

ENVIRONMENTAL ASSESSMENT

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

of PAMIDA-3158

2015 South Defiance Street
Archbold, Ohio 43502

PREPARED BY:

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EMG Project #: 76377.06R-145.111
Date of Conversion: April 27, 2006
Original Project #: 70599.05R-150.050
Date of Report: June 17, 2005
On site Date: May 23, 2005

PROJECT SUMMARY

**Pamida
2015 South Defiance Street
Archbold, Ohio 43502**

Assessment Component	Acceptable	Routine Solution	Phase II	Estimated Cost §	Reference Section	Page
Historical Review	✓				4.	5
Operational Activities	✓				5.	6
Hazardous Materials	✓				5.	6
Waste Generation	✓				5.	6
PCBs	✓				5.	6
Asbestos	✓				5.	6
Radon	✓				5.	6
Lead-Based Paint	✓				5.	6
Lead in Drinking Water	✓				5.	6
Tanks/Pipelines	✓				5.	6
Surface Areas	✓				5.	6
Mold		(1)		See below	5.	6
Adjacent Properties	✓				6.	9
Regulatory Database Review	✓				7.	10

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand alone document.

§ *Costs depicted are for investigation/program development activities. Remediation costs, if required, will be identified as a result of the activities.*

(1) In a memo fax dated September 13, 2005 Pamida Store representative Tim Whitmarsh indicated that the work was completed and mold abated. The problem was reportedly traced to faulty air conditioner units.

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1. CERTIFICATION

EMG has completed a Phase I Environmental Site Assessment of the Pamida (the "Project"), located at 2015 South Defiance Street in Archbold, Ohio 43502. The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

This report is addressed to Citigroup Global Markets Realty Corp., Barclays Capital Real Estate Inc. Corporation ("BCRE") and its affiliates, and Spirit Finance Corporation. Citigroup Global Markets Realty Corp., BCRE and its affiliates, Spirit Finance Corporation, their respective successors and assigns (including, without limitation, investors who purchase the mortgage loan or a participation interest in the mortgage loan and the trustee in a securitization that includes the mortgage loan), each servicer of the mortgage loan, and all rating agencies involved in any sale, securitization or syndication involving the mortgage loan may use and rely upon this Report, including, without limitation, utilizing selected information from the Report in the offering materials (either in electronic or hard copy format) relating to any sale, securitization or syndication involving the mortgage loan. The Assessor agrees to cooperate in answering questions by any of the above parties in connection with the sale, securitization or syndication, as communicated by BCRE personnel. In addition, this Report or a reference to this Report may be included or quoted in any offering circular, registration statement, prospectus or sales brochure (either in electronic or hard copy format) in connection with a sale, securitization or syndication, or transaction involving such debt and or debt securities.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity except Citigroup Global Markets Realty Corp, BCRE and its affiliates, Spirit Finance Corporation, their respective successors and assigns, for any purpose without the advance written consent of EMG. In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative have been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on-site visit.

If you have any questions regarding this report, please contact the Technical Relationship Manager listed below at 800.733.0660, Ext. 6534.

Researched by: Regina S. Collins, Project Manager

Surveyed by: Regina S. Collins, Project Manager

Written by: Regina S. Collins, Project Manager

Reviewed by:



Rebecca A. Bleakley for
LaNeicia A. Stone, Senior Technical Relationship Manager
lastone@emgcorp.com

2. EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment, that included on-site observations of the accessible areas of Pamida (the "Project"), on May 23, 2005. The Project is located at 2015 South Defiance Street in Archbold, Ohio 43502, and consists of approximately 3.92 acres.

The Project was originally constructed in 2000 and is currently a Pamida retail facility. Prior to construction of the current improvements, the Project was farmland. Properties in the general vicinity of the Project include farmland, and residential and commercial land uses.

The following summarizes the independent conclusions representing EMG's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative have been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 and the Bank of America Scope of Work.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 2015 South Defiance Street, Archbold, Ohio 43502, the Project. Any exceptions, to or deletions from, this practice are described in the Scope of Work Section. Based on the results of the assessment, no recognized environmental conditions (RECs) were identified in connection with the Project or historical RECs were identified in connection with the Project.

2.1. RECOMMENDATIONS

The following additional action is recommended:

- Remediation of the identified suspect mold can be conducted by properly trained building maintenance staff. In a memo fax dated September 13, 2005 Pamida Store representative Tim Whitmarsh indicated that the work was completed and mold abated. The problem was reportedly traced to faulty air conditioner units.

3. SCOPE OF WORK

EMG conducted a Phase I Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives.

A Pre-Survey Questionnaire was completed as a part of this assessment which is included in the Appendices. The Questionnaire was completed with Ms. Marilyn Allen. Information obtained from the Questionnaire has been used in the preparation of this report.

Visual observation above the drop ceiling tiles was not performed as a part of this assessment.

No evidence of pipe chases was identified during this assessment. Visual observation of pipe chases and behind walls was not performed as a part of this assessment.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project which could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 and the Bank of America Scope of Work. The scope of work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project as identified through review of reasonably ascertainable standard historical sources.
- Physical characteristics of the Project as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and groundwater data.
- Current Project conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
 - Facility storage tanks, drums, containers (above or below ground), etc.
 - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
 - The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes
- A screening approach for the potential existence of:
 - Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior) and the collection and analysis of three bulk samples from homogeneous areas of friable and damaged non-friable suspect ACM. Any materials not sampled are considered suspect until tested and proven otherwise. Friable materials are those which can be easily crumbled or pulverized by hand pressure.

This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for “suspect” determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication Managing Asbestos in Place (the “Green Book”). Only materials listed in the Green Book which were installed prior to 1985 are considered suspect.

- Radon gas propensity, through the review of the USEPA's Map of Radon Zones and radon gas concentrations through the exposure and analysis of canisters, using the charcoal liquid scintillation method for all residential properties.
- Lead-based paint for properties constructed prior to 1978. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. Therefore, all paint applied prior to 1978 is considered suspect.
- Lead in water, based on information provided by the municipal water provider.
- Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as a part of this assessment. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify any sites that would have the potential to impact the environmental integrity of the Project.

The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search which focuses on both the Project and neighboring sites that may impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard E 1527-00. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

4. HISTORICAL REVIEW

Based upon historical review, the Project was farmland prior to the development of the current Project improvements in 2000. The following historical resources were researched as part of the historical review:

Resource:	Available from:	Results:
Tax Map	Fulton County Auditor's Office	The Project is listed as parcels 17-033518-03.000 and 17-033518-03.099
Interviews	Ms. Marilyn Allen, Store Team Leader	No environmentally significant information was identified through discussions with Ms. Allen.
Local agency records	City of Archbold Fire Department	Information from the City of Archbold Fire Department has not yet been received. Once received, EMG will review and any environmentally significant information will be forwarded in the form of an addendum letter.
	City of Archbold Engineering and Zoning	No environmentally significant information was identified on file for the Project.
Historical Maps (Sanborn, Baist, etc.)	EDR	No historical maps identified for the area of the Project.
Topographic Maps dated: 1977, 1959-1971, 1959, 1913, 1909	EDR	The Project is shown as unimproved. Adjacent properties shown as undeveloped land. No environmental concerns with the Project or adjacent property uses.
City Directories dated: 1972, 1976, 1980, 1985, and 1991	EDR	The Project address is not listed.
Aerial photographs dated: 1939 and 1950	National Archives and Records Administration	The Project is shown as unimproved. Adjacent properties shown as a mixture of undeveloped land. No environmental concerns with the Project or adjacent property uses.
Aerial Photograph dated: 1969, 1980, 1989, and 1990	Prior Phase I Environmental Site Assessment dated August 24, 1999 by Bowser Morner	The Project is shown as unimproved. Adjacent properties shown as a mixture of undeveloped land and commercial property types. No environmental concerns with the Project or adjacent property uses.
Previous Investigations and Assessments	Client	Previous report for the Project, which is discussed after this Table.
Plans and Specifications	N/A	None available at the Project or local agency offices visited for this assessment.

EMG was provided with a copy of a previous Phase I Environmental Site Assessment report for the Project, prepared by Bowser Morner and dated August 23, 1999. Pertinent information identified in that report is as follows:

- At the time of the assessment, the Project consisted of one approximately 4.0-acre parcel which was being utilized as a soybean field. There were no buildings observed on site. Review of historical information indicated that the site has a past history of being agricultural land.
- As part of its assessment, Bowser Morner contacted various local agencies including the Village of Archbold Fire Department and the Fulton County Health Department. No issues of environmental concern were identified.
- A review of ownership history back to 1968 and aerial photographs back to 1969 indicated that the Project has been owned by individuals and has been used as farmland.
- Based on the results of the assessment, no evidence of recognized environmental conditions were identified in connection with the site. No further action or investigation was recommended.

5. PROJECT RECONNAISSANCE

Property Summary	
Address:	2015 South Defiance Street in Archbold, Fulton County, Ohio 43502
On-site Point of Contact (POC)	Ms. Marilyn Allen, Manager
Areas accessed:	Included; all common areas; all exterior areas (except the roofs); and the Project boundaries.
Inaccessible areas:	None.
Weather conditions:	Clear, with temperatures in the mid 60s (°F) and light winds.
Current Project use:	The Project is currently a Pamida retail facility.
Land area:	Approximately 3.92 acres.
Construction/renovation date(s):	2000
Improvements:	Project improvements consist of one structure, landscaping, and surface-level asphalt paved parking/drive areas.
Water/sewer service:	The Project is serviced by public water and sanitary sewer systems.
Mechanical/HVAC systems:	An electrically powered water heater. Heat and air-conditioning are supplied to the Project from combination electrically operated and natural gas-fired units.
Topography	Source: Ridgeville Corners, Ohio Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1977: - Slope of the Project is to the southwest. - Slope in the general area of the Project is to the southwest. - The nearest surface water feature is Brush Creek, which is located approximately one-mile southwest of the Project.
Wetlands	Review of the National Wetlands Inventory (NWI) Map, published by the United States Fish and Wildlife Service, indicated the following: - No wetland areas are indicated at the Project or adjacent properties.
Floodplain	A Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) was not available for the area of the Project.
Soils/Geology	Review of the Soil Conservation Service STATSGO data published by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), indicated the following: - The Project is located in an area comprised of one soil type known as the Latty soil series. - The Latty soil series is a clay textured soil with a depth of at least seven inches. General characteristics of the Latty soil include slow to very slow permeability and a neutral to mildly alkaline soil reaction. Geologic Age and Rock Stratigraphic Unit Source published by P.G. Schruben, R.E. Arndt and W.J. Bawiec and dated 1994, indicated the following: - The Project is located within the Central Lowland physiographic province of Ohio. The Project is further located over a Devonian-aged formation with an estimated thickness of less than five feet.

Property Summary	
Groundwater Hydrology	<p>EDR and dated May 2005, indicated the following:</p> <ul style="list-style-type: none"> - The Project is located within the unconsolidated minor aquifer formation with estimated groundwater levels between 41 and 42 feet below ground surface (bgs). <p>Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow at the Project is anticipated to be toward the southwest.</p> <p>Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.</p>

Assessment component	Result:
Operational Activities/Noteworthy Tenants	<p>No noteworthy tenants occupy the Project and no environmentally significant operations are conducted at the Project.</p> <p>No environmental concerns noted with the operational activities at the Project.</p> <p>Considering the operations assessed at the Project, no environmental permits, registrations, or notifications appear to be required.</p>
Hazardous Materials and Petroleum Products Storage/Handling	<p>The Project is involved in the use of hazardous materials in the form of routine janitorial/maintenance supplies, paint and vinyl floor adhesive for Project upkeep. No environmental concerns noted.</p>
Waste Generation, Treatment, Storage, and Disposal	<p>The Project generates waste in the form of non-hazardous solid and liquid wastes. No environmental concerns noted.</p>
Polychlorinated Biphenyls (PCBs)	<p>The Project is supplied with secondary electrical service from utility owned pad mounted transformer. No environmental concerns noted.</p> <p>A hydraulic lift is located at the Project. PCB-containing hydraulic fluid has not been manufactured since 1977. Therefore, based on the date of installation (2000), PCB-containing hydraulic fluid is not likely to be found in the lift operating system. The reservoir for the hydraulic unit appears to be leaking. An oily substance was noted on the top of the unit and on the concrete floor surrounding the unit. The staining appeared surficial in nature and the concrete floor appeared intact with no cracks to permit entry to the subsurface. No environmental concerns noted.</p> <p>A hydraulic cardboard compactor is located at the Project. PCB-containing hydraulic fluid has not been manufactured since 1977. Therefore, based on the date of installation (2000), PCB-containing hydraulic fluid is not likely to be found in the operating system. No environmental concerns noted.</p>
Asbestos-Containing Materials (ACM)	<p>Based on the date of construction and the Scope of Work, no suspect ACM were identified at the Project.</p>
Radon Gas	<p>Review of the USEPA's Radon Map for Fulton County, Ohio indicated that the Project is located in Zone 2, areas with a predicted average indoor radon screening level between 2 and 4 pCi/L (picoCuries per liter of air)</p> <p>In addition, based on the type of construction, the presence of commercial HVAC systems, and the commercial use of the building, there is reduced potential for the build-up of radon gas in the building at the Project.</p> <p>Consequently, based on the propensity of the Project, radon sampling was not performed as a part of this assessment.</p>
Lead-Based Paint (LBP)	<p>The building at the Project was originally constructed in 2000. The painted surfaces were observed to be in good condition, with no chipping, peeling, or cracking paint observed.</p> <p>Generally, due to the date of construction (post-1977), the potential use of LBP was minimized due to regulatory requirements and sound business practice.</p>

Assessment component	Result:
Lead-in-Drinking Water	According to a representative of the local water utility, the water supplied to the Project is within federal, state, and local drinking water quality standards. In addition, the building was constructed after the 1986 ban on lead drinking water piping and lead solder and flux on copper drinking water piping.
Facility Storage Tanks and Pipelines (above or belowground)	No evidence of underground storage tanks (USTs), aboveground storage tanks (ASTs), or pipelines (above or belowground) was identified. No environmental concerns noted.
Surface Areas	No evidence of spills or staining was observed in the areas of hazardous material/petroleum product or waste generation/pre-disposal storage. No environmental concerns noted with surface areas.
Mold	<p>EMG observed and noted the presence of visible suspect mold and water damage in the areas identified below:</p> <ul style="list-style-type: none"> - Water damage to the ceiling tiles in main retail area. The affected area was approximately 15 square feet in size. - Visible suspect mold was observed on ceiling tiles in the main retail area. The affected area was approximately 20 square feet in size. <p>In a memo fax dated September 13, 2005 Pamida Store representative Tim Whitmarsh indicated that the work was completed and mold abated. The problem was reportedly traced to faulty air conditioner units.</p>

6. ADJACENT PROPERTIES

The following properties were observed:

Direction	Use(s)
North	The Project is bordered to the north by Fox Chase Mobile Home Community.
East	The Project is bordered to the east by State Rout 66. Further east are Oberhaus Enterprises (2020), and Dana Fluid Systems Products (2120)
South	The Project is bordered to the south by farmland
West	The Project is bordered to the west by farmland.

Based on observations and available regulatory information, the adjacent property uses are not anticipated to adversely impact the environmental integrity of the Project.

7. REGULATORY DATABASE REVIEW

EMG obtained a regulatory database report from Environmental Data Resources, Inc. (EDR) in an effort to determine if the Project is a listed regulatory site and whether there are any mappable regulatory database sites; the regulatory database search was run in accordance with the scope of work for this assessment. In addition, EMG reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. A copy of the Regulatory Database Report is included in the Appendices, Section 8.

The area search of the Project for sites listed in these databases identified one unmappable site and one mapped site within the specified search radii.

The following is a discussion of the adjacent/abutting unmappable listed site:

OBERHAUS ENTERPRISES

South Route 66

Distance: Adjacent

Direction: East

Databases listed on: RCRA, FINDS

This site is located beyond Route 66 to the east. Based on review of the USGS Topographic Map, this site is located topographically upgradient from the Project and estimated groundwater flow in the area of the site is to the southwest, towards the Project. The RCRIS-Generator database is merely a listing of all facilities that, due to the amount of hazardous waste generated, are required to register with the USEPA for tracking purposes and are not necessarily sites with reported contamination incidents. This site is not reported as being non-compliant with the requirements of the RCRA regulations. Review of a prior Phase I Environmental Assessment report for the Project, dated August 23, 1999, identified Oberhaus Enterprises as a LUST site with a no further action status. Based on proximity and topographic relations, this site has the potential to have adversely impacted the environmental integrity of the Project, however, since no current or historical petroleum storage has been identified at the Project, the Project would likely not be liable for subsurface impact, if any, from this offsite source.

Based on various factors such as distance, topographic relations, estimated groundwater flow, and/or regulatory status, the remaining off-site listed property is not anticipated to have adversely impacted the environmental integrity of the Project

8. APPENDICES

APPENDIX A: Photographic Documentation

APPENDIX B: Field Sketch

APPENDIX C: Maps and Aerial Photographs

APPENDIX D: Records of Communication

APPENDIX E: Regulatory Database Report

APPENDIX F: Supporting Documentation

APPENDIX G: Resumes

**APPENDIX A:
PHOTOGRAPHIC DOCUMENTATION**



Photo #1: Project signage



Photo #2: Project building



Photo #3: Loading dock area and rear of building



Photo #4: Side of Project building and location of natural gas meter



Photo #5: Side of Project building



Photo #6: Cardboard compactor



Photo #7: Hydraulics reservoir for loading dock lift



Photo #8: Loading dock lift



Photo #9: Electronic conveyor belt to mezzanine level in storage room



Photo #10: Water heater in maintenance room



Photo #11: Dry type step down transformer in maintenance room



Photo #12: Water damage on ceiling in main retail area



Photo #13:	Visible suspect mold on ceiling in main retail area
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Photo #14:	Transformer
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Photo #15:	Fox Chase Mobile Home Community adjacent to the north
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Photo #16:	Farmland adjacent to the west
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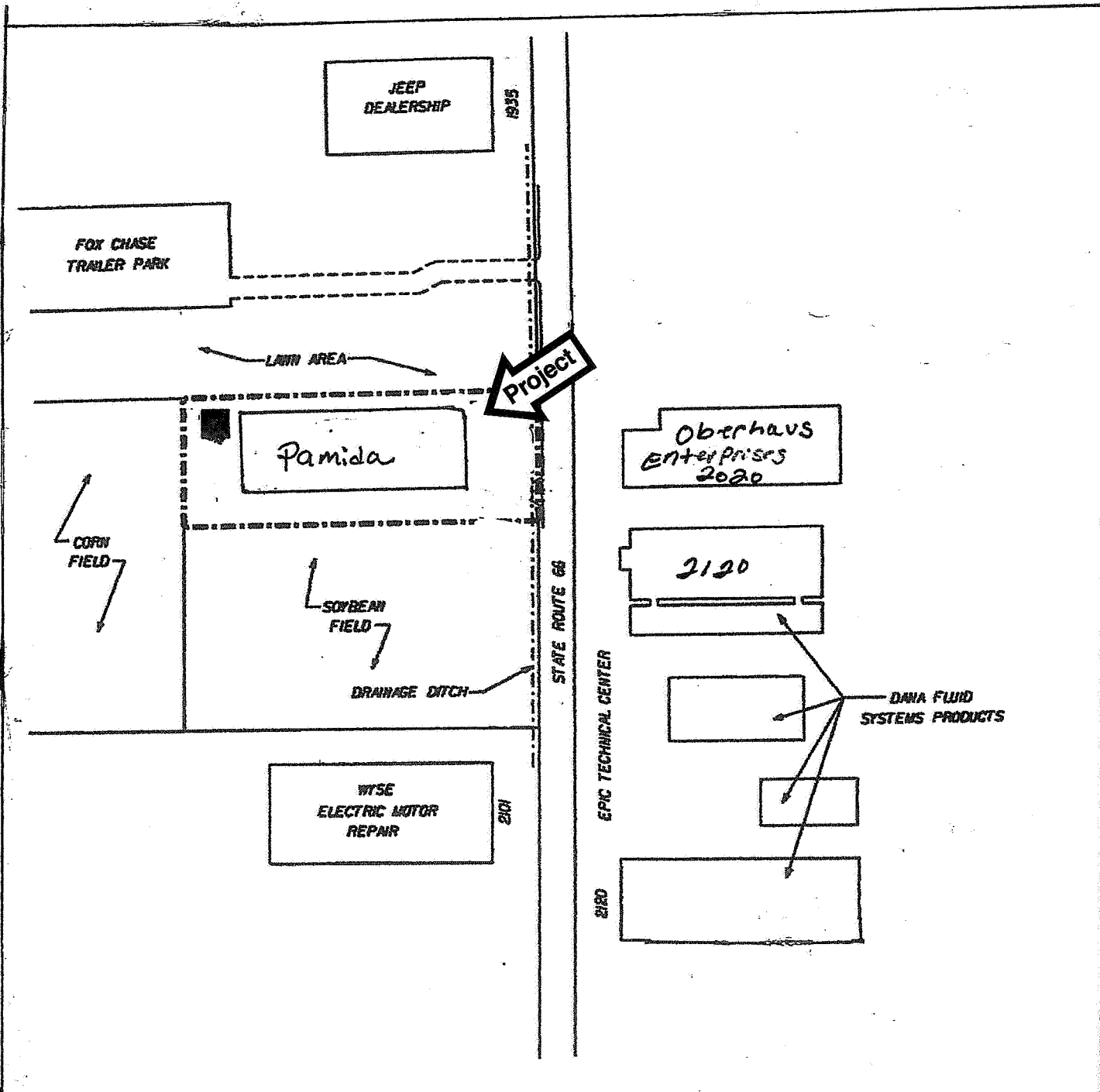


Photo #17:	Farmland adjacent to the south
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Photo #18:	Commercial property adjacent to the east
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**APPENDIX B:
FIELD SKETCH**



Key:

 - transformer



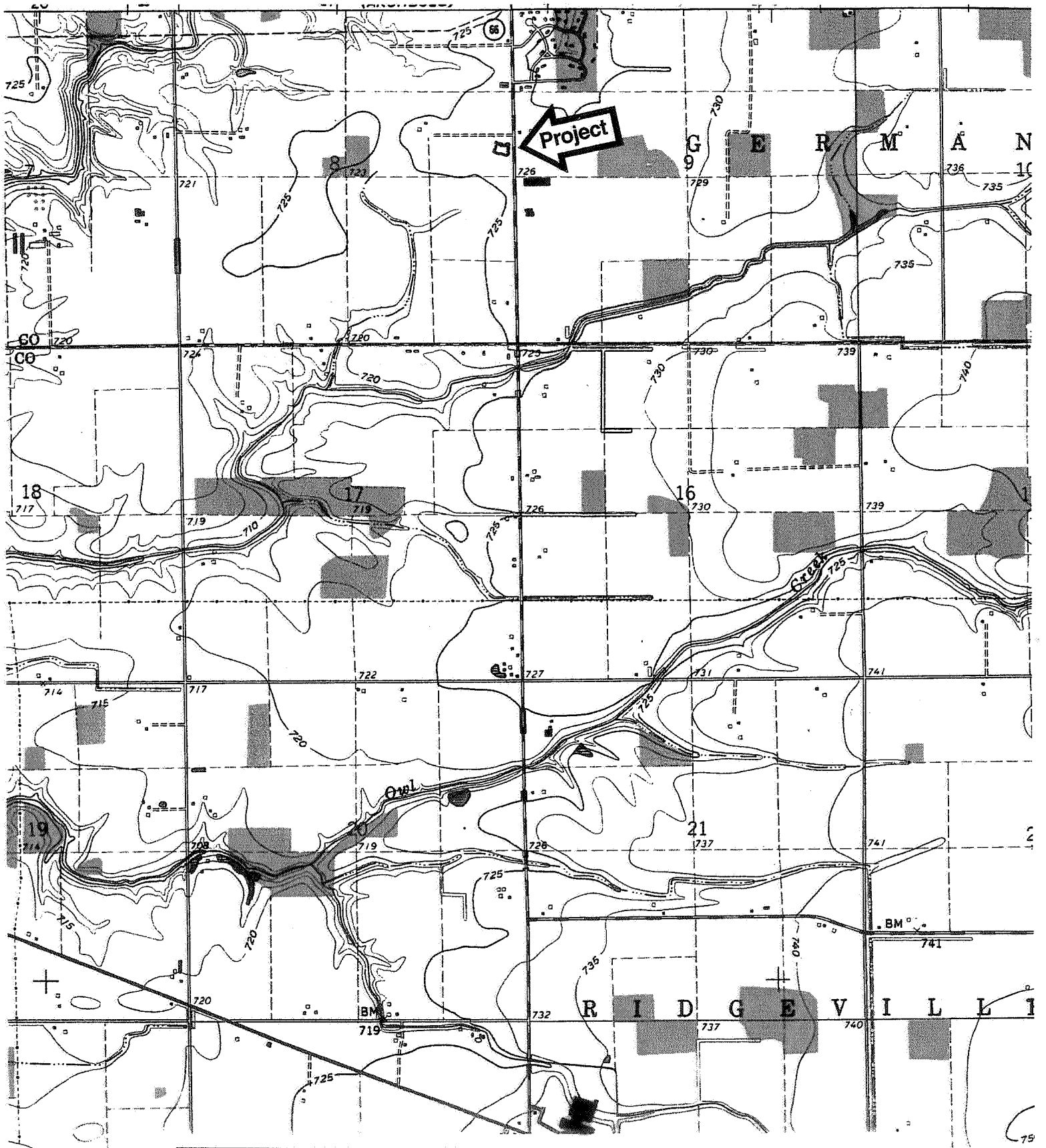
t drawn to scale.
e north arrow indicator is an approximation of 0° North.

Project Number:
70599.05R-150.050

Project Name:
Pamida

On-Site Date:
5-23-05

**APPENDIX C:
MAPS AND AERIAL PHOTOGRAPHS**



Project



Project Number: 70599.05R-150.050
 Project Name: Pamida
 Description: 1977 USGS Topographic Map
 Ridgeville Corners, Ohio Quadrangle
 The north arrow indicator is an approximation of 0°North



**APPENDIX D:
RECORDS OF COMMUNICATION**

RECORD OF COMMUNICATION

Date: 5-23-05 Time: 1:00 pm
Project Number: 76377.06R-145.111 Recorded by: Regina S. Collins
Project Name: Pamida

Communication with: Marilyn Allen, Store Team Leader
Of: Pamida - Archbold
Phone: 419-445-0033

Communication via:
Telephone Conversation
 Discussions During Site Assessment
Office Visitation/Meeting at:
Other:

Re:
Current and historic use of Project

Summary of Communication:
The Project was developed in April 2000 in to a Pamida retail store. Prior to 2000 the Project was farmland. Ms. Allen has been associated with the Project since April 2000.



RECORD OF COMMUNICATION

Date: 5/27/05 Time: 2:15 pm
Project Number: 76377.06R-145.111 Recorded by: Regina S. Collins
Project Name: Pamida

Communication with: Rick Schantz
of: City of Archbold Utilities
Phone: 419-445-2506

Communication via:

- Telephone Conversation
 Discussions During Site Assessment
 Office Visitation/Meeting at:
 Other:

Re:

Water and sewer service to the Project

Summary of Communication:

The City of Archbold provides water and sewer service to the Project. The water is provided within federal state and local drinking water standards.

PRE-SURVEY QUESTIONNAIRE

Person completing form: Marilyn Allen **Date:** 5-23-05
Association with Project: Store Team Leader **Phone Number:** 419-485-9807
Project Name: Pamida **Project Number:** 76377.06R-145.111

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Note: U-NR indicated "Unknown" or "No Response".

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
1A.	Is the Project used for an industrial use?		X		
1B.	Are any Adjoining Properties used for an industrial use?		X		
2A.	To the best of your knowledge, has the Project been used for an industrial use in the past?		X		
2B.	To the best of your knowledge, has any Adjoining Properties been used for an industrial use in the past?		X		
3A.	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
3B.	Is any Adjoining Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4A.	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4B.	To the best of your knowledge, has any Adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		



QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		
6A.	Are there currently any industrial Drums (typically 55 gallon) or sacks of chemicals located on the Project?		X		
6B.	To the best of your knowledge, have there been previously any industrial Drums (typically 55 gallon) or sacks of chemicals located on the Project?		X		
7A.	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		X		
8A.	Has Fill Dirt been brought onto the Project which originated from a contaminated site?		X		
8B.	Has Fill Dirt been brought onto the Project which is of an unknown origin?		X		
9A.	Are there currently any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		X		
9B.	To the best of your knowledge, have there been previously any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		X		
10A.	Is there currently, any stained soil on the Project?		X		
10B.	To the best of your knowledge, has there been previously any stained soil on the Project?		X		
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?		X		
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?		X		
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		



QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
13A.	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
14A.	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?		X		N/A
14B.	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?		X		N/A
15.	Are there any Environmental Liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?		X		
16A.	Has the owner or occupant of the Project been informed of the past existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?		X		
16B.	Has the owner or occupant of the Project been informed of the current existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?		X		
16C.	Has the owner or occupant of the Project been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?		X		
17.	Have there been any Environmental Site Assessments of the Project that indicated the presence of Hazardous Substances or Petroleum Products on, or contamination of, the Project or recommended further assessment of the Project?		X		
18.	Are there any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous Substance or Petroleum Products involving the Project?		X		

QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
19A.	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?		X		Was previously discharged to a retention pond until 2004 when the City installed lines.
19B.	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?		X		
20.	Have any Hazardous Substances or Petroleum Products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?		X		
21.	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?		X		
22.	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?		X		
23.	Has there ever been any ACM testing conducted on the Project?		X		
24.	Is there an Asbestos Operations and Maintenance (O&M) Program in place at the Project?		X		
25.	Is there now or has there ever been any lead-based paint (LBP) applications on the Project?		X		
26.	Has there ever been LBP testing conducted on the Project?		X		
27.	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project?		X		
28.	Has the water at the Project ever been tested for lead?			X	
29.	Has Radon testing ever been conducted at the Project?		X		
30.	Are there any other Operations and Maintenance (O&M) Programs in place that we should be made aware of?		X		
31.	Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?		X		
32.	Do you know or suspect that mold was or is present in the building(s) or HVAC system? - If "Yes", proceed to question #33. - If "No", skip question #33 and proceed to question #34.		X		



QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
33.	Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?		X		
34.	Is there a Mold Operations and Maintenance (O&M) Program in place at the Project?		X		
35.	Is the HVAC system inspected at least annually?	X			
36.	Have identified HVAC problems been corrected in a timely manner?	X			
37.	Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?		X		
38.	Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?	X			Roof leak .
39.	Has there ever been any sort of Indoor Air Quality or Mold Testing conducted in the building(s)?		X		
40.	Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)				Agricultural prior to construction in 2000.



**APPENDIX E:
REGULATORY DATABASE REPORT**



EDR® Environmental
Data Resources Inc

The EDR Radius Map

Prepared for EMG

Project #: 145.111

**Pamida
2015 South Defiance Street
Archbold, OH 43502**

Inquiry Number: 1592709.1s

January 13, 2006

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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 GeoCheck - Not Requested	
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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2015 SOUTH DEFIANCE STREET
ARCHBOLD, OH 43502

COORDINATES

Latitude (North): 41.493100 - 41° 29' 35.2"
Longitude (West): 84.306300 - 84° 18' 22.7"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 724863.9
UTM Y (Meters): 4596789.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 41084-D3 RIDGEVILLE CORNERS, OH
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
Delisted NPL..... National Priority List Deletions
NPL Liens..... Federal Superfund Liens
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRA-TSDF..... Resource Conservation and Recovery Act Information
RCRA-LQG..... Resource Conservation and Recovery Act Information
RCRA-SQG..... Resource Conservation and Recovery Act Information

EXECUTIVE SUMMARY

ERNS.....	Emergency Response Notification System
HMIRS.....	Hazardous Materials Information Reporting System
US ENG CONTROLS.....	Engineering Controls Sites List
US INST CONTROL.....	Sites with Institutional Controls
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
US BROWNFIELDS.....	A Listing of Brownfields Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
ODI.....	Open Dump Inventory
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS INSP.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS.....	Section 7 Tracking Systems
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

SHWS.....	This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.
DERR.....	Division of Emergency & Remedial Response's Database
TOWNGAS.....	DERR Towngas Database
MSL.....	Master Sites List
SWF/LF.....	Licensed Solid Waste Facilities
HIST LF.....	Old Solid Waste Landfill
UNREG LTANKS.....	Ohio Leaking UST File
UST.....	Underground Storage Tank Tank File
OH Spills.....	Emergency Response Database
ENG CONTROLS.....	Sites with Engineering Controls
INST CONTROL.....	Sites with Institutional Engineering Controls
VCP.....	Voluntary Action Program Sites
BROWNFIELDS.....	Ohio Brownfield Inventory
CDL.....	Clandestine Drug Lab Locations
USD.....	Urban Setting Designation Sites

TRIBAL RECORDS

INDIAN RESERV.....	Indian Reservations
--------------------	---------------------

EDR PROPRIETARY RECORDS

Manufactured Gas Plants.....	EDR Proprietary Manufactured Gas Plants
------------------------------	---

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STATE AND LOCAL RECORDS

LUST:The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Commerce Division of State Fire Marshal's List of Reported Petroleum Underground Storage Tank Release Incidents.

A review of the LUST list, as provided by EDR, and dated 09/13/2005 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

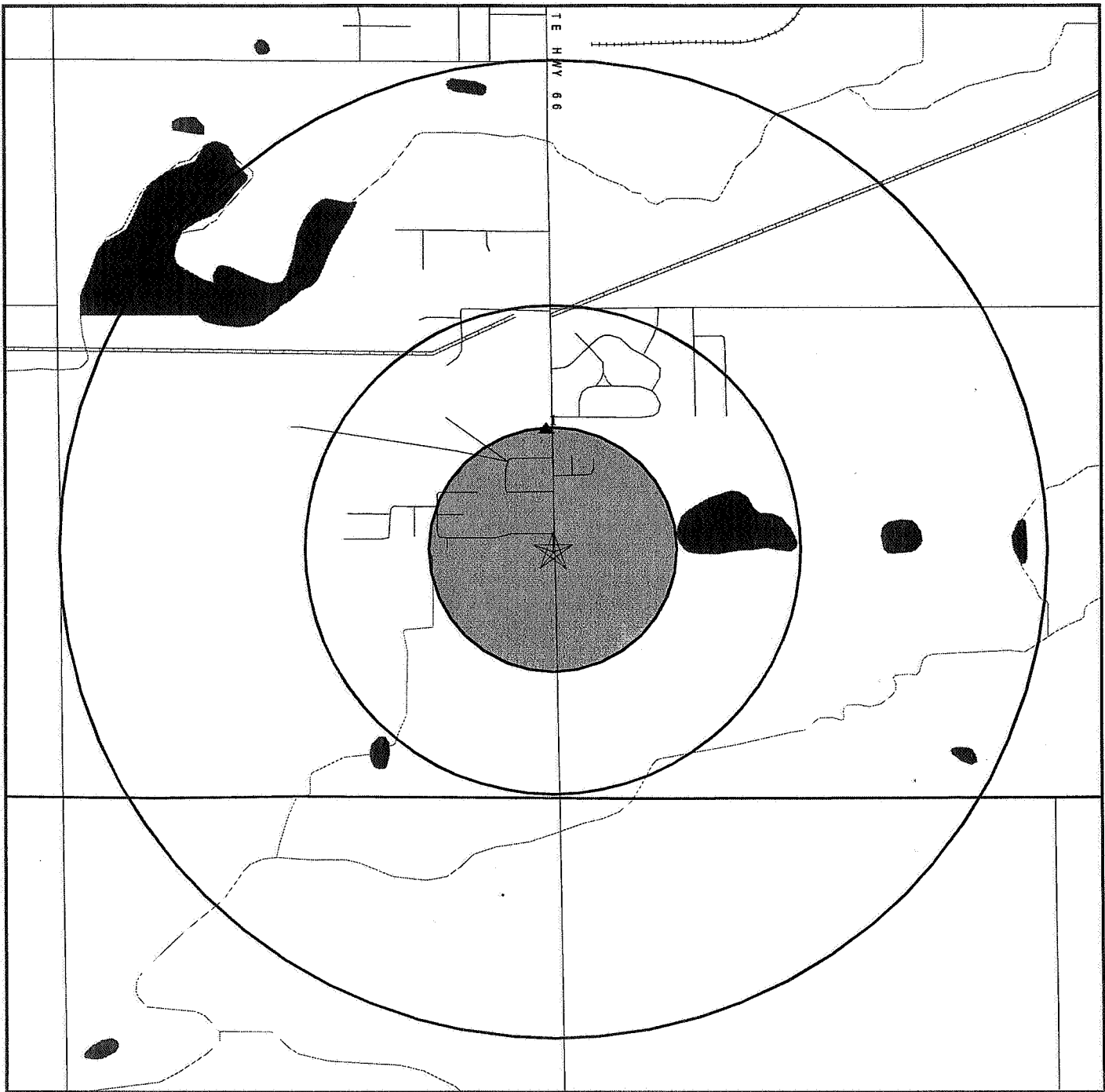
<u>Site</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LUGBILL BROTHERS, INC.	LUGBILL RD	1/8 - 1/4 N	1	6

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
TRI STATE GARDEN SUPPLY CO	SWF/LF
TRI-STATE GARDEN SUPPLY CO INC	SWF/LF
FOUNTAIN CITY LEASING, INC.	LUST
VILLAGE OF ARCHBOLD	LUST
LIECHTY FARM EQUIPMENT, INC.	LUST
ARROW TRU LINE INC	RCRA-SQG, FINDS
NAPOLEON LYNX	RCRA-SQG, FINDS
ARCHBOLD EQUIPMENT CO	RCRA-SQG, FINDS
GERKEN MATERIALS HMA FACILITY 18	RCRA-SQG
NATIONAL CAN CORPORATION	RCRA-SQG, FINDS
D & W COLLISION INC	RCRA-SQG
LIECHTY SPECIALTIES	RCRA-SQG, FINDS
OBERHAUS ENTERPRISES	RCRA-SQG, FINDS
FOUNTAIN CITY LEASING INC	RCRA-SQG, FINDS

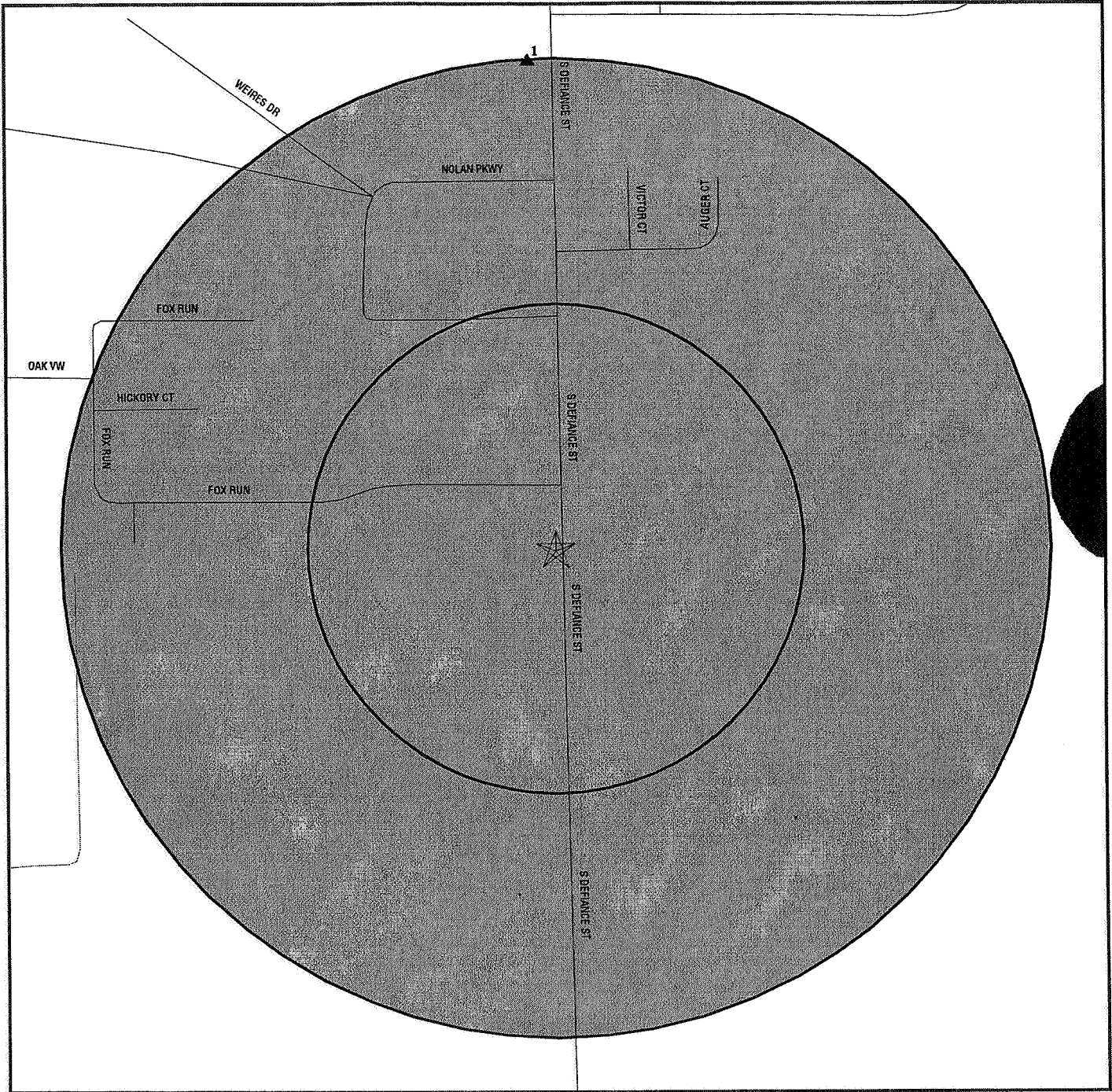
OVERVIEW MAP - 1592709.1s



- ★ Target Property
- ▲ Toxic Sites
- ▲ Manufactured Gas Plants
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites
- ▨ Indian Reservations BIA
- ▨ County Boundary
- ▨ Oil & Gas pipelines
- ▨ Federal Wetlands

<p>SITE NAME: Pamida ADDRESS: 2015 South Defiance Street Archbold OH 43502 LAT/LONG: 41.4931 / 84.3063</p>	<p>CLIENT: EMG CONTACT: Robyn Kennedy INQUIRY #: 1592709.1s DATE: January 13, 2006</p>
---	---

DETAIL MAP - 1592709.1s



- ★ Target Property
- ▲ Toxic Sites
- ▲ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- ▨ Indian Reservations BIA
- ▨ County Boundary
- ▨ Oil & Gas pipelines
- Federal Wetlands



SITE NAME: Pamida
ADDRESS: 2015 South Defiance Street
 Archbold OH 43502
LAT/LONG: 41.4931 / 84.3063

CLIENT: EMG
CONTACT: Robyn Kennedy
INQUIRY #: 1592709.1s
DATE: January 13, 2006

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>FEDERAL RECORDS</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL Liens	TP		NR	NR	NR	NR	NR	0
CERCLIS		1.000	0	0	0	0	NR	0
CERC-NFRAP		1.000	0	0	0	0	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.125	0	NR	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.125	0	NR	NR	NR	NR	0
ERNS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD	TP		NR	NR	NR	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS	TP		NR	NR	NR	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES		0.125	0	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
State Haz. Waste		N/A	N/A	N/A	N/A	N/A	N/A	N/A
DERR	TP		NR	NR	NR	NR	NR	0
TOWNGAS	TP		NR	NR	NR	NR	NR	0
MSL	TP		NR	NR	NR	NR	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
HIST LF		0.500	0	0	0	NR	NR	0
LUST		0.500	0	1	0	NR	NR	1
UNREG LTANKS	TP		NR	NR	NR	NR	NR	0
UST		0.125	0	NR	NR	NR	NR	0
OH Spills	TP		NR	NR	NR	NR	NR	0
ENG CONTROLS		0.500	0	0	0	NR	NR	0
INST CONTROL	TP		NR	NR	NR	NR	NR	0
VCP		1.000	0	0	0	0	NR	0
BROWNFIELDS	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
USD		0.500	0	0	0	NR	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

**APPENDIX F:
SUPPORTING DOCUMENTATION**

There were no on-site USTs identified. In addition, there were no ASTs.

AST/UST Table									
Site/Location Of Tanks	Number Of Tanks	Size (gallons)	Contents	Construction	Type (AST/UST)	Status Active(A) Inactive (I) †	Registered (Yes/No)	LUST (Yes/No)	Year Installed
Lugbill Brothers	1	Unknown	Unknown	Unknown	UST	Active	Yes	Yes	Unknown

LUST = Leaking Underground Storage Tank

May 27, 2005

To: City of Archbold Fire Department
West Mechanic Street
Archbold, Ohio 43502

Phone #: (419) 445-9506 Fax #: (419) 445-9506

Re: Pamida
2015 South Defiance Street
Archbold, Ohio 43502

EMG Project No: Project Manager: Ms. Regina S. Collins

Dear FOIA Officer:

EMG is an environmental consulting firm acting pursuant to the request of the owners of the above-referenced property to conduct an investigation of current and historical conditions which could potentially impact the environmental condition of the property. Through the Freedom of Information Act (FOIA), we request any available information on file which is related to potential environmental issues concerning the above-referenced property. Specifically, we request your assistance by providing us with information concerning existing or historical conditions for the above-referenced property, including:

- Required Department environmental permits, registrations, or notifications, and if any, the compliance status and any reported violations (including violation status).
- Petroleum product/hazardous material storage tanks, both aboveground and underground.
- Releases of petroleum products and/or hazardous materials.
- Fires

Responses may be faxed directly to our office at (410) 785-6220, or mailed to our offices:

EMG
Attn: Ms. LaNeicia Stone
Technical Relationship Manager
11011 McCormick Road
Hunt Valley, Maryland 21031

Please note the EMG Project Number and the Technical Relationship Manager's name on all correspondence. If you need additional information to complete this request, please contact me at (800) 733-0660. Thank you for your prompt attention to this matter.

Sincerely,


Project Manager



EDR™ Environmental
Data Resources Inc

The EDR-City Directory
Abstract

Pamida -150
2015 South Defiance Street
Archbold, OH 43502

May 12, 2005

Inquiry Number: 1413824-7

**The Standard
In Environmental
Risk Management
Information**

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Environmental Data Resources, Inc.

City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires "*All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.*" (ASTM E 1527-00, Section 7.3.2, page 12.)

EDR's City Directory Abstract includes a search and abstract of available city directory data.

City Directories

City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527-00 specifies that a "*review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice.*" (ASTM E 1527-00, Section 7.3.2.1, page 12.)

NAICS (North American Industry Classification System) Codes

NAICS is a unique, all-new system for classifying business establishments. Adopted in 1997 to replace the prior Standard Industry Classification (SIC) system, it is the system used by the statistical agencies of the United States. It is the first economic classification system to be constructed based on a single economic concept. To learn more about the background, the development and difference between NAICS and SIC, visit the following Census website: <http://www.census.gov/epcd/www/naicsdev.htm>.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)
with questions or comments about your report.
Thank you for your business!

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4. SUMMARY

- *City Directories:*

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1972 through 1991. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

Date EDR Searched Historical Sources:
City Directories May 12, 2005

Target Property:
2015 South Defiance Street
Archbold, OH 43502

<u>PUR ID</u>			
<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
-- 1972	Address not Listed in Research Source	N/A	Robinson's City Directory
-- 1976	Address not Listed in Research Source	N/A	Robinson's City Directory
-- 1980	Address not Listed in Research Source	N/A	Robinson's City Directory
-- 1985	Address not Listed in Research Source	N/A	Robinson's City Directory
-- 1991	Address not Listed in Research Source	N/A	Robinson's City Directory

Adjoining Properties

SURROUNDING
South Defiance Street
Archbold, OH 43502

<u>PUR ID</u>			
<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
1972	Address not Listed in Research Source	N/A	Robinson's City Directory
1976	Address not Listed in Research Source	N/A	Robinson's City Directory
1980	Address not Listed in Research Source	N/A	Robinson's City Directory
1985	Address not Listed in Research Source	N/A	Robinson's City Directory
1991	Address not Listed in Research Source	N/A	Robinson's City Directory



EDR™ Environmental
Data Resources Inc

The EDR Aerial Photo Decade Package

**Pamida -150
2015 South Defiance Street
Archbold, OH 43502**

Inquiry Number: 1413824.5

May 04, 2005

The Standard in Environmental Risk Management Information

**440 Wheelers Farms Rd
Milford, Connecticut 06460**

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

THE EDR AERIAL PHOTO DECADE PACKAGE

Environmental Data Resources, Inc.'s (EDR) Aerial Photo Decade Package is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities.

ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM Standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source within reasonable time and cost constraints, and practically reviewable*. To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.4, page 12).

EDR has one of the nation's largest collections of historical aerial photography. EDR's Aerial Photo Decade Package provides digitally reproduced historical aerial photographs and includes one photo per decade, where available.

This document reports that EDR searched its own collection or select outside repository collections of aerial photography, and, based on client-supplied Target Property information, aerial photography including the Target Property was not deemed *reasonably ascertainable* (refer to ASTM E1527-00, Section 3.3.30) by Environmental Data Resources, Inc. (EDR). This **No Coverage** determination reflects a search only of aerial photography repository collections which EDR accessed. It cannot be concluded from this search that no coverage for the Target Property exists anywhere, in any collection.

NO COVERAGE

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)
with questions or comments about this report.
Thank you for your business!

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EDR™ Environmental
Data Resources Inc

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Robyn Kennedy

EMG

11011 McCormick Road

Hunt Valley, MD 21031

Order Date: 5/4/2005 **Completion Date:** 5/5/2005

Inquiry #: 1413824.3s

P.O. #: 70599.150.050

Site Name: Pamida -150

Address: 2015 South Defiance Street

City/State: Archbold, OH 43502

Cross Streets:

Customer Project: 70599.150.050

1011857SIL

410-785-6200

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

**APPENDIX G:
RESUMES**



LANEICIA A. STONE*Senior Technical Relationship Manager***Education**

- Bachelor of Science, Civil Engineering, University of Texas at Arlington, 1993

Project Experience

- **Landfill, Carrollton, TX** Ms. Stone served as Project Scientist and was responsible for monthly field collection and client reporting of monitoring well and piezometer readings, as well as the surveying of water levels of streams and lakes near the existing two phases of the landfill. Ms. Stone also helped in the permitting of Phase III of this landfill, which included the installation of a High Density Poly-Urethane liner.
- **Rapid Transit Authority, Dallas, TX** Ms. Stone served as a Project Scientist for the remediation efforts, which were encountered during the excavation of contaminated soils for the underground DART system. This project included the field collection of samples and reporting directly to the DART authorities on remediation efforts of contaminated soils. These soils were removed and taken to an off-site location to be remediated and then were incinerated.
- **Airports, Houston, TX** Ms. Stone served as Project Manager over air monitoring and indoor air quality. Her responsibilities included the air monitoring and PCM sample analysis as well as project management and oversight of asbestos removal at the three city of Houston airports. This job included unlimited security clearance and access to all three airports (Ellington, Intercontinental and Hobby).
- **Walgreen Facilities (Nationwide)** Ms. Stone served as the environmental technical lead for a portfolio of 96 Walgreen facilities. Over half of these facilities had historical gas stations located on the asset lands which required further investigations (i.e. Phase II Subsurface Investigations and review of State files).

Industry Tenure

- Environmental: 1990
- EMG: September, 1995

Industry Experience

- Office
- Industrial
- Retail

Active Licenses/Registration

- Certified EPA/AHERA Building Inspector/205349, 1992
- EPA Model Curriculum for Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), 1992
- OSHA/40 Hour Health and Safety Training/29 CFR 1910.120, 1991
- State of Texas Licensed Asbestos Management Planner (1995)
- Texas Certified Lead-based Paint Inspector/Risk Assessor/Management Planner, 1999
- CEI – Certified Environmental Risk Assessor, Environmental Assessment Association, 1991
- NIOSH 7400, Microscopic Identification of Asbestos, 1993

Professional Affiliations

- Society of Women Engineers (Young Woman of the Year, 1991)

Regional Location

- Houston, TX

REBECCA BLEAKLEY*Project Manager***Education**

- Bachelor of Civil Engineering from Georgia Institute of Technology, 1991

Project Experience

- **Roncalli Health Center, Danielson, CT** – Ms. Bleakley served as Project Manager for the Phase I Environmental Assessment for this 200 unit skilled nursing facility. Her duties included the review of numerous prior reports and documentation, a review of historical information, and on-site activities. Her expertise and recommendations were highly valued by the client.
- **Brookside Villa, Coventry, RI** – Ms. Bleakley conducted a Government Phase I Environmental Survey at this 350 unit site, which included the review of numerous prior reports and documentation, a review of historical information, and on-site activities. This investigation identified the existence of any on-site environmental issues, former site usages, remaining materials from former site usage, such as under ground storage tanks and identified regulated wastes and asbestos.
- **Highbrook Apartments, High Point, NC** – Ms. Bleakley served as Project Manager for the Property Condition Assessment and Phase I Environmental Survey for this 280,000 square foot apartment building. Her duties included the review of numerous prior reports and documentation, a review of historical information, and on-site activities. Her expertise and recommendations were highly valued by the client.
- **Courtyard by Marriott, New York, NY** – Ms. Bleakley served as Project Manager for the Property Condition Assessment and Phase I Environmental Survey for this 310 unit hotel. Her duties included the review of numerous prior reports and documentation, a review of historical information, and on-site activities. Her expertise and recommendations were highly valued by the client.
- **The Square One Mall, Saugus, MA** – Ms. Bleakley served as the field technician on the Property Condition Assessment and Phase I Environmental Survey of this 875,000 square foot retail mall. The client found her observations critical to their final business decision.

Industry Tenure

- Environmental: 1993
- EMG: June, 2001

Related Experience

- Multifamily Housing Portfolios

Industry Experience

- Healthcare/Sr. Housing
- Multifamily
- Office
- Industrial
- Hospitality

Active Licenses/Registration

- Asbestos Inspector and Management Planner, Mystic Air Quality Consultants, Inc. since 2000

Regional Location

- Charlotte, NC

REGINA S. COLLINS*Project Manager***Education**

- Master of Environmental Science, Environmental Science, Urban and Regional Planning focus, Miami University, Oxford, OH
- B.S., Resource Development, Environmental Studies and Applications, Michigan State University

Project Experience

- **ICI-Glidden Research Center, Strongsville, OH** – Ms. Collins served as the Environmental Field Technician on the Phase I site assessment of this office and research facility. Her certification from OSHA qualified her to provide exemplary environmental services. The client found her observations critical to their final business decision.
- **Principal Real Estate Investors, LLC/Toledo Commons Shops, Toledo, OH** – Ms. Collins served as a Project Manager and performed a Phase I Environmental Assessment. Her expertise and field experience lead to the designation of several areas of concern, and, as a result, she was able to recommend the client seek additional services to remedy these issues.
- **Lehman Brothers/Holiday Inn and Fairfield Inn, Emporia, KS** – Ms. Collins served as Project Manager for the Environmental and Seismic assessment for these large hotel properties. Her duties included the review of numerous prior reports and documentation, a review of historical information, and on-site activities. Her expertise and recommendations were highly valued by the client.
- **Gables Apartments, Aurora, IL** – Ms. Collins, an Environmental Inspector, served as a Project Manager and performed a Phase I Environmental Site Assessment. Her expertise and field experience lead to the designation of several areas of concern. As a result, she was able to recommend the client seek additional services.
- **Allstate/Fullerton & Racine Lofts, Chicago, IL** – Ms. Collins conducted a Phase I Environmental Assessment at this 47,000square foot loft building, which included the review of numerous prior reports and documentation, a review of historical information, and on-site activities. Her findings allowed the client to proceed with remediation and occupation as scheduled.

Industry Tenure

- Environmental: 1989
- EMG: October, 2004

Related Experience

- National Hotel Chain Portfolios
- Multifamily Housing Portfolios

Industry Experience

- Commercial
- Industrial
- Educational

Active Licenses/Registration

-

Special Skills & Training

- OSHA (29 CFR 1910.120)
- AutoCAD
- Developing Chemical Emergency Response Plans
- OSHA HazWoper
- Asbestos

Memberships

-

Regional Location

- Toledo, OH