OhioEPA

State of Ohio Environmental Protection Agency

STREET ADDRESS:

Lazarus Government Center
122 S. Front Street
Columbus, OH 43215-1099

TELE: (614) 644-3020 FAX: (614) 644-2329

MAILING ADDRESS:

P.O. BOX 1049
Columbus, OH 43216-1049

August 30, 2004

Ms. Laura Ripley
U.S. EPA, Office of Superfund
Response Section 3, SE-4J
77 West Jackson Boulevard
Chicago, Illinois 60604-3590

Re: Targeted Brownfield Assessment
Woods of Powell
aka Former CSX Property
Powell, Ohio
40^0 11.176' N
83^0 5.285' W

Dear Ms. Ripley:

On May 24-25, 2004, the Ohio EPA's Division of Emergency and Remedial Response, Site Investigation Field Unit (DERR-SIFU) conducted support sampling services at the Woods of Powell property in Powell, Ohio. The purpose of this sampling event was to assist the Voluntary Action Program (VAP) certified professional, Geotechnical Consultants Inc., in collecting surface water, sediment, ground water, and surface and sub-surface soil samples from the property using Ohio EPA's Geoprobe®. A total of 51 samples were collected during the May 2004 site investigation. Additionally, Ohio EPA-DERR collected 10 background sediment samples in Wetland E for specific metal analysis (Lead, Selenium, Zinc, and Barium) on July 26, 2004.

The Woods of Powell property is a 38.38 acre vacant wooded property north of Rutherford Road and east of CSX railroad property. M/I Homes and the City of Powell have agreed to transfer ownership of the property to the City of Powell for use as green space. The City of Powell has requested a VAP Covenant Not to Sue prior to receiving the property. The proposed green space use of the property will benefit the surrounding community. Bike/walking trails are planned through the property, and existing wetlands in the property will be preserved. VAP generic direct-contact soil standards for residential land use are proposed for use at the property.

Please find attached, a copy of the brownfield technical assistance request from the City of Powell, received on February 17, 2004. The Woods of Powell property meets the federal definition of a brownfield as it is a real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. None of the exclusions listed in Title II, Section 211 (a)(39)(B) of the H.R. 2869 Small Business Liability Relief and Brownfield Revitalization Act apply to this property.

Ohio EPA submitted a work plan to U.S. EPA Region 5 to review on May 19, 2004. The Scope of Work was discussed between Geotechnical Consultants Inc. and Ohio EPA. The entire scope included collecting samples in three identified areas. The sample locations are identified on the attached map with an analytical summary table of the results.

Ohio EPA, DERR/SIFU submitted samples to Kemron Environmental Services, our state-contract laboratory for chemical analysis. The analytical report was forwarded to Geotechnical Consultants Inc. for evaluation. Based upon the limited sampling performed by Ohio EPA, the analytical results do not show areas of contamination above VAP generic direct-contact soil standards for residential land use. The elevated polynuclear aromatic (PNA) compounds detected in the samples collected in Identified Area-1 do not exceed the VAP generic direct-contact soil standards for residential land use. The certified professional working for M/I Homes will be analyzing the data collected by Ohio EPA and from prior investigations to determine if additional investigation or remediation will be required to obtain the VAP Covenant Not to Sue for residential (unrestricted) land use for the property.

Sincerely,

Victoria Sigler
Site Investigator
Division of Emergency & Remedial Response

attachments

cc: Michael Ebner, Site Coordinator DERR-CDO
Jessica Page, DERR-CO
Jeff Wander, DERR-CO

Attachments

DIV. OF EMERGENCY & REMEDIAL RESPONSE

2004 FEB 17 AM 9:34

DERR-03-SA-003

February 4, 2004

RECEIVED

Tiffany Robinson
DERR, Site Assessment and Brownfield Revitalization Program
Ohio Environmental Protection Agency
122 South Front Street
P.O. Box 1049
Columbus, Ohio 43216

Re: Subsidized Targeted Brownfield Assessment

Dear Ms. Robinson:

This letter is a request from City of Powell, Ohio for a grant subsidized targeted brownfield assessment (TBA) **for Former CSX Property; former Hocking Valley Railroad "Powell Wye"; Former Wallingford Property** located at **North of Rutherford Road, Powell, Ohio, 40° 11.176' N Latitude; 83° 5.285' W Longitude**. The applicant, City of Powell, Ohio, has completed the attached Application Form with regard to the **former CSX property**, and was able to provide an acceptable answer to each question in Section 2. Therefore, it is the understanding of City of Powell, Ohio, that it may be eligible to receive a grant subsidized TBA from Ohio EPA for the **former CSX property.**

The assessment work requested for this site is outlined in the attached Application Form.

I understand that if it is determined that this project is eligible for a grant subsidized TBA, an Ohio EPA brownfield coordinator may contact me regarding details about conducting the assessment, including any project kickoff meetings that may need to be held in order to facilitate this technical assistance request.

The City of Powell, Ohio's contact for this project will be David M. Betz, AICP, the City's Development Director. The Certified Professional working with the City on this project is Bruce Savage, CP265. You may reach our project contact, David Betz, at 614-885-5380.

Sincerely,

Stephen A. Lutz
City Manager

CC: Jessica Page
Central District Office Brownfield Coordinator
Bruce Savage, Certified Professional 265

Attachment: Application for TBA

City of Powell 47 Hall Street Powell, Ohio 43065-8357 (614) 885-5380 fax (614) 885-5339
www.ci.powell.oh.us

Application Form for Subsidized Targeted Brownfield Assessment from Ohio EPA

Ohio EPA is able to provide assessment work at brownfield properties at no cost to communities through a grant from the United States Environmental Protection Agency (U.S. EPA).

For consideration in the program, please complete a request letter and application form and submit to Ohio EPA. The information requested in the application form is necessary for Ohio EPA staff to prioritize your project and to obtain information required by U.S. EPA.

If your project qualifies, Ohio EPA may request a kickoff meeting with you (and, if you have contracted with one, your environmental consultant or certified professional) to define work expectations, sampling needs and timelines.

If you have any questions, please contact Jessica Page, Site Assessment & Brownfield Revitalization (SABR) Program, (614-644-3749 or jessica.page@epa.state.oh.us), or check our website at www.epa.state.oh.us/dem/ohfund/index.html.

Please complete the entire application form to the best of your ability. You may complete the form directly on your computer using Microsoft Word or you may print it out. If you print out the form and need additional space, please attach extra sheets of paper.

Section 1 - Property description:

1. Provide the property name and any aliases or historic names:

Former CSX Property; former Hocking Valley Railroad "Powell Wye"; Former Wallingford Property North of Rutherford Road, Powell, Ohio.

2. Provide the street address of the property:

No street address known.

3. Provide the property latitude and longitude (Degrees/Minutes/Seconds): 40° 11.176' N
83° 5.285' W

4. Define the size of the property to be assessed: 38.38-Acres

5. Please provide a map or photograph clearly delineating the boundaries of the property or portion of the property to be assessed in one of the following formats, listed in order of preference:

A. Either a shapefile (ArcView - ESRI) or Drawing Interchange Format file (dxf format - AutoCAD) in a known coordinate system (e.g., Ohio State Plane South Zone, Datum = NAD83, units = feet). The boundary will be created using standard survey techniques or with a GPS unit capable of sub-meter accuracy data capture.

AND/OR

B. A scanned image boundary map in TIFF format. The boundary will be displayed on top of an aerial photo or a USGS 7.5 minute topographic map. The boundary will be created using standard survey techniques or with a GPS unit capable of sub-meter accuracy data capture. The resolution of the scan should be high enough to clearly distinguish ground features but not so large that it can not fit on a single CD. A minimum resolution of 300 dots-per-inch is recommended.

AND/OR

C. A hardcopy image which contains a clearly delineated site boundary displayed on top of a high resolution aerial photograph or a USGS 7.5 minute topographic map. The boundary will be created using standard survey techniques or with a GPS unit capable of sub-meter accuracy data capture.

6. Describe any potential hazards at the property, including any asbestos surveys that have been conducted: Former railroad wye track (removed); previous water treatment building (removed) and water treatment sediment retention basin; previous surface disposal of lubricant cans and railroad ties (both removed); former buildings were demolished/removed and asbestos removed from them prior to demolition.

Section 2 - Eligibility:

7. Is the applicant a potentially responsible party that has caused or contributed to the contamination of the property to be assessed?

Yes ☐ STOP *Funding cannot be used to assist potentially responsible parties.*

No X

8. Does the property meet the definition of "Brownfield" as defined in the Clean Ohio Fund legislation (Ohio Revised Code Title 1, Section 122.65 D) and/or the federal Small Business Liability Relief and Brownfields Revitalization Act (Section 211(a)(39) of the Public Law 107-118 (H.R. 2869))?

Yes X The property is an abandoned or vacant industrial/commercial facility.
If yes, explain how long the property has been vacant or abandoned and the circumstances surrounding its disuse:
The property has been abandoned for about 30 years and the former buildings were removed 10-20 years ago. Previous groundwater supply wells were properly sealed and asbestos removed from well houses 10± years ago.

Yes ☐ The property is an active, but underutilized industrial/commercial use.
If yes, what percentage of the property is currently utilized:

No ☐ STOP *Not eligible for Targeted Brownfield Assessment funds, although SIFU's services may still be available as paid technical assistance.*

9. Does the applicant have or can it obtain access to 100% of the property to be assessed by Ohio EPA personnel?

Yes ☐ Applicant owns or controls property

Yes ☐ Property is an orphan property (any property for which there is no person liable for cleanup or remediation costs under 42 USC § 9607 who has the ability to pay those costs)

Yes ☐ Access agreement is in place with current owner(s)

No X An access agreement from the current owner, M/I Homes, will be provided.

No ☐ STOP *Project is ineligible if the local government cannot obtain an access agreement.*

10. Has the applicant received in the past, is it currently receiving, or has it applied for federal brownfield assessment/cleanup funding for this property?

Applied ☐ Already applied for but not currently receiving funding. *Work by SIFU cannot begin until the funding application has been denied or withdrawn. If funding is received, the project is not eligible for Targeted Brownfield Assessment funds, although SIFU's services may still be available as paid technical assistance.*

Receiving ☐ STOP Currently receiving Federal Brownfield Funding would prohibit the use of SIFU's services. *Not eligible for Targeted Brownfield Assessment funds, although SIFU's services may still be available for a cost.*

Received in past ☐ If yes, list the activities for which the funds were used:

No federal funding X Explain. *U.S. EPA requires that communities explain why they are pursuing targeted brownfield assessment funding through this State Response grant (Small Business Liability Relief and Brownfields Revitalization Act, Title II, Subtitle C) rather than seeking a competitive Brownfield grant (Small Business Liability Relief and Brownfields Revitalization Act Title II, Subtitle A). If you need assistance providing an appropriate answer for this question, please contact Jessica Page at (614) 644-3749.*
City of Powell is interested in acquiring the property for use as greenspace.

Section 3 – Project details:

11. Does this site have a confirmed end user in place?

Yes X Explain: The end user would be residents of the City of Powell and others accessing the property via bike / walking paths including a "Rails to Trails" feature.

Yes ☐ A developer is in place, but no final end users confirmed.

If yes to either of above, is the end user or developer contributing to the cost of assessment and/or remediation?

Yes X
Explain: The developer, M/I Homes, plans to develop a subdivision adjacent to the Olentangy Schools property adjoining the property. The developer has conducted, via a VAP CP, Phase I and Phase II Property Assessment activities.

No ☐
Explain:

No ☐ Project is included in community's master plan.

No ☐ No plan in place or being evaluated.

12. Specify the proposed future use of the property (Check all that apply):

X Recreational/Residential (includes greenspace).

☐ Commercial.

☐ Industrial.

Explain:
The property would be recreational greenspace, with a "rails to trails" bikepath over the former wye track bed.

13. The type of work requested is:

☐ Initial field screening to assess redevelopment options.
Explain:

X Extensive assessment work.
Explain: Phase II Property Assessment sampling is needed. Ecological Risk Assessment may be needed in response to high quality wetlands surrounding the former railroad wye track beds.

14. Information gathered during the Targeted Brownfield Assessment will be used to for:

X Voluntary Action Program (for release of liability from Ohio EPA)

☐ Voluntary Action Program Memorandum of Agreement (for release of liability from Ohio EPA and U.S. EPA)

☐ Field screening for properties subject to other regulatory programs (RCRA, solid waste, BUSTR, etc.) to be used to determine eligibility or to prepare for the Voluntary Action Program or the Clean Ohio Fund.

☐ Other (explain):

☐ Unknown

15. Have resources been expended on assessment at this property, including local, state and/or federal grants and loans?

Yes ☐ If yes, provide the name(s) and amount of the funds used:

No X Explain.
No government funds, only private funds, have been expended to date for the VAP assessments.

16. Has the applicant previously received Ohio EPA assessment assistance or VAP technical assistance for this property?

No X

Yes If yes, explain:

17. Is there a specified timeline in which site assessment activities need to be performed?

No ☐

Yes X If yes, define timeline/deadlines for the project (if applicable, please include grant application deadlines, timelines for redevelopment, etc.):
If needed, the Ecological work must be performed within the window allowable under the VAP requirements.

The following section may be filled out by an environmental consultant. If the answer is unknown, leave it blank and go on to the next question.

Section 4 -- Additional Information:

18. Has a Phase I site assessment been completed?

Yes X If yes, please submit a copy with this application. A draft has been provided to the owner, which will be provided to the City of Powell.
No

19. Has any Phase II work been accomplished?

Yes X Explain, and provide a copy of any data: Surface water, sediment, surface soil, and subsurface soil (boring) samples have been collected and analyzed by a VAP Certified Lab.
No ☐

20. Provide the number of Identified Areas at the property, if known: Three: former wye track beds; former water treatment area; and former surface disposal areas.

21. List types of media to be sampled, if known: Surface water, sediment, subsurface soil, groundwater and point of compliance soil.

22. List Chemicals of Concern at property, if known: PCBs, metals, PNAs and TPH.

23. Check type(s) of work requested, if known:

☐	General soil sampling	Explain: _____
X	Geoprobe soil sampling to define geology and collect soil.	Explain: Five Geoprobes (four are done) are proposed
X	Ground water sampling GW hydrogeology	Explain: Six GW mon. wells are proposed to assess
☐	Piezometer installation by Geoprobe®	Explain: _____
☐	Surface water sampling	Explain: _____
X	Sediment sampling three wetland areas are proposed.	Explain: Six more (three done) sediment samples from
X	Bioassay sampling	Explain: only if necessary
☐	Mobile Lab needs	Explain: _____
X	Contract Lab services	Explain: Unless mobile lab can be used.
☐	Other: _____	

24. If needed, will Ohio EPA develop the sampling plan or will the consultant? Consultant (Bruce Savage, CP265) wishes to coordinate this with Ohio EPA.

Woods of Powell
Targeted Brownfield Assessment
Sample Location Coordinates

Geoprobe

P-1	40.18418584	-83.08830874	796086.736	1804117.033	938.949
P-2	40.18418254	-83.08825565	796085.435	1804131.857	940.277
P-3	40.18417643	-83.08817438	796083.063	1804154.552	936.328
P-5	40.18578617	-83.08930449	796671.554	1803842.613	913.787
P-6	40.18571491	-83.08926925	796645.53	1803852.289	913.927
P-10	40.18558924	-83.0892123	796599.642	1803867.903	928.412

Monitoring Well

MW-1	40.18279038	-83.08833341	795578.41	1804106.827	907.7
MW-2	40.18384852	-83.08664138	795960.819	1804582.113	919.011
MW-3	40.1845669	-83.08883046	796226.505	1803972.163	937.386

Sediment

SL-1	40.18698361	-83.08896574	797107.168	1803940.105	933.947
SL-2/4	40.18699909	-83.0890889	797113.029	1803905.732	920.398
SL-3	40.18689624	-83.08869289	797074.84	1804016.133	920.59
WD-2	40.18401797	-83.08811824	796025.232	1804169.863	912.778
WH-2	40.18374658	-83.08640942	795923.258	1804646.687	938.998
WM-2	40.18266902	-83.08822439	795534	1804137	913
WC-2	40.18436698	-83.08846071	796153	1804075	904.936

Surface Water

SW-2/4 (Duplicate)	40.18699781	-83.08908541	797112.558	1803906.703	921.511
SW-3	40.18689182	-83.08868723	797073.219	1804017.703	917.476
WCW-2	40.18438004	-83.08847688	796157.79	1804070.511	905.568
WDW-2/3 (Duplicate)	40.18420148	-83.08841658	796092.629	1804086.937	938.444
WHW-2	40.18379696	-83.08626688	795941.357	1804686.634	904.201
WMW-1	40.18267798	-83.08823922	795537.293	1804132.877	913.58

Background Soil

B-1	40.18593216	-83.08888778	796723.979	1803959.39	941.66
B-2	40.1860922	-83.08717853	796779.173	1804437.344	924.519
B-3	40.18476323	-83.08711589	796294.911	1804451.696	924.878
B-4	40.18682518	-83.08694417	797045.771	1804504.559	930.76
B-5	40.18741593	-83.08689645	797260.898	1804519.291	924.278
B-6	40.18826577	-83.08682109	797570.361	1804542.357	924.105
B-7	40.18852911	-83.08707213	797666.749	1804472.843	938.683

Background Sediment

WE-1	40.18676109	-83.08828354	797024.858	1804130.184	935.775
WE-2	40.18681275	-83.08807397	797043.298	1804188.863	956.6
WE-3	40.18684845	-83.08802531	797056.214	1804202.543	936.55
WE-4	40.18680229	-83.08783486	797039.053	1804255.646	937.095
WE-5	40.18668314	-83.08768498	796995.373	1804297.238	923.93
WE-6	40.18666241	-83.08814667	796988.659	1804168.193	946.222
WE-7	40.18664751	-83.08831565	796983.539	1804120.945	931.415
WE-8	40.18643411	-83.088426	796906	1804089.605	951.993
WD-4/5	40.18427507	-83.08879302	796120.125	1803981.93	929.884

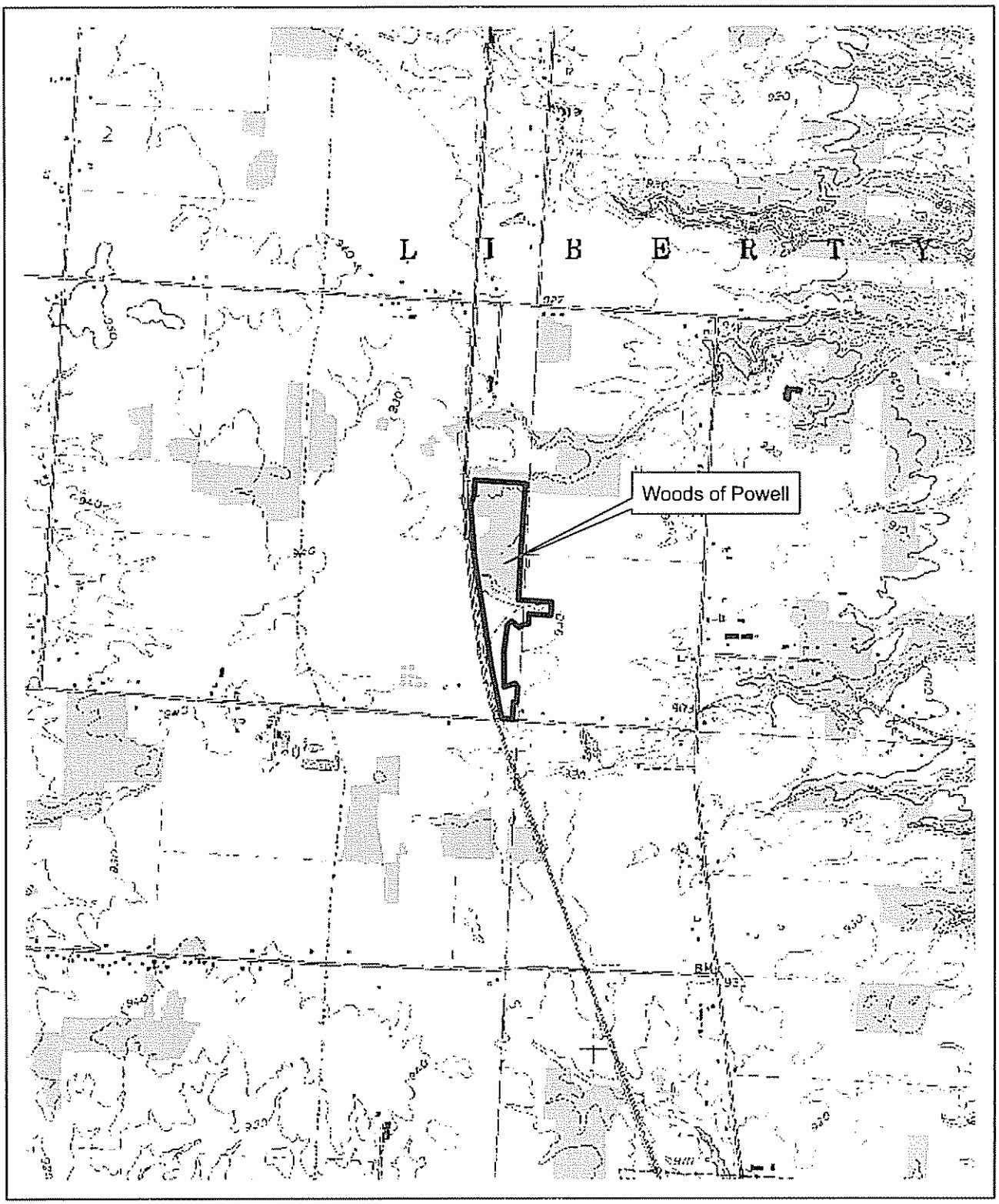

Figure 1: Site Location Map
Woods of Powell
Delaware County

USGS Powell, Ohio Quadrangle
1:24,000

N
W E
S

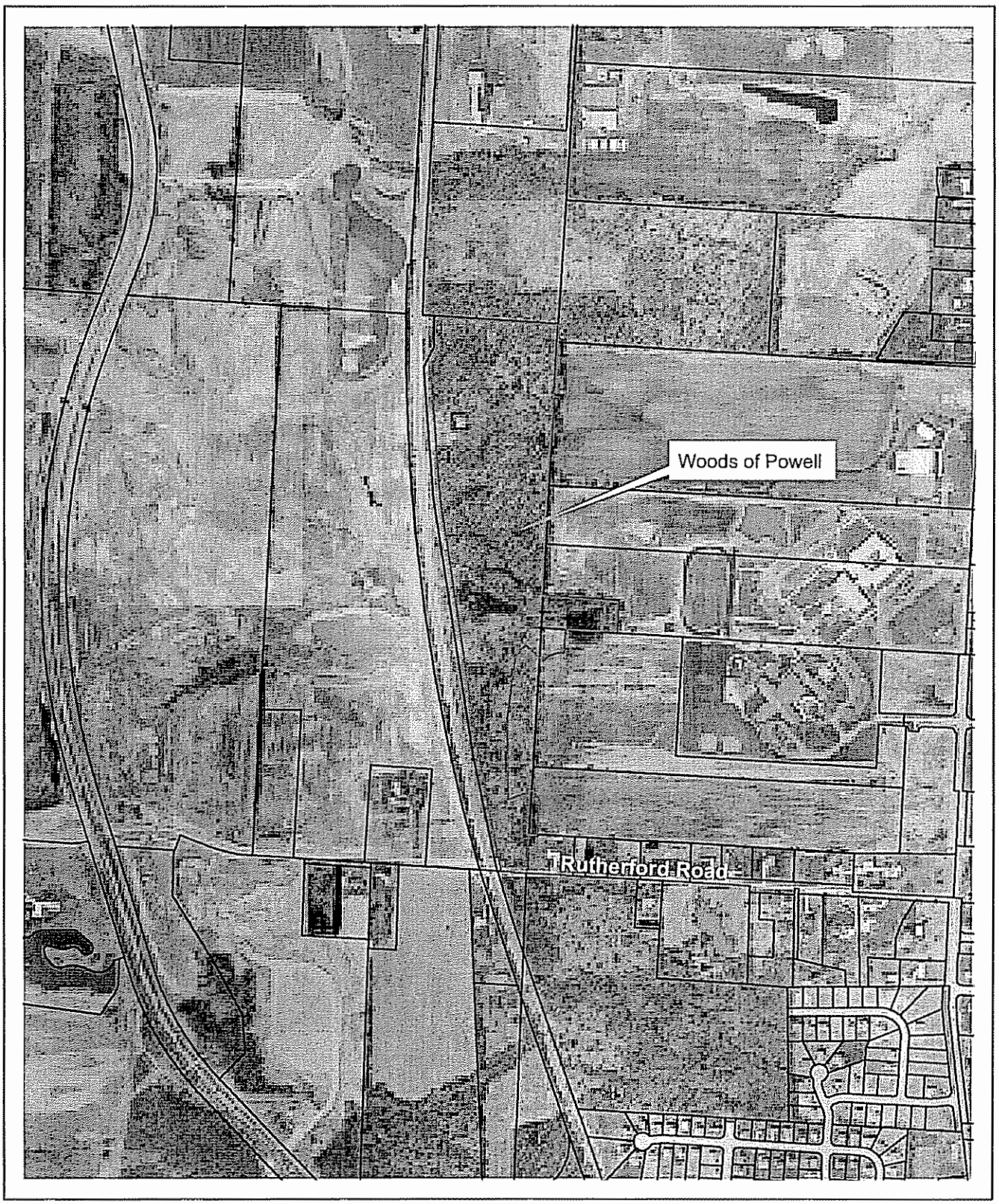

Figure 2: Site Features Map
Woods of Powell
Delaware County

1,000 Feet

1:10,000

N
W E
S

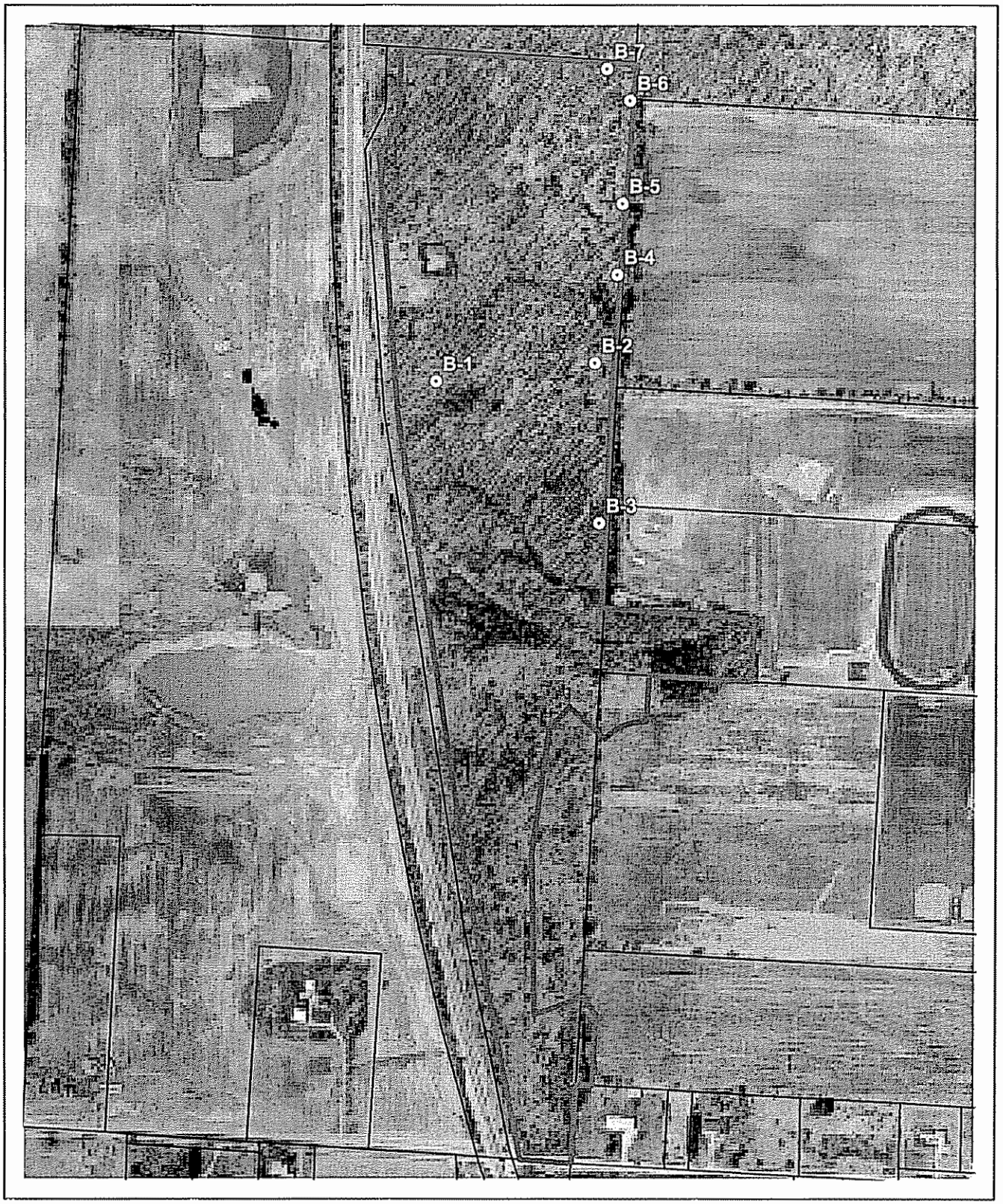

Figure 3: Background Soil Sample Locations
Woods of Powell
Delaware County

1,600 Feet

N
W E
S

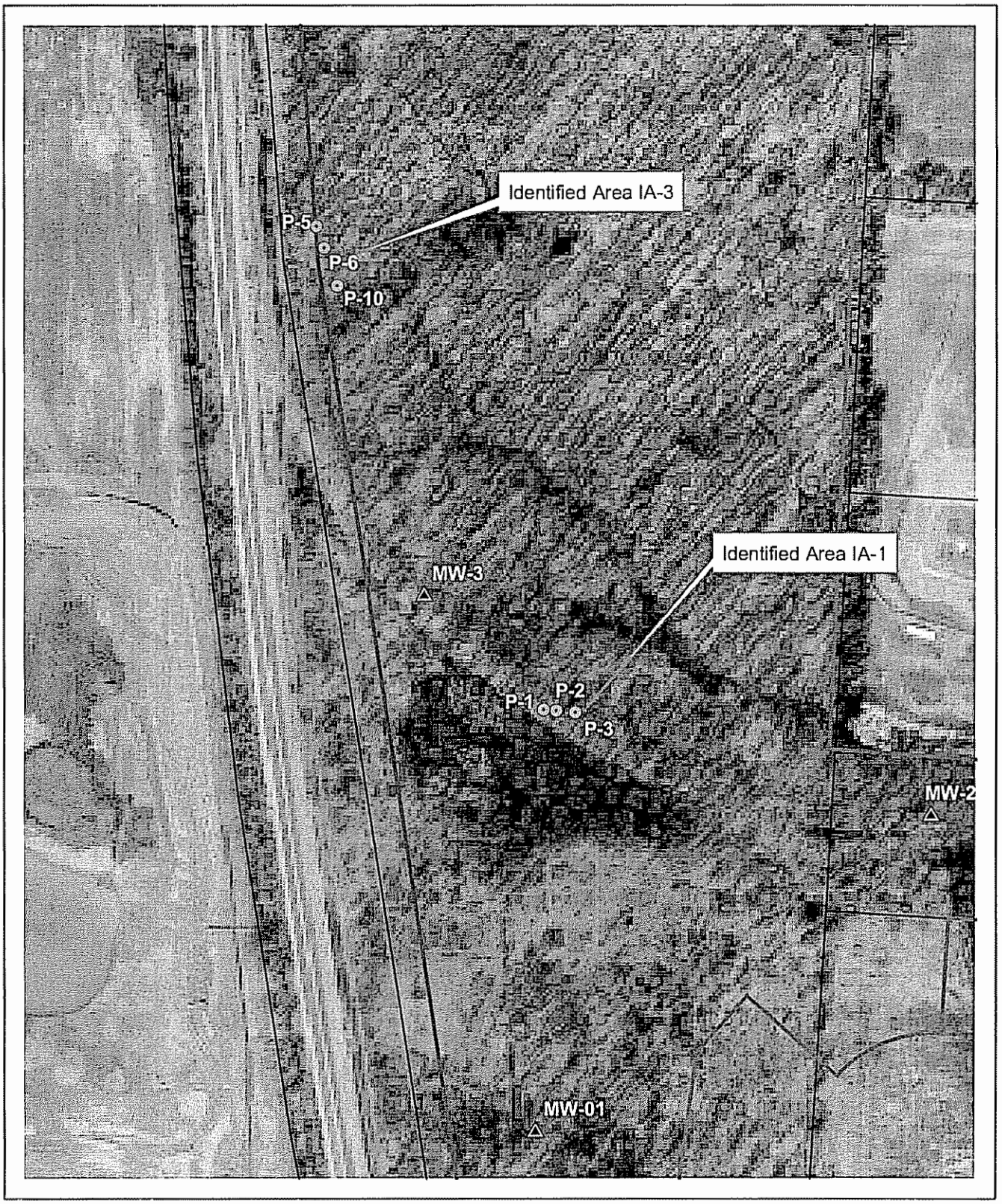

Figure 4: Monitoring Well and Geoprobe Soil Sample Locations
Woods of Powell
Delaware County

N
W E
S

650 Feet

Figure 5: Sediment and Surface Water Sample Locations
Woods of Powell
Delaware County

490 Feet

N
W E
S

Figure 6: Sediment and Surface Water Sample Locations
Woods of Powell
Delaware County

490 Feet

N
W E
S

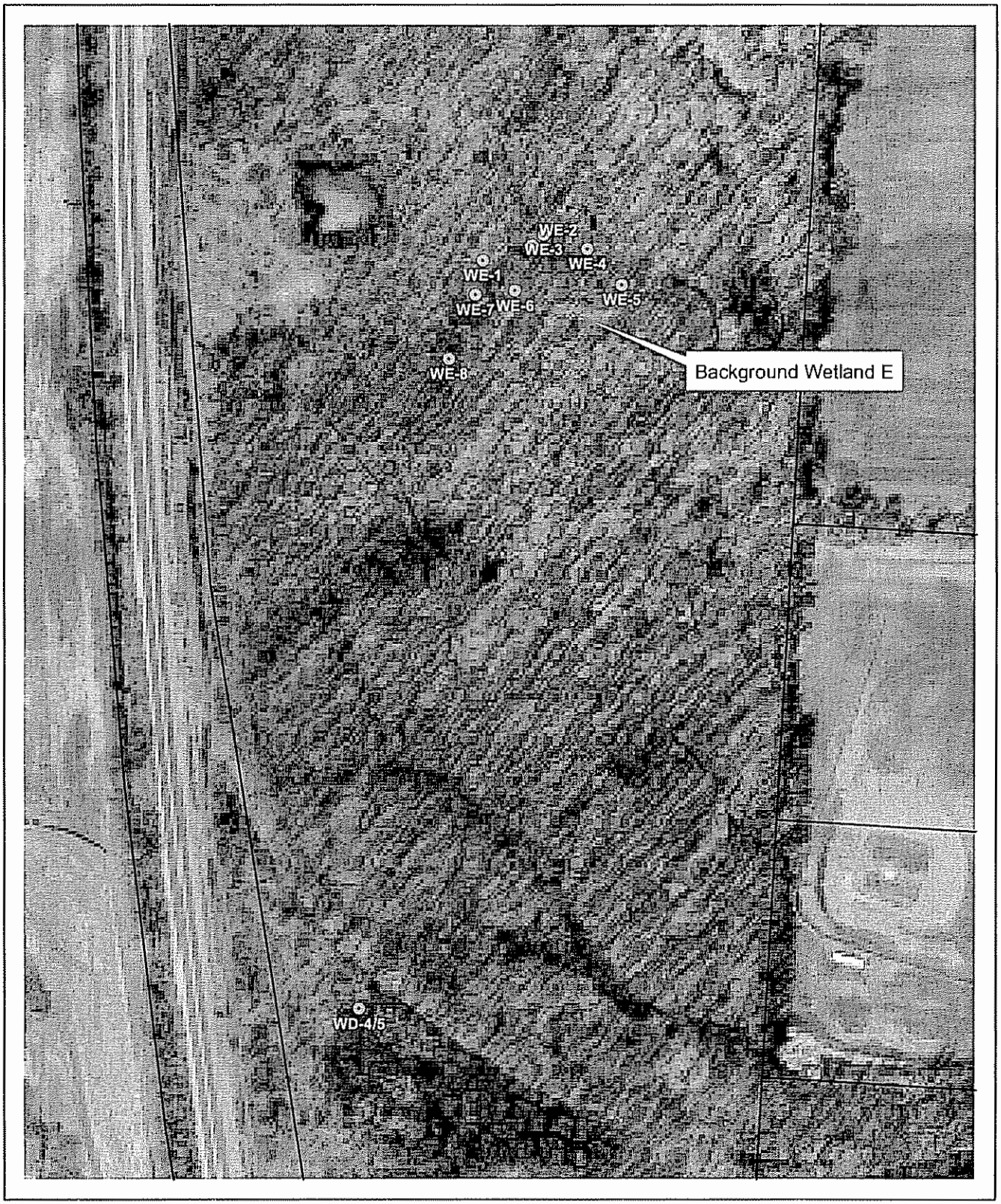

Figure 7: Background Wetland E Sample Locations
Woods of Powell
Delaware County

650 Feet

N
W E
S

TABLE 1
WYE SURFACE SLAG
POLYNUCLEAR AROMATIC HYDROCARBONS
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

COC	Units	S-1 0' - 2'	S-2 0' - 2'	S-3 0' - 2'	P-1A 0' - 2'	P-2A 0' - 2'	P-3A 0' - 2'	*VAP Generic Residential*	*VAP Generic Comm./Ind.*	*VAP Generic Construction*
Date Sampled		4/30/03	4/30/03	4/30/03	5/25/04	5/25/04	5/25/04			
Phenol	ug/kg	NA	NA	NA	<1130	<1240	<1060	*46,000,000*	*1.E+09*	*510,000,000*
Bis(2-chloroethyl) ether	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
2-Chlorophenol	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
1,3-Dichlorobenzene	ug/kg	NA	NA	NA	<1130	<1240	<1060	*68,000*	*240,000*	*240,000*
1,4-Dichlorobenzene	ug/kg	NA	NA	NA	<1130	<1240	<1060	*95,000*	*470,000*	*5,300,000*
Benzyl alcohol	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
1,2-Dichlorobenzene	ug/kg	NA	NA	NA	<1130	<1240	<1060	*150,000*	*370,000*	*370,000*
2-Methylphenol	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
3-,4-Methylphenol	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
bis(2-Chloroisopropyl)ether	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
N-Nitrosodipropylamine	ug/kg	NA	NA	NA	<1130	<1240	<1060	*2,200,000*	*41,000,000*	*120,000,000*
Hexachloroethane	ug/kg	NA	NA	NA	<1130	<1240	<1060	*77,000*	*2,900,000*	*8,600,000*
Nitrobenzene	ug/kg	NA	NA	NA	<1130	<1240	<1060	*23,000*	*370,000*	*1,700,000*
Isophorone	ug/kg	NA	NA	NA	<1130	<1240	<1060	*4,600,000*	*4,600,000*	*4,600,000*
2-Nitrophenol	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
2,4-Dimethylphenol	ug/kg	NA	NA	NA	<1130	<1240	<1060	*1,500,000*	*59,000,000*	*180,000,000*
Benzoic Acid	ug/kg	NA	NA	NA	<4510	<4960	<4240	*NA*	*NA*	*NA*
Bis(2-Chloroethoxy) Methane	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
2,4-Dichlorophenol	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
1,2,4-Trichlorobenzene	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
Naphthalene	ug/kg	942	<184	<196	<1130	<1240	<1060	*54,000*	*530,000*	*1,900,000*
4-Chloroaniline	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
Hexachlorobutadiene	ug/kg	NA	NA	NA	<1130	<1240	<1060	*15,000*	*580,000*	*170,000*
4-Chloro-3-methylphenol	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
2-Methylnaphthalene	ug/kg	735	197	<196	<1130	<1240	<1060	*7,600,000*	*94,000,000*	*63,000,000*
Hexachlorocyclopentadiene	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
2,4,6-Trichlorophenol	ug/kg	NA	NA	NA	<1130	<1240	<1060	*1,000,000*	*18,000,000*	*54,000,000*
2,4,5-Trichlorophenol	ug/kg	NA	NA	NA	<1130	<1240	<1060	*7,700,000*	*290,000,000*	*860,000,000*
2-Chloronaphthalene	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
2-Nitroaniline	ug/kg	NA	NA	NA	<4510	<4960	<4240	*NA*	*NA*	*NA*
Dimethylphthalate	ug/kg	NA	NA	NA	<1130	<1240	<1060	*640,000*	*640,000*	*640,000*
2,6-Dinitrotoluene	ug/kg	NA	NA	NA	<1130	<1240	<1060	*62,000,000*	*2,400,000,000*	*680,000,000*
3-Nitroaniline	ug/kg	NA	NA	NA	<4510	<4960	<4240	*NA*	*NA*	*NA*
Acenaphthylene	ug/kg	5,870	<184	<196	NA	NA	NA			
Acenaphthene	ug/kg	654	<184	<196	<1130	<1240	<1060	*4,600,000*	*180,000,000*	*530,000,000*

TABLE 1
WYE SURFACE SLAG
POLYNUCLEAR AROMATIC HYDROCARBONS
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

COC	Units	S-1 0' - 2'	S-2 0' - 2'	S-3 0' - 2'	P-1A 0' - 2'	P-2A 0' - 2'	P-3A 0' - 2'	*VAP Generic Residential*	*VAP Generic Comm./Ind.*	*VAP Generic Construction*
Date Sampled		4/30/03	4/30/03	4/30/03	5/25/04	5/25/04	5/25/04			
4-Nitrophenol	ug/kg	NA	NA	NA	<4510	<4960	<4240	*NA*	*NA*	*NA*
Dibenzofuran	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
2,4-Dinitrotoluene	ug/kg	NA	NA	NA	<1130	<1240	<1060	*150,000*	*5,800,000*	*1,700,000*
Diethylphthalate	ug/kg	NA	NA	NA	<1130	<1204	<1060	*640,000*	*640,000*	*640,000*
4-Chlorophenyl-phenyl ether	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
Fluorene	ug/kg	1,070	<184	<196	<1130	<1240	<1060	*3,100,000*	*120,000,000*	*340,000,000*
4-Nitroaniline	ug/kg	NA	NA	NA	<4510	<4960	<4240	*NA*	*NA*	*NA*
4,6-Dinitro-2-methylphenol	ug/kg	NA	NA	NA	<4510	<4960	<4240	*NA*	*NA*	*NA*
N-Nitrosodiphenylamine	ug/kg	NA	NA	NA	<1130	<1240	<1060	*2,200,000*	*41,000,000*	*120,000,000*
4-Bromophenyl-phenylether	ug/kg	NA	NA	NA	<1130	<1204	<1060	*NA*	*NA*	*NA*
Hexachlorobenzene	ug/kg	NA	NA	NA	<1130	<1240	<1060	*6,900*	*120,000*	*370,000*
Pentachlorophenol	ug/kg	NA	NA	NA	<4510	<4960	<4240	*51,000*	*240,000*	*1,700,000*
Phenanthrene	ug/kg	16,400	217	238	1,380	<1240	<1060	*23,000,000*	*870,000,000*	*260,000,000*
Anthracene	ug/kg	6,670	<184	<196	<1130	<1240	<1060	*23,000,000*	*880,000,000*	*1,000,000,000*
Di-N-Butylphthalate	ug/kg	NA	NA	NA	<1130	<1240	<1060	*100,000*	*100,000*	*100,000*
Fluoranthene	ug/kg	70,800	323	272	13,200	3,920	5,960	*2,300,000*	*33,000,000*	*170,000,000*
Pyrene	ug/kg	44,900	327	240	12,400	3,350	5,560	*1,700,000*	*25,000,000*	*130,000,000*
Butylbenzylphthalate	ug/kg	NA	NA	NA	<1130	<1240	<1060	*220,000*	*220,000*	*220,000*
3,3-Dichlorobenzidine	ug/kg	NA	NA	NA	<2250	<2480	<2120	*24,000*	*450,000*	*1,400,000*
Benzo(a)anthracene	ug/kg	28,200	245	<196	8,190	2,030	3,770	*11,000*	*63,000*	*810,000*
Chrysene	ug/kg	29,100	296	221	10,800	2,690	3,800	*1,100,000*	*6,700,000*	*41,000,000*
bis(2-Ethylhexyl)phthalate	ug/kg	NA	NA	NA	<1130	<1240	<1060	*230,000*	*230,000*	*230,000*
Di-n-octylphthalate	ug/kg	NA	NA	NA	<1130	<1240	<1060	*NA*	*NA*	*NA*
Benzo(b)fluoranthene	ug/kg	38,400	408	292	13,200	3,230	5,480	*11,000*	*63,000*	*810,000*
Benzo(k)fluoranthene	ug/kg	1,790	<184	<196	4,800	<1240	1,870	*110,000*	*630,000*	*8,100,000*
Benzo(a)pyrene	ug/kg	20,900	231	<196	6,810	1,590	2,910	*1,100*	*6,300*	*81,000*
Ideno(1,2,3-cd)pyrene	ug/kg	2,600	<184	<196	3,410	<1240	1,300	*11,000*	*67,000*	*410,000*
Dibenzo(a,h)Anthracene	ug/kg	990	<184	<196	<1130	<1240	<1060	*1,100*	*6,700.0*	*41,000*
Benzo(g,h,i)Perylene	ug/kg	1,880	<184	<196	1,660	<1240	1,280	*1,700*	*9,500,000*	*25,000,000*

[1]Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental Generic Cleanup Values (SGCV) from VAP Technical Assistance Program.

NA: not analyzed or no applicable VAP standard.

TABLE 2
WYE SURFACE SLAG
METALS
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

Total Metals	Units	S-1 0' - 2'	S-2 0' - 2'	S-3 0' - 2'	P-1A 0' - 2'	P-2A 0' - 2'	P-3A 0' - 2'	VAP Generic Residential	VAP Generic Comm./Ind.	VAP Generic Construction	Property Background*
Date Sampled		4/30/03	4/30/03	4/30/03	5/25/04	5/25/04	5/25/04				
Aluminum	(mg/Kg)	6,930	12,000	1,570	14700	19500	21700	*75,000*	*1,000,000*	*140,000*	
Antimony	(mg/Kg)	<3.73	<16.2	<4.19	0.146	1.06	0.143	*31*	*1,200*	*340*	
Arsenic	(mg/Kg)	9.62	8.64	7.45	5	4.58	6.64	*6.80*	*80*	*210*	*23.41*
Barium	(mg/Kg)	66.1	235	39	868	840	895	*5,400*	*200,000*	*45,000*	
Beryllium	(mg/Kg)	0.574	1.81	0.458	3.02	5.24	5.25	*150*	*5,700*	*600*	
Cadmium	(mg/Kg)	<1.12	<4.85	<1.26	0.123	0.291	0.351	*35*	*770*	*420*	
Chromium	(mg/Kg)	8.87	8.74	<1.68	12.5	10.4	13.2	*230*	*8,900*	*2,000*	
Cobalt	(mg/Kg)	3.23	<3.23	2.5	1.71	1.27	3.25	*1,400*	*40,000*	*660*	
Lead	(mg/Kg)	275	23.4	16.2	23.6	13.1	33.1	*400*	*1,800*	*1,600*	
Mercury	(mg/Kg)	0.023	0.038	0.047	0.0269	0.119	0.0233	*7.8*	*300*	*84*	
Nickel	(mg/Kg)	7.96	8.74	4.76	4.64	<1.98	7.24	*1,500*	*57,000*	*5,000*	*51.17*
Selenium	(mg/Kg)	<3.73	<16.2	<4.19	3.81	2.65	3.91	*390*	*15,000*	*4,300*	
Silver	(mg/Kg)	<1.49	<6.46	<1.68	<0.343	35.7	35.1	*390*	*15,000*	*4,300*	
Thallium	(mg/Kg)	<0.378	<0.393	<0.411	<1.37	<1.51	<1.28	*6.2*	*240*	*680*	
Vanadium	(mg/Kg)	14.4	14.1	<2.09	10.3	9.29	9.24	*700*	*27,000*	*7,700*	
Zinc	(mg/Kg)	27.7	44.8	24.9	17.4	16.3	20.9	*23,000*	*900,000*	*260,000*	
Total Calcium	(mg/Kg)	NA	NA	NA	2790	4660	47400	45300	NA	NA	

Notes:

[1]Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental Generic Cleanup Values (SGCV) from VAP Technical Assistance Program

* Background represents maximum allowable limit calculated per OAC 3745-300-07(H), using data presented in Table 21 "Background Arsenic and Nickel Metals in Soil."

NA: Not analyzed in these samples.

TABLE 3
WYE SURFACE SLAG
TPH and PCBs
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

PCBs	Units	S-1 0' - 2'	S-2 0' - 2'	S-3 0' - 2'	*VAP Generic Residential*	*VAP Generic Comm./Ind.*	*VAP Generic Construction*
Date Sampled		4/30/04	4/30/04	4/30/04			
Aroclor 1016	(mg/Kg)	<0.0192	<0.0203	<0.0217	1.1	16	*25*
Aroclor 1221	(mg/Kg)	<0.0385	<0.0408	<0.0436	1.1	16	*25*
Aroclor 1232	(mg/Kg)	<0.0192	<0.0203	<0.0217	1.1	16	*25*
Aroclor 1242	(mg/Kg)	<0.0192	<0.0203	<0.0217	1.1	16	*25*
Aroclor 1248	(mg/Kg)	<0.0192	<0.0203	<0.0217	1.1	16	*25*
Aroclor 1254	(mg/Kg)	<0.0192	<0.0203	<0.0217	1.1	16	*25*
Aroclor 1260	(mg/Kg)	<0.0192	<0.0203	<0.0217	1.1	16	*25*

TPH (GRO and DRO)	Units	S-1 0' - 2'	S-2 0' - 2'	S-3 0' - 2'	*VAP Generic Res./Comm.*	*VAP Generic Industrial*
GRO (C_6 - C_{10})	(mg/Kg)	<23	<24	<26	*By Chemical*	*1,000 - 8,000*
DRO (C_{10} - C_{20})	(mg/Kg)	155	27.4	21.1	*2,000 - 20,000*	*2,000 - 20,000*
DRO (C_{20} - C_{34})	(mg/Kg)	751	95	87.8	*5,000 - 40,000*	*5,000 - 40,000*

Note:

(1)Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental Generic Cleanup Values (SGCV) from VAP Technical Assistance Program

(2)Generic standards for PCBs apply to the cumulative concentration of all PCB species (i e . total PCBs)

(3)Generic standards for TPH are based on site-specific soil type

TABLE 4
PNAs in Soil
Geoprobe Borings
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

COC	Units	P-1B 2' - 4'	P-1C 4' - 6'	P-1D 8' - 10'	P-2B 2' - 4'	P-2C 4' - 6'	P-2D 8' - 10'	P-3B 2' - 4'	P-3C 4' - 6'	P-3D 8' - 10'	*VAP Generic Residential*	*VAP Generic Construction*
Date Sampled		5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04		
Phenol	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*46,000,000*	*510,000,000*
Bis(2-chloroethyl) ether	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
2-Chlorophenol	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
1,3-Dichlorobenzene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*68,000*	*240,000*
1,4-Dichlorobenzene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*95,000*	*5,300,000*
Benzyl alcohol	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
1,2-Dichlorobenzene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*150,000*	*370,000*
2-Methylphenol	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
3-,4-Methylphenol	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
bis(2-Chloroisopropyl)ether	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
N-Nitrosodipropylamine	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<133	<101	<95.2	*2,200,000*	*120,000,000*
Hexachloroethane	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*77,000*	*8,600,000*
Nitrobenzene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*23,000*	*1,700,000*
Isophorone	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*4,600,000*	*4,600,000*
2-Nitrophenol	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
2,4-Dimethylphenol	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*1,500,000*	*180,000,000*
Benzoic Acid	ug/kg	<559	<417	<380	<431	<407	<390	<450	<403	<381	*NA*	*NA*
Bis(2-Chloroethoxy) Methane	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
2,4-Dichlorophenol	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
1,2,4-Trichlorobenzene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
Naphthalene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*54,000*	*1,900,000*
4-Chloroaniline	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
Hexachlorobutadiene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*15,000*	*170,000*
4-Chloro-3-methylphenol	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
2-Methylnaphthalene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*7,600,000*	*63,000,000*
Hexachlorocyclopentadiene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
2,4,6-Trichlorophenol	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*1,000,000*	*54,000,000*
2,4,5-Trichlorophenol	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*7,700,000*	*860,000,000*
2-Chloronaphthalene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
2-Nitroaniline	ug/kg	<559	<417	<380	<431	<407	<390	<450	<403	<381	*NA*	*NA*
Dimethylphthalate	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*640,000*	*680,000,000*
Acenaphthylene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*4,600,000*	*51,000,000*
2,6-Dinitrotoluene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*62,000,000*	*8,800,000*
3-Nitroaniline	ug/kg	<559	<417	<380	<431	<407	<390	<450	<403	<381	*NA*	*NA*
Acenaphthene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*4,600,000*	*530,000,000*

TABLE 4
PNAs in Soil
Geoprobe Borings
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

COC	Units	P-1B 2' - 4'	P-1C 4' - 6'	P-1D 8' - 10'	P-2B 2' - 4'	P-2C 4' - 6'	P-2D 8' - 10'	P-3B 2' - 4'	P-3C 4' - 6'	P-3D 8' - 10'	VAP Generic Residential	VAP Generic Construction
Date Sampled		5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04		
4-Nitrophenol	ug/kg	<559	<417	<380	<431	<407	<390	<450	<403	<381	*NA*	*NA*
Dibenzofuran	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
2,4-Dinitrotoluene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*150,000*	*1,700,000*
Diethylphthalate	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*640,000*	*640,000*
4-Chlorophenyl-phenyl ether	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
Fluorene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*3,100,000*	*340,000,000*
4-Nitroaniline	ug/kg	<559	<417	<380	<431	<407	<390	<450	<403	<381	*NA*	*NA*
4,6-Dinitro-2-methylphenol	ug/kg	<559	<417	<380	<431	<407	<390	<450	<403	<381	*NA*	*NA*
N-Nitrosodiphenylamine	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*2,200,000*	*120,000,000*
4-Bromophenyl-phenylether	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
Hexachlorobenzene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*6,900*	*370,000*
Pentachlorophenol	ug/kg	<559	<417	<380	<431	<407	<390	<450	<403	<381	*51,000*	*1,700,000*
Phenanthrene	ug/kg	<140	206	<94.9	<108	<102	<97.5	<113	<101	<95.2	*23,000,000*	*260,000,000*
Anthracene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*23,000,000*	*1,000,000,000*
Di-N-Butylphthalate	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*100,000*	*100,000*
Fluoranthene	ug/kg	<140	979	<94.9	<108	<102	<97.5	<113	<101	<95.2	*2,300,000*	*170,000,000*
Pyrene	ug/kg	<140	819	<94.9	<108	<102	<97.5	<113	<101	<95.2	*1,700,000*	*130,000,000*
Butylbenzylphthalate	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*220,000*	*220,000*
3,3-Dichlorobenzidine	ug/kg	<280	<209	<190	<215	<204	<195	<225	<202	<190	*24,000*	*1,400,000*
Benzo(a)anthracene	ug/kg	<140	525	<94.9	<108	<102	<97.5	<113	<101	<95.2	*11,000*	*810,000*
Chrysene	ug/kg	<140	597	<94.9	<108	<102	<97.5	<113	<101	<95.2	*1,100,000*	*41,000,000*
bis(2-Ethylhexyl)phthalate	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*230,000*	*230,000*
Di-n-octylphthalate	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*NA*	*NA*
Benzo(b)fluoranthene	ug/kg	<140	613	<94.9	<108	<102	<97.5	<113	<101	<95.2	*11,000*	*810,000*
Benzo(k)fluoranthene	ug/kg	<140	319	<94.9	<108	<102	<97.5	<113	<101	<95.2	*110,000*	*8,100,000*
Benzo(a)pyrene	ug/kg	<140	392	<94.9	<108	<102	<97.5	<113	<101	<95.2	*1,100*	*81,000*
Ideno(1,2,3-cd)pyrene	ug/kg	<140	177	<94.9	<108	<102	<97.5	<113	<101	<95.2	*11,000*	*410,000*
Dibenzo(a,h)Anthracene	ug/kg	<140	<104	<94.9	<108	<102	<97.5	<113	<101	<95.2	*1,100*	*41,000*
Benzo(g,h,i)Perylene	ug/kg	<140	173	<94.9	<108	<102	<97.5	<113	<101	<95.2	*1,700*	*25,000,000*

[1]Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental Generic Cleanup Values (SGCV) from VAP Technical Assistance Program.
NA: no applicable VAP standard.

TABLE 5
TOTAL METALS IN SOIL
Geoprobe Borings
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

Total Metals	Units	P-1B 2' - 4'	P-1C 4' - 6'	P-1D 8' - 10'	P-2B 2' - 4'	P-2C 4' - 6'	P-2D 8' - 10'	P-3B 2' - 4'	P-3C 4' - 6'	P-3D 8' - 10'	VAP Generic Residential	VAP Generic Construction
Date Sampled		5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04		
Aluminum	(mg/Kg)	23800	13000	6480	13300	13200	7890	10300	12600	7870	*75,000*	*140,000*
Antimony	(mg/Kg)	<0.185	<0.120	<0.115	<0.137	<0.137	<0.118	<0.146	<0.111	<0.126	*31*	*340*
Arsenic	(mg/Kg)	4.75	10.2	15.5	15.5	16.1	18.9	13.3	16.1	18	*6.8 / 23.41**	*210*
Barium	(mg/Kg)	1400	195	71.7	189	176	110	363	234	69.1	*5,400*	*45,000*
Beryllium	(mg/Kg)	3.63	0.785	0.393	1.21	1.08	0.708	2.08	1.19	0.635	*150*	*600*
Cadmium	(mg/Kg)	0.138	0.269	0.383	0.476	0.691	0.622	0.522	0.956	0.609	*35*	*420*
Chromium	(mg/Kg)	15.6	22.6	14.3	17.9	22.7	13.3	11.9	22.3	13	*230*	*2,000*
Cobalt	(mg/Kg)	1.43	16	14.6	6.53	15.2	12.7	5.19	26.9	8.56	*1,400*	*660*
Lead	(mg/Kg)	2.17	24.4	13.4	17.4	17	13.2	10.4	19.9	12.7	*400*	*1,600*
Mercury	(mg/Kg)	<0.0113	0.0471	0.0213	0.0486	0.0508	0.022	0.0337	0.0676	0.0258	*7.8*	*84*
Nickel	(mg/Kg)	2.5	38.3	31.4	13.3	32.8	34.5	22.4	36.8	33.2	*1,500*	*5,000*
Selenium	(mg/Kg)	3.63	2.58	2.79	2.66	2.45	2.03	2.38	1.75	1.86	*390*	*4,300*
Silver	(mg/Kg)	<0.401	0.51	0.337	3.66	3.36	3.77	12.8	3.14	3.06	*390*	*4,300*
Thallium	(mg/Kg)	<1.60	<1.25	2.19	<1.29	<1.24	<1.18	<1.38	<1.14	<1.15	*6.2*	*680*
Vanadium	(mg/Kg)	11.5	44.1	23	36.4	36.6	22.2	20.5	41.4	21.9	*700*	*7,700*
Zinc	(mg/Kg)	7.41	79.2	99.1	96.4	116	91.7	54.5	99.3	94.7	*23,000*	*260,000*

Note:
(1)Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental Generic Cleanup Values (SGCV) from VAP Technical
* Background represents maximum allowable limit calculated per OAC 3745-300-07(H), using background sample analytical data presented in Table 22.

TABLE 6
Groundwater Monitoring Well Borings
Polynuclear Aromatic Hydrocarbons in Soil
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

COC	Units	MW-1 2' - 4'	MW-1 8' - 10'	MW-2 2' - 4'	MW-2 8' - 10'	MW-3 2' - 4'	MW-3 8' - 10'	*VAP Generic Residential*	*VAP Generic Construction*
Date Sampled		1/15/04	1/15/04	1/15/04	1/15/04	1/15/04	1/15/04		
Acenaphthene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*4,600,000*	*530,000,000*
Acenaphthylene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*4,600,000*	*51,000,000*
Anthracene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*23,000,000*	*1,000,000,000*
Benzo(a)anthracene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*11,000*	*810,000*
Benzo(a)pyrene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*1,100.0*	*81,000*
Benzo(b)fluoranthene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*11,000*	*810,000*
Benzo(ghi)perylene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*1,700,000*	*25,000,000*
Benzo(k)fluoranthene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*110,000*	*8,100*
Chrysene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*1,100,000*	*41,000,000*
Dibenz(a,h)anthracene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*1,100.0*	*41,000*
Fluoranthene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*2,300,000.0*	*170,000,000*
Fluorene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*3,100,000*	*340,000,000*
Indeno(1,2,3-cd)pyrene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*11,000*	*410,000*
2-Methylnaphthalene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*7,600,000*	*63,000,000*
Naphthalene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*54,000*	*1,900,000*
Phenanthrene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*23,000,000*	*260,000,000*
Pyrene	(ug/Kg)	<207	<176	<190	<177	<223	<174	*1,700,000*	*130,000,000*

Note:
[1]Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental Generic Cleanup Values (SGCV) from VAP Technical Assistance.

TABLE 7
Groundwater Monitoring Well Borings
Total Metals in Soil
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

Total Metals	Units	MW-1 2' - 4'	MW-1 8' - 10'	MW-2 2' - 4'	MW-2 8' - 10'	MW-3 2' - 4'	MW-3 8' - 10'	*VAP Generic Residential*	*VAP Generic Construction*
Date Sampled		1/15/04	1/15/04	1/15/04	1/15/04	1/15/04	1/15/04		
Aluminum	(mg/Kg)	39,800	7,960	9,380	7,770	19,300	7,540	*75,000*	*140,000*
Antimony	(mg/Kg)	<13	<7.4	<8.1	<7.8	<10	<7.4	*31*	*340*
Arsenic	(mg/Kg)	<5.5	8.83	7.75	16.9	9.76	21	*6.8 / 23.41**	*210*
Barium	(mg/Kg)	1,160	142	78.6	51.1	400	67.3	*5,400*	*45,000*
Beryllium	(mg/Kg)	7.6	0.53	0.9	0.53	3.1	0.53	*150*	*600*
Cadmium	(mg/Kg)	<3.9	<2.2	<2.4	<2.4	<3.0	<2.2	*35*	*420*
Chromium	(mg/Kg)	11	13.1	13.7	12.2	15	11.7	*230*	*2,000*
Cobalt	(mg/Kg)	<2.6	16.2	15	13.1	4.9	14.3	*1,400*	*660*
Lead	(mg/Kg)	25.7	19.3	27.7	16.6	17.7	17.6	*400*	*1,600*
Mercury	(mg/Kg)	<0.011	0.019	0.023	0.021	0.03	0.019	*7.8*	*84*
Nickel	(mg/Kg)	3.6	43	13.3	37.5	10.4	38.9	*1,500*	*5,000*
Selenium	(mg/Kg)	<13	<7.4	<8.1	<7.8	<10	<7.4	*390*	*4,300*
Silver	(mg/Kg)	<0.69	<0.59	<0.63	<0.59	<0.74	<0.58	*390*	*4,300*
Thallium	(mg/Kg)	<1.4	<1.2	<1.3	<1.2	<1.5	<1.2	*6.2*	*680*
Vanadium	(mg/Kg)	10	14.1	22.2	14.2	11	13.3	*700*	*7,700*
Zinc	(mg/Kg)	10	84.8	50.9	102	32.9	86	*23,000*	*260,000*

Note:

(1)Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental Generic Cleanup Values (SGCV) from VAP Technical Assistance Program

* Background represents maximum allowable limit calculated per OAC 3745-300-07(H), using analytical data presented in Table 22.

TABLE 8
Groundwater Monitoring Well Borings
POLYCHLORINATED BIPHENYLS AND TOTAL PETROLEUM HYDROCARBONS IN SOIL
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

PCBs	Units	MW-1 2' - 4'	MW-1 8' - 10'	MW-2 2' - 4'	MW-2 8' - 10'	MW-3 2' - 4'	MW-3 8' - 10'	*VAP Generic Residential*	*VAP Generic Construction*
Date Sampled		1/15/04	1/15/04	1/15/04	1/15/04	1/15/04	1/15/04		
Aroclor 1016	(mg/Kg)	<0.35	<0.29	<0.32	<0.30	<0.37	<0.29	1.1	*25*
Aroclor 1221	(mg/Kg)	<0.35	<0.29	<0.32	<0.30	<0.37	<0.29	1.1	*25*
Aroclor 1232	(mg/Kg)	<0.35	<0.29	<0.32	<0.30	<0.37	<0.29	1.1	*25*
Aroclor 1242	(mg/Kg)	<0.35	<0.29	<0.32	<0.30	<0.37	<0.29	1.1	*25*
Aroclor 1248	(mg/Kg)	<0.35	<0.29	<0.32	<0.30	<0.37	<0.29	1.1	*25*
Aroclor 1254	(mg/Kg)	<0.35	<0.29	<0.32	<0.30	<0.37	<0.29	1.1	*25*
Aroclor 1260	(mg/Kg)	<0.35	<0.29	<0.32	<0.30	<0.37	<0.29	1.1	*25*

TPH (GRO and DRO)	Units	MW-1 2' - 4'	MW-1 8' - 10'	MW-2 2' - 4'	MW-2 8' - 10'	MW-3 2' - 4'	MW-3 8' - 10'	*VAP Generic Res./Comm.*
GRO (C_6 - C_{10})	(mg/Kg)	<14	18.5	<13	68.5	<15	15.8	*By Chemical*
DRO (C_{10} - C_{20})	(mg/Kg)	<28	35.5	<25	452	47.2	32.9	*2,000 - 20,000*
DRO (C_{20} - C_{34})	(mg/Kg)	<28	<23	<25	<24	<30	<23	*5,000 - 40,000*

Note:

(1) Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental Generic Cleanup Values (SGCV) from VAP Technical Assistance Program.

(2) Generic standards for PCBs apply to the cumulative concentration of all PCB species (i e . total PCBs)

(3) Generic standards for TPH are based on site-specific soil type

Table 9
Groundwater Analytical Results
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

Sampling Location :	MW-1	MW-2	MW-3	(MW-2 dupl)	*VAP*
Matrix :	Water	Water	Water	Water	**GUPUS**
Units :	ug/L	ug/L	ug/L	ug/L	ug/L
Date Sampled :	5/25/2004	5/25/2004	5/25/2004	5/25/2004	
Metals					
Total Aluminum	<50	<50	<50	72	*16,000*
Total Antimony	1.36	1.21	0.548	0.905	*6*
Total Arsenic	10.9	10.5	11.2	11.6	*50*
Total Barium	45	57.8	26.7	56.7	*2,000*
Total Beryllium	<0.25	<0.25	<0.25	<0.25	*4*
Total Cadmium	<0.25	<0.25	0.534	<0.25	*5*
Total Chromium	<2.5	5.79	<2.5	13.2	*100*
Total Cobalt	6.12	<2.5	<20	<2.5	*317*
Total Lead	<2.5	<2.5	<2.5	<2.5	*15*
Total Mercury	<0.1	<0.1	<0.1	<0.1	*2*
Total Nickel	18.8	8	9.7	9.4	*100*
Total Selenium	<1.5	<1.5	<1.5	<1.5	*50*
Total Silver	2.64	3.64	4.39	3.63	*78*
Total Thallium	0.261	<0.1	0.188	<0.1	*2*
Total Vanadium	8.17	<5	11	5.16	*140*
Total Zinc	14.4	<5	16	<5	*4,700*
Total Calcium	65,900	79,400	180,000	78,700	NA

Units:	ug/L	ug/L	ug/L	ug/L	ug/L
Polynuclear Aromatics					
1-Methylnaphthalene	<0.5	<0.518	<0.535	<0.562	NA
2-Methylnaphthalene	<0.5	<0.518	<0.535	<0.562	2400
Naphthalene	<0.5	<0.518	<0.535	<0.562	140
Acenaphthylene	<0.5	<0.518	<0.535	<0.562	670
Acenaphthene	<0.5	<0.518	<0.535	<0.562	680
Fluorene	<0.5	<0.518	<0.535	<0.562	500
Phenanthrene	<0.5	<0.518	<0.535	<0.562	2800
Anthracene	<0.5	<0.518	<0.535	<0.562	2600
Fluoranthene	<0.100	<0.104	<0.107	<0.112	370
Pyrene	<0.100	<0.104	<0.107	<0.112	280
Benzo(a)anthracene	<0.100	<0.104	<0.107	<0.112	0.26
Chrysene	<0.100	<0.104	<0.107	<0.112	47
Benzo(b)fluoranthene	<0.100	<0.104	<0.107	<0.112	0.17
Benzo(k)fluoranthene	<0.100	<0.104	<0.107	<0.112	1.7
Benzo(a)pyrene	<0.100	<0.104	<0.107	<0.112	0.2
Indeno(1,2,3-cd)pyrene	<0.100	<0.104	<0.107	<0.112	0.22
Dibenzo(a,h)anthracene	<0.100	<0.104	<0.107	<0.112	0.02
Benzo(g,h,i)perylene	<0.100	<0.104	<0.107	<0.112	63

Notes:

(1)Generic unrestricted potable use standards (GUPUS) are per OAC 3745-300-08 and/or Supplemental Generic Numerical Values - VAP Technical Assistance

NA: No VAP Standard

TABLE 10
SURFACE WATER RESULTS
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

	SITE	WCW-1	WCW-2	WDW-1	WDW-2	WDW-3	WDW-4	WHW-1	WHW-2	WHW-3	WMW-1	95% UCL	OMZM	OMZA
	DATE	6/26/03	5/25/04	6/26/03	5/25/04	5/25/04	8/6/04	6/26/03	5/25/04	8/6/04	5/25/04			
								WHW-1B[1]						
CONSTITUENT	UNITS							8/20/2003[1]						
pH (Lab-OH)	S.U.	6.8		7.08				6.62					---	6.5-9.0
Total Organic Carbon (TOC)	mg/L	18.9		15.0				17.4						
Aroclor 1016	ug/L	<0.50		<0.50				<0.50[1]						
Aroclor 1221	ug/L	<1.00		<1.00				<1.0[1]						
Aroclor 1232	ug/L	<0.50		<0.50				<0.50[1]						
Aroclor 1242	ug/L	<0.50		<0.50				<0.50[1]						
Aroclor 1248	ug/L	<0.50		<0.50				<0.50[1]						
Aroclor 1254	ug/L	<0.50		<0.50				<0.50[1]						
Aroclor 1260	ug/L	<0.50		<0.50				<0.50[1]						
Acenaphthene	ug/L	<1.00		<1.00				<1.00						
Acenaphthylene	ug/L	<1.00		<1.00				<1.00						
Anthracene	ug/L	<1.00		<1.00				<1.00						
Benzo(a)anthracene	ug/L	<0.20		<0.20				<0.20						
Benzo(a)pyrene	ug/L	<0.20		<0.20				<0.20						
Benzo(b)fluoranthene	ug/L	<0.20		<0.20				<0.20						
Benzo(ghi)perylene	ug/L	<0.20		<0.20				<0.20						
Benzo(k)fluoranthene	ug/L	<0.20		<0.20				<0.20						
Chrysene	ug/L	<0.20		<0.20				<0.20						
Dibenz(a,h)anthracene	ug/L	<0.20		<0.20				<0.20						
Fluoranthene	ug/L	<0.20		<0.20				<0.20						
Fluorene	ug/L	<1.00		<1.00				<1.00						
Indeno(1,2,3-cd)pyrene	ug/L	<0.20		<0.20				<0.20						
Naphthalene	ug/L	<2.00		<2.00				<2.00						
Phenanthrene	ug/L	<1.00		<1.00				<1.00						
Pyrene	ug/L	<0.20		<0.20				<0.20						
Aluminum	mg/L	1.33	1.12	<0.050	0.142	0.645		<0.050	0.074		0.092			
Antimony	mg/L	<0.0010	<0.0500	<0.0010	<0.0500	<0.0500		<0.0010	<0.0500		<0.0500		0.0	0.19
Arsenic	mg/L	0.0088	0.0187	<0.0050	<0.0100	<0.0100		<0.0050	<0.0100		<0.0100		0.34	0.15
Barium	mg/L	0.163	0.236 / 0.192[2]	0.0270	0.0314	0.0339	0.0866	0.018	<0.0247	0.0502	0.0329	0.141	2	0.22
Beryllium	mg/L	<0.0010	<0.000250	<0.0010	<0.000250	<0.000250		<0.0010	<0.000250		<0.000250		0.093	0.011
Cadmium	mg/L	<0.0010	<0.000250	<0.0010	<0.000250	<0.000250		<0.0010	<0.000250		<0.000250		0.0045 / 0.0099	0.0025 / 0.0042
Chromium	mg/L	<0.0020	0.00293	<0.0020	<0.00250	<0.00250		<0.0020	<0.00250		<0.00250		1.8 / 3.2	0.086 / 0.15
Cobalt	mg/L	0.0085	0.00508	<0.0050	<0.00250	<0.00250		<0.0050	<0.00250		<0.00250		0.22	0.024
Lead	mg/L	0.0068	0.00676	<0.0010	<0.00250	<0.00250		<0.0010	<0.00250		<0.00250		0.12 / 0.3	0.0004 / 0.010
Mercury	mg/L	<0.0002	<0.000100	<0.0002	<0.000100	<0.000100		<0.0002	<0.000100		<0.000100		0.0017	0.00091
Nickel	mg/L	0.0082	0.0079	<0.0050	<0.0050	0.0108		<0.0050	<0.0050		<0.0050		0.47 / 0.84	0.0052 / 0.0094
Selenium	mg/L	<0.0050	<0.00150	<0.0050	<0.00150	<0.00150		<0.0050	<0.00150		<0.00150			0.005
Silver	mg/L	<0.0005	0.00551[1]	<0.0005	0.00353[1]	0.00377[1]	<0.0005	<0.0005	0.00312[1]	<0.0005	0.00358[1]		0.0010	0.0013
Thallium	mg/L	<0.0010	<0.100	<0.0010	<0.100	<0.100		<0.0010	<0.100		<0.100		0.079	0.017
Vanadium	mg/L	<0.050	0.0115	<0.050	<0.00500	<0.00500		<0.050	<0.00500		<0.00500		0.15	0.044
Zinc	mg/L	<0.050	0.0390	<0.050	<0.00500	<0.00500		<0.050	<0.00500		0.00742		0.12 / 0.22	0.12 / 0.22
Total Calcium	mg/L		53		24.5	25.9			11.3		17.3			
Total Magnesium	mg/L		11.7		7.75	8.15			3.17		5.2			
Calculated Hardness	mg/L		180		93	98			41		65			

Notes:
Blank spaces: not analyzed or not applicable to this parameter
95% UCL is the 95% upper confidence limit calculated using ProUCL 3.0 software from U.S. EPA.
OMZA: Outside Mixing Zone Average value, per OAC 3745-1-07. Values separated by a [/] represent values applicable to hardness of 100 / 200.
OMZM: Outside Mixing Zone Maximum value, per OAC 3745-1-0. Values separated by a [/] represent values applicable to hardness of 100 / 200.
WHW-1B*: PCB analysis based on sample collected 8/20/03.
[1] These results for silver are suspected to be erroneous, due to laboratory cross contamination with samples from the sediment basin, presented in Table 18.
[2] This value for sample WCW-3A, collected August 30, 2004 for barium analysis only.
Bold results for silver are from samples collected 8/06/04 collected to confirm silver concentrations.

TABLE 11
POLYNUCLEAR AROMATIC HYDROCARBONS IN SEDIMENTS
(WETLANDS)
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

PAH	Units	WC-1	WC-2	WD-1	WD-2	WD-3	WH-1	WH-2	WM-1	WM-2	*Consensus-Based TEC / EDQL*	95% UCL
Date Collected		6/26/2003	5/25/2004	6/26/2003	5/25/2004	5/25/2004	6/26/2003	5/25/2004	6/26/2003	5/25/2004		
Acenaphthene	(mg/Kg)	<0.216	<0.500	<0.235	<0.500	<0.500	<0.215	<0.500	<0.221	<0.500	NA	
Acenaphthylene	(mg/Kg)	<0.216	<0.500	<0.235	<0.500	<0.500	<0.215	<0.500	<0.221	<0.500	NA	
Anthracene	(mg/Kg)	<0.216	<0.500	<0.235	<0.500	<0.500	<0.215	<0.500	<0.221	<0.500	*0.0572*	
Benzo(a)anthracene	(mg/Kg)	<0.216	<0.100	<0.235	<0.100	<0.100	<0.215	<0.100	<0.221	<0.100	*0.108*	
Benzo(a)pyrene	(mg/Kg)	<0.216	<0.100	<0.235	<0.100	<0.100	<0.215	<0.100	<0.221	<0.100	*0.150*	
Benzo(b)fluoranthene	(mg/Kg)	0.302	<0.100	<0.235	<0.100	<0.100	<0.215	<0.100	<0.221	<0.100	10.40	
Benzo(ghi)perylene	(mg/Kg)	<0.216	<0.100	<0.235	<0.100	<0.100	<0.215	<0.100	<0.221	<0.100	NA	
Benzo(k)fluoranthene	(mg/Kg)	<0.216	<0.100	<0.235	<0.100	<0.100	<0.215	<0.100	<0.221	<0.100	NA	
Chrysene	(mg/Kg)	0.26	<0.100	<0.235	<0.100	<0.100	<0.215	<0.100	<0.221	<0.100	*0.166*	0.14
Dibenz(a,h)anthracen	(mg/Kg)	<0.216	<0.100	<0.235	<0.100	<0.100	<0.215	<0.100	<0.221	<0.100	*0.033*	
Fluoranthene	(mg/Kg)	0.279	<0.100	<0.235	<0.100	<0.100	<0.215	<0.100	<0.221	<0.100	*0.423*	
Fluorene	(mg/Kg)	<0.216	<0.500	<0.235	<0.500	<0.500	<0.215	<0.500	<0.221	<0.500	*0.0774*	
Indeno(1,2,3-cd)pyrer	(mg/Kg)	<0.216	<0.100	<0.235	<0.100	<0.100	<0.215	<0.100	<0.221	<0.100	NA	
2-Methylnaphthalene	(mg/Kg)	<0.216	<0.500	<0.235	<0.500	<0.500	<0.215	<0.500	<0.221	<0.500	NA	
Naphthalene	(mg/Kg)	<0.216	<0.500	<0.235	<0.500	<0.500	<0.215	<0.500	<0.221	<0.500	*0.176*	
Phenanthrene	(mg/Kg)	<0.216	<0.500	<0.235	<0.500	<0.500	<0.215	<0.500	<0.221	<0.500	*0.204*	
Pyrene	(mg/Kg)	0.274	<0.100	<0.235	<0.100	<0.100	<0.215	<0.100	<0.221	<0.100	*0.195*	0.154
Total PAHs	(mg/Kg)	1.115									*1.610*	

Notes:

TEC is the Threshold Effect Concentration values contained in the "Development and Evaluation of Consensus-based Sediment Quality Guidelines for Freshwater Ecosystems". D.D. MacDonald. C.G. Ingersol, and T.A. Berger, Arch. Environ. Contam. Toxicol. 39. 20-31 (2000).

EDQL is the Ecological Data Quality Level contained in U.S. EPA, Region 5, "Final Technical Approach for Developing Ecological Data Quality Levels for RCRA Appendix IX Constituents and Other Significant Contaminants of Ecological Concern," April 1998

Cv = coefficient of variation (= standard deviation divided by mean concentration)

95% UCL: 95% upper confidence limit derived using ProUCL 3.0 software from U.S. EPA. One-half the detection limit was used in this calculation for results below laboratory detection limits

TABLE 12
Total Metals in Sediments (Wetlands)
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

Total Metals	Units	WC-1	WC-2	WD-1	WD-2	WD-3	WD-4	WD-5	WH-1	WH-2	WM-1	WM-2	*TEC/EDQL Values*	Property Background*	95% UCL
Date Collected		5/26/2003	5/25/2004	6/26/2003	5/25/2004	5/25/2004	7/26/2004	7/26/2004	6/26/2003	5/25/2004	6/26/2003	5/25/2004			
Aluminum	(mg/Kg)	11,700	8,630	16,000	11,200	9,790			12,100	10,200	15,500	11,300		13,410	13,700
Antimony	(mg/Kg)	<4.6	<0.329	<5.2	<0.210	<0.227			<4.7	<0.213	<4.9	<0.182			ND
Arsenic**	(mg/Kg)	9.21	5.59	<5.81	6.26	5.66			11.7	5.92	6.79	8.76	9.79		8.95
Barium	(mg/Kg)	188	203	17.2	140	128	125	121	111	123	129	127		170	160
Beryllium	(mg/Kg)	1	1.3	1.4	1.02	0.948			1.3	0.835	<1	0.989			1.25
Cadmium	(mg/Kg)	<2.3	0.711	<2.7	0.665	0.612			<2.3	0.403	<2.4	0.315	0.99		<TEC
Chromium	(mg/Kg)	13	18.8	19	19.4	17.6			16	19.2	18	17.4	43.4		<TEC
Cobalt	(mg/Kg)	5.2	5.32	<5.2	5.74	5			14	6.84	5.2	5.41	50		<EDQL
Lead	(mg/Kg)	19	39.5	22	38.3	34.9	35.8	43.4	24.8	35.6	35.1	31.6	35.8	38	37.8
Mercury	(mg/Kg)	0.039	0.143	0.074	0.0908	0.106			0.037	0.0903	0.043	0.0951	0.18		<TEC
Nickel	(mg/Kg)	16	11.5	27	16.8	14.7			21	13	16	17.2	22.7		20.5
Selenium	(mg/Kg)	<4.6	4.06	<5.2	1.65	1.93	2.05	2.14	<4.7	1.52	<4.9	1.76		3.74	2.72
Silver	(mg/Kg)	<0.72	<0.717	<0.78	<0.516	<0.493			<0.72	<0.471	<0.74	<0.416	0.5		ND
Thallium	(mg/Kg)	<1.4	<2.87	<1.6	<2.06	<1.97			<1.4	<1.88	<1.5	<1.66			ND
Vanadium	(mg/Kg)	22	30.8	23	32.1	30.1			31.7	31.1	25.8	31.6			31.8
Zinc	(mg/Kg)	89.2	125	96.2	110	96	72.5	65.5	95.4	116	89.4	102	121	123.6	108

Notes:

TEC is the Consensus-based threshold effect concentration value contained in the "Development and Evaluation of Consensus-based Sediment Quality Guidelines for Freshwater Ecosystems". D.D. MacDonald, C.G. Ingersol, and T.A. Berger. Arch. Environ. Contam. Toxicol. 39, 20-31 (2000).

EDQL is the Ecological data quality level contained in U.S. EPA, Region 5, "Final Technical Approach for Developing Ecological Data Quality Levels for RCRA Appendix IX Constituents and Other Significant Contaminants of Ecological Concern." April 1998

* Background represents maximum allowable limit calculated per OAC 3745-300-07(H), using data from Wetland E, beyond the Identified Areas on the Property

Blank spaces indicate not analyzed or no value available for this parameter

ND: not detected

95% UCL: 95% upper confidence limit derived using ProUCL 3.0 software from U.S. EPA. One-half the detection limit was used in this calculation for results below laboratory detection limits.

TABLE 13
PCBs and TPH in Sediments (Wetlands)
Identified Area IA-1
Woods of Powell Property
Powell, Ohio

PCBs	Units	WC-1	WC-2	WD-1	WD-2	WD-3	WH-1	WH-2	WM-1	WM-2	*VAP Generic Residential*	*VAP Generic Construction*
Date Collected		6/26/2003	5/25/2004	6/26/2003	5/25/2004	5/25/2004	6/26/2003	5/25/2004	6/26/2003	5/25/2004		
Aroclor 1016	(mg/Kg)	<0.0239	NA	<0.0260	NA	NA	<0.0238	NA	<0.0244	NA	1.1	*25*
Aroclor 1221	(mg/Kg)	<0.0478	NA	<0.0521	NA	NA	<0.0477	NA	<0.0490	NA	1.1	*25*
Aroclor 1232	(mg/Kg)	<0.0239	NA	<0.0260	NA	NA	<0.0238	NA	<0.0244	NA	1.1	*25*
Aroclor 1242	(mg/Kg)	<0.0239	NA	<0.0260	NA	NA	<0.0238	NA	<0.0244	NA	1.1	*25*
Aroclor 1248	(mg/Kg)	<0.0239	NA	<0.0260	NA	NA	<0.0238	NA	<0.0244	NA	1.1	*25*
Aroclor 1254	(mg/Kg)	<0.0239	NA	<0.0260	NA	NA	<0.0238	NA	<0.0244	NA	1.1	*25*
Aroclor 1260	(mg/Kg)	<0.0239	NA	<0.0260	NA	NA	<0.0238	NA	<0.0244	NA	1.1	*25*

TPH (GRO and DRO)	Units	WC-1	WC-2	WD-1	WD-2	WD-3	WH-1	WH-2	WM-1	WM-2	*VAP Generic Res./Comm.*
GRO (C_6 - C_{10})	(mg/Kg)	<29	NA	<31	NA	NA	<29	NA	<29	NA	*By Chemical*
DRO (C_{10} - C_{20})	(mg/Kg)	15.4	NA	<16	NA	NA	<14	NA	<15	NA	*2,000 - 20,000*
DRO (C_{20} - C_{34})	(mg/Kg)	<29	NA	<31	NA	NA	<29	NA	<29	NA	*5,000 - 40,000*

Notes:

(1) Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental Generic Cleanup Values (SGCV) from VAP Technical Assistance Program

(2) Generic standards for PCBs apply to the cumulative concentration of all PCB species (i.e. total PCBs)

(3) Generic standards for TPH are based on site-specific soil type

(4) NA: Not Analyzed

Table 14
Woods of Powell Property
Identified Area IA-2
Sediment Basin
Sediment Anlaytical Results

Sample Locatior	SL-1	SL-2	SL-4	SL-3	VAP Residential GDCS
			Duplic. SL-2		
Date Collected	5/25/2004	5/25/2004	5/25/2004	5/25/2004	
Units :	**mg/kg**	**mg/kg**	**mg/kg**	**mg/kg**	**mg/kg**
Total Aluminum	7,570	7,250	8,260	8,420	75,000
Total Antimony	<0.578	<0.646	<0.597	<0.386	31
Total Arsenic	4.11	4.59	4.39	3.83	6.8
Total Barium	50.9	50.1	48.8	34.5	5400
Total Beryllium	0.09	0.143	0.142	0.0897	150
Total Calcium	209,000	197,000	188,000	245,000	NA
Total Cadmium	0.504	0.509	0.477	0.397	35
Total Cobalt	1.87	2.5	2.25	1.67	1,400
Total Chromium	3.02	4.18	3.99	2.73	230
Total Lead	25.8	27.8	27.1	16.9	400
Total Mercury	0.065	0.0872	0.0729	0.0573	7.8
Total Nickel	<7.12	<7.30	<7.90	<4.80	1,500
Total Selenium	<2.25	<2.79	<2.59	<1.76	390
Total Silver	3.55	3.67	3.32	4.69	390
Total Thallium	<4.50	<5.59	<5.18	<3.52	6.2
Total Vanadium	4.37	6.87	5.97	3.49	700
Total Zinc	50.8	55.7	47.3	26.8	23,000

*Total Magnesium is not VAP certified. It is being used to determine hardness of the water.

TABLE 15
POLYNUCLEAR AROMATIC HYDROCARBONS IN SOIL
Identified Area IA-2
Woods of Powell Property
Powell, Ohio

COC	Units	P-7 0' - 4'	P-7 9' - 13'	P-9 0' - 4'	P-9 8' - 12'	*VAP Generic Residential*	*VAP Generic Construction*
Date Sampled		7/15/03	7/15/03	7/15/03	7/15/03		
Acenaphthene	(mg/Kg)	<.0179	<182	<193	<170	*4,600*	*530,000*
Acenaphthylene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*1,900*	*180,000*
Anthracene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*23,000*	*1,000,000*
Benzo(a)anthracene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*11*	*810*
Benzo(a)pyrene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*1.1*	*81*
Benzo(b)fluoranthene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*11*	*810*
Benzo(ghi)perylene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*940*	*24,000*
Benzo(k)fluoranthene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*110*	*8,100*
Chrysene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*1,100*	*41,000*
Dibenz(a,h)anthracene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*1.1*	*41*
Fluoranthene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*2,300.0*	*170,000*
Fluorene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*3,100*	*340,000*
Indeno(1,2,3-cd)pyrene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*11*	*410*
2-Methylnaphthalene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*6,700*	*94,000*
Naphthalene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*54*	*1,900*
Phenanthrene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*9,400*	*870,000*
Pyrene	(mg/Kg)	<.0179	<.0182	<.0193	<.0170	*1,700*	*130,000*
TOC	%	0.71	0.69	0.37	1.20	*NA*	*NA*

[1]Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-0E

TOC: Total Organic Carbon (Walkley-Black method)

TABLE 16
TOTAL METALS IN SOIL
Identified Area IA-2
Woods of Powell Property
Powell, Ohio

Total Metals	Units	P-7 0' - 4'	P-7 9' - 13'	P-9 0' - 4'	P-9 8' - 12'	*VAP Generic Residential*	*VAP Generic Construction*
Date Sampled		7/15/03	7/15/03	7/15/03	7/15/03		
Aluminum	(mg/Kg)	10,900	7,300	14,100	7,670	*75,000*	*140,000*
Antimony	(mg/Kg)	<8.0	<7.8	<8.5	<7.5	*31*	*340*
Arsenic	(mg/Kg)	24.6	18	17.5	11.3	*6.8 / 23.41**	*210*
Barium	(mg/Kg)	95	72.4	74	50	*5,400*	*45,000*
Beryllium	(mg/Kg)	1	0.5	0.8	0.5	*150*	*600*
Cadmium	(mg/Kg)	<2.4	<2.3	<2.6	<2.3	*35*	*420*
Chromium	(mg/Kg)	13.7	10	12	10	*230*	*2,000*
Cobalt	(mg/Kg)	12.5	13.1	8.5	8.6	*1,400*	*660*
Lead	(mg/Kg)	13	11	12	11	*400*	*1,600*
Mercury	(mg/Kg)	0.036	0.022	0.039	0.015	*7.8*	*84*
Nickel	(mg/Kg)	45.9	34.8	20.5	28.4	*1,500*	*5,000*
Selenium	(mg/Kg)	<8.0	<7.8	<8.5	<7.5	*390*	*4,300*
Silver	(mg/Kg)	<1.8	<0.61	<0.64	<0.57	*390*	*4,300*
Thallium	(mg/Kg)	<1.2	<1.2	<1.3	<1.1	*6.2*	*680*
Vanadium	(mg/Kg)	20.4	15	18	14.1	*700*	*7,700*
Zinc	(mg/Kg)	110	85	57.5	65.2	*23,000.0*	*260,000*

Note:
[1]Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental Generic Cleanup Values (SGCV) from VAP Technical
* Background represents maximum allowable limit calculated per OAC 3745-300-07(H) using analytical data pre

TABLE 17
POLYCHLORINATED BIPHENYLS AND TOTAL PETROLEUM HYDROCARBONS IN SOIL
Identified Area IA-2
Woods of Powell Property
Powell, Ohio

PCBs	Units	P-7 0' - 4'	P-7 9' - 13'	P-9 0' - 4'	P-9 8' - 12'	*VAP Generic Residential*	*VAP Generic Construction*
Date Sampled		7/15/03	7/15/03	7/15/03	7/15/03		
Aroclor 1016	(mg/Kg)	<0.0198	<0.0202	<0.0213	<0.0189	1.1	*25*
Aroclor 1221	(mg/Kg)	<0.0397	<0.0405	<0.0427	<0.0378	1.1	*25*
Aroclor 1232	(mg/Kg)	<0.0198	<0.0202	<0.0213	<0.0189	1.1	*25*
Aroclor 1242	(mg/Kg)	<0.0198	<0.0202	<0.0213	<0.0189	1.1	*25*
Aroclor 1248	(mg/Kg)	<0.0198	<0.0202	<0.0213	<0.0189	1.1	*25*
Aroclor 1254	(mg/Kg)	<0.0198	<0.0202	<0.0213	<0.0189	1.1	*25*
Aroclor 1260	(mg/Kg)	<0.0198	<0.0202	<0.0213	<0.0189	1.1	*25*

TPH (GRO and DRO)	Units	P-7 0' - 4'	P-7 9' - 13'	P-9 0' - 4'	P-9 8' - 12'	*VAP Generic Res./Comm.*
GRO (C_8 - C_{10})	(mg/Kg)	<24	<24	<26	<23	*By Chemical*
DRO (C_{10} - C_{20})	(mg/Kg)	<12	<12	<13	79.2	*2,000 - 20,000*
DRO (C_{20} - C_{34})	(mg/Kg)	<24	<24	<26	71.4	*5,000 - 40,000*

Note:

[1]Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental Generic Cleanup Values (SGCV) from VAP Technical Assistance Program

[2]Generic standards for PCBs apply to the cumulative concentration of all PCB species (i.e. total PCBs).

[3]Generic standards for TPH are based on site-specific soil type.

TABLE 18
SURFACE WATER RESULTS
Sediment Basin
Identified Area IA-2
Woods of Powell Property
Powell. Ohio

SITE	UNITS	SW-1	SW-2	SW-4	SW-3	VAP
	Date	6/26/2003	5/25/2004	5/25/2004	5/25/2004	UPUS
CONSTITUENT				duplicate SW-2		
pH (Lab-OH)	S.U.	7.53	NA	NA	NA	NA
Total Organic Carbon (TOC)	mg/L	8.9	NA	NA	NA	NA
Aroclor 1016	ug/L	<0.50	NA	NA	NA	0.5*
Aroclor 1221	ug/L	<1.00	NA	NA	NA	0.5*
Aroclor 1232	ug/L	<0.50	NA	NA	NA	0.5*
Aroclor 1242	ug/L	<0.50	NA	NA	NA	0.5*
Aroclor 1248	ug/L	<0.50	NA	NA	NA	0.5*
Aroclor 1254	ug/L	<0.50	NA	NA	NA	0.5*
Aroclor 1260	ug/L	<0.50	NA	NA	NA	0.5*
Acenaphthene	ug/L	<1.00	NA	NA	NA	680
Acenaphthylene	ug/L	<1.00	NA	NA	NA	670
Anthracene	ug/L	<1.00	NA	NA	NA	2600
Benzo(a)anthracene	ug/L	<0.20	NA	NA	NA	0.26
Benzo(a)pyrene	ug/L	<0.20	NA	NA	NA	0.2
Benzo(b)fluoranthene	ug/L	<0.20	NA	NA	NA	0.17
Benzo(ghi)perylene	ug/L	<0.20	NA	NA	NA	63
Benzo(k)fluoranthene	ug/L	<0.20	NA	NA	NA	1.7
Chrysene	ug/L	<0.20	NA	NA	NA	47
Dibenz(a,h)anthracene	ug/L	<0.20	NA	NA	NA	0.02
Fluoranthene	ug/L	<0.20	NA	NA	NA	370
Fluorene	ug/L	<1.00	NA	NA	NA	500
Indeno(1,2,3-cd)pyrene	ug/L	<0.20	NA	NA	NA	0.22
Naphthalene	ug/L	<2.00	NA	NA	NA	140
Phenanthrene	ug/L	<1.00	NA	NA	NA	2800
Pyrene	ug/L	<0.20	NA	NA	NA	280
Aluminum	mgL	<0.05	<0.050	0.162	<0.050	16
Antimony	mgL	<0.0010	<0.0500	<0.0500	<0.0500	0.006
Arsenic	mgL	<0.0050	<0.0100	<0.0100	<0.0100	0.05
Barium	mgL	0.0161	0.0137	0.0133	0.0135	2
Beryllium	mgL	<0.0010	<0.000250	<0.000250	<0.000250	0.004
Cadmium	mgL	<0.0010	<0.000250	<0.000250	<0.000250	0.005
Chromium	mgL	<0.0020	<0.00250	<0.00250	<0.00250	0.1
Cobalt	mgL	<0.0050	<0.00250	<0.00250	<0.00250	0.317
Lead	mgL	<0.0010	<0.00250	<0.00250	<0.00250	0.015
Mercury	mgL	<0.0002	<0.000100	0.000112	0.000134	0.002
Nickel	mgL	<0.0050	<0.0050	<0.0050	<0.0050	0.1
Selenium	mgL	<0.0050	<0.00150	<0.00150	<0.00150	0.05
Silver	mgL	<0.0005	0.00253	0.00308	0.00308	0.078
Thallium	mgL	<0.0010	<0.100	<0.0500	<0.100	0.002
Vanadium	mgL	<0.050	0.00782	0.0086	0.00781	0.14
Zinc	mgL	<0.050	<0.00500	<0.00500	<0.00500	4.7
Calcium	mg/L	NA	17	17.2	18.4	NA

Notes:
NA Not analyzed

TABLE 19
PNAs IN SOIL
Identified Area IA-3
Woods of Powell Property
Powell, Ohio

COC / Sample ID	S-5 0' - 2'	P-4 0' - 4'	P-4 8' - 12'	P-5A 0' - 2'	P-5B 2' - 4'	P-5C 4' - 6'	P-5D 8' - 10'	P-6A 0' - 2'	P-6B 2' - 4'	P-6C 4' - 6'	P-6D 8' - 10'	*VAP Generic Residential*	*VAP Generic Construction*
Units :	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Date Sampled	4/30/03	7/15/03	7/15/03	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04		
Phenol				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*4,600,000*	*510,000,000*
Bis(2-chloroethyl) ether				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
2-Chlorophenol				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
1,3-Dichlorobenzene				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*68,000*	*240,000*
1,4-Dichlorobenzene				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*95,000*	*5,300,000*
Benzyl alcohol				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
1,2-Dichlorobenzene				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*150,000*	*370,000*
2-Methylphenol				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
3-,4-Methylphenol				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
bis(2-Chloroisopropyl)ether				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
N-Nitrosodipropylamine				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*2,200,000*	*120,000,000*
Hexachloroethane				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*77,000*	*8,600,000*
Nitrobenzene				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*23,000*	*1,700,000*
Isophorone				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*4,600,000*	*4,600,000*
2-Nitrophenol				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
2,4-Dimethylphenol				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*1,500,000*	*180,000,000*
Benzoic Acid				<440	<392	<377	<371	<434	<392	<394	<373	*NA*	*NA*
Bis(2-Chloroethoxy) Methane				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
2,4-Dichlorophenol				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
1,2,4-Trichlorobenzene				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
Naphthalene	<207	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*54,000*	*1,900,000*
4-Chloroaniline				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
Hexachlorobutadiene				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*15,000*	*170,000*
4-Chloro-3-methylphenol				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
2-Methylnaphthalene	<207	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*7,600,000*	*63,000,000*
Hexachlorocyclopentadiene				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
2,4,6-Trichlorophenol				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*1,000,000*	*54,000,000*
2,4,5-Trichlorophenol				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*7,700,000*	*860,000,000*
2-Chloronaphthalene				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
2-Nitroaniline				<440	<392	<377	<371	<108	<392	<394	<373	*NA*	*NA*
Dimethylphthalate				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*62,000,000*	*680,000,000*
Acenaphthylene	<207	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*4,600,000*	*51,000,000*
2,6-Dinitrotoluene				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*76,000*	*8,800,000*
3-Nitroaniline				<440	<392	<377	<371	<434	<392	<394	<373	*NA*	*NA*
Acenaphthene	<207	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*4,600,000*	*530,000,000*

TABLE 19
PNAs IN SOIL
Identified Area IA-3
Woods of Powell Property
Powell, Ohio

COC / Sample ID	S-5 0' - 2'	P-4 0' - 4'	P-4 8' - 12'	P-5A 0' - 2'	P-5B 2' - 4'	P-5C 4' - 6'	P-5D 8' - 10'	P-6A 0' - 2'	P-6B 2' - 4'	P-6C 4' - 6'	P-6D 8' - 10'	*VAP Generic Residential*	*VAP Generic Construction*
Units :				ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	*Construction*
2,4-Dinitrophenol				<440	<392	<377	<371	<434	<392	<394	<373	*NA*	
4-Nitrophenol				<440	<392	<377	<371	<434	<392	<394	<373	*NA*	*NA*
Dibenzofuran				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
2,4-Dinitrotoluene				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*150,000*	*1,700,000*
Diethylphthalate				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*640,000*	*640,000*
4-Chlorophenyl-phenyl ether				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
Fluorene	<207	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*3,100,000*	*340,000,000*
4-Nitroaniline				<440	<392	<377	<371	<434	<392	<394	<373	*NA*	*NA*
4,6-Dinitro-2-methylphenol				<440	<392	<377	<371	<434	<392	<394	<373	*NA*	*NA*
N-Nitrosodiphenylamine				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*2,200,000*	*120,000,000*
4-Bromophenyl-phenylether				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*NA*	*NA*
Hexachlorobenzene				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*6,900*	*370,000*
Pentachlorophenol				<440	<392	<377	<371	<434	<392	<394	<373	*51,000*	*1,700,000*
Phenanthrene	503	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*23,000,000*	*260,000,000*
Anthracene	<207	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*23,000,000*	*1,000,000,000*
Di-N-Butylphthalate				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*100,000*	*100,000*
Fluoranthene	1110	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*2,300,000*	*170,000,000*
Pyrene	914	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*1,700,000*	*130,000,000*
Butylbenzylphthalate				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*220,000*	*220,000*
3,3-Dichlorobenzidine				<220	<196	<188	<185	<108	<196	<197	<186	*24,000*	*1,400,000*
Benzo(a)anthracene	599	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*11,000*	*810,000*
Chrysene	570	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*1,100,000*	*41,000,000*
bis(2-Ethylhexyl)phthalate				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*230,000*	*230,000*
Di-n-octylphthalate				<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*1,500,000*	*NA*
Benzo(b)fluoranthene	683	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*11,000*	*810,000*
Benzo(k)fluoranthene	342	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*110,000*	*8,100,000*
Benzo(a)pyrene	473	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*1,100*	*81,000*
Ideno(1,2,3-cd)pyrene	221	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*11,000*	*410,000*
Dibenzo(a,h)Anthracene	<207	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*1,100*	*41,000*
Benzo(g,h,i)Perylene	<207	<195	<172	<110	<98.1	<94.2	<92.7	<108	<98.1	<98.5	<93.2	*1,700*	*25,000,000*
Note:													
[1]Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental													
Blanks: sample not analyzed for these parameters													

TABLE 20
TOTAL METALS IN SOIL
Identified Area IA-3
Woods of Powell Property
Powell, Ohio

Total Metals	Units	S-5 0'-2'	P-4 0'-4'	P-4 8'-12'	P-5A 0'-2'	P-5B 2'-4'	P-5C 4'-6'	P-5D 8'-10'	P-6A 0'-2'	P-6B 2'-4'	P-6C 4'-6'	P-6D 8'-10'	95% UCL	VAP Generic Residential	VAP Generic Construction
Date Sampled		4/30/03	7/15/03	7/15/03	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04			
Aluminum	(mg/Kg)	5,310	21,400	7,100	13800	8540	7360	6860	13600	9170	9480	7340		75,000	140,000
Antimony	(mg/Kg)	<4.37	<21	<7.4	ND	<0.132	<0.121	<0.122	<0.121	<0.131	<0.132	<0.131		31	340
Arsenic	(mg/Kg)	2.77	13	17.3	23.6	23.6	16.5	25	16.1	24.8	12.9	22.5	22.6	6.8 / 25.3*	210
Barium	(mg/Kg)	38.7	100	51.7	81	90.9	77.3	64.9	101	175	127	134		5,400	45,000
Beryllium	(mg/Kg)	0.347	0.6	0.5	0.891	0.69	0.593	0.618	1.06	0.904	0.791	0.59		150	600
Cadmium	(mg/Kg)	<1.31	<2.6	<2.3	0.415	0.547	0.536	0.603	0.296	0.915	0.465	0.658		35	420
Chromium	(mg/Kg)	5.88	20.8	10	21.1	14	12.1	11.3	26.9	18.3	17.5	11.5		230	2,000
Cobalt	(mg/Kg)	2.32	7	11	9.22	13	9.59	25	20.2	15.5	10.8	10.3		1,400	660
Lead	(mg/Kg)	16.5	11	10	21.7	16.4	12	12.8	16.3	19.8	14.3	12.8		400	1,600
Mercury	(mg/Kg)	0.035	0.035	0.016	0.0627	0.034	0.0221	0.0255	0.0553	0.0467	0.0497	0.0291		7.8	84
Nickel	(mg/Kg)	5.31	23.1	32	22.9	51.5	33.9	28.1	22.9	40	28.1	37.3		1,500	5,000
Selenium	(mg/Kg)	<4.37	<6.4	<7.4	2.9	1.73	1.44	2.08	3.25	1.79	1.51	1.26		390	4,300
Silver	(mg/Kg)	<1.74	<0.65	<0.57	4.48	2.91	2.57	2.64	6.07	3.13	4.49	2.28		390	4,300
Thallium	(mg/Kg)	<0.437	<1.3	<1.1	<1.34	<1.01	<0.993	<1.04	<1.24	<0.949	<1.16	<1.08		6.2	680
Vanadium	(mg/Kg)	9.9	34	13.1	41.5	21.2	20.9	19.6	48.4	31.7	27.4	19.6		700	7,700
Zinc	(mg/Kg)	41.1	74.6	83.6	94.7	121	88.8	100	83.6	115	99.9	95.9		6.2	680

(1)Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental Generic Cleanup Values (SGCV) from VAP Technical Assistance Program.

* Background represents maximum allowable limit calculated per OAC 3745-300-07(H), using data presented in Table 22

TABLE 21
POLYCHLORINATED BIPHENYLS AND TOTAL PETROLEUM HYDROCARBONS IN SOIL
Identified Area IA-3
Woods of Powell Property
Powell, Ohio

PCBs	Units	S-5 0' - 2'	P-4 0' - 4'	P-4 8' - 12'	P-5A 0' - 2'	P-5B 2' - 6'	P-5C 4' - 6'	P-5D 8' - 10'	P-6A 0' - 2'	P-6B 2' - 4'	VAP Generic Residential	VAP Generic Construction
Date Sampled		4/30/03	7/15/03	7/15/03	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04	5/25/04		
Aroclor 1016	(mg/Kg)	<0.0230	<0.0215	<0.0190	<0.011	<0.00958	<0.00953	<0.00946	<0.0107	<0.0099	1.1	25
Aroclor 1221	(mg/Kg)	<0.0461	<0.0432	<0.0381	<0.011	<0.00958	<0.00953	<0.00946	<0.0107	<0.0099	1.1	25
Aroclor 1232	(mg/Kg)	<0.0230	<0.0215	<0.0190	<0.011	<0.00958	<0.00953	<0.00946	<0.0107	<0.0099	1.1	25
Aroclor 1242	(mg/Kg)	<0.0230	<0.0215	<0.0190	<0.011	<0.00958	<0.00953	<0.00946	<0.0107	<0.0099	1.1	25
Aroclor 1248	(mg/Kg)	<0.0230	<0.0215	<0.0190	<0.011	<0.00958	<0.00953	<0.00946	<0.0107	<0.0099	1.1	25
Aroclor 1254	(mg/Kg)	<0.0230	<0.0215	<0.0190	<0.011	<0.00958	<0.00953	<0.00946	<0.0107	<0.0099	1.1	25
Aroclor 1260	(mg/Kg)	<0.0230	<0.0215	<0.0190	<0.011	<0.00958	<0.00953	<0.00946	<0.0107	<0.0099	1.1	25

TPH (GRO and DRO)	Units	S-5 0' - 2'	P-4 0' - 4'	P-4 8' - 12'	P-5A 0' - 2'	P-5B 2' - 4'	P-5C 4' - 6'	P-5D 8' - 10'	P-6A 0' - 2'	P-6B 2' - 4'	VAP Generic Res./Comm.
GRO (C_6 - C_{10})	(mg/Kg)	<20	<26	<23	<60.3	<53.6	<52.3	<51.7	<59.7	<54.2	By Chemical
DRO (C_{10} - C_{20})	(mg/Kg)	18.3	<13	28.6	5.25	8.57	26.3	64.2	8.96	9.41	2,000 - 20,000
DRO (C_{20} - C_{34})	(mg/Kg)	141	<26	41.7	NA	NA	NA	NA	NA	NA	5,000 - 40,000

PCBs	Units	P-6C 4' - 6'	P-6D 8' - 10'	VAP Generic Residential	VAP Generic Construction
Date Sampled	(mg/Kg)	5/25/04	5/25/04		
Aroclor 1016	(mg/Kg)	<0.00996	<0.00945	1.1	25
Aroclor 1221	(mg/Kg)	<0.00996	<0.00945	1.1	25
Aroclor 1232	(mg/Kg)	<0.00996	<0.00945	1.1	25
Aroclor 1242	(mg/Kg)	<0.00996	<0.00945	1.1	25
Aroclor 1248	(mg/Kg)	<0.00996	<0.00945	1.1	25
Aroclor 1254	(mg/Kg)	<0.00996	<0.00945	1.1	25
Aroclor 1260	(mg/Kg)	<0.00996	<0.00945	1.1	25

TPH (GRO and DRO)	Units	P-6C 4' - 6'	P-6D 8' - 10'	VAP Generic Res./Comm.
GRO (C_6 - C_{10})	(mg/Kg)	<54.6	<51.7	By Chemical
DRO (C_{10} - C_{20})	(mg/Kg)	12.5	121	2,000 - 20,000
DRO (C_{20} - C_{34})	(mg/Kg)	NA	NA	5,000 - 40,000

Note:
(1)Generic soil standards are adopted from VAP "Revised Wave 2" rules - Direct Contact Soil Standards (DCSS) per OAC 3745-300-08 and/or Supplemental Generic Cleanup Values (SGCV) from VAP Technical Assistance Program.
(2)Generic standards for PCBs apply to the cumulative concentration of all PCB species (i.e., total PCBs)
(3)Generic standards for TPH are based on site-specific soil type.

TABLE 22
BACKGROUND METALS IN SOIL

Woods of Powell Property
Powell, Ohio

Sample Location	Units	B-1A 0' - 2'	B-1B 2' - 4'	B-1C 4' - 6'	B-1D 8' - 10'	B-1F (Dupl D)	B-2 0' - 1'	B-3 0' - 1'	B-4 0' - 1'	B-5 0' - 1'	B-6 0' - 1'	B-7 0' - 1'	P-10A 0' - 2'	P-10B 2' - 4'	P-10C 4' - 6'	P-10D 8' - 10'	P-10F dupl 10C	Arithmetic Mean	Standard Dev.	Property Background*
Date Sampled		5/25/2004	5/25/2004	5/25/2004	5/25/2004	5/25/2004	5/25/2004	5/25/2004	5/25/2004	5/25/2004	5/25/2004	5/25/2004	5/25/2004	5/25/2004	5/25/2004	5/25/2004	5/25/2004			
Arsenic	(mg/Kg)dw	7.5	25.2	12.9	16.5	15	8.09	6.02	7.52	13.1	7.41	13.7	10.5	15.5	8.19	14.3	28	13.1	6.1	25.3
Lead	(mg/Kg)dw	12.6	15.7	23.2	22.1	14.3	29.5	13.8	21.2	23.3	19.1	27	18.5	28.5	11.3	13.3	17.9			
Nickel	(mg/Kg)dw	17	30	46.4	47.3	33.4	12.6	8.64	11.9	21.2	12.3	19.2	18.4	52	37	45.7	NA			
Selenium	(mg/Kg)dw	1.31	1.94	2.05	<20.8	1.54	1.83	1.49	1.55	2.53	1.39	1.88	4.64	3.57	2.46	2.47	3.13			
Zinc	(mg/Kg)dw	57.1	108	108	92.9	89.6	63	49.9	65	89	65.3	83.9	69.7	48.6	37.7	27.8	33.1			

Notes:

dw: reported as dry weight basis

* Background represents maximum allowable limit calculated per OAC 3745-300-07(H).

TABLE 23
BACKGROUND METALS IN WETLAND E SEDIMENT

Woods of Powell Property
Powell, Ohio

Sample Location	Units	WE-1 0-1'	WE-2 0-1'	WE-3 0-1'	WE-4 0-1'	WE-5 0-1'	WE-6 0-1'	WE-7 0-1'	WE-8 0-1'	Arithmetic Mean	Standard Deviation	Coefficient of Variation	Property Background[1]
Date Sampled		7/26/2004	7/26/2004	7/26/2004	7/26/2004	7/26/2004	7/26/2004	7/26/2004	7/26/2004				
Barium	(mg/Kg)dw	123	165	112	118	116	99.7	152	134	127.5	21	0.16	170
Beryllium	(mg/Kg)dw	0.997	1.27	1.06	1.05	0.996	0.781	1.17	1.03	1.04	0.14	0.14	1.33
Lead	(mg/Kg)dw	26	27.9	21.4	37.6	27.7	23.2	31.6	28.6	28	5	0.18	38
Selenium	(mg/Kg)dw	0.877	1.55	1.63	2.34	2.77	0.827	3.48	1.35	1.88	0.93	0.495	3.74
Vanadium	(mg/Kg)dw	26.9	39.9	31.4	33.7	32.9	24.9	30.3	28.7	31.1	4.6	0.15	40.35
Zinc	(mg/Kg)dw	93.9	106	87.3	119	111	92.3	105	87.4	100.2	11.7	0.12	123.6
Aluminum	(mg/Kg)dw	12100.0	10100.0	11500	11600	12300	9210	11900	11500	11276	1067	0.1	13410

Notes:

dw: reported as dry weight basis

[1]Background represents maximum allowable limit calculated per OAC 3745-300-07(H).