

ENVIRONMENTAL ASSESSMENT

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

of

PAMIDA-3255

1300 Jefferson Street
Greenfield, Ohio 45123

PREPARED BY:

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EMG Project #: 76377.06R-148.111
Date of Conversion: April 27, 2006
Original Project #: 70599.05R-153.050
Date of Report: June 18, 2005
On site Date: May 23, 2005

PROJECT SUMMARY

Pamida
1300 Jefferson Street
Greenfield, Ohio 45123

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	✓				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.

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1. CERTIFICATION

EMG has completed a Phase I Environmental Site Assessment of the Pamida (the "Project"), located at 1300 Jefferson Street in Greenfield, Ohio 45123. 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:



Brian T. Zink, Report Reviewer 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 the Pamida property (the "Project"), on May 25, 2005. The Project is located at 1300 Jefferson Street in Greenfield, Ohio 45123, and consists of approximately 3.2 acres of land.

The Project, originally constructed in 2000, is currently a retail shopping facility. Prior to construction of the current improvements, the Project was undeveloped land and occupied by a bowling alley. 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 1300 Jefferson Street, 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.

The following item, though not an REC, was identified:

Mold (Section 5.)

- EMG did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the Project building.

EMG observed and noted the presence of water damage in the area identified below:

- Ceiling in main retail area – several spots. Affected area was approximately 20 square feet.

The source of the identified moisture should be addressed in order to prevent future mold problems. Further discussion of the source of this moisture is included in EMG's Property Condition Assessment (EMG Project Number 70599.05R-153.042).

2.1. RECOMMENDATIONS

No further action or investigation is recommended at this time.

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. Nina Latham. 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.

According to Ms. Nina Latham, the areas not assessed were similar in construction and conditions to the areas assessed. Ms. Latham also stated that he is unaware of any practices in the unaccessed areas (such as the improper handling of hazardous materials or the generation of hazardous, medical, or regulated wastes) which would constitute a material threat or release to the environment, or a hazard to human health. Based on a review of tenant activities and interviews with knowledgeable personnel, it is unlikely that the operations in the unaccessed areas have had an adverse impact on the environmental integrity of the Project.

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.

- 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 undeveloped land, and used occupied by a bowling alley, 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	Highland County Auditor's Office	The Project is listed as parcel 27-14-001-138.
Interviews	Ms. Nina Latham, Operations Team Leader	No environmentally significant information was identified through discussions with Ms. Latham.
	Mr. Bradley George, Greenfield Farm Marshal and Building Official	Mr. George indicated that the Project was occupied by a bowling alley from approximately 1960 until 1991, when it burned down. No environmentally significant information was identified through discussions with Mr. George.
Local agency records	City of Greenfield Fire Department	No environmentally significant information was identified on file for the Project.
	City of Greenfield Building Department	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: 1917, 1960, 1960 (1974), and 1960 (1979)	EDR	The exact Project improvements are not shown. However, the topographic map dated 1960 depicts a single structure at the Project. The configuration of the structure does not correspond with the current Project improvements. The western adjacent property improvements are shown in the 1960 (1979) aerial photograph. Adjacent property improvements are not shown in the remaining topographic maps. No environmental concerns with the Project or adjacent property uses.
City Directories	EDR	The Project address is not listed.
Aerial Photographs: 1938 and 1951	National Archives and Records Administration	The Project is shown as unimproved farmland. Adjacent properties shown as farmland. No environmental concerns with the Project or adjacent property uses.
Aerial Photograph: 1994	TerraServer.com	The Project is improved with a single structure, which appears to be commercial in nature. Adjacent property uses consist of commercial and residential properties.
Previous Investigations and Assessments	N/A	None provided.
Plans and Specifications	N/A	None available at the Project or local agency offices visited for this assessment.

5. PROJECT RECONNAISSANCE

Property Summary	
Address:	1300 Jefferson Street in Montpelier, Highland County, Ohio 45123
On site Point of Contact (POC)	Ms. Nina Latham.
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 60 (°F) and light winds.
Current Project use:	The Project is currently a retail shopping center.
Land area:	Approximately 3.2 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 units.
Topography	Source: Greenfield Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1960(photorevised in 1979): - Slope of the Project is to the east. - Slope in the general area of the Project is to the southeast. - The nearest surface water feature is Farmers Run, which is located adjacent to the east of the Project.
Wetlands	Review of the National Wetlands Inventory (NWI) Map, published by the United States Fish and Wildlife Service and dated 2005, indicated the following: - No wetland areas are indicated at the Project or adjacent properties.
Floodplain	Review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) (date not provided), indicated the following: - The Project is located in Zone C, areas outside the 500-year flood plain with less than 0.2 percent annual probability of flooding. Annual Probability of Flooding of Less than one percent.
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 Miamian. - The Miamian soil series is a silt loam textured soil with a depth of at least nine inches. General characteristics of the Miamian soil include slow to moderate permeability and a slightly acidic to neutral 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 Paleozoic physiographic province of Wisconsin, which consists of stratified sequence materials. The Project is further located over an Upper Silurian-aged formation with an estimated thickness of greater than five feet.

Property Summary	
Groundwater Hydrology	<p>Review of information as provided by EDR and dated May 2005, indicated the following:</p> <ul style="list-style-type: none"> - The Project is located within the unconsolidated aquifer formation with estimated groundwater levels greater than six 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. 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 Highland 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	EMG did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the Project building. EMG observed and noted the presence of water damage in the area identified below: - Ceiling in main retail area – several spots. Affected area was approximately 20 square feet.

6. ADJACENT PROPERTIES

The following properties were observed:

Direction	Use(s)
North	The Project is bordered to the north by Jefferson Street. Further north are residential properties
East	The Project is bordered to the east by an unnamed creek. Further east is the Green Hills Village housing development
South	The Project is bordered to the south by wooded area. Further south is a railroad right-of-way.
West	The Project is bordered to the west by Advance Auto Parts.

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.

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is not a listed site.

The area search of the Project for sites listed in these databases identified various sites within the specified search radii.

Based on various factors such as distance, topographic relations, estimated groundwater flow, and/or regulatory status, the off site listed properties are 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: Water heater in maintenance room



Photo #2: Dry secondary step-down transformer in maintenance room

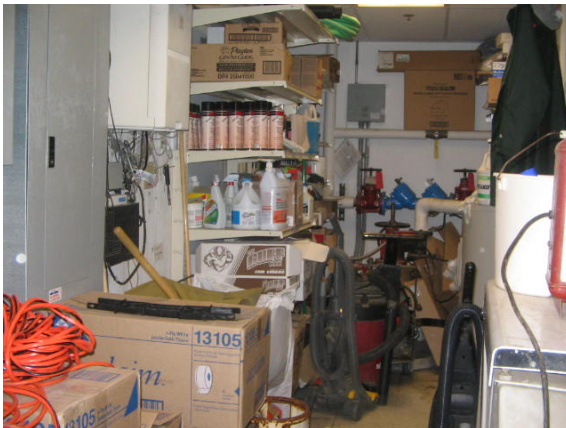


Photo #3: Cleaners in maintenance room



Photo #4: Water damage to ceiling in main retail area



Photo #5: Water meter and gas meter located on northern portion of Project



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

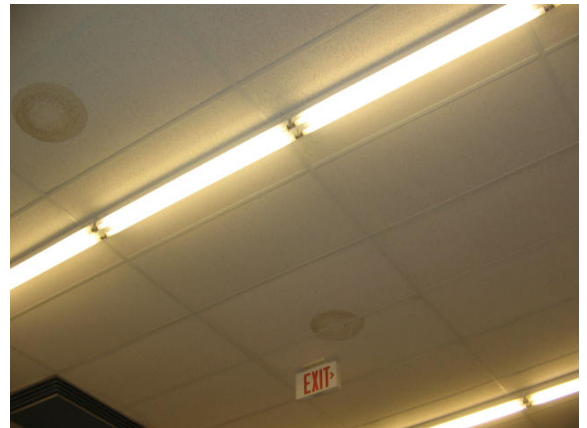


Photo #10: Water damage to ceiling in main retail area



Photo #11: Dumpster



Photo #12: Transformer



Photo #13:	Signage
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Photo #14:	Project building
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Photo #15:	Green Hills Village housing development located adjacent to the east
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Photo #16:	Residential property located adjacent to the north
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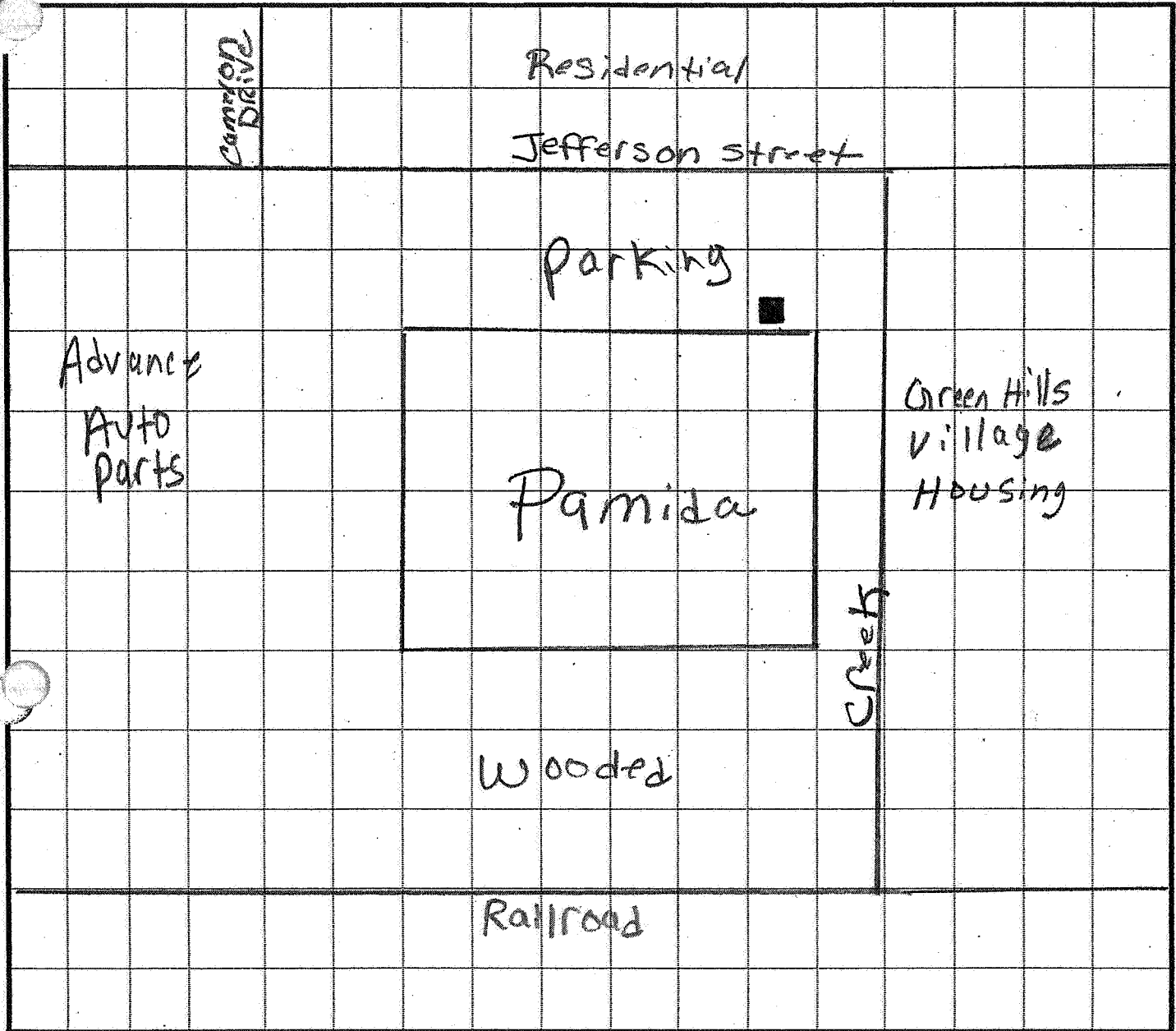
Photo #17:	Advance Auto Parts located adjacent to the west
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Photo #18:	Wooded area and railroad right-of-way located adjacent to the south
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**APPENDIX B:
FIELD SKETCH**

Field Sketch



Key:

■ - Transformer



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

Project Number:

70599.0SR-153.050

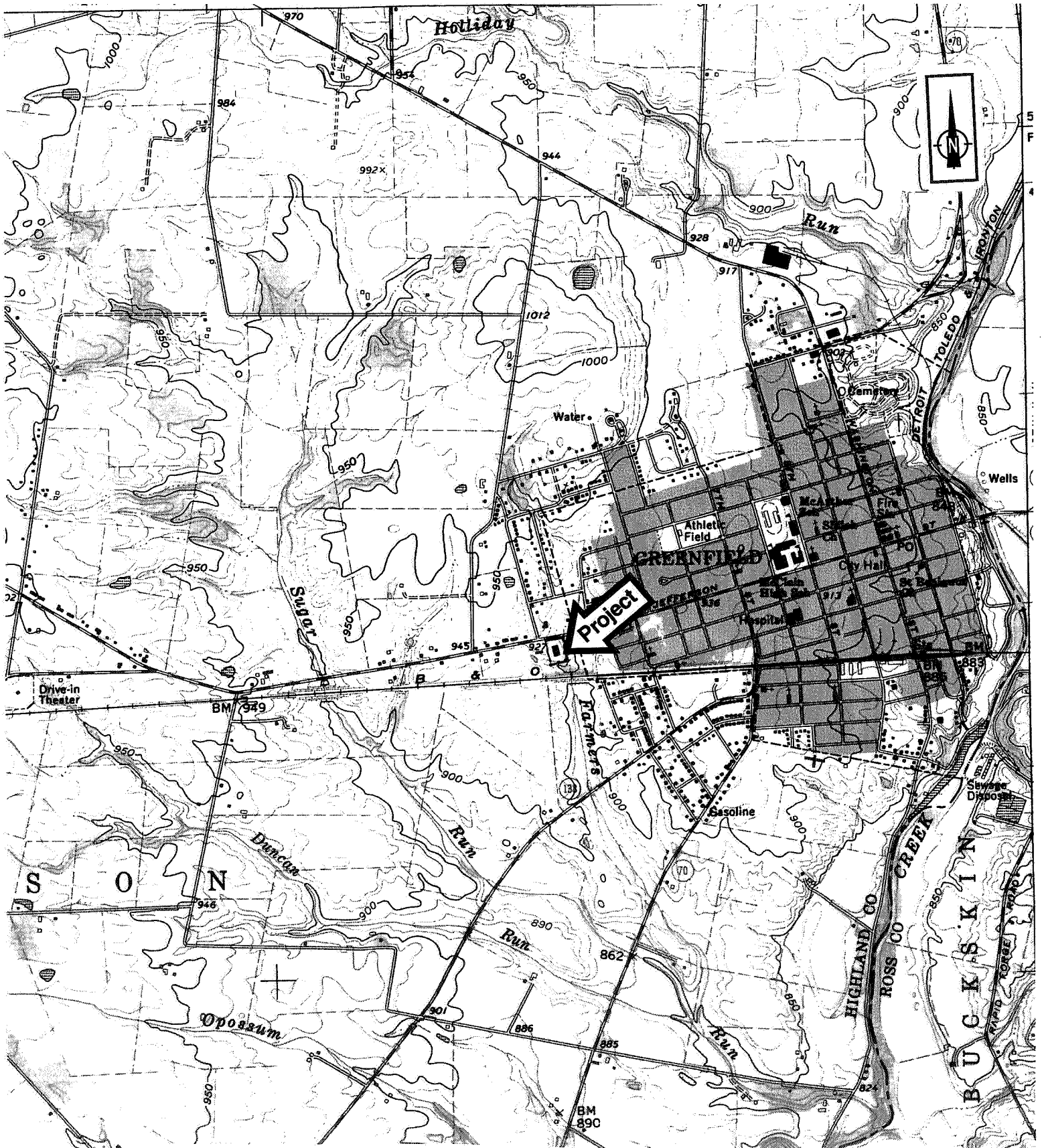
Project Name:

Pamida

On-Site Date:

5-25-05

**APPENDIX C:
MAPS AND AERIAL PHOTOGRAPHS**



Project Number: 70599.05R-153.050
 Project Name: Pamida
 Description: 1960 USGS Topographic Map
 Greenfield, Ohio Quadrangle
 Photorevised: 1979
 The north arrow indicator is an approximation of 0° North

Send To Printer

Back To TerraServer

Change to 11x17 Print Size

Show Grid Lines

Change to Landscape

USGS 2 km W of Greenfield, Ohio, United States 24 Apr 1994



Project Number: 70599.05R-153.050
Project Name: Pamida
Description: 1994 Aerial Photograph
The north arrow indicator is an approximation of 0°North

APPENDIX D:
RECORDS OF COMMUNICATION

RECORD OF COMMUNICATION

Date: 5-25-05 Time: 9:30 am
Project Number: 76377.06R-148.111 Recorded by: Regina S. Collims
Project Name: Pamida

Communication with: Nina Latham, Operations Team Leader
Of: Pamida
Phone: 937-981-1558

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 2000 in to a Pamida retail store. Prior to 2000 the Project was largely undeveloped. Reportedly, a bowling alley may have been located on a small portion of the project. Ms. Latham has been associated with the Project since July 2003.

RECORD OF COMMUNICATION

Date: 5/27/05 Time: 2:30 pm
Project Number: 76377.06R-148.111 Recorded by: Regina S. Collins
Project Name: Pamida

Communication with: Assistant Chief Bradley George
of: City of Greenfield Fire Department
Phone: 937-981-4010

Communication via:

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

Re: Files or records of environmental concern for the Project

Summary of Communication: There are no violations or records of environmental concern for the Project. Records for the Project are maintained back to 1990. Assistant Chief George indicated that a bowling alley was located on a small portion of the Project until approximately 1990 when the building burned. Reportedly, the Project remained undeveloped until 2000 when the Pamida store was built. Before Pamida developed the Project the hillside was cut almost to grade level.

RECORD OF COMMUNICATION

Date: 6/1/05 Time: 11:15 am
Project Number: 76377.06R-148.111 Recorded by: Regina S. Collins
Project Name: Pamida

Communication with: Roberta Karnes
of: City of Geenfield
Phone: 937-981-3048

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

Re: **Zoning and building permits for the Project**

Summary of Communication: The City of Greenfield does not maintain building permits. No environmentally significant information on file.

RECORD OF COMMUNICATION

Date: June 17, 2005 Time: 8:00 am
Project Number: 76377.06R-148.111 Recorded by: Michael Brandt
Project Name: Pamida

Communication with: Bradley George
of: Green field Farm Marshal and Building Official
Phone: 937-981-4010

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

Re:
Project history

Summary of Communication:

Prior to the current improvements the Project was a bowling alley and motel. The bowling alley was constructed approximately 1960 and burned down in 1991. Pamida was constructed in 2001. No current or historic UST's and no environmental concerns noted in department files other than the fire.

PRE-SURVEY QUESTIONNAIRE

Person completing form: Nina Latham **Date:** 5-25-05
Association with Project: Operations Team Leader **Phone Number:** 937-981-1558
Project Name: Pamida **Project Number:** 76377.06R-148.111

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		

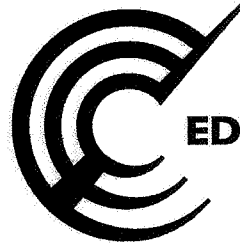


QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U-NR	
19A.	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?		X		
19B.	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary 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			HVAC leak and hole in roof. The roof has been repaired.
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)				Undeveloped prior to 2000. May have been a former bowling alley on a small portion of the Project.

APPENDIX E:
REGULATORY DATABASE REPORT



EDR® Environmental
Data Resources Inc

The EDR Radius Map

Prepared for EMG

Project #: 148.111

**Pamida
1300 Jefferson St.
Greenfield, OH 45123**

Inquiry Number: 1595405.1s

January 18, 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	
Orphan Details.....	OD-1

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

1300 JEFFERSON ST.
GREENFIELD, OH 45123

COORDINATES

Latitude (North): 39.347500 - 39° 20' 51.0"
Longitude (West): 83.401100 - 83° 24' 4.0"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 293088.0
UTM Y (Meters): 4357881.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 39083-C4 GREENFIELD, 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
ODL	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	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>
US SHOE CORP	347 EDWOOD AVE	1/4 - 1/2 NE	1	6

EXECUTIVE SUMMARY

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

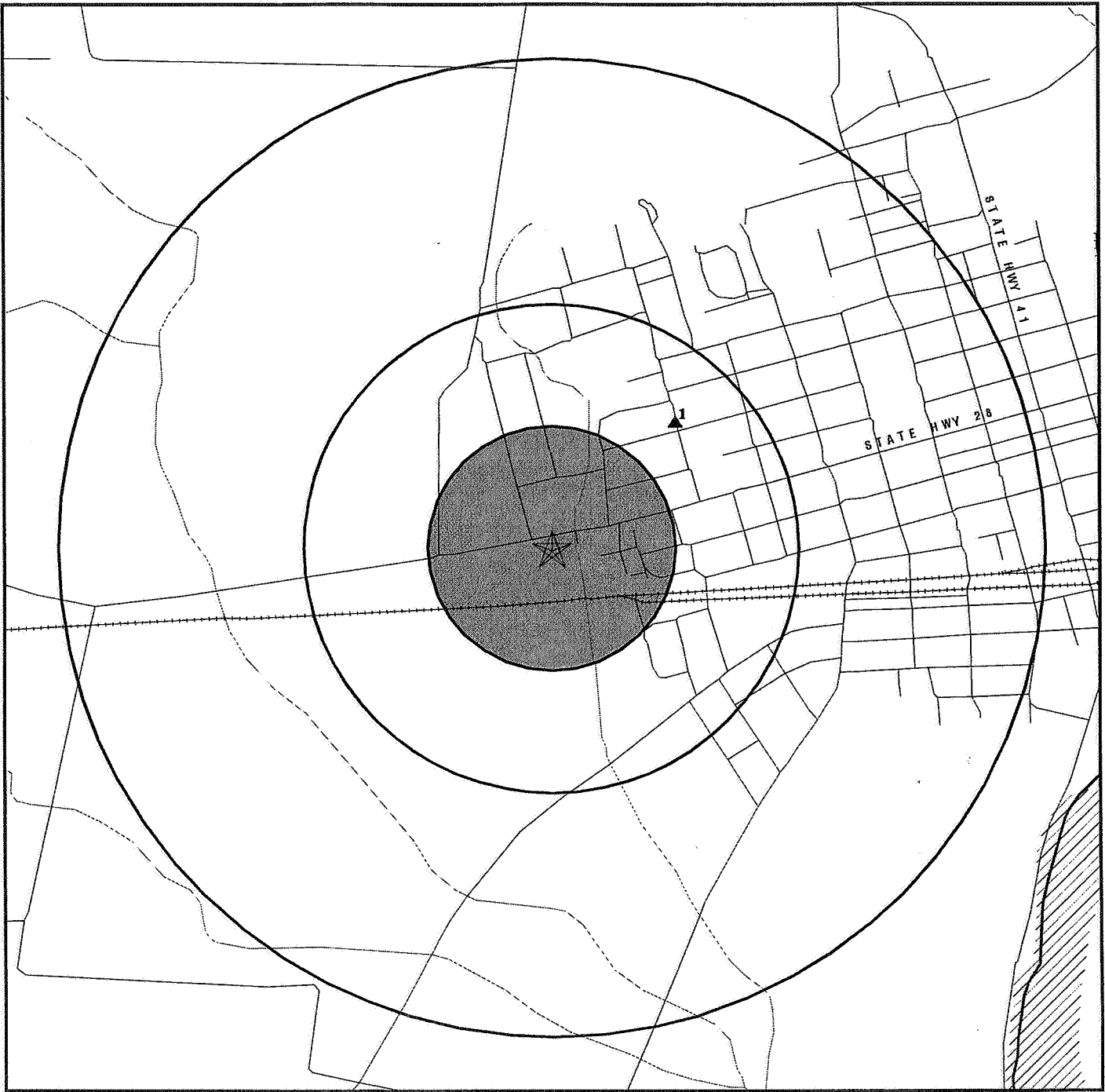
Site Name

Database(s)

BP OIL CO.
WALKER AUTO SALES
OHIO DEPARTMENT OF TRANSPORTATION

LUST
RCRA-SQG
RCRA-SQG

OVERVIEW MAP - 1595405.1s



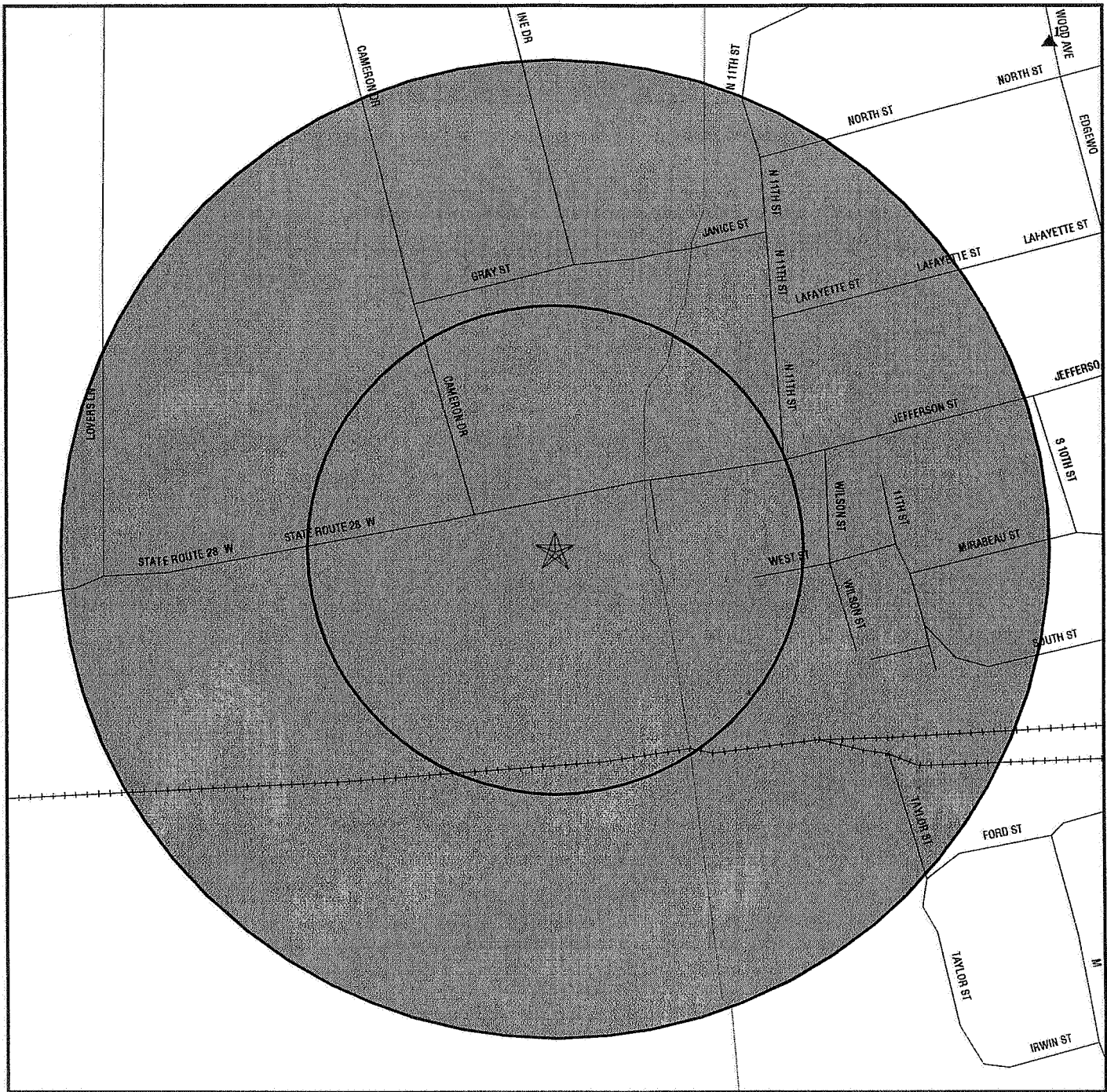
- ★ Target Property
- ▲ Toxic Sites
- ⚡ Manufactured Gas Plants
- ▨ National Priority List Sites
- ▩ Landfill Sites
- ▧ Dept. Defense Sites

- ▨ Indian Reservations BIA
- ▭ County Boundary
- ▭ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone

SITE NAME: Pamida
 ADDRESS: 1300 Jefferson St.
 Greenfield OH 45123
 LAT/LONG: 39.3475 / 83.4011

CLIENT: EMG
 CONTACT: Robyn Kennedy
 INQUIRY #: 1595405.1s
 DATE: January 18, 2006

DETAIL MAP - 1595405.1s



- ★ 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



<p>SITE NAME: Pamida ADDRESS: 1300 Jefferson St. Greenfield OH 45123 LAT/LONG: 39.3475 / 83.4011</p>	<p>CLIENT: EMG CONTACT: Robyn Kennedy INQUIRY #: 1595405.1s DATE: January 18, 2006</p>
---	---

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	0	1	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 ASTs or USTs identified. In addition, there were no ASTs or USTs identified on the abutting/adjacent off site properties. Also, there were USTs identified within the remaining 0.25-mile radius of the Project.

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
US Shoe Corp 347 Edwood	1	Unknown	Unknown	Unknown	UST	Inactive	Yes	Yes	Unknown
West End Sunoco, 1006 W. Jefferson	6	Unknown	Unknown	Unknown	UST	Inactive	Yes	Yes	Unknown

LUST = Leaking Underground Storage Tank
 † I(R) = Permanently removed from the ground
 I(A) = Permanently abandoned in place





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 #: 1413829.3S

P.O. #: 70599.153.050

Site Name: Pamida -153

Address: 1300 Jefferson Street

City/State: Greenfield, OH 45123

Customer Project: 70599.153.050

1011857SIL 410-785-6200

Cross Streets:

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

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**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

BRIAN ZINK

Senior Environmental Consultant

Education

- Bachelor of Science in Geography, Pennsylvania State University, 1998

Project Experience

- **Landing Strip** – Mr. Zink performed a Phase I Assessment of a 620-acre parcel of land that was occupied by a landing strip and several airplane hangars. The parcel included a former seaplane landing area that was identified following review of historic documents. The majority of the property was wooded land. After conducting interviews, a review of historic documents, and a review of regulatory databases, it was determined that several underground storage tanks were present at the landing strip, that they were approximately 30 years old but had not been used for at least 15 years, and that they had never been tested for leaks or spills. As a result, a Phase II assessment was conducted at the property, which resulted in the identification of a small leak from one of the USTs. Subsequently, the UST was excavated and removed from the property.
- **Cellular Towers** – Mr. Zink performed several Phase I and NEPA assessments of cellular towers as part of a large contract with a national cellular communications company. These assessments included the identification of potential environmental concerns and the identification of historic properties within the area of the cellular towers and the potential impact to these properties from the towers. As a result of these efforts, several cellular signal boosters were placed on existing cellular towers and other new towers were constructed.
- **Office Building, Washington, DC** – Mr. Zink conducted a Phase I assessment of an eleven-story office building in Washington, DC. The assessment identified a former UST at the property that had not been registered with the District of Columbia Department of Health. As a result, a Phase II assessment was conducted at the property, and the UST was subsequently registered, as was required by DC regulations.

Industry Tenure

- EMG: January, 2003

Industry Experience

- Office
- Industrial

Regional Location

- Baltimore, MD

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.
- **Lebman 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

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Special Skills & Training

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

Memberships

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Regional Location

- Toledo, OH