



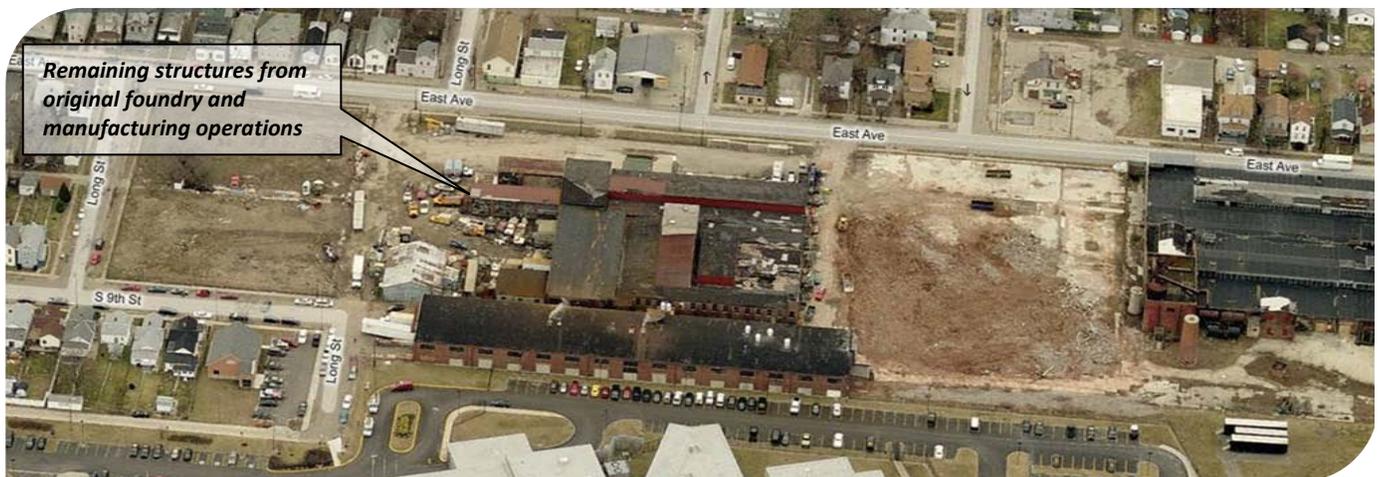
APPLICATION FOR CLEAN OHIO ASSISTANCE FUNDS

FORMER ESTATE STOVE PROPERTY

845 East Avenue, Hamilton, Butler County, Ohio

APPLICATION SUMMARY

The City of Hamilton is requesting a grant from the Clean Ohio Assistance Fund to prepare an Ohio Voluntary Action Program (VAP) compliant Phase II Property Assessment and an Asbestos Survey of the Former Estate Stove Property located at 845 East Avenue in Hamilton, Butler County, Ohio. The Property is comprised of 69 parcels totalling approximately 6.7-acres of land in an area of residential and industrial development.



HISTORY OF THE FORMER ESTATE STOVE PROPERTY

According to historic resources, portions of the Former Estate Stove Property have been industrially and residentially developed since the late 1880s. Sanborn Fire Insurance Maps from 1887 and 1899 indicate that the southern portion of the Property was originally developed as part of the F&L Kahn & Brothers Stove Founders company. The F&L buildings consisted of two five-story structures that were used for mounting, electroplating, tinning and japanning, and warehousing associated with the foundry operations on the adjoining property to the south. At that time the remaining portions of the Property were undeveloped or residential dwellings and stores.

By 1927 the Estate Stove Company took ownership of the original buildings, which had been expanded significantly since their initial construction. The facility expansions consisted of four new factory buildings, which were sited adjacent to the original five-story buildings and extended onto the adjoining property to the south. Two of the additions were identified as enameling and printing departments of the foundry. Residences, stores, and a building labeled "Automobile Garage" occupied the balance of the

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Property. The Estate Stove Company continued operations at the Property until approximately 1950 when the occupant of record was identified as the Noma Electric Corporation (dba Estate Heatrola Division). By this time the residential dwellings had been razed to accommodate building expansion onto the central portion of the Property, and the facility had been expanded yet again with warehouse and shipping additions and two drying ovens.

The Whirlpool Seeger Corporation or Whirlpool Corporation occupied the Property roughly between 1955 and 1962, and was succeeded by the Pepsi-Cola Bottling Company. As occupancy changed, building uses evolved to accommodate lighter industrial applications, warehousing, and distributing. The list of former Property occupants is extensive, and includes a variety of freight/trucking companies, automobile repair shops, tool and machine fabricators, and paper recyclers/distributors, among others.

CURRENT USES OF THE PROPERTY

The Property is currently owned by two entities: Weinkam Realty and Investments, Ltd. and BTS Properties, Inc. Weinkam Realty and Investments, Ltd. owns the northern and central portions of the Property, and uses two of the existing Property structures as an industrial painting and coating facility (dba Trans-Acc, Inc.), and for warehouse/storage space.

The remaining warehouse building from the original Estate Stove Company development is occupied by Hamilton Equipment, who historically warehoused used equipment for resale at the Property. This building and the central portion of the Property were recently acquired by Weinkam Realty and Investments, Ltd. through foreclosure proceedings.

BTS Properties, Inc. owns the southern portion of the Property. This area was razed of all structures in 2005, and consists of concrete slabs, footers, and demolition debris from the former Estate Stove Company buildings.

ADJACENT PROPERTY LAND USE

Residential development of the adjoining properties to the north and east began in the 1880s. The adjoining property to the south was developed as the southern portion of the F&L Kahn & Brothers Stove Founders facility prior to 1887. This adjoining property was historically utilized for manufacturing stoves and heater components, shell and cartridge containers, anti-tank mines, tank and airplane components, and aluminum die-cast products.

The adjoining property to the south was remediated in 2008 with a cleanup grant from the Clean Ohio Assistance Fund. As part of the COAF project, known as the Hamilton Die Cast Redevelopment, this adjoining property was



Views of the Former Estate Stove Property buildings



Former Automobile Garage



Interior of Warehouse, Occupied by Hamilton Equip.



Exterior of Warehouse, Occupied by Hamilton Equip.

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redeveloped by a local company with a 52,000 square foot steel manufacturing and warehousing facility. The redevelopment created 10 – 15 new jobs, and represented more than \$2 Million in private investments.

The adjoining property to the west was historically occupied by a rail yard and a B&O round house. This adjoining property is the location of the Butler County Jail and Sheriff's Office, which was built in 2001. A filling station was constructed east of the Property in the 1930s and operated until approximately 1980. The facility was later used for auto repair and is currently vacant. A drive-thru was constructed east of the Property in 2002, and a small office building was constructed west of the Property in 2005.

EXISTING PROPERTY STRUCTURES

The northern portion of the Property is undeveloped and grass-covered. The southern portion of the Property was razed in approximately 2005, and now consists of concrete slabs, footers, and debris from the previously demolished structures.

The remaining improvements on the Property include three single-story, slab-on-grade buildings. The warehouse building is a 50,820 square foot building constructed of wood and masonry. The warehouse building was built circa 1920 with an addition constructed between 1927 and 1950. This building is occupied by Hamilton Equipment (used equipment sales and warehousing).

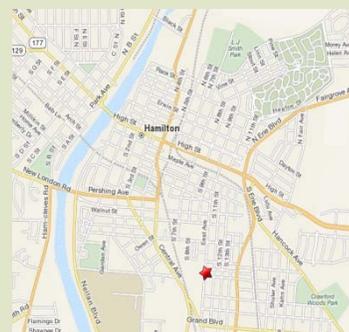
The maintenance shop building, a 1,720 square foot metal structure, was also constructed circa 1920. Trans-Acc, Inc. currently uses this building as well as the 26,180 square foot manufacturing building onsite. The manufacturing building is constructed of masonry, and was built in 1941. Concrete, asphalt, and gravel parking areas are also present at the Property.

PREVIOUS SAMPLING ACTIVITIES

In 1997 SRW Environmental Services, Inc. performed a Limited Site Investigation (LSI) of the northern portion of the Property. The LSI involved the advancement of three soil borings, which were converted into three monitoring wells. The wells were analyzed for VOCs, SVOCs, and RCRA Metals. No chemicals of concern (COCs) were detected in groundwater.

In 2000 SRW conducted additional soil and groundwater sampling at the central and southern portions of the Property. Fourteen soil borings were advanced at the Property, three of which were converted to groundwater monitoring wells. Soil and groundwater samples were analyzed for one or more of the following: VOCs, SVOCs, PCBs, RCRA Metals and total petroleum hydrocarbons. No chemicals of concern were detected in soil or groundwater

Property proximity to major highway routes and rail



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above current commercial/industrial generic direct contact standards or unrestricted potable use standards; however, access to all identified areas of concern was not provided. As such, a VAP compliant Phase II encompassing the entire scope of Identified Areas and an Asbestos Survey must be conducted before site redevelopment can occur.

PROPERTY REDEVELOPMENT POTENTIAL

The City of Hamilton is currently in negotiations with a potential end user for the property and will work with the company to prepare the Former Estate Stove Property for a productive reuse. The City has demonstrated experience teaming with the Clean Ohio Fund program to deliver successful outcomes for local business and employment opportunities. In fact, the adjoining property to the south, currently operating as JN Linrose Manufacturing, is a former Brownfield property that was remediated and prepared for redevelopment through the use of a Clean Ohio Assistance Fund grant. This site represents a successful redevelopment project that leveraged both public and private investment, and ultimately facilitated a necessary local-business expansion that created jobs in an economically challenged neighborhood.

The successful redevelopment of Hamilton Die Cast into a safe, income-generating property demonstrates the potential that the Former Estate Stove Property holds for successful remediation, demolition, and site redevelopment. Throughout the process, the City will work with the potential end user and future interested parties to maximize the capacity of the Former Estate Stove to accommodate the broadest range of job generating opportunities.

SITE REDEVELOPMENT AS AN OPPORTUNITY FOR END USERS, PROPERTY INVESTMENT, & JOB CREATION

The Former Estate Stove Property is located within the City of Hamilton's federally designated Renewal Community area. As such, the redevelopment of the former Estate Stove property will provide an outstanding opportunity for the surrounding low-moderate income residents. The existing facility is located proximate to neighborhoods where a disproportionate percentage of the available labor pool resides.

ALIGNMENT WITH MASTER PLAN

The redevelopment of the Former Estate Stove Property will provide an economic stimulus specific to this property and one consistent with our Hanover-Walnut Redevelopment, Urban Renewal Area, and Vision 2020 Plans. These plans target the elimination of conditions of blight and deterioration in our former heavy industrial corridor. The proposed redevelopment plan for the property includes light manufacturing/warehousing. Located within our federally designated Renewal Community this site is characterized by several discouraged social and economic trends including: income, poverty levels, and the loss of jobs. The redevelopment of this site will afford the community the opportunity to stimulate new investment along the East Avenue corridor.

OTHER FUNDING SOURCES

Depending on the outcome of the Phase II Property Assessment and the remediation activities identified as necessary for Property redevelopment, the Property owners and the City of Hamilton will evaluate appropriate measures and funding to complete the clean-up activities, enabling future redevelopment to occur for a commercial or industrial entity.