observed at the subject property. No evidence of underground storage tanks (USTs) was noted or observed at the subject property.

Appendix A - Site Vicinity Map
Appendix B - Site Aerial Map
Appendix C - Site Plan
Appendix D - Site Photographs

6.3 Site Walkthrough

6.3.1 Hazardous Materials and Waste Management

Two (2) floor drains were observed in the garage area. Significant staining was observed in the area of the drains. Two (2) floor drains were observed in the maintenance barn. Significant staining was observed around one of the floor drains. An additional area of significant staining, approximately 2 feet by 5 feet in size, was observed near the southwest corner of the building. The stains in the maintenance barn were reportedly due to leaks from a forklift.

AAI observed retail quantities of cleaning and maintenance chemicals under the bathroom sink of the property. No leaks or stains were observed in association with the cleaning and maintenance chemicals.

No evidence hazardous materials and/or waste were observed or noted at the subject property.

6.3.2 Wastewater Discharges

The subject property was only municipal sewer.

No other wastewater discharges were observed or noted for the subject property.

6.3.3 Air Emissions

No regulated air emissions were noted for the subject property.

6.3.4 Polychlorinated Biphenyls (PCBs)

No machine shops were noted for the subject property. No old transformers or underground hoists were observed or noted at the subject property. New transformers located on or near the property will be newer dry transformers. Old fluid-filled transformers have typically all been replaced for many years and it is highly unusual to find these types of transformers, unless it is a site that has been long ago abandoned. AAI did not observe any leaking transformers at the subject property.

6.3.5 Pesticides

No commercial storage or use of pesticides was observed or noted at the subject property.

6.3.6 Dry Cleaners

No dry cleaners were observed or noted in the records at or adjacent to the subject property.

6.3.7 Landfills

No landfills were observed or noted in the records at or adjacent to the subject property.

6.3.7 Above- and Underground Storage Tanks

AAI observed a 100,000-gallon water tower AST located on the northeastern portion of the subject property. AAI observed a concrete pad with steel access hatch located near the base of the water tower. According to Mr. Wright, the concrete pad is the location of the connection point for the water tower pipes to the city water service and the water

tower is still in use. No evidence of leaking or staining was observed in association with the water tower.

The subject property was listed on the Ohio Underground Storage Tank (UST) and LUST databases. According to the database, two (2) 4,000-gallon gasoline USTs, one (1) 1,000-gallon diesel UST, and one (1) 550-gallon heating oil UST were removed on December 12 and 13, 1991. Soil contamination was identified in the area of the diesel tank. Further excavation of the diesel tank area and subsequent analyses identified that contamination concentrations of the pit were below detection limits. The Ohio Department of Commerce - Division of State Fire Marshal Office (Ohio State Fire Marshal) issued a letter November 10, 1992 stating that no further action was required at the subject property. The letter stated that analytical results and associated information indicated that the requirements were met for tank closure assessments.

No other aboveground or underground storage tanks were observed or noted in the records at the subject property.

6.3.9 Clarifiers or Sumps

No clarifiers or sumps were observed or noted at the subject property.

6.3.10 Vapor Intrusion

The long-term use of the subject property as a county maintenance facility was considered evidence that would indicate a significant risk for vapor intrusion at the subject property.

7 INTERVIEWS

7.1 Interview with Owner

AAI interviewed the subject property owner, Mr. Lyle Bloom via the attached questionnaire. The questionnaire is discussed further in Section 4.

Appendix F - Interview Documentation

7.2 Interview with Site Manager

The site manager was not available for interview.

7.3 Interview with Occupants

No occupants were available for interview.

7.4 Interviews with Local Governmental Officials

A regulatory agency file search was conducted with Ohio Fire Marshal Office, the Clermont County General Health District, and the Ohio Environmental Protection Agency (OEPA). The findings can be reviewed in Section 5.2- Regulatory Agency Record Sources.

7.5 Interviews with Others

No additional people were interviewed.

8 CONCLUSIONS

AAI has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-13 for the property located at 3685 Lewis Road Amelia, OH 45102. Any exceptions to, or deletions from, this practice are described in Section 10 of this report. Based on the results of our review of an environmental and regulatory database search, review of regulatory agency records, and site reconnaissance, our findings and conclusions of this assessment are as follows:

- Based on the shallow groundwater, long-term usage of the property as a county facility, and the significant staining that was observed in the maintenance barn and garage areas, these stained areas were considered to be a Recognized Environmental Conditions (REC) at the subject property.

- The previous leaking underground storage tank case and the previous USTs that were removed received closure from the Ohio State Fire Marshall. Based on the closed regulatory status, these previous USTS and the associated release were not considered to be a REC at the subject property.

- The previous diesel spill in 1996 at the southern portion of the subject property was not considered to be a REC at the subject property, since confirmatory sampling indicated concentrations were below cleanup standards and the spill did not appear to have created a significant environmental liability at the subject property.

- No conclusions are made regarding asbestos-containing materials or lead-based paint since these issues are not part of the ASTM standard.

9 RECOMMENDATIONS

AAI recommends that a Phase II Environmental Site Assessment be conducted at the subject property in order to determine if a significant environmental liability exists in the subsurface as a result of the long-term water department maintenance activities and stained areas in the maintenance barn and garage areas,

10 DEVIATIONS

This report adhered to ASTM Standard E-1527-13 and did not deviate from the standard, with the exception of the following:

- No significant data gaps were encountered during the course of this assessment.

The scope of this investigation was intended to provide selected environmental information in accordance with a scope of work contracted for by the Client/Owner.

The scope of work was not intended to be comprehensive, identify all potential concerns, or eliminate the possibility of the site having some degree of environmental problem. No degree of assessment can ascertain that a site is completely free of hazardous substances: some regulatory and other pertinent data may be lacking which is critical in completing a full environmental profile of the Property. The report was compiled based partially on information from outside sources and other information, which is in the public domain. AAI makes no warranty as to the accuracy of the statements made by others which are contained in this report, nor are any other warranties or guarantees, expressed or implied, included or intended in the report with respect to information supplied by outside sources or conclusions or recommendations substantially based on information supplied by outside sources.

AAI's investigation, within the framework of the contractual scope of work, was performed using the degree of care and skill ordinarily exercised, under similar circumstances by reputable environmental specialists in this or similar localities. The report represents AAI's best professional judgment. Since the facts forming the basis for the report are subject to professional interpretation, differing conclusions could be reached. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure proper/legal disclosures to public, private and regulatory entities. The interpretations and recommendations of this report are based on the data collected and AAI's present working knowledge of environmental site assessments. As such, this report is valid as of the date shown and AAI cannot be responsible for subsequent changes in physical/chemical/environmental conditions and/or legislation over which AAI has no control.

11 ADDITIONAL SERVICES

AAI was not contracted to make conclusions in regard to archaeological, cultural, endangered species, asbestos, radon, wetland delineation, floodplain analysis, mold or lead-based paint. These issues are not part of the ASTM standard and were not included in the contracted scope of work.

12 REFERENCES

American Society of Testing & Materials Standard E-1527-13, Environmental Site Assessments: Phase I Environmental Site Assessment Process (December 31, 2013).

NETROnline, NETROnline Environmental Database Radius Report, PierceTshp.PO1 – 3685 Lewis Road Amelia, OH 45102 (May 12, 2014).

United States Environmental Protection Agency, Enviromapper website. www.epa.gov/emefdata/em4ef.home. Accessed May 12, 2014.

United States Geological Survey, Batavia, Ohio 7.5-Minute Quadrangle Map (1999).

13 CERTIFICATION

Report by:

Carol Mears
B.S. Biology, 1990
EPA-Compliant Environmental Professional (40 CFR Part 312)

Supervised, reviewed, edited and approved by:

Daniel G. Tims, P.G.
B.S. Geology, 1983
EPA-Compliant Environmental Professional (40 CFR Part 312)

14 QUALIFICATIONS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.

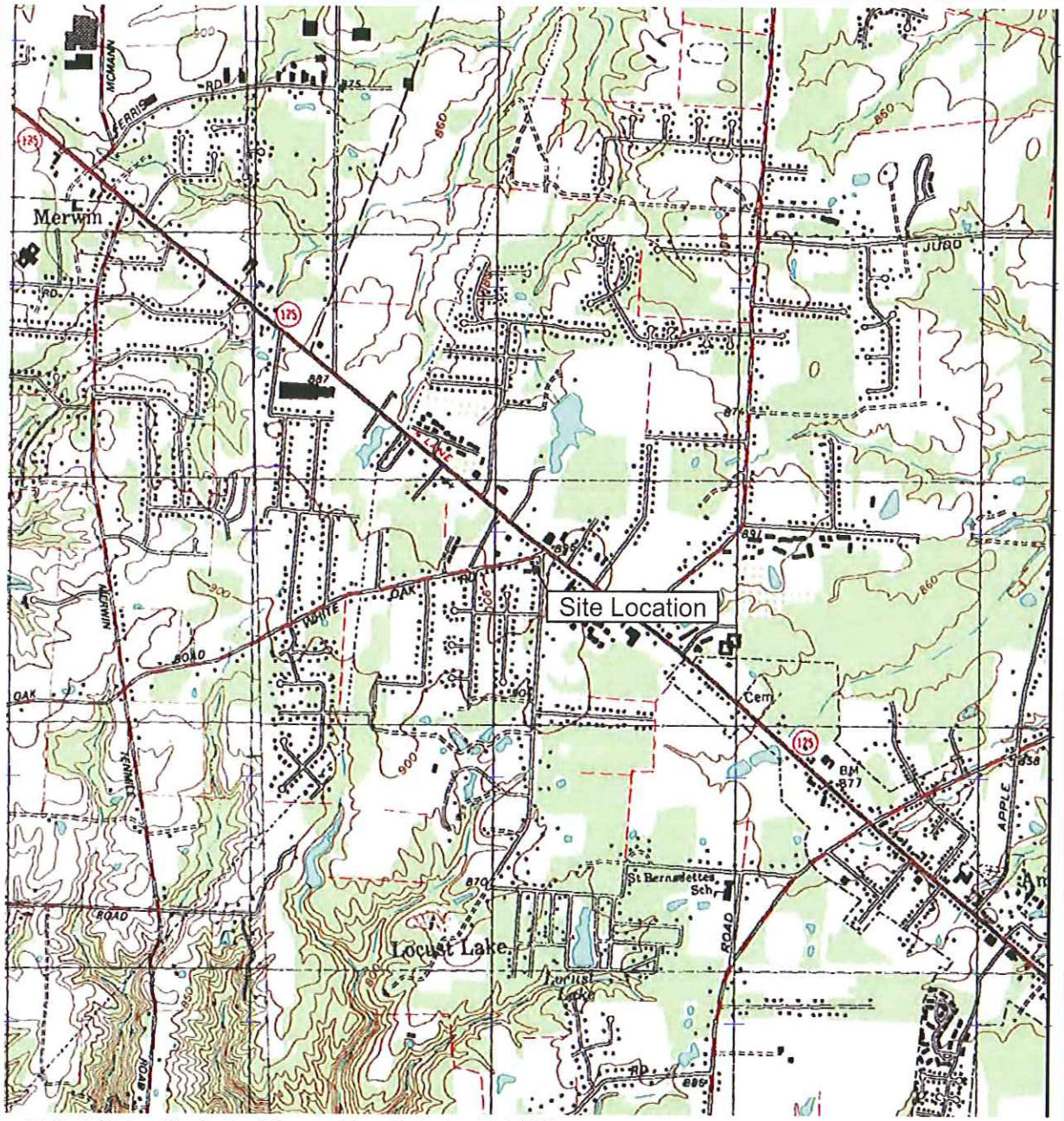
Appendix F – Statement of Qualifications

APPENDIX A

SITE VICINITY MAP

3030 River Road
Ashland City, OHIO 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com



United States Geological Survey Topo Batavia, OH 1999

1:24000

Site Coordinates:

Latitude	39.04026
Longitude	-84.2367

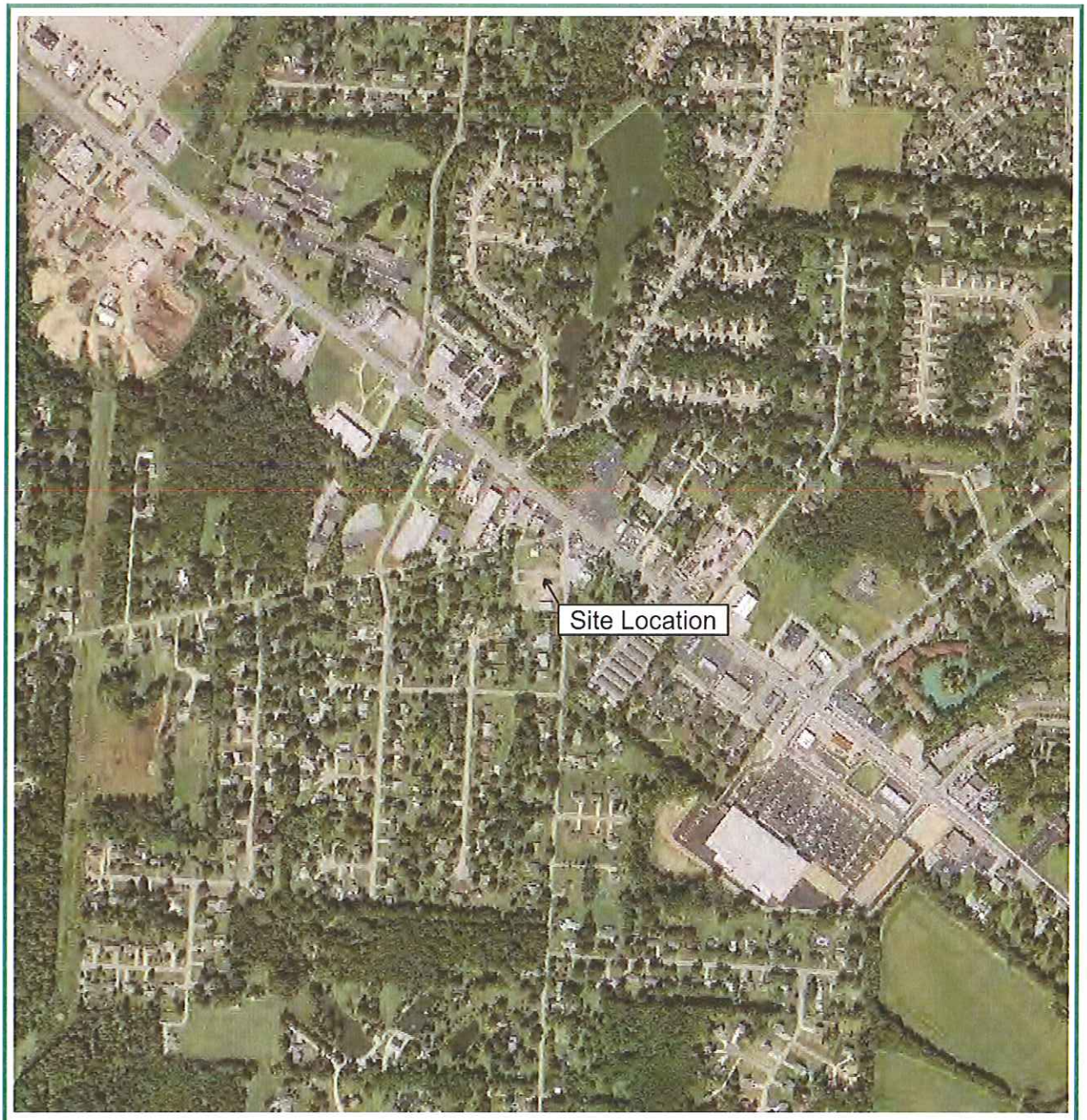
SITE ADDRESS	FIGURE	BY
Clermont County Water Resources Property 3685 Lewis Road Amelia, Ohio 45102	Site Vicinity Map	**AAI ENVIRONMENTAL CORPORATION** 3030 River Road Ashland City, TN 37015 Drawing by JM May 2014

APPENDIX B

SITE AERIAL MAP

3030 River Road
Ashland City, OHIO 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com



Aerial Photograph 2013 MyTopo.com

Site Coordinates:
Latitude 39.04026
Longitude -84.2367

SITE ADDRESS	FIGURE	BY
Clermont County Water Resources Property 3685 Lewis Road Amelia, Ohio 45102	Site Aerial Map	**AAI ENVIRONMENTAL CORPORATION** 3030 River Road Ashland City, TN 37015 Drawing by JM May 2014

APPENDIX C

SITE PLAN

3030 River Road
Ashland City, OHIO 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com

Drawing By: JM May 2014	Revised:			

United States Geological Survey

LEGEND		SITE ADDRESS	FIGURE	
Approximate Boundary of Subject Property Significant Staining	0' 50' Approximate Scale	Clermont County Water Resources Property 3685 Lewis Road Amelia, OH 45102	Site Aerial Plan	**AAI ENVIRONMENTAL CORPORATION** 3030 River Road Ashland City, TN 37015

APPENDIX D

PHOTOGRAPHS

3030 River Road
Ashland City, OHIO 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com

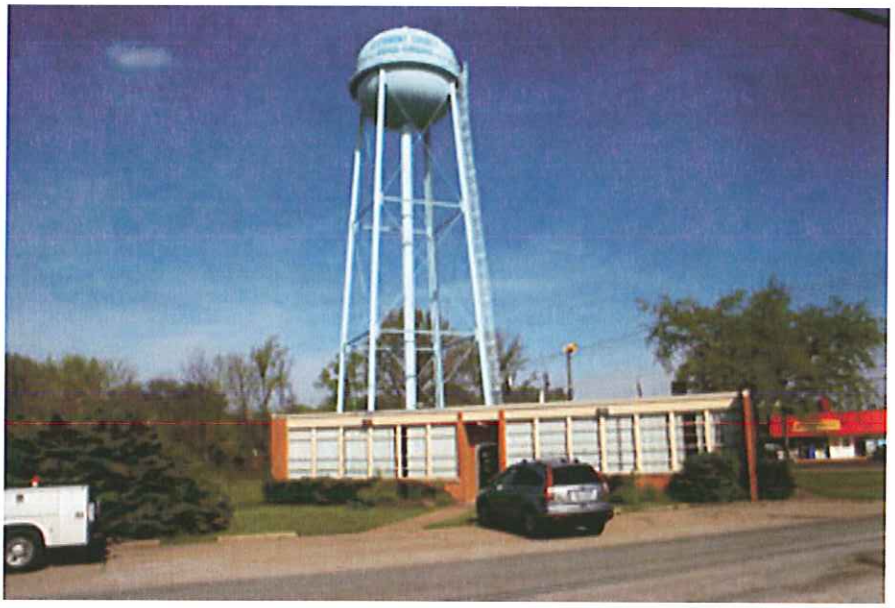


Photo 1 – View looking east from Lewis Road at the eastern side of office building on the subject property.

Photo 2 – View looking west at the grassy area on the northern portion of the subject property, followed by the adjacent properties to the west. The adjacent properties to the west were occupied by residences.

Photo 3 – View looking east at the adjacent property to the east, which was occupied by a motorcycle repair shop.

Photo 4 – View looking north at the adjacent properties to the north, beyond Ohio Pike, which were occupied by a used car lot and an office building.

Photo 5 – View looking west at the adjacent property to the west, which was occupied by a residential property.

Photo 6 – View looking northwest, across White Oak Road, at the commercial property occupied by a Super Sam Food Mart adjacent to the subject property.

Photo 7 – View looking southeast at the northwest side of the office building on the subject property. The entrance to the garage area of the building was located on this end of the building.

Photo 8 – View looking west at the eastern side of the subject property.

Photo 9 – View looking at the maintenance barn located at the southeastern side of the subject property.

Photo 10 – View of contents of a storage closet in the office building, with an old utility bench and disconnected sink.

Photo 11 – View of drain located in the garage located on the west side of the office building of subject property. The area of the drains appeared to be significantly stained

Photo 12 – View of additional drain located in the garage attached to the office building of the subject property. The area of the drains appeared to be significantly stained.

Photo 13 – View of the garage space in the office building.

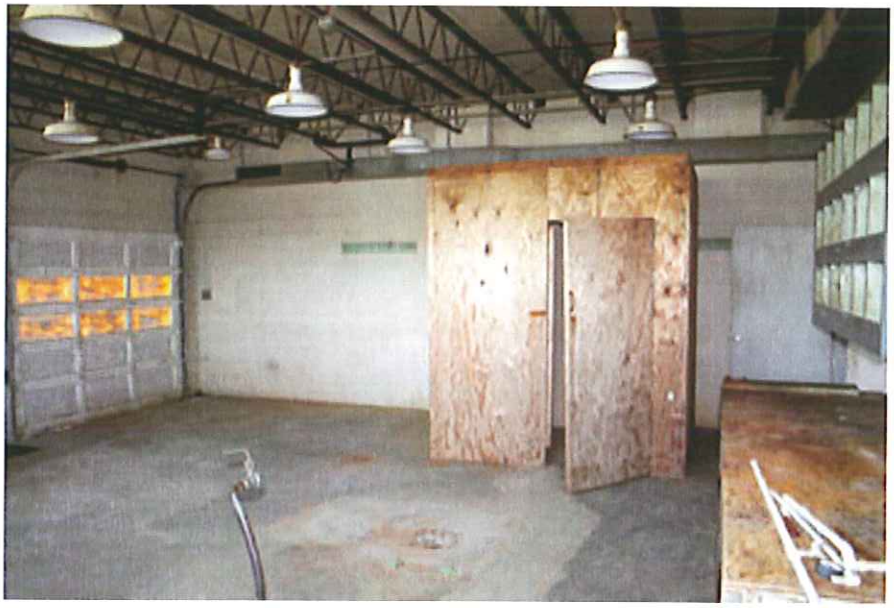


Photo 14 – Additional view of the garage space. A floor drain is located in the central foreground of the photograph.

Photo 15 – View of water heater located in the garage of the subject property.

Photo 16 – View of the central gravel-covered area and driveway of the subject property. The AST on the subject property, which is a 100,000 gallon water tank was located on the northern portion of the subject property.

Photo 17 – View looking southwest in the maintenance barn on the subject property, which has significant staining present. A floor drain was located ion proximity to the stain. The source of the stain were reportedly leaks from a forklift.

Photo 18 – Additional view looking west of the significant staining observed in the maintenance barn of the subject property.

Photo 19 – View looking south of the east side of the maintenance barn on the subject property.

Photo 20 – View of additional staining observed in the maintenance barn of the subject property, the stain was located in the southeast corner of the barn. The stain was approximately 2 feet long by 5 feet wide. No drains were in close proximity to the stain. The source of the staining was reportedly from a forklift.

Photo 21 – View of drain in the maintenance barn of the subject property.

Photo 22 – View of additional drain in the maintenance barn of the subject property, which is surrounded by staining from the forklift. AAI observed staining in the area of the drain.

Photo 23 – View of a typical office space in the office building on the subject property.

Photo 24 – View looking southwest at the northwest side of the subject property.

APPENDIX E

REGULATORY DATABASE

3030 River Road
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PierceTshp.PO1
3685 LEWIS ROAD AMELIA, OH 45102
Prepared for: AAI Environmental Corp.

Monday, May 12, 2014

Environmental Radius Report

2055 E. Rio Salado Pkwy
Tempe, AZ 85381
480-967-6752

Summary

Aerial Views	2004, 1970
Flood Zones Hazard Map	Federal Emergency Management Agency (FEMA)
National Wetlands Map	Fish & Wildlife Service (FWS)

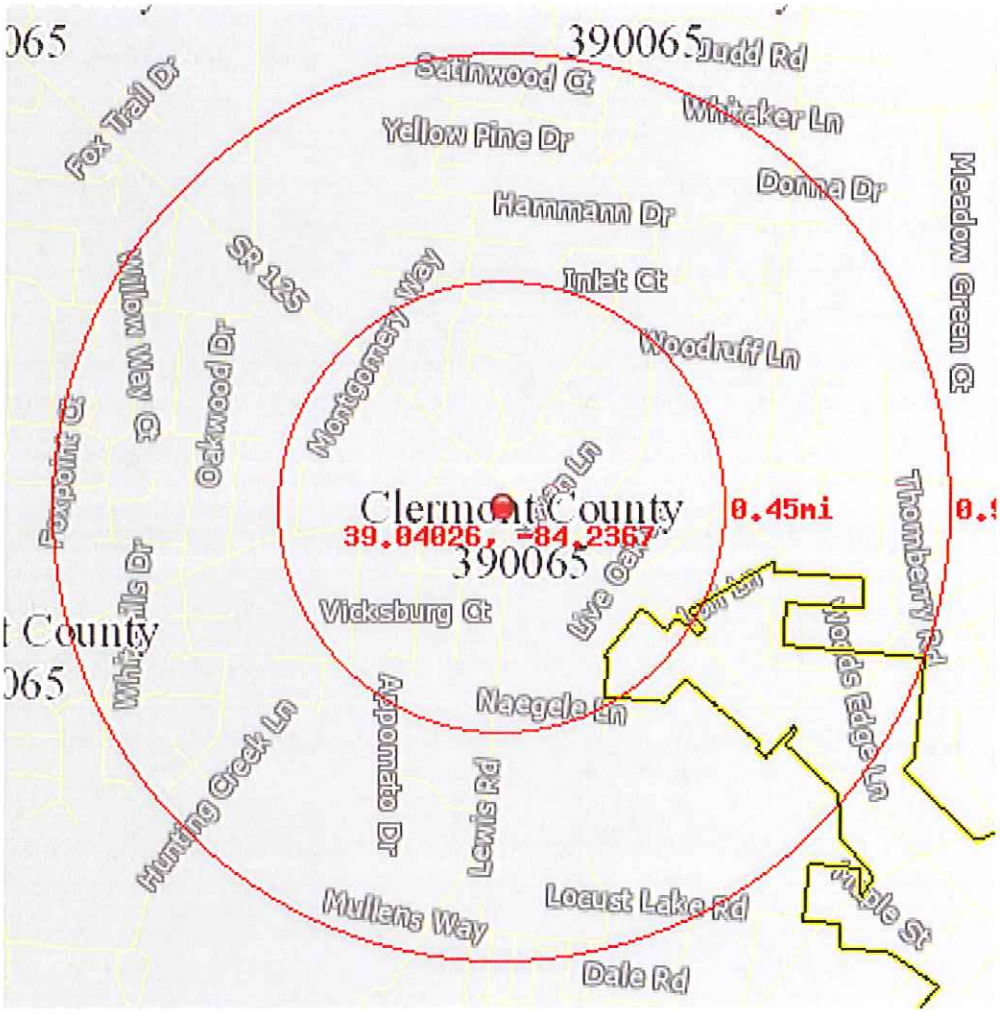
	< 1/4	1/4 - 1/2	1/2 - 1
National Priorities List (NPL)			
CERCLIS List			
CERCLIS NFRAP			
RCRA CORRACTS Facilities			
RCRA non-CORRACTS TSD Facilities			
Federal Institutional Control / Engineering Control Registry			
Emergency Response Notification System (ERNS)			
US Toxic Release Inventory			
US RCRA Generators (CESQG, SQG, LQG)	1	4	1
US ACRES (Brownfields)			
US NPDES			1
OH DERR			1
OH Underground Storage Tanks		11	
OH Leaking Underground Storage Tanks	3	4	
OH Municipal Solid Waste Landfills			
OH Industrial & Solid Waste Landfills			
OH Voluntary Action Program Sites			

Aerial Views

2004

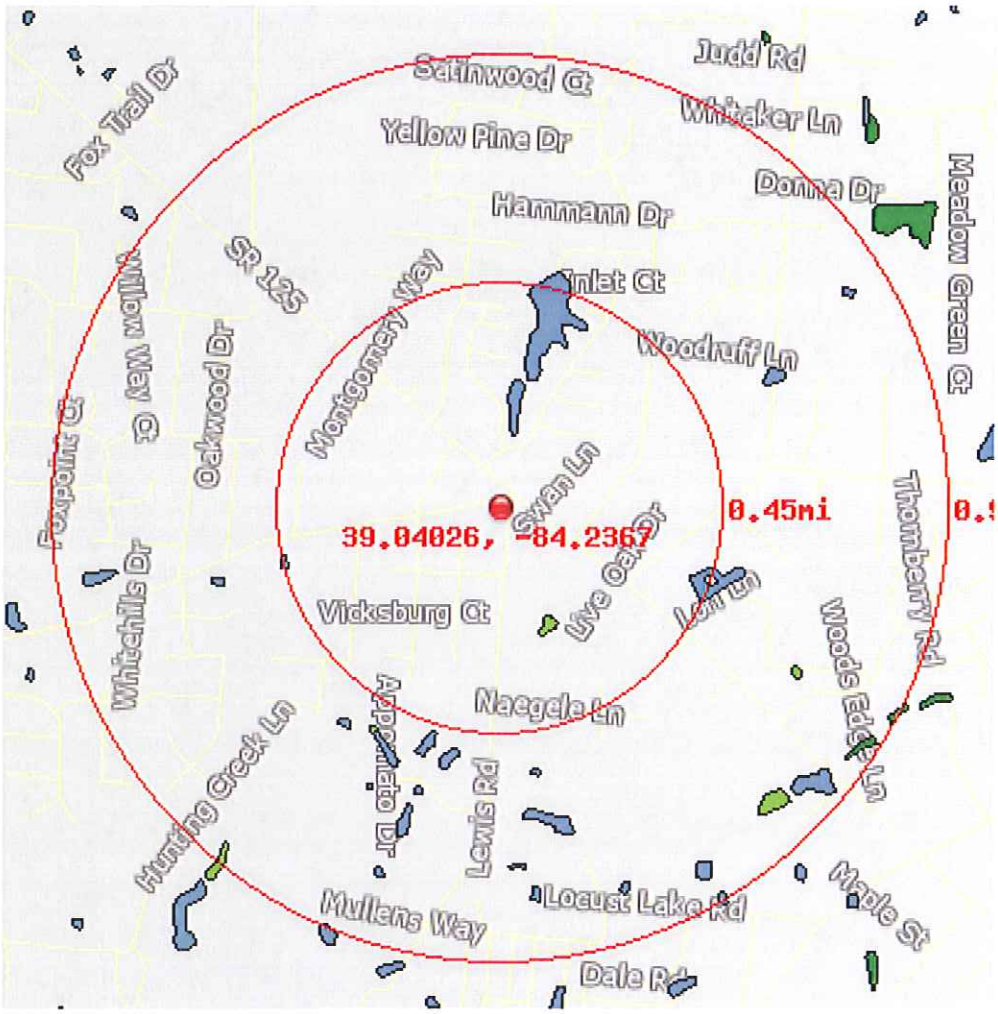
1970

Flood Hazard Zones Map



- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area with Reduced Risk Due to Levee

National Wetlands Map



- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

National Priorities List (NPL)

This database returned no results for your area.

The Superfund Program, administered under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is an EPA Program to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. The NPL (National Priorities List) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The boundaries of an NPL site are not tied to the boundaries of the property on which a facility is located. The release may be contained with a single property's boundaries or may extend across property boundaries onto other properties. The boundaries can, and often do change as further information on the extent and degree of contamination is obtained.

CERCLIS List

This database returned no results for your area.

The United States Environmental Protection Agency (EPA) investigates known or suspected uncontrolled or abandoned hazardous substance facilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). EPA maintains a comprehensive list of these facilities in a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priority List (NPL).

CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an intitial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

CERCLIS NFRAP

This database returned no results for your area.

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.
EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA"s Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

RCRA CORRACTS Facilities

This database returned no results for your area.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA maintains the Corrective Action Report (CORRACTS) database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility"s boundary and can be required regardless of when the release occurred, even if it predated RCRA.

RCRA non-CORRACTS TSD Facilities

This database returned no results for your area.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA"s RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilites database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD) are facilities which treat, store and/or dispose of hazardous waste.

Federal Institutional Control / Engineering Control Registry

This database returned no results for your area.

Federal Institutional Control / Engineering Control Registry

Emergency Response Notification System (ERNS)

This database returned no results for your area.

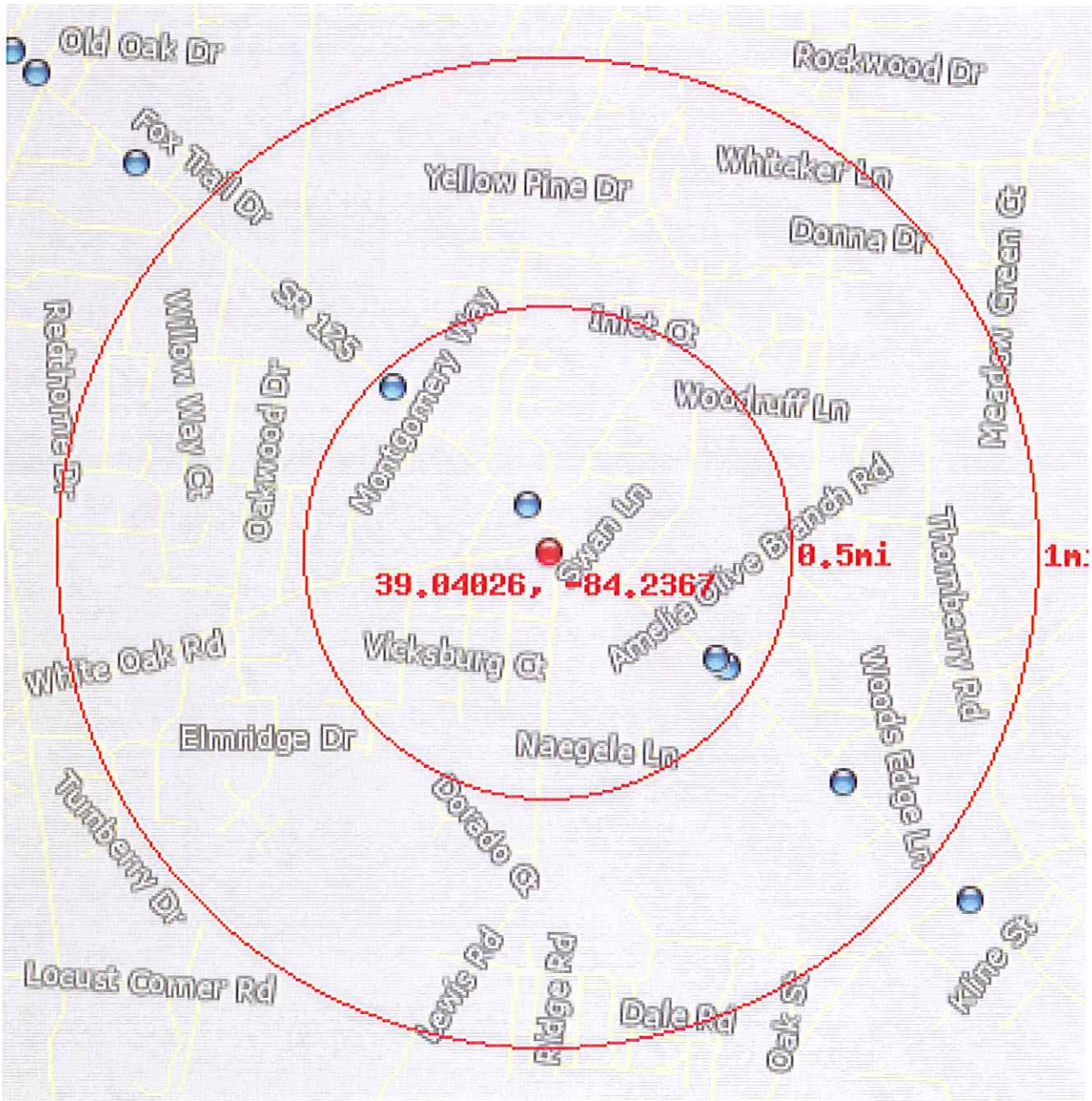
The Emergency Response Notification System (ERNS) is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration"s John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act(SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974(HMTA section 1808(b).

US Toxic Release Inventory

This database returned no results for your area.

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. TRI reporters for all reporting years are provided in the file.

US RCRA Generators (CESQG, SQG, LQG)



This database returned 6 results for your area.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). EPA maintains a database of facilities, which generate hazardous waste or treat, store, and/or dispose of hazardous wastes.

Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste.

Small Quantity Generators (SQG) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Large Quantity Generators (LQG) generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste.

US RCRA Generators (CESQG, SQG, LQG)

Location	39.04154, -84.23743
Distance to site	513 ft / 0.1 mi NW
Info URL	*http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004653982*
EPA Identifier	110004653982
Primary Name	EDWARDS BOAT AND RV INC
Address	1327 OHIO PIKE
City	AMELIA
County	CLERMONT
State	OH
Zipcode	45102
Programs	RCRAINFO
Program Interests	SQG
Updated On	09-AUG-10
Recorded On	01-MAR-00

Location	39.03709, -84.23027
Distance to site	2158 ft / 0.41 mi SE
Info URL	*http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110009675075*
EPA Identifier	110009675075
Primary Name	AMELIA CLEANERS
Address	357 WEST OHIO PIKE
City	AMELIA
County	CLERMONT
State	OH
Zipcode	45102-2648
NAICS Codes	812320
SIC Codes	7216
SIC Descriptions	DRYCLEANING PLANTS, EXCEPT RUG CLEANING
Programs	AIRS/AFS, OH-CORE, RCRAINFO
Program Interests	AIR MINOR, SQG, STATE MASTER
Updated On	25-OCT-11
Recorded On	01-MAR-00
NAICS Descriptions	DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED).

US RCRA Generators (CESQG, SQG, LQG)

Location	39.03685, -84.22991
Distance to site	2290 ft / 0.43 mi SE
Info URL	*http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110006109068*
EPA Identifier	110006109068
Primary Name	BP OIL CO NO 01956
Address	255 ST RTE 125
City	AMELIA
County	CLERMONT
State	OH
Zipcode	45102
Programs	OH-CORE, RCRAINFO
Program Interests	CESQG, STATE MASTER
Updated On	09-AUG-10
Recorded On	01-MAR-00

Location	39.0368, -84.22984
Distance to site	2319 ft / 0.44 mi SE
Info URL	*http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110004572980*
EPA Identifier	110004572980
Primary Name	AMELIA AUTO REFINISHERS
Address	233 OHIO PIKE R
City	AMELIA
County	CLERMONT
State	OH
Zipcode	45102
Programs	OH-CORE, RCRAINFO
Program Interests	CESQG, STATE MASTER
Updated On	09-AUG-10
Recorded On	01-MAR-00

Location	39.04498, -84.24257
Distance to site	2395 ft / 0.45 mi NW
Info URL	*http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110032657195*
EPA Identifier	110032657195
Primary Name	KROGER STORE 368
Address	1260 OHIO PIKE
City	AMELIA
County	CLERMONT
State	OH
Zipcode	45102
Programs	RCRAINFO
Program Interests	CESQG
Updated On	09-AUG-10
Recorded On	21-NOV-07

US RCRA Generators (CESQG, SQG, LQG)

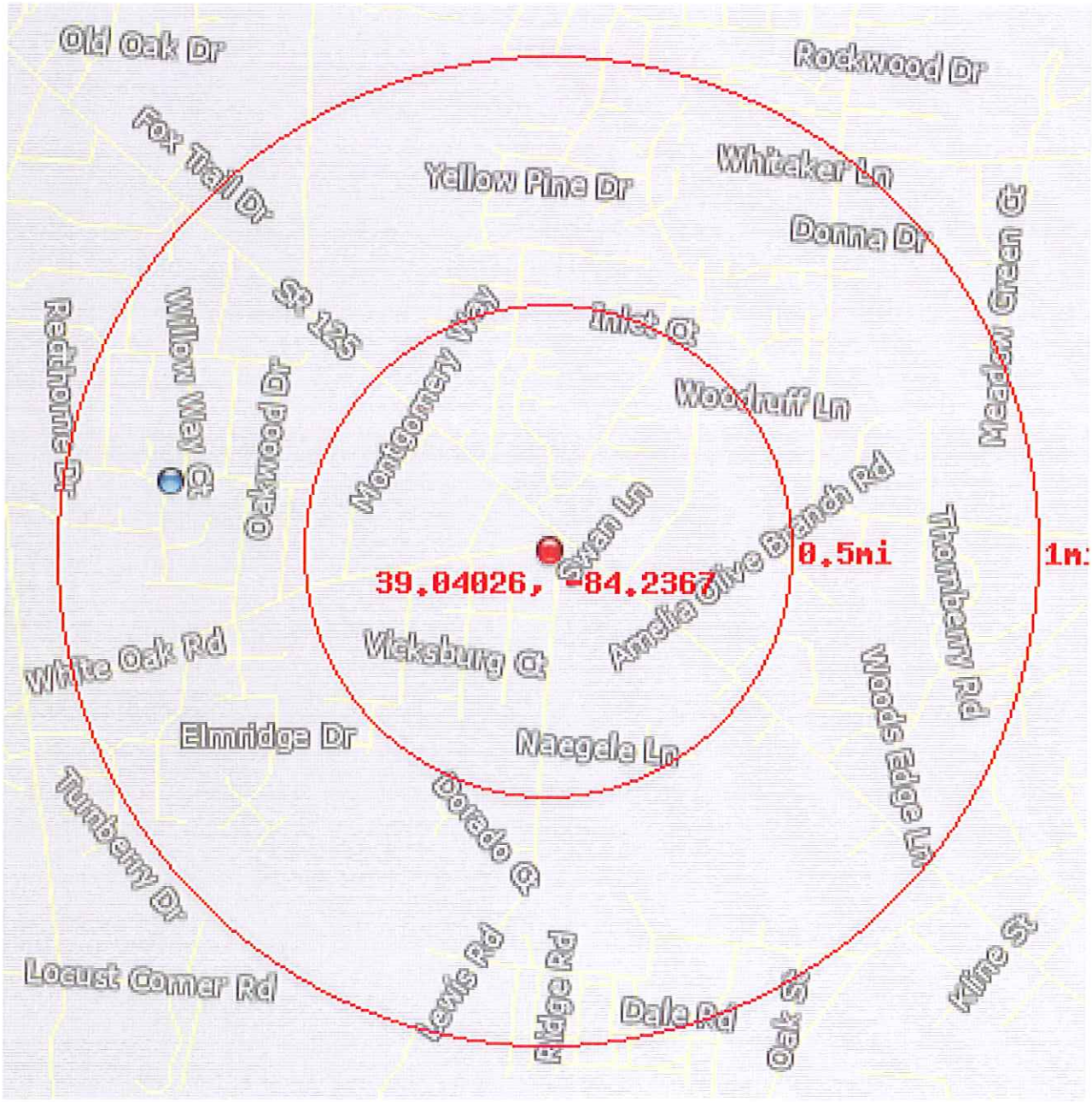
Location	39.03347, -84.22542
Distance to site	4046 ft / 0.77 mi SE
Info URL	*http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110015643419*
EPA Identifier	110015643419
Primary Name	DAIRY MART NO 07559
Address	1335 W OHIO PIKE RTE 125
City	AMELIA
County	CLERMONT
State	OH
Zipcode	45102-1362
Programs	RCRAINFO
Program Interests	SQG
Updated On	09-AUG-10
Recorded On	11-SEP-03

US ACRES (Brownfields)

This database returned no results for your area.

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. The Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an online database for Brownfields Grantees to electronically submit data directly to The United States Environmental Protection Agency (EPA)

US NPDES



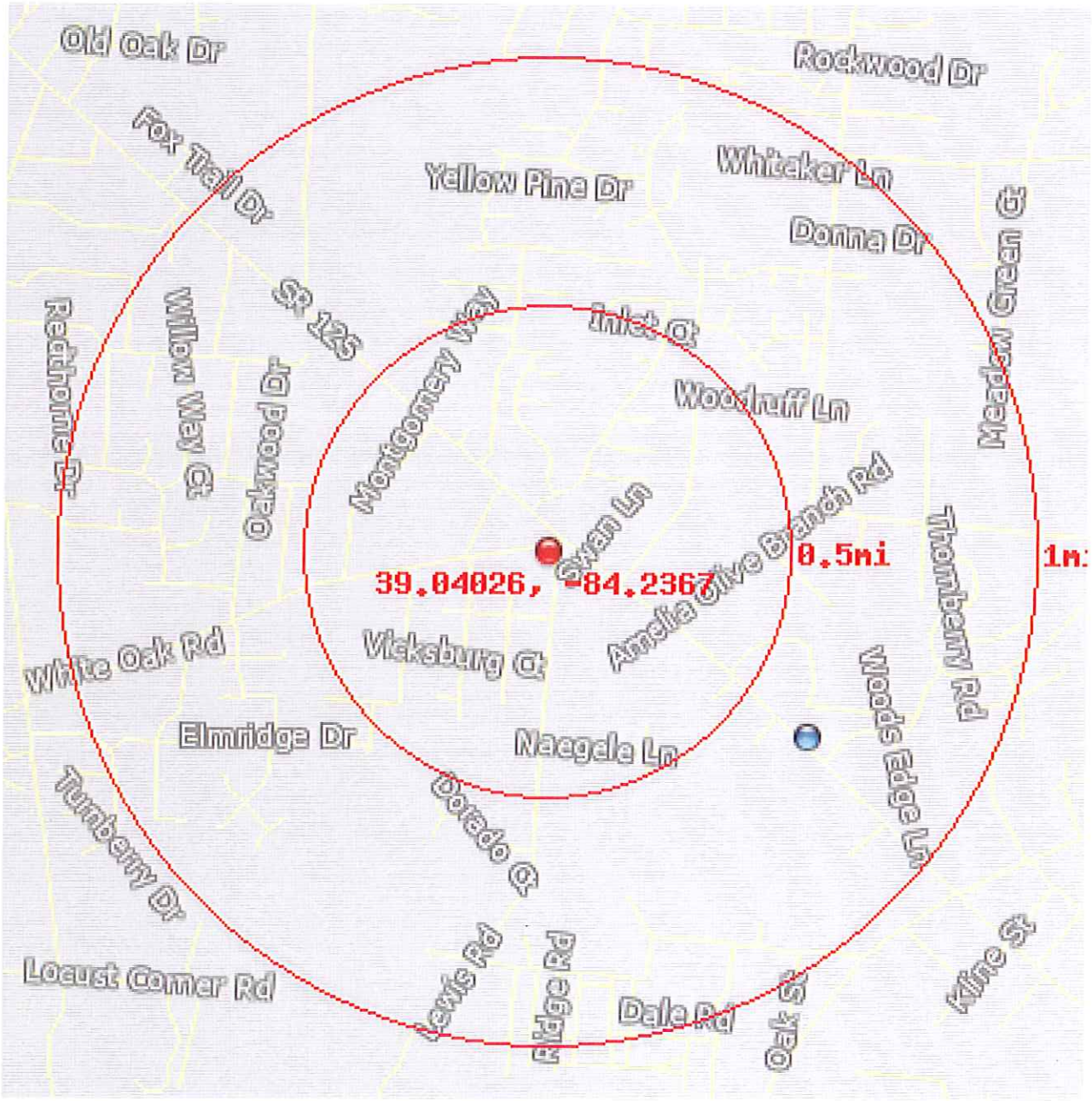
This database returned 1 results for your area.

The NPDES module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

US NPDES

Location	39.0422, -84.2509
Distance to site	4086 ft / 0.77 mi W
Info URL	*http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110010126899*
EPA Identifier	110010126899
Primary Name	CHESTNUT MHP
Address	CHESTNUT ROAD
City	AMELIA
County	CLERMONT
State	OH
Zipcode	45102
SIC Codes	4952
SIC Descriptions	SEWERAGE SYSTEMS
Programs	NPDES, OH-CORE, PCS
Program Interests	ICIS-NPDES NON-MAJOR, NPDES NON-MAJOR, STATE MASTER
Updated On	07-FEB-13
Recorded On	01-MAR-00

OH DERR



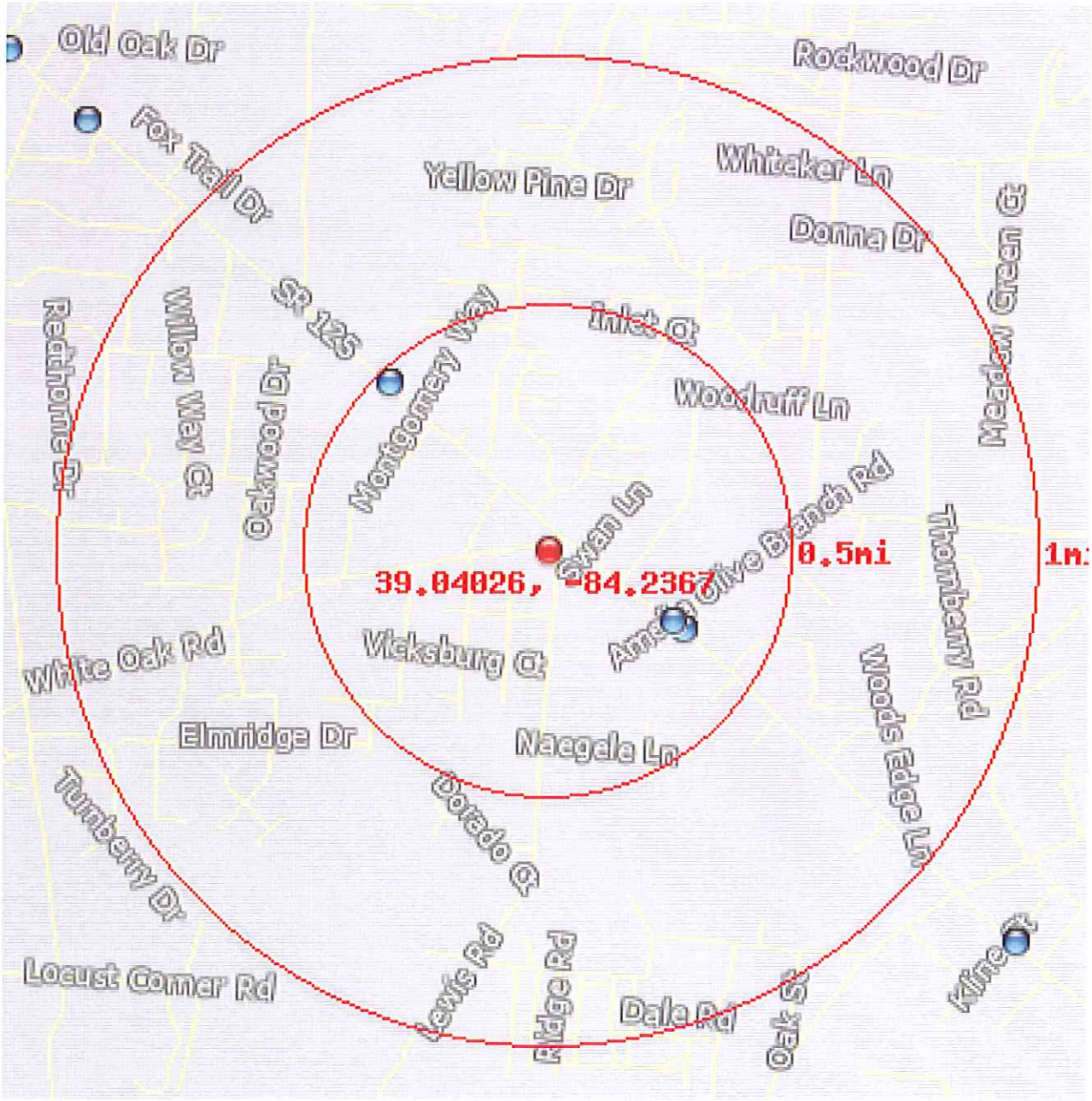
This database returned 1 results for your area.

The Division of Environmental Response and Revitalization (DERR) database is an index of sites for which the Ohio EPA district office maintain files. The database is NOT a record of contaminated sites in Ohio. Not all sites in the database are contaminated, and a site's absence from the database does not imply that it is uncontaminated. The database is also not a list of brownfield sites. Not all sites in the database meet federal or state definitions of brownfields, and many properties in Ohio which would qualify as brownfields are not in the database. Site information maintained in the database includes the name and address of the site; its latitude and longitude; whether the property is, to Ohio EPA's knowledge, being cleaned up in accordance with the Voluntary Action Program (VAP) or is receiving technical assistance through the VAP; and whether Clean Ohio Fund money has been issued to remediate the site.

OH DERR

Location	39.0348, -84.2268
Distance to site	3441 ft / 0.65 mi SE
DERR ID	513000438
Name	Keyboard Lounge Transfer Sta, Anelia
Address	221 W Ohio Pike
City	Amelia
Postal Code	45102
County	Clermont
District	SWDO
CERCLIS ID	OHD980704340
Activity	SA

OH Underground Storage Tanks



This database returned 11 results for your area.

Underground Storage Tanks (UST) containing hazardous or petroleum substances are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). Department of Commerce, Division of State Fire Marshal maintains a list of registered tanks.

OH Underground Storage Tanks

Location	39.03813, -84.23193
Distance to site	1561 ft / 0.3 mi SE
Facility ID	13009383
Facility Name	SAM'S FOOD MARKET #2
Address	2277 OHIO PIKE
City	AMELIA
State	OH
Zip Code	45102
County	Clermont
Tank ID	T00001
Install Date	1982-01-01
Content	Gasoline
Capacity	8000
Tank Type	CCPS - Coated/Cathodically Protected Steel
Status	CIU - Currently In Use

Location	39.03813, -84.23193
Distance to site	1561 ft / 0.3 mi SE
Facility ID	13009383
Facility Name	SAM'S FOOD MARKET #2
Address	2277 OHIO PIKE
City	AMELIA
State	OH
Zip Code	45102
County	Clermont
Tank ID	T00002
Install Date	1982-01-01
Content	Gasoline
Capacity	8000
Tank Type	CCPS - Coated/Cathodically Protected Steel
Status	CIU - Currently In Use

Location	39.03786, -84.23151
Distance to site	1713 ft / 0.32 mi SE
Facility ID	13000193
Facility Name	SWIFTY SERVICE STATION #151
Address	1145 W OHIO PIKE
City	AMELIA
State	OH
County	Clermont
Tank ID	T00003
Install Date	1988-10-01
Content	Gasoline
Capacity	10000
Tank Type	Composite (Steel with Fiberglass)
Status	CIU - Currently In Use

OH Underground Storage Tanks

Location	39.03786, -84.23151
Distance to site	1713 ft / 0.32 mi SE
Facility ID	13000193
Facility Name	SWIFTY SERVICE STATION #151
Address	1145 W OHIO PIKE
City	AMELIA
State	OH
County	Clermont
Tank ID	T00008
Install Date	1995-11-01
Content	Kerosene
Capacity	6000
Tank Type	Cathodically Protected Steel
Status	CIU - Currently In Use

Location	39.03786, -84.23151
Distance to site	1713 ft / 0.32 mi SE
Facility ID	13000193
Facility Name	SWIFTY SERVICE STATION #151
Address	1145 W OHIO PIKE
City	AMELIA
State	OH
County	Clermont
Tank ID	T00006
Install Date	1995-11-01
Content	Gasoline
Capacity	12000
Tank Type	Cathodically Protected Steel
Status	CIU - Currently In Use

Location	39.03786, -84.23151
Distance to site	1713 ft / 0.32 mi SE
Facility ID	13000193
Facility Name	SWIFTY SERVICE STATION #151
Address	1145 W OHIO PIKE
City	AMELIA
State	OH
County	Clermont
Tank ID	T00007
Install Date	1995-11-01
Content	Gasoline
Capacity	10000
Tank Type	Cathodically Protected Steel
Status	CIU - Currently In Use

OH Underground Storage Tanks

Location	39.04502, -84.24263
Distance to site	2417 ft / 0.46 mi NW
Facility ID	13002805
Facility Name	FAST MART
Address	1263 OHIO PIKE
City	AMELIA
State	OH
Zip Code	45102
County	Hamilton
Tank ID	T00001
Install Date	1984-01-01
Content	Gasoline
Capacity	10152
Tank Type	Steel
Status	CIU - Currently In Use

Location	39.04502, -84.24263
Distance to site	2417 ft / 0.46 mi NW
Facility ID	13002805
Facility Name	FAST MART
Address	1263 OHIO PIKE
City	AMELIA
State	OH
Zip Code	45102
County	Hamilton
Tank ID	T00004
Install Date	1984-01-01
Content	Diesel
Capacity	10152
Tank Type	Steel
Status	CIU - Currently In Use

OH Underground Storage Tanks

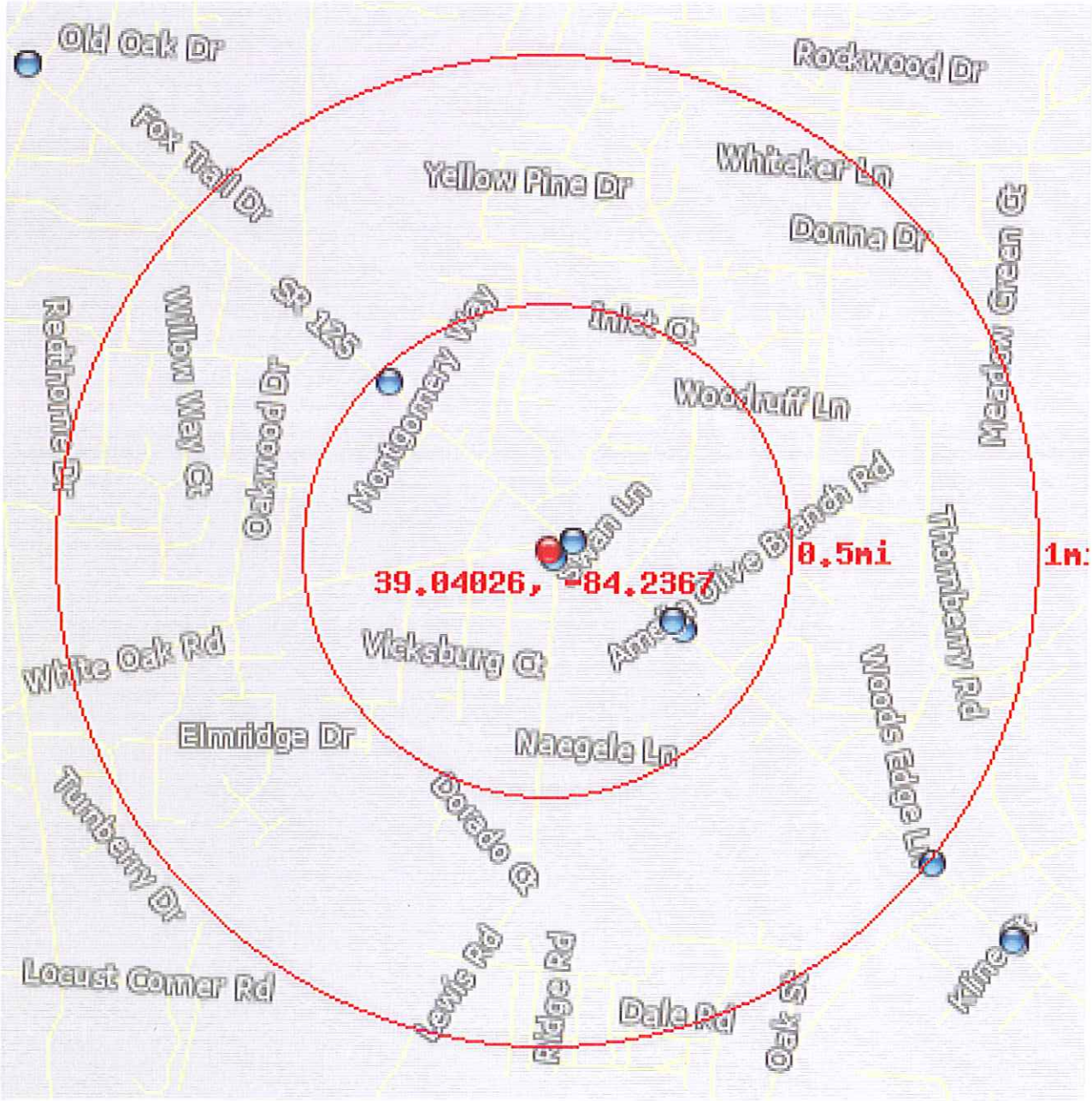
Location	39.04502, -84.24263
Distance to site	2417 ft / 0.46 mi NW
Facility ID	13002805
Facility Name	FAST MART
Address	1263 OHIO PIKE
City	AMELIA
State	OH
Zip Code	45102
County	Hamilton
Tank ID	T00005
Install Date	1984-01-01
Content	Gasoline
Capacity	2005
Tank Type	Steel
Status	CIU - Currently In Use

Location	39.04502, -84.24263
Distance to site	2417 ft / 0.46 mi NW
Facility ID	13002805
Facility Name	FAST MART
Address	1263 OHIO PIKE
City	AMELIA
State	OH
Zip Code	45102
County	Hamilton
Tank ID	T00003
Install Date	1984-01-01
Content	Gasoline
Capacity	10152
Tank Type	Steel
Status	CIU - Currently In Use

OH Underground Storage Tanks

Location	39.04502, -84.24263
Distance to site	2417 ft / 0.46 mi NW
Facility ID	13002805
Facility Name	FAST MART
Address	1263 OHIO PIKE
City	AMELIA
State	OH
Zip Code	45102
County	Hamilton
Tank ID	T00002
Install Date	1984-01-01
Content	Gasoline
Capacity	10152
Tank Type	Steel
Status	CIU - Currently In Use

OH Leaking Underground Storage Tanks



This database returned 7 results for your area.

Information on Leaking underground storage tanks containing hazardous or petroleum substances is maintained by the Department of Commerce, Division of State Fire Marshal.

OH Leaking Underground Storage Tanks

Location	39.03996, -84.23635
Distance to site	148 ft / 0.03 mi SE
County	Clermont
Name	CLERMONT COUNTY SEWER DISTRICT
Address	3685 LEWIS RD
City	AMELIA
State	OH
Zip Code	45102
Release No.	13000442-N00001
LTF Code	6 Closure of regulated UST
Status	NFA: No Further Action
Active Release Site	Inactive

Location	39.04042, -84.23572
Distance to site	286 ft / 0.05 mi E
County	Clermont
Name	SUPER SAM FOOD MART
Address	1335 OHIO PIKE
City	CINCINNATI
State	OH
Zip Code	45102
Release No.	13000129-N00001
LTF Code	1 SUS/CON from regulated UST
Status	NFA: No Further Action
Active Release Site	Inactive

Location	39.04042, -84.23572
Distance to site	286 ft / 0.05 mi E
County	Clermont
Name	SUPER SAM FOOD MART
Address	1335 OHIO PIKE
City	CINCINNATI
State	OH
Zip Code	45102
Release No.	13000129-N00002
LTF Code	1 SUS/CON from regulated UST
Status	NFA: No Further Action
Active Release Site	Inactive

OH Leaking Underground Storage Tanks

Location	39.03813, -84.23193
Distance to site	1561 ft / 0.3 mi SE
County	Clermont
Name	SAM'S FOOD MARKET #2
Address	2277 OHIO PIKE
City	AMELIA
State	OH
Zip Code	45102
Release No.	13009383-N00001
LTF Code	1 SUS/CON from regulated UST
Status	DIS: a release is disproved
Active Release Site	Inactive

Location	39.03813, -84.23193
Distance to site	1561 ft / 0.3 mi SE
County	Clermont
Name	UNITED DAIRY FARMERS
Address	1415 OHIO PIKE
City	AMELIA
State	OH
Zip Code	45102
Release No.	13010017-N00001
LTF Code	6 Closure of regulated UST
Status	NFA: No Further Action
Active Release Site	Inactive

Location	39.03786, -84.23151
Distance to site	1713 ft / 0.32 mi SE
County	Clermont
Name	SWIFTY SERVICE STATION #151
Address	1145 W OHIO PIKE
City	AMELIA
State	OH
Release No.	13000193-N00001
LTF Code	6 Closure of regulated UST
Status	NFA: No Further Action
Active Release Site	Inactive

OH Leaking Underground Storage Tanks

Location	39.04502, -84.24263
Distance to site	2417 ft / 0.46 mi NW
County	Clermont
Name	FAST MART
Address	1263 OHIO PIKE
City	AMELIA
State	OH
Zip Code	45102
Release No.	13002805-N00001
LTF Code	6 Closure of regulated UST
Status	NFA: No Further Action
Active Release Site	Inactive

OH Municipal Solid Waste Landfills

This database returned no results for your area.

The Ohio Environmental Protection Agency maintains a listing of Licensed Municipal Solid Waste Landfill Facilities.

OH Industrial & Solid Waste Landfills

This database returned no results for your area.

The Ohio Environmental Protection Agency maintains a listing of Licensed Industrial and Residual Solid Waste Landfill Facilities.

OH Voluntary Action Program Sites

This database returned no results for your area.

Ohio's Voluntary Action Program (VAP) was created in September 1994 with the passage of Senate Bill 221, the implementing legislation for the program. Final administrative rules, governing all the administrative and technical aspects of the program, were adopted in December 1996. The VAP was fully implemented inearly 1997. The program was created to give companies a way to investigate possible environmental contamination, clean it up if necessary and receive a promise from the State of Ohio that no more cleanup is needed

APPENDIX F

INTERVIEW DOCUMENTATION

3030 River Road
Ashland City, OHIO 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com

User Questionnaire

Property Address: Clermont County Water Resources
3685 Lewis Road, Amelia, Ohio 45102

The following questionnaire is required by the new ASTM Standard E-1527-13, which adheres to the All Appropriate Inquiries Rule, by the United States Environmental Protection Agency

If you answer yes to any of the questions, and need additional space to explain, please use additional paper and reference the question number.

(1.) Environmental liens that are filed or recorded against the property (40 CFR 312.25).

Did a search of recorded land title records (or judicial records where appropriate, identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

PURCHASER HAS NOT PERFORMED A TITLE SEARCH.

*In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and activity & use limitations (AULs) be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

(2.) Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 31).

Did a search of recorded land title records (or judicial records where appropriate, identify any AULs, such as: engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

PURCHASER HAS NOT PERFORMED A TITLE SEARCH.

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

Do you have any specialized knowledge or experience related to the property or nearby properties?

NO KNOWLEDGE OR EXPERIENCE BY PURCHASER.

*For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Property Address: 3685 Lewis Road, Amelia, Ohio 45102

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Yes, the purchase price is the appraised value

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

(a.) Do you know the past uses of the Property?

Used as an office and garage for the Clermont County Water Maintenance Department.

(b.) Do you know of specific chemicals that are present or once were present at the Property?

No

(c.) Do you know of spills or other chemical releases that have taken place at the Property?

1996 - Records indicate a fuel oil spill occurred behind the maintenance garage/pole building. Remediation performed by CT+E.

(d.) Do you have any prior knowledge that the Property was developed with a gas station, dry cleaner, machine shop or industrial facility in the past?

Underground Fuel Storage Tanks were on the property, but were removed in 1991.

Property Address: 3685 Lewis Road, Amelia, Ohio 45102

(e.) Have you been informed of the past existence of hazardous substances or petroleum products with respect to the Property or any facility located on the Property?

See 5(d)

(f.) Do you know if one or more underground storage tanks (USTs) or septic tanks were previously located at the Property.

See 5 (d)

(g.) Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the Property by any owner or occupant of the Property?

No

(h.) Do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the Property?

No

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

No

(7.) For what purpose is this Phase I Environmental Site Assessment being

Property Address: 3685 Lewis Road, Amelia, Ohio 45102

conducted, i.e. real estate transaction, lender requirement, etc.?

real estate transaction

(8.) Who is the current owner of the Property and how long has he/she owned the Property?

Clermont County Board of Commissioners
Parcel 146 - 50 years
Parcel 104 - 59 years

(9.) Do you have a Title Search for the Property?

No

*If not, would you like us to order one? We are required to ask the Client this question, even though it is an additional scope, not included in the ASTM standard. The approximate cost for a Title Search with analysis and incorporation into the report is $1,000 (varies according to the subject property).

I certify that the above responses were made to the best of my knowledge.

Print Name: Lyle Bloom

Address: 4400 Haskell Lane, Batavia, OH 45103

Relationship to Subject Property: Director of Utilities
Clermont County Water Resources

Signature: Lyle D. Bloom

Date: 05-07-14

APPENDIX G

STATEMENT OF QUALIFICATIONS

3030 River Road
Ashland City, OHIO 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com

All Appropriate Inquiries Environmental Corporation™

Daniel G. Tims *Chief Operations Officer*

State of Tennessee Professional Geologist

Experience

Mr. Tims is responsible for overall management of the company. Dan has performed, participated in and managed over 6,000 Phase I, II and III environmental site assessments throughout the United States, Canada and Mexico. Dan has over 25 years of environmental-related work experience in the environmental, geothermal and oil fields. His experience includes: environmental site assessments; remediation projects; NEPA compliance; as well as; asbestos and lead-based paint abatement; directional drilling and formation evaluation in the oilfield and geothermal field. He has extensive experience in groundwater supply and monitoring well design and installation. Having completed numerous hydrogeological investigations in a large variety of subsurface settings, Dan brings vast experience to each project he manages.

Some of Dan's representative experience includes:

⇒ Over 1,200 environmental site assessments, asbestos and lead-based paint consulting, as well as, NEPA-Compliance reports for various sites throughout the U.S. for radio & television broadcast towers and cell towers for American Tower, Cingular, Sprint, AT&T, Verizon Wireless & T-Mobile.

⇒ A 1,000-foot deep industrial groundwater supply well for Smurfit-Stone Corporation in the city of Vernon, CA that pumps at a maximum of 1,600 gallons per minute, with an average pumping rate of 800 gallons per minute on a 24-hour a day basis; environmental studies, well design, field scheduling and oversight, obtaining numerous permits from local, state and national agencies, well development design, pilot bore design and analysis, geophysical survey analysis, e-log analysis, neutron log analysis, bore log analysis, and final report writing oversight.

⇒ Phase II Environmental Site Assessment for litigation support in the proposed Newhall Farm and Land Development for Medallion Oil Company near Newhall, CA, which consisted of over 200 exploratory trenches at 180 active and inactive oil & gas wells.

⇒ Phase I & II environmental assessments, as well as, site characterization and remediation of oilfield property in Elk City, OK.

⇒ Phase I & II environmental site assessments of 14 beverage plants throughout the United States.

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Ashland City, TN 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com

- ⇒ Phase I Environmental Assessment of 26 oil and gas well production sites in Woods County, Oklahoma.
- ⇒ Over 100 environmental site assessments for United Commercial Bank, throughout California.
- ⇒ Developmental directional drilling in the Anschutz Field in southwestern Wyoming; mud rotary drilling through metamorphic rocks to a depth of over 9,000 feet below ground surface.
- ⇒ Developmental directional drilling in the Lake County Geothermal field in Lake County, California. This project included mud rotary drilling through igneous rock to over 10,000 feet below ground surface to help with production of geothermal-heated wells that were being used for public energy supplies for five counties in northern California.
- ⇒ Exploratory directional drilling and formation evaluation in the Channel Islands oilfield, offshore California for Exxon Corporation project. This project included setting up and managing formation evaluation equipment that utilized gamma ray, resistivity and neutron logs for downhole formation evaluation.

Certifications

State of Tennessee Professional Geologist #5324

Former State of California Licensed C-57 Water Well Contractor

Measurement While Drilling Engineer, Long Course Certified, Teleco Oilfield Services

E.P.A. Certified Asbestos Inspector

40-hour OSHA HAZWOPER Training

Education

Post Graduate Studies for Master of Science in Hydrogeology; coursework complete to thesis, California State University, Northridge

Environmental Protection Agency Seminar on Site Characterization and Remediation of Dense Non-Aqueous Phase Liquids

Measurement While Drilling Long Course, Teleco Oilfield Services

Post Graduate Studies in Geosciences at University of Louisiana, Monroe

Bachelor of Science in Geology at Centenary College

All Appropriate Inquiries Environmental Corporation™

Carol A. Mears *Project Manager*

Experience

Ms. Mears is responsible for project management including conducting site assessments, report writing, and supervision of project work by junior-level scientists. Carol has performed, participated in and managed over 200 Phase I and II environmental site assessments throughout the United States. Carol has over 15 years of environmental-related work experience in the environmental field. Her experience includes: environmental site assessments; remediation projects; NEPA compliance; as well as; asbestos and lead-based paint abatement; botanical surveys and wetland delineations for land development including wind farms and natural gas drilling sites. Ms. Mears has acquired extensive expertise in collection and documentation of environmental samples including surface water, groundwater, surface soil, subsurface soil, and air samples.

Some of Carol's representative experience includes:

⇒ Over 200 environmental Phase I environmental site assessments, for various site developments as well as established sites throughout the U.S., including projects for Oldcastle Glass, Verizon, D.R. Horton, Baker-Donelson, Life Care Centers of America, JP Morgan, Regions Bank, and BB&T.

⇒ Performed over 50 Phase II Environmental Assessments including subsurface soil and groundwater sampling to satisfy due diligence investigations for clients. Ms. Mears performed sampling using a hand auger as well as supervised subsurface investigation contractors that utilize GeoProbe direct-push technology, and hollow-stem auger drilling methods.

⇒ Performed limited and comprehensive asbestos assessments at properties in Tennessee, for various clients including nursing homes and Metro-Davidson County storm-water department. Ms. Mears conducted comprehensive asbestos sampling in a citywide project for residences scheduled for demolition after a 2010 flood event and FEMA buyout.

⇒ Participated as team leader and site manager for biannual groundwater sampling of over 200 monitoring wells located on and within the vicinity of the Volunteer Army Ammunition Plant (Chattanooga, TN) for the United States Army Corps of Engineers. Site activities included well development and monitoring for contaminants ranging from toluene to dinitro- and trinitrotoluene (TNT).

3030 River Road
Ashland City, TN 37015
www.aaienvcorp.com

Phone: 888-221-0297
Fax: 866-255-1622
info@aaienvcorp.com

⇒ Participated in CFI Lease Area Soil Nitrate Investigations at Volunteer Army Ammunition Plant (Chattanooga, TN) as Site Manager, coordinating soil borings and sampling with on-site laboratory analyses, and worked with subsurface investigation contractors utilizing Geoprobe drilling methods.

⇒ Conducted wetland and waters surveys for midstream and upstream clients (Northeast Ohio) including wetland delineations. In addition, Carol performed associated threatened and endangered species (i.e. Indiana Bat) habitat surveys for these projects.

⇒ Field member of teams conducting assessments for jurisdictional wetlands and other waters of the U.S. for wind farm projects in Texas, Ohio, Indiana, Oklahoma, Minnesota, North Dakota, and South Dakota. Conducted wetland delineations and collected GPS coordinates in the field, assisted in determination of the location of aquatic features that should be avoided for placement of wind turbine pads and other necessary supporting structures of the project.

⇒ Conducted two Environmental Assessments (NEPA/DOJ) as well as a J-15 Attachment Update for expansion of Pine Prairie Correctional Facility, a private, low to mid-level security prison in Louisiana.

Certifications

US Army Corps of Engineers Wetland Delineation Training Course (USACE 1987 Manual)/Eastern Mountains and Piedmont Regional Supplement Training

E.P.A. Certified Asbestos Inspector

40-hour OSHA HAZWOPER Training

Education

Post Graduate Studies for Master of Science in Aquatic Ecology and Botany; coursework complete to thesis, University of Alabama, Tuscaloosa

Post Graduate Studies in Biology at Youngstown State University

Bachelor of Science in Biology at Youngstown State University

Pierce Township

Township Administrator

And

Fiscal Office

Monthly Report

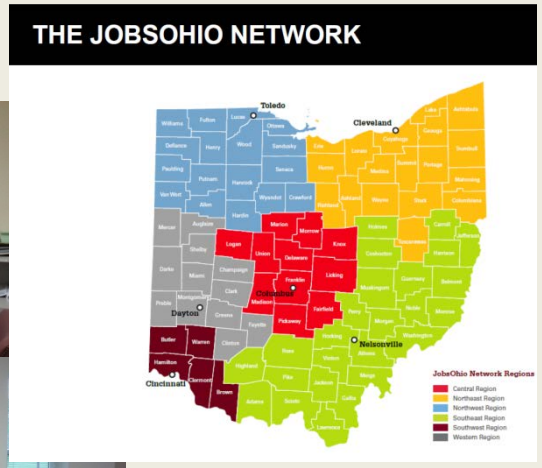
May 2014

Woodland Mound Boat Launch, Picnic and Ohio River Overlook

Statistical Data	Month	YTD
Requests - Services/Information:	288	**1,087**
Trainings/Seminars Attended:	0	**5**
HR FLMA & Workers Comp. Claims:	0	**0**
HR Personnel Actions (New Hires, etc.):	1	**4**
Public Records Requests:	1	**5**
Purchase Orders Processed:	3	**157**
Invoices Processed:	89	**157**
Payroll Checks Processed:	301	**525**
News Releases:	0	**1**
Website updates:	12	**52**
Township Meetings:	1	**6**
Motions & Resolutions:	18	**54**
Policy Manual revisions:	0	**2**

Township Administrator's Monthly Report – May 2014

- Belterra Park Grand Opening
- New Richmond Bicentennial Kick Off Event
- Grant Writing Seminar with Matt Smith
- Ohio Township Association's Administrators Spring Forum covering Home Rule, Fearless Leader, Site Selection and Use of Geographic Information Systems
- IT Committee Meetings
- Office Reorganization
- Clermont Boys & Girls Club



GREAT FUTURES START HERE

BOYS & GIRLS CLUBS OF CLERMONT COUNTY

The Dental Care PLUS GROUP
The plus is service.

May 28, 2014

Pierce Township
950 Locust Comer Road
Cincinnati, OH 45245
ATTN: Claudia Carroll

Dear Claudia,

The Dental Care Plus Group (DCPG) has enjoyed the privilege of being your dental carrier. At this anniversary/renewal period, we will need to implement an increase of 0% effective August 1, 2014.

Please complete, sign and return the enclosed renewal notice to your agent or to DCPG. Thank you for your continued patronage of DCPG. We truly appreciate your business, and look forward to serving you for many years to come.

Sincerely,

Kelley Klahm

Kelley Klahm
Account Manager
Toll Free: 1-800-367-9466
Fax: 513-618-3876
kklahm@dentalcareplus.com

Enclosure

Dental Care PLUS

RENEWAL NOTICE
02009 - PIERCE TOWNSHIP
HMO

Benefit Plan Number: D43

Benefit Year: The 12 month period beginning January 1st and ending December 31st (calendar year)

Annual Maximum Benefit: $1000 per Member

Orthodontic Lifetime Maximum Benefit: $1000 per Eligible Member
Limited to eligible subscriber, spouse and dependent children under age 19

Deductible: $25 per Member, per Benefit Year
$75 per Family, per Benefit Year
The deductible applies to Basic and Major Benefits only

Covered Dental Services	Deductible Applied	Percentage of Allowable Expense Paid by the Plan	Member Copayment
Preventive Benefits	No	100%	None
Basic Benefits	Yes	80%	20%
Major Benefits	Yes	50%	50%
Orthodontic Benefits	No	50% Limited to eligible subscriber, spouse and dependent children under age 19	50%

Dependent children are eligible for coverage until age 19, or until age 25 if enrolled as full-time students.

Contract	Enrolled	Current	Renewal	(Effective 08/01/2014)
Individual	10	$34.00	$34.00	
Family	33	$92.28	$92.28	

The next scheduled renewal date is August 1, 2015.

Authorized Signature Title Date

This renewal is for a standalone dental benefits plan that is not a federally qualified health plan. The plan does not include the full range of pediatric dental benefits required under the federal regulations governing essential health benefits.

The Dental Care Plus Group reserves the right to reconsider these rates if overall enrollment varies by more than 10%.

PLEASE NOTE: RENEWAL NOTICES ARE TO BE RETURNED TO THE DENTAL CARE PLUS GROUP PRIOR TO THE RENEWAL'S EFFECTIVE DATE.
Please send to your agent or DCPG. You may avoid claims processing and payment delays by faxing this signed notice to DCPG at (513)618-3876.

The Dental Care PLUS GROUP

Consider Adding a Vision Benefit

Round out your health benefits with vision — good sense for a few cents more.

Plus Plan - 12/12/24/12

Co-pay	$10/$10		$10/$25	
	Vol. Paid	Emp. Paid	Vol. Paid	Emp. Paid
Rates	EO $8.26	EO $7.12	EO $7.95	EO $6.60
	ES $17.79	ES $13.45	ES $16.49	ES $12.47
	EC $19.39	EC $14.66	EC $17.98	EC $13.60
	EF $24.47	EF $18.85	EF $23.13	EF $17.49

Enhanced Plan - 12/12/24/12

Co-pay	$10/$10		$10/$25	
	Vol. Paid	Emp. Paid	Vol. Paid	Emp. Paid
Rates	EO $7.72	EO $6.43	EO $6.87	EO $5.79
	ES $14.58	ES $12.16	ES $12.99	ES $10.95
	EC $15.89	EC $13.25	EC $14.16	EC $11.93
	EF $20.44	EF $17.04	EF $18.21	EF $15.35

**Rates are guaranteed for two years from the initial effective date.*

What does the coverage include?

In-network coverage includes an eye exam, paid-in-full after co-pay. Standard Single Vision, Bifocal, Trifocal and Lenticular Lenses are covered in full after co-pay. The Plus Plan offers a frame with a retail value of $100-$150 ($50 wholesale) and $130 contact lens allowance. The Enhanced Plus Plan offers a frame with a retail value of $75-$100 ($35 wholesale) and a $110 contact lens allowance. A discount of 20% off retail, plus corresponding standard lens reimbursement is applied to all specialty lenses. And we offer a onetime/lifetime allowance applied to LASIK Surgery.

Out-of-network coverage is available on all plans.

The Vision Care Plus Advantage

Vision Care Plus is a fully-insured vision product designed to offer attractive plan designs at every price point. We've partnered with Avesis, the nation's top vision administrator.

Eligibility Requirements

There are aggressively rated plans available through Vision Care Plus. The product is available on a voluntary basis to groups with five or more eligible employees and employer-sponsored groups with two or more eligible employees.

Easy Access to Quality Vision Care Professionals

Members can access an extensive national panel. So, whether your employees prefer seeing an independent practitioner or going to a national, multi-site retailer such as Target, Walmart or Sam's Club, the Vision Care Plus network is appealing and convenient.

CONTACT US

Choose from our most popular plan designs above or contact your sales representative for a custom quote.

Contact your DCPG representative at 1-800-367-9466.

Vision Care PLUS

Underwriting Assumptions. Employer paid – minimum group size and participation of two (2) eligible employees. Voluntary groups – minimum group size and participation of five (5) eligible employees.

Limitations and Exclusions. Some provisions, benefits, exclusions or limitations listed herein may vary depending on your state of residence. Limitations: This plan is designed to cover eye examinations and corrective eyewear. It is also designed to cover visual needs rather than cosmetic options. Should the member select options that are not covered under the plan, as shown in the schedule of benefits, the member will pay a discounted fee to the participating Avesis provider. Benefits are payable only for services received while the group and individual member's coverage is in force. Exclusions: There are no benefits under the plan for professional services or materials connected with and arising from: 1) Orthoptics of vision training; 2) Subnormal vision aids and any supplemental testing; 3) Plano (non-prescription) lenses, sunglasses; 4) Two pairs of glasses in lieu of bifocal lenses; 5) Any medical or surgical treatment of eye or support structures; 6) Replacement of lost or broken lenses, contact lenses or frames, except when the member is normally eligible for services; 7) Any eye examination or corrective eyewear required by an employer as a condition of employment; 8) Services or materials provided as a result of Workers' Compensation Laws, or similar legislation, required by any governmental agency whether Federal, State or subdivision thereof.

Premium is subject to adjustment in the event of changes in benefits, contributions, or the number of eligible employees, or any future additional tax, fee or assessment imposed by the Federal or State governments with associated administrative costs and expenses.

CONTRACT FOR COMPUTER EQUIPMENT, SOFTWARE, AND SERVICES

Client: **Pierce Township, Ohio**
950 Locust Corner Rd.
Cincinnati, OH 45245
(referred herein as Client, you, and your)

By: **Township and Local Government IT Solutions, LLC**
P.O. Box 261
Batavia, Ohio 45103
(referred to herein as Consultant, we, us, and our)

NOW, THEREFORE, the parties, intending to be legally bound, agree as follows:

1. Scope of Services. Consultant agrees to provide Client with certain hardware and software and to perform certain services set forth in Exhibit "A," which is attached hereto and incorporated into this contract. To the extent the provisions of Exhibit "A" are ambiguous or inconsistent in relation to the provisions of this contract, the provisions of Exhibit "A" shall take precedence. The services contained in Exhibit "A" may be adjusted from time to time as agreed upon in writing by both parties. Any additional services authorized by you shall be subject to all terms and conditions of this contract.

2. Price. Upon entering into this contract, you will make an initial payment to us in the amount of $10,000.00. In addition, you agree to pay us the amount of $3,200.00 per month as adjusted herein, excluding taxes, for the duration of the contract. Any and all taxes, except income taxes, imposed or assessed by reason of this contract or its performance, including but not limited to sales or use taxes, shall be paid by Client.

3. Term. This contract is effective for sixty (60) months starting on June 1, 2014 and is non-cancelable. To ensure continuous service, this contract will be automatically renewed for successive 60 month periods, unless either party timely serves written notice upon the other party of its intention to cancel the renewal at least 90 days but not more than 120 days before the end of the initial 60 month period, or at least 90 days but not more than 120 days before the end of any subsequent 60 month renewal period. Notice of cancellation shall be sent by certified mail, return receipt requested, to the addresses set forth above.

4. Annual Price Adjustments. Since our costs to provide you with the services set forth in this contract will increase, on each annual anniversary date of the contract, the price will be adjusted upward based on the average monthly percentage change over the 12 month period ending in December, immediately preceding the date for which the price index adjustment is effective in the Consumer Price Index, All Urban Consumers - (CPI-U).

5. Invoicing. Consultant shall invoice Client, at your address set forth above, for services rendered, and you shall pay the amount set forth on such invoices to us, at our address set forth above, within ten (10) days of receipt thereof. Invoices shall be rendered monthly to you.

6. Overdue Invoices. A service charge of 1.5% per month from the date of the invoice shall apply to all overdue accounts that are in any way related to this contract. Overdue accounts are accounts that are not paid in full within ten (10) days of receipt of an invoice.

7. Confidential Information. Consultant and Client may come into possession of the other parties' financial and/or other business information pertaining to such other parties' business which is not published or readily available to the public, including, but not limited to, trade secrets, research, development, marketing concepts and plans, training, pricing information, sales techniques, lists of customers and vendors and other information pertaining to the business conducted by either us or you which is received from the agents or employees of either party ("Confidential Information"). Confidential Information shall not include information which is generally known or easily ascertainable by third parties of ordinary skill and competence in computer system design and programming, nor shall it include information already known to the receiving party or disclosed to the receiving party by a third party without violation of a duty of confidentiality to the disclosing party. Consultant and Client each acknowledge and agree that Confidential Information is important to, and greatly affects the success of, both parties in a competitive marketplace. Consultant and Client agree that during the course of their relationship and at all times thereafter, Consultant and Client shall hold in the strictest confidence, and shall not use for either parties' personal benefit, or disclose, duplicate or communicate to or use for the direct or indirect benefit of any other person, firm, corporation or entity, any Confidential Information without the prior written consent of the other party, or unless we are required to do so in order to perform the services, or pursuant to a court order or by operation of law.

8. Independent Contractor. Consultant is an independent contractor and neither we nor our staff are or shall be deemed to be employed by you. Consultant therefore reserves the right to determine the method, manner, and means by which the services will be performed by us under this contract. We are not required to perform the services during a fixed hourly or daily time and if the services are performed at your premises, then our time spent at the premises is to be at our discretion; subject to your normal business hours and security requirements. All service visits will most likely be performed during normal business working days and hours, which are defined as Monday through Friday, 8:00 AM to 4:30 PM, except scheduled holidays. All work that you require us to perform before or after normal business working days and hours shall be considered “Extra Work.”

9. Service Requests. Service requests are defined as any request for dispatch of our technicians to the location of the equipment covered in this contract. We endeavor to respond to service requests during normal business working days and hours, at our earliest opportunity, at no additional charge to you.

10. Extra Work. Extra Work is work that adds to the services initially provided for as set forth above. In the event we provide such additional services when you request additional services, you agree to pay us for all materials and labor, including travel time and time spent on the job. Such extra work service costs will be invoiced at $200.00 per hour plus materials costs.

11. Items Not Covered. The services contemplated by this contract do not include repairing cosmetic issues or ancillary components of the computer equipment such as electrical systems, communications systems, entertainment devices, security systems not installed by us, HVAC systems, or other conditions related to the building or facilities that could affect the equipment. Also, with the passage of time, equipment, technology and designs will change. If any part or component of your equipment covered under this contract cannot, in our sole opinion, be safely or adequately repaired and is no longer stocked and readily available to purchase, that part or component shall be considered obsolete and we are under no obligation to fix, repair or service obsolete components or systems. You will be responsible for all charges associated with replacing any obsolete parts or components, if feasible, as well as all charges required to ensure that the remainder of the equipment is functionally compatible with the replacement part or component. In addition, we will not be required to make any changes, upgrades, or to renew, replace or repair the equipment due to any of the following: abuse, misuse and/or vandalism, anyone’s negligence in connection with the use or operation of the equipment, any loss of power, power

fluctuations, power failure, or power surges that in any way affect the operation of the equipment, fire, smoke, explosions, water, storms, wind, lightning, acts of civil or military authorities, strikes, lockouts, other labor disputes, theft, riot, civil commotion, war, malicious mischief, acts of God, or any other reason or cause beyond our control that affects the use and operation of the equipment.

12. Exclusive Contract Rights. You agree not to permit others to make alterations, additions, inspections, adjustments, repairs, or to replace any component or part of the equipment being provided or serviced during the term of this contract.

13. Use of Work Product. Except as specifically set forth in writing and signed by both Client and Consultant, we shall have all copyright and patent rights with respect to all materials and processes developed during the course of performing the services under this contract, and you are hereby granted a non-exclusive license to use and employ such materials and processes within your business.

14. Title and Ownership of Equipment and Software. Consultant retains title to all equipment supplied by us under this contract (and a security interest therein), which, it is agreed, can be removed without material injury to any real property until all payments under the terms of this contract, including deferred payments, and any extensions thereof shall have been made. In the event of any default by you in any payment, or under any other provision of this contract, we may take immediate possession of the equipment and enter upon the premises where it is located without legal process and remove such equipment or portions thereof, irrespective of the manner of its attachment to the real estate or the sale, mortgage, or lease of the real estate. Pursuant to the Uniform Commercial Code, at our request, you agree to join with us in executing any financial or continuation statements which may be appropriate for us to file in public offices in order to perfect our security interest in such equipment.

15. Liability. You expressly agree to release and discharge us and our employees for any and all claims and/or losses, including personal injury, death and property damage, specifically including damage to the property which is the subject matter of this contract, associated therewith, or caused thereby. You expressly agree to release and discharge us from any and all claims for consequential, special, or indirect damages arising out of the performance of this contract. In no event shall we be liable for damages arising out of this contract that exceed the remaining unpaid installments of the current, unexpired term of this contract. In the event a third-party is retained to enforce, construe, or defend any of the terms and conditions of this contract or to collect any monies due hereunder, either with or without litigation, the prevailing party shall be entitled to recover all costs and reasonable attorney's fees.

16. Default/Remedies. If you do not pay any sum due within 60 days from the billing date, or if you default in the performance of any other covenant under this contract and such default shall continue for five days after written notice hereof; we may choose to do one or more of the following: (1) suspend all service until all amounts due have been paid in full; (2) declare all sums for the unexpired term of this contract, due immediately, as liquidated damages and terminate our obligations under this contract; and/or (3) exercise any other remedy provided by this contract or by law. If we elect to suspend service, we shall not be responsible for any losses of any type or kind that are in any way related to our suspension of service.

17. Indemnity. Client agrees to fully and completely defend, indemnify and hold harmless Consultant from any and all claims and lawsuits (whether same is for personal injury, property damage or death of any person), against Consultant which allege to have a factual or legal basis in the services contemplated by this contract; regardless of whether such actions arise from the use, operation, repair, installation, or condition of the equipment, which is the subject of this contract or its component parts. Client understands and agrees that its obligation to defend, indemnify and hold harmless exists regardless of whether it is alleged or proved that we are jointly or solely liable under a theory of legal fault,

including, but not limited to, negligence, gross negligence, strict liability, strict product liability, breach of warranty (whether expressed or implied) or breach of contract. Client recognizes its obligation under this clause includes payment of all attorney's fees, cost of court and other expenses of litigation incurred by us, together with any and all damages (including punitive damages to the extent allowed by law) awarded by court, jury, or other competent authority, judgments, settlements, appeal bonds necessary to suspend judgment pending appeal, interest, and attorney's fees awarded to an adverse party arising out of such claims or lawsuits. This indemnification obligation is the broadest allowed by law.

18. Risk of Loss and Insurance. Consultant shall not be responsible for loss or damage to property, material, or equipment while said property, or equipment, is in Client's care, custody, or control. Client shall keep the equipment insured against all risks of loss or damage from every cause whatsoever for not less than the full replacement value thereof; and shall carry public liability and property damage insurance covering the equipment and its operations and handling for the amount of at least One Hundred Thousand Dollars ($100,000.00) or other reasonable amount specified by Consultant. Client shall pay the premiums and any deductible portions therefore and deliver said policies, or duplicates thereof, to Consultant. Client also agrees to name Consultant as an additional insured in its liability and any excess (umbrella) liability insurance policies. You hereby waive the right of subrogation.

19. WARRANTIES AND DISCLAIMERS. WE WARRANT THAT OUR WORK WILL BE PERFORMED IN A GOOD, COURTEOUS, AND COMPETENT MANNER. WE DO NOT WARRANT THE EQUIPMENT INSTALLED BY US AND YOU AGREE TO RELY ON THE MANUFACTURERS' WARRANTIES. CONSULTANT, BEING NEITHER THE MANUFACTURER, NOR A DEALER IN THE EQUIPMENT, MAKES NO OTHER WARRANTIES, WHETHER WRITTEN, ORAL OR IMPLIED, INCLUDING WITHOUT LIMITATION, THE CONDITION OF THE EQUIPMENT, ITS MERCHANTABILITY, ITS DESIGN, ITS CAPACITY, ITS PERFORMANCE, ITS MATERIAL, ITS WORKMANSHIP, ITS FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. IN NO EVENT SHALL CONSULTANT BE LIABLE FOR SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, REVENUE, DATA, OR USE BY CLIENT OR ANY THIRD PARTY, REGARDLESS OF WHETHER A CLAIM OR ACTION IS ASSERTED IN CONTRACT OR TORT, WHETHER OR NOT THE POSSIBILITY OF SUCH DAMAGES HAS BEEN DISCLOSED TO CONSULTANT IN ADVANCE OR COULD HAVE BEEN REASONABLY FORESEEN BY CONSULTANT, AND IN THE EVENT THIS LIMITATION OF DAMAGES IS HELD UNENFORCEABLE THEN THE PARTIES AGREE THAT BY REASON OF THE DIFFICULTY IN FORESEEING POSSIBLE DAMAGES ALL LIABILITY TO CLIENT SHALL BE LIMITED TO ONE HUNDRED DOLLARS ($100.00) AS LIQUIDATED DAMAGES AND NOT AS A PENALTY.

20. Applicable Law. This contract shall be construed in accordance with the laws of the State of Ohio. Consultant shall comply with all applicable laws in performing services but shall be held harmless for violation of any governmental procurement regulations to which it may be subject.

21. Severability. In the event any portion of this contract is deemed invalid or unenforceable by a court of law, public policy, or statute, such finding shall not affect the validity or enforceability of any other portion of this contract.

22. No Waiver. Our rights under this contract shall be cumulative and our failure to exercise any rights given hereunder shall not operate to forfeit or waive any of said rights and any extension, indulgence or change by us in the method, mode or manner of payment or any of its other rights, shall not be construed as a waiver of any of its rights under this contract.

23. Complete Agreement. This contract contains the entire agreement between the parties hereto with respect to the matters covered herein. No other agreements, representations, warranties or other matters, oral or written, purportedly agreed to or represented by or on behalf of Consultant by any of our employees or agents, or contained in any sales materials or brochures, shall be deemed to bind the parties hereto with respect to the subject matter hereof. This contract shall not be amended, altered or changed except by a written agreement signed by the parties hereto.

24. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given when personally delivered or two (2) business days after deposited with the United States Postal Service, certified or registered mail, postage prepaid, return receipt requested, addressed to the parties hereto or to such other address as either party may designate by notice given in accordance with the provisions of this Section.

25. Client Representatives. The following individuals shall represent Client during the performance of this contract and have authority to execute written modifications or additions to this contract.

Name_____ Telephone: _____

Name_____ Telephone: _____

Name_____ Telephone: _____

26. Consultant's Representative. The following individual shall represent Consultant during the performance of this contract and has authority to execute written modifications or additions to this contract.

Daren Donohoo (513) 616-5977

27. Disputes and Arbitration. Any dispute that arises between the parties with respect to the performance of this contract may, at the option of either party, be compelled to be submitted to binding arbitration by the American Arbitration Association, to be determined and resolved by said Association under its rules and procedures in effect at the time of submission.

28. Assignment. This contract may not be assigned by either party without the prior written consent of the other party. Except for the prohibition on assignment contained in the preceding sentence, this contract shall be binding upon and inure to the benefits of the heirs, successors and assigns of the parties hereto.

29. Time is of the essence.

This contract is lawfully entered into by and between the following:

Pierce Township, Ohio	**Township and Local Government IT Solutions, LLC**
Signed: _____	Signed: _____
Printed: _____	Printed: _____
Title: _____	Title: _____

Exhibit A:

<u>Domain Controller/File Server</u>

Dell Poweredge R420

Dual Intel Xeon E-24XX V2 Processors

32 GB RAM

(3) 600 GB Hard Drives Configured as RAID 5

Dual Power Supplies

Windows Server 2012 Standard

(35) Open Business Windows Server 2012 User Cals

(4) External Hard Drives for Backup

Cloud Base Online Backup Solution (In addition to hard drive bkp)

(10) Remote Desktop Licenses for Remote Access

(12) New workstations per year until all are replaced

(35) Trend Micro Business Internet Security (Worry Free Advanced)

(100) 50 GB Hosted Exchange Mailboxes w/Sharepoint

Services included are:

1. Installation and setup of said equipment
2. Create new domain
3. Configure existing (applicable) workstations to new domain and transfer data
4. Preventative maintenance schedule and execution of server/workstations
5. Monthly monitoring of server and workstations
6. Monthly IT meeting
7. Monthly reports for server/workstations health and status
8. Rotation schedule for IT hardware
9. Basic server training for Gary Strunk, Mike Masterson, and other personnel designated by Administrator Tim Hershner
10. Transfer file server data to new server
11. Transfer exchange data from existing server to online database
12. Configure smartphones, laptops, and workstations for hosted exchange email solution.

"Welcome home! Proudly serving you since 1853"

Main Line – 513-752-6262

Bonnie Batchler, Board Chair
Bbatchler@piercetownship.org

Robert Pautke, Trustee
Bpautke@piercetownship.org

Richard Riebel, Trustee
Rriebel@piercetownship.org

Karen Register , Fiscal Officer Kregister@piercetownship.org

Tim Hershner
Administrator
Thershner@piercetownship.org

Claudia Carroll
Asst. to the Administrator
Ccarroll@piercetownship.org

Pierce & Anderson Boundary