February 8, 2016

Ms. Melissa S. Johnson Director of Industrial Development and Logistics **Port of Greater Cincinnati** 3 East Fourth Street, Suite 300 Cincinnati, OH 45202

RE: Background Air Monitoring for Airborne Fiber Concentrations - Former Hudepohl Site at 801 West

Sixth Street in Cincinnati, Ohio

Pinnacle PN: 15-0160

Dear Ms. Johnson:

On December 29, 2015, Ms. Kati Massey of Pinnacle Environmental Consultants, Inc. (Pinnacle) visited the former Hudepohl Brewery site located at 801 West Sixth Street in Cincinnati, Ohio to conduct background air sampling in specified locations around the perimeter of the building to measure airborne concentrations of fibers. Air monitoring was conducted in accordance with requirements detailed in the Continuing Obligations Plan developed by Pandey Environmental, LLC on May 9, 2014. Specifically, the plan requires that the site operator "perform downwind and perimeter air monitoring to quantify any releases of airborne asbestos particles." To insure compliance with this stipulation, air samples were collected from the North, South, East and West boundaries of the property and analyzed by Phase Contrast Microscopy (PCM). PCM is the air sample analysis method stipulated by OSHA and the method generally used for measuring airborne concentrations of airborne fibers associated with the presence of asbestos. Descriptions of the locations of the air samples and associated results are summarized on the table provided in Attachment 2 to this letter, while a site plan indicating the air sample locations and the direction of prevailing winds on the day of the sampling is included in Attachment 4.

Ms. Melissa S. Johnson February 8, 2016 Page 2

The four (4) PCM air samples were collected from specified locations outlined in the Continuing Obligations Plan, including around the perimeter of the property as well as in the path of the prevailing wind. Wind speeds during the time of the sampling event were between 11 and 14 miles per hour and originated from the Southwest end of the property. All air samples were collected and analyzed in accordance with NIOSH Method 7400, using Phase Contrast Microscopy (PCM).

The air samples were collected utilizing battery operated personal air sampling pumps calibrated to a flow rate of 3 liters of air per minute, a rate which was established before the sampling period and confirmed upon completion of the air sampling with a precision rotameter. Air samples were collected over a period of a full day (\geq 6 hours) for the purpose collecting a significant volume of air and therefore a reliable evaluation of the airborne fiber concentrations present in the vicinity of the affected site.

Analyses of the background air samples by PCM indicated airborne fiber concentrations of <0.0022 fibers per cubic centimeter (f/cc). Two of the samples collected 0.0 total fibers while one showed 1.5 fibers and the last had 0.5 fibers present. While there are no acceptable background airborne fiber levels established by regulation in Ohio, the level of 0.01 f/cc is the "post asbestos abatement" clearance criteria and is generally accepted as a reliable criteria for background airborne fiber concentrations. The laboratory reports for the PCM air sample analyses are included in Attachment 3 to this letter

It should be noted that during air samples analyses by PCM, all fibers on the filter which meet specified size criteria, are counted without consideration as to whether they are asbestos fibers or not. Although the analyses conducted for this project identified the presence of fibers on two of the samples collected and analyzed from this site, it is not possible to conclude that the fibers that were observed were definetly asbestos fibers or other interfering fibers, such as cellulose or fiberglass.

The Continuing Obligations Plan indicates a requirement for the air sampling to be repeated every three months until such time that there are no asbestos fibers detected during three sampling events or until all loose asbestos has been removed from the buildings and exterior debris piles covered. As there were fibers detected during this sampling event and the required work related to the loose asbestos and the debris piles has not been completed, air sampling must be conducted again no later than March 29, 2016.

Ms. Melissa S. Johnson February 8, 2016 Page 3

Pinnacle greatly appreciates the opportunity to provide these services to you and the Port of Greater Cincinnati for this most important project. Should you have any questions or require additional information, please feel free to contact us at your convenience.

Sincerely,

Pinnacle Environmental Consultants, Inc.

Michael D. Strine

Michael D. Strine Vice President

Attachments (4)

Attachment 1 PINNACLE'S PERSONNEL CERTIFICATIONS



OHIO DEPARTMENT OF HEALTH

246 North High Street Columbus, Ohio 43215 614/466-3543

www.odh.ohio.gov

John R. Kasich/Governor

Richard Hodges/Director of Health

January 28, 2015

Kati E Massey Pinnacle Environmental Consultants, Inc. 486 Old State Route 74 Cincinnati OH 45244

RE: Asbestos Hazard Evaluation Specialist

Certification Number: ES35863 Expiration Date: 01/28/2016

Dear Kati E Massey:

This letter and enclosed certification card approves your request to be certified as an Asbestos Hazard Evaluation Specialist. You must present your card upon request at any project site while performing duties. Copies of cards are not acceptable as proof of certification.

This certification may be revoked by the Director of Health for violation of any of the requirements of 3701-34 of the Ohio Adminstrative Code.

If you have any questions, please call Jackie Jackson, Licensure Specialist, at 614-644-0226.

Sincerely,

David Holston, Chief

Environmental Abatement Section

Bureau of Information and Operational Support

Tan & Holston

Division of Quality Assurance

State of Ohio Department of Health Division of Quality Assurance - Asbestos Program

Asbestos Hazard Evaluation Specialist

Kati E Massey Pinnacle Environmental Consultants, I 486 Old State Route 74 Cincinnati OH 45244

Certification Number E\$35863

Expiration Date 01/28/2016

This certification is issued pursuant to Chapter 3710 of the Certification Card is

Attachment 2 PCM AIR SAMPLE SUMMARY TABLE

FORMER HUDEPOHL SITE 801 WEST 6TH STREET CINCINNATI, OH 45202

Sample #	Date	Sample Location	Activity	Activity Start Time Stop Time	Stop Time	Total	Total Flow Start Flow Stop Volume Fibers Fields Fibers/CC	Flow Stop	Air Volume	Fibers	Fields	Fibers/CC
15-H1	12/29/2015	12/29/2015 South face of property - 5 feet from bottom of chain link fence	BKGD	9:04	3:44	400	3	3	1200	0.0	100	1200 0.0 100 <0.0022
15-H2	12/29/2015	12/29/2015 East face of property - 5 feet from bottom of chain link fence	BKGD	9:07	4:18	400	3	3	1200	0.0	100	1200 0.0 100 <0.0022
15-H3	12/29/2015	12/29/2015 North face of property - 5 feet up from bottom of lock gate	BKGD	9:09	3:49	400	3	3	1200	1.5	100	1200 1.5 100 <0.0022
15-H4	12/29/2015	12/29/2015 West face of property - 5 feet from bottom of chain link fence	BKGD	9:15	3:55	400	3	3	1200	0.5	100	1200 0.5 100 <0.0022
15-H5	12/29/2015	Field Blank	n/a							0	100	
15-H6	12/29/2015	Field Blank	n/a	!	!			-		0	100	-

KEY TO ABBREVIATIONS:

BKGD = Background

Attachment 3 PCM LABORATORY REPORT AND SAMPLE CHAIN-OF-CUSTODY

AIR SAMPLE ANALYSIS REPORT*

Pinnacle Environmental Consultants, Inc. Analytical Division (WV LT000525) 400D Prestige Park Hurricane, WV 25526 (304) 757-5204 Client: Pinnacle Environmental Consultants, Inc.

Job No.: 15-0160

Analyst: Miranda Reedy

Date Analyzed: 12/31/2015

Date Sampled: 12/29/2015

Blank Count(fibers/fields): 0

Laboratory Coefficient of Variation = 0.37

Hudepohl Brewery Perimeter Air Monitoring

	incient of variation = 0.37					пиаероні в	newery Perime	eter Air Monitori
Sample	Sample	Laboratory	Total	Total	Volume	Concentration	90% Upper Co	onfidence Limit
Identification	Description	ID Number	Fibers	Fields	(Liters)	(Fibers/cc)	(Fibers)	(F/cc)
15-H1		15WA-10302	0.0	100	1200.00	<0.0022	-	-
15-H2		15WA-10303	0.0	100	1200.00	<0.0022	-	-
15-H3		15WA-10304	1.5	100	1200.00	<0.0022	1.8	< 0.002
15-H4		15WA-10305	0.5	100	1200.00	<0.0022	0.5	< 0.002
15-H5	FB	15WA-10306	0.0	100	N/A	-	-	-
15-H6	FB	15WA-10307	0.0	100	N/A	-	-	-
	ı	1	1				1	i .

*Phase Contrast Microscopy (OSHA Reference Method/NIOSH 7400), Limit of Detection: 5.5 fibers/100 fields Abbreviations: DMGD-Damaged; FB-Field Blank; NR-Not Received; SPI-Significant Particle Interference NOTES: 1) Field blank count greater than .07 fibers/field indicates possible sample contamination.

- 2) Concentration value (column 7) in bold italics indicates greater than normal analytical variability.
- 3) A '<' symbol preceding the concentration indicates that the sample is below the limit of detection.
- 4) Concentration value based on volume calculation submitted with samples.

All PCM Cassettes will be held for thirty (30) days unless otherwise requested by client.

	" ciranola nearly
Analyst Sign.:	~

Minute D. 1

Chain of Custody Form

4000 Prestige Park, Hurricane, WV 28262 P; (304) 787-78204 P; (813) 833-1828	3	PINNACLE ENVIR	ONMENTAL C	ONSULTANTS, IN	NC.		REC	UEST F	OR ANA	LYTIC	AL L	ABOR	ATOR	Y SERV	ICES
REPORT NAME: Kati Massey RESULTS COMPANY: Pinnacle Environmental Consultants, Inc. 10 ADDRESS: 486 Old State Route 74 CITY, STATE, ZIP: Cincinnati, OH 45244 TELEPHONE: (513) 533-1823 FAX: (513) 533-1859 EMAIL: Kmassey@pinnacleinc.biz DATE CLIENT SAMPLE SAMPLE (LITERS) IDENTIFICATION IF APPLICABLE INVOICE COMPANY: TO COMPANY: CILIENT JOB #: CLIENT JOB #: POINT COUNTS performed per client request IMA IMA IMA IMA IMA IMA IMA IM	1	🔲 400D Prestige Park, Но	ırricane, WV 2552	6 P: (304) 757-5204 F:	(304) 75 7-5 205	5	DATE RI	ESULTS	REQUE	STED:		1 4	1/15		
RESULTS COMPANY: Pinnacle Environmental Consultants, Inc. TO ADDRESS: 486 Old State Route 74 CITY, STATE, ZIP: Cincinnati, OH 45244 TELEPHONE: (513) 583-1829 FAX: (513) 533-1859 EMAIL: kmassey@pinnacleinc.biz DATE SAMPLED I DENTIFICATION IF APPLICABLE I SAMPLED I SAMPLE I SAMPL	PINNACLE	≥ 486 Old State Rt 74, Cl	: (513) 53 3-185	9	RUSH CHARGES AUTHORIZED: YES							× N	ON		
ADDRESS: 486 Old State Route 74 CITY, STATE, ZIP: Cincinnati, OH 46244 TELEPHONE: (513) 533-1823 FAX: (513) 533-1859 EMAIL: kmassey@pinnacleinc.biz DATE SAMPLED IDENTIFICATION IF APPLICABLE IS AMPLED IS APPLICABLE IS AMPLED IS AMPLE	REEROEU	NAME: Kati Massey			SEI	SEND	NAME:								
CITY, STATE, ZIP: Cincinnati, OH 45244 TELEPHONE: (513) 533-1823 FAX: (513) 533-1859 EMAIL: kmassey@pinnacleinc.biz DATE SAMPLED SAMP	RESULTS	COMPANY: Pinnacle	Environmental (Consultants, Inc.	INVC	IOE:	COMPANY:								
TELEPHONE: (513) 533-1823 FAX: (513) 533-1859 EMAIL: kmassey@pinnacleinc.biz POINT CLIENT JOB #: 5 - 0 0 Point Counts performed per client request TIME SAMPLED	ТО	ADDRESS: 486 Old S	i to)	ADDRESS:										
EMAIL: kmassey@pinnacleinc.biz CLIENT JOB #: 5 - 0 0 Point Counts performed per client request I ME SAMPLE (LITERS) I JOHN I JOHN I SAMPLE (LITERS) I JOHN I SAMPLE (The state of the s	CITY, STATE, ZIP: Cit	ncinnati, OH 45	244			CITY, STATE, ZIP:								
DATE CLIENT AIR-VOLUME (LITERS) SAMPLED IDENTIFICATION (FAPPLICABLE SAMPLED IDENTIFICATION (LITERS) (LITERS) IDENTIFICATION (FAPPLICABLE SAMPLED IDENTIFICATION (LITERS) (LITE		TELEPHONE: (513)	533-1823 FAX	: (513) 533-1859			PURCHA	SE ORD	ER #:						222
DATE SAMPLED IDENTIFICATION FAPRICABLE IDENTIFICATION IFAPRICABLE IDENTIFICATION ISONA-10302		EMAIL: kmassey@pin	nacleinc.biz				CLIENT	JOB #:	15-0	101	()			V.00	
CICRE: HILDER FOR MATEUR STATE (print) DATE/TIME ANALYZE TO THE POSITIVE? YES, NO CHAIN COLLECTED BY: Let you for the positive of the positive							*Point C	ounts pe	rforme	per c	lient	reque	st		
CICRE: HILDER FOR MATEUR STATE (print) DATE/TIME ANALYZE TO THE POSITIVE? YES, NO CHAIN COLLECTED BY: Let you for the positive of the positive	The state of the s	SAMPLE		(LITERS)	276 28 A D C C C C C C C C C C C C C C C C C C	C			THE STATE OF THE S	//	/	//	//		
CICRE: Hud to have the first that th	12.129/10	1 De la Company		and the second s	49-40-	\$.64C							151		
CHAIN COLLECTED BY: LATY MANAGED BY: RECEIVED BY: RECEIVED AT LAB BY: WYONDO LOOK 1/2/36 Sample Condition Upon Reciept: Accept Deny				1			7.								,
CHAIN COLLECTED BY: AT MARKET (print) Collector's Signature: CAN MARKET BY: RECEIVED BY: RELINQUISHED BY: RECEIVED BY: RECEIVED BY: RECEIVED BY: RECEIVED BY: RECEIVED BY: Market By: Market By: Market By: Market By: Received At LAB BY: Market By: Market By: Sample Condition Upon Receipt: Accept Deny	a conjugar						X								
CICCRE: TLACT FOR MY COULE OF THE POSITIVE? AND THE ANALYZE TO THE POSITIVE? YES NO CHAIN COLLECTED BY: LATY COUNTY (print) 12/1/15 Collector's Signature: COULECTED BY: RECEIVED BY: RECEIVED BY: RECEIVED BY: RECEIVED BY: RECEIVED BY: Sample Condition Upon Reciept: Accept Deny		· · · · · · · · · · · · · · · · · · ·		T.			\(\sigma\)								
CHAIN COLLECTED BY: AT MANY (print) DATE/TIME ANALYZE TO THE POSITIVE? YES NO CHAIN OF RELINQUISHED BY: RECEIVED AT LAB BY: Wanda Roadu 12/36 Sample Condition Upon Reciept: Accept Deny				r	, in the second								1		
Olocre: High hom by with fifth and home of the collector of the positive? The positive	V	VAC											151	DA -1	ハスカア
OF RELINQUISHED BY: RECEIVED AT LAB BY: Wandaloodu Collective C	*														<u> </u>
OF RELINQUISHED BY: RECEIVED AT LAB BY: Wandaloodu Collective C													1		
OF RELINQUISHED BY: RECEIVED AT LAB BY: Wandaloodu Collective C				,											
CHAIN COLLECTED BY: LATY LATY (print) 120/15 Collector's Signature: CAD LADY RELINQUISHED BY: RECEIVED BY: RECEIVED BY: RECEIVED AT LAB BY: Wondo Received 12/36 Sample Condition Upon Reciept: Accept Deny		69													
CHAIN COLLECTED BY: LATY LATY (print) 120/15 Collector's Signature: CAD LADY RELINQUISHED BY: RECEIVED BY: RECEIVED BY: RECEIVED AT LAB BY: Wondo Received 12/36 Sample Condition Upon Reciept: Accept Deny															
CHAIN COLLECTED BY: LATY LATY (print) 120/15 Collector's Signature: CAD LADY RELINQUISHED BY: RECEIVED BY: RECEIVED BY: RECEIVED AT LAB BY: Wondo Received 12/36 Sample Condition Upon Reciept: Accept Deny															3
CHAIN COLLECTED BY: LATY LATY (print) 120/15 Collector's Signature: CAD LADY RELINQUISHED BY: RECEIVED BY: RECEIVED BY: RECEIVED AT LAB BY: Wondo Received 12/36 Sample Condition Upon Reciept: Accept Deny															
OF RELINQUISHED BY: RECEIVED AT LAB BY: Accept: Deny	-0 60 RE:	Huderow hubrewin	1 Phillips H	1 All Wout	DATE/	IME	ANALYZ	TO TH	E POSIT	IVE?		YES, [NO		
OF RELINQUISHED BY: RECEIVED AT LAB BY: Accept: Deny	CHAIN	COLLECTED BY:	Massell	(pri	nt) 429/	15	Collector's 8	Signature:	KAN	Way	11	1/-			
RECEIVED BY: RECEIVED AT LAB BY: Wanda Received 12/36 Sample Condition Upon Reciept: Accept Deny	D2 504303 02500 02500 2000 0200	RELINQUISHED BY: 🔀	TO WWW.	<u> </u>		ナッし	ŘĚCEIVED	BY:	1 1			//			
	CUSTODY						RECEIVED	BY:							
* Samples will be held for thirty (20) days offer analysis data unless		RECEIVED AT LAB BY:	Miranda	Reedy	12/30	K	Sample Con	dition Upo	n Reclept:	V	Acc	pept		Jeny	
otherwise requested by the client*					38									loge	-4

Sampling Technician:

Project Number: 15-101160	Project Warne	ell lark to pro	In I P	YHLUU.		EBuildh	ngplices	dinn:	ROI INI	Marian o	Activity Li	MUNIMAGELE MANALES AND	A
recalibilians	Same	Collegion	SPRUMPE IDDNAD:	Hillon Haiti	(Redte) (Bling)	Imim Avgi	This Start	Stap Stap	(Himelina)	ALVERUME MIRE	leh Na	Contains and	
1 - 100 + 10	15-111	112/129/115	AND STREET, ST	3	3			34		1200			
Description J. Short Of 10H - 9 HI wh UKSYNC HINKE BEANCE UKSYNC HINKE BEANCE UKSYNC HINKE BEANCE 1184-64 184-541 wh 1186-641 & GEBY	烙州卫		2/5	3	many country of the edites to the control of	- Augustines characteristics (Control of the Control of the Contro		4 18	400	1200			
N good of 18h=241: not	KF 相多	Annual Colon Spirit Constitution	3	3	and the state of t	and any or other features for the	9.9	341	400	1200			
W: ELD ET LOT = SPI-WP Chark like Hade	15 H4	malor of the photogrammer realiza-	4	3	V	V	9.16	3-55	400	iève			
Field, hank	1G-H5		to ga egytt den i ja ten i ja den i ja	era processo (; Mesoco, e November		And the second s		and a second and second		dell de Critique que à paramentition tron mp injustication anne magnification and management	and week of The Walkship of American States of the Commission of the American States of the	and address on the editor of t	
	15-HV	A STATE OF THE STA	P - January (Transport of Transport of Trans	and production of the second of the second	SAM MONTH MERCHANIST A	gya gaala A Olizoni brangganga	Company of the Control of the Contro	AMO CAMO CO BRIGHT CATABORY A LA CO	The state of the s	The second of th		and the second and the second	
													_

Cadibbadition Equipmeent:

Attachment 4 SAMPLE LOCATION SITE PLAN

Former Hudepohl Brewery 801 West Sixth Street Cincinnati, Ohio

