

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
4612 Schuff Avenue
Louisville, Jefferson County, Kentucky 40213**

ECI Project No. 6608026

November 3, 2008

Prepared for:

**Wolf Printables LLC
4612 Schuff Avenue
Louisville, Kentucky 40213**

Prepared by:

**Environmental
Compliance,
Inc.
Louisville, Kentucky**



November 3, 2008

Mr. Jeff Wolf
President
Wolf Printables LLC
4612 Schuff Avenue
Louisville, Kentucky 40213

Telephone: 502-451-9755

**Re: 4612 Schuff Avenue, Louisville
Jefferson County, Kentucky 40213
ECI Project No. 6608026**

Dear Mr. Wolf:

Environmental Compliance, Incorporated (ECI) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. A cursory summary of findings is provided in the Executive Summary. However, details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein. The recommendations are provided under separate cover.

We appreciate the opportunity to perform these services for you. Please contact us if you have questions regarding this information or if we can provide any other services.

Sincerely,
ENVIRONMENTAL COMPLIANCE, INC.

Prepared by:

A handwritten signature in black ink, appearing to read "Jeffrey A. Korman", written over a horizontal line.

Jeffrey A. Korman
Principle

Attachment: Three (3) copies

PHASE I ENVIRONMENTAL SITE ASSESSMENT
4612 Schuff Avenue, Louisville
Jefferson County, Kentucky 40213
ECI Project No. 6608026

EXECUTIVE SUMMARY

This ESA was authorized by Agreement for Services signed on October 9, 2008. This ESA was performed in accordance with the consensus document known as 40 CFR Part 312 - "All Appropriate Inquiries", a guide for conducting Environmental Site Assessments. Mr. Jeffrey A. Korman, an Environmental Professional per 40 CFR Part 312.10(b), performed the site reconnaissance on September 26, 2008, October 9, 2008, and October 15, 2008. A cursory summary of findings is provided below. However, details are not included or fully developed within the Executive Summary, and therefore the report must be read in its entirety for a comprehensive understanding of the items contained herein.

No evidence of environmental liens, engineering controls, institutional controls, or Activity Use Limitations regarding the subject site, was identified during this investigation. Copies of the Deeds may be found in Appendix E.

The approximately 1.00 acre subject site property was constructed in approximately 1955-1956 and is currently developed with a 23,920 sq ft warehouse structure of cinder block and wood frame construction on a concrete slab. Other site improvements include front and rear gravel parking areas, a loading dock and full site utilities. Prior to 1955, the subject site was a small portion of a larger agricultural tract. The site is bounded by an asphalt sealant company to the north; Schuff Avenue with a portion of the IMI Irving Materials facility to the east; a vacant lot and a building with Illinois Avenue beyond to the west; and a father and son carpentry facility to the south.

RECs and/or suspect environmental concerns were identified during this investigation, consisting of the following: Onsite PAH contamination in soil along the northern property boundary above residential levels for Region 9 PRGs, previous report review has identified the adjacent north Louisville Sealcoat facility as a REC associated with the subject site at this time. (see below).

In March of 2006 a large rain event left the subject site front parking area, alleyway, and a portion of the rear parking area flooded due to a clogged drain. The Metropolitan Sewer District (MSD) was contacted to unclog the drain, at which time MSD personnel observed a black, oily sheen on the surface of the flood water. After unclogging the drain, MSD tested the water from the flood area at its associated outfall and found high levels of PAH constituents. The outfall is located across Schuff Avenue at a drainage ditch running approximately southeast.

Subsequently, under contract by Mr. Bob Moses (current site owner) near-surface soil samples were collected from the subject site which indicated the presence of elevated PAH in onsite soils along the northern property boundary. Visual analysis of surface water drainage flow patterns indicated that this PAH contamination was coming from the uncovered AST "sealant tank" area of the adjacent north Louisville Sealcoat property during rain events. After correspondence with local and state officials, numerous subsurface soil samples and associated laboratory soil testing, the state agreed that the PAH contamination appeared to have originated from the adjacent north property, and a Notice of Violation (NOV) was issued to Louisville Sealcoat.

To date the NOV has not been address by Louisville Sealcoat and issue remains unsolved, however, the state has issued a letter to Bob Moses (and will be copied to the new subject site owner) that agrees with the findings of investigations performed by Mr. Moses et al, and mentions the PAH contamination related to Louisville Sealcoat (copies of soil sampling results, records of correspondence, and the state's determination letter are included in Appendix E)

EDR Listed Facilities:

Wolf Printables

This facility appears on the EDR as the target property and a SHWS listing for "PAHs in soil." Discussed further in Section 3.6 and Section 3.7, ECI considers this facility to be an REC associated with the subject site at this time.

Dischiaras Marble

This facility appears on the EDR as a RCRA-NonGen and FINDS listing located approximately 375 feet south-southwest and down-gradient from the subject site with "no violations found". Based on the RCRA status, the down-gradient orientation, and a relative distance of over 370 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Highway Structures Inc

This facility appears on the EDR as a UST listing located approximately 385 feet west-southwest and down-gradient from the subject site. One 10,000-gallon gasoline UST was removed on 6/9/1999. Based on the removal of the UST, the down-gradient orientation, and a relative distance of over 380 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Cardinal Fence & Construction

This facility appears on the EDR as a UST listing located approximately 443 feet west and down-gradient from the subject site. One 1,000-gallon gasoline; and one 1,000-gallon diesel UST were removed on 11/1/1988. Based on the removal of the USTs, the down-gradient

orientation, and a relative distance of over 440 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Triangle Industries Inc

This facility appears on the EDR as a RCRA-NonGen and FINDS listing located approximately 475 feet southwest and down-gradient from the subject site with "no violations found". Based on the RCRA status, down-gradient orientation, and a relative distance of over 470 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

IMI South LLC

This facility appears on the EDR as a UST listing located approximately 540 feet east-northeast and up-gradient from the subject site. One 3,000-gallon gasoline; one 8,000-gallon gasoline; and one 6,000-gallon gasoline UST were removed on 11/29/1993. Based on the removal of the USTs with no indication of contamination to either soil or groundwater, and a relative distance of over 530 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Jefferson Heating Plumbing Inc

This facility appears on the EDR as a UST listing located approximately 554 feet south and down-gradient from the subject site. One 6,000-gallon gasoline; and one 6,000-gallon diesel UST were removed on 9/8/1989. Based on the removal of the USTs, the down-gradient orientation, and a relative distance of over 550 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Fayette R Nichols & Leroy Falender Property

This facility appears on the EDR as a UST listing located approximately 910 feet northwest and equal-gradient from the subject site. Two 10,000-gallon diesel USTs were removed on 2/18/1999. Based on the removal of the USTs, an equal-gradient orientation, and a relative distance of over 900 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Miller Oil Co Inc

This facility appears on the EDR as a UST listing located approximately 933 feet west-southwest and up-gradient from the subject site. Two 1,000-gallon gasoline; and one 2,000-gallon diesel UST were removed on 8/1/1987. Based on the removal of the USTs with no indication of contamination to either soil or groundwater, and a relative distance of over 930 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Clark Service Co Inc.

This facility appears on the EDR as a UST listing located approximately 939 feet southwest and up-gradient from the subject site. One 4,000-gallon gasoline UST was closed in place on 9/15/1994; one 1,000-gallon and one 8,000-gallon gasoline USTs were removed on 9/15/1994. Based on the removal and "closure in place" of the USTs with no indication of contamination to either soil or groundwater, and a relative distance of over 930 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Auto Collision Center

This facility appears on the EDR as a FINDS and RCRA-CESQG listing located approximately 954 feet west-southwest and up-gradient from the subject site with reporting/record-keeping violations. Based on the nature of the violations, the achievement of full compliance in June 1998, and a relative distance of over 950 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Thornton Oil 96

This facility appears on the EDR as a UST listing located approximately 982 feet southwest and up-gradient from the subject site. One 6,000-gallon kerosene; two 6,000-gallon diesel; and three 12,000-gallon gasoline USTs were installed on 11/1/1991 and are active with the following spill prevention measures: automatic tank gauging, interior lining, flow restrictors, and electronic leak protection (last tested 11/29/2006). One 6,000-gallon diesel UST was "closed in place" on 3/1/2002. Based on the aforementioned spill prevention measures, the "closed in place" status of one diesel UST, and a relative distance of over 980 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

General Car and Truck Leasing

This facility appears on the EDR as a FINDS and RCRA-CESQG listing located approximately 986 feet west-southwest and up-gradient from the subject site with reporting/record-keeping violations. Based on the nature of the violations, the achievement of full compliance in June 1996, and a relative distance of over 980 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Alpha Environmental

This facility appears on the EDR as a FINDS, RCRA-TSDF, HIST LF, and RCRA-NonGen listing located approximately 987 feet northwest and up-gradient from the subject site. The facility is a non-generating handler engaged in the treatment, storage or disposal of hazardous waste with record-keeping violations. The facility is also listed as a historic landfill as a transfer station. Based on the nature of the violations, and a relative distance of over 980 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

AST Industrial & Environmental Services

This facility appears on the EDR as a SHWS, FINDS, SWF/LF, UST, FTTS, HIST FTTS listing located approximately 987 feet northwest and up-gradient from the subject site. One 6,000-gallon gasoline, one 1,000-gallon gasoline, and one 8,000-gallon diesel USTs were removed on 3/2/1990, 10/12/1993, and 3/15/1990 respectively. The facility is listed as a closed (01/13/1997) SHWS. Based on the closure status, removal of the USTs, and a relative distance of over 980 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Advance Machinery Company

This facility appears on the EDR as a FINDS and RCRA-CESQG listing located approximately 993 feet southwest and up-gradient from the subject site with reporting/record-keeping violations. Based on the nature of the violations, the achievement of full compliance in May 1994, and a relative distance of over 990 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Roark Mechanical Contractors Inc

This facility appears on the EDR as a UST listing located approximately 993 feet northwest and up-gradient from the subject site. One 1,000-gallon gasoline UST was removed on 7/26/1990. Based on the removal of the UST with no indication of contamination to either soil or groundwater, and a relative distance of over 990 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Advanced Recycling

This facility appears on the EDR as a SWF/LF listing located approximately 993 feet northwest and up-gradient from the subject site. The facility is listed as an inactive commercial recycling center. Based on this status, and a relative distance of over 990 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

HD Supply Construction Supply LTD WC0157

This facility appears on the EDR as a FINDS, RCRA-CESQG listing located approximately 1010 feet west-southwest and up-gradient from the subject site with "no violations found". Based on the RCRA status and a relative distance of over 1000 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Hancock Engineering Corp.

This facility appears on the EDR as a FINDS, RCRA-CESQG listing located approximately 1206 feet southeast and down-gradient from the subject site with "no violations found". Based on the RCRA status, the down-gradient orientation, and a relative distance of over 1200 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Dean Foods

This facility appears on the EDR as a UST listing located approximately 1219 feet southeast and down-gradient from the subject site. One 10,000-gallon diesel; and three 2,000-gallon diesel USTs were removed on 2/9/1993 and 10/7/1990 respectively. One 5,000-gallon diesel UST was installed on 3/24/1993. Based on the removal status of the USTs, the down-gradient orientation, and a relative distance of over 1200 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Dean Milk

This facility appears on the EDR as a FINDS and RCRA-CESQG listing located approximately 1219 feet southeast and down-gradient from the subject site with reporting/record-keeping violations. Based on the nature of the violations, the achievement of full compliance in April 1994, and a relative distance of over 1200 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Premium Foil Products Co Inc.

This facility appears on the EDR as a SHWS, NPDES, FINDS, RCRA-NonGen listing located approximately 1227 feet south-southeast and down-gradient from the subject site. The facility is a "closed: no action necessary" (2/11/1999) SHWS; permitted for wastewater discharge to the local POT; with RCRA record-keeping violations. Based on the closed status, the nature of the RCRA violations and achievement of full compliance in 1994, the down-gradient orientation, and a relative distance of over 1220 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Masters Supply

This facility appears on the EDR as a UST listing located approximately 1235 feet south-southeast and down-gradient from the subject site. One 1,000-gallon gasoline UST was removed on 4/1/1984. Based on the removal of the UST, the down-gradient orientation, and a relative distance of over 1230 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Fishel Company

This facility appears on the EDR as a FINDS, RCRA-CESQG listing located approximately 1253 feet south-southeast and down-gradient from the subject site with "no violations found". Based on the RCRA status, the down-gradient orientation, and a relative distance of over 1250 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Fishel Co

This facility appears on the EDR as a UST listing located approximately 1253 feet south-southeast and down-gradient from the subject site. One 4,000-gallon diesel and one 8,000-gallon diesel USTs were removed on 4/12/1999; and one 4,000-gallon diesel UST on 8/14/1991. Based on the removal of the USTs, the down-gradient orientation, and a relative

distance of over 1250 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

La.dlaw Waste/Allied Waste Industries

This facility appears on the EDR as a FINDS, RCRA-NonGen listing located approximately 1257 feet west and up-gradient from the subject site with "no violations found". Based on the RCRA status and a relative distance of over 1250 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Poplar Level Road Transfer Station

This facility appears on the EDR as a HIST LF, SWF/LF listing located approximately 1257 feet west and up-gradient from the subject site as a historic and current recycling center and solid waste transfer station. Based on no indication of contamination to either soil or groundwater and a relative distance of over 1250 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

KY Associates of Electric Cooperative INC

This facility appears on the EDR as a SHWS and UST listing located approximately 1263 feet south-southeast and down-gradient from the subject site. One 10,000-gallon diesel; three 1,000-gallon gasoline; and one 560-gallon hazardous waste USTs were removed on 9/26/1989. Based on the removal of the USTs, the down-gradient orientation, and a relative distance of over 1260 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Kentucky Assn of Elec Co-Operatives

This facility appears on the EDR as a PADS, FINDS and RCRA-CESQG listing located approximately 1263 feet south-southeast and down-gradient from the subject site with reporting/record-keeping violations. Based on the nature of the violations, the achievement of full compliance in October 1994, the down-gradient orientation, and a relative distance of over 1260 feet from the subject site, ECI does not consider this facility to be an REC associated with the subject site at this time.

Remaining Listed Facilities

The remaining listed facilities are up-gradient with a relative distance of over 1300 feet from the subject site. Based on the relative distance of over 1300 feet from the subject site, ECI does not consider these facilities to be RECs associated with the subject site at this time.

Orphan Sites are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The EDR report listed zero (0) facilities in the "Orphan Summary"