DO NOT DETACH

Instrument Number: 202105250092408
Recorded Date: 05/25/2021 1:15:04 PM

Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
http://Recorder.FranklinCountyOhio.gov
Recorder@FranklinCountyOhio.gov

Return To (Mail Envelope):
ISAAC WILES

Mail Envelope

Transaction Number: T20210064870
Document Type: EASEMENT
Document Page Count: 9

Submitted By (Mail):
ISAAC WILES

Mail

First Grantor:
SHAGBARK DEVELOPMENT LLC

First Grantee:
BRUCE H BURKHOLDER , TR

Fees:

Document Recording Fee:	$34.00
Additional Pages Fee:	$56.00
Total Fees:	$90.00
Amount Paid:	$90.00
Amount Due:	$0.00

Instrument Number: 202105250092408
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9
5/16

TRANSFER
NOT NECESSARY

CONVEYANCE TAX
EXEMPT

MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

MAY 24 2021

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

DEED OF EASEMENT
(Access and Water Line)

SHAGBARK DEVELOPMENT, LLC, a limited liability company organized under the laws of the State of Ohio and with a mailing address at P.O. Box 165, Dublin, Ohio 43017 (the "Grantor") for and in consideration of One Dollar ($1.00) and other good and valuable consideration to Grantor paid by **BRUCE H. BURKHOLDER,** Trustee, an individual, and with a mailing address at Two Miranova Place, Suite 700, Columbus, Ohio 43215 ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant and release to Grantee, its successors and assigns forever, a perpetual, non-exclusive easements (the "Easements") in, through, over and across a portion of a certain parcel of real property owned by Grantor as more particularly set forth below.

The real property owned by Grantor is described in the attached **Exhibit "A"**, incorporated herein and made a part hereof by reference ("Grantor's Real Property"). The real property owned by Grantee or its successors and assigns as hereafter set forth is described in the attached **Exhibit "B"**, incorporated herein and made a part hereof by reference ("Grantee's Real Property"). The portion of the Grantor's Real Property over and across which the Easements is granted is comprised of a strip of land, shown and described on the drawing attached hereto as **Exhibit "C"**, incorporated herein and made a part hereof by reference (the "Access/Water Line Easement Area").

The Easements are granted solely for the purpose of: (i) constructing, installing, maintaining, repairing and using an access drive as shown on the Attached Exhibit C (the "Access Drive"); and (ii) constructing, installing, maintaining, repairing and using an underground private owned water line as shown on the Attached Exhibit C (the "Water Line"). The Easements shall include the right of reasonable ingress and egress over and across the Access/Water Line Easement Area for the purpose of exercising the rights granted herein, and subject to the terms and conditions set forth herein, for the benefit of Grantee and his successors and assigns and all future owners of Grantee's Real Property.

To the extent Grantee is the exclusive user of the Access Drive and Water Line, Grantee shall at its sole cost and expense to reasonably maintain the Access Drive and the Water Line, together with any related improvements. Otherwise, should Grantor and Grantee each use the Access Drive, then Grantor and Grantee shall split evenly the cost and expense to reasonably maintain the Access Drive together with any related improvements, and should Grantor and Grantee each use the Water Line, then Grantor and Grantee shall split evenly the cost and expense to reasonably maintain the Water Line Drive together with any related improvements.

The Easements granted herein are further subject to the following terms and conditions imposed on Grantee, which shall be deemed to include and be binding on any future owner or tenant of Grantee with respect to the use and occupancy of Grantee's Real Property:

a) the right of Valvoline LLC, lessee of Grantor's Real Property ("Tenant") pursuant to a lease dated September 24, 2020 ("Lease") to limit full traffic flow over the Access/Water Line Easement Area if necessary to maintain, repair or replace the Access/Water Line Easement Area as long as Tenant uses its commercially reasonable efforts to minimize such disruption;

b) the obligation to pay for or reimburse Tenant for the cost to repair any damage to the Access/Water Line Easement Area or any other portion of Grantor's Property caused by Grantee;

c) the right of Tenant to use the Access/Water Line Easement Area in any manner consistent with Tenant's permitted use of the Grantor's Real Property that is not materially adverse with Grantee's ingress and egress easement rights;

d) the prohibition against any construction or paving in the Access/Water Line Easement Area unless Tenant fails to commence development of Grantor's Real Property within one-hundred fifty (150) days after the Delivery Date (as defined in the Lease) or thereafter fails as part of such undertaking to pave the Access/Water Line Easement Area;

e) the prohibition against Grantee performing any repair or maintenance work in the Access/Water Line Easement Area, unless Tenant fails to commence such repair or maintenance within a reasonable time after receiving written notice from Grantor of the need for repair or maintenance; and

f) the Access/Water Line Easement is for the beneficial use only of no more than six (6) single-family residences that may be constructed on the Grantee's Real Property and the six (6) single-family residences may be single family, condominium or townhome design and ownership. The Access/Water Line Easement may not be used as a construction entrance for development of Grantee's Real Property.

The Easements shall be binding upon, and all rights and benefits hereunder shall inure to the benefit of the successors and assigns of Grantor and Grantee. Reference to Grantor and Grantee herein shall include the agents and employees of Grantor and Grantee respectively.

In the event should at any time in the future the title to Grantor's Real Property and Grantee's Real Property be held by the same person or entity the Easements granted and conveyed by this instrument shall survive and continue and shall not merge into the title of either Property unless specifically set forth in writing to such effect.

[Signature on the following page]

The Grantor executes and delivers the Easement this 31st day of March, 2021.

GRANTOR:

Timothy W Reardon

By: Timothy W. Reardon
Its: Manager

STATE OFOHIO :
: SS
COUNTY OF FRANKLIN :

Before me, a Notary Public, in and for said county and state, personally appeared Timothy W. Reardon, the Manager of Shagbark Development, LLC, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed undertaken for the uses and purposes stated herein.

This is an acknowledgement certificate. No oath or affirmation was administered to the signor with regard to this notarial act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Franklin County, Ohio this 31st day of March, 2021.

NOTARY SEAL STATE OF OHIO

REGAN A. PACKOWSKI
Notary Public, State of Ohio
My Commission Expires 06-06-2022

Regan A. Packowski
Notary Public

This Instrument Prepared By:
Bruce H. Burkholder, Esq.
ISAAC WILES & BURKHOLDER, LLC
Two Miranova, Suite 700
Columbus, Ohio 43215
(614) 221-2121

Exhibit "A"
Grantor's Real Property

Situated in the State of Ohio, County of Franklin, and City of Gahanna and described as follows:

Beginning at a point on the center line of Beecham Road at the southwest corner of the Frances Butts 30.226 acre tract; thence N. 89° 50' E (passing a steel pin at 26.5 feet) 264.0 feet to a steel pin; thence S. 1° 0' E 168.21 feet to a steel pin; thence West (passing a steel pin at 239.0 feet) 264.0 feet to a point on the center line of Beecham Road; thence N. 1° 0' W 168.21 feet along the center line of Beecham Road to the place of beginning, containing 1.0 acre, more or less, designated a "N. PARK" on the plat hereto attached; and subject to an easement of 12 feet for roadway and transmission of utilities along the North line thereof.

(The "attached plat" above referred to is recorded in Deed Book 1751, Page 623)

EXCEPTING THEREFROM THE FOLLOWING 0.193 ACRE TRACT AS CONVEYED TO THE CITY OF GAHANNA ON 12/30/2005 IN INSTRUMENT NO. 200512300274319 AND BOUNDED AND DESCRIBED AS FOLLOWS:

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being part of a 1.100 acre tract owner by Robert L. Roshon and Megan A. Roshon and recorded as Instrument No. 199802240040308 in the Deed Records of Franklin County, Ohio and more particularly described as follows:
Being a parcel of land lying on the right side of the centerline of construction for Hamilton Road and being located within the following described points in the boundary thereof;

Commencing at a railroad spike (found) at the intersection of Hamilton Road and Johnstown Road, centerline Station 99+98.93 (Hamilton Road) and Station 20+00.00 (Johnstown Road);

Thence N 03° 23' 43" E, a distance of 3687.21 feet along the centerline of Hamilton Road to a point, being centerline Station 136+86.14 (Hamilton Road), the grantor's southwesterly property corner, and the Place of Beginning;

Thence N 03° 32' 42" E, a distance of 168.21 feet along the grantor's westerly property line and the centerline of Hamilton Road to a point in the grantor's northerly property line at centerline Station 138+54.35 (Hamilton Road);

Thence S 85° 37' 18" E, a distance of 50.00 feet along the grantor's northerly property line and the southerly property line of The Woods at Shagbark Condominium Owners Association and recorded as Condo Plat Book 96, Page 41 to an iron pin and cap set being 50.00 feet right of centerline Station 138+53.62 (Hamilton Road);

Thence S 03° 32' 42" W, a distance of 168.37 feet along the proposed easterly right of way line for Hamilton Road to an iron pin and cap set on the grantor's southerly property line and the northerly property line of a 1.100 acre parcel conveyed to the City of Gahanna by Instrument No. 200004170074374, being 50.00 feet right of centerline Station 136+85.25 (Hamilton Road);

Thence N 85° 27' 18" W, a distance of 50.01 feet along the grantor's southerly property line and the northerly property line of the said City of Gahanna tract, to the Place of Beginning, containing 0.193 acres more or less, inclusive of present road occupancy of 0.097 acres more or less.

The Net Take to be extracted from the grantor's parcel #170-00982 will be 0.096 acre more or less.

The bearings are derived from a field traverse performed by the Franklin County Engineer's Office originating on survey control Frank 69 and Frank 89 azimuth as established by the Franklin County Engineer in 1987 and are based upon the Ohio State Plane Coordinate System, (South Zone), NAD 83.

Monuments referred to as iron pin and cap set are ¾ inches diameter x 30 inch long iron pines with a 1 ½ inch diameter cap marked "S5669".

Description was prepared by Valerie D. Klingman, Registered Surveyor No. 7493 based on a survey made in May of 1999 by Compton Surveying for the Hamilton Road improvement project.

A40C
(027)
000116

Containing after said exception 0.807 acre, more or less.

BY: JRW
DATE: 1/24/2020

Exhibit "B"
Grantee's Real Property

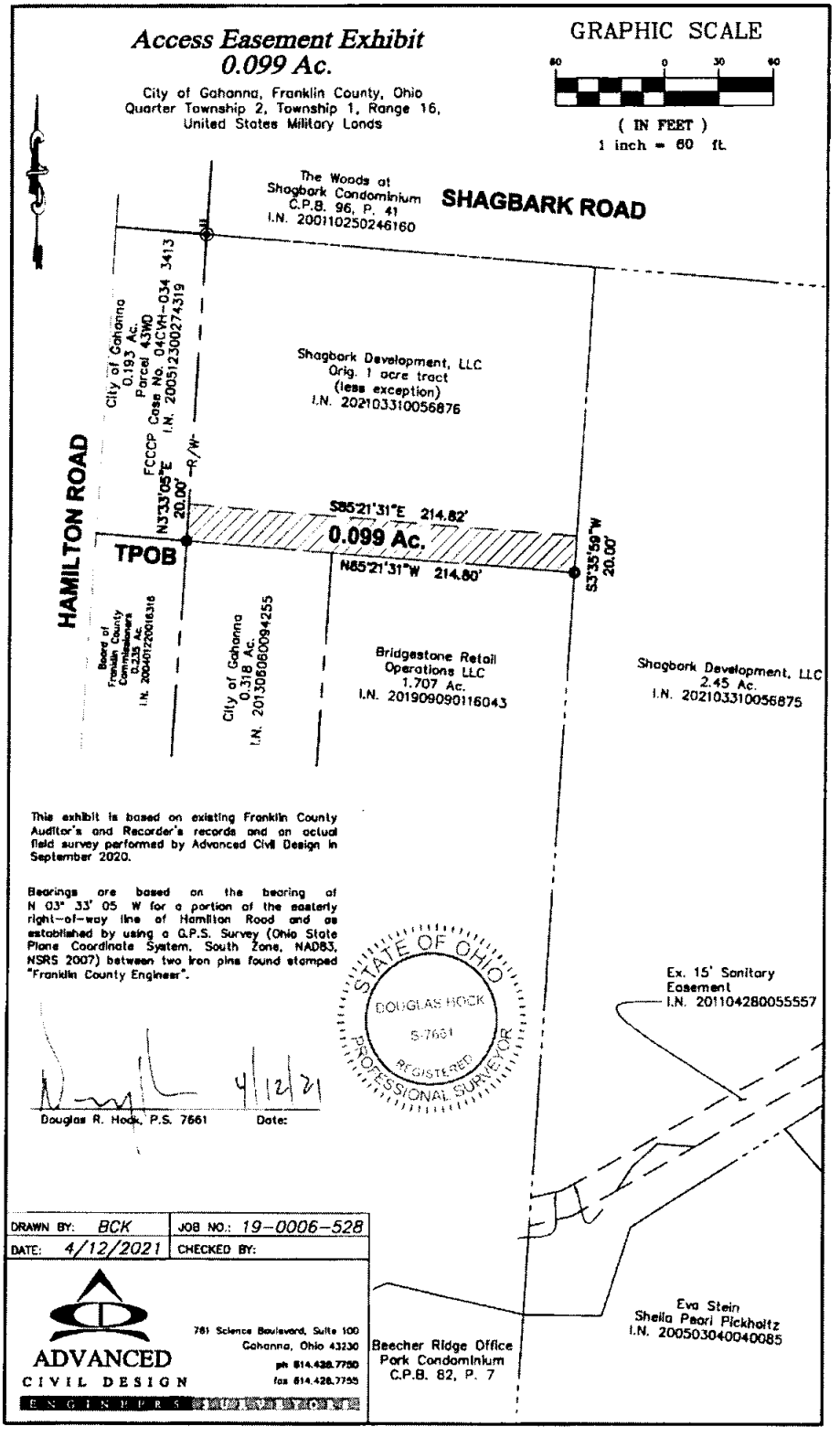
The land herein fter referred to is situated in the Township of Jefferson, County of Frnaklin, State of Ohio, and is described as follows:

Being Lot 1, Section 2, Township 1 Range 16 U.S.M. Lands and bounded and described as follows:

Beginning at a steel, pin on the South line of the Frances Butts 30.226 acre Tract 264.0 feet N 89 degrees 50' E from a point on the center line of Beecham Road at the S.W. corner of said tract; thence N 89 degrees 50' E 177.9 feet to a steel pin; thence S. 21 degrees 4' E. 129.0 feet to a steel pin; thence S. 8 degrees 38' E. 57.4 feet to a steel pin; thence S. 21 degrees 4' E 61.2 feet to a steel pin; thence N. 76 degrees 27' E 89.5 feet to a steel pin on the center of Hickory Run; thence Southwesterly along the cener line of Hickory Run with the meanderings thereof to a steel pin on the East line of the tract designated a "S. Park" on the plat recorded in Vol. 1751 Page 630, Recorder's Office, Franklin County, Ohio; thence N. 1 degree 0' W (passing steel pins at 230.0 and 411.5 feet) 579.71 feet to a place of beginning containing 2.45 acres, more of less, desigated as tract "W", on the place above referred to; and subject to a 12 foot easement along the North side thereof and a Six foot easement along the East lines thereof, to said steel pin in the center of Hickory Run for roadway and transmission of utilities.

Known as: 5061 Shagbark Road, Gahanna OH 43230
Pacel No. 027-000117-00

Exhibit "C"
Easement Area



Access Easement Description
0.099 Acres
East of Hamilton Road
South of Morse Road
-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 2, Township 1, Range 16, United States Military Lands and being 0.099 acres of land, more or less, said 0.099 acres being part of the remainder of that original 1 acre tract of land as conveyed to Shagbark Development, LLC of record in Instrument No. 202103310056876, more particularly described as follows;

Beginning, at the southwesterly corner of the remainder of said Original 1 acre tract, said corner being the southeasterly corner of that 0.193 acre tract of land described as Parcel 43 WD and appropriated in Franklin County Court of Common Pleas to the City of Gahanna in Case No. 04CVH-034 3413, of record in Instrument No. 200512300274319, the northwesterly corner of that 0.318 acre tract of land as conveyed to the City of Gahanna of record in Instrument No. 201306060094255, the northeasterly corner of that 0.235 acre tract of land as conveyed to the Board of County Commissioners of record in Instrument No. 200401220016316 and being the easterly right-of-way line of Hamilton Road;

Thence **N 03° 33' 05" E**, with the westerly line of said remainder, the easterly line of said Parcel 43 WD and along said right-of-way line, **20.00 feet** to a point

Thence **S 85° 21' 31" E**, across said remainder tract, **214.82 feet** to a point in the easterly line of said remainder tract, also being in the westerly line of a 2.45 acre tract of land as conveyed to Shagbark Development, LLC of record in Instrument No. 202103310056875;

Thence **S 03° 35' 59" W**, with said common line, **20.00 feet** to the southeasterly corner of said remainder tract, said corner also being the northeasterly corner of that 1.707 acre tract of land as conveyed to Bridgestone Retail Operations LLC of record in Instrument No. 201909090116043;

Thence **N 85° 21' 31" W**, with the southerly line of said remainder tract, the northerly line of said 1.707 acre tract and the northerly line of said 0.318 acre tract, **214.80 feet** to the **True Point of Beginning**, and containing **0.099 acres** of land, more or less

Subject, however, to all legal highways, easements, and restrictions.

This exhibit was prepared from information obtained from the Franklin County Auditor's Office, the Franklin County Recorder's Office and information obtained from an actual field survey conducted by Advanced Civil Design, Inc. in September of 2020.

Bearings are based on the bearing of N 03° 33' 05" W for a portion of the easterly right-of-way line of Hamilton Road and as established by using a G.P.S. Survey (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007) between two iron pins found stamped "Franklin County Engineer".

STATE OF OHIO
DOUGLAS HOCK
S-7661
REGISTERED
PROFESSIONAL SURVEYOR

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661 Date: 4/12/21

Z:\19-0006-528\Survey\0.099 ac access easement\0.099 ac.doc

4817-4361-4952.1

FIRST AMENDMENT TO DEED OF EASEMENT

THIS FIRST AMENDMENT TO DEED OF EASEMENT (this "**Amendment**") is made and entered into effective the ____ day of _____ 2024 (the "**Effective Date**"), by and between **Platinum Holdings 1, LLC**, an Ohio limited liability company ("**PH1**"), **Platinum Holdings 2, LLC**, an Ohio limited liability company ("**PH2**", together with PH1, collectively being, the "**Grantor**"), and **HC Shagbark Real Estate LLC**, an Ohio limited liability company ("**Grantee**").

RECITALS

A. Grantor is the record owner of that certain real property commonly known as 1154 North Hamilton Road, Gahanna, Ohio 43230, being Franklin County, Ohio tax parcel number 027-000116-00, and more particularly described on the **Exhibit A** attached hereto (the "**Grantor's Real Property**").

B. Grantee is the record owner of that certain real property commonly known as 5061 Shagbark Road, Gahanna, Ohio 43230, being Franklin County, Ohio tax parcel number 027-000117-00, and more particularly described on the **Exhibit B** attached hereto (the "**Grantee's Real Property**").

C. Shagbark Development, LLC, an Ohio limited liability company and predecessor to Grantor ("**Shagbark**"), and Bruce H. Burkholder, as predecessor to Grantee ("**Burkholder**"), entered into a certain Deed of Easement dated March 31, 2021, and recorded on May 25, 2021, as Franklin County, Ohio Instrument Number 202105250092408 in the Records of the Franklin County, Ohio Recorder's Office (the "**Easement**"), relating to perpetual, non-exclusive easements granted by Shagbark to Burkholder in, through, over, and across a portion of the Grantor's Real Property.

D. Grantor and Grantee now desire to amend the Easement pursuant to the terms set forth in this Amendment.

AMENDMENT

NOW, THEREFORE, in exchange for the mutual covenants, conditions and consideration set out herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby amend the Easement as follows:

1. Effective as of the Effective Date, the third (3rd) paragraph of the Easement shall be amended to add the language as underlined below:

> The Easements are granted solely for purpose of: (i) constructing, installing, maintaining, repairing, and using an access drive as shown on the Attached **Exhibit C** (the "**Access Drive**"); and (ii) constructing, installing, maintaining, repairing, and using an underground private owned water line as shown on the Attached **Exhibit C** (the "**Water Line**"). The Easements shall include the right of reasonable ingress and egress over and across the Access/Water Line Easement Area for the purpose of exercising the rights granted herein, and subject to the terms and conditions set forth herein, for the benefit of Grantee and his successors and assigns and all future owners of Grantee's Real Property. <u>Notwithstanding the foregoing, the access over the Access/Water Line Easement Area granted to Grantee herein shall be for one-way ingress only to Grantee's Real Property and Grantee shall, at its sole cost and expense, erect "one-way" signage on Grantee's Property and "one-way" markings on pavement on Grantee's Property at the point where a drive on Grantee's Real Property connects to the Access/Water Line Easement Area on the Grantor's Real Property</u>. <u>Further, the connection of the drive on Grantee's Real Property to the Access/Water Line Easement Area shall be one (1) lane which is a maximum of teen feet (10') feet wide on the south side of the Access/Water Line Easement Area.</u>

2. Effective as of the Effective Date, Section f) of the Easement is hereby deleted in its entirety and replaced with the following:

> f) the Access/Water Line Easement is for the beneficial use only of no more than fourteen (14) single-family residences that may be constructed on the Grantee's Real Property, which may consist of single family residences in condominiums, townhomes, duplexes and/or stand-alone single-family residences. The Access/Water Line Easement may not be used as a construction entrance for development of Grantee's Real Property, and may not be utilized for refuse trucks or other larger commercial trucks to access the Grantee's Real Property (provided that this restriction does not restrict the right of residents to access the Grantee's Real Property over the Access/Water Line Easement in standard pick-up trucks, vans or SUVs which are also used for business purposes).

3. All applicable terms contained in the Easement which conflict with this Amendment are hereby amended as necessary to give effect to the intent of the parties set forth herein, and from and after the Effective Date, the Easement shall be read and construed as modified by this Amendment.

4. Except as modified hereby, the terms and conditions of the Easement shall remain in full force and effect in all respects. This Amendment may be executed in multiple counterparts, and each counterpart, when taken together, shall constitute one and the same agreement.

5. Any capitalized term not defined herein shall have the meaning ascribed to it in the Easement.

[signatures and notary acknowledgments on following pages]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Amendment effective as of the Effective Date.

GRANTOR:

Platinum Holdings 1, LLC, an Ohio limited liability company

By: _____

Name: _____

Its: _____

STATE OF _____;
COUNTY OF _____; ss:

BE IT REMEMBERED, that before me this ___ day of _____ 2024, _____, the _____ of Platinum Holdings 1, LLC, an Ohio limited liability company, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed on behalf of the company for uses and purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day set forth above.

_____
NOTARY PUBLIC

[signature and acknowledgment of Grantor continued on following page]

Platinum Holdings 2, LLC, an Ohio limited liability company

By: _____

Name: _____

Its: _____

STATE OF _____;
COUNTY OF _____; ss:

BE IT REMEMBERED, that before me this ___ day of _____ 2024, _____, the _____ of Platinum Holdings 2, LLC, an Ohio limited liability company, who acknowledged the signing of the foregoing instrument to be his/her voluntary act and deed on behalf of the company for uses and purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day set forth above.

_____
NOTARY PUBLIC

[signature and acknowledgment of Grantee on following page]

GRANTEE:

HC Shagbark Real Estate LLC, an Ohio limited liability company

By: _____
Christopher Christoff, Manager

STATE OF OHIO;
COUNTY OF _____; ss:

BE IT REMEMBERED, that before me this ___ day of _____ 2024, Christopher Christoff, the Manager of HC Shagbark Real Estate LLC, an Ohio limited liability company, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed on behalf of the company for uses and purposes stated therein.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day set forth above.

_____
NOTARY PUBLIC

This instrument prepared by:
Shaquille D. Hildreth, Attorney at Law
Onda LaBuhn Ernsberger & Boggs Co. LPA
35 North Fourth Street, Suite 100
Columbus, Ohio 43215

Exhibit "A"
Grantor's Real Property

Situated in the State of Ohio, County of Franklin, and City of Gahanna and described as follows:

Beginning at a point on the center line of Beecham Road at the southwest corner of the Frances Butts 30.226 acre tract; thence N. 89° 50' E (passing a steel pin at 26.5 feet) 264.0 feet to a steel pin; thence S. 1° 0' E 168.21 feet to a steel pin; thence West (passing a steel pin at 239.0 feet) 264.0 feet to a point on the center line of Beecham Road; thence N. 1° 0' W 168.21 feet along the center line of Beecham Road to the place of beginning, containing 1.0 acre, more or less, designated a "N. PARK" on the plat hereto attached; and subject to an easement of 12 feet for roadway and transmission of utilities along the North line thereof.

(The "attached plat" above referred to is recorded in Deed Book 1751, Page 623)

EXCEPTING THEREFROM THE FOLLOWING 0.193 ACRE TRACT AS CONVEYED TO THE CITY OF GAHANNA ON 12/30/2005 IN INSTRUMENT NO. 200512300274319 AND BOUNDED AND DESCRIBED AS FOLLOWS:

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being part of a 1.100 acre tract owner by Robert L. Roshon and Megan A. Roshon and recorded as Instrument No. 199802240040308 in the Deed Records of Franklin County, Ohio and more particularly described as follows:
Being a parcel of land lying on the right side of the centerline of construction for Hamilton Road and being located within the following described points in the boundary thereof;

Commencing at a railroad spike (found) at the intersection of Hamilton Road and Johnstown Road, centerline Station 99+98.93 (Hamilton Road) and Station 20+00.00 (Johnstown Road);

Thence N 03° 23' 43" E, a distance of 3687.21 feet along the centerline of Hamilton Road to a point, being centerline Station 136+86.14 (Hamilton Road), the grantor's southwesterly property corner, and the Place of Beginning;

Thence N 03° 32' 42" E, a distance of 168.21 feet along the grantor's westerly property line and the centerline of Hamilton Road to a point in the grantor's northerly property line at centerline Station 138+54.35 (Hamilton Road);

Thence S 85° 37' 18" E, a distance of 50.00 feet along the grantor's northerly property line and the southerly property line of The Woods at Shagbark Condominium Owners Association and recorded as Condo Plat Book 96, Page 41 to an iron pin and cap set being 50.00 feet right of centerline Station 138+53.62 (Hamilton Road);

Thence S 03° 32' 42" W, a distance of 168.37 feet along the proposed easterly right of way line for Hamilton Road to an iron pin and cap set on the grantor's southerly property line and the northerly property line of a 1.100 acre parcel conveyed to the City of Gahanna by Instrument No. 200004170074374, being 50.00 feet right of centerline Station 136+85.25 (Hamilton Road);

Thence N 85° 27' 18" W, a distance of 50.01 feet along the grantor's southerly property line and the northerly property line of the said City of Gahanna tract, to the Place of Beginning, containing 0.193 acres more or less, inclusive of present road occupancy of 0.097 acres more or less.

The Net Take to be extracted from the grantor's parcel #170-00982 will be 0.096 acre more or less.

The bearings are derived from a field traverse performed by the Franklin County Engineer's Office originating on survey control Frank 69 and Frank 89 azimuth as established by the Franklin County Engineer in 1987 and are based upon the Ohio State Plane Coordinate System, (South Zone), NAD 83.

Monuments referred to as iron pin and cap set are ¾ inches diameter x 30 inch long iron pines with a 1 ½ inch diameter cap marked "S5669".

Description was prepared by Valerie D. Klingman, Registered Surveyor No. 7493 based on a survey made in May of 1999 by Compton Surveying for the Hamilton Road improvement project.

Containing after said exception 0.807 acre, more or less.

Exhibit "B"
Grantee's Real Property

The land herein fter referred to is situated in the Township of Jefferson, County of Frnaklin, State of Ohio, and is described as follows:

Being Lot 1, Section 2, Township 1 Range 16 U.S.M. Lands and bounded and described as follows:

Beginning at a steel, pin on the South line of the Frances Butts 30.226 acre Tract 264.0 feet N 89 degrees 50' E from a point on the center line of Beecham Road at the S.W. corner of said tract; thence N 89 degrees 50' E 177.9 feet to a steel pin; thence S. 21 degrees 4' E. 129.0 feet to a steel pin; thence S. 8 degrees 38' E. 57.4 feet to a steel pin; thence S. 21 degrees 4' E 61.2 feet to a steel pin; thence N. 76 degrees 27' E 89.5 feet to a steel pin on the center of Hickory Run; thence Southwesterly along the cener line of Hickory Run with the meanderings thereof to a steel pin on the East line of the tract designated a "S. Park" on the plat recorded in Vol. 1751 Page 630, Recorder's Office, Franklin County, Ohio; thence N. 1 degree 0' W (passing steel pins at 230.0 and 411.5 feet) 579.71 feet to a place of beginning containing 2.45 acres, more of less, desigated as tract "W", on the place above referred to; and subject to a 12 foot easement along the North side thereof and a Six foot easement along the East lines thereof, to said steel pin in the center of Hickory Run for roadway and transmission of utilities.

Known as: 5061 Shagbark Road, Gahanna OH 43230
Pacel No. 027-000117-00

Rezoning of 5601 Shagbark Rd

Vehicle Access Easement to Shagbark Rd

- **Vol. 168, Page 666 (#1)**
  Agreement dated June 2, 1953. This provides for the original subdividing of all of the property in the area of what is now Shagbark Drive, back into what is part of the condominium property. Construction of a private roadway for common use is referenced in this document. The "plat" of the property is attached as an exhibit. The HC Shagbark property as being 2.50 acres.

- Agreement dated June 2, 1953 **Official Record 2660EO8 (#1.a)**, is essentially identical to **Vol. 168, Page 666 (#1) .**

- **Vol. 1751, Page 627 (#2).**
  Deed dated June 17, 1953 that was utilized for the original subdividing of the land. It references easements for roadway and utilities, and again the "plat" is attached as an Exhibit. The roadway referenced here is only 12' wide, so it is not all of Shagbark Drive, but it is generally in the area where Shagbark Drive is located.

  There are also Deeds recorded at **1751, Page 619 (#2.a)** and **1751, Page 623 (#2.b)** as of the same date, which are similar so as to cover all of the properties on the plat. The acreage of the HC Shagbark parcel is identified on the attached plat as 2.45 acres, so there is a discrepancy from the first document.

- **Vol. 1875, Page 188 (#3).**
  Deed recorded April 11, 1955. This is the first reference to a larger access easement. It has some illegible parts, but the easement is repeated in the next documents discussed.

- **Vol. 1962, Page 161 (#4)**
  Deed dated June 1, 1956, is the grant of a 2.5 acre parcel (which matches up with **Vol. 168, Page 666 (#1)**, and includes the grant of an easement measured from the northwest corner of a 1 acre parcel and the centerline of Beecham Road (which is now Hamilton Road). If you follow the calls of this easement, they match up with the calls on the **Condo Plat for Shagbark Drive (See #6)** as a 50' wide access easement, which is 443 ft long on the north side and 441 feet on the south side.

- **Vol. 1962, Page 164 (#5).**
  Deed dated June 1, 1956. Provides for a direct grant of the same easement as **Vol. 1962, Page 161 (#4)**.

- **Condo Plat Book 96, Page 41 (#6)** (Condo Drawings for the Woods at Shagbark Condominium)

- **Inst # 200110250246160 (#7)** (Declaration and Bylaws for the Woods at Shagbark Condominium)

#1

Filed with Bof

Received OCT 18 1977 at 1:35 o'clock A.M.
Recorded OCT 19 1977 in Franklin County
JAMES A. SCHAEFER, Recorder
Recorder's Fee $ 1.00

TRANSFER NOT NECESSARY
OCT 18 1977
ARCH J. WARREN
AUDITOR
FRANKLIN COUNTY, OHIO

AGREEMENT

30132

VOL. 168 PAGE 666

THIS AGREEMENT, concluded this 2 day of ~~May~~ June, 1953, at Gahanna, Ohio, by and between the undersigned, R. GAST, R. TANCK, D. BUSH and V. WILLIAMS,

WITNESSETH:

WHEREAS, all the parties hereto have secured an option to purchase 14.033 acres, more or less, belonging to Richard C. and Nancy K. Hinde, situated in Jefferson Township, on the East side of Beecham Road, Franklin County, Ohio, for the primary purpose of establishing four (4) home sites, parks and roadway on and in said land, and realizing that the relation of trust and confidence must exist between each other in our association in interest, and to secure, protect and sustain such common interest, reciprocal obligations are necessary and beneficial to ourselves and said property, as well as the promotion of a desirable neighborhood, we hereby agree as follows:

(1) That we shall divide said tract of land into six (6) parcels known as North Park, South Park, Lot N, Lot E, Lot S and Lot W, as designated on a plat and survey, a copy of which is hereto attached and made a part hereof.

(2) That restrictions shall be placed upon and running with the land in the manner and degree hereinafter designated.

(3) That Lot N is to be conveyed to R. GAST;
That Lot E is to be conveyed to R. TANCK;
That Lot S is to be conveyed to D. BUSH and
That Lot W is to be conveyed to V. WILLIAMS.

(4) That a road shall be constructed for the use of said owners and in the manner shown by said plat.

(5) That an easement shall be granted to the Power, Gas, Telephone, Water and other public utilities along said private roadway leading from Beecham Road as designated on said plat.

(6) To share equally the cost of construction of said private roadway, as well as all survey, legal, filing, recording and any other proper costs, necessary and incidental to the execution of this agreement, and the fulfillment of the purposes herein contained.

(7) That R. GAST shall be appointed as Agent for all owners for

901682134

the purpose of carrying out the intentions of the parties, especially designated in this agreement; however, all costs, expenses and operations shall be submitted to all the owners and a requirement of the majority of them for approval of any such expenditures shall first be necessary.

(8) That all reasonable effort shall be made and diligence exercised to procure similar restrictions as hereinafter outlined upon all neighboring and contiguous properties.

RESTRICTIONS

The following restrictions shall be included in all subsequent conveyances, either by recitation or referral and be made to run with the land until the 31st day of December, 1999.

(a) No commercial business shall be carried on on said premises, nor shall the same be put to any use obnoxious to a good living neighborhood.

(b) There shall be no further sub-division of said tract of land other than shown by said plat, without the majority approval of all the landowners.

(c) The parks and roadway shall be maintained at the equal expense of all lot owners and the majority of them shall govern the expenditures thereon or the improvements to be incorporated therein.

(d) No temporary dwellings shall be erected or occupied on said lots; nor shall there be more than a single family dwelling unit erected on each lot, and no more than one family occupying the same.

(e) The minimum living area of each single family unit shall be 1100 square feet, and with the type of construction conducive to a highly desirable neighborhood; and further, all of such construction shall meet the requirements of the Building Code of Franklin County, Ohio.

(f) In event that any owner or party to this agreement shall desire to sell his portion or allotment, an option to purchase shall first be given or offered to the remaining lot owners, and upon refusal to exercise such option by them, the same may be offered to the public.

IN WITNESS WHEREOF, the parties have hereunto set their hands this

2 day of ~~May~~ JUNE, 1953.

WITNESSES:

Lewis T. Morton Jr.
72 N. Home St. Westerville, Ohio
D. W. McLean
B. E. Shultz Columbus, O.
John W. Vorsupka
1401 VERNON RD. COLUMBUS, OHIO

R. GAST

R. TANCK

D. BEEM

V. WILLIAMS

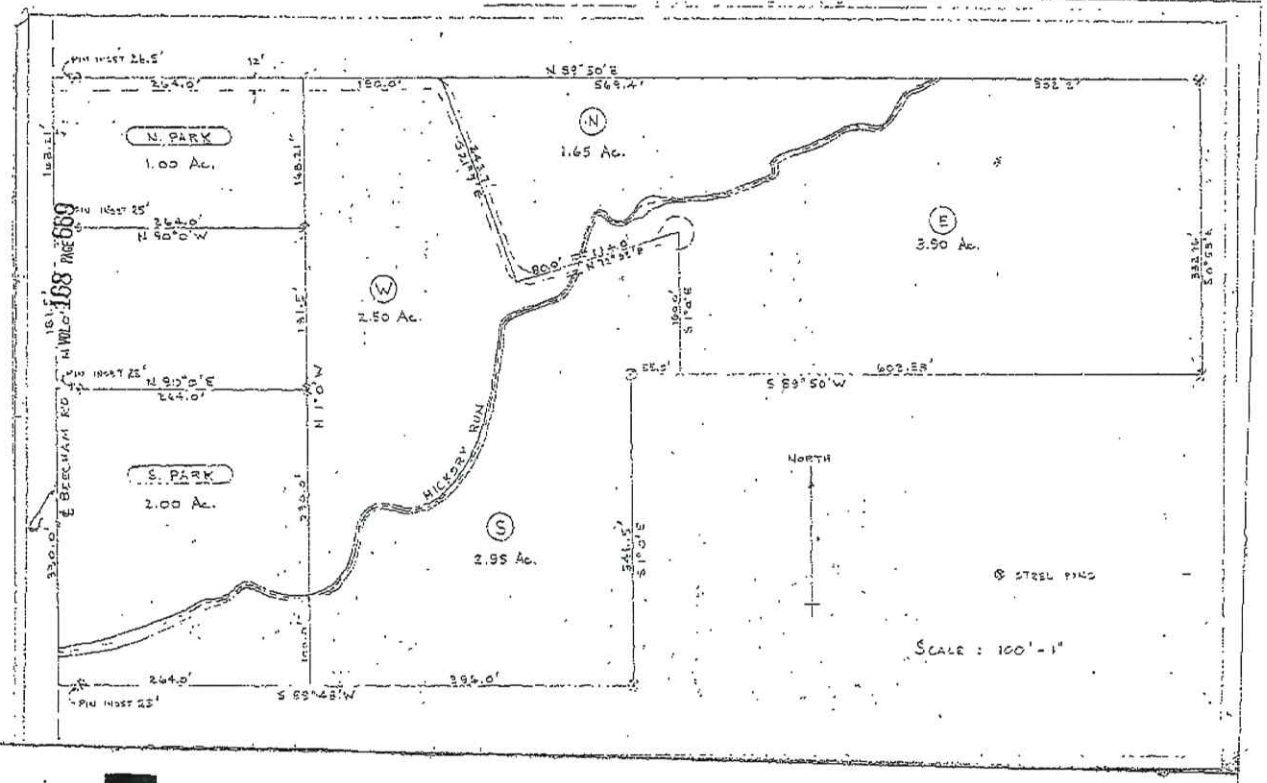
STATE OF OHIO
FRANKLIN COUNTY, ss:

Signed and acknowledged before me, a Notary Public, in and for said County and State, the above named R. GAST, R. TANCK, D. BEEM, V. WILLIAMS, who acknowledged the signing of the same to be their voluntary act and deed for the uses and purposes mentioned in the foregoing agreement.

IN TESTIMONY WHEREOF, I have hereunto affixed my name and official seal this 2 day of ~~May~~ JUNE, 1953.

Notary Public
Franklin County, Ohio

JACK H. RAPIN
NOTARY PUBLIC, FRANKLIN COUNTY, OHIO
MY COMMISSION EXPIRES FEB. 13, 1955


N. PARK
1.00 Ac.
S. PARK
2.00 Ac.
N
1.65 Ac.
W
2.50 Ac.
S
2.95 Ac.
E
3.90 Ac.
HICKORY RUN
BEECHAM RD
N 89° 50' E
S 89° 50' W
N 90° 0' W
N 90° 0' E
S 89° 48' W
N 1° 0' W
S 1° 0' E
NORTH
STEEL PINS
SCALE : 100' - 1"
PIN INset 26.5'
PIN INset 25'
PIN INset 23'
12'
264.0'
150.0'
549.4'
552.2'
148.21'
181.5'
330.0'
396.0'
603.58'
332.76'
55.5'
800'
169.0'
341.5'
100.0'
WDL 168 PAGE 669

FOLKERTH BOX

30132

R. GAST
R. TANCK
D. BEEM
V. WILLIAMS

GRANTOR
&
GRANTEE

VOL. 168 PAGE 670

Misc

#1.a

02660E08

Tack

AGREEMENT

THIS AGREEMENT, concluded this 2 day of ~~May~~ JUNE, 1963, at Gahanna, Ohio, by and between the undersigned, R. EAST, R. TACK, D. BEEM and V. WILLIAMS,

WITNESSETH:

Whereas, all the parties hereto have secured an option to purchase 11.033 acres, more or less, belonging to Richard C. and Nancy R. Minns, situated in Jefferson Township, on the East side of Beecham Road, Franklin County, Ohio, for the primary purpose of establishing four (4) home sites, parks and roadway on and in said land, and realizing that the relation of trust and confidence must exist between each other in our association in interest, and to secure, protect and sustain such common interest, reciprocal obligations are necessary and beneficial to ourselves and said property, as well as the promotion of a desirable neighborhood, we hereby agree as follows:

(1) That we shall divide said tract of land into six (6) parcels known as North Park, South Park, Lot N, Lot E, Lot S and Lot W, as designated on a plat and survey, a copy of which is hereto attached and made a part hereof.

(2) That restrictions shall be placed upon and running with the land in the manner and degree hereinafter designated.

(3) That Lot N is to be conveyed to R. EAST;
That Lot E is to be conveyed to R. TACK;
That Lot S is to be conveyed to D. BEEM and
That Lot W is to be conveyed to V. WILLIAMS.

(4) That a road shall be constructed for the use of said owners and in the manner shown by said plat.

(5) That an easement shall be granted to the Power, Gas, Telephone, Water and other public utilities along said private roadway leading from Beecham Road as designated on said plat.

(6) To share equally the cost of construction of said private roadway, as well as all survey, legal, filing, recording and any other proper costs, necessary and incidental to the execution of this agreement, and the fulfillment of the purposes herein contained.

(7) That R. EAST shall be appointed as Agent for all owners for

MAIL Mail To: R. East, State 536 S. High St. Col., Oh 43215

A-R Sender

the purpose of carrying out the intentions of the parties, especially designated in this agreement; however, all costs, expenses and operations shall be submitted to all the owners and a requirement of the majority of them for approval of any such expenditures shall first be necessary.

(8) That all reasonable effort shall be made and diligence exercised to procure similar restrictions as hereinafter outlined upon all neighboring and contiguous properties.

RESTRICTIONS

The following restrictions shall be included in all subsequent conveyances, either by recitation or referral and be made to run with the land until the 31st day of December, 1979.

(a) No commercial business shall be carried on on said premises, nor shall the same be put to any use obnoxious to a good living neighborhood.

(b) There shall be no further sub-division of said tract of land other than shown by said plat, without the majority approval of all the landowners.

(c) The parks and roadway shall be maintained at the equal expense of all lot owners and the majority of them shall govern the expenditures thereon or the improvements to be incorporated therein.

(d) No temporary dwellings shall be erected or occupied on said lots; nor shall there be more than a single family dwelling unit erected on each lot, and no more than one family occupying the same.

(e) The minimum living area of each single family unit shall be 1100 square feet, and with the type of construction conducive to a highly desirable neighborhood; and further, all of such construction shall meet the requirements of the Building Code of Franklin County, Ohio.

(f) In event that any owner or party to this agreement shall desire to sell his portion or allotment, an option to purchase shall first be given or offered to the remaining lot owners, and upon refusal to exercise such option by them, the same may be offered to the public.

IN WITNESS WHEREOF, the parties have hereunto set their hands this

02660E10

2 day of ~~May~~ JUNE, 1953.

AT [illegible]:

[illegible]

[illegible]

[illegible]

[illegible]

[illegible] COLUMBUS OHIO

[illegible] VERNON RD

Richard K. [illegible]
R. [illegible]

[illegible]
R. [illegible]

Louis R. Beem
L. BEEM

Victor A. Williams
V. [illegible]

STATE OF OHIO
FRANKLIN COUNTY, ss:

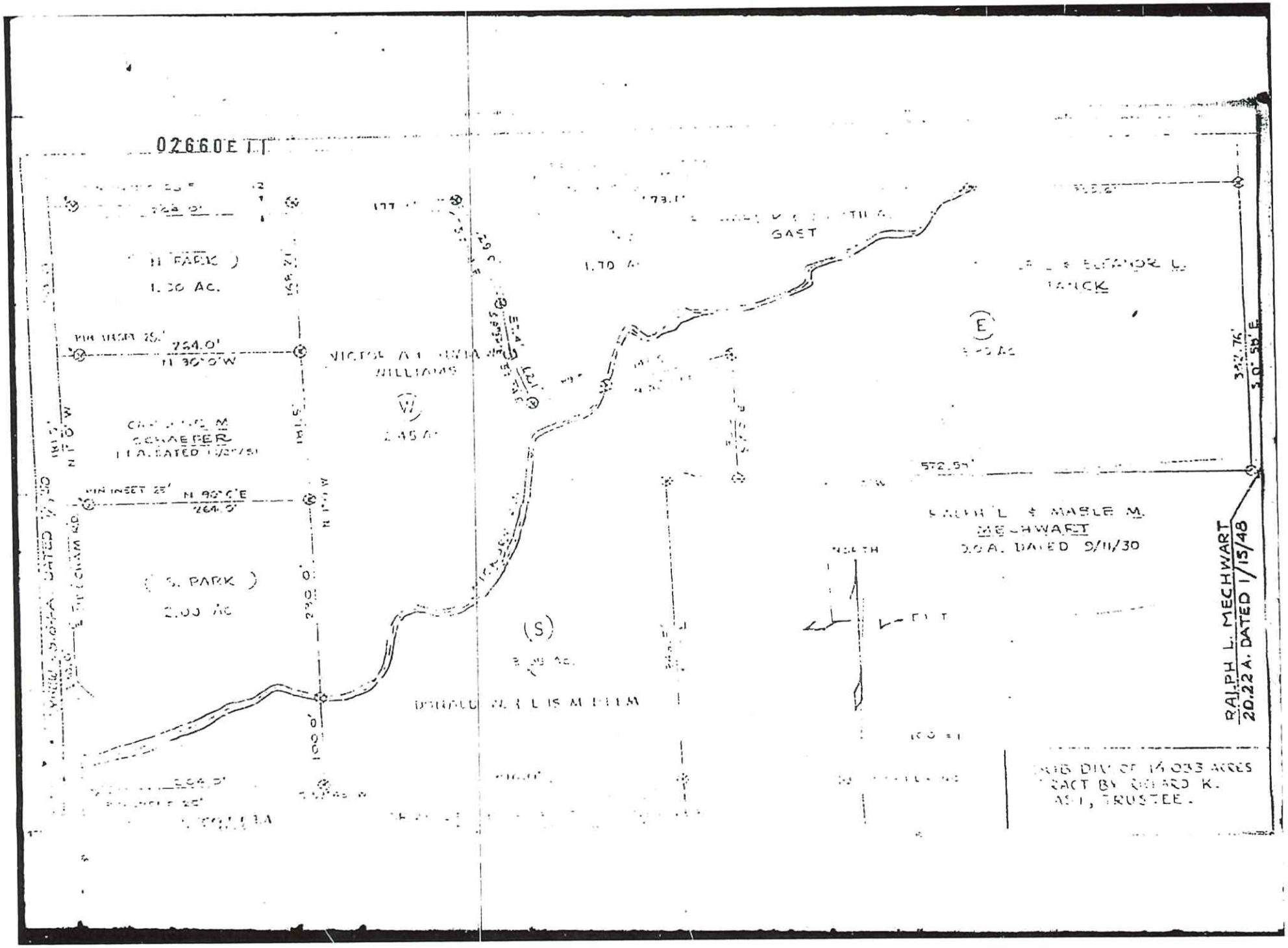
Signed and acknowledged before me, a Notary Public, in and for said County and State, the above named R. [illegible], R. [illegible], L. [illegible], V. [illegible], who acknowledged the signing of the same to be their voluntary act and deed for the uses and purposes mentioned in the foregoing agreement.

In [illegible] WHEREOF, I have hereunto affixed my name and official seal this 2 day of ~~May~~ JUNE, 1953.

Jack H. Pagen
Notary Public
Franklin County, O.

JACK H. PAGEN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES [illegible]

FRANKLIN COUNTY, OHIO
APR 11 1983
Recorded: ..... Time: 11:35 AM
PALMER C. McNEAL, Recorder
Recorder's Fee $ 14.00


02660E
N. PARK
1.30 AC.
264.0'
N 30° 0' W
WILLIAMS
(W)
2.45 A.
SCHAEFER
N. PARK
2.00 AC
N 90° 0' E
264.0'
(S)
EAST
1.70 A.
TANCK
(E)
572.97'
MECHWART
20.22 A. DATED 9/11/30
NORTH
RALPH L. MECHWART
20.22 A. DATED 1/15/48

517510303

#2

Warranty Deed

VOL. 1751 PAGE 627

Gen'l Code, Secs. 8510.-1, 11, 15, 16

KNOW ALL MEN BY THESE PRESENTS: That Richard K. Gast, as Trustee for Richard K. Gast, Victor A. Williams, Rudolf L. Tanck and Donald W. Beem,

of the Village of Gahanna County of Franklin

and State of Ohio in consideration of the sum of One (1.00) Dollar and like and equivalent conveyances made and mutual covenants and restrictions executed in accordance with the Trust Agreement, and

to him paid by Richard K. Gast and Judith A. Gast, husband and wife,

of the Village of Gahanna, County of Franklin

and State of Ohio, the receipt whereof is hereby acknowledged,

does hereby GRANT, BARGAIN, SELL and CONVEY to the said

Richard K. Gast and Judith A. Gast,

their heirs and assigns forever, the following REAL ESTATE, situated in

the County of Franklin in the State of Ohio and in the

Township of Jefferson and bounded and described as follows.

Being a part of Lot 1, Section 2, Township 1, Range 16, U.S.M. Lands

PARCEL I: Beginning at a steel pin on the South line of the Frances Butts 30.226 Acre Tract 441.9 ft. N. 89°50'E from a point on the center line of Beecham Road at the southwest corner of said tract; thence N. 89°50' E. 573.1 ft. to a steel pin in the center of Hickory Run; thence southwesterly along the center line of Hickory Run with the meanderings thereof to a steel pin in the north line of the tract designated as "S" on the plat hereto attached; thence S. 76°27' W 89.5 ft. to a steel pin; thence N. 21° 4'W 62.1 ft. to a steel pin; thence N. 8°38' W. 57.4 ft. to a steel pin; thence N. 21°4' W. 129.0 ft. to the place of beginning, containing 1.70 Acres, more or less, designated as tract "N" on the plat hereto attached and subject to an easement of 6 ft. for roadway and transmission of utilities along the west lines thereof from said steel pin in the center of Hickory Run to the north line of this tract.

PARCEL II: Being an undivided ¼ interest in the following described parcel: Beginning at a point on the center line of Beecham Road at the southwest corner of the Frances Butts 30.226 Acre Tract; thence N. 89°50' E. (Passing a steel pin at 26.5 ft.) 264.0 ft. to a steel pin; thence S. 1° 0' E. 168.21 ft. to a steel pin; thence West (passing a steel pin at 239.0 ft.) 264.0 ft. to a point on the center line of Beecham Road; thence N. 1°0'W. 168.21 ft. along the center line of Beecham Road to the place of beginning, containing 1.0 Acre more or less, designated as "N. PARK" on the plat hereto attached; and subject to an easement of 12 ft. for roadway and transmission of utilities along the North line thereof.

PARCEL III: Being an undivided ¼ interest in the following described parcel: Beginning at a point on the center line of Beecham Road at the S.W. corner of Carlene M. Schaefer 1.1 Acre Tract; thence East (passing a steel pin at 25 ft.) 264.0' to a steel pin; thence S. 1°0'E (passing a steel pin at 230 ft.) 330.0 ft. to a steel pin; thence S. 89°48' W. (passing a steel pin at 239 ft.) 264.0' to a point on the center line of Beecham Road; thence along the center line of Beecham Road N. 1°0'W. 330.0 ft. to the place of beginning, containing 2.0 Acres, more or less, designated as "S. PARK" on the plat hereto attached.

RESTRICTIONS: This conveyance is made, and accepted by the grantees as part consideration hereof, subject to the following restrictions which shall be included in all subsequent conveyances either by recitation or referral therein and made to run with the land until the 31st day of December, 1999, viz.

(a) No commercial business shall be carried on on said premises nor shall the same be put to any use obnoxious to a good living neighborhood.

(b) There shall be no further sub-division of said tract of land other than shown by said plat, without the majority approval of all the landowners (shown on Plat hereto attached) and their heirs and assigns.

(c) The parks and roadway shall be maintained at the equal expense of all lot owners and the majority of them shall govern the expenditures thereon or the improvements to be incorporated therein.

(d) No temporary dwellings shall be erected or occupied on said lots; nor shall there be more than a single family occupying the same, nor shall there be more than a single family dwelling unit erected on each lot.

(e) The minimum living area of each single family unit shall be 1100 square feet, and with the type of construction conducive to a highly desirable neighborhood; and further, all of such construction shall meet the requirements of the Building Code of Franklin County, Ohio.

(f) In event that any owner, his heirs or assigns shall desire to sell his portion or allotment, an option to purchase shall first be given or offered to the remaining lot owners, and upon refusal to exercise such option by them, the same may be offered to the public.

Grantor obtained title by deed recorded in Deed Book 1750, Page 459, Recorder's Office, Franklin County, Ohio.

Grantees' address:

3270 Johnstown Rd.
Gahanna, Ohio

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Richard K. Gast and Judith A. Gast,

their heirs and assigns forever.

And the said Richard K. Gast, Trustee, for himself and his successors, does

~~xhxxx~~ ~~xxxx~~ ~~xxxxxxxx~~ hereby covenant with the said

Richard K. Gast and Judith A. Gast,

their heirs and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER; except taxes due and payable June 20th, 1953, and thereafter,

10030

Received 6-23-1953 9 40 A.M. O'clock A.M.
Recorded JUN 25 1953 19 In Franklin County
RAYMOND E. SCHAEFER, Recorder
Recorder's Fee $ 2.40

TRANSFERRED
JUN 23 1953
FRED C. DUNN
AUDITOR
FRANKLIN COUNTY, OHIO

and that he will forever WARRANT AND DEFEND the same with the appurtenances unto the said Richard K. Gast and Judith A. Gast,

their heirs and assigns, against the lawful claims of all persons whomsoever. Except as herein stated.

IN WITNESS WHEREOF, the said Richard K. Gast, as Trustee for Richard K. Gast, Victor A. Williams, Rudolf L. Tanck and Donald W. Beem,

~~who hereby release~~ ~~right of dower in the premises~~, has hereunto set his hand , this 17 day of June , 1953 .

Signed and acknowledged
in presence of

B.N. Murray

R.L. Murray

Richard K. Gast, Trustee

RICHARD K. GAST, Trustee for
Richard K. Gast, Victor A.
Williams, Rudolf L. Tanck and
Donald W. Beem

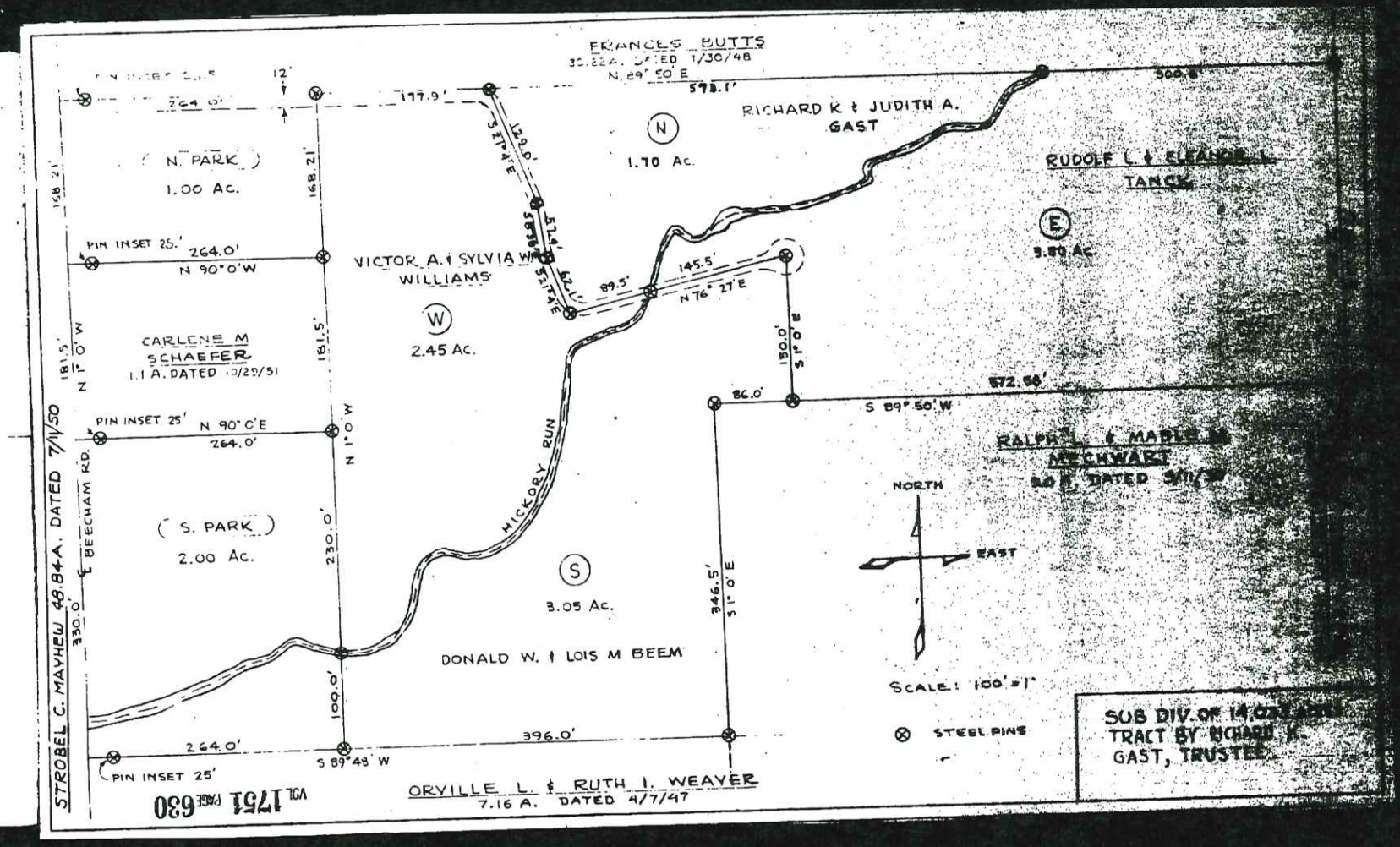
THE STATE OF OHIO , FRANKLIN COUNTY, ss.

BE IT REMEMBERED, That on this 17 day of June , 1953 , before me, the subscriber, a Notary Public in and for said County, personally came the above named Richard K. Gast, Trustee, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

B.N. Murray

Notary Public, State of Ohio
B. N. MURRAY


FRANCES BUTTS
N. 89° 50' E
RICHARD K & JUDITH A. GAST
N
1.70 Ac.
RUDOLF L & ELEANOR L TANCK
E
3.80 Ac.
N. PARK
1.00 Ac.
PIN INSET 25'
264.0'
N 90° 0' W
VICTOR A. & SYLVIA W. WILLIAMS
W
2.45 Ac.
CARLENE M SCHAEFER
1.1 A. DATED 10/29/51
PIN INSET 25'
N 90° 0' E
264.0'
S. PARK
2.00 Ac.
BEECHAM RD.
HICKORY RUN
S
3.05 Ac.
DONALD W. & LOIS M BEEM
N 76° 27' E
S 89° 50' W
RALPH L. & MABEL M MECHWART
NORTH
EAST
SCALE: 100' = 1'
STEEL PINS
SUB DIV. OF 14.02 ACRES TRACT BY RICHARD K. GAST, TRUSTEE
STROBEL C. MAYHEW 48.84 A. DATED 7/1/50
264.0'
S 89° 48' W
PIN INSET 25'
396.0'
ORVILLE L. & RUTH I. WEAVER
7.16 A. DATED 4/7/47
VOL 1751 PAGE 630

517510301

#2.a

Warranty Deed

Gen'l Code, Secs. 8510-1, 11, 15, 16

VOL 1751 PAGE 619

KNOW ALL MEN BY THESE PRESENTS: That Richard K. Gast, as Trustee for Richard K. Gast, Victor A. Williams, Rudolf L. Tanck and Donald W. Beem,

of the Village of Gahanna County of Franklin

and State of Ohio in consideration of the sum of One ($1.00) Dollar and like and equivalent conveyances made and mutual covenants and restrictions executed in accordance with the Trust Agreement, and

to him paid by Victor A. Williams and Sylvia W. Williams, husband and wife

of the Village of Gahanna, County of Franklin

and State of Ohio the receipt whereof is hereby acknowledged,

does hereby GRANT, BARGAIN, SELL and CONVEY to the said

Victor A. Williams and Sylvia W. Williams,

their heirs and assigns forever, the following REAL ESTATE, situated in

the County of Franklin in the State of Ohio and in the

Township of Jefferson and bounded and described as follows.

Being a part of Lot 1, Section 2, Township 1, Range 16, U.S.M. Lands

PARCEL I: Beginning at a steel pin on the South line of the Frances Butts 30.226 Acre Tract, 264.0 ft. N. 89°50' E from a point on the center line of Beecham Road at the S.W. corner of said tract; thence N. 89°50' E 177.9 ft. to a steel pin; thence S. 21°4' E. 129.0 ft. to a steel pin; thence S. 3°38' E. 57.4 ft. to a steel pin; thence S. 21°4' E. 62.1 ft. to a steel pin; thence N. 76°27' E. 89.5 ft. to a steel pin in the center of Hickory Run; thence southwesterly along the center line of Hickory Run with the meanderings thereof to a steel pin on the east line of the tract designated as "S. PARK" on the plat hereto attached; thence N. 1°0'W (Passing steel pins at 230.0 ft. and 411.5 ft.) 579.71 ft. to the place of beginning, containing 2.45 acres, more or less, designated at tract "W" on the plat hereto attached; and subject to a 12 ft. easement along the north line thereof and a 6 ft. easement along the east lines thereof, to said steel pin in the center of Hickory Run for roadway and transmission of utilities.

PARCEL II: Being an undivided ¼ interest in the following described parcel: Beginning at a point on the center line of Beecham Road at the southwest corner of the Frances Butts 30.226 Acre Tract; thence N. 89°50' E. (Passing a steel pin at 26.5 ft.) 264.0 ft. to a steel pin; thence S. 1° 0' E. 168.21 ft. to a steel pin; thence West (passing a steel pin at 239.0 ft.) 264.0 ft. to a point on the center line of Beecham Road; thence N. 1°0'W 168.21 ft. along the center line of Beecham Road to the place of beginning, containing 1.0 Acre more or less, designated as "N. PARK" on the plat hereto attached; and subject to an easement of 12 ft. for roadway and transmission of utilities along the North line thereof.

PARCEL III: Being an undivided ¼ interest in the following described parcel: Beginning at a point on the center line of Beecham Road at the S.W. corner of Carlene M. Schaefer 1.1 Acre Tract; thence East (passing a steel pin at 25 ft.) 264.0 ft. to a steel pin; thence S. 1°0'E (passing a steel pin at 230 ft.) 330.0 ft. to a steel pin; thence S. 89°48' W. (passing a steel pin at 239 ft.) 264.0 ft. to a point on the center line of Beecham Road; thence along the center line of Beecham Road N. 1°0'W. 330.0ft. to the place of beginning, containing 2.0 Acres, more or less, designated as "S. PARK" on the plat hereto attached.

RESTRICTIONS: This conveyance is made, and accepted by the grantees as part consideration hereof, subject to the following restrictions which shall be included in all subsequent conveyances either by recitation or referral therein and made to run with the land until the 31st day of December, 1999, A.D.

(a) No commercial business shall be carried on on said premises nor shall the same be put to any use obnoxious to a good living neighborhood.

(b) There shall be no further sub-division of said tract of land other than shown by said plat, without the majority approval of all the landowners (shown on Plat hereto attached) and their heirs and assigns.

(c) The parks and roadway shall be maintained at the equal expense of all lot owners and the majority of them shall govern the expenditures thereon or the improvements to be incorporated therein.

(d) No temporary dwellings shall be erected or occupied on said lots; nor shall there be more than a single family occupying the same, nor shall there be more than a single family dwelling unit erected on each lot.

(e) The minimum living area of each single family unit shall be 1100 square feet, and with the type of construction conducive to a highly desirable neighborhood; and further, all of such construction shall meet the requirements of the Building Code of Franklin County, Ohio.

(f) In event that any owner, his heirs or assigns shall desire to sell his portion or allotment, an option to purchase shall first be given or offered to the remaining lot owners, and upon refusal to exercise such option by them, the same may be offered to the public.

Grantor obtained title by deed recorded in Deed Book 1750, Page 459, Recorder's Office, Franklin County, Ohio.

Grantees' address:

2970 W. Broad St.
Columbus, Ohio

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Victor A. Williams and Sylvia W. Williams,

their heirs and assigns forever.

And the said Richard K. Gast, Trustee, for himself and his successors, does

~~for~~ ~~xxxx~~ ~~xxxxxxxxxx~~ hereby covenant with the said

Victor A. Williams and Sylvia W. Williams,

their heirs and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER; except taxes due and payable June 20th, 1953, and thereafter,

10028

Received 6-23-1953 At 9:40 O'clock A M
Recorded JUN 25 1953 19 In Franklin County
RAYMOND E. SCHAEFER, Recorder
Recorder's Fee $ 2.40

TRANSFERRED
JUN 23 1953
FRED C. DUNN
AUDITOR
FRANKLIN COUNTY, OHIO

and that he will forever WARRANT AND DEFEND the same with the appurtenances unto the said Victor A. Williams and Sylvia W. Williams, their heirs and assigns, against the lawful claims of all persons whomsoever. Except as herein stated.

IN WITNESS WHEREOF, the said Richard K. Gast, as Trustee for Richard K. Gast, Victor A. Williams, Rudolf L. Tanck and Donald W. Beem,

~~[illegible]~~ ~~right of dower in the premises~~, has hereunto set his hand, this 17 day of June, 1953.

Signed and acknowledged in presence of

B. N. Murray

R. L. Murray

Richard K. Gast, Trustee

RICHARD K. GAST, Trustee for Richard K. Gast, Victor A. Williams, Rudolf L. Tanck and Donald W. Beem

THE STATE OF OHIO, FRANKLIN COUNTY, ss.

BE IT REMEMBERED, That on this 17 day of June, 1953, before me, the subscriber, a Notary Public in and for said County, personally came the above named Richard K. Gast, Trustee,

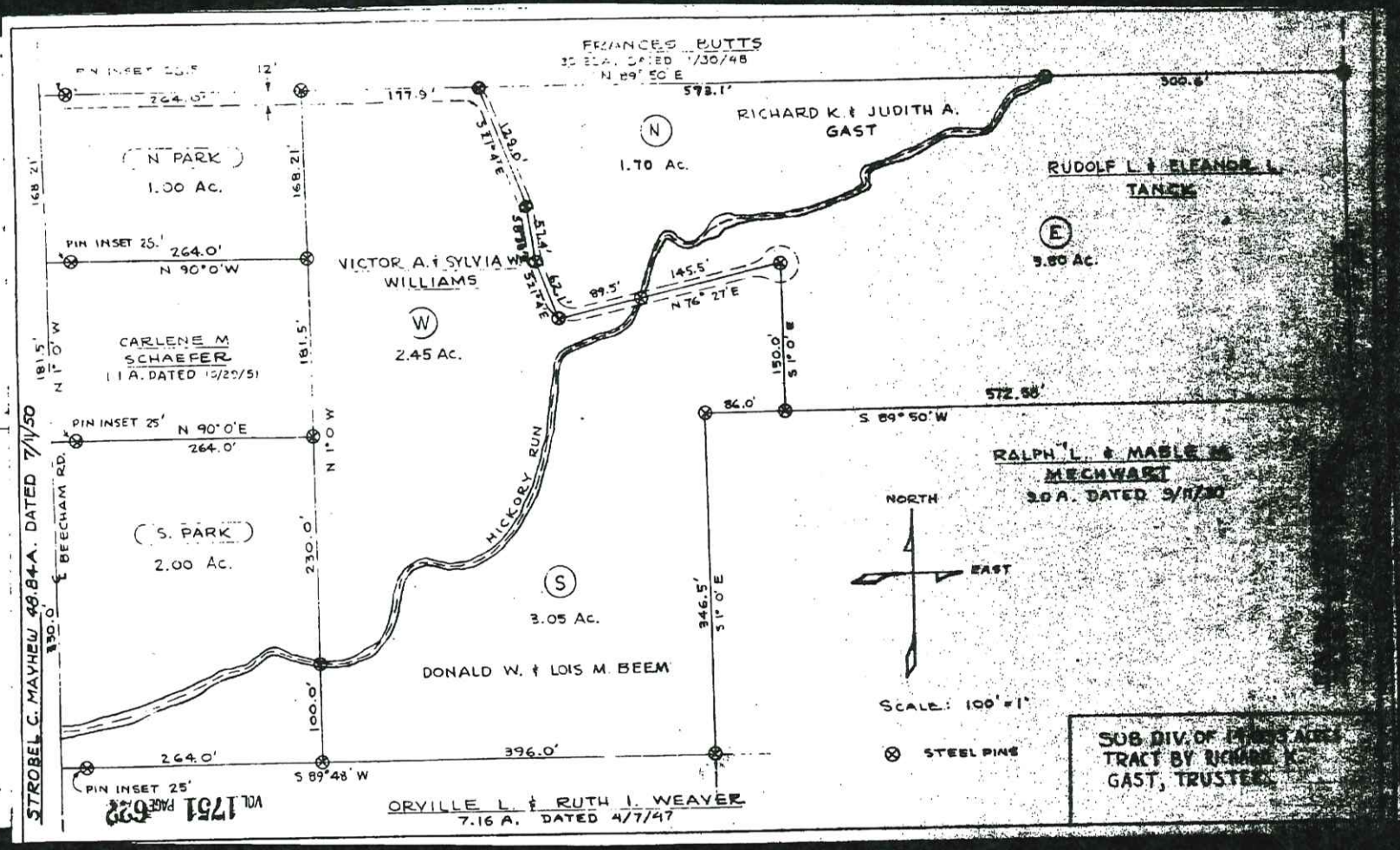
the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

STATE OF OHIO NOTARIAL SEAL

B. N. Murray

Notary Public, State of Ohio
B. N. MURRAY



VOL 1751 PAGE 692

#2.b

Warranty Deed VOL 1751 PAGE 623

Gen'l Code. Secs. 8510.-1, 11, 15, 16.

KNOW ALL MEN BY THESE PRESENTS: That Richard K. Gast, as Trustee for Richard K. Gast, Victor A. Williams, Rudolf L. Tanck and Donald W. Been,

of the Village of Gahanna, County of Franklin

and State of Ohio in consideration of the sum of One ($1.00) Dollar and like and equivalent conveyances made and mutual covenants and restrictions executed in accordance with the Trust Agreement, and

to him paid by Rudolf L. Tanck and Eleanor L. Tanck, husband and wife,

of the Village of Gahanna, County of Franklin

and State of Ohio the receipt whereof is hereby acknowledged,

does hereby GRANT, BARGAIN, SELL and CONVEY to the said

Rudolf L. Tanck and Eleanor L. Tanck, husband and wife,

their heirs and assigns forever, the following REAL ESTATE, situated in

the County of Franklin in the State of Ohio and in the

Township of Jefferson and bounded and described as follows:

Being a part of Lot 1, Section 2, Township 1, Range 16, U.S.M. Lands

PARCEL I: Beginning at a steel pin in the center of Hickory Run on the south line of the Frances Butts 30.226 Acre Tract 1015.0 ft. N. 89°50' E from a point on the center line of Beecham Road at the S.W. corner of said tract; thence N. 89°50' E. 300.6 ft. to a steel pin; thence S. 0°58' E. 332.76 feet to a steel pin; thence S. 89°50'W 572.58 ft. to a steel pin; thence N. 1°0'W 150.0 ft. to a steel pin; thence S. 76°27'W 145.5 ft. to a steel pin in the center of Hickory Run; thence northeasterly along the center line of Hickory Run with meanderings thereof, to the place of beginning, containing 3.80 acres, more or less, designated as tract "E" on the plat hereto attached; and subject to an easement of 6 ft. for roadway and transmission of utilities along said 145.5 ft. line running S. 76°27' W to said steel pin in the center of Hickory Run.

PARCEL II: Being an undivided ¼ interest in the following described parcel: Beginning at a point on the center line of Beecham Road at the southwest corner of the Frances Butts 30.226 Acre Tract; thence N. 89°50' E (Passing a steel pin at 26.5 ft.) 264.0 ft. to a steel pin; thence S. 1°0' E 168.21 ft. to a steel pin; thence West (passing a steel pin at 239.0 ft.) 264.0 ft. to a point on the center line of Beecham Road; thence N. 1°0' W 168.21 ft. along the center line of Beecham Road to the place of beginning, containing 1.0 Acre, more or less, designated as "N. PARK" on the plat hereto attached; and subject to an easement of 12 ft. for roadway and transmission of utilities along the North line thereof.

PARCEL III: Being an undivided ¼ interest in the following described parcel: Beginning at a point on the center line of Beecham Road at the S.W. corner of Carlene M. Schaefer 1.1 Acre Tract; thence East (passing a steel pin at 25 ft.) 264.0 ft. to a steel pin; thence S. 1°0'E (passing a steel pin at 230 ft.) 330.0 ft. to a steel pin; thence S. 89°48' W. (passing a steel pin at 239 ft.) 264.0 ft. to a point on the center line of Beecham Road; thence along the center line of Beecham Road N. 1°0'W. 330.0 ft. to the place of beginning, containing 2.0 Acres, more or less, designated as "S. PARK" on the plat hereto attached.

6-15-1980 For Reference See Misc. Vol 174 P. 569

6-15-1980 For Reference See Misc. Vol 174 P. 567

RESTRICTIONS: This conveyance is made, and accepted by the Grantees as part consideration hereof, subject to the following restrictions which shall be included in all subsequent conveyances either by recitation or referral therein and made to run with the land until the 31st day of December, 1999, A.D.

(a) No commercial business shall be carried on on said premises nor shall the same be put to any use obnoxious to a good living neighborhood.

(b) There shall be no further sub-division of said tract of land other than shown by said plat, without the majority approval of all the landowners (shown on plat hereto attached) and their heirs and assigns.

(c) The parks and roadway shall be maintained at the equal expense of all lot owners and the majority of them shall govern the expenditures thereon or the improvements to be incorporated therein.

(d) No temporary dwellings shall be erected or occupied on said lots; nor shall there be more than a single family occupying the same, nor shall there be more than a single family dwelling unit erected on each lot.

(e) The minimum living area of each single family unit shall be 1100 square feet, and with the type of construction conducive to a highly desirable neighborhood; and further, all of such construction shall meet the requirements of the Building Code of Franklin County, Ohio.

(f) In event that any owner, his heirs or assigns shall desire to sell his portion or allotment, an option to purchase shall first be given or offered to the remaining lot owners, and upon refusal to exercise such option by them, the same may be offered to the public.

Grantor obtained title by deed recorded in Deed Book 1750, Page 459, Recorder's Office, Franklin County, Ohio.

Grantees' address:

80 E. Bryden Rd.
Reynoldsburg, Ohio

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Rudolf L. Tanck and Eleanor L. Tanck, husband and wife,

their heirs and assigns forever.

And the said Richard K. Gast, Trustee, for himself and his successors, does

~~for~~ ~~and~~ ~~xxxxxxxxxxxx~~ hereby covenant with the said

Rudolf L. Tanck and Eleanor L. Tanck, husband and wife,

their heirs and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER; except taxes due and payable June 20th, 1953, and thereafter.

10029

Received 6-23-1953 at 9:40 o'clock A.M.
Recorded JUN 25 1953 19..... In Franklin County
RAYMOND E. SCHAEFER, Recorder
Recorder's Fee $ 2.40

TRANSFERRED
JUN 23 1953
FRED C. DUNN
AUDITOR
FRANKLIN COUNTY, OHIO

and that he will forever WARRANT AND DEFEND the same with the appurtenances unto the said Rudolf L. Tanck and Eleanor L. Tanck, husband and wife,

their heirs and assigns, against the lawful claims of all persons whomsoever. Except as herein stated.

IN WITNESS WHEREOF, the said Richard K. Gast, as Trustee for Richard K. Gast, Victor A. Williams, Rudolf L. Tanck and Donald W. Beem,

~~who hereby release~~ ~~right of dower in the premises~~, has hereunto set his hand, this 17 day of June, 1953.

Signed and acknowledged in presence of

B. N. Murray

R. L. Murray

Richard K. Gast, Trustee

RICHARD K. GAST, Trustee for Richard K. Gast, Victor A. Williams, Rudolf L. Tanck and Donald W. Beem.

THE STATE OF OHIO, FRANKLIN COUNTY, ss.

BE IT REMEMBERED, That on this 17 day of June, 1953, before me the subscriber, a Notary Public in and for said County, personally came the above named

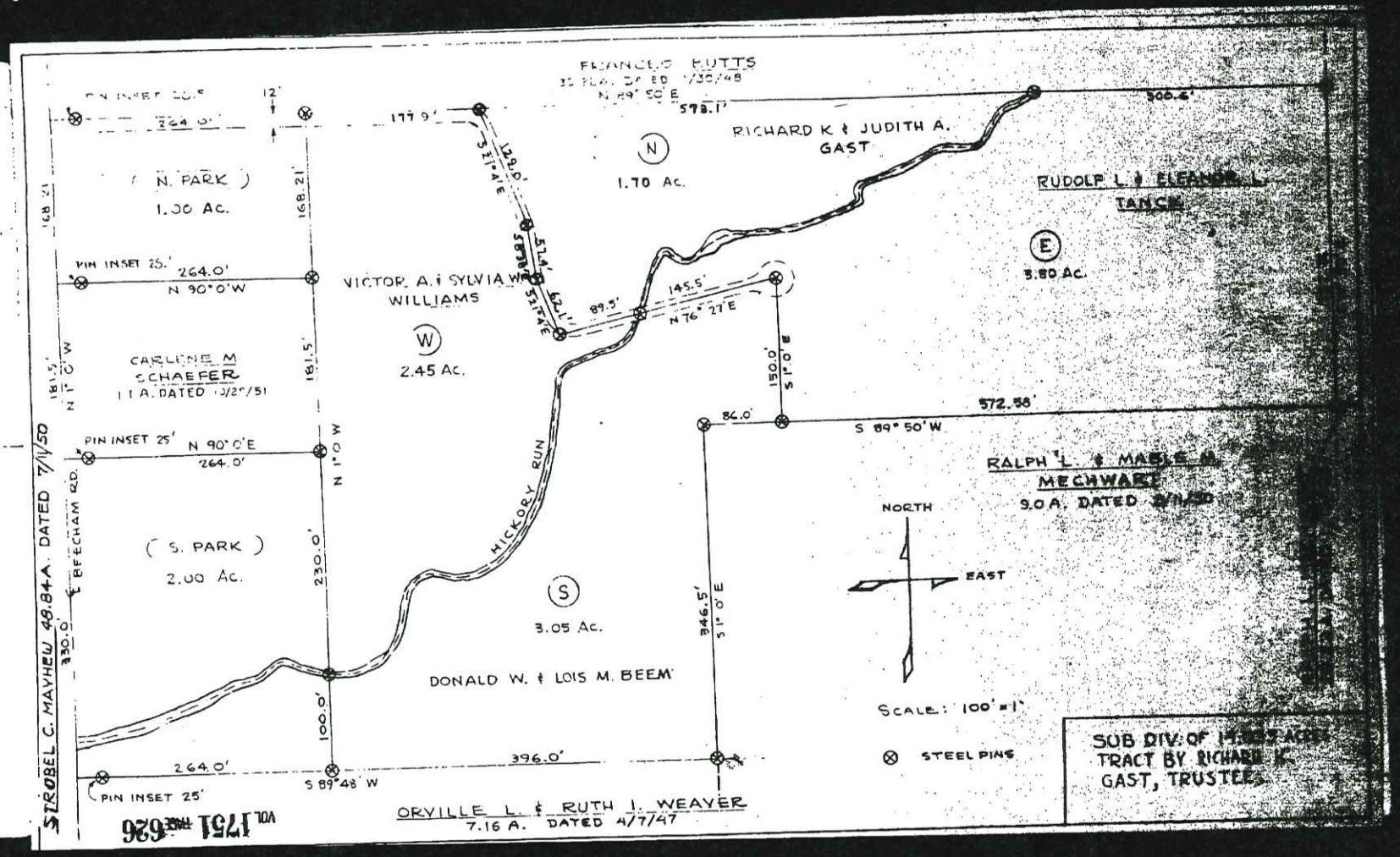
Richard K. Gast, Trustee,

the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

B. N. Murray

Notary Public, State of Ohio
B. N. MURRAY



VOL 1751 PAGE 626

#3

518750094

ALBERT KRUMM
Attorney-at-Law, Columbus, Ohio.

VOL. 1875 PAGE 188

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS: *That*

John F. Wittmann and Ellen M. Wittmann, husband and wife; and

Robert R. Counter and Alberta T. Counter

husband and wife,

Township of Jefferson
of the City of Columbus, County of Franklin, and State of Ohio, in consideration of the sum of

One Dollar ($1.00) and other valuable considerations

to them *paid by* Robert S. Woodward and Kreszenz C. Woodward

Township of Jefferson
of the City of Columbus, County of Franklin, and State of Ohio, the receipt whereof is hereby acknowledged

do hereby GRANT, BARGAIN, SELL AND CONVEY *to the said*

Robert S. Woodward and Kreszenz C. Woodward

their *heirs and assigns*

forever, the following REAL ESTATE, *situate in the State of Ohio, in the County of Franklin, and in the*

Township of Jefferson, *and bounded and described as follows:*

PARCEL 1:--Beginning at a steel pin at the northwest corner of the Richard K. and Judith A. [illegible] 2.7 acre tract (Parcel 1 of D.B.1751, p. 627); thence N. 38 deg. 4' E. 57 ft. to a steel pin; thence N. 1 deg. 0' W. (passing a steel pin at 41.75 ft.) 248.75 ft. to a steel pin; thence N. 89 deg. 50' E. (passing an iron pipe at 443.2 ft.) 532.2 ft. to a steel pin in the center of Hickory Run; thence southerly along the centerline of Hickory Run with the meanderings thereof (passing a steel pin in the center of Hickory Run at approximately 275 ft.) approximately 255 ft. to a steel pin on an island in the center of Hickory Run; thence S. 87 deg. 59' E. 263.8 ft. to a steel pin; thence S. [illegible] deg. [illegible] E. [illegible] ft. to a steel pin; thence S. 89 deg. 50' W. (passing a steel pin in the center of Hickory Run at 300.6 ft.) 873.7 ft. to the place of beginning, containing 14.1 acres, more or less.

PARCEL 2:--Being an undivided one-half interest in the following described parcel: -- Beginning at a point in the center line of Beecham Road at the northwest corner of the Grace Tomek, Beem & Williams 1.0 acre tract (Parcel 2 of D.B. 1751 p. 627), thence along the center line of Beecham Road, North 1 deg. 0 min. West 40.24 ft., thence North 89 deg. 50 min. East passing a steel pin at 25 ft. 424 ft. to a steel pin; thence South 1 deg. 0 min. East 46.75 ft. to a steel pin; thence South 38 deg. 4 min. West 67 ft. to a steel pin; thence South 89 deg. 50 min. West (passing steel pins at 177.9 ft. and 415.4 ft.) 441.9 ft. to the place of beginning, containing 1.07 acres more or less.

Together with an easement 50 ft. in width along the South and Southeast line of said Parcel 2 and 25 ft. on both sides of a line described as follows: Beginning at a steel pin in the South line of Parcel No. 2, North 89 deg. 50 min. East 441.9 ft. from the center line of Beecham Road; thence North 38 deg. 4 min. East (passing steel pins at 67 ft. and 300 ft.) 438.5 ft. to a steel pin; thence North 67 deg. 56 min. East 196.8 ft. to a steel pin; thence North 14 deg. 54 min. East 129.5 ft. to a steel pin; thence South 81 deg. 50 min. East 54.5 ft. to a steel pin in the center of Hickory Run ---for the erection and continued operation, maintenance, repair, alteration, inspection and replacement of electric transmission and distribution and telephone lines and circuits attached to poles or other supports; together with the guys, crossarms and other attachments and incidental equipment thereon, and all rights and privileges incidental thereto, including the right from time to time to cut, trim and remove trees, brush, overhanging branches and other obstructions which may injure or interfere with the use, occupancy or enjoyment of this easement or operation, maintenance and repair of the electrical and telephone systems.

And for ingress and egress for the grantees, their heirs and assigns, and their agents, employees, servants, tenants, visitors, licensees, and all other persons for the advantage of the grantees, their heirs and assigns, at all

times to pass or re-pass, on foot or with vehicles, to and fro from Beecham Road to the land of the grantees in and over said tracts owned by the grantors reserving to the grantors the same right for themselves and their heirs and assigns, together with all rights of ingress and egress necessary for the full and complete use, enjoyment and occupancy of the easement hereby granted.

The grantors and grantees further promise and agree that they will keep the above described easement open and free of obstruction of any kind, not placing any trash cans or any obstruction whatsoever that could be considered an obstacle to the free and open passage of all of the parties using the easement, and, after the easement is placed in condition the first time, to pay one-third of all needed repairs to the easement, and the grantors, their heirs and assigns, will assume the other two-thirds. It is contemplated that as each dwelling adjoining the easement is erected, the purchaser will be granted a similar easement and assume his one-third share of the repairs when needed.

In determining the need for repairs, the owners of each property adjoining the easement shall have one vote for the property owned by him. If more than one parcel isowned by one person or set of persons, they shall have one vote for each parcel owned by them, and if the majority, that is, two of the three, favor the making of repairs, then the repairs shall be made and all such owners shall be accountable for the payment of their share of such costs, that is, the cost will be divided by three and each owner shall be individually liable to all theother owners for the payment of his share, and may be proceeded against in civil action for the collection of the same.

TO HAVE AND TO HOLD *said premises with all the privileges and appurtenances thereunto belonging to the said Grantees*, their *heirs and assigns forever.*

And the said Grantors for themselves *and* their *heirs, do hereby covenant with the said Grantees* their *heirs and assigns, that* they are *lawfully seized of the premises aforesaid; that the said premises, subject to restrictions in former deeds, are free and clear of all incumbrances whatsoever, excepting any and all unpaid taxes and assessments, which the Grantees herein assumes and agrees to pay;*

Received 4/11/ 19 55 At 11:35 O'clock A.M.
Recorded APR. 13 1955 In Franklin County
RAYMOND E. SCHAEFER, Recorder
Recorder's Fee $ 2.10

6220

TRANSFERRED
APR 11 1955
FRED C. DUNN
AUDITOR
FRANKLIN COUNTY, OHIO

and that they *will forever* WARRANT AND DEFEND *the same with appurtenances, unto the said Grantees* their *heirs and assigns, against the lawful claims of all persons whomsoever; excepting as aforesaid*

IN WITNESS WHEREOF, *The said*

John F. Wittmann and Ellen M. Wittmann, husband and wife; and

Robert R. Counter and Alberta T Counter

husband and wife,

who hereby release their respective *rights of dower in the premises have hereunto set* their *hands, this* *day of* 1955

Signed and acknowledged in presence of

John F. Wittmann

Ellen M. Wittmann

Robert R. Counter

Alberta T. Counter

THE STATE OF OHIO, FRANKLIN COUNTY, ss.

BE IT REMEMBERED, *That on this* *day of* 1955 *before me the subscriber, a Notary Public, in and for said county, personally came the above named* John F. Wittmann, Ellen M. Wittmann, Robert R. Counter and Alberta T. Counter *the Grantors in the foregoing Deed, and acknowledged the signing of the same to be* their *voluntary act and deed for the uses and purposes therein mentioned.*

IN TESTIMONY WHEREOF, *I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.*

Notary Public, Franklin County, Ohio.

NOTARY PUBLIC STATE OF OHIO

#4

KRAMER & ROSENBERGER, Attorney-at-Law, Columbus, Ohio.

VOL 1962 PAGE 161

Warranty Deed

10178

KNOW ALL MEN BY THESE PRESENTS: *That* John F. Wittmann and Ellen M. Wittmann *husband and wife, of the City of Columbus, County of Franklin, and State of Ohio, in consideration of the sum of* One Dollar ($1.00) and other good and valuable considerations *to* them *paid by* Henry Mach and Melva A. Mach *of the City of Columbus, County of Franklin, and State of Ohio, the receipt whereof is hereby acknowledged do hereby* GRANT, BARGAIN, SELL AND CONVEY *to the said* Henry Mach and Melva A. Mach their *heirs and assigns forever, the following* REAL ESTATE, *situate in the State of Ohio, in the County of Franklin, and in the* Township of Jefferson, *and bounded and described as follows:*

Located in Lot 1, Section 2, Township 1, Range 16, U.S.M. Lands and bounded and described as follows:

Beginning at an iron pin at the northwest corner of the Ralph Mechwart tract or the northeast corner of the John F. Wittmann and Ellen M. Wittmann tract; thence along the west line of the Mechwart tract and the east line of the Wittmann tract, south 0 deg. 58' east 316.35 feet to an iron pin; thence south 89 deg. 02' west 105 feet to an iron pin; thence south 49 deg. 12' west 243.4 feet to a railroad spike in the center line of a driveway; thence along the center line of the Driveway, north 73 deg. 36'west 55.9 feet to a railroad spike; thence along the center line of a stream and along the east line of the R.S. and K. C. Woodward 14.1 acre tract as follows: -- North 6 deg. 08' west 69.64 feet, north 50 deg. 26' east 43 feet, north 41 deg. 28' east 67.1 feet, north 28 deg. 05' west 37.75 feet, north 8 deg. 41' west 94.33 feet, north 8 deg. 22' east 28.44 feet, north 52 deg. 47' east 81 feet, north 16 deg. 42' west 62.1 feet, north 63 deg. 24' west 56.82 feet and north 1 deg. 46' west 24.8 feet to an iron pin at the northeast corner of the Woodward tract; thence along the north line of the Wittmann tract, north 89 deg. 48' east 300 feet to an iron pin at the northeast corner of said tract; being the place of beginning and containing 2.5 acres, more or less.

Together with an easement described as follows:

Beginning at a point in the center line of Beecham Road at the northwest corner of the Gast, Tanck, Beem and Williams 1.0 acre tract (Parcel 2 of D. B. 1751, p. 626); thence along the center line of Beecham Road, North 1 deg. 0 min. West 50.0 ft.; thence North 89 deg. 50 min. East passing a steel pin at 25 ft. 443.0 ft. to a steel pin; thence North 38 deg. 4 min. East 64.5 ft. to a steel pin; thence South 1 deg. 0 min. East 46.75 ft. to a steel pin; thence South 38 deg. 4 min. West 67 ft. to a steel pin; thence South 89 deg. 50 min. West (passing steel pins at 177.9 ft. and 415.4 ft.) 441.9 ft. to the place of beginning;

And 50 ft. North of a line described as follows:

Beginning at a steel pin in the South line of the above described easement, North 89 deg. 50 min. East 441.9 ft. from the center line of

Beecham Road, thence North 38 deg. 4 min. East (passing steeel pins at 67 ft. and 300 ft.) 400 ft. to a steel pin; and 25 ft. on both sides of a line described as follows: thence North 2 deg. 57 min. East 218 ft. to a steel pin; thence North 86 deg. 47 min. East 227 ft. to a steel pin; thence South 81 deg. 50 min. East 34.5 ft. to a steel pin in the center of Hickory Run.

For the purpose of installing and maintaining a road way for ingress and egress for the grantees, their heirs and assigns and their agents, employees, servants, tenants, visitors, licensees, and all other persons for the advantage of the grantees, their heirs and assigns at all times to pass or re-pass, on foot or with vehicles, to and fro from Beecham Road to the land of the grantees in and over said tract owned by the grantors, reserving to the grantors the same right for themselves and their heirs and assigns, together will all rights of ingress and egress necessary for the full and complete use and enjoyment and occupancy of the easement hereby granted.

The grantors and grantees, further promise and agree that they will keep the above described easement open and free of obstruction of any kind, not placing any trash cans or any obstruction whatsoever that could be considered an obstacle to the free and open passage of all of the parties using the easement, and, after the easement is placed in condition the first time, the grantees, agree to pay one-fourth of all needed repairs to the easement, and the grantors their heirs and assigns, will assume one-fourth. It is complated that as each dwelling adjoining the easement is erected, the purchaser will be granted a similar easement and assume his one-fourth share of the repairs when needed.

In determining the need for repairs, the owners of each property adjoining the easement shall have one vote for the property owned by them. If more than one parcel is owned by one person or set of persons, they shall have one vote for each parcel owned by them, and if the majority favor the making of repairs, then the repairs shall be made and all such owners shall be accountable for the payment of their share of such costs, that is, the cost will be divided by four and each owner shall be individually liable to all the other owners for the payment of his share, and may be proceeded against in civil action for the collection of the same.

TO HAVE AND TO HOLD said premises with all the privileges and appurtenances thereunto belonging to the said Grantees, their heirs and assigns forever.

And the said Grantors for themselves and their heirs, do hereby covenant with the said Grantees, their heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises, subject to restrictions in former deeds, are fee and clear of all incumbrances whatsoever, excepting any and all unpaid taxes andassessments, which the Grantees herein assumes and agrees to pay;

TRANSFERRED
JUN 2 1956
FRED C. DUNN
AUDITOR
FRANKLIN COUNTY, OHIO

NO PLAT REQUIRED
FRANKLIN COUNTY REGIONAL PLAN COMM
DATE June 2 1956.
BY H.T. Merwin
COMMENTS on Hickory Easement

and that they *will forever* **WARRANT AND DEFEND** *the same with appurtenances, unto the said Grantees* their *heirs and assigns, against the lawful claims of all persons whomsoever; excepting as aforesaid*

IN WITNESS WHEREOF, *The said*

John F. Wittmann and Ellen M. Wittmann

who hereby release their *rights of dower in the premises have hereunto set* their *hands, this* 1st *day of* JUNE, 1956

Signed and acknowledged in presence of

John F. Wittmann

Ellen M. Wittmann

Received 6-2-1956 At 10 55 O'clock A M

Recorded JUN 6 1956 19 in Franklin County

RAYMOND E. SCHAEFER, Recorder

Recorder's Fee $2.10

THE STATE OF OHIO, FRANKLIN COUNTY, ss.

BE IT REMEMBERED, *That on this* 1st *day of* June 1956, *before me the subscriber, a Notary Public, in and for said county, personally came the above named*

John F. Wittmann and Ellen M. Wittmann

the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their *voluntary act and deed for the uses and purposes therein mentioned.*

IN TESTIMONY WHEREOF, *I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.*

Wallace C. Harrison

Notary Public, Franklin County, Ohio.

WALLACE C. HARRISON
NOTARY PUBLIC, FOR STATE OF OHIO,
MY COMMISSION EXPIRES JUNE 10-57

This instrument was prepared by
JOHN D. SCHWENKER, Attorney
297 S. High St. Columbus, Ohio

#5

VOL 1962 PAGE 164 JOHN D. SCHWENKER
~~CHARLES X. SCHWENKER~~, Attorney-at-Law, Columbus, Ohio.

Warranty Deed

10179

KNOW ALL MEN BY THESE PRESENTS: *That*

Robert S. Woodward and Kreszenz C. Woodward,

husband and wife,

of the City of Columbus, County of Franklin, and State of Ohio, in consideration of the sum of

One Dollar ($1.00) and other good and valuable considerations

to them *paid by* Henry Mach and Melva A. Mach; and John F. Wittmann

and Ellen M. Wittmann,

of the City of Columbus, County of Franklin, and State of Ohio, the receipt whereof is hereby acknowledged do hereby GRANT, BARGAIN, SELL AND CONVEY *to the said*

Henry Mach and Melva A. Mach; and John F. Wittmann and Ellen M.

Wittmann their *heirs and assigns forever, the following* REAL ESTATE, *situate in the State of Ohio, in the County of Franklin, and in the*

Township of Jefferson, *and bounded and described as follows:*

An easement in and to the following:

Beginning at a point in the center line of Beecham Road at the northwest corner of the Gast, Tanck, Beem and Williams 1.0 acre tract (Parcel 2 of D.B. 1751, p. 626); thence along the center line of Beecham Road, North 1 deg. 0 min, West 50.0 ft.; thence North 89 deg. 50 min. East passing a steel pin at 25 ft. 443.0 ft. to a steel pin; thence North 38 deg. 4 min. East 64.5 ft. to a steel pin; thence South 1 deg. 0 min. East 46.75 ft. to a steel pin; thence South 38 deg. 4 min. West 67 ft. to a steel pin; thence South 89 deg. 50 min. West (passing steel pins at 177.9 ft. and 415.4 ft) 441.9 ft. to the place of beginning.

And 50 ft. North of a line described as follows:

Beginning at a steel pin in the South line of the above described easement, North 89 deg. 50 min. East 441.9 ft. from the center line of Beecham Road, thence North 38 deg. 4 min. East (passing steel pins at 67 ft. and 300 ft) 400 ft. to a steel pin; and 25 ft. on both sides of a line described as follows: thence North 2 deg. 57 min. East 218 ft. to a steel pin; thence North 86 deg. 47 min. East.227 ft. to a steel pin; thence South 81 deg. 50 min. East 34.5 ft. to a steel pin in the center of Hickory Run.

For the purpose of installing and maintaining a road way for ingress and egress for the grantees, their heirs and assigns and their agents, employees, servants, tenants, visitors, licensees, and all other persons for the advantage of the grantees, their heirs and assigns at all times to pass or re-pass, on foot or with vehicles, to and fro, from Beecham Road to the land of the grantees in and over said tracts owned by the grantors, reserving to the grantors the same right for themselves and their heirs and assigns, together with all rights of ingress and egress necessary for the full and complete use, enjoyment

519620078

and occupancy of the easement hereby granted.

The grantors and grantees furtherpromise and agree that they will keep the above described easement open and free of obstruction of any kind, not placing any trash cans or any obstruction whatsoever that could be considered an obstacle to the free and open passage of all of the parties using the easement, and, after the easement is placed in condition the firsttime, the grantees, agree to pay one-fourth of all needed repairs to the easement, and the grantors, their heirs and assigns, will assume one-half. It is complated that as each dwelling adjoining the easement is erected, the purchaser will be granted a similar easement and assume his one-fourth share of the repairs when needed.

In determing the need for repairs, the owners of each property adjoining the easement shall have one vote for the property owned by them. If more than one parcel is owned by one person or set of persons, they shall have one vote for each parcel owned by them, and if the majority favor the making of repairs, then the repairs shall be made and all such owners shall be accountable for the payment of their share of such costs, that is, the cost will be divided by four and each owner shall be individually liable to all the other owners for the payment of his share, and may be proceeded against in civil action for the collection of the same.

TO HAVE AND TO HOLD *said premises with all the privileges and appurtenances thereunto belonging to the said Grantees,* ....their.... *heirs and assigns forever,*

And the said Grantors ....for.... themselves ....*and* ....their.... *heirs, do* ..... *hereby covenant with the said Grantees* ....their.... *heirs and assigns, that* ....they are.... *lawfully seized of the premises aforesaid; that the said premises, subject to restrictions in former deeds, are free and clear of all incumbrances whatsoever, excepting any and all unpaid taxes and assessments, which the Grantees* .....*herein assumes and agrees to pay;*

Received 6-2-1956 at 11:00 O'clock A.M
Recorded JUN 6 1956 in Franklin County
RAYMOND E. SCHAEFER, Recorder
Recorder's Fee $ 2.00

TRANSFER
NOT NECESSARY
JUN 2 1956
FRED C. DUNN
AUDITOR
FRANKLIN COUNTY, OHIO

VOL 1962 PAGE 166

and that they *will forever* WARRANT AND DEFEND *the same with appurtenances, unto the said Grantees* their *heirs and assigns, against the lawful claims of all persons whomsoever; excepting as aforesaid*

IN WITNESS WHEREOF, *The said*

Robert S. Woodward and Kreszenz C. Woodward

who hereby release their *right of dower in the premises hereunto set* their *hands, this* 1st *day of* June, 1956

Signed and acknowledged in presence of

Grace M. Wharton

Nancy J. Crown

Robert S. Woodward

Robert S. Woodward

Kreszenz C. Woodward

Kreszenz C. Woodward

THE STATE OF OHIO, FRANKLIN COUNTY, ss.

BE IT REMEMBERED, *That on this* 1st *day of* June 1956, *before me the subscriber, a Notary Public, in and for said county, personally come the above named*

Robert S. Woodward and Kreszenz C. Woodward

the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their *voluntary act and deed for the uses and purposes therein mentioned.*

IN TESTIMONY WHEREOF, *I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.*

Grace M. Wharton

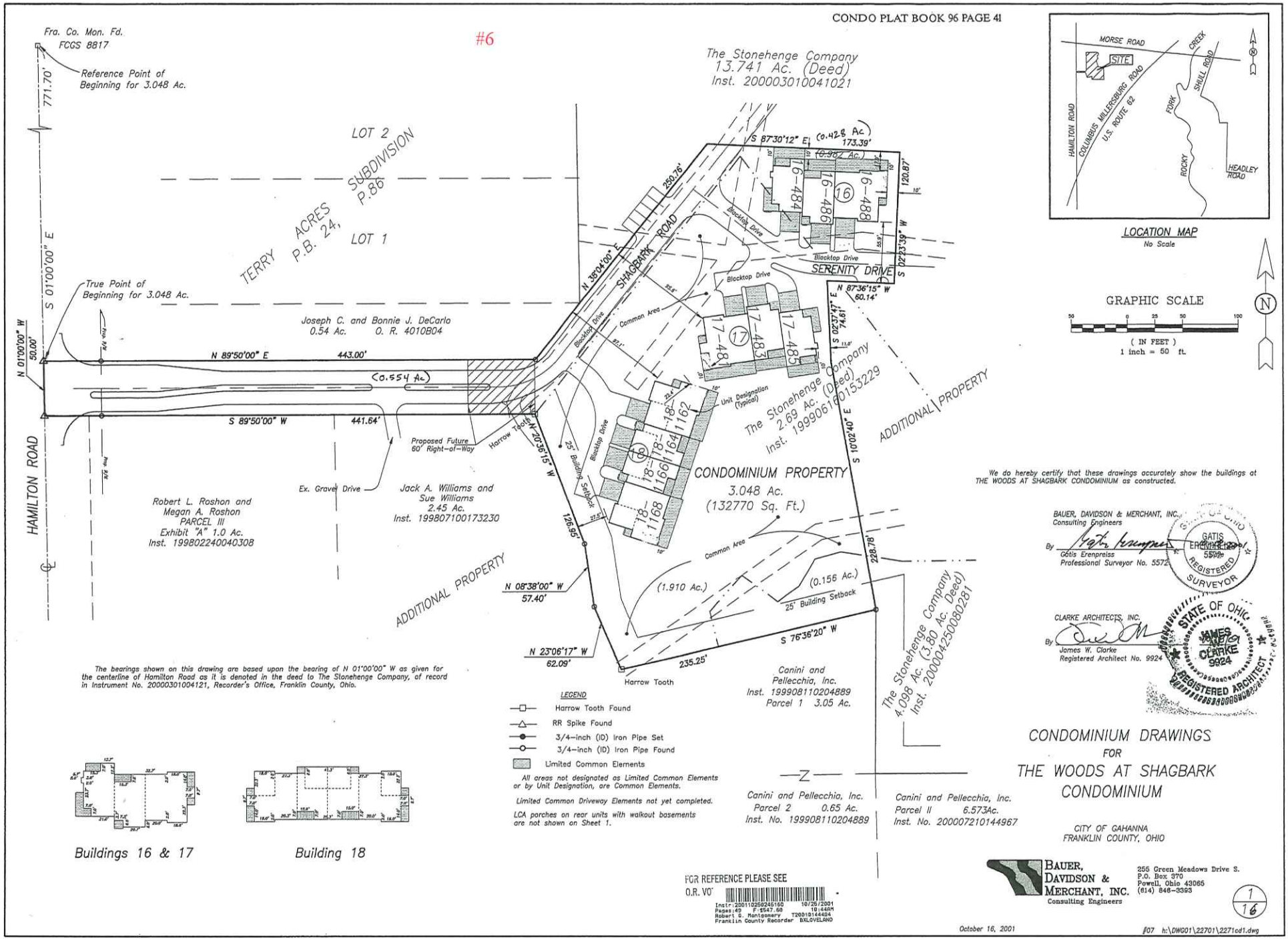
Notary Public, Franklin County, Ohio.

This Instrument was prepared by
JOHN D. SCHWENKER, Attorney
297 S. High St. Columbus, Ohio

OFFICIAL SEAL · OHIO · FRANKLIN COUNTY

GRACE M. WHARTON
NOTARY PUBLIC, FRANKLIN COUNTY, OHIO
MY COMMISSION EXPIRES JUNE 22, 1956

#6



The bearings shown on this drawing are based upon the bearing of N 01°00'00" W as given for the centerline of Hamilton Road as it is denoted in the deed to The Stonehenge Company, of record in Instrument No. 20000301004121, Recorder's Office, Franklin County, Ohio.

We do hereby certify that these drawings accurately show the buildings at THE WOODS AT SHAGBARK CONDOMINIUM as constructed.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
By Gatis Erenpreiss
Gatis Erenpreiss
Professional Surveyor No. 5572

STATE OF OHIO GATIS ERENPREISS 5572 REGISTERED SURVEYOR

CLARKE ARCHITECTS, INC.
By James W. Clarke
James W. Clarke
Registered Architect No. 9924

STATE OF OHIO JAMES WALTER CLARKE 9924 REGISTERED ARCHITECT

CONDOMINIUM DRAWINGS FOR THE WOODS AT SHAGBARK CONDOMINIUM

CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

FOR REFERENCE PLEASE SEE
O.R. VO

Instr:200110250245160 10/25/2001
Pages:49 F:$47.60 10:44AM
Robert G. Montgomery T20010144424
Franklin County Recorder BALOVELAND

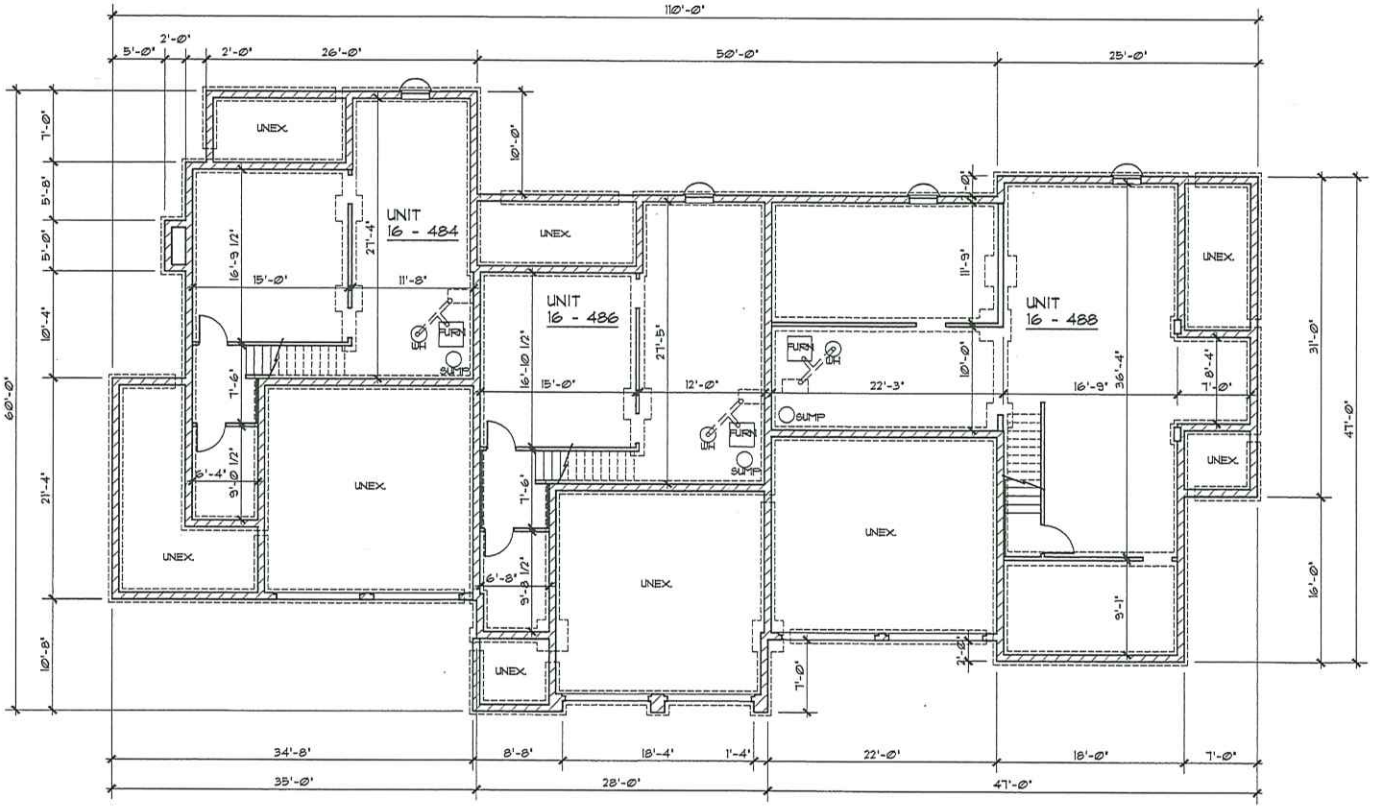
BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
255 Green Meadows Drive S.
P.O. Box 370
Powell, Ohio 43065
(614) 846-3393

1/16

October 16, 2001

#07 h:\DWG01\22701\2271cd1.dwg

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX: 614-793-0231



BASEMENT PLAN - BUILDING #16 484 - 486 - 488 SERENITY DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

PROJECT NUMBER: CA200181

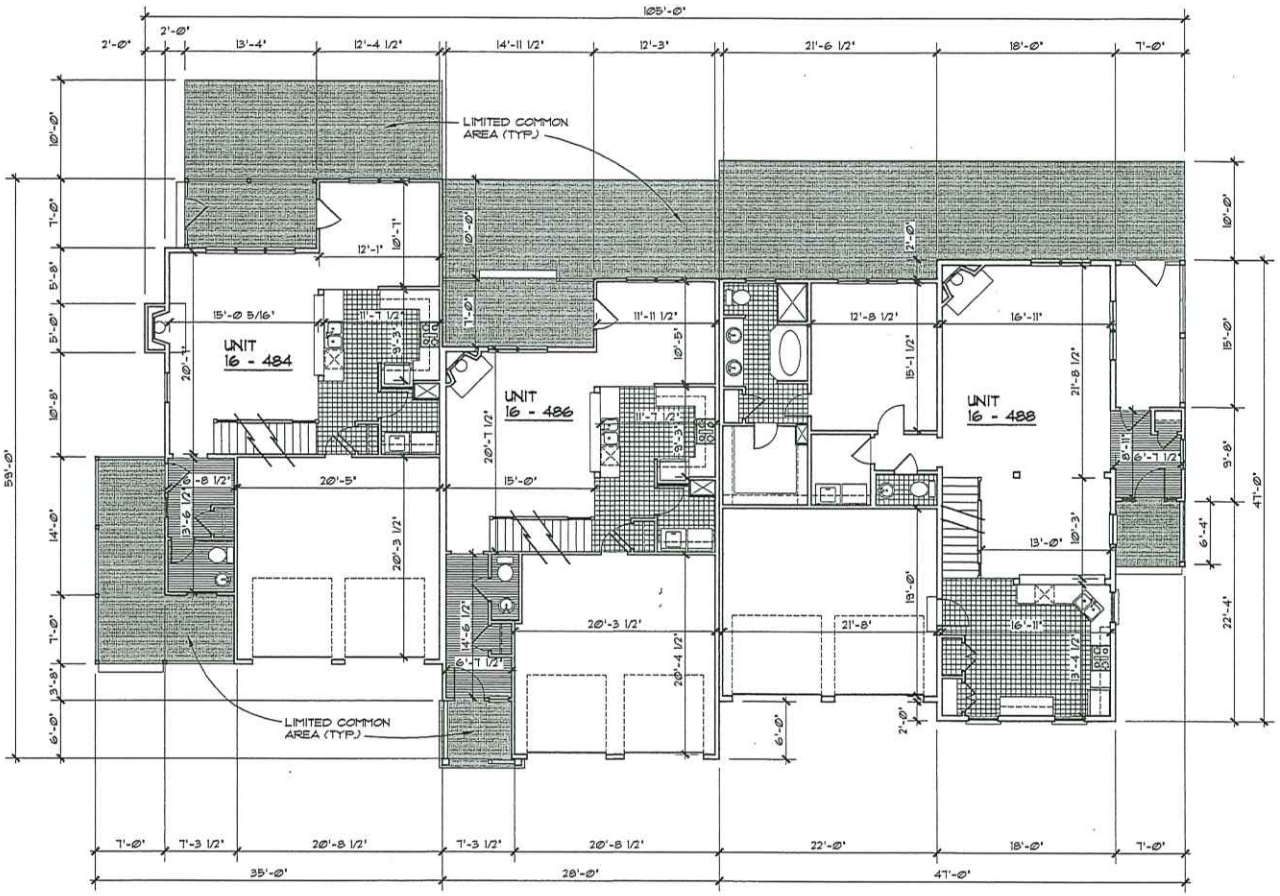
SHEET TITLE:

BUILDING UNIT - 484, 486, 488
BUILDINGS #16
BASEMENT PLAN

SHEET NUMBER: 2 of 16

NAME: CLARKE E:\1-DWGS-E\STONEHENGE\SHAGBARK\ART\BUILDINGS\BLDG-16.DWG DATE: OCT 19, 2001 TIME: 6:26 AM

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX: 614-793-0231



FIRST FLOOR PLAN - BUILDING #16 484 - 486 - 488 SERENITY DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

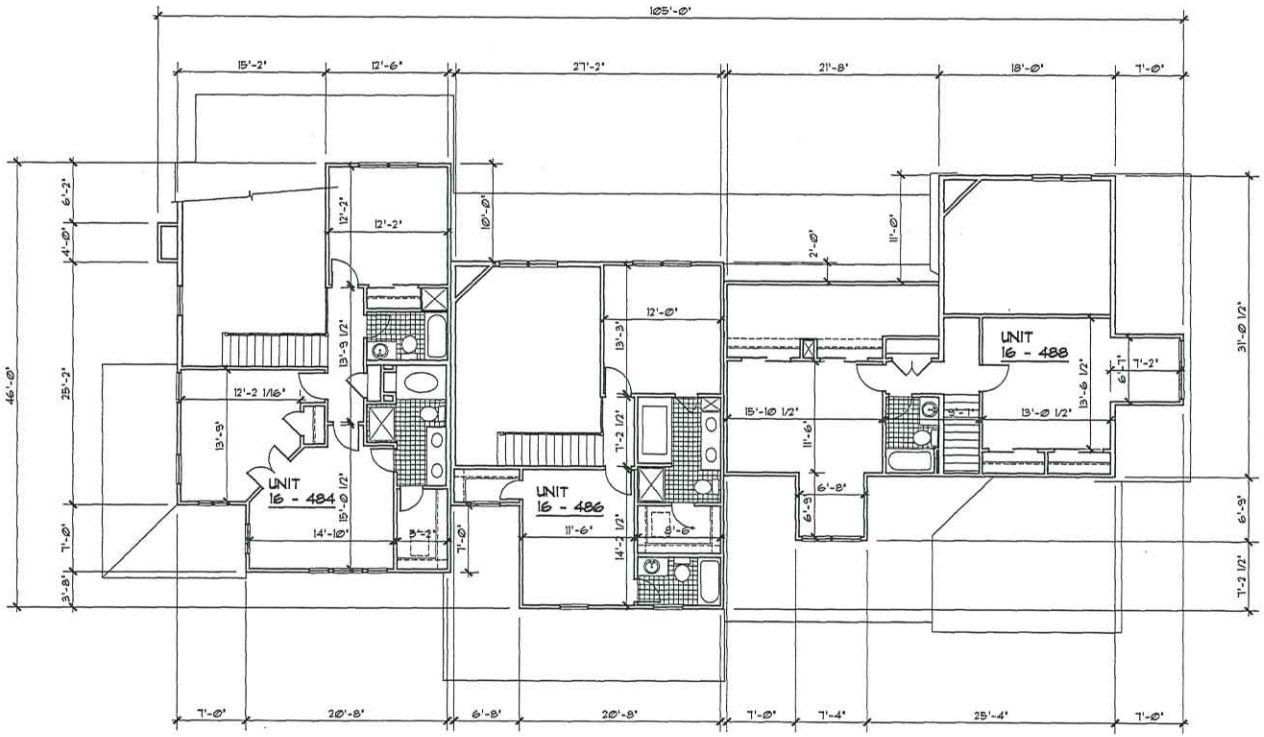
PROJECT NUMBER: CA00001

SHEET TITLE:

BUILDING UNIT - 484, 486, 488
BUILDINGS #16
FIRST FLOOR PLAN

SHEET NUMBER: 3 of 16

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX: 614-793-0231



SECOND FLOOR PLAN - BUILDING #16 484 - 486 - 488 SERENITY DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

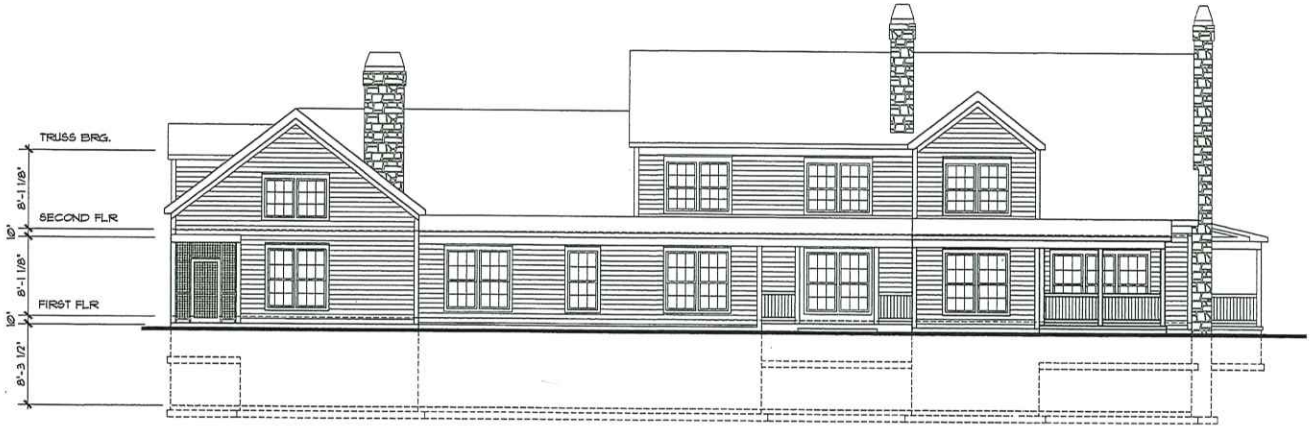
PROJECT NUMBER: CA00181

SHEET TITLE:

BUILDING UNIT -
484, 486, 488
BUILDINGS #16
SECOND FLOOR PLAN

SHEET NUMBER: 4 of 16

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX: 614-793-0231



REAR ELEVATION - BUILDING #16 484 - 486 - 488 SERENITY DRIVE
1/8" = 1'-0"

FRONT ELEVATION - BUILDING #16 484 - 486 - 488 SERENITY DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

PROJECT NUMBER: C4200167

SHEET TITLE:

BUILDING UNIT -
484, 486, 488
BUILDINGS #16
ELEVATIONS

SHEET NUMBER: 5 of 16

CLARKE ARCHITECTS, INC.
2453 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX: 614-793-0231

RIGHT ELEVATION - BUILDING #16 484 - 486 - 488 SERENITY DRIVE
1/8" = 1'-0"

LEFT ELEVATION - BUILDING #16 484 - 486 - 488 SERENITY DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

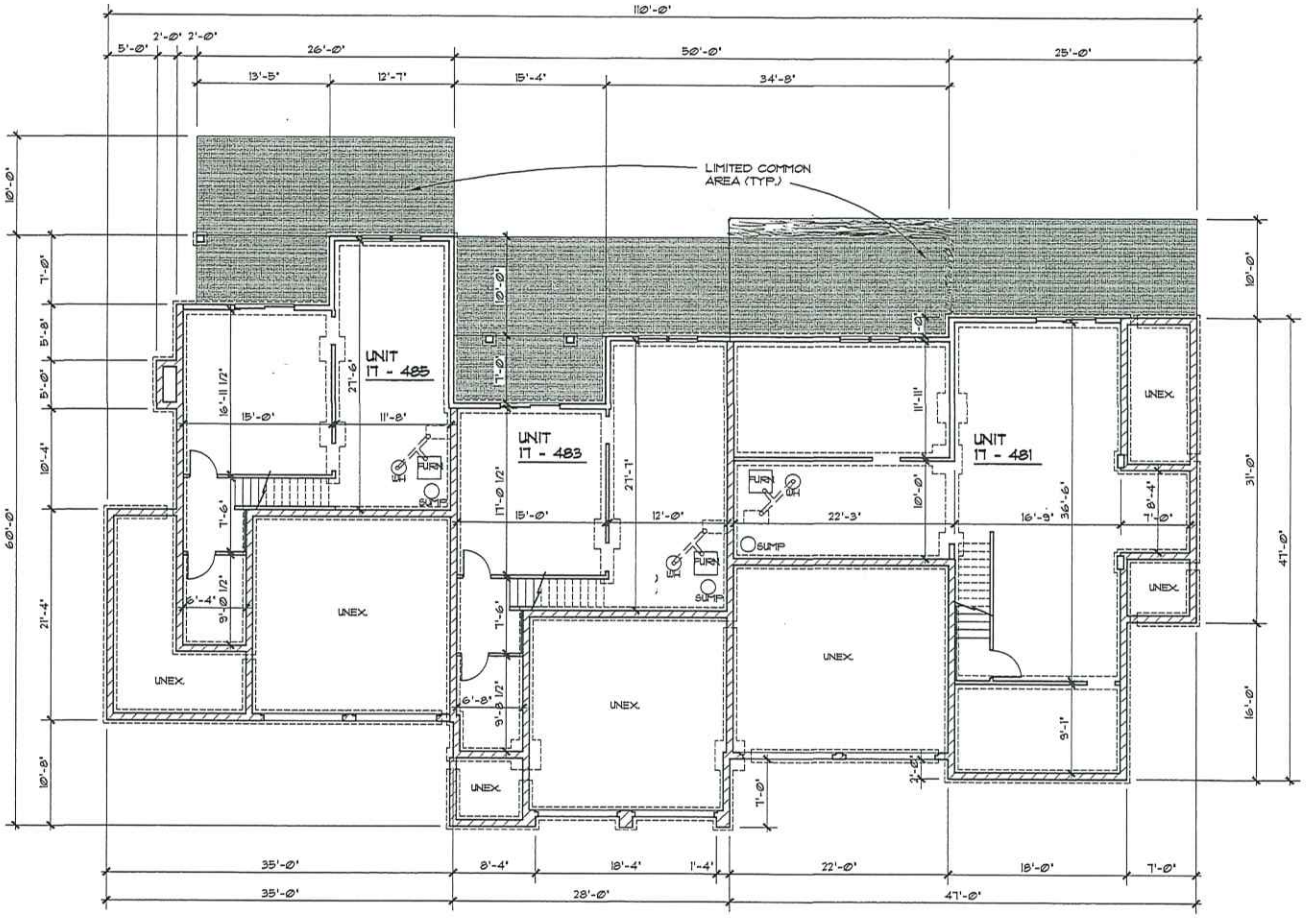
PROJECT NUMBER: CA99091

SHEET TITLE:

BUILDING UNIT - 484, 486, 488
BUILDINGS #16
ELEVATIONS

SHEET NUMBER: 6 of 16

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX: 614-793-0231



BASEMENT PLAN - BUILDING #17 481 - 483 - 485 SERENITY DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

PROJECT NUMBER: CA020101

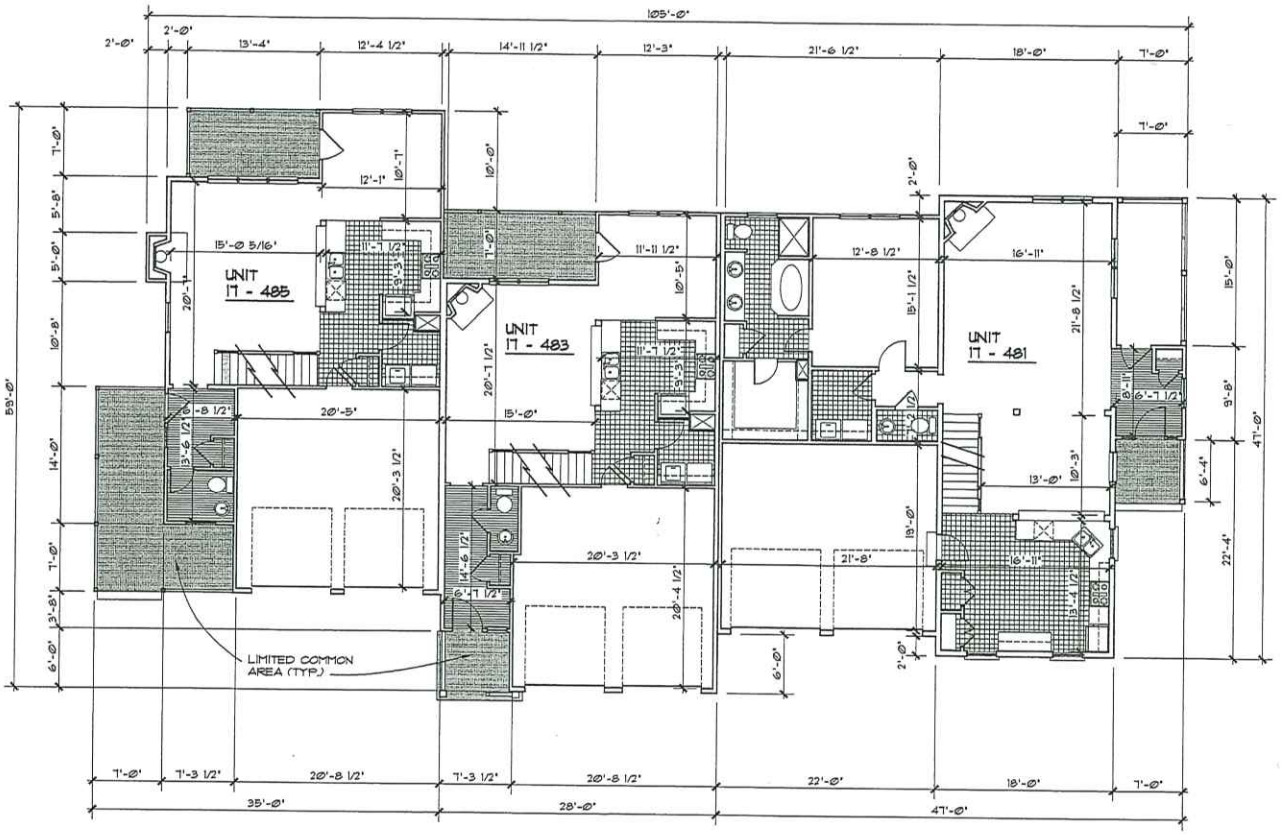
SHEET TITLE:

BUILDING UNIT - 481, 483, 485
BUILDINGS #17
BASEMENT PLAN

SHEET NUMBER: 7 of 16

NAME: CLARKE E\1-DWGS-E\STONEHENGE\SHAGBARK\ART\BUILDINGS\BLDG-17.DWG DATE: OCT 22, 2001 TIME: 5:41 PM

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX: 614-793-0231



FIRST FLOOR PLAN - BUILDING #17 481 - 483 - 485 SERENITY DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

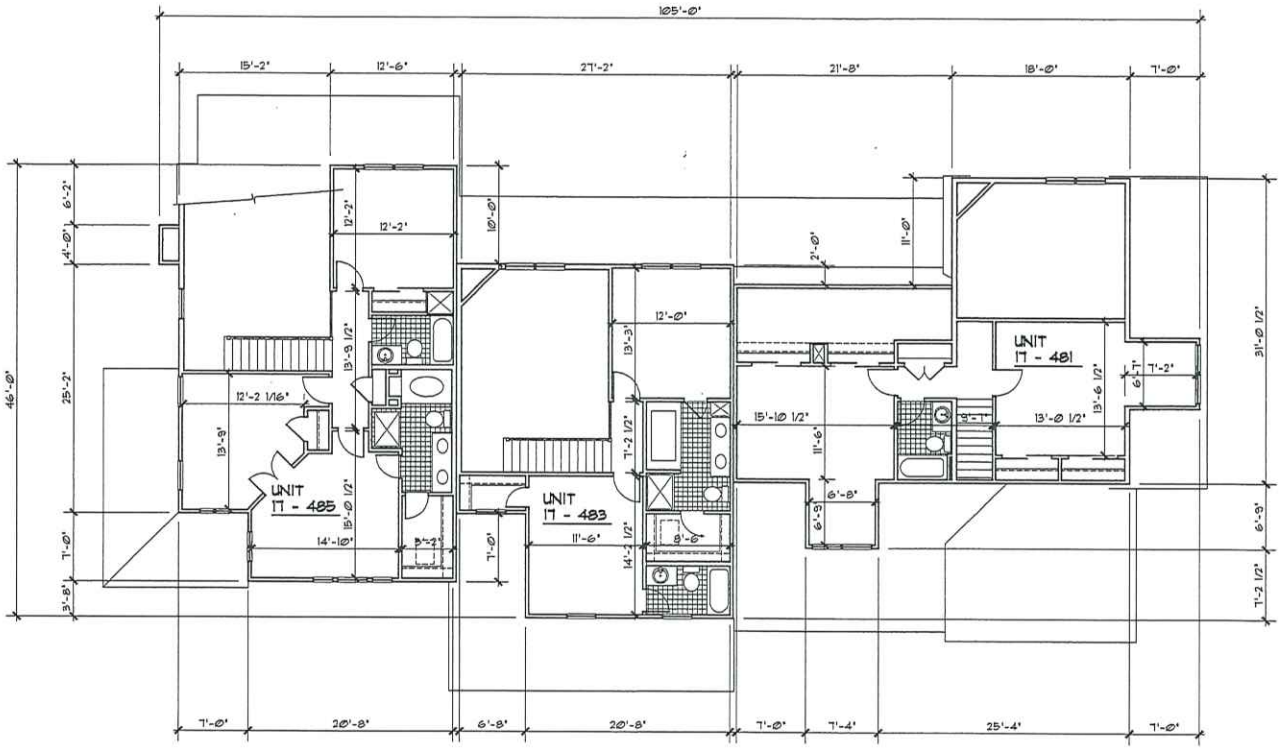
PROJECT NUMBER: C-00-0261

SHEET TITLE:

BUILDING UNIT -
481, 483, 485
BUILDINGS #17
FIRST FLOOR PLAN

SHEET NUMBER 8 of 16

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX 614-793-0231



SECOND FLOOR PLAN - BUILDING #17 481 - 483 - 485 SERENITY DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

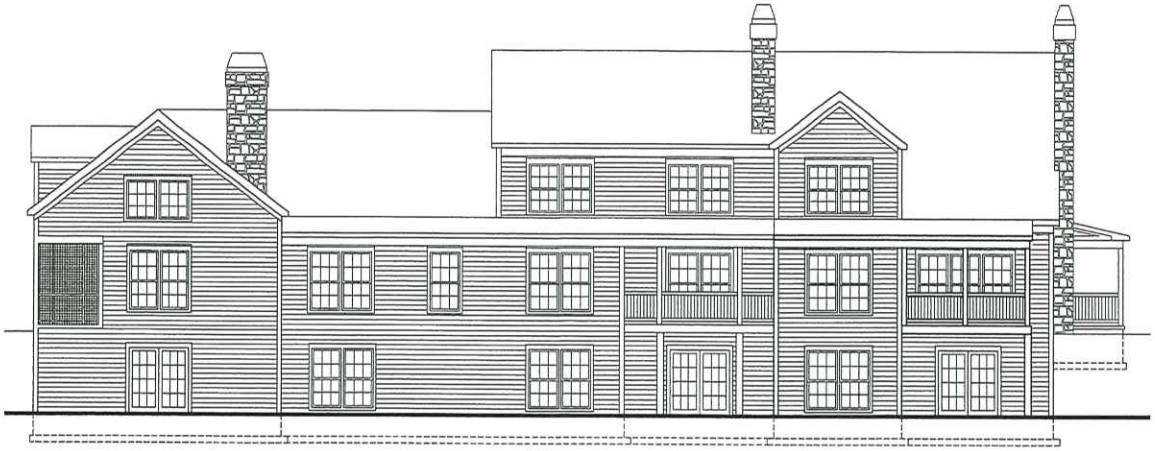
PROJECT NUMBER: CA2000-01

SHEET TITLE:

BUILDING UNIT -
481, 483, 485
BUILDINGS #17
SECOND FLOOR PLAN

SHEET NUMBER: 9 of 16

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX: 614-793-0231



REAR ELEVATION - BUILDING #17 481 - 483 - 485 SERENITY DRIVE
1/8" = 1'-0"

FRONT ELEVATION - BUILDING #17 481 - 483 - 485 SERENITY DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

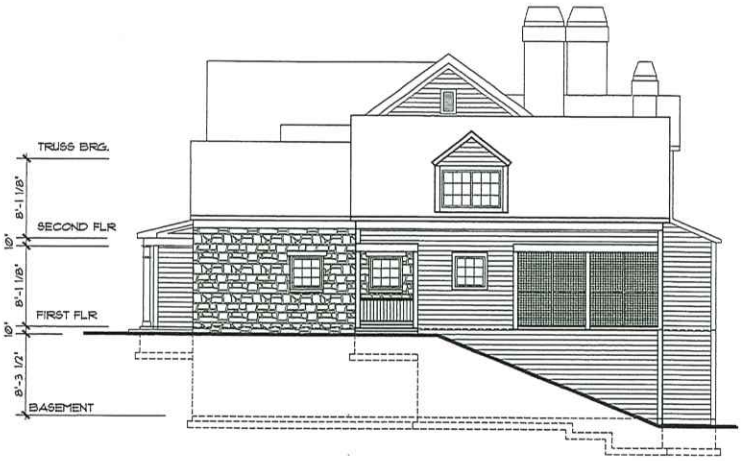
PROJECT NUMBER: CA02010

SHEET TITLE:

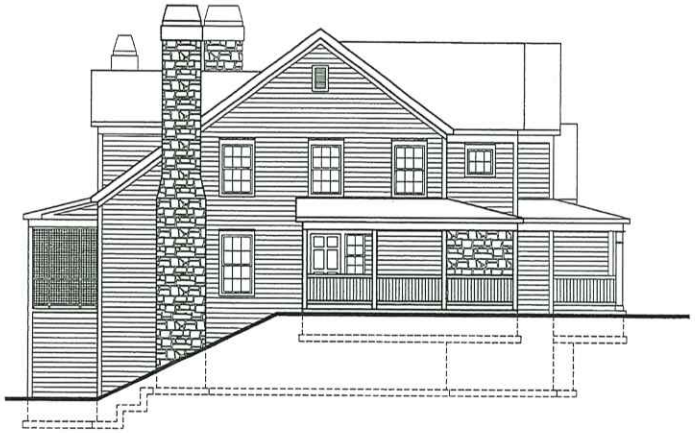
BUILDING UNIT - 481, 483, 485
BUILDINGS #17 ELEVATIONS

SHEET NUMBER: 10 of 16

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX: 614-793-0231



RIGHT ELEVATION - BUILDING #17 481 - 483 - 485 SERENITY DRIVE
1/8" = 1'-0"



LEFT ELEVATION - BUILDING #17 481 - 483 - 485 SERENITY DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

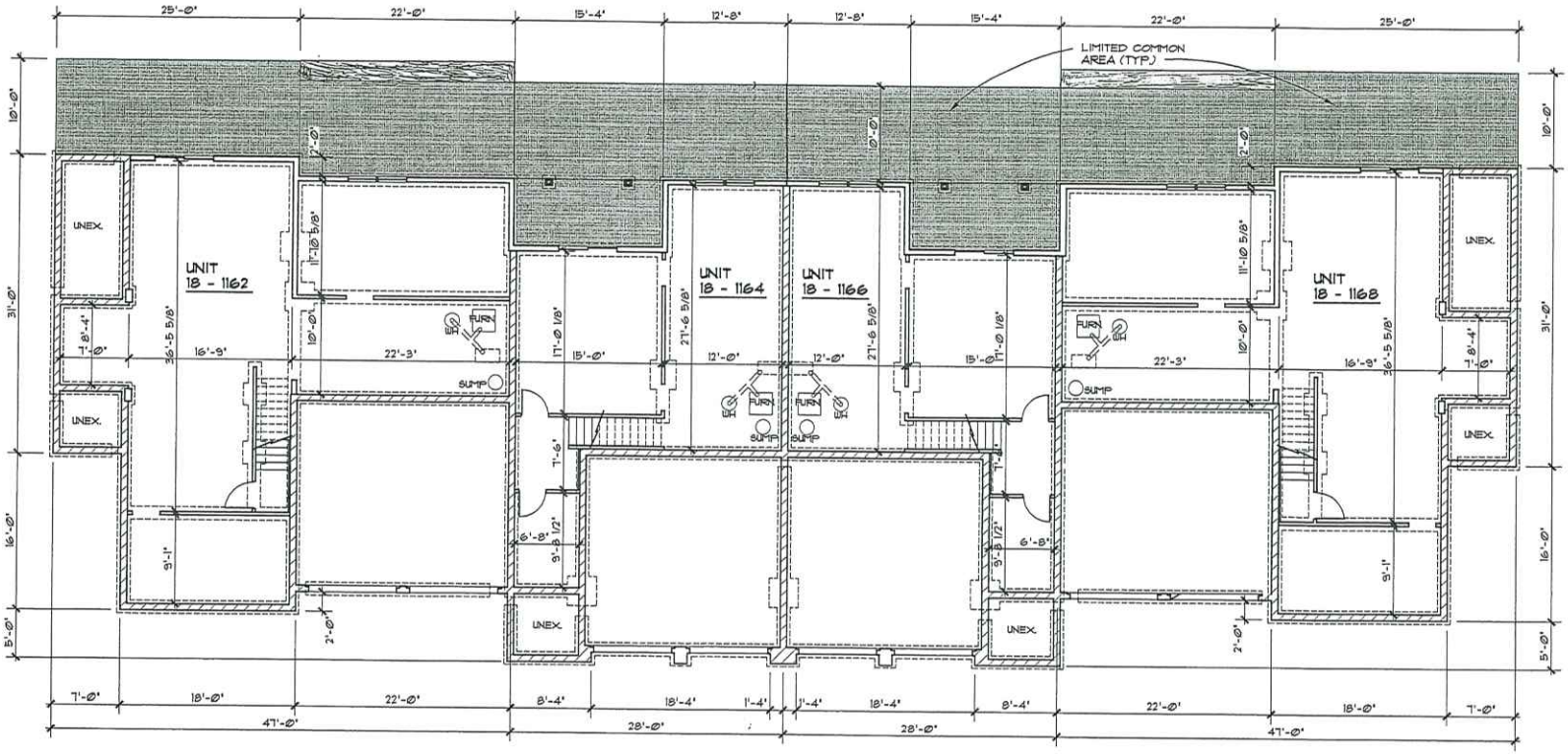
PROJECT NUMBER: C4020101

SHEET TITLE:

BUILDING UNIT - 481, 483, 485
BUILDINGS #17
ELEVATIONS

SHEET NUMBER: 11 of 16

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX: 614-793-0231



BASEMENT PLAN - BUILDING #18 1162 - 1164 - 1166 - 1168 SHAGBARK DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

PROJECT NUMBER: CA020181

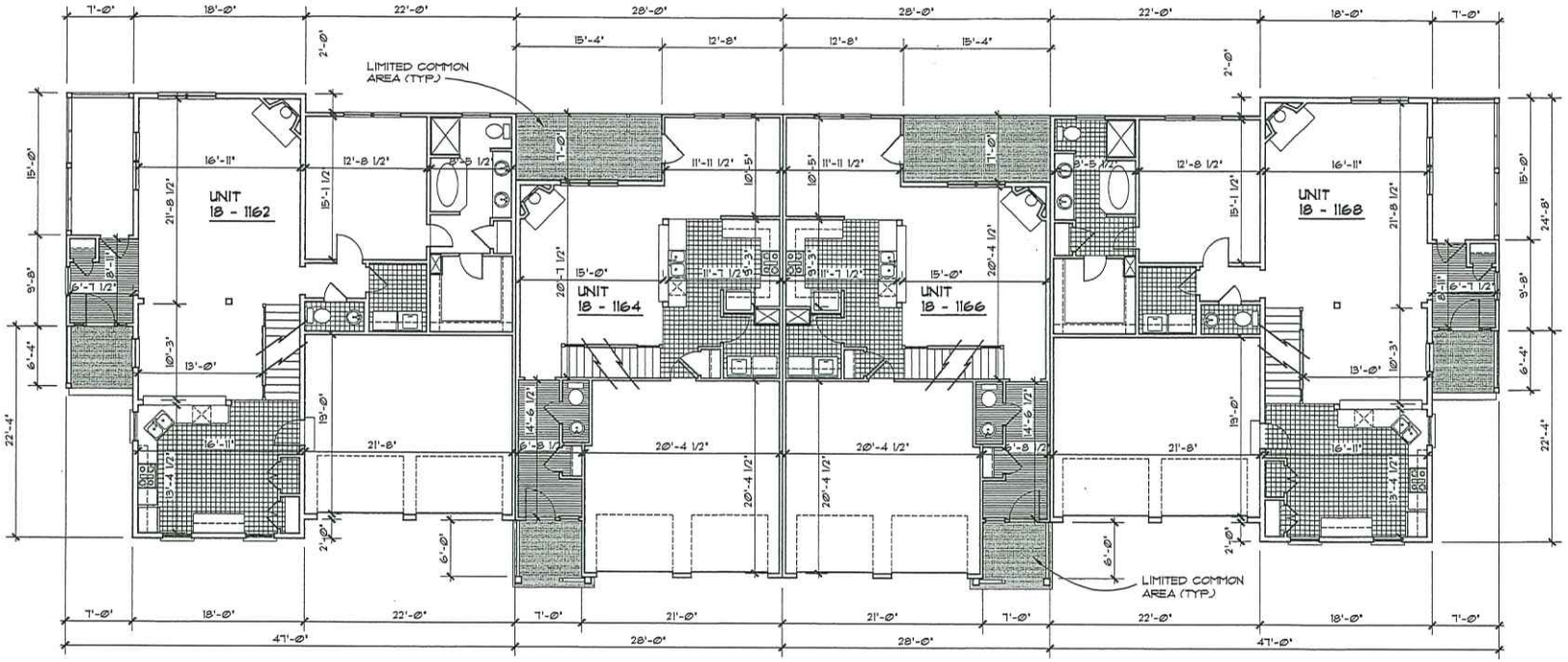
SHEET TITLE:

BUILDING UNIT - 1162, 1164, 1166, 1168
BUILDINGS #18
BASEMENT PLAN

SHEET NUMBER: 12 of 16

NAME: CLARKE E:\1-DWGS-E\STONEHENGE\SHAGBARK\ART\BUILDINGS\BLDG-18.DWG DATE: OCT 16, 2001 TIME: 2:04 PM

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX 614-793-0231



FIRST FLOOR PLAN - BUILDING #18 1162 - 1164 - 1166 - 1168 SHAGBARK DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

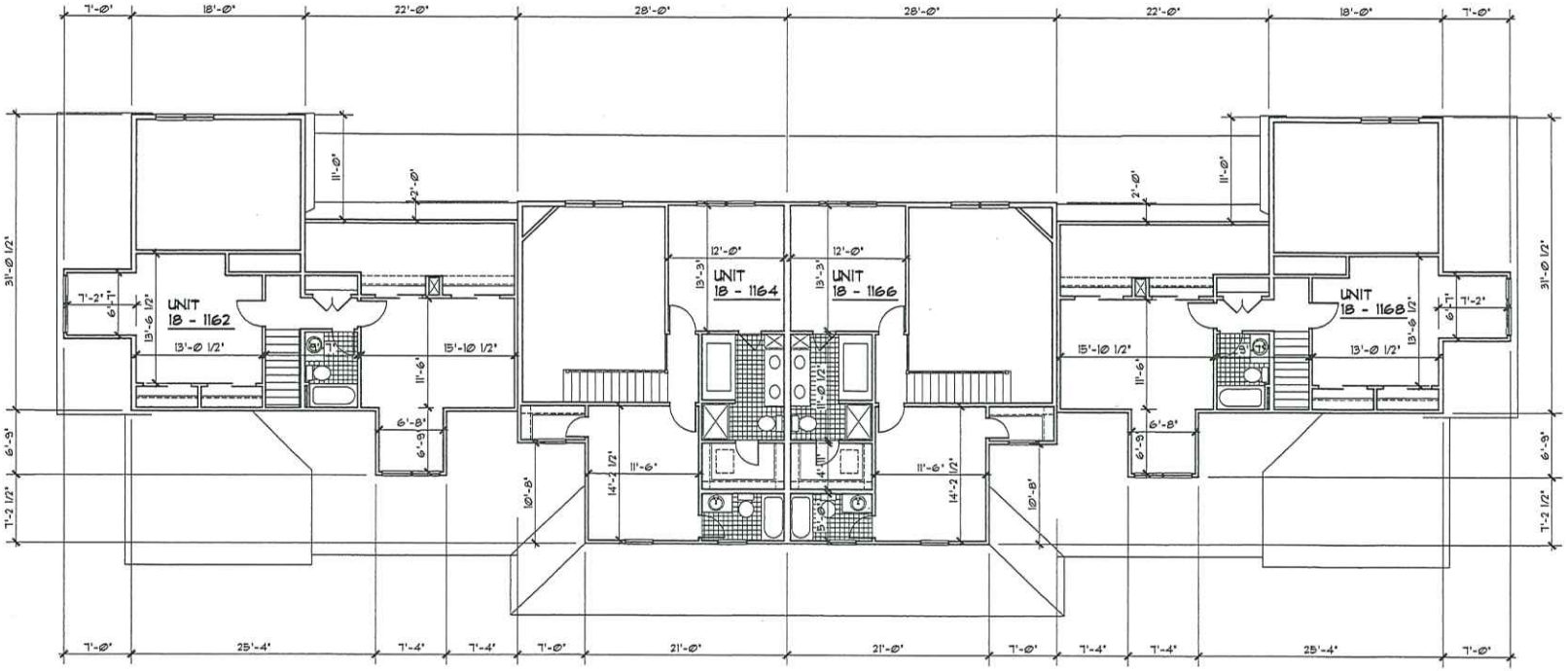
PROJECT NUMBER: CA20061

SHEET TITLE:

BUILDING UNIT -
1162, 1164, 1166, 1168
BUILDINGS #18
FIRST FLOOR PLAN

SHEET NUMBER 13 of 16

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX: 614-793-0231



SECOND FLOOR PLAN - BUILDING #18 1162 - 1164 - 1166 - 1168 SHAGBARK DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

PROJECT NUMBER: CA020161

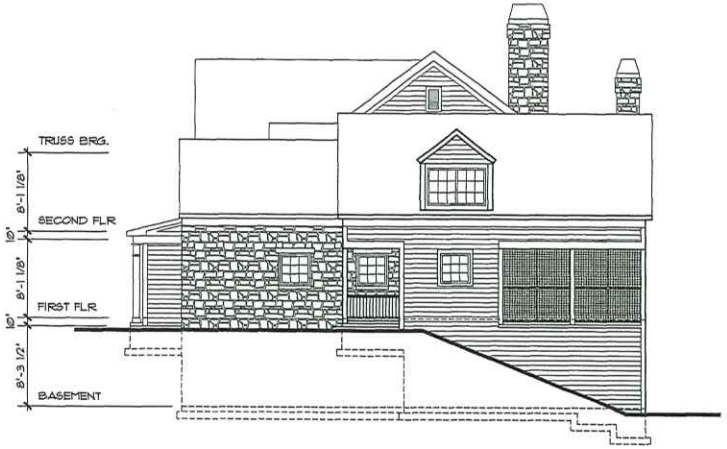
SHEET TITLE:

BUILDING UNIT -
1162, 1164, 1166, 1168
BUILDINGS #18
SECOND FLOOR PLAN

SHEET NUMBER: 14 of 16

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX: 614-793-0231

FRONT ELEVATION - BUILDING #18 1162 - 1164 - 1166 - 1168 SHAGBARK DRIVE
1/8" = 1'-0"



RIGHT ELEVATION - BUILDING #18 1162 - 1164 - 1166 - 1168 SHAGBARK DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:
THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

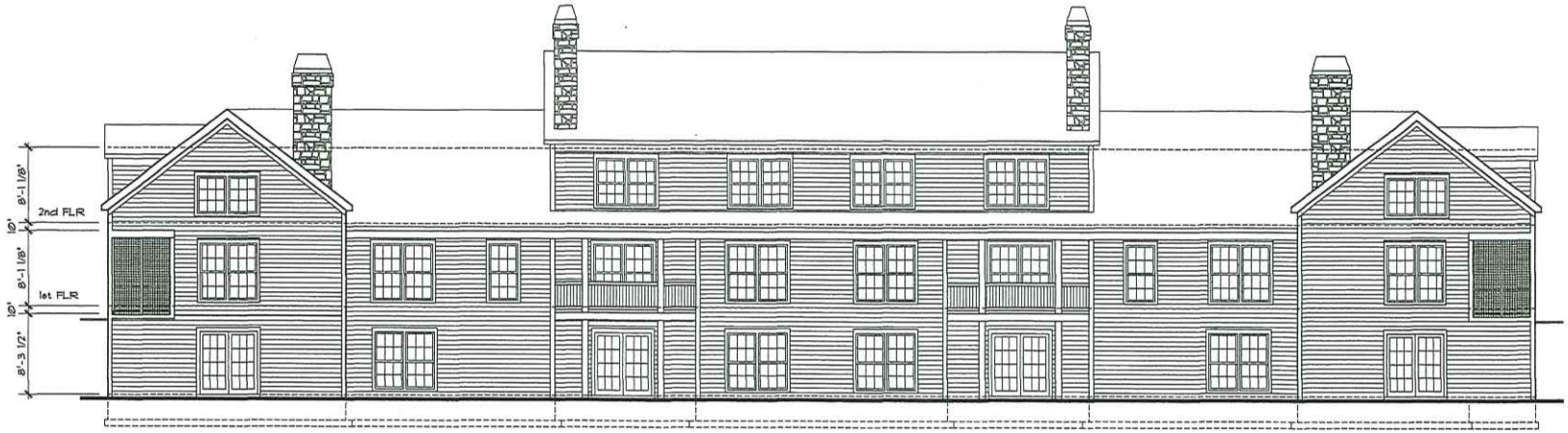
OWNER:
THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

PROJECT NUMBER: CA00261

SHEET TITLE:
BUILDING UNIT - 1162, 1164, 1166, 1168
BUILDINGS #18
ELEVATIONS

SHEET NUMBER: 15 of 16

CLARKE ARCHITECTS, INC.
2433 SHILLINGHAM CT.
POWELL, OHIO 43065
PHONE/FAX: 614-793-0231



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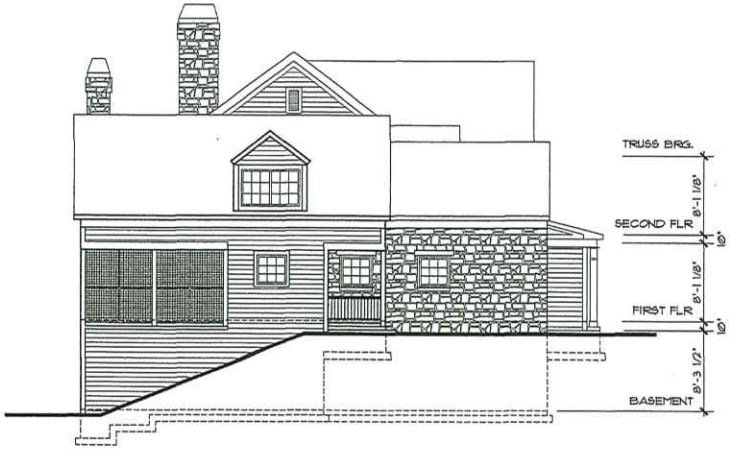
1/8" = 1'-0"



LEFT ELEVATION - BUILDING #18 1162 - 1164 - 1166 - 1168 SHAGBARK DRIVE
1/8" = 1'-0"

1ST AMENDMENT: OCTOBER 16, 2001

REVISION DATES:

PROJECT NAME:

THE WOODS AT SHAGBARK CONDOMINIUMS
GAHANNA, OHIO
FRANKLIN COUNTY

OWNER:

THE STONEHENGE COMPANY
41 NORTH HIGH ST.
NEW ALBANY, OHIO 43054

PROJECT NUMBER: CA00061

SHEET TITLE:

BUILDING UNIT - 1162, 1164, 1166, 1168
BUILDINGS #18
ELEVATIONS

SHEET NUMBER: 16 of 16

F O U S T
ENGINEERING, INC.

Consulting Engineers

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Subject Site:
5061 Shagbark Road
Gahanna, Ohio 43230
Franklin County

Prepared for:
New Start Dev., LLC

Prepared by:
Foust Engineering, Inc.
45 Lake Street
Delaware, Ohio 43015

Foust Project Reference:
#203233

Report Date:
April 27, 2020

PHASE I ENVIRONMENTAL SITE ASSESSMENT

5061 Shagbark Road
Gahanna, Ohio 43230

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Appendix G Interview Documentation
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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment was prepared in general conformance with the scope and limitations of ASTM Practice E 1527-13 for property located at 5061 Shagbark Road in Gahanna, Ohio, including a 0.8-acre vacant lot that extends west to N. Hamilton Road. The following summarizes our findings.

History: The subject site was originally part of a much larger parcel that was split to create the subject site around 1953. The subject site remained vacant and undeveloped until the existing residential home was completed in 1955. The home has been continuously occupied as a residence since its construction. Overall, historic records identified no owners, tenants or activities with the potential to create environmental problems on the subject property.

Site Inspection: The subject site is developed with a 1,485 square foot, ranch-style house with a partial basement that was originally built in 1955. The stucco finished house is located in the central portion of the property with a driveway extending to the north to Shagbark Road. The house is served by a private water supply well that is located along the west side of the entry drive. Although originally served by a septic system and leach field, the septic tank was crushed and rendered useless when an aeration septic tank was installed south of the house at the tree line. The aeration tank was eventually abandoned, and is no longer in use. The property is now served by a municipal sanitary sewer. A heating oil above ground storage tank (AST) is situated in the southeast corner of the basement. Although the tank is no longer in use, a fill port and vent pipe remain outside the southeast corner of the house. The AST replaced a heating oil underground storage tank (UST) that is reported to have been located along the front or north side of the house. No fill or vent pies, or other evidence of that tank remains. Additionally, no petroleum or oil odors were noted in the house and no stains were noted outside. Grassy lawns surround the house with a shed and swimming pool to the west. The western and southern edges of the property are vacant and wooded. The wooded southern portion of the site slopes considerably down to a creek.

Adjacent Properties: The subject site is situated in an area on the north side of Gahanna, Ohio that includes a few older residential homes, residential apartment and condominium complexes, professional and medical offices, and retail establishments. There are no heavy industrial or inherently suspect facilities in the vicinity. An older residential home is located to the north across Shagbark Road. To the east is a newer residential condominium complex known as The Woods at Shagbark. South of the subject site, across a creek valley, are vacant lots and the foundation of an office building that remains unfinished. West of the subject site is a Firestone Complete Auto Care facility. Further west, across N. Hamilton Road, is the Vista Plaza shopping center that is anchored by a Fresh Thyme market. None of the adjoining properties exhibit evidence of operations or features indicative of potential environmental impacts to the subject site.

Environmental Databases: Both state and federal environmental databases outlined in ASTM 1527-13 were reviewed for this investigation. The ERS report identified a total of ten state and federal listings in the vicinity of the subject site. Following a review of the off-site listings and their orientation with respect to the subject site, none are believed to represent a material threat

to the environmental integrity of the property under investigation. The subject site was not identified in any of the environmental databases reviewed.

Conclusions and Recommendations: Foust Engineering, Inc. has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of AAI and ASTM 1527-13 for a property located at 5061 Shagbark Road in Gahanna, Ohio, including a 0.8-acre vacant lot that extends west to N. Hamilton Road. Following a review of historic documentation and environmental database listings in the area, as well as a site inspection, this assessment has revealed the following conditions:

- *Recognized Environmental Conditions*: Yes

  It has been reported that the subject site house was originally served by a small underground heating oil tank. The tank was located in front of the north side of the house. The current owner/occupant, whose father built and originally lived at the residence, stated that the tank was replaced with the above ground heating oil tank currently located in the southeast corner of the basement. The above ground tank is no longer in use. Although the current owner is unsure whether the UST was removed or remains in place, there is no evidence of the tank remaining such as a fill port or vent. This suggests that the tank was removed. Also, no odors, stains or other indications of the tank were observed on the property. The local fire department has no records of the UST in question. It is our suggestion that exploration in the area of the UST be conducted during redevelopment of the property. These types of heating oil tanks are not regulated by Ohio's Bureau of UST Regulations, but there is the potential for leaks or spills to have occurred. It is our opinion that any risk associated with the tank is low.

- *Historical Recognized Environmental Conditions*: None

- *Controlled Recognized Environmental Conditions*: None

- *De Minimis Conditions*: Yes

  The subject site residence was originally serviced by a septic tank and leach field. That tank was crushed and rendered unusable when an aeration tank was installed. The aeration tank is no longer in use as the property has been connected to the municipal sanitary sewer system. Redevelopment of the property may require the physical removal of these features in order to prevent future issues from arising.

- *Vapor Intrusion/Migration Issues*: None

Based on the findings of this investigation, risks associated with this subject property appear to be minimal. Therefore, no additional testing or assessments of the property are warranted at this time. We do suggest that during redevelopment activities, the area of the former heating oil UST in front of the house be excavated and explored. In the event that the tank remains, or petroleum impacts are revealed, they can be addressed at that time. Also, during redevelopment, out of service septic systems should be removed. The water well should also be properly closed.

1.0 INTRODUCTION

This Phase I Environmental Site Assessment or ESA was prepared in general conformance with the scope and limitations of ASTM Practice E 1527-13 for a property located at 5061 Shagbark Road in Gahanna, Ohio, including a 0.8-acre vacant lot that extends west to N. Hamilton Road (Appendix A).

1.1 Purpose

This investigation, to the extent feasible, is intended to assess the presence or likely presence of *recognized environmental conditions* that would indicate an existing release, a previous release or a threat of a release into the soils, ground water or surface water of the subject property.

Phase I ESA's, in conjunction with Phase II and III ESA's, where appropriate, are intended to permit the User to satisfy one of the requirements to qualify for any of the landowner liability protections under CERCLA (42 USC §9601). These practices must constitute "all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice" as defined in CERCLA.

1.2 Scope of Services

In general accordance with Standard Practice 1527 (2013 revised edition), as well as the U.S. EPA's Standards and Practices for All Appropriate Inquiry (AAI) found in 40 CFR Part 312, this investigation includes a review of current and historical conditions regarding the subject site and adjoining properties in order to determine the existence or potential existence of recognized environmental conditions. Although not an exhaustive list, the following tasks were performed during the Phase I ESA and are documented in this report:

- Determine past and present uses of the subject and adjacent properties by reviewing local property records, aerial photographs for the site and its vicinity, reviewing Sanborn Maps, if coverage is available, interviewing those on-site and/or those having knowledge of the site, reviewing previous environmental study documents provided to Foust Engineering by the client and/or the property owner, if any.
- Conduct interviews with those having specialized knowledge of the site including owners, occupants, government officials or neighbors where appropriate.
- Review the regulatory database search provided to Foust Engineering by Environmental Records Search (ERS).
- Review regional and local geologic information for the site vicinity based on Ohio Department of Natural Resources well logs and other documentation if determined to be significant.
- Perform a site visit and note the presence or absence of observable environmental conditions.
- Provide conclusions and recommendations based on the information obtained and reviewed as part of this investigation.

1.3 Significant Assumptions

As part of this investigation, Foust Engineering, Inc. assumes all information obtained as part of this investigation to be accurate and honest. We do not make any warranties or other guarantees regarding any information provided by government sources, local officials and agencies, publications, websites, various documentation, third parties or those interviewed.

1.4 Limitations & Exceptions

The purpose of this and any other Phase I Environmental Site Assessment is to identify the presence or likely presence of *recognized environmental conditions* that would indicate an existing release, a previous release, or a threat of a release into the soils, ground water or surface water on or near the subject property. No physical sampling of materials, soils or ground water was conducted as part of this investigation.

The performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property while recognizing reasonable limits of time and costs. Therefore, the opinions expressed in this Phase I ESA report are based on Foust Engineering's experience and information available during the preparation of this report. Although ASTM and AAI guidelines are closely followed, the level of inquiry varies for each site based on site-specific conditions, available information and the judgment of the environmental professional.

The information provided in this document should be helpful in answering concerns regarding the environmental integrity of this specific subject property. However, we cannot make any recommendations regarding the sale or purchase of this property. The investigation evaluates the conditions which existed at the time of Foust Engineering's site visit and does not warrant against future alterations of conditions at the site or adjacent properties, or subsequent changes in environmental regulations.

The scope of Phase I ESA is to determine if there is a reason to suspect the possibility of contamination at the site and therefore, it does not involve physical sampling or chemical analysis of materials including soil, water, air or building materials, unless otherwise noted in the report. Consequently, it is subjected to the accuracy and availability of the *qualitative information* collected. The data and technical opinions contained in this report are, therefore, *qualitative*.

The information obtained from publicly available sources is assumed to be reliable. Foust Engineering reviews regulatory database information obtained through ERS, who gathers and reports information as it is publicly provided in various government databases. It is not possible for Foust Engineering or ERS to verify the accuracy or completeness of information contained in these databases.

However, the use of and reliance on this information is a generally accepted practice in the performance of environmental due diligence. Moreover, any information offered by a person interviewed is assumed to be given in good faith and to the best of their knowledge, and therefore, considered to be accurate and truthful.

Appropriate inquiry does not mean an exhaustive assessment of a clean property and therefore, only those records, resources, and information that could be reasonably obtained within the time and cost limitations dictated for this project were used in this assessment.

Although others may apply, this Phase I ESA does not include or represent the following: a guarantee, warranty, or certification of clear property title, a Wetlands Delineation as set forth in "Corps of Engineers Wetland Delineation Manual, January 1987 Final Report," a Lead-based Paint Survey by a State Certified Lead-based Paint Evaluation Specialist, Radon Survey or testing, Asbestos survey and/or testing by a State Certified Inspector/Management Planner; EPA Compliance Audit, a review of cultural, historical, and ecological resources or an assessment of health and safety, industrial hygiene, indoor air quality, and high voltage power lines.

Due to the lack of timely responses from most local health and fire departments, requests are not typically submitted to those organizations. Our experience shows that responses are slow or not returned at all.

This report does not represent a legal opinion as to the liabilities associated with property transfers or transactions. Furthermore, the information provided in this report is valid for this particular site in its present condition only (as determined on the day of the site visit). Any changes in the operations or physical condition of the site may alter our findings. Foust Engineering attempts to conduct as thorough a site reconnaissance as practicable. However, it shall not be held liable for inaccessible portions of the property that are identified as such in this report. The ERS report may list the names, addresses, and the type of database listing, such as RCRA, LUST, UST, etc. of the regulated and registered facilities that could not be plotted or mapped on the overview map by ERS. Where possible, Foust Engineering attempts to field-locate these listings. If appropriate, any listing may be removed from discussion based on its location if verified to be outside the ASTM-recommended search distances.

1.5 Special Terms & Conditions

Foust Engineering warrants that the services, findings, and/or recommendations provided herein have been performed in accordance with procedures, practices, and standards generally accepted in the environmental consulting profession for use in similar assignments in the same locale and time frame. No other warranty is expressed or implied.

Any subsequent documents received by Foust Engineering after the issuance date and which do not alter the findings of this report, will be kept in Foust Engineering's project file; otherwise, an addendum will be issued expeditiously. If additional information becomes available to the Client, Foust Engineering asks to be informed as soon as practical so that Foust Engineering can review the information, reassess any potential environmental concerns, and modify this assessment's conclusions and recommendations, if appropriate, at a minimal or no charge.

1.6 User Reliance

This Phase I Environmental Site Assessment was prepared for the exclusive use of **New Start Dev., LLC** in evaluating the subject property for purposes of a real estate transaction and/or financing.

As such, **New Start Dev., LLC**, as well as their business associates, assigns and successors, may rely on the contents of this report.

2.0 SITE DESCRIPTION

2.1 Site Location & Description

The subject property includes two parcels that are identified as Franklin County, Ohio Parcel Numbers *027-000116* and *027-000117* (Figure 2). The subject site encompasses a total of 3.38 acres and is located on the southeast corner of the intersection between N. Hamilton and Shagbark Roads in Gahanna, Ohio.

Legal descriptions can be found in the deeds included in Appendix C.

2.2 Site & Vicinity General Characteristics

The subject site is situated in a commercial area along N. Hamilton Road. Although a few residential homes remain, the area has been redeveloped with professional and medical offices, retail establishments and multifamily residential facilities. There are no heavy industrial or inherently suspect facilities in the near vicinity.

2.3 Current Use of the Property

The subject site is occupied as a residential home by Mr. & Mrs. Jack Williams.

2.4 Descriptions of Site Improvements

The subject site is developed with a 1,485 square foot, ranch-style house with a partial basement that was originally built in 1955. The stucco finished house is located in the central portion of the property with a driveway extending to the north to Shagbark Road. Grassy lawns surround the house with a shed and swimming pool to the west. The western and southern edges of the property are vacant and wooded. The wooded southern portion of the site slopes considerably down to a creek.

2.5 Current Uses of Adjacent Properties

North: Shagbark Road, residential home

South: Firestone Complete Auto Care, vacant lots with one commercial office under construction

East: The Woods at Shagbark residential condominiums

West: N. Hamilton Road, Vista Plaza shopping center, Dunkin Donuts

3.0 USER PROVIDED INFORMATION

3.1 Title Records

Title records were not provided by the User. Ownership records were obtained by Foust Engineering directly from the Franklin County Recorder and Auditor in the form of deed records and tax assessment lists for the subject site.

3.2 Environmental Liens or Activity & Use Restrictions

None offered by User.

3.3 Specialized Knowledge

None offered by User.

3.4 Commonly Known or Reasonably Ascertainable Information

None offered by User.

3.5 Valuation Reduction for Environmental Issues

None offered by User.

3.6 Owner, Property Manager & Occupant Information

Owners of Record:	Mr. Robert L. Roshon	(Parcel No. 027-000116)
	Mr. & Mrs. Jack A. Williams	(Parcel No. 027-000117)
Current Occupant:	Mr. & Mrs. Jack A. Williams	
Property Manager:	Mr. & Mrs. Jack A. Williams (614-783-4394)	

3.7 Reason for Performing Phase I ESA

This investigation is being prepared in order to obtain information about the site for a potential purchase and financing of the property and planned redevelopment.

3.8 Other

No other information or documents were offered during this investigation.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

An environmental database search was conducted for this project by the Environmental Record Search (ERS) for regulated and unregulated solid and hazardous waste sites as well as registered underground storage tank facilities located within one mile of the subject site. The ERS report can be found in Appendix F. Sites usually listed in environmental databases are typically identified by state and/or federal agencies for the following: solid and/or hazardous waste generation, treatment, storage and/or disposal, sites associated with uncontrolled releases of regulated hazardous substances or liquid petroleum products, and sites utilizing or containing underground storage tanks regulated by state and/or federal programs.

4.1.1 ASTM Recommended Search Distances & Findings

The following table outlines the recommended search distances as noted in the 2013 revision of ASTM Practice E 1527. The listings identified in the ERS report were verified as to their location and relationship to the subject site with respect to the ASTM-recommended distances. Listings that were identified by ERS, but field-verified by Foust Engineering personnel to be outside the respective ASTM search distances, were filtered from the original report.

Summary of Environmental Database Listings

FEDERAL (U.S. EPA)	ASTM Search Distances	Subject Site Listed?	Total # of Listings	STATE (Ohio EPA, BUSTR)	ASTM Search Distances	Subject Site Listed?	Total # of Listings
National Priority List	1 mile			Master Sites List/DERR	1 mile		
De-listed NPL Sites	½ mile			State-Equivalent CERCLA	½ mile		
CERCLA	½ mile			Landfills/SWF	½ mile		
CERCLA-NFRAP	Prop. & Adj.			Inst./Eng. Control	Prop. Only		
RCRA CORRACTS TSD	1 mile			Spills-OH	Prop. Only		
Non-CORRACTS TSD	½ mile			Brownfield Ohio/VCP	½ mile		
RCRA Generators	Prop. & Adj.		2	Registered UST	Prop. & Adj.		
Inst./Eng. Control	Prop. Only			Leaking UST	½ mile		7
Brownfield-US	Prop. Only		1	Other State Databases	n/a		
		Total **FEDERAL**	**3**			Total **STATE**	**7**

Both state and federal environmental databases outlined in ASTM 1527-13 were reviewed for this investigation. The ERS report identified a total of ten state and federal listings in the vicinity of the subject site as summarized above. The subject site was not identified in any of the environmental databases reviewed. All of the listings in the vicinity are discussed in this section.

4.1.2 National Priorities List

The National Priorities List (NPL) is the U.S. Environmental Protection Agency's (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action under the Federal "Superfund" program.

The subject site was <u>not</u> identified as an NPL site. Furthermore, no NPL sites were identified within the one-mile search distance recommended by ASTM.

4.1.3 De-listed National Priorities List

The National Priorities List (NPL) is the U.S. Environmental Protection Agency's (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action under the Federal "Superfund" program. Any facilities removed from the NPL would be listed here.

The subject site was not identified as a de-listed NPL site. Furthermore, no de-listed NPL sites were identified within the one-mile search distance recommended by ASTM.

4.1.4 CERCLA Sites

CERCLA sites are listed within a database maintained by the U.S. EPA for those sites which EPA has investigated or is currently investigating for a release or suspected release of hazardous substances, pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA).

The subject site was not identified as a CERCLA site. Furthermore, no active CERCLA sites were identified in the ERS report.

4.1.5 CERCLA-NFRAP Sites

Sites found within this database have previously been listed as CERCLA sites. However, these sites have been granted No Further Remedial Actions Planned status (NFRAP). These sites have been reclassified "NFRAP" due to the lack of significant contamination and are of much less concern than active sites. ASTM requires a discussion of these sites only if they are situated on or adjacent to the subject site.

The subject site was not identified as a CERCLA-NFRAP site. Furthermore, no CERCLA-NFRAP sites were identified in the ERS report.

4.1.6 Resource Conservation & Recovery Act (RCRA)

The U.S. EPA's RCRA program identifies and tracks hazardous substances from their point(s) of generation to their point(s) of disposal. The RCRA facilities database is a compilation by the EPA of reporting facilities that generate, transport, treat, store, or dispose of RCRA hazardous substances.

The RCRA generators list contains information regarding small and large quantity generators. Conditionally exempt small quantity generators either produce less than 100 kilograms (kg) of hazardous waste per month or meet other applicable requirements under RCRA. Small quantity generators either generate between 100 kg and 1,000 kg of hazardous waste per month or meet other applicable requirements under RCRA. Large quantity generators either generate greater than 1,000 kg of hazardous waste per month or meet other applicable requirements under RCRA. The RCRA TSD report contains information pertaining to hazardous waste treatment, storage, or disposal facilities, as well as transporters of those wastes. CORRACTS is a database of corrective actions against RCRA TSD facilities with violations or releases.

The subject site was not identified in the RCRA databases. The only RCRA generator facility identified within the vicinity of the subject site is discussed below.

- Martinizing: This retail dry-cleaning facility is located at 1177 N. Hamilton Road, 300 feet northwest of the subject site across the roadway. Although listed as a small quantity generator of RCRA wastes associated with dry-cleaning operations, there are no reported violations or enforcement actions noted. Furthermore, this facility has only been open since 1996 when the shopping plaza was constructed. Typically, only older dry-cleaning facilities are commonly suspected of environmental impacts. Therefore, we can assume that this listing is not a major concern for the subject site.

4.1.7 Institutional or Engineering Control Registry

The subject site was not specifically identified as a facility with any state or federal agency as having institutional or engineering controls assigned.

4.1.8 Emergency Response Notification System

The Emergency Response Notification System (ERNS) is a national computer database system used to collect information on sudden and/or accidental releases of hazardous substances or petroleum products to the environment.

The subject site was not identified as an ERNS site. Furthermore, no ERNS spills were identified in the ERS report.

4.1.9 State Priority List

The State Priority List (SPL) is a generic name for the state databases that contain sites considered to be actually or potentially contaminated and present a threat to human health or the environment. The Ohio database is referred to as the Master Sites List or MSL. The MSL was created in 1988 for the listing, tracking and reporting of potentially contaminated sites in Ohio managed by the Ohio Environmental Protection Agency's Division of Emergency and Remedial Response (DERR). It listed sites where there was evidence of, or it was suspected that there was, contamination of air, water or soil, and there was a confirmed or potential threat to human health or to the environment.

The MSL no longer exists; it was last updated in 1997 and last published in 1999. When it was in existence, the MSL was a query of the larger Division of Emergency and Remedial Response database.

The subject site was not identified as an MSL/SPL or DERR site. Furthermore, no DERR facilities were identified in the ERS report.

4.1.10 Landfill Solid Waste Disposal Sites

A database is maintained by the Ohio EPA - Division of Solid and Infectious Wastes of licensed solid waste facilities, including landfills, incinerators and transfer stations.

The subject site was not identified as a landfill site. Furthermore, no landfill listings were included in the ERS report.

4.1.11 Spills-OH

The Ohio EPA maintains a computer database that includes any and all spills that have been reported to them since 1990. These spills can range from major releases to minor or insignificant events that may have warranted no corrective action.

The subject site was not identified within the Spills-OH database. Furthermore, no Spills-OH incidents were identified in the ERS report.

4.1.12 Brownfield Sites (VCP)

The Ohio Environmental Protection Agency's Division of Emergency and Remedial Response has developed a program through which abandoned Brownfield sites can be effectively remediated or otherwise dealt with. This program is identified as the Ohio EPA Voluntary Action Program (VAP). This database is also referred to as VCP.

Although several Brownfield sites are located in Central Ohio, the subject site was not identified as having been placed into the Voluntary Action Program. One federally-listed Brownfield site was identified in the area and is discussed below.

- Former Standard Oil Station: This former gasoline filling station was located at 4019 Johnstown Road, 3,500 feet south of the subject site at the corner of its intersection with N. Hamilton Road. Although developed as a filling station in 1940, operations ceased around 1983. The City of Gahanna purchased the site in 1994 in order to redevelop the property as part of an intersection realignment project. In order to mitigate any residual petroleum contamination associated with the former filling station, the City applied for federal funds to assist with assessment and remediation. Based on local topography, surface and ground waters are believed to flow southwest toward Big Walnut Creek. This flows away from the subject site which is situated to the north. Therefore, even with a lack of details regarding mitigation activities, this listing is not considered a major threat to the subject site.

4.1.13 Registered Underground Storage Tanks

The Bureau of Underground Storage Tank Regulations (BUSTR) maintains a database of registered underground storage tanks (UST's) used to store liquid petroleum products within the State of Ohio. Ohio's UST registration program was initially implemented in 1984. Consequently, sites utilizing UST's that were removed prior to 1984 are unlikely to be recognized in the State database.

The subject site was not identified as a UST facility. Furthermore, no registered UST sites were identified in the ERS report.

4.1.14 Leaking Underground Storage Tanks

BUSTR also maintains a database of UST's throughout the State of Ohio that are known to have leaked or are suspected of leaking. The standard ASTM search radius for this database is ½ mile from the subject site.

The subject site was not identified in the State's LUST database. Although seven LUST incidents were identified within ½ mile of the subject site, all of them have been granted No Further Action (NFA) status. NFA status means that any residual petroleum contamination that may have been found was effectively mitigated in accordance with Corrective Action requirements. Therefore, those seven incidents can be removed from consideration.

4.2 Additional Environmental Database Record Sources

,
No other environmental record sources were reviewed.

4.3 Physical Setting Sources

Based on interpretation of the USGS 7.5 Minute Series Topographic Map for the area, the subject property is located in an area with relatively level topography at an approximate elevation of 924 feet above mean sea level (Appendix A - Figure 4). Although the subject site is generally level, the surrounding area appears to drain to the south toward a minor tributary to Big Walnut Creek. The tributary extends along the south side of the subject site and exhibits no signs of potential environmental concern. Based on the topography of the area, ground water is anticipated to also flow to the *south* or *southwest* in the vicinity of the subject site.

Subsurface conditions that would impact any spills in the area were reviewed through the Ohio Department of Natural Resources Well Logs (Appendix D). No wells were identified on the subject site. Based on the available well logs in the area, subsurface soils are glacial till consisting of clay with intermittent layers of gravel and sand. The Well Logs indicate that the upper layer of clay extends to depths averaging only 7 feet below ground surface. The clay rests directly above shale.

The log for a well that services the subject site house identifies an installation date of 1980. The log further reports clay to a depth of 7 feet with shale directly below. The well extends to a total depth of 81 feet. Ground water is obtained from the shale with the pump set at 7 feet. Yield appears to be 10 gallons per minute.

The upper layer of clay should help retard the spread of near surface releases from off-site sources. However, various amounts of ground water may be present in the shale below the clay. Even though site-specific data is not available, ground water in the area of the subject site is anticipated to flow to the *south* or *southwest*.

4.4 Historical Use Information on the Property

4.4.1 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps for the area were researched to determine previous site uses and structures. The Sanborn Fire Insurance Map program was developed to establish building locations and construction styles for fire insurance purposes in historically urban areas. Unfortunately, overview or index maps indicate no detailed mapping in the vicinity of the subject site. This suggests a lack of significant commercial development prior to 1970.

4.4.2 Property Ownership

The Franklin County Auditor's tax records and Recorder's deeds were reviewed for the subject property in order to identify previous owners and their potential environmental impact to the property (Appendix C). In this case, ownership was available back to 1920. Originally, the subject site parcels were part of a larger, 50-acre property that was undeveloped. Smaller parcels were created in 1953 that eventually became the existing site parcels. Those parcels were known as 170-983 & 170-984. Recently, parcel numbers in the area have been changed to include the identification numbers 027-116 & 027-117. All property owners since 1920 have been private individuals with no commercial entities noted. None of the known owners are inherently suspected of environmental concerns.

The tax assessment lists show that the parent parcel of the existing subject site parcels was originally vacant and undeveloped. Following creation of the site parcels in 1953, the existing residential home was built in 1955. Improvements including a utility shed and swimming pool were installed in 1988 and 1990, respectively. There are no indications in the tax/ownership records that suggest suspect owners or structures.

4.4.3 City Directories

Due to the 2020 COVID-19 virus outbreak that caused the closure of public offices and several private businesses, city directories at the Columbus Metropolitan Library were not available for review for this investigation. However, according to the current occupant of the residential home, Mr. Jack Williams, his family has owned the property since 1953 and lived at the location since the house was completed in 1955.

4.4.4 Aerial Photographs

Aerial photographs were obtained from multiple sources including the Franklin County Soil & Water Conservation District. Photographs of the area dated 1938, 1957, 1964, 1971, 1980, 1989 and 2019 were acquired and a summary of those photos is included below. Copies of the photographs have also been included in Appendix E.

1938 The 1938 aerial photograph shows the surrounding area dominated by vacant farmland with a few residential homes scattered in the vicinity. This photograph shows the subject property situated along the east side of N. Hamilton Road between the stream to the south and a roadway to the north. The property is undeveloped with several trees. The roadway leads east to Johnstown Road and is believed to be the precursor for Shagbark Road. No suspect features are visible on or near the site.

1957 The 1957 aerial photograph does not extend far enough north to include the subject site.

1964 The 1964 aerial photograph shows increased development of residential homes along N. Hamilton and Johnstown Roads. The subject site is now visible with the existing residential home. The acreage extending to N. Hamilton Road is vacant and undeveloped. Shagbark Road now includes multiple residential homes east and northeast of the subject site. No commercial developments are visible in the area.

1971 The 1971 aerial photograph continues to show the area dominated by rural residential homes with no significant changes to the subject site or adjacent properties since 1964.

1980 The 1980 aerial photograph continues to show the area dominated by rural residential homes with no significant changes to the subject site or adjacent properties since 1971. The only activity in the area is earthwork at a farm property across N. Hamilton Road to the southwest.

1989 The 1989 aerial photograph continues to show the area dominated by rural residential homes with no significant changes to the subject site or adjacent properties since 1980.

2019 The 2019 aerial photograph continues to show the subject site occupied by the original home with vacant areas to the south and west. However, commercial development of the area is obvious with large apartment complexes to the east and west. A new shopping plaza has been built across N. Hamilton Road to the west. Also visible is the existing Firestone automotive facility to the southwest that was built in 2014.

5.0 SITE RECONNAISSANCE

5.1 Methodology & Limiting Conditions

An inspection of the subject property was conducted on April 22, 2020. Our site visit consisted of a deliberate walk around the premises and through the facility with no limiting conditions.

5.2 Site Description

The subject site is developed with a 1,485 square foot, ranch-style house with a partial basement that was originally built in 1955. The stucco finished house is located in the central portion of the property with a driveway extending to the north to Shagbark Road. The house is served by a private water supply well that is located along the west side of the entry drive. Although originally served by a septic system and leach field, the septic tank was crushed and rendered useless when an aeration septic tank was installed south of the house at the tree line. The aeration tank was eventually abandoned, and is no longer in use. The property is now served by a municipal sanitary sewer. A heating oil above ground storage tank (AST) is situated in the southeast corner of the basement. Although the tank is no longer in use, a fill port and vent pipe remain outside the southeast corner of the house. The AST replaced a heating oil underground storage tank (UST) that is reported to have been located along the front or north side of the house. No fill or vent pies, or other evidence of that tank remains. Additionally, no petroleum or oil odors were noted in the house and no stains were noted outside. Grassy lawns surround the house with a shed and swimming pool to the west. The western and southern edges of the property are vacant and wooded. The wooded southern portion of the site slopes considerably down to a creek.

5.3 Site Photographs

John M. Ulicny of Foust Engineering, Inc. visually inspected the subject property on April 22, 2020. The photographs with descriptions that are included in Appendix B show the condition of the subject site and surrounding properties during the inspection. Weather conditions during the inspection included partly cloudy skies, no precipitation and an ambient temperature of approximately 48° F.

5.4 Specific Inspection Criteria

5.4.1 Environmental Liens

The Client has not provided information regarding any environmental liens on the subject property. Although an exhaustive search was not conducted, Foust Engineering, Inc. identified no such recorded liens during research for this project.

5.4.2 Above Ground Storage Tanks

Although no longer in use, a heating oil AST is located in the southeast corner of the basement. The fill port and vent pipe for the AST remain outside the southeast corner of the house. No petroleum or oil odors were noted in the house and no stains were noted outside.

5.4.3 Underground Storage Tanks

The AST found in the basement of the house replaced an older heating oil UST that is reported to have been located along the front or north side of the house. No fill or vent pies, or other evidence of that tank remains. The current owner/tenant is unsure whether this tank was removed or remains in place. However, no petroleum or oil odors were noted in the house and no stains were noted outside.

5.4.4 Drums or Other Containers

No suspect drums or other containers were observed on or near the subject site. A drum near the southeast corner of the house is used only as a fire pit.

5.4.5 Chemical Usage

No significant chemical usage was observed on or near the subject site. Only household cleaners and maintenance materials are in use.

5.4.6 Hazardous Waste Storage or Disposal

We found no evidence of hazardous waste disposal on or near the subject site.

5.4.7 Solid Waste Disposal

Although multiple piles of lawn debris (limbs and leaves) were observed in the wooded portions of the site, we found no evidence of solid waste disposal on or near the subject site.

5.4.8 Utilities

Standard urban utilities available in the area include natural gas, electricity, storm sewers, city water and municipal sanitary sewer. The subject site is served by a private water supply well which is located along the west side of the entrance drive near the northern edge of the property.

Even though the property is currently served by a municipal sanitary sewer, an aeration tank that has been taken out of service remains south of the house at the tree line. That aeration tank replaced an original septic tank and leach field system. That original system was crushed and rendered useless when it was taken out of service.

5.4.9 Streams, Pits, Ponds, and Lagoons

No pits, ponds or lagoons were observed on or near the subject site. The stream at the southern edge of the subject site exhibited no obvious or evident signs of environmental concern.

5.4.10 Stains, Stressed Vegetation, or Odors

No evidence of major stains, stressed vegetation or odors was observed on the subject site.

5.4.11 Polychlorinated Biphenyls

Polychlorinated Biphenyls (PCB) are commonly associated with oils contained in older electrical transformers, capacitors, and fluorescent light ballasts. These types of electrical units are of concern when observed to be in poor condition or show signs of leakage. A single, small pole-mounted electrical transformer services the site and is located near the eastern property line, southeast of the house. The unit is labeled as non-PCB containing and it was found to be in good condition with no signs of environmental concerns.

5.4.12 ASTM Non-Scope Considerations

Additional ASTM non-scope considerations including cultural and historic importance, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines were not investigated during this investigation as noted in this report. Furthermore, there are no obvious or evident indications that these considerations will reveal adverse circumstances associated with the subject site.

In addition to the items listed above, none of the following issues were included in the scope of this investigation: an asbestos survey, testing for radon, a wetlands determination, an evaluation for the existence of lead-based paint, testing for the presence of lead in the drinking water, and a review of the regulatory compliance of operations conducted at the subject site.

6.0 INTERVIEWS

6.1 Owner

The owner of the property, Mr. Jack Williams has been associated with the subject site for 60 years. Mr. Williams completed an interview form that has been included in Appendix G. He also escorted Foust Engineering personnel through the property during the site inspection. He stated that his father built and originally occupied the house. The Williams Family has continuously occupied the home. Information provided by Mr. Williams is included in pertinent sections of this report.

6.2 Site Manager

See above.

6.3 Others

No others were interviewed.

6.4 Local Government Officials

Requests were sent to the Mifflin and Jefferson Township Fire Departments for information they may have regarding the former heating oil UST that is reported to have been situated on the subject site (Appendix G). Although located in the City of Gahanna, the fire department with jurisdiction for the subject site parcels is Jefferson Township. According to Mr. Chad Mast, a fire official with the Jefferson Township Fire Department, they have no records, files or knowledge of any UST's at the subject site.

7.0 FINDINGS

The subject site was originally part of a much larger parcel that was split to create the subject site around 1953. The subject site remained vacant and undeveloped until the existing residential home was completed in 1955. The home has been continuously occupied as a residence since its construction. Overall, historic records identified no owners, tenants or activities with the potential to create environmental problems on the subject property.

The subject site is developed with a 1,485 square foot, ranch-style house with a partial basement that was originally built in 1955. The stucco finished house is located in the central portion of the property with a driveway extending to the north to Shagbark Road. The house is served by a private water supply well that is located along the west side of the entry drive. Although originally served by a septic system and leach field, the septic tank was crushed and rendered useless when an aeration septic tank was installed south of the house at the tree line. The aeration tank was eventually abandoned, and is no longer in use. The property is now served by a municipal sanitary sewer. A heating oil above ground storage tank (AST) is situated in the southeast corner of the basement. Although the tank is no longer in use, a fill port and vent pipe remain outside the southeast corner of the house. The AST replaced a heating oil underground storage tank (UST) that is reported to have been located along the front or north side of the house. No fill or vent pies, or other evidence of that tank remains. Additionally, no petroleum or oil odors were noted in the house and no stains were noted outside. Grassy lawns surround the house with a shed and swimming pool to the west. The western and southern edges of the property are vacant and wooded. The wooded southern portion of the site slopes considerably down to a creek.

The subject site is situated in an area on the north side of Gahanna, Ohio that includes a few older residential homes, residential apartment and condominium complexes, professional and medical offices, and retail establishments. There are no heavy industrial or inherently suspect facilities in the vicinity. An older residential home is located to the north across Shagbark Road. To the east is a newer residential condominium complex known as The Woods at Shagbark. South of the subject site, across a creek valley, are vacant lots and the foundation of an office building that remains unfinished. West of the subject site is a Firestone Complete Auto Care facility. Further west, across N. Hamilton Road, is the Vista Plaza shopping center that is anchored by a Fresh Thyme market. None of the adjoining properties exhibit evidence of operations or features indicative of potential environmental impacts to the subject site.

Both state and federal environmental databases outlined in ASTM 1527-13 were reviewed for this investigation. The ERS report identified a total of ten state and federal listings in the vicinity of the subject site. Following a review of the off-site listings and their orientation with respect to the subject site, none are believed to represent a material threat to the environmental integrity of the property under investigation. The subject site was not identified in any of the environmental databases reviewed.

8.0 CONCLUSIONS & RECOMMENDATIONS

Foust Engineering, Inc. has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of AAI and ASTM 1527-13 for the property located at 5061 Shagbark Road in Gahanna, Ohio, including a 0.8-acre vacant lot that extends west to N. Hamilton Road. Any exceptions to, or deletions from, this practice, are described in various sections of this report.

Following a review of historic documentation and environmental database listings in the area, as well as a site inspection, this assessment has revealed the following conditions:

- *Recognized Environmental Conditions*: Yes

  It has been reported that the subject site house was originally served by a small underground heating oil tank. The tank was located in front of the north side of the house. The current owner/occupant, whose father built and originally lived at the residence, stated that the tank was replaced with the above ground heating oil tank currently located in the southeast corner of the basement. The above ground tank is no longer in use. Although the current owner is unsure whether the UST was removed or remains in place, there is no evidence of the tank remaining such as a fill port or vent. This suggests that the tank was removed. Also, no odors, stains or other indications of the tank were observed on the property. The local fire department has no records of the UST in question. It is our suggestion that exploration in the area of the UST be conducted during redevelopment of the property. These types of heating oil tanks are not regulated by Ohio's Bureau of UST Regulations, but there is the potential for leaks or spills to have occurred. It is our opinion that any risk associated with the tank is low.

- *Historical Recognized Environmental Conditions*: None

- *Controlled Recognized Environmental Conditions*: None

- *De Minimis Conditions*: Yes

  The subject site residence was originally serviced by a septic tank and leach field. That tank was crushed and rendered unusable when an aeration tank was installed. The aeration tank is no longer in use as the property has been connected to the municipal sanitary sewer system. Redevelopment of the property may require the physical removal of these features in order to prevent future issues from arising.

- *Vapor Intrusion/Migration Issues*: None

Based on the findings of this investigation, risks associated with this subject property appear to be minimal. Therefore, no additional testing or assessments of the property are warranted at this time. We do suggest that during redevelopment activities, the area of the former heating oil UST in front of the house be excavated and explored. In the event that the tank remains, or petroleum impacts are revealed, they can be addressed at that time. Also, during redevelopment, out of service septic systems should be removed. The water well should also be properly closed.

9.0 DEVIATIONS

No significant data gaps or deviations have been identified that affect the conclusions of this report.

10.0 ADDITIONAL SERVICES

No additional services were conducted in association with this environmental assessment.

11.0 QUALIFICATIONS & SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR Part 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in ASTM 1527-13 and 40 CFR Part 312.

David G. Foust, P.E.

John M. Ulicny

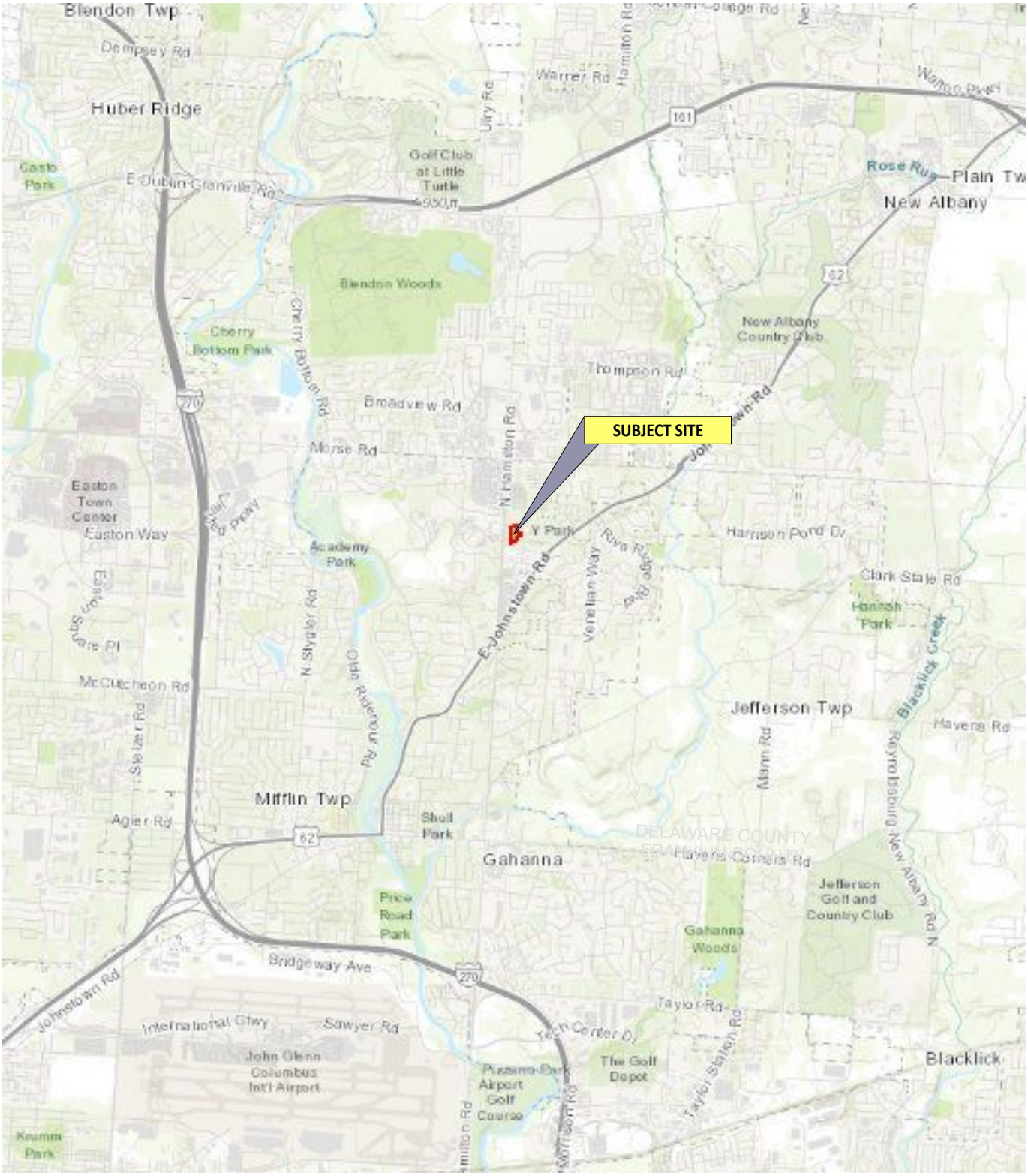
Foust Engineering, Inc. is authorized to provide Professional Engineering Services in the State of Ohio in accordance with the provisions of the Ohio Revised Code. Foust Engineering, Inc. has been providing quality environmental consulting services since 1993.

David G. Foust is a Registered Professional Engineer in the State of Ohio. He holds a Bachelor of Science Degree in Aeronautical and Astronautical Engineering, as well as a Masters Degree in Business Administration from The Ohio State University. He has over thirty years engineering experience, with over thirteen years devoted to environmental applications. He is a Certified Asbestos Hazard Evaluation Specialist in the State of Ohio. Based on his current registration as a Professional Engineer and his experience, Mr. Foust is qualified as an *Environmental Professional* under 40 CFR 312. See Appendix H.

John M. Ulicny holds a Bachelor of Science Degree in Environmental Sciences from Ohio Northern University and has been employed as an environmental consultant since 1994. His fourteen years of experience includes the completion of over 750 Phase I Environmental Site

Assessments ranging from small vacant lots to large industrial facilities. Mr. Ulicny is currently a Project Manager with Foust Engineering, Inc. responsible for several types of projects including, but not limited to, Phase I & II Environmental Site Assessments, UST closures, site assessments and remediation projects, as well as asbestos inspections and surveys. He has thirteen years experience as a Certified Asbestos Hazard Evaluation Specialist in the State of Ohio. Based on his baccalaureate degree and well over five years experience, Mr. Ulicny is qualified as an *Environmental Professional* under 40 CFR 312. See Appendix H.

APPENDIX A
FIGURES



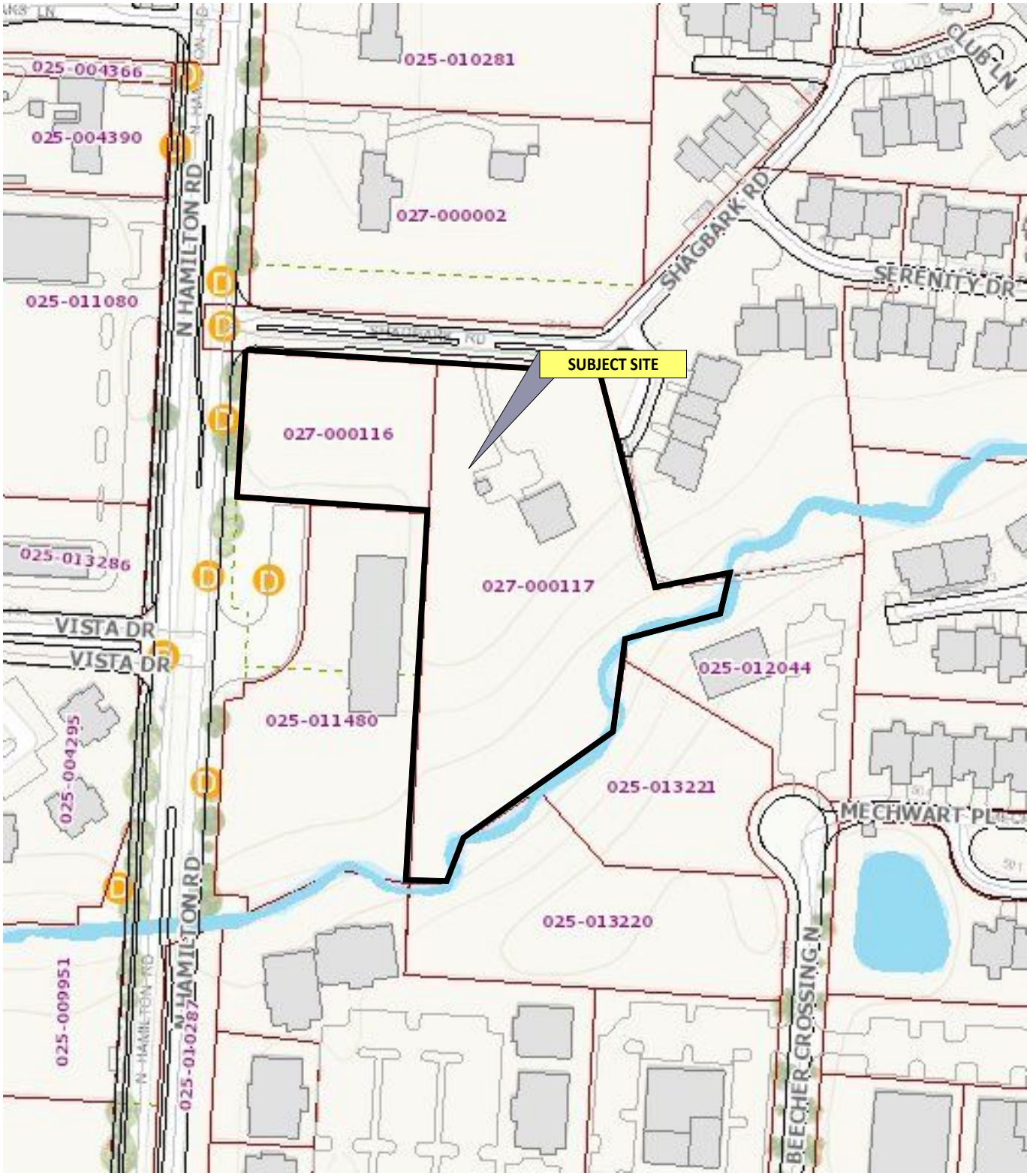
NORTH

SOURCE:
Franklin County Auditor
GIS Division

FOUST
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

5061 Shagbark Road
Gahanna, Ohio 43230
(Franklin County)
Project No.: 203233

Provided By:	Scale:	Prep. Date:	GENERAL SITE LOCATION	FIGURE 1
GIS	relative	04/14/2020		



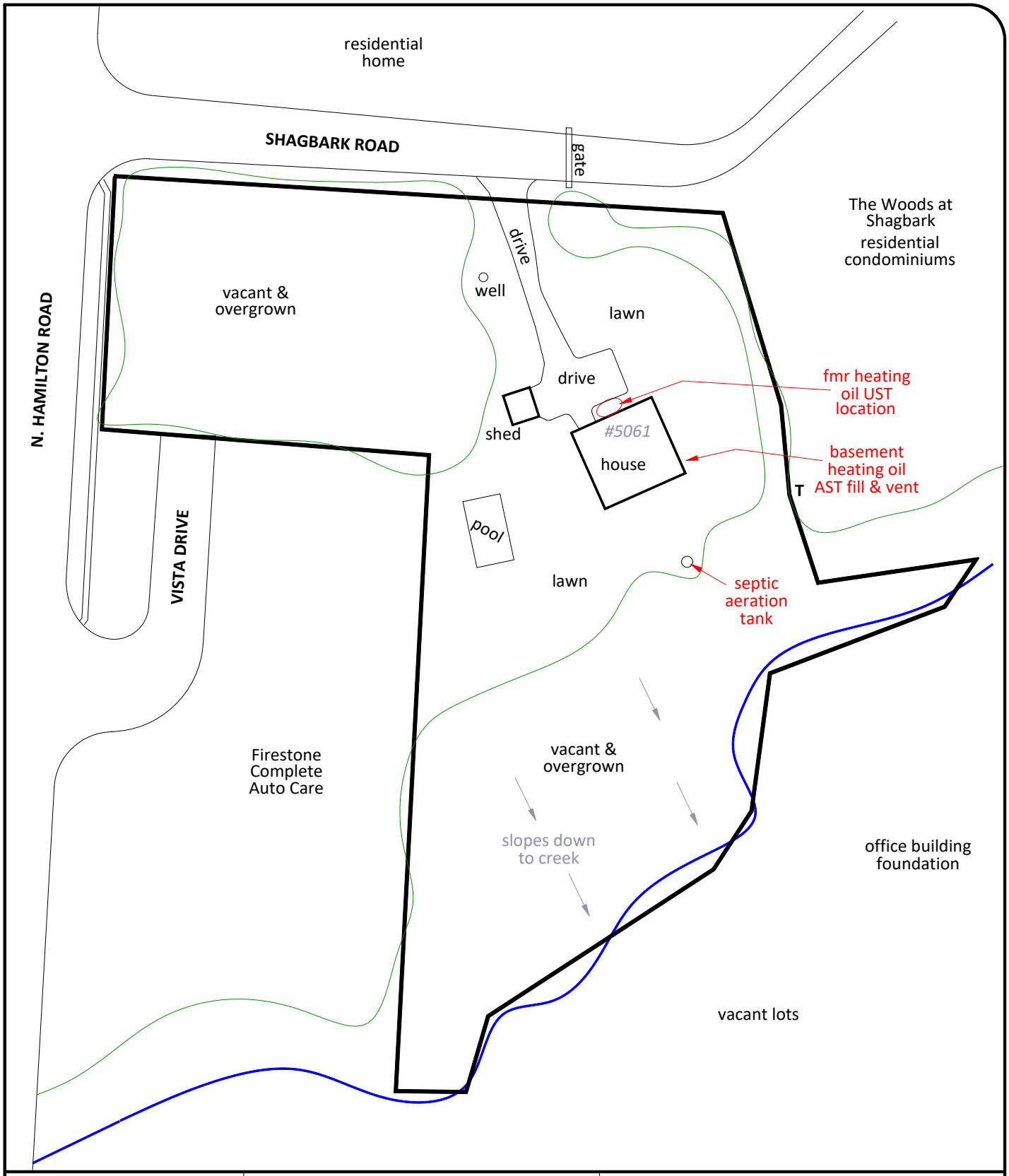
NORTH

SOURCE:
Franklin County Auditor
GIS Division

FOUST
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

5061 Shagbark Road
Gahanna, Ohio 43230
(Franklin County)
Project No.: 203233

Drawn By:	Approx. Scale:	Prep. Date:	GIS MAP	FIGURE 2
GIS	shown above	04/14/2020		

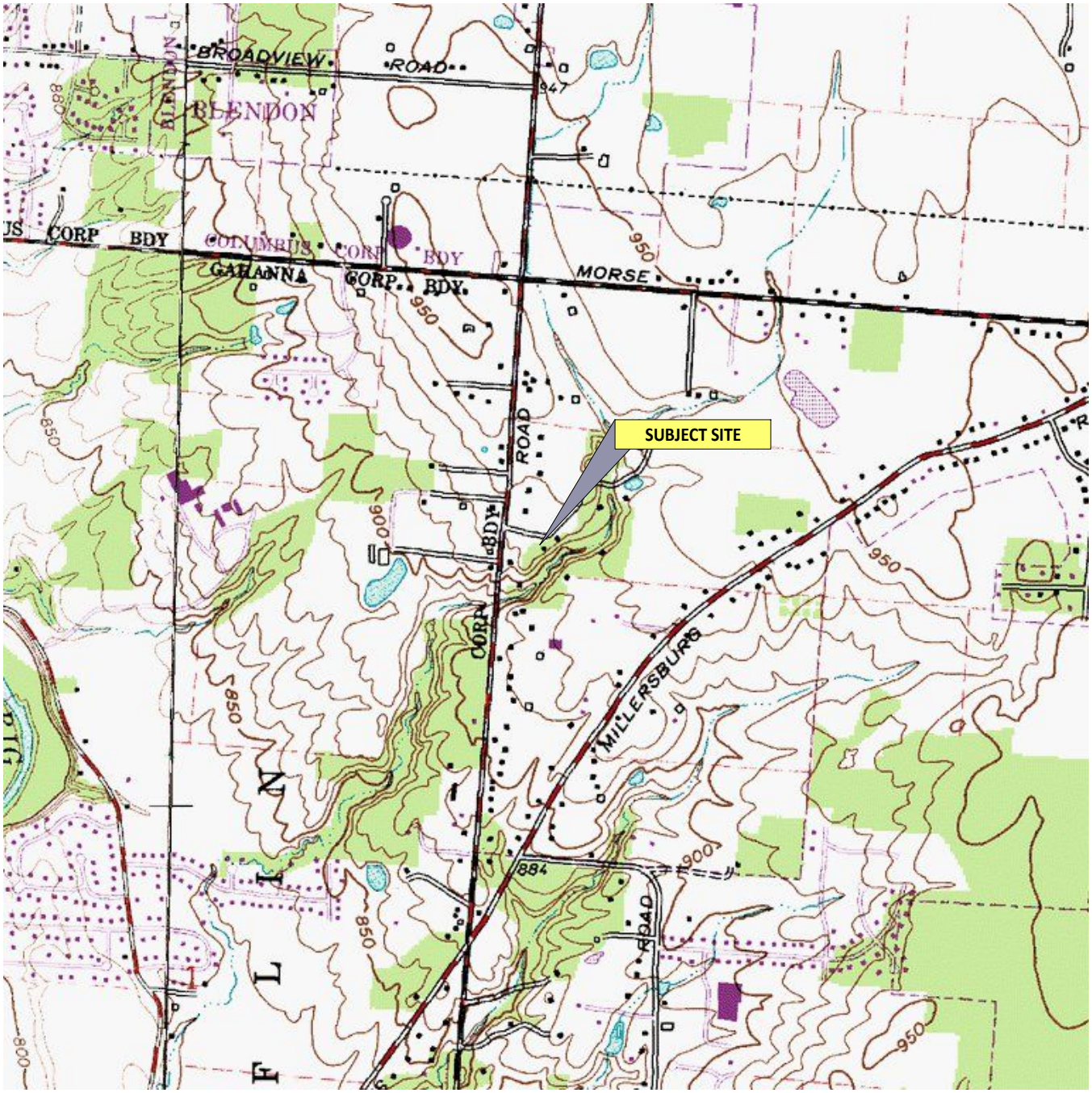


NORTH

FOUST
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

5061 Shagbark Road
Gahanna, Ohio 43230
(Franklin County)
Project No.: 203233

Drawn By:	Approx. Scale:	Prep. Date:	SITE PLAN	FIGURE 3
DGF	relative	04/22/2020		



NORTH

General Quadrangle Location

FOUST
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

5061 Shagbark Road
Gahanna, Ohio 43230
(Franklin County)
Project No.: 203233

Drawn By:	Scale:	Prep. Date:	TOPOGRAPHICAL MAP	FIGURE 4
USGS	1" = 2,000'	04/14/2020		

APPENDIX B

SITE PHOTOGRAPHS

Photograph No. 1

Date: Apr 22, 2020

Comments:

Looking south along the entrance drive from Shagbark Road.

Photograph No. 2

Date: Apr 22, 2020

Comments:

Front of the house as seen from the entrance drive.

Photograph No. 3

Date: Apr 22, 2020

Comments:

East of the subject site, along Shagbark Road, is the security entrance gate for The Woods at Shagbark residential condominium complex.

Photograph No. 4

Date: Apr 22, 2020

Comments:

A view looking west along Shagbark Road toward N. Hamilton Road

Photograph No. 5

Date: Apr 22, 2020

Comments:

Across Shagbark Road to the north is a residential home.

Photograph No. 6

Date: Apr 22, 2020

Comments:

A private water supply well is located in the northern portion of the property along the west side the entrance drive.

Photograph No. 7

Date: Apr 22, 2020

Comments:

A small storage shed is located west of the house at the end of the drive.

Photograph No. 8

Date: Apr 22, 2020

Comments:

The area at the front of the house is the reported location of a former heating oil UST. There are no remnants of the tank such as a fill port or vent pipe.

Photograph No. 9

Date: Apr 22, 2020

Comments:

Looking southwest from the house showing the swimming pool with pump equipment to the right. In the background, at a lower elevation, is a Firestone Complete Auto Care facility that fronts along N. Hamilton Road.

Photograph No. 10

Date: Apr 22, 2020

Comments:

General view of the overgrown area in the northwest corner of the property looking west from near the drive.

Photograph No. 11

Date: Apr 22, 2020

Comments:

A view of the house, shed and swimming pool looking northeast.

Photograph No. 12

Date: Apr 22, 2020

Comments:

General view of the wooded area at the southwest corner of the property looking toward the creek. The wooded area slopes considerably down to the creek.

Photograph No. 13

Date: Apr 22, 2020

Comments:

General view of the wooded area at the southeast corner of the property looking toward the creek. Across the valley are vacant lots and a foundation of an office building that remains unfinished.

Photograph No. 14

Date: Apr 22, 2020

Comments:

Overview of the south side of the house.

Photograph No. 15

Date: Apr 22, 2020

Comments:

South of the house, at the tree line, is the access to the septic aeration tank. This replaced a septic tank that was crushed and rendered inoperable that may have been located in the foreground. Although no longer in use, the aeration tank formerly discharged to the creek below.

Photograph No. 16

Date: Apr 22, 2020

Comments:

Fill and vent pipes for the heating oil AST in the basement are located at the southeast corner of the house. The AST is no longer in use. See Photograph 25.

Photograph No. 17

Date: Apr 22, 2020

Comments:

East of the house are firewood storage pallets and a drum. The drum is used as a burn pit only.

Photograph No. 18

Date: Apr 22, 2020

Comments:

A view of the residential condominiums situated east of the subject site.

Photograph No. 19

Date: Apr 22, 2020

Comments:

Another view of the house looking southwest from the northeast corner of the property.

Photograph No. 20

Date: Apr 22, 2020

Comments:

Across N. Hamilton Road to the west is the Vista Plaza shopping center which is anchored by a Fresh Thyme market. To the south is a Dunkin Donuts.

Photograph No. 21

Date: Apr 22, 2020

Comments:

The Vista Plaza extends northwest of the subject site as well.

Photograph No. 22

Date: Apr 22, 2020

Comments:

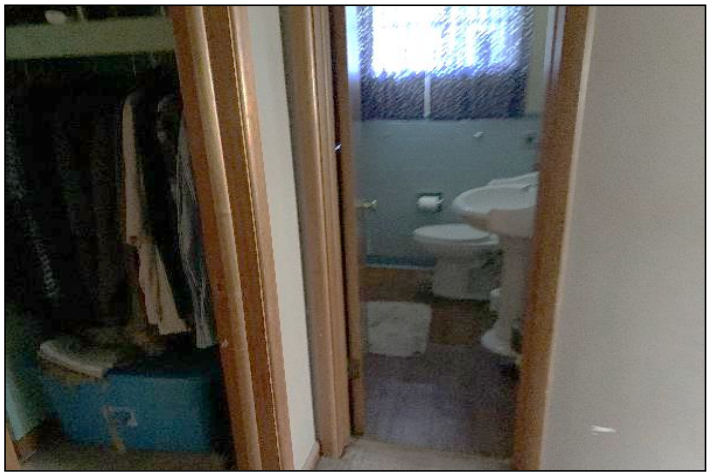
General view of the wooded northwest corner of the site as seen looking east from near N. Hamilton Road.

Photograph No. 23

Date: Apr 22, 2020

Comments:

Typical living space on the main floor of the subject site house.



Photograph No. 24

Date: Apr 22, 2020

Comments:

Typical restroom on the main floor of the subject site house.

Photograph No. 25

Date: Apr 22, 2020

Comments:

The heating oil AST in the southeast corner of the basement is no longer in use.

Photograph No. 26

Date: Apr 22, 2020

Comments:

General view of the basement level.

Photograph No. 27

Date: Apr 22, 2020

Comments:

A water heater and water conditioning equipment are located in the northwest corner of the basement.

APPENDIX C

OWNERSHIP RECORDS

Parcel ID: 027-000116-00 **Map Routing: 027-O037A -038-00**
ROSHON ROBERT L **N HAMILTON RD**

OWNER

Owner	ROSHON ROBERT L KERTZINGER PATRICIA A, WILLIAMS JACK A, ROSHON MEGAN A
Owner Address	2225 TAYLOR PARK DR #BP122 REYNOLDSBURG OH 43068
Legal Description	N HAMILTON RD R16 T1 1/4T2 0.807 ACRE
Calculated Acres	.80
Legal Acres	.807
Tax Bill Mailing	View or Change on the Treasurer's Website **If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.**

View Google Map
Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date	SEP-03-2019
Transfer Price	$0
Instrument Type	CT

2019 TAX STATUS

Property Class	R - Residential
Land Use	501 - VAC UNPLT RES LAND: 0-9.99 AC
Tax District	027 - CITY OF GAHANNA-JEFF TWP-GAHANNA
School District	2506 - GAHANNA JEFFERSON CSD [SD Income Tax]
City/Village	GAHANNA CITY
Township	JEFFERSON TWP
Appraisal Neighborhood	05204
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2019: No 2020: No
Homestead Credit	2019: No 2020: No
Rental Registration	No
Board of Revision	No
Zip Code	43230

2019 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	38,700	0	38,700

TIF			
Exempt			
Total	38,700	0	38,700
CAUV	0		

2019 TAXABLE VALUE

	Land	Improvements	Total
Base	13,550	0	13,550
TIF			
Exempt			
Total	13,550	0	13,550

2019 TAXES

Net Annual Tax	Total Paid	CDQ
957.76	478.88	

SITE DATA

Frontage	Depth	Acres	Historic District
		.807	

Parcel ID: 027-000117-00 **Map Routing: 027-O037A -039-00**
WILLIAMS JACK A & SUE **5061 SHAGBARK RD**

OWNER

Owner	WILLIAMS JACK A & SUE
Owner Address	
Legal Description	5061 SHAGBARK RD AC 2.45 R16 T1 1-4T2 1-2
Calculated Acres	2.58
Legal Acres	0
Tax Bill Mailing	View or Change on the Treasurer's Website **If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.**

View Google Map
Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date	JUL-10-1998
Transfer Price	$0
Instrument Type	SU

2019 TAX STATUS

Property Class	R - Residential
Land Use	511 - ONE-FAMILY DWLG UNPLT: 0-9.99 AC
Tax District	027 - CITY OF GAHANNA-JEFF TWP-GAHANNA
School District	2506 - GAHANNA JEFFERSON CSD [SD Income Tax]
City/Village	GAHANNA CITY
Township	JEFFERSON TWP
Appraisal Neighborhood	05204
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2019: Yes 2020: Yes
Homestead Credit	2019: Yes 2020: Yes
Rental Registration	No
Board of Revision	No
Zip Code	43230

2019 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	96,800	137,900	234,700

TIF			
Exempt			
Total	96,800	137,900	234,700
CAUV	0		

2019 TAXABLE VALUE

	Land	Improvements	Total
Base	33,880	48,270	82,150
TIF			
Exempt			
Total	33,880	48,270	82,150

2019 TAXES

Net Annual Tax	Total Paid	CDQ
5,088.84	2,668.60	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1956	1,485	6	3	2	

SITE DATA

Frontage	Depth	Acres	Historic District
		2.45	

Parcel ID: 027-000116-00 **Map Routing: 027-O037A -038-00**
ROSHON ROBERT L **N HAMILTON RD**

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
SEP-03-2019	ROSHON ROBERT L KERTZINGER PATRICIA A, WILLIAMS JACK A, ROSHON MEGAN A	90008331	CT	1	$0
NOV-10-2014	ROSHON ROBERT L KERTZINGER PATRICIA A, KERTZINGER ROBERT N, WILLIAMS JACK A, ROSHON MEGAN A	21137	FD	1	$15,000
DEC-30-2005	ROSHON ROBERT L WILLIAMS JACK A, ROSHON MEGAN A, CADOT RUTH F, BEEM DONALD W, CLARKE SUSAN K TR, MACKESSY JENNIFER C TR	916856-A	JE	1	$0
JUN-22-2004	ROSHON ROBERT L WILLIAMS JACK A, ROSHON MEGAN A, CADOT RUTH F, BEEM DONALD W, CLARKE SUSAN K TR, MACKESSY JENNIFER C TR	907854-T	QE	1	$0
MAY-30-2003	ROSHON ROBERT L WILLIAMS JACK A, ROSHON MEGAN A, CADOT RUTH F, BEEM DONALD W, CLARKE SUSAN K	906959-N	CT	1	$0
FEB-24-1998	ROSHON ROBERT L ET AL 6	2992	GW	3	$180,000
DEC-05-1988		908718-S		2	$0
DEC-05-1988		908717-N		2	$0

Parcel ID: 027-000117-00 **Map Routing: 027-O037A -039-00**
WILLIAMS JACK A & SUE **5061 SHAGBARK RD**

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
JUL-10-1998	WILLIAMS JACK A & SUE	906997-D	SU	1	$0
DEC-05-1988		908718-S		2	$0
DEC-05-1988		908717-N		2	$0

Instr:199807100173230 07/10/1998
Pages:2 Fee:$14.00 2:35PM
Richard B. Metcalf T19980097650
Franklin County Recorder BXCHELSEA

SURVIVORSHIP DEED

CHELSEA
TITLE
BOX

KNOW ALL MEN BY THESE PRESENTS:

That, JACK A. WILLIAMS, married, the Grantor, of Franklin County, Ohio, for the valuable consideration paid, **Grant(s), with General Warranty Covenants,** to JACK A. WILLIAMS AND SUE WILLIAMS, husband and wife, the Grantees, for their joint lives, remainder to the survivor of them, whose tax mailing address is 5061 SHAGBARK RD., GAHANNA, OH 43230, the following described premises:

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND IN THE TOWNSHIP OF JEFFERSON:

BEING LOT 1, SECTION 2, TOWNSHIP 1, RANGE 16, U.S.M. LANDS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN ON THE SOUTH LINE OF THE FRANCES BUTTS 30.226 ACRE TRACT, 264.0 FEET N. 89 DEGREES 50' E. FROM A POINT ON THE CENTER LINE OF BEECHAM ROAD AT THE S.W. CORNER OF SAID TRACT; THENCE N. 89 DEGREES 50' E. 177.9 FEET TO A STEEL PIN; THENCE S. 21 DEGREES 4' E. 129.0 FEET TO A STEEL PIN; THENCE S. 8 DEGREES 38' E. 57.4 FEET TO A STEEL PIN; THENCE S. 21 DEGREES 4' E. 61.2 FEET TO A STEEL PIN; THENCE N. 76 DEGREES 27' E. 89.5 FEET TO A STEEL PIN ON THE CENTER OF HICKORY RUN; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF HICKORY RUN WITH THE MEANDERINGS THEREOF TO A STEEL PIN ON THE EAST LINE OF THE TRACT DESIGNATED A "S. PARK" ON THE PLAT RECORDED IN VOL. 1751, PAGE 630, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO; THENCE N. 1 DEGREE 0' W (PASSING STEEL PINS AT 230.0 AND 411.5 FEET) 579.71 FEET TO A PLACE OF BEGINNING CONTAINING 2.45 ACRES, MORE OR LESS, DESIGNATED AS TRACT "W" ON THE PLACE ABOVE REFERRED TO; AND SUBJECT TO A 12 FOOT EASEMENT ALONG THE NORTH SIDE THEREOF AND A SIX FOOT EASEMENT ALONG THE EAST LINES THEREOF, TO SAID STEEL PIN IN THE CENTER OF HICKORY RUN FOR ROADWAY AND TRANSMISSION OF UTILITIES.

BEING AN UNDIVIED ONE-FOURTH (1/4) INTEREST IN REAL ESTATE SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, AND IN THE TOWNSHIP OF JEFFERSON, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF BEECHAM ROAD (NOW HAMILTON ROAD; AT THE SOUTHWEST CORNER OF THE FRANCES BUTTS 30.226 ACRE TRACT; THENCE N. 89 DEGREES 50' E. (PASSING A STEEL PIN AT 26.5 FEET) 264.0 FEET TO A STEEL PIN; THENCE S. 1 DEGREE 0' E. 168.21 FEET TO A STEEL PIN; THENCE WEST (PASSING A STEEL PIN AT 239.0 FEET) 264.0 FEET TO A POINT ON THE CENTER LINE OF BEECHAM ROAD TO THE PLACE OF BEGINNING CONTAINING 1.0 ACRE, MORE OR LESS, DESIGNATED AS "N. PARK" ON THE PLAT HERETO ATTACHED, AND SUBJECT TO AN EASEMENT OF 12 FEET FOR ROADWAY AND TRANMISSION OF UTILITIES ALONG THE NORTH LINE THEREOF.

037A
ALL OF
(170)
984

PARCEL NUMBER: 170-984
ADDRESS: 5061 SHAGBARK RD., GAHANNA, OH 43230

SUBJECT, however, to taxes and assessments not yet due and payable, easements, restrictions, zoning ordinances and other conditions of record, if any.

AND BEING FURTHER KNOWN AS: 5061 SHAGBARK RD., GAHANNA, OH

PERMANENT PARCEL NO. 170-984

Description Verified
John Circle, P.E., P.S.
Franklin County Engineer
Date 7/10/98

Prior Instrument Reference: Volume 12668 Page E-17, E-13, E-15 of the Deed Records of FRANKLIN County, Ohio.

906997

TRANSFERRED
JUL 10 1998
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

This is a Survivorship Deed*

*See Sections 5301 and 5302.17 of the Revised Code of Ohio as to covenants made and the warranties given by the Survivorship Deed.

98061133

IN WITNESS WHEREOF, the said JACK A. WILLIAMS, the Grantor, has set his hand, the 29 day of June, 1998.

SIGNED AND ACKNOWLEDGED IN PRESENCE OF:

Maggie Dale Talpas

David Ohm

Jack A Williams
JACK A. WILLIAMS

THE STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

Before me, a notary public in and for said County and State, personally appeared the above named JACK A. WILLIAMS, married, the Grantor, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name at Columbus, Ohio this 29 day of June, 1998.

Maggie Dale Talpas
Notary Public

MAGGIE DALE-TALPAS
NOTARY PUBLIC-STATE OF OHIO
MY COMMISSION EXPIRES
SEPT 2, 2002

This Instrument prepared by:
LOUIS FRANK
ATTORNEY AT LAW

TRANSFERRED

NOV 1 0 2014

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

201502120018242
Pgs: 4 $48.00 T20150009615
02/12/2015 2:49PM BXNORTHWEST T
Terry J. Brown
Franklin County Recorder

21137

Conveyance
Mandatory- 15.00
Permissive- 15.00
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

[redacted]
201411100150095
Pgs: 4 $44.00 T20140076927
11/10/2014 1:26PM BXNORTHWEST
Terry J. Brown
Franklin County Recorder

* re-record deed to correct Grantor's middle initial

FIDUCIARY DEED

Know all men by these presents, that

Richard D. Scott, Trust Officer for The Ohio Valley Bank Company, Successor Trustee of the Susan K. Clarke Living Trust, dated January 21, 1995, and any amendments thereto

for valuable consideration received, hereby grants and assigns with fiduciary covenants, AN UNDIVIDED ONE QUARTER INTEREST, by the power conferred in the **Susan K. Clarke Living Trust, dated January 21, 1995, and any amendments thereto, to:**

Robert L. Roshon

whose tax-bill mailing address will be ~~the same as the property address,~~ which is: 4082 Cloffs Road Gahanna OH 43230, unless the Mortgagee provides written instructions to the County Treasurer to the contrary, all interest in the following real property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 00000 N. Hamilton Road, Gahanna, OH

Parcel No. 027-000116

Prior Deed References: Instrument No. 200406230144762, Instrument No. 199802240040308, Instrument No. 199807100173230 and Deed Book 3641, Page 780, Franklin County, Ohio records

The foregoing real property is granted by the Grantor and accepted by the Grantee subject to all the recorded reservations, conditions, limitations, highways, public roads, rights-of-way, leases, easements, restrictions, zoning ordinances, and any mineral rights severances, as well as real estate taxes and assessments, general and special, which are a lien but not yet due and payable.

TRANSFER
NOT NECESSARY
FEB 1 2 2015
CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

The Grantor herein has read this Deed and hereby acknowledges the voluntary signing hereof.

Executed on this 31st day of October, 2014.

The Ohio Valley Bank Company, Successor Trustee of the Susan K. Clarke Living Trust, dated January 21, 1995, and any amendments thereto

RDS By: _____
Name: Richard ~~L.~~ D. Scott, Trust Officer
Title: Trust Officer

State of Ohio)
County of Gallia) ss.

Be it remembered, that on this 31st day of October, 2014, before me, the subscriber, a Notary Public in and for said State, personally came Richard ~~L.~~ D. Scott, Trust Officer for The Ohio Valley Bank Company, Successor Trustee of the Susan K. Clarke Living Trust, dated January 21, 1995, and any amendments thereto, the grantor(s) in the foregoing instrument, and acknowledged the signing thereof to be his voluntary act and deed. RDS

In testimony thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

NOTARIAL SEAL STATE OF OHIO {SEAL}
Melissa P. Mason
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires October 8, 2018

This instrument prepared by: Jonathan Holfinger, Esq., The Holfinger Stevenson Law Firm Co, Ltd.

After recording, return to: Northwest Title Family of Companies, Inc., 4200 Regent Street, Suite 210, Columbus, OH 43219

File #10-1136

EXHIBIT "A"
(File #10-1136)

Situated in the State of Ohio, County of Franklin, and City of Gahanna and described as follows:

Beginning at a point on the center line of Beecham Road at the southwest corner of the Frances Butts 30.226 acre tract; thence N. 89° 50' E (passing a steel pin at 26.5 feet) 264.0 feet to a steel pin; thence S. 1° 0' E 168.21 feet to a steel pin; thence West (passing a steel pin at 239.0 feet) 264.0 feet to a point on the center line of Beecham Road; thence N. 1° 0' W 168.21 feet along the center line of Beecham Road to the place of beginning, containing 1.0 acre, more or less, designated a "N. PARK" on the plat hereto attached; and subject to an easement of 12 feet for roadway and transmission of utilities along the North line thereof.

(The "attached plat" above referred to is recorded in Deed Book 1751, Page 623)

EXCEPTING THEREFROM THE FOLLOWING 0.193 ACRE TRACT AS CONVEYED TO THE CITY OF GAHANNA ON 12/30/2005 IN INSTRUMENT NO. 200512300274319 AND BOUNDED AND DESCRIBED AS FOLLOWS:

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being part of Quarter Township 2, Township 1N, Range 16W, U.S. Military Lands, and being part of a 1.100 acre tract owner by Robert L. Roshon and Megan A. Roshon and recorded as Instrument No. 199802240040308 in the Deed Records of Franklin County, Ohio and more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of construction for Hamilton Road and being located within the following described points in the boundary thereof;

Commencing at a railroad spike (found) at the intersection of Hamilton Road and Johnstown Road, centerline Station 99+98.93 (Hamilton Road) and Station 20+00.00 (Johnstown Road);

Thence N 03° 32' 42" E, a distance of 3687.21 feet along the centerline of Hamilton Road to a point, being centerline Station 136+86.14 (Hamilton Road), the grantor's southwesterly property corner, and the Place of Beginning;

Thence N 03° 32' 42" E, a distance of 168.21 feet along the grantor's westerly property line and the centerline of Hamilton Road to a point in the grantor's northerly property line at centerline Station 138+54.35 (Hamilton Road);

Thence S 85° 37' 18" E, a distance of 50.00 feet along the grantor's northerly property line and the southerly property line of The Woods at Shagbark Condominium Owners Association and recorded as Condo Plat Book 96, Page 41 to an iron pin and cap set being 50.00 feet right of centerline Station 138+53.62 (Hamilton Road);

Thence S 03° 32' 42" W, a distance of 168.37 feet along the proposed easterly right of way line for Hamilton Road to an iron pin and cap set on the grantor's southerly property line and the northerly property line of a 1.100 acre parcel conveyed to City of Gahanna by Instrument No. 200004170074374, being 50.00 feet right of centerline Station 136+85.25 (Hamilton Road);

Thence N 85° 27' 18" W, a distance of 50.01 feet along the grantor's southerly property line and the northerly property line of the said City of Gahanna tract, to the Place of Beginning, containing 0.193 acres more or less, inclusive of present road occupancy of 0.097 acres more or less.

The Net Take to be extracted from the grantor's parcel #170-000982 will be 0.096 acre more or less.

The bearings are derived from a field traverse performed by the Franklin County Engineer's Office originating on survey control Frank 69 and Frank 89 azimuth as established by the Franklin County Engineer in 1987 and are based upon the Ohio State Plane Coordinate System, (South Zone), NAD 83.

Monuments referred to as iron pin and cap set are 3/4 inches diameter x 30 inch long iron pins with a 1 1/2 inch diameter cap marked "S5669".

Description was prepared by Valerie D. Klingman, Registered Surveyor No. 7493 based on a survey made in May of 1999 by Compton Surveying for the Hamilton Road improvement project.

Containing after said exception 0.807 acre, more or less.

Parcel No. 027-000116

Prior Deed References: Instrument No. 200406230144762, Instrument No. 199802240040308, Instrument No. 199807100173230 and Deed Book 3641, Page 780, Franklin County, Ohio records

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: BB
DATE: 2/12/15

0-037-A
ALL OF
(027)
000116

RESIDENTIAL BUILDING

Card Number	1
Use Code	511 - ONE-FAM DWLG UNPLT 0-9.99 AC
Style	RANCH
Exterior Wall Type	2-STUCCO
Year Built	1956
Year Remodeled	
Effective Year	1956
Finished Area Above Grade	1485
Finished Area Below Grade	0
Number of Stories	1.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT
Fixtures	8
Woodburning Fireplace	Stacks: 1 Openings: 2
Garage Spaces	1
Well\Septic	Septic

Rooms

Living Units	1
Total Rooms	6
Bedrooms	3
Family Rooms	
Dining Rooms	1
Full Baths	2
Half Baths	
Basement	1/2 BASEMENT 1/2 CRAWL
Unfinished Area Sq Ft	
Recreation Room Sq Ft	

FINISHED AREA (SQ FT)

Level 1	1485
Attic	0
Finished Above Grade	1485
Finished Below Grade	0
Finished Area	1485

IMPROVEMENTS

C#	Code	Type	YrBlt	EffYr	Cond	Size	Area
1	RP2	PREFABRICATED VINYL POOL	1990		AVERAGE	13 x 30	390
1	RS1	FRAME UTILITY SHED	1988		FAIR	12 x 12	144

Assessment Lists, also know as Parcel Sheets, were in effect from April 11, 1920 to December 31, 1998

170-000983-00

Franklin County Auditor
Real Estate Division

OFFICE OF THE AUDITOR, FRANKLIN COUNTY, OHIO
ASSESSMENT LIST

Hear. Plg. Co., Colb., O. CD28678 — Form 3

MAP BOOK 0, PAGE 37 ADDITION JEFFERSON TOWNSHIP LOT 1-2 PARCEL No. 983
DESCRIPTION OF PREMISES, R 16 T 1 ¼ T 2
3.05 ACRES
(LOT #5 URP)
STREET LOCATION, HOUSE NUMBER SHAGBARK ROAD
ORIGIN AND HISTORY OF PARCEL
DATE OF DIVISION 6-23-53 OWNER AT TIME OF DIVISION GAST RICHARD K. TR. ORIGINAL PARCEL No. 177

WHENEVER POSSIBLE CONSIDERATION WITH DATE OF TRANSFER MUST BE LISTED

DATE OF SALE	CONSIDERA'N	DATE OF SALE	CONSIDERA'N
10-30-77	See 882		

OUTLINE MAP (N, W, E, S)

DATE OF TRANSFER MONTH	DAY	NAME AND ADDRESS OF OWNER	No. OF ACRES	VALUE PER ACRE	FEET FRT	FEET DEEP	FEET REAR	Front Foot Rate	TOT. VALUE OF LAND	HOUSES No.	HOUSES KIND	HOUSES VALUE	GARAGES No.	GARAGES KIND	GARAGES VALUE	TOT. VALUE BUILDINGS	TOTAL VALUE FOR TAXATION	The reason for any change must be shown. Authority for any change must be recorded. The date of correction on Tax List given and new values entered
1953 JUNE	23	BEEM DONALD W. & LOIS M.							370								370	
Q.T.	1977 30	CADOT RUTH F.							370	1	Fr	7920				7920	8290	Fin val. 1955.
2/24	98	Roshon Robert L. & Megan A.							1810							11690	13500	RE. APPR. 1956
									1980							11200	13180	RE. APPR. 1963
									3160							8430	11590	RE. APPR. 1969
									8990							10470	19460	RE. APPR. 1975
									10340							12930	23270	TRIENNIAL 1978
									23970							53980	77950	1981 RE. APPR. - 100% MARKET VALUE
									23970							56680	80650	TRIENNIAL 1984
									26300							56500	82800	1987 RE. APPR. - 100% MARKET VALUE
									26300							67800	94100	TRIENNIAL 1990
									47700							75300	123000	993 RE. APPR. - 100% MARKET VALUE
									47700							90400	138100	TRIENNIAL 1996

Assessment Lists, also know as Parcel Sheets, were in effect from April 11, 1920 to December 31, 1998

170-000984-00

Franklin County Auditor
Real Estate Division

OFFICE OF THE AUDITOR, FRANKLIN COUNTY, OHIO

R ASSESSMENT LIST

Form 3

Hoop Ptg. Co., Cols., O. CD28678

JEFFERSON TOWNSHIP

MAP BOOK 0 , PAGE 37 ADDITION LOT 1-2 PARCEL No. 984

DESCRIPTION OF PREMISES, R 16 T 1 ¼T 2
2.45 ACRES
(LOT W URP)

STREET LOCATION, HOUSE NUMBER

ORIGIN AND HISTORY OF PARCEL

DATE OF DIVISION 6-23-53 OWNER AT TIME OF DIVISION GAST RICHARD K. TR ORIGINAL PARCEL No. 177

WHENEVER POSSIBLE CONSIDERATION WITH DATE OF TRANSFER MUST BE LISTED

DATE OF SALE	CONSIDERA'N	DATE OF SALE	CONSIDERA'N

OUTLINE MAP

N W E S

DATE OF TRANSFER MONTH	DATE OF TRANSFER DAY	NAME AND ADDRESS OF OWNER	No. OF ACRES	VALUE PER ACRE	FEET FRT	FEET DEEP	FEET REAR	Front Foot Rate	TOT. VALUE OF LAND	HOUSES No.	HOUSES KIND	HOUSES VALUE	GARAGES No.	GARAGES KIND	GARAGES VALUE	TOT. VALUE BUILDINGS	TOTAL VALUE FOR TAXATION	The reason for any change must be shown. Authority for any change must be recorded. The date of correction on Tax List given and new values entered
1953 JUNE	23	WILLIAMS VICTOR A. & SYLVIA W.							290								290	
Oct	1975 15	Williams Sylvia W.							290	1F B.Con Unf Bldg		4000				4000	4290	Unofficial Value - 1955
Dec	1986 05	Williams Jack A. ET AL 3							1720							3500	5220	RE. APPR. 1956
Dec	1988 05	Williams Jack A.							1720			4920				8420	10140	Fin Val 1957
7/10	98	Williams Jack A. & Sue							1700							7410	9110	RE.APPR.1963
									2330							6360	8690	RE.APPR.1969
									8200							8250	16450	RE. APPR. 1975
									7150							8250	15400	Cert. #A15010-1977 B.&R.
									8220							10190	18410	TRIENNIAL 1978
									21340							43270	64610	1981 RE. APPR. - 100% MARKET VALUE
									21340							45430	66770	TRIENNIAL 1984
									24200							53600	77800	1987 RE. APPR. - 100% MARKET VALUE
									24200							64300	88500	TRIENNIAL 1990
									43600							69900	113500	1993 RE. APPR. - 100% MARKET VALUE
									43600							83900	127500	TRIENNIAL 1996

Assessment Lists, also know as Parcel Sheets, were in effect from April 11, 1920 to December 31, 1998

170-000177-00

Franklin County Auditor
Real Estate Division

SHEET NO 1

OFFICE OF THE AUDITOR, FRANKLIN COUNTY, OHIO

ASSESSMENT LIST

THE COL. B. & MFG. CO. 3881D A

MAP BOOK 0, PAGE 37
DESCRIPTION OF PREMISES, R 16 TWP. 1 ½ TWP. 2 LOT 1 LOT ADDITION
~~[illegible]~~ (CERT #46568) ~~[illegible]~~
~~[illegible]~~ 14.029 ACRES
STREET LOCATION, HOUSE NUMBER Mt Buchan Road
ORIGIN AND HISTORY OF PARCEL, 1919 DUPLICATE VOL. 6, PAGE 9

JEFFERSON TOWNSHIP

PARCEL Nº 177

WHENEVER POSSIBLE CONSIDERATION WITH DATE OF TRANSFER MUST BE LISTED

Date of Sale	Considera'n	Date of Sale	Considera'n

OUTLINE MAP

N W E S

47 a

DATE OF DIVISION | OWNER AT TIME OF DIVISION | ORIGINAL PARCEL No.

Date of Transfer Month	Day	Name and Address of Owner	No. of Acres	Value per Acre	Feet Fr't	Feet Deep	Feet Rear	Front Foot Date	Tot. Value of Land	Houses No.	Houses Kind	Houses Value	Garages No.	Garages Kind	Garages Value	Tot. Value Buildings	Total Value for Taxation	The reason for any change must be shown. Authority for any change must be recorded. The date of correction on Tax List given and new values entered
1920 APRIL	11	MECHWART LEWIS							1580								1580	
APR	5 1948	MECHWART MARIE							1440								1440	1924 Re-appr.
Nov	1 1951	Ninde Richard C. and Nanciann K							1350								1350	TO#481 1.88 ACRES 3-2-29.
JUNE	17 1953	GAST RICHARD K. TR.							950								950	RE. APPR. 1931
									860								860	STATE TAX COMM. DEC. 1932
									600								600	C.H. 25130 - B. of R. 1932
									600								600	RE APPR. 1937
									910								910	RE-APPR. 1944
									2570							260	2830	1-15-48 COMB FROM VAC #178 53.75 ACRES
									1910							260	2170	TO #823 20.226 ACRES 1-15-48
									1860								1860	TO #824 24.226 ACRES 1-17-48
									560								560	TO #825 30.226 ACRES 1-30-48.
									500								500	RE-APPR. 1951
									590								590	STATE BD. OF TAX APPEALS-18%-1952
									1680								1680	.079 A - 5.07A & 1.88A 6-23-53 COMB FROM VAC #323-465-481

SHEET NO 2

OFFICE OF THE AUDITOR, FRANKLIN COUNTY, OHIO

R

ASSESSMENT LIST

Heer Ptg. Co., Cols., O. CD28678 — Form 3

MAP BOOK 0 PAGE 37 ADDITION JEFFERSON TOWNSHIP LOT 1-2 PARCEL No. 177

DESCRIPTION OF PREMISES, R 16 T 1 ¼T 2

~~14/029/ACRES/ 17/229/ACRES 17/729/ACRES/~~ 2.719 ACRES

STREET LOCATION, HOUSE NUMBER WM BEECHAM ROAD

ORIGIN AND HISTORY OF PARCEL 1919 DUP VOL 6 PAGE 9

DATE OF DIVISION OWNER AT TIME OF DIVISION ORIGINAL PARCEL No.

WHENEVER POSSIBLE CONSIDERATION WITH DATE OF TRANSFER MUST BE LISTED

DATE OF SALE	CONSIDERA'N	DATE OF SALE	CONSIDERA'N

OUTLINE MAP

N W E S

DATE OF TRANSFER MONTH	DAY	NAME AND ADDRESS OF OWNER	No. OF ACRES	VALUE PER ACRE	FEET F'RT	FEET DEEP	FEET REAR	Front Foot Rate	TOT. VALUE OF LAND	HOUSES No.	HOUSES KIND	HOUSES VALUE	GARAGES No.	GARAGES KIND	GARAGES VALUE	TOT. VALUE BUILDINGS	TOTAL VALUE FOR TAXATION	The reason for any change must be shown. Authority for any change must be recorded. The date of correction on Tax List given and new values entered
1953																		
JUNE	17	GAST RICHARD K. TR.							1680								1680	
1953																		& TO #982 · 1. AC 6-23-53
JUNE	23	GAST RICHARD K. & JUDITH A.							870								870	TO #980 3.80A & TO #981 2. AC 2.45 ACRES 6-23-53
MAR 1978	22	KERTZINGER ROBERT N. + PATRICIA A.							210								210	TO #983 3.05 ACRES & TO #984
									210	Unf. Dwg.		4000				4000	4210	Unf. Val, 1954.
									210	1 Fr		4140				8140	8350	Fin Val 1955
									1610							10090	11700	RE. APPR. 1956
									1930							10090	12020	8-2-58 COMB FROM # 1077- .099 ACRES
									1930		Adb	700				10790	12720	Fin Value - 1961
									1890							10520	12410	RE. APPR. 1963
									2590							9260	11850	RE. APPR. 1969
									8540							11940	20480	RE. APPR. 1973
									9820							14740	24560	TRIENNIAL 1978
									22480							62870	85350	1981 RE. APPR. - 100% MARKET VALUE
									22480							62870	85350	TRIENNIAL 1984
									27900							65100	93000	1987 RE. APPR. - 100% MARKET VALUE

170-177

27900	78100	106000	TRIENNIAL 1990 100% MARKET VALUE
46700	87300	134000	1993 RE. APPR. - 100% MARKET VALUE
46700	104800	151500	TRIENNIAL 1996
91200	120300	211500	1999 Value

91200	128200	219400	Bor 99-960-154 T-27497 9/2000
82100	64100	146200	T29342 1-9-2001 Bldg off 2000 50% benefit (3 yr)

APPENDIX D

WELL LOGS & DRILLING REPORTS

County Permit No. _____

NO CARBON PAPER NECESSARY – SELF-TRANSCRIBING

WELL LOG AND DRILLING REPORT

State of Ohio
DEPARTMENT OF NATURAL RESOURCES
Division of Water
Fountain Square
Columbus, Ohio 43224

576

575115

ORIGINAL

COUNTY FRANKLIN TOWNSHIP JEFFERSON SECTION OF TOWNSHIP 2

OWNER SYLVIA WILLIAMS ADDRESS 5061 SHAGBARK RD

LOCATION OF PROPERTY SAME ½ mi S of MORSE RD

CONSTRUCTION DETAILS

Casing diameter 30" Length of casing 18'

Type of screen — Length of screen —

Type of pump SUBMERSIBLE

Capacity of pump 10 GPM

Depth of pump setting 7

Date of completion 10/15/80

BAILING OR PUMPING TEST
(specify one by circling)

Test rate 3.5 gpm Duration of test 1 hrs

Drawdown TOTAL ft Date 10/15/80

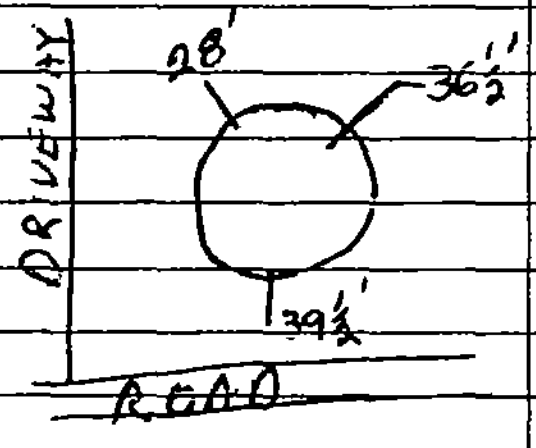
Static level (depth to water) 28 ft

Quality (clear, cloudy, taste, odor) CLEAR

Pump installed by M'DANNALD Co.

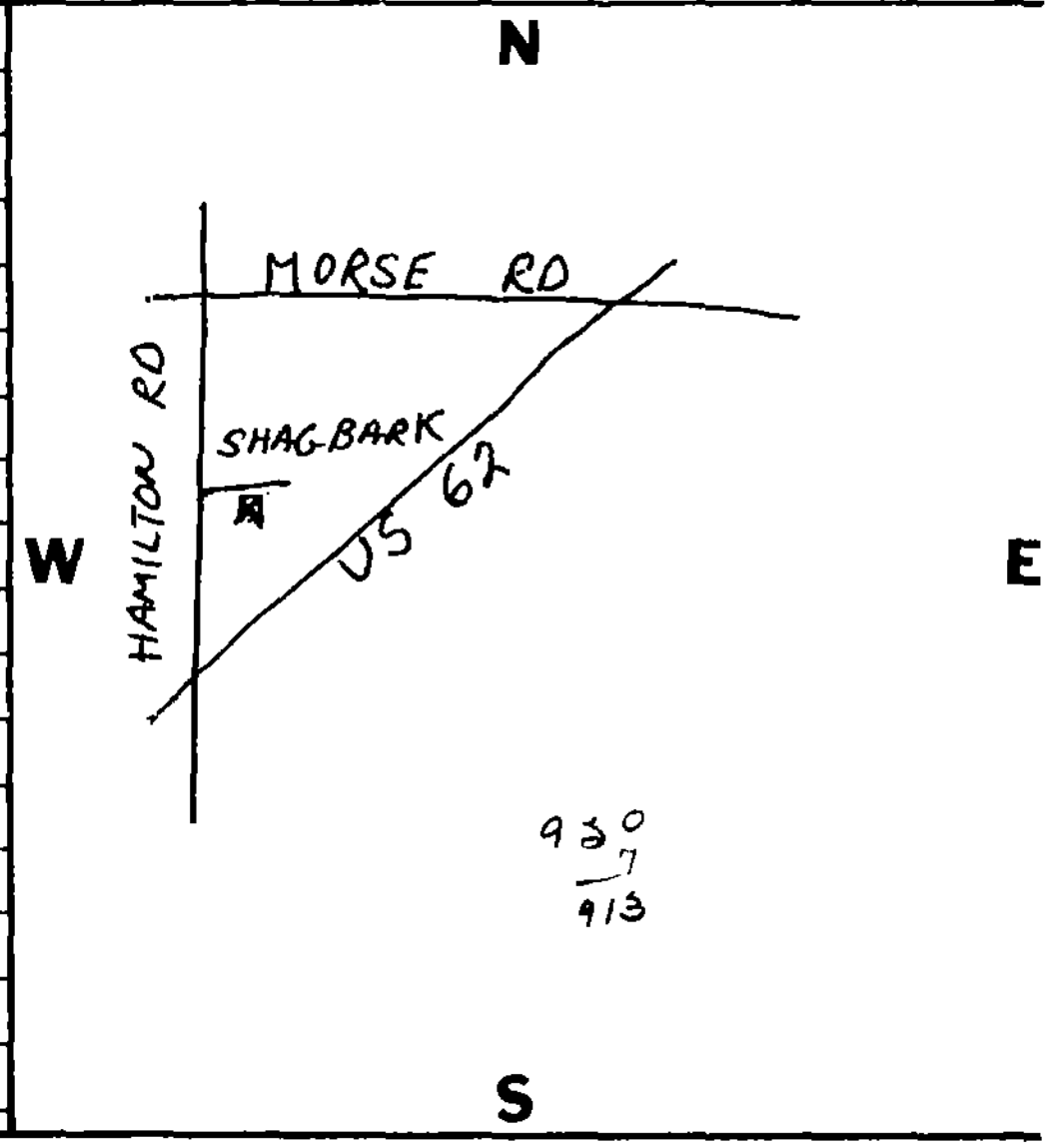
WELL LOG*

Formations: sandstone, shale, limestone, gravel, clay	From	To
CLAY	0 ft	7 ft
GREY SHALE	7	75
RED SHALE	75	81
Water as shown Below		



SKETCH SHOWING LOCATION

Locate in reference to numbered state highways, street intersections, county roads, etc.



DRILLING FIRM PLUMMER + M'DANNALD DATE 10/16/80

ADDRESS WESTERVILLE OH SIGNED James D Palmer

*If additional space is needed to complete well log, use next consecutive numbered form.

(18)

WELL LOG AND DRILLING REPORT

ORIGINAL

(574)

x = 1,898,600
y = 139,400-N

State of Ohio
DEPARTMENT OF NATURAL RESOURCES
Division of Water
Columbus, Ohio

№ 116453

County Franklin Township Jefferson Section of Township or Lot Number

Owner R. G. Gast Address Columbus Ohio

Location of property ½ mi South ~~Beechum~~ of Morse Rd on Beechum Rd
SHAGBARK RD (GH)

CONSTRUCTION DETAILS

Casing diameter 4" Length of casing 12'

Type of screen Length of screen

Type of pump

Capacity of pump

Depth of pump setting

PUMPING TEST

Pumping rate G.P.M. Duration of test hrs.

Drawdown 14 ft. Date

Developed capacity 6 g.p.m

Static level—depth to water 27 ft.

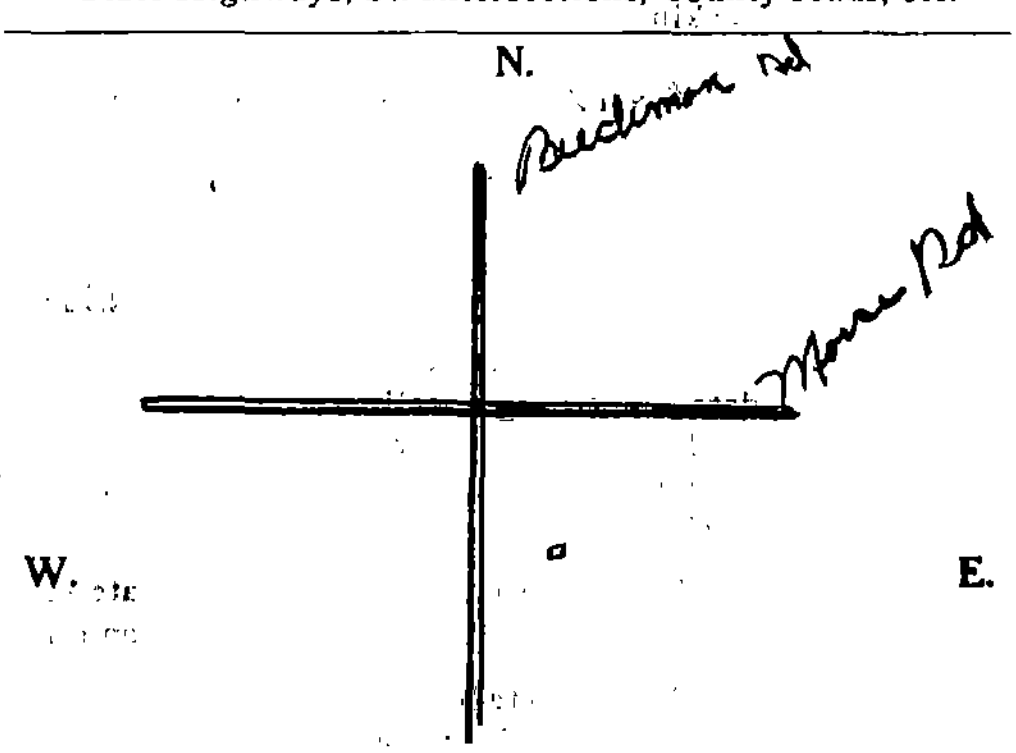
Pump installed by

WELL LOG

Formations Sandstone, shale, limestone, gravel and clay	From	To
2 Clay	0 Feet	10 Ft.
2 Shale (d)	10	11
Gray Shale	11	75

SKETCH SHOWING LOCATION

Locate in reference to numbered State Highways, St. Intersections, County roads, etc.



See reverse side for instructions

Drilling Firm Beinhower Bro's Date 9-28-53

Address Johnstown, O Signed Wm Montgomery

(19)

WELL LOG AND DRILLING REPORT

ORIGINAL (173)

State of Ohio
DEPARTMENT OF NATURAL RESOURCES
Division of Water
Columbus, Ohio

Nº 174129

County Franklin Township Mifflin Section of Township or Lot Number

Owner Joe Davis Address 3565 Johnstown Rd

Location of property 4525 Beechan Rd. 1/4 mi South of Morse Rd.

CONSTRUCTION DETAILS

Casing diameter 5" Length of casing 24'

Type of screen Length of screen

Type of pump 1/2 hp Reda Sub.

Capacity of pump 710 G.P.H.

Depth of pump setting 40 ft

PUMPING TEST

Pumping rate 10 G.P.M. Duration of test 2 hrs.

Drawdown 8 ft. Date March 27 1957

Developed capacity 24 G.P.M.

Static level—depth to water 16 ft.

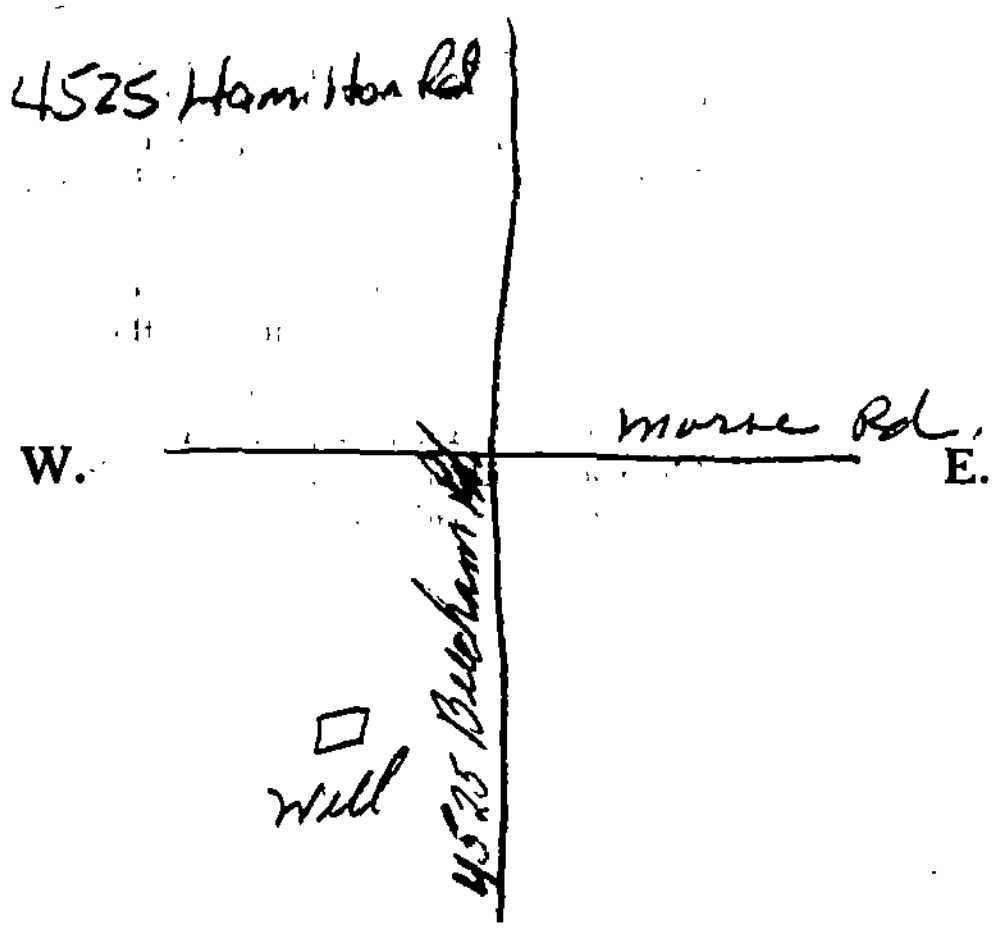
Pump installed by Ray Vollmuth

WELL LOG

Formations Sandstone, shale, limestone, gravel and clay	From	To
Clay	0 Feet	6 Ft.
Sandstone	6	60
Water		

SKETCH SHOWING LOCATION

Locate in reference to numbered State Highways, St. Intersections, County roads, etc.



See reverse side for instructions

Drilling Firm R. A. Vollmuth Date March 27, 1957

Address R#3 Pataskala, O Signed Ray Vollmuth

(183)

WELL LOG AND DRILLING REPORT

ORIGINAL

(E)

State of Ohio
DEPARTMENT OF NATURAL RESOURCES
Division of Water
Columbus, Ohio

Nº 170762

County Franklin Township Jefferson Section of Township or Lot Number

Owner Robert Counter Address 477 Harrison Ave Col O

Location of property 4574 Beecham Rd 4574 Hamilton Rd

CONSTRUCTION DETAILS

Casing diameter 4" Length of casing 38

Type of screen — Length of screen —

Type of pump —

Capacity of pump —

Depth of pump setting —

PUMPING TEST

Pumping rate 6 G.P.M. Duration of test ..... hrs.

Drawdown 1 ft. Date .....

Developed capacity 6

Static level—depth to water 19 ft.

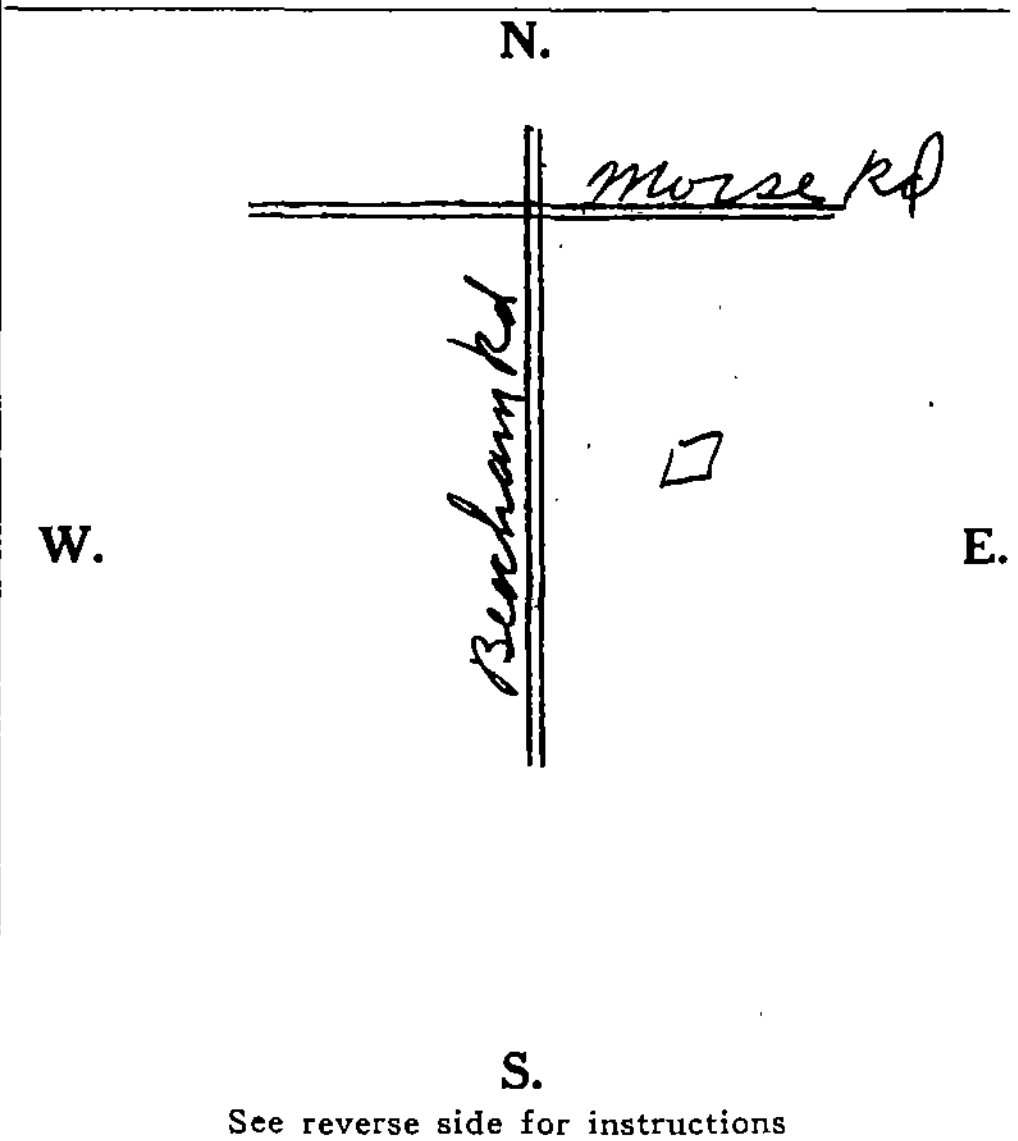
Pump installed by .....

WELL LOG

Formations Sandstone, shale, limestone, gravel and clay	From	To
Y clay	0 Feet	5 Ft.
Sandy Clay	5	30
Quick Sand	30	36
Gravel W	36	38

SKETCH SHOWING LOCATION

Locate in reference to numbered State Highways, St. Intersections, County roads, etc.



See reverse side for instructions

Drilling Firm Bentley Bros Date 3-1-56

Address Johnstown O Signed C A Bentley

(15)

APPENDIX E
HISTORICAL DOCUMENTATION

F O U S T
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

NORTH

1938
AERIAL PHOTOGRAPH

FOUST
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

NORTH

1957
AERIAL PHOTOGRAPH

F O U S T
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

NORTH

1964
AERIAL PHOTOGRAPH

F O U S T
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45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

NORTH

1971
AERIAL PHOTOGRAPH

F O U S T
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740-362-5304 phone
fousteng@aol.com

NORTH

1980
AERIAL PHOTOGRAPH

F O U S T
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45 Lake Street, Delaware, Ohio 43015
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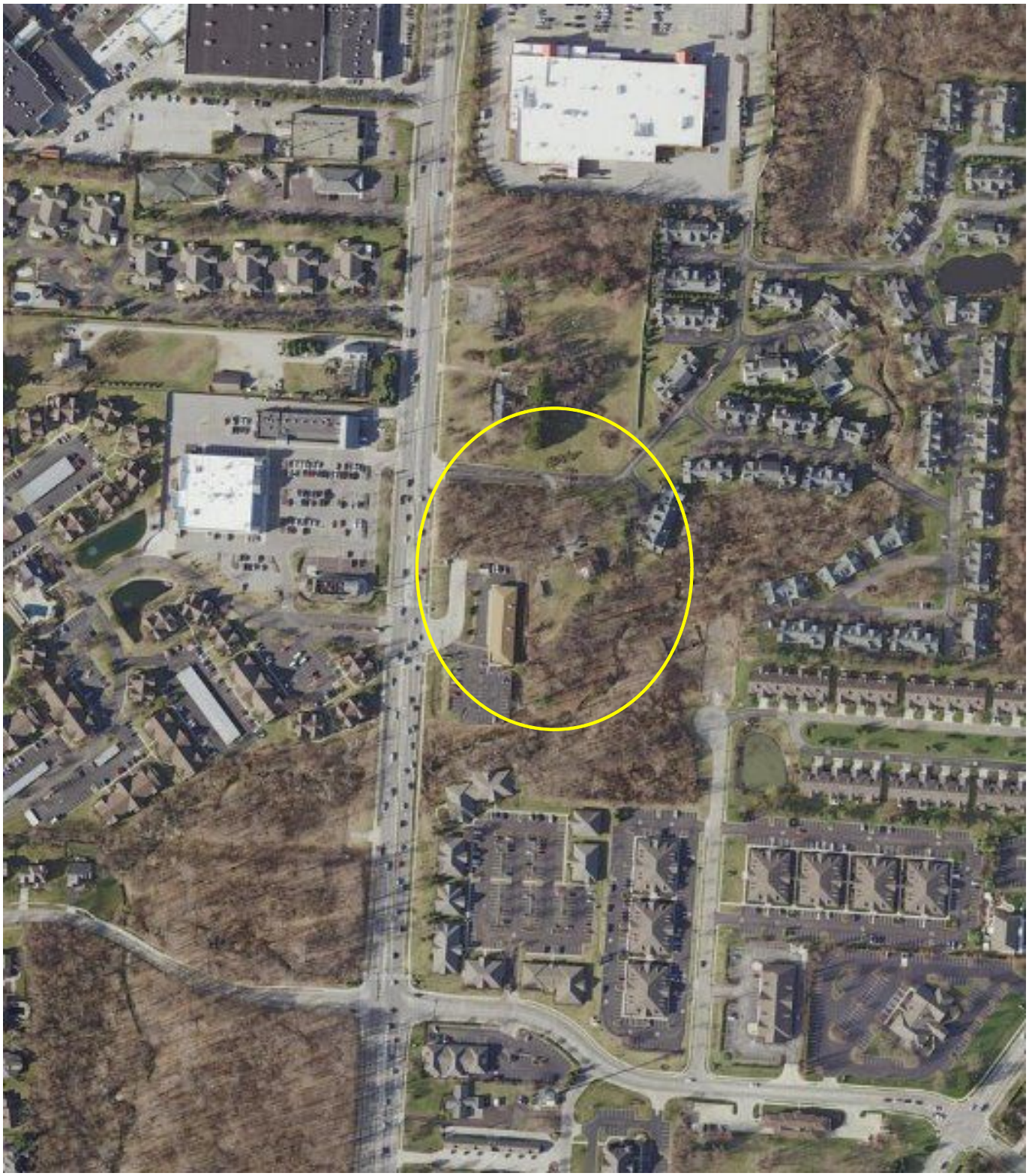
fousteng@aol.com

NORTH

1989
AERIAL PHOTOGRAPH



FOUST
ENGINEERING, INC.
45 Lake Street, Delaware, Ohio 43015
740-362-5304 phone
fousteng@aol.com

NORTH

2019
AERIAL PHOTOGRAPH

APPENDIX F
REGULATORY RECORDS DOCUMENTATION

ENVIRONMENTAL RECORD SEARCH

"The Intelligent Choice"

RecCheck

Report Results

The Standard for ASTM/AAI Radius Searches

(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

REPORT RESULTS

Site Location:

5061 Shagbark Road
Gahanna, OH 43230
(N 40-2-55, W 82-51-47) NAD83

Client:

Foust Engineering, Inc.

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EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	5061 Shagbark Road Gahanna, OH 43230
Client Project Name/Number:	203233
Coordinates:	N 40-2-55, W 82-51-47 (NAD 83) 40.048532, -82.863035
Date of Report	April 20, 2020
ERS Project Number:	2104723019
Subject Site Listed on the following lists:	Not Listed
Subject Site Listed as Map ID#:	N/A
USGS 7.5 Minute Quad Map:	New Albany (2016-11-25)
Subject Site Located within a Potential Area of Concern:	No
Township, Section and Range:	Electronic TRS is unavailable
Site Elevation: (feet above or below (-) mean sea level)	924
Flood Zone: (FEMA Q3 Digital Data)	Panel: 39049C0211K, Effective Date: 6/17/2008 Zone X - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.
Fire Insurance Map Coverage:	There may be coverage of your site.
Radon Information:	EPA Radon Zone: 1 (Predicted avg for county: > 4 pCi/L)For zip code 43230: Number of tests per zip code: 1676 Number of tests where radon is > 4 pCi/L: Not Reported Percentage of test where radon is > 4 pCi/L: Not Reported Other Information: Average Radon: 11.09
Search Radius Expansion Size: (In Miles)	0

Soil Type: **(USDA Soil Survey Geographic Database) (SSURGO)**	Bennington silt loam, 2 to 6 percent slopes Map Unit Type: Consociation Hydric: Yes Drainage Class: Very poorly drained General Information: Fine, mixed, active, mesic Typic Argiaquolls
Zip Codes Searched for "Un-Mappable" Sites:	Not Researched
Occurrence Count:	10

SUMMARY OF OCCURRENCES

MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
1 Maps: 1, 2, 4	OHR000019661 MARTINIZING	1177 N HAMILTON RD GAHANNA	RCRA-SQG-US	Listed	0.1 NW	-8
2 Maps: 1, 2, 4	25010082-N00001 RJ SOLOVE & ASSOC	4477 N HAMILTON RD GAHANNA	LUST-CLOSED-OH	NFA: No Further Action	0.16 SW	-25
3 Maps: 1, 2, 4	OHR000140913 GIANT EAGLE #6501	1250 N HAMILTON RD COLUMBUS	RCRA-CESQG-US	Listed	0.22 N	12
4 Maps: 1, 4	25010732-N00001 GETGO FROM GIANT EAGLE #3501	1310 N HAMILTON RD COLUMBUS	LUST-CLOSED-OH	NFA: No Further Action	0.29 N	13
5 Maps: 1, 4	25001162-N00001 True North #603	4733 MORSE GAHANNA	LUST-CLOSED-OH	NFA: No Further Action	0.47 N	13
5 Maps: 1, 4	25001162-N00002 True North #603	4733 MORSE GAHANNA	LUST-CLOSED-OH	NFA: No Further Action	0.47 N	13
5 Maps: 1, 4	25001162-N00003 True North #603	4733 MORSE GAHANNA	LUST-CLOSED-OH	NFA: No Further Action	0.47 N	13
6 Maps: 1, 4	25009631-N00001 SPEEDWAY #8345	4830 N HAMILTON RD COLUMBUS	LUST-CLOSED-OH	NFA: No Further Action	0.49 N	13
6 Maps: 1, 4	25009631-N00002 SPEEDWAY #8345	4830 N HAMILTON RD COLUMBUS	LUST-CLOSED-OH	DIS: a release is disproved	0.49 N	13
7 Maps: 1, 4	51361 Former Standard Oil Station	4019 Johnstown Road Gahanna	BF-US	Listed	0.49 S	-34

POTENTIAL AREAS OF CONCERN/CONTAMINATION SUMMARY

DATABASE SEARCHED	SUBJECT SITE WITHIN POTENTIAL AREA OF CONCERN	AREAS FOUND WITHIN 1-MILE RADIUS
NPL-R5-US	No	0
LF-Areas-OH	No	0

DATABASE OCCURRENCE SUMMARY

HIGH RISK* OCCURRENCES IDENTIFIED IN REQUESTED SEARCH RADIUS		
DATABASE SEARCHED	DISTANCE SEARCHED (MILES)	HIGH RISK OCCURRENCES FOUND
CERCLIS-US	0.5	0
DERR-OH	0.5	0
LUST-OPEN-OH	0.5	0
NPL-US	1	0
Proposed-NPL-US	1	0
SAA-Agreements-US	1	0
Tribal-LUST-Open-Reg5	0.5	0

* For the purposes of this report, "high risk" occurrences are those that have known contamination and have not received a "case closed" or "no further action" status from the agency that maintains the records.

ASTM/AAI STANDARD RECORD SOURCES SUMMARY				
STANDARD ENVIRONMENTAL RECORD SOURCES	ASTM MIN. SEARCH DIST. / ERS SEARCH DIST. (MILES)	ERS DATABASE NAME	TOTAL LISTINGS	MAP ID #'S
Federal NPL site list	1.0 / 1.0	NPL-US	0	None Listed
		Proposed-NPL-US	0	None Listed
Federal Delisted NPL site list	0.5 / 1.0	Delisted-NPL-US	0	None Listed
Federal CERCLIS list	0.5 / 0.5	CERCLIS-US	0	None Listed
Federal CERCLIS NFRAP site list	0.5 / 0.5	CERCLIS-Archived-US	0	None Listed
Federal RCRA CORRACTS facilities list	1.0 / 1.0	RCRA-COR-US	0	None Listed
Federal RCRA non-CORRACTS TSD facilities list	0.5 / 0.5	RCRA-TSDF-US	0	None Listed
Federal RCRA generators list	Property and adjoining properties / 0.25	RCRA-CESQG-US	1	3
		RCRA-LQG-US	0	None Listed
		RCRA-NON-US	0	None Listed
		RCRA-SQG-US	1	1
Federal Inst/Eng control	Property	Controls-RCRA-US	0	None Listed

registries	Only / 0.25			
		Controls-US	0	None Listed
		Hist-US-EC	0	None Listed
		Hist-US-IC	0	None Listed
		LIENS-US	0	None Listed
Federal ERNS list	Property Only / 0.0625	ERNS-US	0	None Listed
State and Tribal-Equivalent NPL	1.0 / 1.0	Not Reported by Agency	0	None Listed
State and Tribal-Equivalent CERCLIS	0.5 / 0.5	DERR-OH	0	None Listed
State and Tribal landfill and/or solid waste disposal sites	0.5 / 0.5	Debris-US	0	None Listed
		Hist-Dumps-US	0	None Listed
		HIST-LF-OH	0	None Listed
		Hist-OLDSWLF-OH	0	None Listed
		SWF-IR-OH	0	None Listed
		SWF-OH	0	None Listed
		SWLF-US	0	None Listed
		Tribal-ODI-US	0	None Listed
State and Tribal Leaking Storage Tank Lists	0.5 / 0.5	ClassC-OH	0	None Listed
		LUST-CLOSED-OH	7	2, 4, 5, 5, 5, 6, 6
		LUST-OPEN-OH	0	None Listed
		Tribal-LUST-Closed-Reg5	0	None Listed
		Tribal-LUST-Open-Reg5	0	None Listed
State and Tribal Registered Storage Tank Lists	Property and adjoining properties / 0.25	FEMA-UST-US	0	None Listed
		Tribal-UST-Reg5	0	None Listed
		UST-Inactive-OH	0	None Listed
		UST-OH	0	None Listed
State and Tribal Inst/Eng Control Registries	Property Only / 0.5	EC-OH	0	None Listed
		IC-OH	0	None Listed
State and Tribal Voluntary Cleanup Sites	0.5 / 0.5	MOA-OH	0	None Listed
		Tribal-VCP-US	0	None Listed
		VCP-OH	0	None Listed
State and Tribal Brownfield Sites	0.5 / 0.5	BF-Tribal-US	0	None Listed
		Brownfield-OH	0	None Listed

FEDERAL ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL

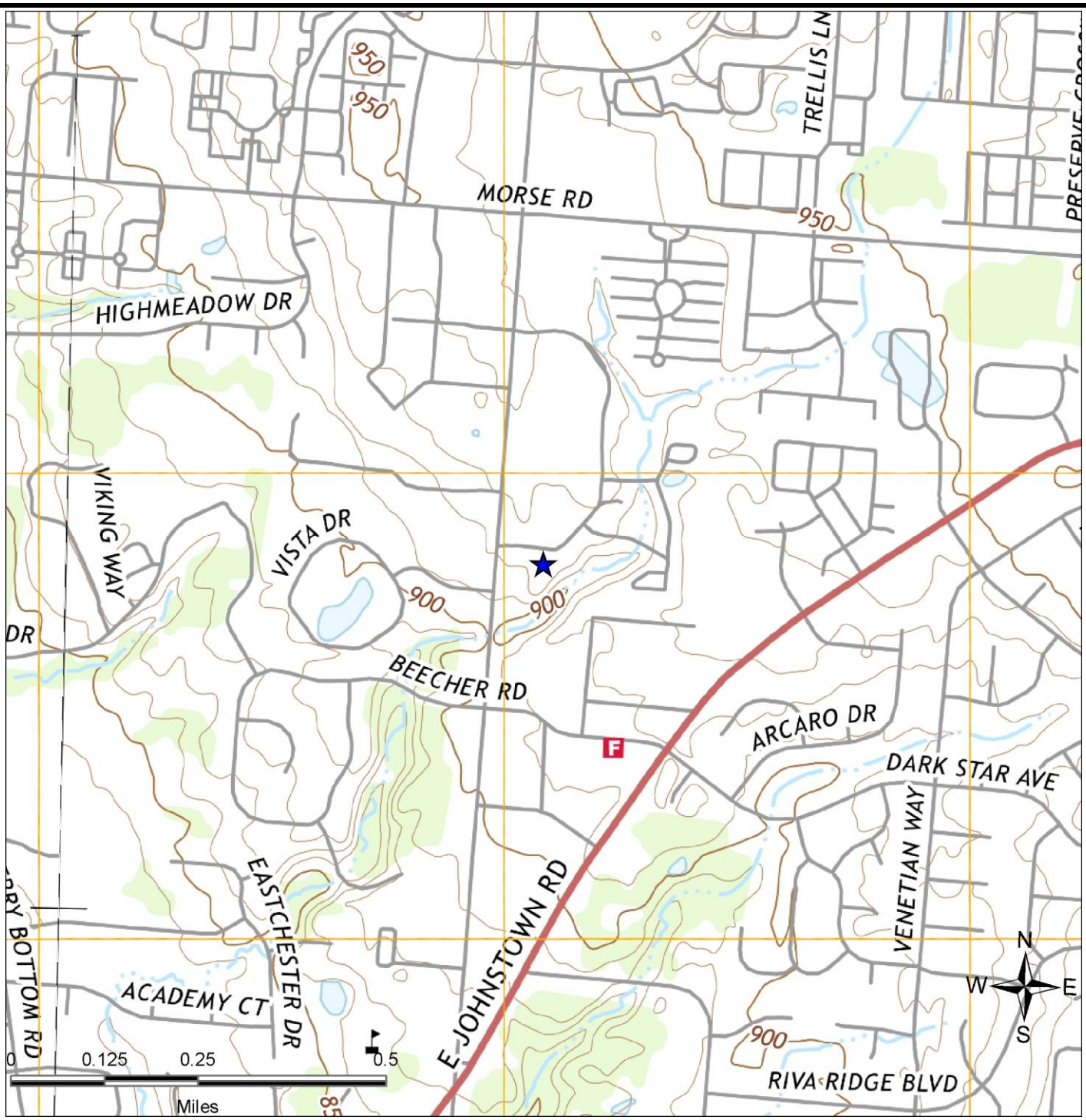
FEDERAL ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
BF-Tribal-US	0.5	0	0	0	0	-	0
BF-US	0.5	0	0	0	1	-	1
CERCLIS-Archived-US	0.5	0	0	0	0	-	0
CERCLIS-US	0.5	0	0	0	0	-	0
Controls-RCRA-US	0.5	0	0	0	0	-	0
Controls-US	0.5	0	0	0	0	-	0
Debris-US	0.5	0	0	0	0	-	0
Delisted-NPL-US	1	0	0	0	0	0	0
ERNS-US	0.0625	0	0	-	-	-	0
FEMA-UST-US	0.25	0	0	0	-	-	0
FTTS-ENF-US	0.25	0	0	0	-	-	0
Hist-Dumps-US	0.5	0	0	0	0	-	0
Hist-US-EC	0.5	0	0	0	0	-	0
Hist-US-IC	0.5	0	0	0	0	-	0
HMIS-US	0.0625	0	0	-	-	-	0
LIENS-US	0.0625	0	0	-	-	-	0
NPL-US	1	0	0	0	0	0	0
PADS-US	0.0625	0	0	-	-	-	0
PCB-US	0.25	0	0	0	-	-	0
Proposed-NPL-US	1	0	0	0	0	0	0
RCRA-CESQG-US	0.25	0	0	1	-	-	1
RCRA-COR-US	1	0	0	0	0	0	0
RCRA-LQG-US	0.25	0	0	0	-	-	0
RCRA-NON-US	0.25	0	0	0	-	-	0
RCRA-SQG-US	0.25	0	1	0	-	-	1
RCRA-TSDF-US	0.5	0	0	0	0	-	0
SAA-Agreements-US	1	0	0	0	0	0	0
SWLF-US	0.5	0	0	0	0	-	0
Tribal-LUST-Closed-Reg5	0.5	0	0	0	0	-	0
Tribal-LUST-Open-Reg5	0.5	0	0	0	0	-	0
Tribal-ODI-US	0.5	0	0	0	0	-	0
Tribal-UST-Reg5	0.25	0	0	0	-	-	0
Tribal-VCP-US	0.5	0	0	0	0	-	0

STATE ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Brownfield-OH	0.5	0	0	0	0	-	0
ClassC-OH	0.5	0	0	0	0	-	0
DERR-OH	0.5	0	0	0	0	-	0
EC-OH	0.5	0	0	0	0	-	0
HIST-LF-OH	0.5	0	0	0	0	-	0
Hist-OLDSWLF-OH	0.25	0	0	0	-	-	0
IC-OH	0.5	0	0	0	0	-	0
LUST-CLOSED-OH	0.5	0	0	1	6	-	7
LUST-OPEN-OH	0.5	0	0	0	0	-	0
Manifest2-RI	0.0625	0	0	-	-	-	0
MOA-OH	0.5	0	0	0	0	-	0
Spills-OH	0.0625	0	0	-	-	-	0
SWF-IR-OH	0.5	0	0	0	0	-	0
SWF-OH	0.5	0	0	0	0	-	0
SWRCY-OH	0.5	0	0	0	0	-	0
UST-Inactive-OH	0.25	0	0	0	-	-	0

STATE ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
UST-OH	0.25	0	0	0	-	-	0
VCP-OH	0.5	0	0	0	0	-	0

SUPPLEMENTAL DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Not Searched							

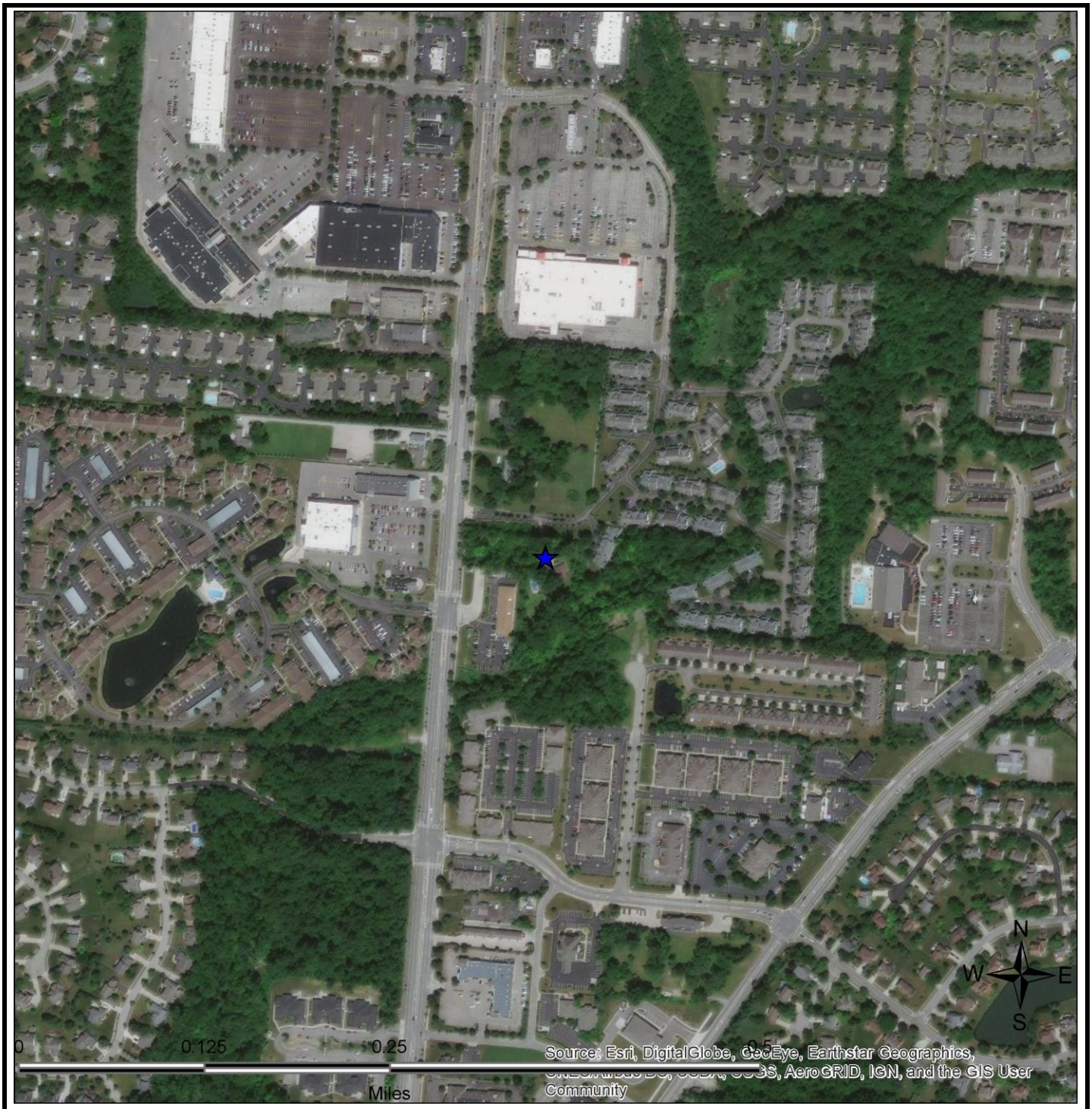
PROPRIETARY HISTORIC DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Not Searched							



SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey. New Albany (2016-11-25) Quadrangle, 7.5 Minute Series

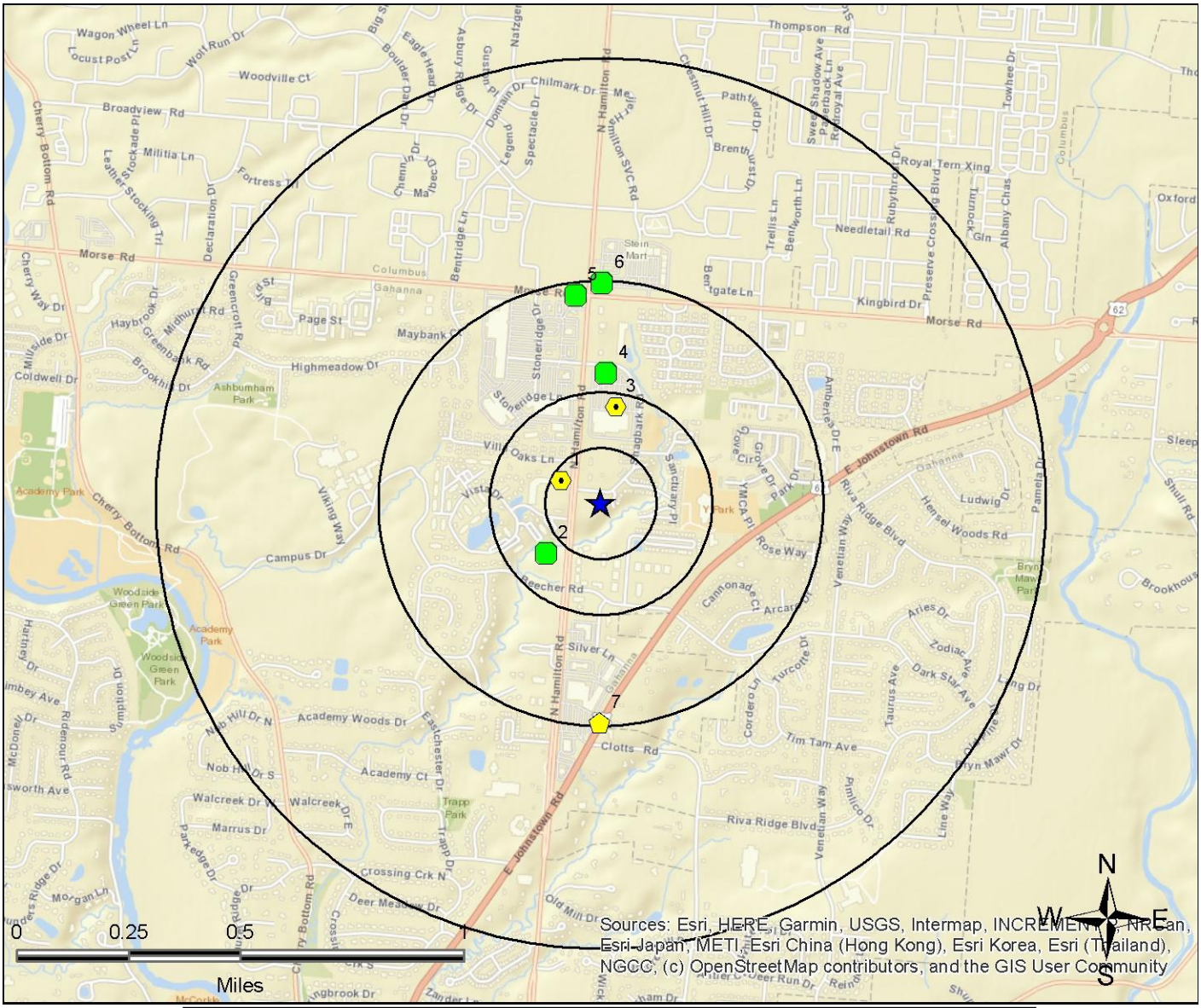
Foust Engineering, Inc.	5061 Shagbark Road Gahanna, OH 43230	FIGURE: JOB: DATE:	1 203233 4/20/2020



SITE LOCATION MAP

Foust Engineering, Inc.	5061 Shagbark Road Gahanna, OH 43230	FIGURE: 2 JOB: 203233 DATE: 4/20/2020

1-MILE RADIUS STREET MAP W/OCCURRENCES (MAP1)

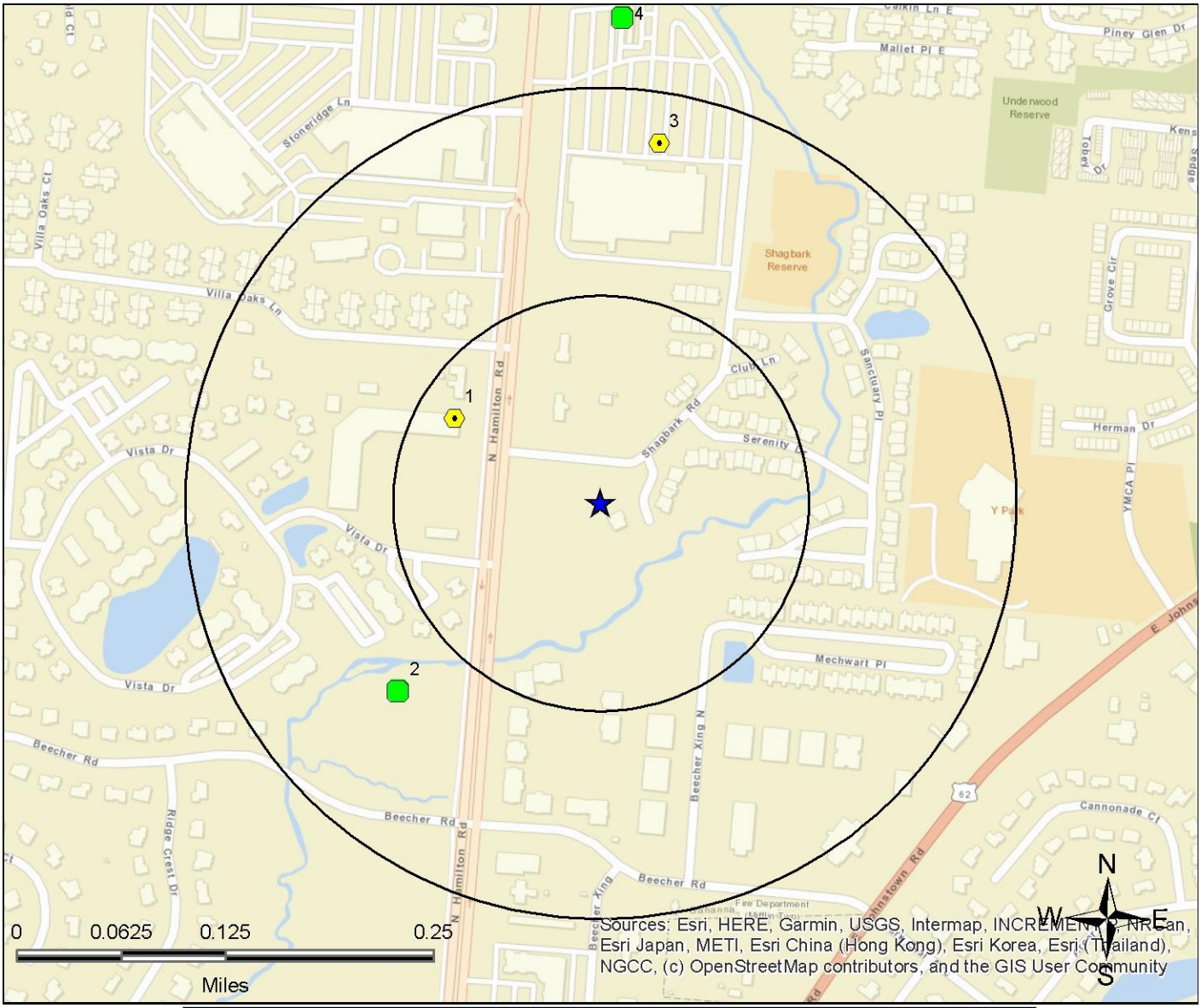


Legend

- Federal NPL
- Federal Delisted NPL
- Federal CERCLIS
- Federal CERCLIS NFRAP
- Federal LUST
- Federal RCRA CORRACTS
- Federal RCRA non-CORRACTS TSD
- Federal RCRA Generators
- Federal UST
- Federal Inst/Eng Controls
- Federal Brownfield
- Federal ERNS
- Federal Emergency Release Reports
- Emergency Release Reports
- State/Tribal NPL
- State/Tribal CERCLIS Equivalent
- State/Tribal LUST
- State/Tribal Voluntary Cleanup Sites
- State/Tribal UST
- State/Tribal Brownfield
- State/Tribal Inst/Eng Controls
- State/Tribal Landfill/Solid Waste
- State/Tribal RCRA Equivalent
- State/Tribal ASTM Other
- ERS Supplemental Govt Sources
- ERS Exclusive Historic Sources

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

0.25-MILE RADIUS STREET MAP W/OCCURRENCES (MAP2)



Legend

- Federal NPL
- Federal Delisted NPL
- Federal CERCLIS
- Federal CERCLIS NFRAP
- Federal LUST
- Federal RCRA CORRACTS
- Federal RCRA non-CORRACTS TSD
- Federal RCRA Generators
- Federal UST
- Federal Inst/Eng Controls
- Federal Brownfield
- Federal ERNS
- Federal Emergency Release Reports
- Emergency Release Reports
- State/Tribal NPL
- State/Tribal CERCLIS Equivalent
- State/Tribal LUST
- State/Tribal Voluntary Cleanup Sites
- State/Tribal UST
- State/Tribal Brownfield
- State/Tribal Inst/Eng Controls
- State/Tribal Landfill/Solid Waste
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- State/Tribal ASTM Other
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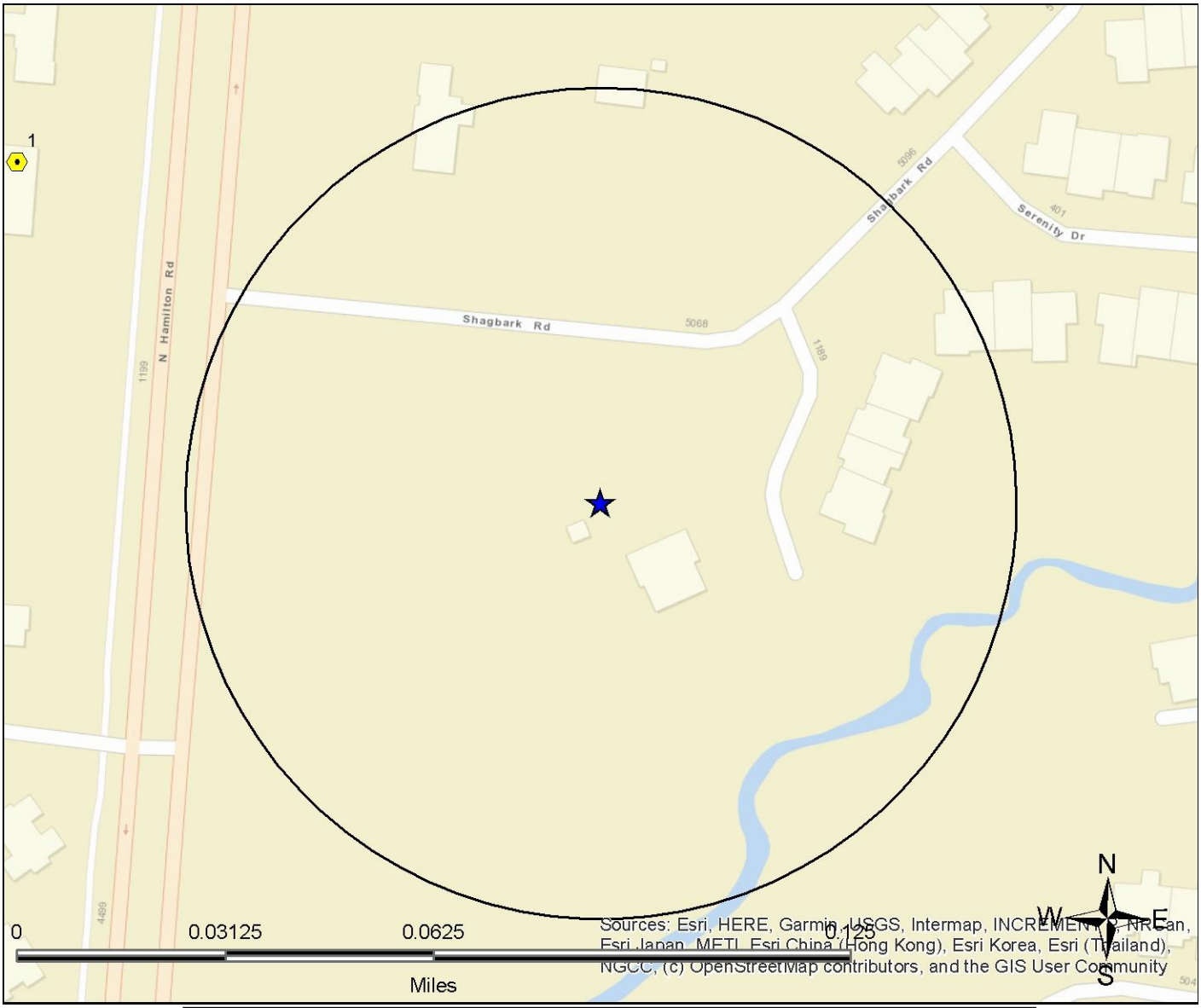
0.0625-MILE RADIUS STREET MAP W/ OCCURRENCES (MAP3)



Legend

- Federal NPL
- Federal Delisted NPL
- Federal CERCLIS
- Federal CERCLIS NFRAP
- Federal LUST
- Federal RCRA CORRACTS
- Federal RCRA non-CORRACTS TSD
- Federal RCRA Generators
- Federal UST
- Federal Inst/Eng Controls
- Federal Brownfield
- Federal ERNS
- Federal Emergency Release Reports
- Emergency Release Reports
- State/Tribal NPL
- State/Tribal CERCLIS Equivalent
- State/Tribal LUST
- State/Tribal Voluntary Cleanup Sites
- State/Tribal UST
- State/Tribal Brownfield
- State/Tribal Inst/Eng Controls
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- State/Tribal RCRA Equivalent
- State/Tribal ASTM Other
- ERS Supplemental Govt Sources
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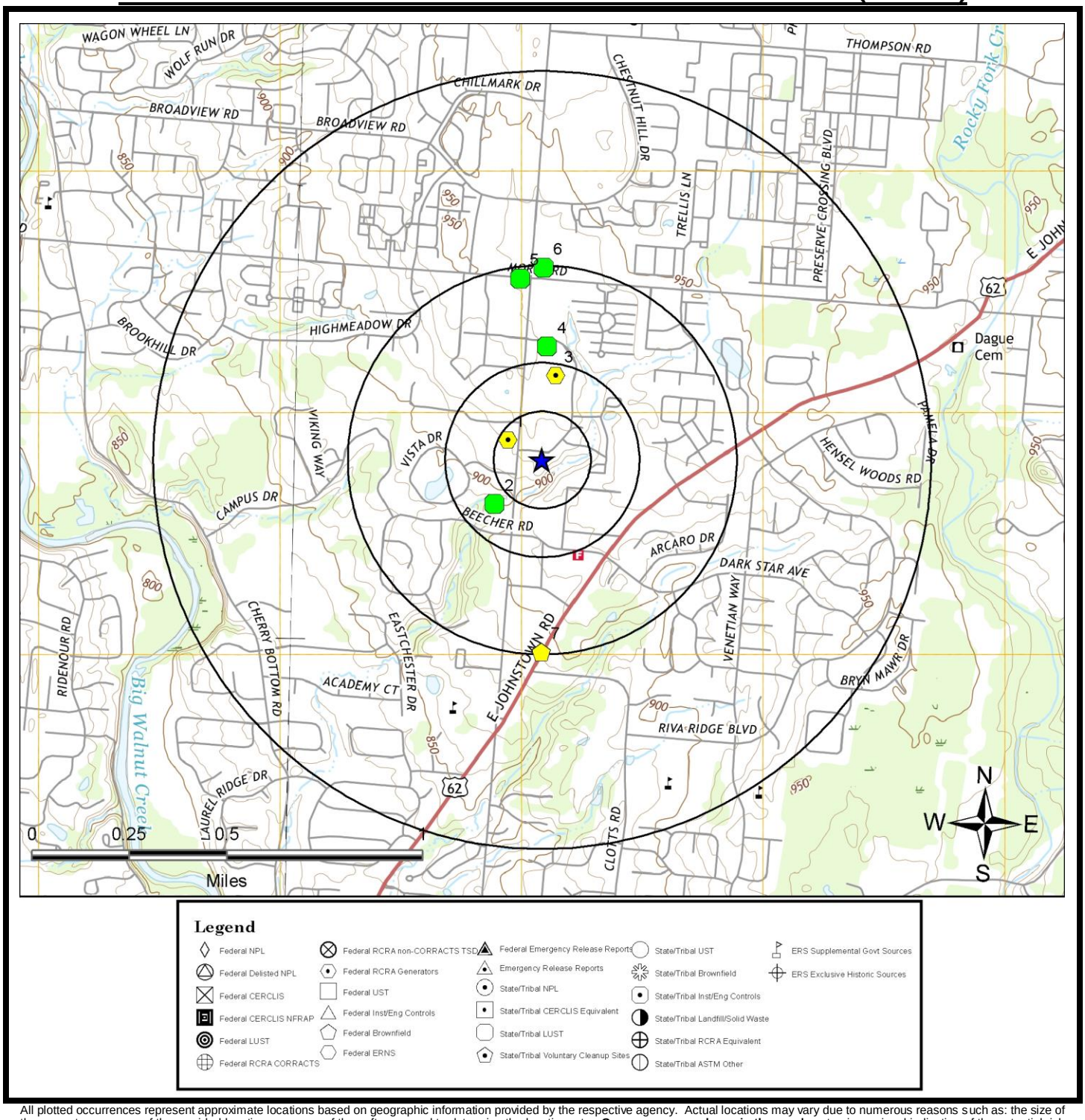
1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4)



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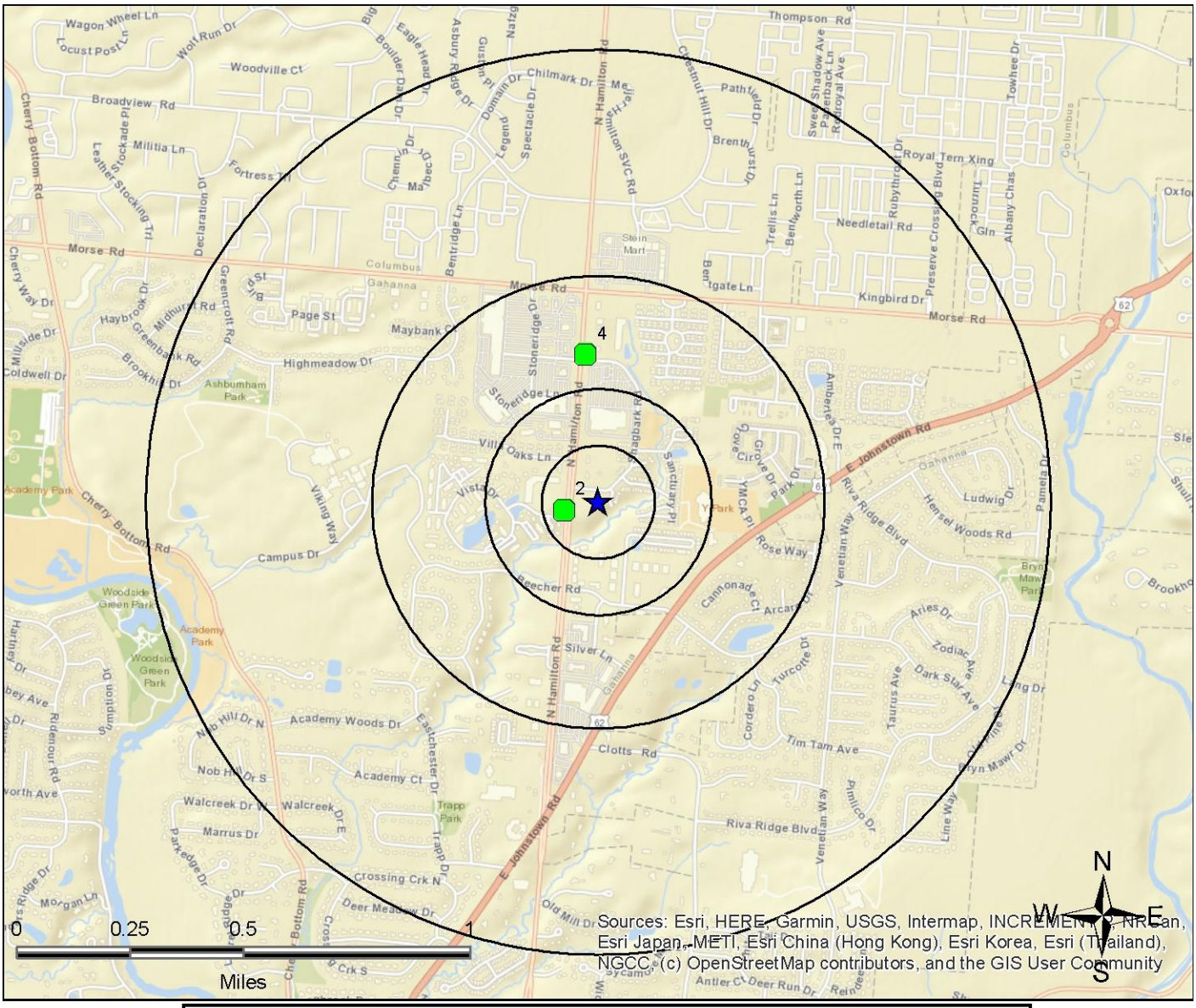
AGENCY DIFFERENCES IN MAPPED LOCATIONS (MAP5)

Note: Occurrences on this map have agency provided coordinates which differ significantly from geocoded locations.



Legend

- Federal NPL
- Federal Delisted NPL
- Federal CERCLIS
- Federal CERCLIS NFRAP
- Federal LUST
- Federal RCRA CORRACTS
- Federal RCRA non-CORRACTS TSD
- Federal RCRA Generators
- Federal UST
- Federal Inst/Eng Controls
- Federal Brownfield
- Federal ERNS
- Federal Emergency Release Reports
- Emergency Release Reports
- State/Tribal NPL
- State/Tribal CERCLIS Equivalent
- State/Tribal LUST
- State/Tribal Voluntary Cleanup Sites
- State/Tribal UST
- State/Tribal Brownfield
- State/Tribal Inst/Eng Controls
- State/Tribal Landfill/Solid Waste
- State/Tribal RCRA Equivalent
- State/Tribal ASTM Other
- ERS Supplemental Govt Sources
- ERS Exclusive Historic Sources

SUMMARY OF AGENCY DIFFERENCES

MAP ID	ID / SITE NAME	ADDRESS / DATABASE	AGENCY COORDINATES	DISTANCE (MILES)	DIRECTION
2	25010082-N00001 RJ SOLOVE & ASSOC	4477 N HAMILTON RD LUST-CLOSED-OH	-82.86438, 40.04825	0.07	W
4	25010732-N00001 GETGO FROM GIANT EAGLE #3501	1310 N HAMILTON RD LUST-CLOSED-OH	-82.86362, 40.05324	0.33	N

LISTED OCCURRENCE DETAILS

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-SQG-US	Listed	0.1 miles NW	916 ft (8 ft lower than site)	1

SITE NAME	MAPS	ID
MARTINIZING	1, 2, 4	OHR000019661

ADDRESS	CITY	ZIP
1177 N HAMILTON RD	GAHANNA	43230

DETAILS

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=OHR000019661
Source Type: Notification
Generator Status Universe: SQG
Generator Status: Small Quantity Generator
Active Site Indicator: H----
Owner Name: RJ SOLVE
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-CLOSED-OH	NFA: No Further Action	0.16 miles SW	899 ft (25 ft lower than site)	**2**

SITE NAME	MAPS	ID
RJ SOLOVE & ASSOC	1, 2, 4	25010082-N00001

ADDRESS	CITY	ZIP
4477 N HAMILTON RD	GAHANNA	43230

DETAILS

URL:
https://apps.com.ohio.gov/fire/OTTER
Release #: 25010082-N00001
County: Franklin
Facility Status: Inactive
Leaking Tank Status: 1 SUS/CON from regulated UST
Release Date: Not Reported
Review Date: 6/20/2000
Priority: 2
Class: A viable RP has been identified
Agency Provided Latitude: 40.048248
Agency Provided Longitude: -82.864378

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-CESQG-US	Listed	0.22 miles N	936 ft (12 ft higher than site)	**3**

SITE NAME	MAPS	ID
GIANT EAGLE #6501	1, 2, 4	OHR000140913

ADDRESS	CITY	ZIP
1250 N HAMILTON RD	COLUMBUS	43230

DETAILS
Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=OHR000140913 Source Type: Notification Generator Status Universe: CEG Generator Status: Conditionally Exempt Small Quantity Generator NAICS1: ONE-HOUR PHOTOFINISHING Active Site Indicator: H---- Owner Name: GIANT EAGLE INC Operator Name: GIANT EAGLE INC In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: N Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: ------ More Details Link

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-CLOSED-OH	NFA: No Further Action	0.29 miles N	937 ft (13 ft higher than site)	**4**
SITE NAME			**MAPS**	**ID**
GETGO FROM GIANT EAGLE #3501			1, 4	25010732-N00001
ADDRESS			**CITY**	**ZIP**
1310 N HAMILTON RD			COLUMBUS	43230

DETAILS
URL: https://apps.com.ohio.gov/fire/OTTER Release #: 25010732-N00001 County: Franklin Facility Status: Inactive Leaking Tank Status: 1 SUS/CON from regulated UST Release Date: 2/26/2014 Review Date: 6/2/2014 Priority: Not Reported Class: A viable RP has been identified Agency Provided Latitude: 40.053245 Agency Provided Longitude: -82.86362

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-CLOSED-OH	NFA: No Further Action	0.47 miles N	937 ft (13 ft higher than site)	**5**
SITE NAME			**MAPS**	**ID**
True North #603			1, 4	25001162-N00001
ADDRESS			**CITY**	**ZIP**
4733 MORSE			GAHANNA	43230

DETAILS
URL: https://apps.com.ohio.gov/fire/OTTER Release #: 25001162-N00001 County: Franklin Facility Status: Inactive Leaking Tank Status: 1 SUS/CON from regulated UST Release Date: 10/2/1995 Review Date: 7/8/2002 Priority: 2 Class: A Responsible Party (RP) for the release has not yet been determined Agency Provided Latitude: 40.05504 Agency Provided Longitude: -82.86406

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-CLOSED-OH	NFA: No Further Action	0.47 miles N	937 ft (13 ft higher than site)	**5**
SITE NAME			**MAPS**	**ID**
True North #603			1, 4	25001162-N00002
ADDRESS			**CITY**	**ZIP**
4733 MORSE			GAHANNA	43230

DETAILS

URL:
https://apps.com.ohio.gov/fire/OTTER
Release #: 25001162-N00002
County: Franklin
Facility Status: Inactive
Leaking Tank Status: 6 Closure of regulated UST
Release Date: 4/21/2004
Review Date: 6/30/2004
Priority: 2
Class: A viable RP has been identified
Agency Provided Latitude: 40.05504
Agency Provided Longitude: -82.86406

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-CLOSED-OH	NFA: No Further Action	0.47 miles N	937 ft (13 ft higher than site)	**5**
SITE NAME			**MAPS**	**ID**
True North #603			1, 4	25001162-N00003
ADDRESS			**CITY**	**ZIP**
4733 MORSE			GAHANNA	43230

DETAILS
URL: https://apps.com.ohio.gov/fire/OTTER Release #: 25001162-N00003 County: Franklin Facility Status: Inactive Leaking Tank Status: 6 Closure of regulated UST Release Date: 11/24/2015 Review Date: 1/29/2016 Priority: Not Reported Class: A viable RP has been identified Agency Provided Latitude: 40.05504 Agency Provided Longitude: -82.86406

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-CLOSED-OH	NFA: No Further Action	0.49 miles N	937 ft (13 ft higher than site)	**6**
SITE NAME			**MAPS**	**ID**
SPEEDWAY #8345			1, 4	25009631-N00001
ADDRESS			**CITY**	**ZIP**
4830 N HAMILTON RD			COLUMBUS	43230

DETAILS
URL: https://apps.com.ohio.gov/fire/OTTER Release #: 25009631-N00001 County: Franklin Facility Status: Inactive Leaking Tank Status: 1 SUS/CON from regulated UST Release Date: 5/10/2007 Review Date: 8/14/2007 Priority: 2 Class: A viable RP has been identified Agency Provided Latitude: 40.055728 Agency Provided Longitude: -82.863471

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-CLOSED-OH	DIS: a release is disproved	0.49 miles N	937 ft (13 ft higher than site)	**6**

SITE NAME	MAPS	ID
SPEEDWAY #8345	1, 4	25009631-N00002

ADDRESS	CITY	ZIP
4830 N HAMILTON RD	COLUMBUS	43230

DETAILS

URL:
https://apps.com.ohio.gov/fire/OTTER
Release #: 25009631-N00002
County: Franklin
Facility Status: Inactive
Leaking Tank Status: 1 SUS/CON from regulated UST
Release Date: 10/8/2008
Review Date: 12/31/2008
Priority: 2
Class: A viable RP has been identified
Agency Provided Latitude: 40.055728
Agency Provided Longitude: -82.863471

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
BF-US	Listed	0.49 miles S	890 ft (34 ft lower than site)	**7**

SITE NAME	MAPS	ID
Former Standard Oil Station	1, 4	51361

ADDRESS	CITY	ZIP
4019 Johnstown Road	Gahanna	43230

DETAILS

PROPERTY_ID: 51361
GRANT_TYPE: Assessment
EPA_REGION: 05
PROPERTY_SIZE: 0.7
STCNTRBG: Not Reported
LOCAL_PARCEL_NUMBER: 025-010385-00
CURRENT_OWNER: The City of Gahanna
OWNERSHIP_ENTITY: Government
LATITUDE_MEASURE: 40.038835
LONGITUDE_MEASURE: -82.864635
FLAG_CLEANUP_REQUIRED: U
FLAG_IC_REQUIRED: Not Reported
IC_DATA_ADDRESS: Not Reported
FLAG_IC_IN_PLACE: U
IC_IN_PLACE_DATE: Not Reported
PROP_CNTRL_IND: Not Reported
GOV_CNTRL_IND: Not Reported
PERMIT_TOOLS_IND: Not Reported
INFO_DEVICES_IND: Not Reported
PROP_FUNDING_TYPE_CODE: Not Reported
OWNERSHIP_CHANGED_IND: N
SFLLP_FACTOR_IND: Not Reported
HORIZONTAL_COLLECTION_METHOD: Address Matching-Other
SOURCE_MAPSCALE_NUMBER: Not Reported
REFERENCE_POINT: Entrance Point of a Facility or Station
HORIZONTAL_REFERENCE_DATUM: World Geodetic System of 1984
PAST_COMMERCIAL_ACRES: Not Reported

More Details Link

RECORDS SOURCES SEARCHED

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
BF-Tribal-US	Historical Tribal Brownfields	Federal Brownfield	Click Here	None Found
BF-US	Brownfields Sites	Federal Brownfields	Click Here	1
Brownfield-OH	Ohio Brownfield Inventory	State/Tribal Brownfield	Click Here	None Found
CERCLIS-Archived-US	CERCLIS sites that have been archived	Federal CERCLIS NFRAP	Click Here	None Found
CERCLIS-US	Comprehensive Environmental Response, Compensation, and Liability Information System	Federal CERCLIS	Click Here	None Found
ClassC-OH	Class C Release List	State/Tribal LUST	Click Here	None Found
Controls-RCRA-US	RCRA Institutional and Engineering Controls Summary (aka Federal RCRA with Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Controls-US	US CERCLA Sites with Controls (aka US IC/EC, Institutional/Engineering List Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Debris-US	Historical Debris Sites	Federal Solid Waste	Click Here	None Found
Delisted-NPL-US	Delisted NPL Sites	Federal Delisted NPL	Click Here	None Found
DERR-OH	Division of Environmental Response and Revitalization	State/Tribal CERCLIS Equivalent	Click Here	None Found
EC-OH	Engineering Controls (aka ENG CONTROLS)	State/Tribal Inst/Eng Controls	Click Here	None Found
ERNS-US	Emergency Response Notification System	Federal ERNS	Click Here	None Found
FEMA-UST-US	Historical FEMA Underground Storage Tanks	Federal UST	Click Here	None Found
FTTS-ENF-US	Historical FIFRA/TSCA Tracking System (FTTS) Enforcement Actions	Federal ASTM Other	Click Here	None Found
Hist-Dumps-US	Historical Dumps Inventory of 1985	Federal Solid Waste	Click Here	None Found
HIST-LF-OH	Historic Landfills	State/Tribal Landfill/Solid Waste	Click Here	None Found
Hist-OLDSWLF-OH	Historical Abandoned Dumps or Landfills	State/Tribal Landfill/Solid Waste	Click Here	None Found
Hist-US-EC	Historical Engineering Controls Sites (aka US EC, Engineering Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-US-IC	Historical Sites with Institutional Controls (aka US IC, Institutional Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
HMIS-US	Hazardous Materials Information System	Federal Emergency Release Reports	Click Here	None Found
IC-OH	Institutional Controls (aka INST CONTROL)	State/Tribal Inst/Eng Controls	Click Here	None Found
LF-Areas-OH	Landfill Areas	State/Tribal Landfill/Solid Waste	Click Here	None Found
LIENS-US	Superfund Liens	Federal Institutional/Engineering Controls	Click Here	None Found
LUST-CLOSED-OH	Leaking Underground Storage Tanks, Closed Cases	State/Tribal LUST	Click Here	7
LUST-OPEN-OH	Leaking Underground Storage Tanks, Open Cases	State/Tribal LUST	Click Here	None Found
Manifest2-RI	Hazardous Waste Manifest	State/Tribal RCRA Equivalent	Click Here	None Found
MOA-OH	MOA Track Site Listings	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
NPL-R5-US	NPL Region 5 Site Boundaries	Federal NPL	Click Here	None Found
NPL-US	National Priorities List	Federal NPL	Click Here	None Found
PADS-US	PCB Registration Database System	Federal ASTM Other	Click Here	None Found
PCB-US	PCB Transformers	Federal ASTM Other	Click Here	None Found
Proposed-NPL-US	Proposed NPL Sites	Federal NPL	Click Here	None Found
RCRA-CESQG-US	Resource Conservation and Recovery Act, Conditionally Exempt Small Quantity Generators (aka RCRA CESQG)	Federal RCRA Generators	Click Here	1
RCRA-COR-US	Resource Conservation and Recovery Act, - Corrective Actions (aka RCRA CORRACTS)	Federal RCRA CORRACTS	Click Here	None Found
RCRA-LQG-US	Resource Conservation and Recovery Act, Large Quantity Generators (aka RCRA LQG)	Federal RCRA Generators	Click Here	None Found
RCRA-NON-US	Resource Conservation and Recovery Act, Non-Hazardous Generators (aka RCRA Non-Haz, RCRA NonGen, RCRA No longer Regulated)	Federal RCRA Generators	Click Here	None Found
RCRA-SQG-US	Resource Conservation and Recovery Act, Small Quantity Generators (aka RCRA SQG)	Federal RCRA Generators	Click Here	1

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
RCRA-TSDF-US	Resource Conservation and Recovery Act -, Treatment, Storage, and Disposal Facilities (aka RCRA TSD, RCRA TSDF)	Federal RCRA non-CORRACTS TSD	Click Here	None Found
SAA-Agreements-US	Sites with Superfund Alternative Approach Agreements	Federal ASTM Other	Click Here	None Found
Spills-OH	Spill Sites	Emergency Release Reports	Click Here	None Found
SWF-IR-OH	Industrial and Residual Solid Waste Facilities	State/Tribal Landfill/Solid Waste	Click Here	None Found
SWF-OH	Solid Waste Facilities	State/Tribal Landfill/Solid Waste	Click Here	None Found
SWLF-US	Solid Waste Facilities	Federal Solid Waste	Click Here	None Found
SWRCY-OH	Recycling Facilities Database	State/Tribal ASTM Other Med	Click Here	None Found
Tribal-LUST-Closed-Reg5	Tribal Leaking Underground Storage Tanks, Region 5, Closed Cases (aka Indian Lust)	Federal LUST	Click Here	None Found
Tribal-LUST-Open-Reg5	Tribal Leaking Underground Storage Tanks, Region 5, Open Cases (aka Indian Lust)	Federal LUST	Click Here	None Found
Tribal-ODI-US	Tribal Open Dump Sites	Federal Solid Waste	Click Here	None Found
Tribal-UST-Reg5	Tribal Underground Storage Tanks (aka INDIAN UST)	Federal UST	Click Here	None Found
Tribal-VCP-US	Tribal VCP	Federal Tribal VCP	Click Here	None Found
UST-Inactive-OH	Inactive Underground Storage Tank Sites	State/Tribal UST	Click Here	None Found
UST-OH	Underground Storage Tanks	State/Tribal UST	Click Here	None Found
VCP-OH	Voluntary Cleanup Program Sites	State/Tribal Voluntary Cleanup Sites	Click Here	None Found

UN-MAPPABLE OCCURRENCES

The following occurrences were not mapped primarily due to incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the area searched. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

ID	Facility Name	Address	Database	Status
No "un-mapped" sites requested.				

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APPENDIX G
INTERVIEW DOCUMENTATION

F O U S T ENGINEERING, INC.

45 Lake Street, Delaware, Ohio 43015

(740) 362-5304 phone

fousteng@aol.com

INTERVIEW & SUBJECT SITE DATA FORM

Subject Site Address: 5061 Shagbark Road
plus vacant land along N. Hamilton Road
Gahanna, Ohio 43230

[Please return to our office ASAP.]

Thank You.

FOUST Project No.: ***203233***

In order to comply with the requirements of the All Appropriate Inquiry Rule (40 CFR Part 312) and ASTM Standard Practice E 1527-13, please complete this form and provide any information or documentation requested herein.

Please note that this form was prepared using the AAI and ASTM standards as a guideline for obtaining pertinent information regarding the subejct site.

A. GENERAL INFORMATION

1. Name and Title of person completing this form: Jack Williams owner

2. Period of time this person has been associated with the Subject Site? 60 yrs

3. Signature: Jack Williams Date: 4/16/20
   Address: 5061 Shagbark Rd
   Gahanna, Ohio 43230
   Phone Number: 614-783-4394 Fax Number: _____

4. What is the reason for conducting this Environmental Assessment?
   Sale X Refinance _____ Collateral _____ Lease _____
   Please explain if another reason: _____

5. Please provide the following information (including name, phone number, address, etc.):
   a. Current Owner - Name and Phone Number:
   Jack Williams Sue Williams 6147834394 6145992203
   b. Contact for obtaining access to Property with phone number:
   _____
   c. Facility Manager:
   _____
   d. Occupants & their contacts:
   See Above

6. Are you in possession or can you obtain possession of any title records regarding the subject site including a chain-of-title identifying site ownership since records began in this county?
   Yes _____ No ✓
   If YES, please provide copies to Foust Engineering, Inc.

7. Have any environmental studies been conducted for the subject site in the past?
   If YES, please list below and provide copies of those reports to Foust Engineering, Inc.
   Yes _____ No _____ Not Sure ✓

8. Please provide a brief description of the subject site (*i.e.*, acreage, use, structures, etc.).
Apr 2.5 ACERA House Pool Shed

9. What is the approximate age of structures on the subject site?
70yrs

10 What is the construction type for each of the site buildings (*i.e.*, slab-on-grade, two story, basements, etc.)?
RANCH PARTIAL BASEMENT

11. Is there any historical significance to the subject site or its structures? Is it listed on any Historic Registers?
Yes _____ No ✓ Not Sure _____ If YES, explain:

12. Is the subject site located within a flood plain?
Yes _____ No ✓ Not Sure _____

13. What activities are currently conducted on the subject site? (please be specific)
NONE

14. To the best of your knowledge, what activities have historically been conducted on the subject site?
NONE

15. Please provide a list of present or past tenants or lessees and the nature of their business while located on the subject site. Specifically those with a potential to impact the environment such as gasoline stations, dry cleaners, manufacturers, fabricators, etc. N/A

16. To the best of your knowledge, are there any easements associated with the subject site?
Yes _____ No _____ Not Sure _____
Telephone _____ Highway _____ Water/Sewer SEWER Other _____

17. If possible, please provide the past and current uses of neighboring properties.

	PREVIOUS		CURRENT
North:	homes	North:	homes
South:	Home	South:	OFFICE Building
East:	Homes	East:	Condo's
West:	Home	West:	Fire STONE
Other:		Other:	

18. Are you aware of any liens associated with the subject site for environmental issues?
Yes _____ No ✓
If Yes, please explain and provide documentation if possible.

19. Do you have any specialized knowledge or information regarding the environmental status of the subject site?
Yes _____ No ✓
If Yes, please explain and provide documentation if possible.

20. Are you aware of any environmental issues that have affected the fair market value of the subject site?
Yes _____ No ✓
If Yes, please explain and provide documentation if possible.

B. WATER RELATED ISSUES

1. Source of drinking water to the subject site *(please circle one)*: (*private well*) *municipal water supply*
2. Means of sewage disposal at the subject site *(please circle one)*: *septic system* (*city sanitary sewer*)
3. Please list the supplier of natural gas and electric services: N/A gas AEP electric
4. Does the subject site utilize heating oil, propane or a means of energy other than natural gas or electric?
Yes _____ No ✓ Not Sure _____ If YES, explain:
5. Are there any waste water discharges from the subject site other than typical sanitary?
Yes _____ No ✓ Not Sure _____
If YES, does the site have an on-site treatment facility and what is its final discharge point?
sanitary sewer _____ storm sewer _____ surface water stream _____ other _____
Furthermore, does the discharge require a permit?
Yes _____ No _____ Not Sure _____ If YES, explain:
6. Are there any drains situated on the subject site (*i.e.*, floor drains, storm drains, etc.)?
Yes _____ No ✓ Not Sure _____ If YES, explain:

C. USE OF CHEMICALS, SOLIDS AND HAZARDOUS WASTES

1. Have pesticides or herbicides (other than for minor pest or weed control) been utilized on the subject site?
Yes _____ No ✓ Not Sure _____ If YES, explain:
2. Have any virgin chemicals been used or currently in use on the site, other than typical cleaning supplies?
Yes _____ No ✓ Not Sure _____ If YES, explain:
How and where are the chemicals stored prior to use?
Specifically, how are these chemicals used?
3. Does the facility generate municipal or hazardous wastes?

Yes _____ No ✓ Not Sure _____ If YES, indicate below:

_____ Municipal wastes (paper trash, food waste, etc.)

_____ Industrial or Construction wastes (not classified as hazardous)

_____ Characteristic/Listed hazardous wastes (ignitable, reactive, acid/base, TCLP per 40 CFR 261)

If you checked the hazardous waste category above, please provide the waste codes and estimated annual quantities generated: _____

Is the facility a:

a. RCRA Small Quantity Exempt Generator (<100 kg per month) YES ___ NO ___

b. RCRA Small Quantity Generator (100 to 1,000 kg per month) N/A YES ___ NO ___

c. RCRA Large Quantity Generator (> 1,000 kg per month) YES ___ NO ___

4. How are hazardous wastes stored while on-site?

drums _____ tanks _____ dumpster _____ other _____

If other, please explain: N/A

5. How are hazardous wastes disposed of?

on-site _____ off-site _____ other N/A

If other, please explain: _____

If off-site, is the disposal facility approved by the EPA to accept such wastes? YES ___ NO ___

Please provide the name, phone number, address and contact name for the disposal facility:

6. Have any hazardous chemicals or wastes ever been spilled, dumped or buried on the subject site?

Yes _____ No ✓ Not Sure _____ If YES, explain in detail:

Also provide information regarding any remedial activities that may have taken place as a result.

N/A

7. Are there any local, state or federal permits issued for the subject site?

Yes _____ No _____ Not Sure ✓ If YES, explain in detail:

8. Are you aware of any complaints, reported spills or other issues regarding the subject site that may be on file with the local fire or health departments?

Yes _____ No ✓ Not Sure _____ If YES, explain in detail:

9. Are there any past or pending enforcement actions by any local, state or federal environmental agencies?

Yes _____ No ✓ Not Sure _____ If YES, explain in detail:

D. AIR EMISSIONS

1. Are there any existing or past air emission sources on the subject site?

Yes _____ No ✓ Not Sure _____ If YES, explain:

Are there any permits and/or registrations associated with those emissions?

Yes _____ No ✓ Not Sure _____ If YES, explain:

Are there any past or present permit violations or enforcement actions associated with those emissions?

Yes _____ No ✓ Not Sure _____ If YES, explain:

E. UNDERGROUND OR ABOVE GROUND STORAGE TANKS

1. Do you store any fuels or chemicals in underground or above ground storage tanks?

   Yes _____ No ✓ Not Sure _____

   If YES, please list the size location, substance stored, etc. for each tank:

2. Have any underground storage tanks ever been removed from the subject site or abandoned in-place?

   Yes _____ No _____ Not Sure ✓ If YES, explain:

   HAD FUEL OIL TANK FOR HEAT, CAME BACK FROM SERVICE AND TANK WAS IN BASEMENT - I ASUME my FATHER had IT REMOVED. NEVER ASKED HIM

F. POLYCHLORINATED BIPHENYLS (PCB) EQUIPMENT

1. To the best of your knowledge, is there any equipment on the subject site that contains PCB's?

   Yes _____ No ✓ Not Sure _____ If YES, explain:

2. Has there been any reported (or unreported) spills of PCB contaminated oil on the subject site?

   Yes _____ No ✓ Not Sure _____ If YES, explain:

3. Have there been any Notice of Violation issued under the Toxic Substances Control Act (TSCA) due to the mismanagement of PCB equipment on the subject site?

   Yes _____ No ✓ Not Sure _____ If YES, explain:

G. ASBESTOS CONTAINING MATERIALS (ACM)

1. To the best of your knowledge, has as ACM Survey been conducted for the subject buildings?

   Yes _____ No ✓ Not Sure _____ If YES, explain:

   If Yes, please provide copies of the report(s).

2. If a Survey has been conducted, have any ACM's been identified within the site building(s)?

   Yes _____ No _____ Not Sure _____ If YES, explain:

   N/A

3. Have any ACM's been previously removed from the site building(s)?

Yes _____ No ✓ Not Sure _____ If YES, explain:

If Yes, please provide copies of documentation.

H. LIST ALL TENANTS OF THE FACILITY TO THE BEST OF YOUR KNOWLEDGE

{Attach additional sheets if needed.}

Dates	Tenants
1953 - Present	Williams Family

I. ANY OTHER INFORMATION

Please provide any other info that may be helpful in determining the environmental quality of the subject site.
~ ***Attach additional sheets if needed.*** ~

From: fousteng@aol.com,
To: williamsonc@mifflin-oh.gov,
Subject: Public Information Request
Date: Wed, Apr 22, 2020 4:50 pm

In order to prepare a Phase I ESA for the property at 5061 Shagbark Road, Gahanna, Ohio, we would like to inquire about any information or documents the Fire Department may have regarding a possible heating oil UST. It is our belief that the tank has been removed, possibly decades ago. However, the current owner/resident is unsure. Heating oil is NOT currently used at the property.

Please let us know if you can help with this request or if we need to contact someone else.

Thank you so much!

John M. Ulicny

FOUST Engineering, Inc.
45 Lake Street
Delaware, Ohio 43015
740-362-5304 office
614-582-9036 Dave mobile
614-582-5646 John mobile
fousteng@aol.com

Jefferson Township Fire Department
Fire Prevention Bureau
6767 Havens Corners Rd · Blacklick OH 43004
Phone 614-626-5160 · Fax 614-861-0968

April 23, 2020

John M. Ulicny
FOUST Engineering, Inc.
45 Lake Street
Delaware, Ohio 43015

Re: 5061 Shagbark Road
Gahanna, Ohio 43230

Mr. John M. Ulicny:

After reviewing our records, the Jefferson Township Fire Prevention Bureau has no records, files, or knowledge of Underground Storage Tanks (UST's) for the property listed above. Please contact the Fire Prevention Bureau if you have additional questions.

Thank you,

Chad Mast, Fire Official
Fire Prevention Bureau
Jefferson Township Fire Department
6767 Havens Corners Road
Blacklick, Ohio 43004
Office: 614-626-5160
Mobile: 614-588-5880
Email: cmast@jeffersontownship.org

From: rswingle@jeffersontownship.org,
To: fousteng@aol.com, cmast@jeffersontownship.org,
Cc: yourjtfd@jeffersontownship.org,
Subject: RE: Public information Request
Date: Thu, Apr 23, 2020 9:38 am

John,

Your inquiry is being forwarded to Chad Mast, Prevention Bureau officer.

Chad,

See inquiry below from Foust Engineering

Rebecca Swingle

Administrative Assistant, CPST
Jefferson Township Fire Department

6767 Havens Corners Road | Blacklick, OH 43004
614-861-3757| rswingle@jeffersontownship.org
facebook.com/jeffersontownshipfire

From: Foust Engineering <fousteng@aol.com>
Sent: Thursday, April 23, 2020 9:34 AM
To: YourJTFD <yourjtfd@jeffersontownship.org>
Subject: Public information Request

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Thank you so much!

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Delaware, Ohio 43015
740-362-5304 office
614-582-9036 Dave mobile
614-582-5646 John mobile
fousteng@aol.com

Sent from my iPhone

The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer. Thank you.

From: welshs@mifflin-oh.gov,
To: fousteng@aol.com,
Cc: williamsonc@mifflin-oh.gov,
Subject: Fw: Public Information Request
Date: Thu, Apr 23, 2020 8:54 am
Attachments:

Mr. Ulicny,

This request needs to go to Jefferson Township Fire Department in Blacklick. The property is in the City of Gahanna, but the parcel is covered by Jefferson Township.

Stephen Welsh
Fire Marshal
Mifflin Township - Division of Fire
475 Rocky Fork Blvd.
Gahanna, Ohio 43230
Main Number (614) 471-0542
Fax (614) 478-6744
Cell (614) 679-4078
welshs@mifflin-oh.gov
www.mifflin-oh.gov

From: Christy Prokop <williamsonc@mifflin-oh.gov>
Sent: Thursday, April 23, 2020 7:48 AM
To: Stephen E. Welsh <welshs@mifflin-oh.gov>
Subject: Fw: Public Information Request

Christy Prokop
Fire Department Administrative Assistant
485 Rocky Fork Blvd.
Gahanna, OH 43230

614.471.0542
Fax: 614.478.6733
williamsonc@mifflin-oh.gov

From: Foust Engineering, Inc. <fousteng@aol.com>
Sent: Wednesday, April 22, 2020 4:50 PM
To: Christy Prokop <williamsonc@mifflin-oh.gov>
Subject: Public Information Request

In order to prepare a Phase I ESA for the property at 5061 Shagbark Road, Gahanna, Ohio, we would like to inquire about any information or documents the Fire Department may have regarding a possible heating oil UST. It is our belief that the tank has been removed, possibly decades ago. However, the current owner/resident is unsure. Heating oil is NOT currently used at the property.

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Thank you so much!

John M. Ulicny
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740-362-5304 office
614-582-9036 Dave mobile
614-582-5646 John mobile
fousteng@aol.com

APPENDIX H

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

FOUST ENGINEERING, INC.

OVERVIEW OF SERVICES

Foust Engineering, Inc. provides professional engineering services related to the development, construction, and maintenance of residential, commercial, industrial, and institutional buildings. We provide services to property owners, developers, and a wide range of lending and financial institutions to help assure that projects progress as planned, and that unforeseen financial problems are minimized. Backed by over 30 years of personal experience in engineering and construction projects, David G. Foust, PE established Foust Engineering, Inc. in 1994 to provide realistic and understandable solutions for building development problems. John Ulicny joined Foust as a Project Manager in 1998. Foust Engineering, Inc. is authorized to provide professional engineering services in the State of Ohio.

Our personnel possess a wide range of training and educational experience in both environmental and construction disciplines. While most of our projects are custom-designed to meet the specific requirements of our clients, primary areas of engineering projects include the following:

- **PHASE I ENVIRONMENTAL SITE ASSESSMENTS**
  Projects ranging from new site development to property transfers can be enhanced and protected with Environmental Site Assessments. Complying with Practice E 1527 of the American Society of Testing Materials (ASTM) as well as the EPA's All Appropriate Inquiry (AAI) rule, Foust Engineering, Inc. evaluates multifamily, commercial, industrial, and institutional properties by:
  - Inspecting the property for signs of environmental conditions including underground storage tanks, chemical usage, and other relevant signs of environmental contamination
  - Researching and evaluating the history of sites and buildings to establish any past activity that may have had a detrimental affect to the environmental integrity of the site
  - Inspecting adjacent properties for any sign of activities that might affect the subject property
  - Reviewing State and Federal Environmental Databases for current or historic problems that might affect the subsurface or ground water conditions of a site

- **PHASE II ENVIRONMENTAL SITE ASSESSMENTS**
  With a staff trained to evaluate soil and ground water conditions on a property, Foust Engineering, Inc. conducts a wide range of soil boring activities and monitoring well installations to assure the environmental integrity of commercial and industrial properties.

- **ENVIRONMENTAL REMEDIATION**
  Foust Engineering, Inc. provides services ranging from removal of underground storage tanks to clean-up of chemically impacted soils. These services are essential in assuring that existing buildings and new developments provide no risk to occupants, and to protect the owners and lenders from liabilities and financial risk.

- **ENGINEERING INSPECTIONS**
  Building inspections performed by Foust Engineering, Inc. address the conditions of all aspects of commercial, industrial, and institutional buildings. These include assessments of building features including structure, exterior care and maintenance, interior conditions, and mechanical systems. Project reports are prepared to the specific requirements of HUD, Fannie Mae, insurance companies, or private individuals special needs. Inspections and reports are custom tailored to the client's requirements and can include critical repair lists and long term repair lists. Our inspections cover:
  - Apartments & other multifamily housing units
  - Office buildings
  - Retail facilities
  - Industrial factories and warehouses

- **CONSTRUCTION DRAW REVIEWS**
  With over 30 years experience in construction management for buildings ranging from hotels to power plants, we assist banks and financial institutions in reviewing the construction progress and assuring that construction draws conform to work actually completed.

- **ASBESTOS INSPECTIONS FOR RENOVATION & DEMOLITION**
  Buildings constructed before 1980 may contain building materials such as drywall, plaster, flooring, ceiling, and insulation materials that contain asbestos. Foust Engineering, Inc. is certified in the State of Ohio to inspect and sample suspect materials, as well as assist clients in preparing plans to manage these materials for major renovation and demolition projects.

- **NATIONAL REGISTER LISTINGS**
  Foust Engineering, Inc. has assisted a number of clients in researching building histories, and inspecting historic buildings to establish which stages of construction took place at what times over the life of a building. Our knowledge of historic building materials and construction practices has a value not only for identifying the historic components of the building, but is also important in assessing conditions of buildings which may require repair or alteration to maintain the structure.

- **HISTORIC TAX CREDIT PROJECTS**
  The adaptive renovation of historic buildings requires insight into both the historic aspects of a building and the practical reuse of buildings. We have assisted in evaluating the viability of taking buildings ranging from barns to ten story office buildings, and converting them to residential housing.

DAVID G. FOUST, P.E.

EDUCATION and CREDENTIALS

-Bachelor of Science in Aeronautical and Astronautical Engineering, Ohio State University, 1972
-Master in Business Administration (MBA), Ohio State University, 1974
-Registered Professional Engineer (PE), State of Ohio, 1983
-Registered Professional Engineer (PE), State of Arizona, 1996

PROFESSIONAL EXPERIENCE

Foust Engineering, Inc. (1993-Present): Mr. Foust founded the company in 1993. Since that time he has managed this firm that specializes in real estate related services including commercial and industrial building inspections, Property Condition Reports, Phase I and Phase II Environmental Site Assessments, and Construction Loan Draw Inspections for banks. Primary clients include banks, developers, real estate companies, and the U.S. Department of Housing and Urban Development (HUD).

Easton Environmental Engineering, Inc. (1990-1993): Mr. Foust was a founding partner and owner of this company. He organized the Phase I and Phase II Environmental Site Assessment programs and formats, and was responsible for 90% of the Environmental Site Assessments. Mr. Foust was also instrumental in a variety of soil and ground water environmental projects including tank removals, EPA site clean-up planning, and landfill closures.

Mariah Mechanical, Inc. (1985-1990): Mr. Foust worked as a Design-Build Engineer on commercial and Industrial mechanical projects. He also supervised the field installation of systems and coordinated construction activities with the other construction trades.

Julian Speer Mechanical Contracting (1978-1985): Mr. Foust served as President and General Manager of Air Filter Service, Inc., an environmental division of Julian Speer. During that time, Mr. Foust was a founding member of the National Air Filtration Association, and served on the ASHRAE National Standards Committee 52.1P for establishing environmental air filtration test procedures.

Trane Company (1974-1978): As a project engineer for this international mechanical equipment manufacturer, Mr. Foust worked in the Nuclear Projects Group, coordinating equipment design and construction projects for nuclear power plants.

CIVIC & PROFESSIONAL ACTIVITIES

-City of Worthington Municipal Planning Commission and/or Architectural Review Board since 1982, assisting with a wide range of historic and new commercial and institutional construction projects in the Worthington area.

-Elected member of Worthington City Council since 2007.

-Has taught mechanical design classes for the Builders Exchange of Central Ohio.

-Provided seminars for the Ohio Association of Realtors, and has been published in

"IN CONTRACT", a publication of The Columbus Board of Realtors.

-Member of the Columbus Commercial Industrial Investment Realtors Association.

JOHN M. ULICNY

EXPERIENCE AND QUALIFICATIONS

FOUST ENGINEERING, INC.

- Project manager for various projects including Phase I & II ESA's, remediation activities, UST closure assessments and corrective actions as well as asbestos surveys. Other types of projects include structural analysis, historic property investigations, and construction draw inspections.
- Prepare technical reports and conduct peer review of others' writing.
- Involved in day-to-day operations of company management including budgets, project analysis, marketing and development of client list.

EPSYS CORPORATION

- Managed all Phase I ESA's and asbestos surveys for the Columbus regional office.
- Collected all pertinent documentation, compiled information and prepared technical reports.
- Performed soil and/or ground water sampling for Phase II ESA's and UST projects.

ALLOWAY ENVIRONMENTAL TESTING LAB

- Involved in the scheduling and collection of water and/or soil samples in compliance with NPDES permit compliance or periodic monitoring.
- Utilized state-of-the-art sampling and measuring equipment.

MAHONING COUNTY (OHIO) HEALTH DEPARTMENT

- Assisted in the collection and processing of data regarding public and private water sources as well as septic system functionality in areas near public water supplies.

REPRESENTATIVE LIST OF PROJECT TYPES

- Heavily involved in well over 700 Phase I Environmental Site Assessments in accordance with ASTM Standard Practice E-1527 and/or clients' unique requirements.
- Completed many subsurface investigations as recommended during Phase I ESA's. Utilized various sampling equipment including hollow stem auger drill rigs and direct push hydraulic rigs.
- Developed Spill Prevention, Control and Countermeasure Plans for various facilities in Ohio.
- Provided support to a Certified Professional during the implementation of Ohio's Voluntary Action Program toward the assessment and clean-up of applicable "brownfield" sites.
- Conducted asbestos surveys for well over 300 facilities throughout Ohio, Pennsylvania and Michigan. Surveys varied in degree from visual inspection to limited sampling to demolition-caliber investigations. Facilities ranged from small, single-family homes to large commercial and industrial structures.
- Supervised the completion of remedial activities for several properties contaminated with various substances and compounds.
- Successfully completed numerous UST closure assessments, corrective actions and remediation projects as well as prepared reports in compliance with Ohio's Bureau of Underground Storage Tank Regulations.
- Performed soil and/or ground water sampling for various reasons including periodic monitoring in order to document efficiencies of selected remedial technologies.

EDUCATION

B.S., Environmental Sciences, Ohio Northern University, Ada, Ohio (1994)

PROFESSIONAL CERTIFICATIONS

Ohio-Certified Asbestos Hazard Evaluation Specialist & Management Planner (1995-Present)
Michigan-Certified Asbestos Inspector (1996-2004)