

Site Specific Assessment
Phase I Environmental Site Assessment

Former Pencil Factory/Police Station
Department of Environmental Protection Agency Interest #79227
Scott County
Georgetown, KY

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1.0 Executive Summary

At the request of the City of Georgetown, Kentucky, and under the EPA's Kentucky Site Specific Assessment Program Grant, KDWM has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05, on property known as the former Georgetown Police Station/Mallard Pencil Factory located at 550 Bourbon Street in Georgetown, Kentucky.

This assessment revealed the potential for recognized environmental conditions in connection with the property, as discussed below:

- The property was the site of a pencil factory from 1946 to the mid 1980's. During this time leaded paints and solvents were used in the factory processes.
- Potentially contaminated fill material was noted under the building.
- An underground storage tank used for the Police Station backup generator is located on the property.
- Several labeled and unlabeled containers of unknown substances are present in the basement.

To evaluate the potential for impact to the soil, surface water, and/or ground water at the site, the KDWM recommends conducting a Phase II ESA at the former Georgetown Police Station/Mallard Pencil Factory Property.

2.0 Introduction

Georgetown representative Eric Larson applied to the Kentucky Division of Waste Management (KDWM) to perform a Phase I Environmental Site Assessment of the former Georgetown Police Station/Mallard Pencil Factory Property at 550 Bourbon Street. Under the Kentucky Site Specific Assessment Program, an ASTM Phase I investigation was conducted in order to identify any potential or real environmental conditions. Under the same program, if any recognized environmental conditions exist, a Phase II investigation will be performed to verify the presence or absence of hazardous substances, pollutants, or contaminants that occupy the site.

KDWM was informed that the subject site was used as a pencil factory from 1946 until the mid 1980's and is currently owned by the city of Georgetown.

2.1 Purpose and Scope of Work

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify, to the extent feasible, recognized environmental conditions in connection with the subject site. This Phase I ESA was conducted in accordance with the guidelines established by ASTM 1527-05. It is not

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the purpose of this study to determine the actual presence, degree and/or extent of contamination, if any, on the subject site.

The Phase I ESA is a general characterization of environmental concerns based on readily available information and site observations. The following are the services provided by the ESA:

- An evaluation of the physical setting of the surface and subsurface in the area of the site using both area reconnaissance and published references
- A review of readily available documents, maps, aerial photographs and interviews with knowledgeable persons to evaluate past land use
- A review of readily available environmental reports published by State, Federal and private entities to determine if the site or nearby properties are listed as having a present or past environmental problem, are under investigation, or are regulated by state or federal environmental regulatory agencies
- A site and adjacent property reconnaissance for obvious indications of present or past activities that have or could contaminate the site
- Preparation of this report containing KDWM findings and conclusions

This scope of work did not include sampling of groundwater, delineation of wetlands, or detailed surveys for lead in drinking water, asbestos, lead-based paints, or radon.

2.2 Limitations and Exceptions of Assessment

The findings and opinions are relevant to the dates of the site work and should not be relied on to represent conditions at substantially later dates.

The opinions included herein are based on information obtained during the study and professional experience. If additional information becomes available which might impact these environmental conclusions, we request the opportunity to review the information, reassess the potential concerns, and modify our opinion, if warranted.

Although this assessment has attempted to identify the potential for contamination of the subject property, potential sources of contamination may have escaped detection due to: (1) the limited scope of this assessment, (2) the inaccuracy of public records, and (3) the presence of undetected and unreported releases to the environment.

A Phase I ESA is not a comprehensive site characterization and should not be construed as such. Specifically, limitations are stated in ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

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Additional services, including a broader scope of assessment, more detailed conclusions, liability/risk evaluation, Phase II testing, remediation techniques, etc. were beyond the scope of this Phase I ESA.

3.0 Site Description

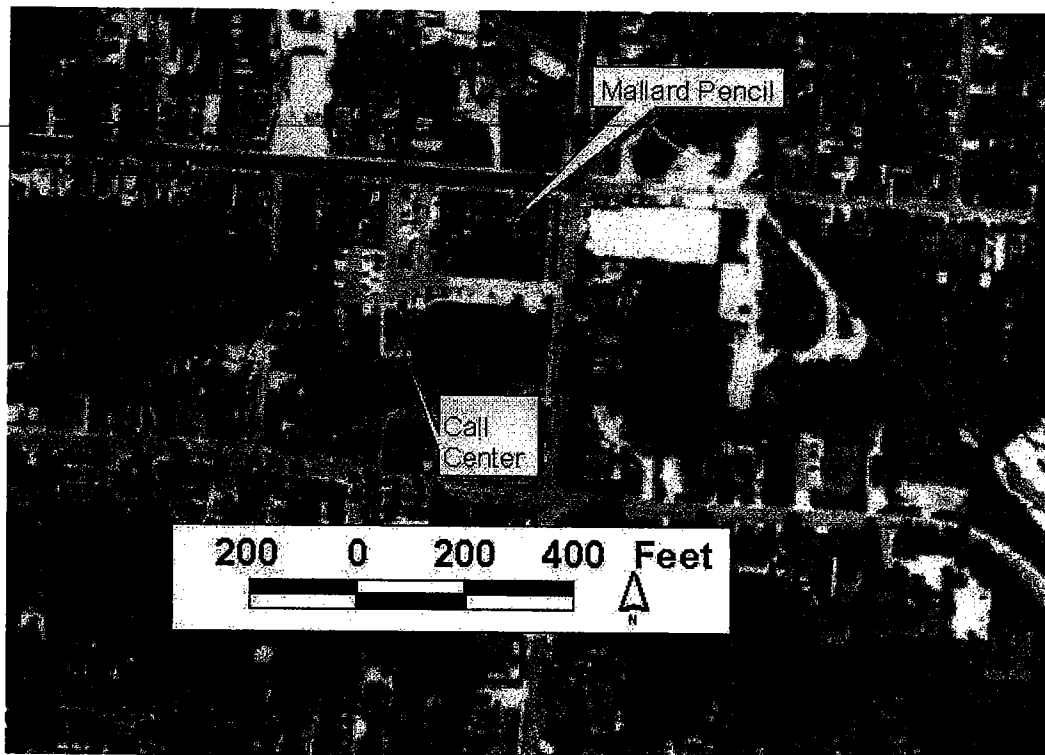
3.1 Location and Legal Description

The former Georgetown Police Station/Mallard Pencil Factory is located in Georgetown in Scott County, Kentucky. The subject site consists of a single large building and a paved parking lot. Other parcels of the original property were parts of previous investigations and are outside the scope of this investigation.

The facility was constructed during 1946 and operated until the mid 80s. The building was used as a Police Station from 1996-2006.

The subject site is located in Scott County, Kentucky, at the following decimal degree coordinates: 38.212420, 84.552900.

Map 1. Aerial Photo of former Police Station/Mallard Pencil Factory.

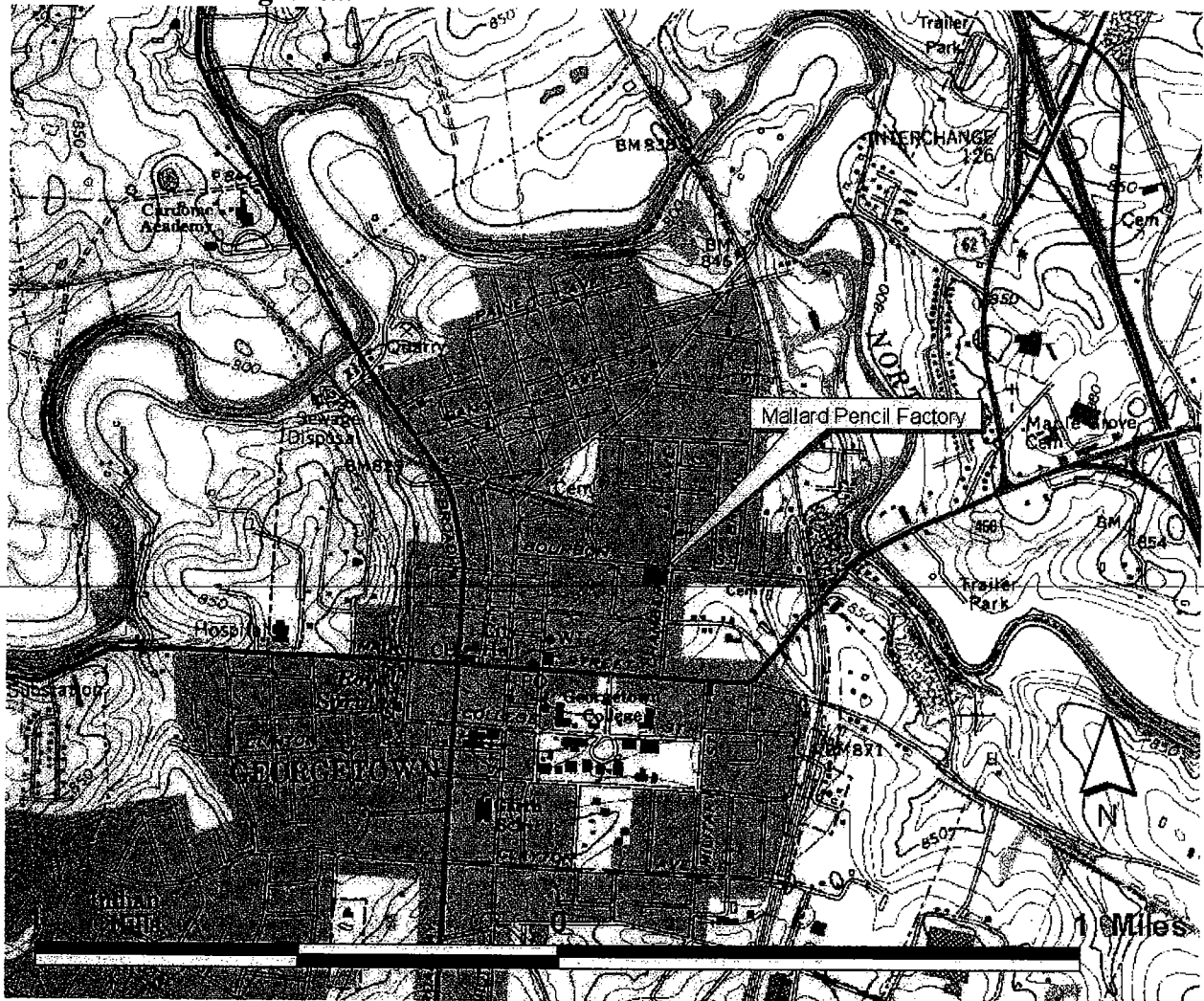


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3.2 Site and Vicinity Characteristics

The site occupies approximately 1.25 acres of a relatively flat lying area (see map 2) with a drainage ditch to the south. The land around the site is developed with businesses, city streets, and residences.

Map 2. Topography of the former Police Station/Mallard Pencil Factory and surrounding Area.



3.3 Descriptions of Structures, Roads, Other Improvements on the Site (including heating/cooling system, sewage disposal, sources of potable water)

One structure is present on the subject parcel. The structure is the former pencil factory and is approximately 33000 square feet. The site is accessible from paved streets on the north and east and a paved drive to the west. A gravel parking lot occupies the area behind the building. Water, sewer, and electrical services are available.

3.4 Information Reported by User Regarding Environmental Liens or Specialized Knowledge or Experience

The property is city owned; there are no liens or back taxes on the property.

3.5 Current Uses of the Property

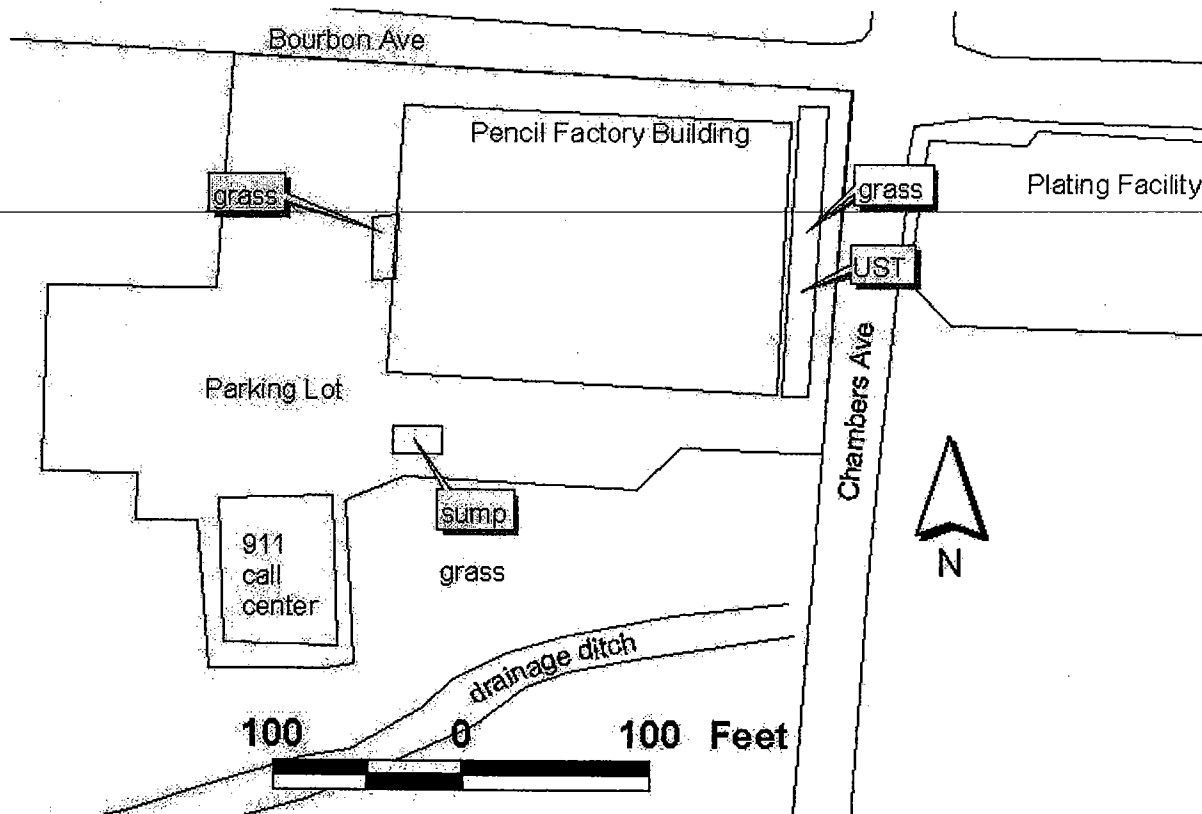
Currently, the property is not in use. The parcels that were previously evaluated include a 911 call center office building and a cell phone tower.

3.6 Current Uses of Adjoining Properties

Various residential and commercial buildings are adjacent to the property. A metal plating facility is across the street to the east.

3.7 Site Rendering, Map, or Site Plan

Map 3: Sketch map of the site and vicinity



4.0 Records Review

The Kentucky Division of Waste Management Superfund Branch conducted a review of specific lists published by State and Federal regulatory agencies. This review was conducted to determine if the Environmental Protection Agency (EPA) or the Kentucky Department for Environmental Protection (KDEP) has listed and regulated the subject site or any nearby properties.

4.1 Standard Environmental Record Sources, Federal and State

4.1.1 Federal Regulatory Listing Review

EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List

The CERCLIS listing is a compilation of records regarding those facilities which the EPA has identified as having actual or suspected uncontrolled releases of hazardous substances, contaminants, or pollutants as reported by states, municipalities, private companies, and private citizens. This listing was searched within a half (½) mile radius of the subject site.

- The subject site does not currently appear on the CERCLIS list.
- There is presently one site on the CERCLIS list within ½ mile radius of the subject site.

EPA National Priorities List (NPL)

Created from the CERCLIS database, the NPL, or Federal Superfund, as it is commonly known, is composed of the nation's most hazardous sites requiring remediation. This listing was searched within a one (1) mile radius of the target site.

- The subject site does not currently appear on the NPL.
- There are presently no facilities on the NPL within a one (1) mile radius of the subject site. There are no NPL sites in Scott County.

EPA Emergency Response Notification System (ERNS)

The ERNS is a list of CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center.

- The subject site does not currently appear on the ERNS listing.

- There are presently no facilities on the ERNS listing adjacent to the subject site.

EPA Resource Conservation and Recovery Act (RCRA) Notifiers List

The EPA regulates through the RCRA program the generation, transportation, storage, treatment, and disposal of hazardous waste. The facility itself is listed as "Berol Blue Ribbon" and the adjacent facility is "Electro-Shield Plating."

4.1.2 State and Regional Regulatory Listing Review

Kentucky Division of Waste Management Database List

The Kentucky Department for Environmental Protection (KDEP) maintains a database of known hazardous substance, pollutant, or contaminant sites. The database includes all DEP Agency Interests from the Division of Air Quality, Division of Water, and the Division of Waste Management.

There are approximately forty Facilities located within one mile of the subject site listed on the KDEP database list, not including the subject site itself. None are immediately adjacent to the facility.

4.2 Physical Setting and Sources

The topography of the area is relatively flat; an improved drainage ditch borders the southern edge of the property. The site is located in the Inner Bluegrass Physiographic region, and is underlain by the Tanglewood Member of the Lexington Limestone of Ordovician age. According to "*Groundwater Resources of Scott County, Kentucky*", produced by the Kentucky Geological Survey, the upper Lexington Limestone yields 100 to 500 gallons per day in the upland areas. Water is hard and may contain salt or hydrogen sulfide.

Most of the site is underlain by the Maury silt loam, which occupies many of the ridge tops in the region. Maury series soils are described by the USDA as "deep, well-drained, moderately permeable soils formed in silty material and weathered limestone, or old alluvium." All areas of Maury soils are considered to be prime farmland.

4.3 Historical Uses of the Property

Historical research was conducted to aid in determining the past use of the subject site. This research included reviews of reasonably ascertainable documentation obtained from online sources and interviews with individuals familiar with the subject site.

The subject site was apparently a vacant lot until the pencil factory was built in about 1946. The pencil factory closed in the mid eighties, and the building was remodeled and used as a police station from 1996 to 2006.

4.4 Historical Uses of the Adjoining Properties

Most of the adjacent land has been a mix of residential and commercial buildings since early in the history of Georgetown.

5.0 Sites and Surrounding Area Reconnaissance

5.1 General Site Setting

The site is located inside the City Limits on the northeast quadrant of Georgetown and can be accessed via Bourbon Street.

5.2 Interior and Exterior Observations

5.2.1 Hazardous Substances and Petroleum Products

- Several labeled and unlabeled containers were found in the basement. The labeled containers included acids, solvents, and cleaning products.
- Wipe samples during an OSHA investigation of the building indicated that dust containing cadmium and other metals was present in the building.
- Slag and ashes are present in fill material underneath the building. This material may contain metals and other contaminants.
- Asbestos containing insulation is present in the basement, and potentially in some tiles used in the building.

5.2.2 Storage Tanks – ASTs

No AST's are present on the property.

5.2.3 Storage Tanks – USTs. Police personnel stated that a UST that provided fuel for an emergency generator is present on the east side of the property.

5.2.4 Polychlorinated Biphenyls (PCBs)

No specific information regarding PCB's was found. Certain electrical devices such as transformers and switches may have contained PCB's.

6.0 Findings and Conclusions

The KDWM Superfund Branch has hereby completed a Phase I ESA on property known as the former Georgetown Police Station/Mallard Pencil Factory located in Georgetown, Kentucky in conformance with the scope and limitations of ASTM E1527-97. This assessment has revealed the potential for recognized environmental conditions in connection with the property, as discussed below.

Because the site has historically been used for the storage and use of chemicals, as well as the use of equipment with the potential to contain hazardous materials, an impact to soil and groundwater may be present on-site. An underground storage tank is present, and potentially

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contaminated fill material was noted under the building. Numerous unlabeled chemical containers were found on the property.

To evaluate the potential for impact to public health, the soil, surface water, and/or ground water at the site, the KDWM recommends conducting a Phase II ESA at the Georgetown Police Station/Mallard Pencil Factory.

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7.0 Signatures of Environmental Professionals

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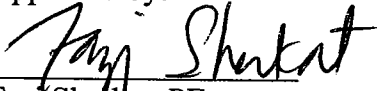
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10/31/07
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8.0 Information Sources

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