

14050034

File No. FP-2-2014
Date Received: 5-21-14
Scheduled Public Hearing Date: 6-25-14

Fee: 250.00
Initials: CAS
Check or Receipt No. 4595

**APPLICATION FOR FINAL PLAT
CITY OF GAHANNA PLANNING COMMISSION**

***Required Information**

*Name of Final Plat: Oak Grove of Gahanna

*Property Location 4185 Stygler Road, Gahanna, Ohio

*Total Acreage: 4.585 *Proposed Number of Lots: 13 + 1 *Current Zoning: SF3

*Applicant Name: Ed Minhinick *Email edkemi44@gmail.com

*Status: Land Owner Option Holder Cont. Purchaser Agent

*Business Owner Same * Phone: 614-474-0361 614-864-4600

*Business Address 4579 Poth Road *Fax: _____

*Business City/State/Zip Whitehall, Ohio 43213

*Developer same *Contact _____

*Address _____ *Phone _____

*City/State/Zip _____

*Landowner: Bustereve LLC (Ed Minhinick, President) Phone 614-474-0361 614-864-4600

*Address: 4579 Poth Road, Whitehall, Ohio 43213

*Applicant's Signature Ed Minhinick President 5-21-14
Date

Submission Requirements

1. A plat that complies with the list of Final Plat requirements stated in Section 1105.04.
2. Eleven (11) copies of plat: Two 24 x 36 size folded (not rolled) to 8 1/2 X 11 inch size prior to submission, nine (9) 11x17 size.
3. Application Fee \$250.
4. A Street Tree Plan in accordance with Section 913.10 for Landscape Board Approval.
5. Reduced drawing to an 8/12 x 11 inch size.

In accordance with Section 1105 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, has been recommended for approval by the City of Gahanna Planning Commission on _____. A copy of the minutes is hereby attached. This application can now be forwarded to City Council for Final Approval. Any Final Plat approved by Council shall be filed and recorded with the County Recorder within six (6) months of the date of approval.

Planning & Zoning Administrator _____ Date _____

Note: All correspondence will be to applicant above unless otherwise stated.

RECEIVED
MAY 21 2014
BY: CAS CHK# 4595

Revised April 2012

FINAL PLAT CHECKLIST CITY OF GAHANNA PLANNING COMMISSION

Developer/Applicant: Ed Minhinnick

Address: 4579 Poth Road, Whitehall, OH 43213

Plat Address: 4185 Stygler Road, Gahanna, Ohio

The final drawing shall contain and clearly show the following:

| ITEM | DEVELOPER | PLANNING & ZONING ADMINISTRATOR | CITY ENGINEER |
|--|-------------|---------------------------------------|------------------|
| A. Identification | | | |
| 1. Name of proposed subdivision | 1. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 2. Key map location of proposed subdivision within the City. | 2. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 3. Names and addresses of the landowners, developers and design professionals involved with the proposed subdivision. If the landowner and/or developer is a corporation or partnership, the names and addresses of the principal corporate officers and/or partners must also appear on the final plat drawing. | 3. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 4. Date | 4. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 5. North arrow | 5. <u>X</u> | <u>✓</u> | <u>✓</u> |
| B. Survey and Engineering Data: | | | |
| 1. Boundary of plat based on an accurate traverse with angular and lineal dimensions. | 1. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 2. True angle and distance to the nearest street intersection, accurately described on the plat. | 2. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 3. Radii, internal angles, points of curvature tangent bearings, and lengths of all short dimensions. | 3. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 4. All lot numbers and lines with accurate dimensions, in feet and hundredths and bearings in degrees and minutes. | 4. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 5. Accurate location of permanent monuments marking each boundary corner of the subdivision. | 5. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 6. Accurate location, width, and name of all streets and other public ways. | 6. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 7. Minimum building setback lines along all streets and other public ways. | 7. <u>X</u> | <u>✓</u> | <u>✓</u> |

| ITEM | DEVELOPER | PLANNING & ZONING ADMINISTRATOR | CITY ENGINEER |
|--|--------------|---------------------------------------|----------------------------------|
| 8. Accurate outlines and delineation of all drainage easements, floodway routing, flood hazard areas and other water courses contained within or contiguous to plat boundaries. | 8. <u>X</u> | <u>✓</u> | <u>✓</u> (na) (reserve A?) |
| 9. Accurate outlines and delineation of any areas to be dedicated or reserved for public use, with purposes indicated thereon, and of any area to be reserved by deed covenant for the common use of all property owners. | 9. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 10. Any restriction and covenants which are to be included as part of the deed to any lot within the subdivision plat or planned development. | 10. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 11. Other information deemed necessary by the City Engineer or Planning Commission in order to fully describe any special conditions or circumstances affecting the proposed plat. | 11. _____ | _____ | <u>Na</u> |
| C.) <u>Certification and Approval Provisions:</u> | | | |
| 1. Certification by an Ohio registered surveyor that the plat represents a survey made by him/her or under his/her direction and that the monuments shown exist as designated or will be set following construction and that all dimensional and geodetic details are correct. | 1. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 2. Notarized certification by the landowner as to adoption of the plat and the dedication to public use of the streets and other public ways shown on the plat. No private property shall extend into the dedicated right of way for any street or public way. | 2. _____ | _____ | <u>✓</u> |
| 3. Space for approval by signature of the City Engineer. | 3. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 4. Proper form for the approval of Planning Commission with space for the signature of the Chairman. | 4. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 5. Space for approval by signature of the Mayor. | 5. <u>X</u> | <u>✓</u> | <u>✓</u> |
| 6. Proper form for approval of the Final Plat by Council showing ordinance number and provision for signature by the Clerk of Council. | 6. <u>X</u> | <u>✓</u> | <u>✓</u> |

| ITEM | DEVELOPER | PLANNING & ZONING ADMINISTRATOR | CITY ENGINEER |
|---|-----------------|---------------------------------------|------------------|
| 7. Proper form for acceptance by Council of the dedication to public use of the streets and other ways and provisions for signature by the Clerk of Council. | 7. <u> X </u> | <u> ✓ </u> | <u> ✓ </u> |
| 8. Space for transfer by the County Auditor and recording by the County Recorder with a statement indicating the expiration date of any or all approvals granted by the City related to the Final Plat. | 8. <u> X </u> | <u> ✓ </u> | <u> ✓ </u> |



CITY OF GAHANNA

Agreement to Construct as Approved

Your signature below affirms that, as the contractor/applicant Bustereve LLC.
(Please print Contractor/Applicant Name)

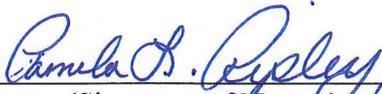
Edward Minhinnick for Dak Grove / 4185 N. Stuyler Rd. Gahanna 43230
(Business/Project Name and Address)

the above named project will be built as approved and specified by the City of Gahanna Planning Commission. As the contractor or applicant, you also agree that any proposed change to the approved plans must be reported to the Planning and Zoning Administrator. Significant changes to the project, as determined by the Planning and Zoning Administrator, must be approved by the Planning Commission.

Contractor/Applicant Signature 
(Please sign)

6-6-14
(Date)

PAID
JUN 06 2014
BY: AS


(Signature of Notary) Pamela L. Ripley

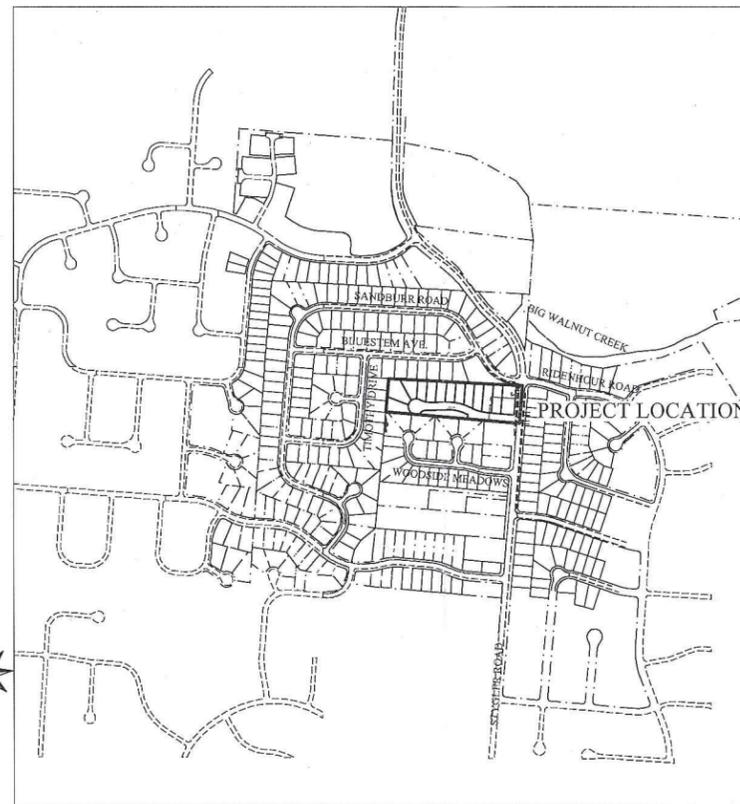
6-6-14 Commission expires: 6-30-16
(Date)

Planning Commission Information for All Applicants

- 1. All required information must be submitted with the application. Wednesday, 12 noon is the deadline for acceptance of all applications (type of application determines weeks of advertisement). No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office.**
- 2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Council office must be advised in advance if a court reporter is going to be present.**
- 3. Reduced drawings suitable to an 8 ½ x 11 inch size must be submitted. If an application is amended at any time during the process, a new reduced drawing must be submitted as well as any full size drawings requested.**
- 4. Agendas will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone other than the applicant, it needs to be noted on the application.**
- 5. If a list of Contiguous Property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. This must include name and address of property owner. Showing them only on one of the plan sheets is not acceptable.**
- 6. For Design Review applications, a materials list must be submitted with the application. If materials are changed during the process, then a new materials list must be submitted.**
- 7. For Multi-tenant ground sign & Master Sign Plan applications, location must be noted: on site plan for a freestanding sign or on building elevation, if a wall sign. Color renderings must be submitted.**
- 8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.**
- 9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. Zoning Code is available on line and can be found @ www.gahanna.gov/departments/development/planning.asp under Code Ordinances.**
- 10. Planning Commission members may visit the property prior to the hearing to review the application.**

OAK GROVE OF GAHANNA

Quarter Township 1, Township 1 North, Range 17 West
 United States Military Survey
 Franklin County, Ohio
CITY OF GAHANNA, OHIO



LOCATION MAP

1"=800'

OWNER: Bustereve LLC

PRIOR DEED REFERENCE: Instrument Number 201311220194787, Franklin County Recorder's Office. (Parcel #025-004352-00 and 025-010309-00, Franklin County Auditor's Office)
 Easement and Right-of-way for Stygler Road - Official Record 8266J18.

BASIS OF BEARING: The Basis of Bearing is S04°49'20"W along the Centerline of Stygler Road set using G.P.S. survey data corrected using National Geodetic Survey, National Spatial Reference System translated to State Plane Coordinates 3402 OHIO SOUTH (NAD83).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
 212 West High Street
 London, Ohio 43140
 (740)852-1300

NOTES:

A. No vehicular access to *Evelyn Drive* will be permitted until the public Right-of-Way is extended by deed or by plat.

Reserve "A" shall be owned and maintained by the Oak Grove of Gahanna Homeowner's Association.

The Plat of *Oak Grove of Gahanna* is contained in two existing properties:
 Parcel Number 025-004352 0.726 acres (0.75 acres by deed)
 Parcel Number 025-010309 3.859 acres (3.81 acres by deed)
TOTAL AREA 4.585 acres (4.56 acres by deed)

The Plat of *Oak Grove of Gahanna* consists of the following:
 Area in thirteen Lots 3.187 acres 138,810.6 SF

Located in Quarter Township 1, Township 1 North, Range 17 West, United States Military Survey, City of Gahanna, Franklin County, Ohio, on the west side of Stygler Road and south of Sandburr Road, containing 4.585 acres of land conveyed by **Edward L. Minhinick** to **Bustereve LLC**, an Ohio Limited Liability Company, in *Instrument Number 201311220194787* (Recorder's Office, Franklin County, Ohio).

The undersigned, **Bustereve LLC**, an Ohio Limited Liability Company, owner of the lands platted, represented by **Edward L. Minhinick**, President and majority shareholder, does hereby certify that this plat correctly represents the "**Oak Grove of Gahanna Subdivision**", a subdivision containing 13 Lots numbered 1 through 13 and an area designated *Reserve A*, does hereby accept this plat and dedicate to the public use such parts of Stygler Road and Evelyn Lane as shown hereon and not previously dedicated.

Easements shown are reserved, where indicated on the plat, for the construction, operation and maintenance of all public and quasi-public utilities above and beneath the ground; where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands; and for storm water drainage and storage.

In Witness Whereof, **Edward L. Minhinick**, President and Owner of **Bustereve, LLC**, has hereunto set his hand on the _____ day of _____, 2014.

By: _____
 Edward L. Minhinick, President

Signed and Acknowledged in the Presence of:

Witness _____

Witness _____

STATE OF OHIO ss:

Before me, a Notary Public, in and for the State of Ohio, personally appeared **Edward L. Minhinick**, as President of **Bustereve, LLC**, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed and the voluntary act and deed of said **Bustereve LLC** for the uses and purposes expressed therein.

In Witness thereof, I have set my hand and affixed my official seal on the _____ day of _____, 2014.

My Commission expires: _____ Notary Public _____ State of Ohio

SEAL

APPROVALS

Gahanna, Ohio

Approved on the _____ of _____, 2014 _____
 City Engineer Gahanna, Ohio

Approved on the _____ of _____, 2014 _____
 Chairman, Planning Commission Gahanna, Ohio

Approved and accepted on the _____ day of _____, 2014, by Ordinance _____ wherein all of Evelyn Drive and Stygler Road shown dedicated hereon are accepted as such by the Council for the City of Gahanna, Ohio.

Approval of this Plat shall become null and void if not recorded prior to _____, 2015.

Mayor _____ Gahanna, Ohio Clerk _____ Gahanna, Ohio

Franklin County, Ohio

Accepted for Platting: _____, 2014 _____
 Auditor Franklin County, Ohio

Filed for Record: _____, 2014 _____
 Deputy Auditor Franklin County, Ohio

Recorded: _____, 2014 _____
 Recorder Franklin County, Ohio

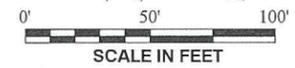
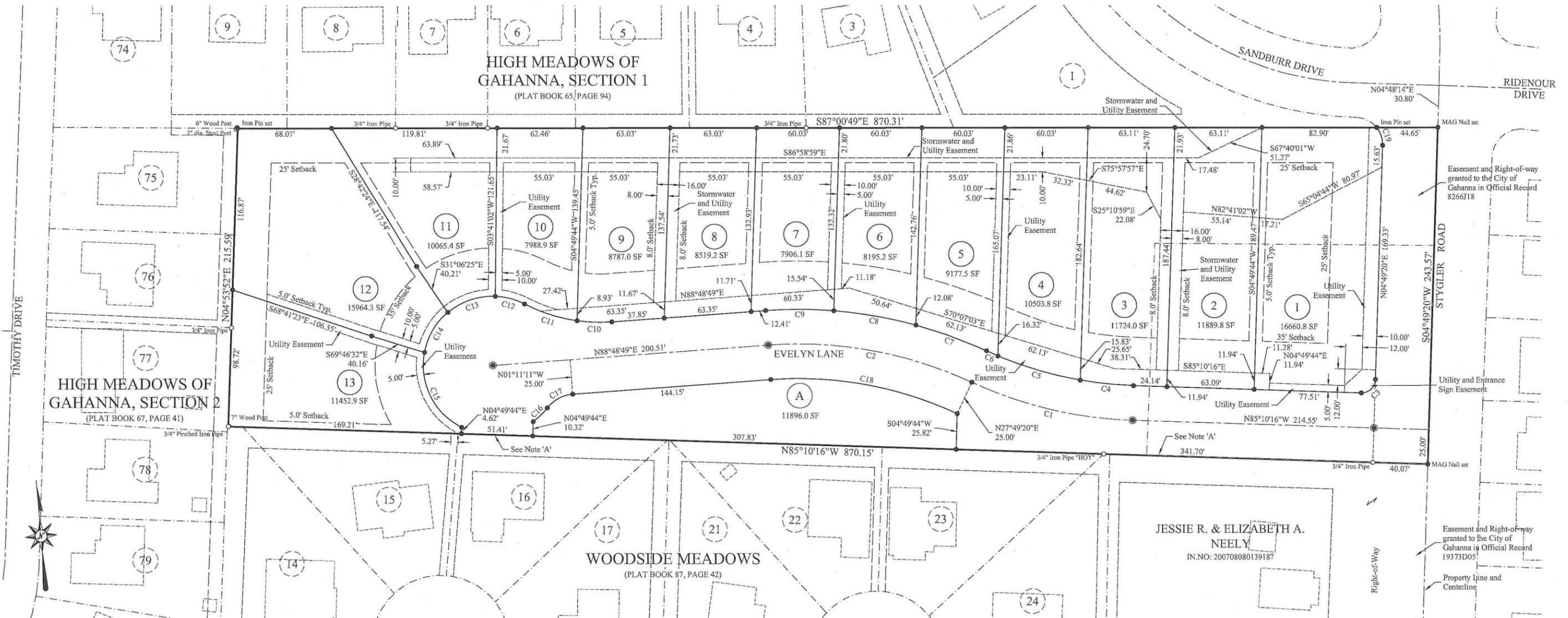
Plat Book _____, Page _____
 Deputy Recorder Franklin County, Ohio

Monuments shown on the plat marking the internal lot corners will be set after building construction and final grading is complete.

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM

OAK GROVE OF GAHANNA

Quarter Township 1, Township 1 North, Range 17 West
 United States Military Survey
CITY OF GAHANNA, OHIO



LEGEND
 ○ Monument found
 ● Monument set
 ● Control Monument set

Monuments found are described.
 Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.
 Control Monuments are 1" diameter steel pins with ID caps labeled ELLIOTT PS7759.

Lot Number 10
 Reserve Number A
 Existing Lot Number 6

CURVE DATA TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | DEGREE OF CURVE |
|-------|---------|------------|--------------|---------------|-------------|-----------------|
| C1 | 300.00' | 120.39' | 119.59' | S73°40'28"E | 22°59'35" | 19°05'55" |
| C2 | 300.00' | 151.89' | 150.27' | S76°40'55"E | 29°00'31" | 19°05'55" |
| C3 | 10.00' | 15.71' | 14.14' | N49°49'32"E | 90°00'24" | 0°57'28" |
| C4 | 275.00' | 39.07' | 39.04' | S81°06'04"E | 8°08'24" | 20°50'05" |
| C5 | 275.00' | 62.14' | 62.01' | S70°33'28"E | 12°56'47" | 20°50'05" |
| C6 | 275.00' | 9.15' | 9.15' | S63°07'52"E | 1°54'24" | 20°50'05" |
| C7 | 325.00' | 54.30' | 54.23' | N66°57'50"W | 9°34'19" | 17°37'46" |
| C8 | 325.00' | 60.69' | 60.60' | N77°05'58"W | 10°41'57" | 17°37'46" |
| C9 | 325.00' | 49.56' | 49.51' | N86°49'03"W | 8°44'15" | 17°37'46" |
| C10 | 120.00' | 25.40' | 25.36' | S85°07'18"E | 12°07'45" | 47°44'47" |
| C11 | 120.00' | 40.50' | 40.31' | S69°23'18"E | 19°20'16" | 47°44'47" |
| C12 | 50.00' | 21.93' | 21.76' | N72°17'11"W | 25°08'04" | 114°35'30" |
| C13 | 50.00' | 36.81' | 35.98' | S74°03'30"W | 42°10'33" | 114°35'30" |
| C14 | 50.00' | 34.10' | 33.44' | S33°26'04"W | 39°04'20" | 114°35'30" |
| C15 | 50.00' | 64.80' | 60.36' | S23°13'46"E | 74°15'20" | 114°35'30" |
| C16 | 50.01' | 14.30' | 14.25' | N49°09'09"E | 16°23'17" | 114°34'38" |
| C17 | 26.00' | 21.72' | 21.09' | S64°53'07"W | 47°51'25" | 220°22'06" |
| C18 | 275.00' | 139.23' | 137.75' | N76°40'55"W | 29°00'31" | 20°50'05" |
| C19 | 20.00' | 13.90' | 13.62' | N15°05'03"W | 39°48'47" | 286°28'44" |



Monuments shown on the plat marking the internal lot corners will be set after building construction and final grading is complete. Control monuments will be set prior to paving.



CITY OF GAHANNA

STAFF COMMENTS

FILE(s): FP-2-2014
PERMIT: 14050034
APPLICANT: Ed Minhinnick – Oak Grove of Gahanna
ADDR: 4185 N Stygler Road

Zoning:

The Final Plat is consistent and in conformity with the approved Preliminary Plat for this subdivision.

The Planning Commission shall review all submitted drawings and related written material which shall fully describe the final plat as proposed for development and shall recommend the final plat for approval by Council provided:

(1) The final plat as submitted is consistent and in conformity with the preliminary plat for the proposed development as approved under the provisions of Section [1105.03](#).

(2) The final plat as submitted is in full compliance with all provisions or requirements under Title Eleven of the Codified Ordinances of the City unless a variance for nonconformance with specified portions of the Codified Ordinances has been properly granted under the provisions of Chapters [1103](#) or [1131](#).

(3) The final plat as submitted is in full compliance with all conditions and contingencies specified by Planning Commission at time of preliminary plat approval unless one or more of such conditions or contingencies is rescinded by majority vote of Planning Commission in an official meeting.

The Planning Commission shall disapprove an application for final plat approval which is not in full compliance with the requirements stated above.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4025 PHONE 614-342-4117 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

DEPARTMENT OF PARKS & RECREATION

TO: PLANNING COMMISSION, BONNIE GARD
FROM: TROY EUTON, DIRECTOR OF PARKS AND RECREATION
SUBJECT: OAK GROVE LANDSCAPE PLAN
DATE: JUNE 5, 2014

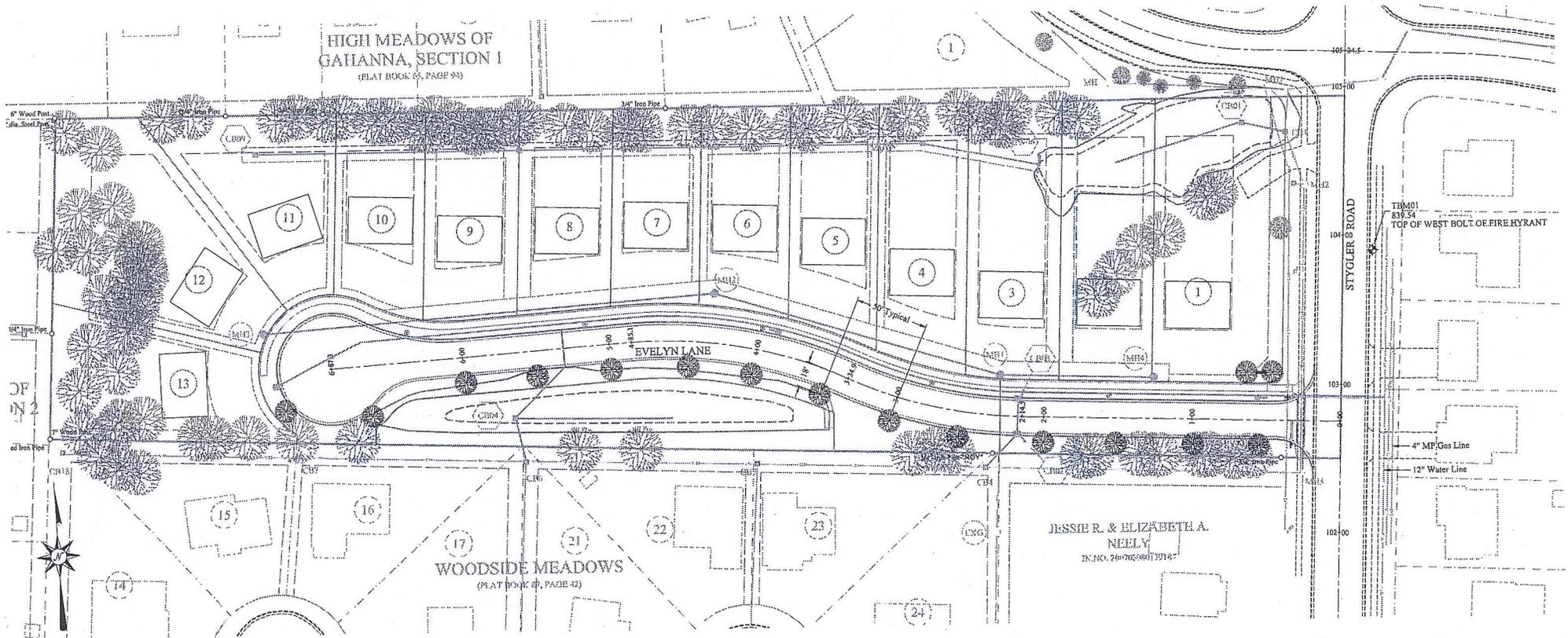
RECOMMENDATION

REGULAR MEETING OF LANDSCAPE BOARD HELD: JUNE 5, 2014

DiGiando made a **MOTION** to recommend the landscape plan for the Oak Grove development with the recommendation from the City Arborist and with the suggestion of using White, Red and a burr oak variety of trees; seconded by Allinder. **On roll call vote:** Shepherd, yes, Allinder, yes, DiGiando, yes, and Hyde, yes. **Motion carried 4-0.**

Chair requested that Deputy Director forward this recommendation to Planning Commission

HIGH MEADOWS OF
GAHANNA, SECTION I
(PLAT BOOK 65, PAGE 94)



TREE PLANTING PLAN

- 14 trees to be planted at 50' spacing on south side of Evelyn Drive plus 2 trees planted at entrance sign.
- Trees shall be Deciduous, 1-1/2" caliper at 12" above the planting line, balled and burlap. Species shall be *Quercus sp.* preferred Red Oak, Black Oak or similar but shall meet the Gahanna Tree Commission specifications for "Large Trees" from the permitted list.
- Additional trees to be planted by builders on lots - number and species to be determined.
- Existing trees shall be protected during construction except as noted on the Construction Drawings.
- No trees are to be planted in the north tree lawn of Evelyn Lane due to interference with proposed utilities. Trees planting is to be encouraged north of the sanitary sewer easement.

OAK GROVE OF GAHANNA
PROPOSED TREE PLAN

Memorandum

To: Gahanna City Council

From: Bonnie Gard, Planning and Zoning Administrator

Date: 4/3/14

Re: FP-2- 2014 Oakgrove Subdivision 4185 N. Stygler Road

In accordance with Chapter 1109.08 of the codified Ordinances of Gahanna, the following is the breakdown of the fees-in-lieu of land dedication for Oakgrove Subdivision.

1. Required dedication for 4.581 acres of development:
2. (Number of lots) x (2.99 individuals/lot) x (.025 acres/individual) =
dedicated acres
3. **13 x 2.99 x .025 = .97 acre**
4. Appraised value of total acreage: \$210,000
5. Appraised value per acre: \$210,000 ÷ 4.581 ac = \$45,842/acre
6. Fees required: \$45,842 x .97 ac. = \$44,466.27

STORMWATER COMPLIANCE CERTIFICATE

I hereby certify that **OAK GROVE** shall be in full compliance with the design requirements of Gahanna Codified Ordinances Section 1193.



Karl C. Wetherholt, PE
City Engineer

May 15, 2014
Date

:jaw

cc: Clerk & Members of Planning Commission
Zoning Administrator
Project File

Stormcom.doc

AN APPRAISAL REPORT OF
4.581 ACRES OF RESIDENTIALLY ZONED LAND
4185 STYGLER ROAD
GAHANNA, OHIO 43230

PREPARED FOR

EDWARD MINHINNICK
BUSTEREVE LLC
4579 POTH ROAD
COLUMBUS, OHIO 43213

PREPARED BY

THE CHARLES R. PORTER COMPANY
255 LINCOLN CIRCLE, SUITE A
GAHANNA, OHIO 43230

EFFECTIVE DATE OF THE APPRAISAL: JANUARY 18, 2014
DATE OF THE REPORT: JANUARY 19, 2014

*45,812 / acw
.97x
44,466.27*

January 19, 2014

Edward Minhinnick
Bustereve LLC
4579 Poth Road
Columbus, Ohio 43213

Subject: 4.581 acres of residentially zoned land
4185 Stygler Road
Gahanna, Ohio 43230

Mr. Minhinnick:

As you requested and in accordance with your directives, we have prepared an appraisal of the above captioned property. We have made a physical inspection of the property, researched the market and analyzed applicable data as described in the scope of work section of this report and have developed an opinion of value, based upon the definition of value contained herein. The effective date of the appraisal is January 18, 2014, date of our on-site visit to the property.

The subject property is 4.581 acres of residentially zoned land on the west side of Stygler Road, between Sandburr Drive and Woodside Meadows Place, in the City of Gahanna, Franklin County, Ohio. The property is addressed as 4185 Stygler Road, Gahanna, Ohio 43230.

The land has been preliminarily approved for a 13-lot single-family residential subdivision by the Gahanna Planning Commission. Development of the site requires a dedication of a portion of land for parks or a cash payment in lieu of park land dedication. The intended use of the appraisal is to establish land value for calculating park fee assessments in lieu of park land dedication. Refer to the park fee code included in the addenda section of this report.

Based upon the market data gathered and the methodology utilized, it is our professional opinion that the market value of the subject property, as-is, as of January 17, 2014, is:

TWO HUNDRED TEN THOUSAND (\$210,000) DOLLARS

To the best of our knowledge, this report has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation and subject to the Code of Ethics of the Appraisal Institute.

The appraisal is communicated in the Appraisal Report reporting option as set forth by Standards 2, 8, and 10 in the 2014-2015 edition of the Uniform Standards of Professional Appraisal Practice (USPAP). The Appraisal Report option will summarize the appraiser's analysis and the rationale for the conclusions.

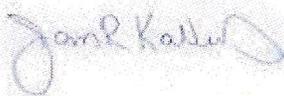
**4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio**

We are experienced in the application of the Cost, Sales Comparison and Income Capitalization Approaches as they pertain to land valuation in the subject's market area and no further steps are considered necessary to comply with the Competency Provision of USPAP.

This letter should not be construed as an appraisal report and is utilized only to transmit the conclusions of the appraisal report attached hereto. This letter must remain attached to the report for the value opinions set forth to be considered valid.

We trust this report is sufficient for your needs and sincerely appreciate the opportunity to be of service. Should you have any questions, please do not hesitate to call.

Respectfully submitted,



James R. Kaltenecker
Ohio Licensed Residential Appraiser



Charles R. Porter, Jr. MAI SRA
Ohio Certified General Appraiser

JRK: 01140010

G:\COMMDEPT\VACLAND\COMPLETE\SUMMARY\4185 Stygler Road, 4.581 acres, Gahanna - January 2014.doc

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4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio

SUBJECT PHOTOGRAPHS



Subject property looking northwest from Stygler Road



Subject property looking southwest from Stygler Road

4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio

SUBJECT PHOTOGRAPHS



Street scene looking north along Stygler Road, subject on the left



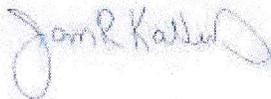
Street scene looking south along Stygler Road

I. INTRODUCTION

CERTIFICATION OF THE APPRAISER

I certify that, to the best of my knowledge and beliefs:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have not provided services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation is not contingent upon the reporting of a pre-determined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
6. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
7. I have made a personal visit to the property that is the subject of this report and have viewed the comparable properties from the street.
8. No one provided significant real property appraisal assistance to the persons signing this report.
9. I do not authorize the out-of-context quoting from or partial reprints of this appraisal report.
10. I certify that this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.



James R. Kaltenecker
Ohio Licensed Appraiser # 000382515

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10. I certify that this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.
12. As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.

13. Charles R. Porter, Jr. MAI SRA directly supervised the appraiser who prepared the appraisal report, has reviewed the appraisal, agrees with the statements and conclusions of the appraiser, agrees to be bound by the appraiser's certifications above, and is taking full responsibility for the appraisal and the appraisal report.



Charles R. Porter, Jr. MAI SRA
Ohio Certified General Appraiser
Supervisory appraiser, Charles R. PORTER COMPANY

ENVIRONMENTAL STATEMENT

It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structural, which would render the property more or less in valuation. The appraiser assumes no responsibility for such conditions or for engineering, which might be required to discover such factors. In this appraisal assignment, the existence of potentially hazardous material use in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by the appraiser, nor does he have the knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances.

It is strongly suggested the client retain the services of a reputable environmental engineer to perform an environmental audit of the property in order to determine if any toxic substances are present. If said substances are found to be present, then the appraiser reserves the right to adjust the valuation reported herein at his sole discretion.

LIMITING CONDITIONS AND UNDERLYING ASSUMPTIONS

General Limiting Conditions

1. The contract for the appraisal, consultation or analytical service, is fulfilled and the total fee is payable upon completion of the report. The appraiser(s) will not be asked or required to give testimony or appear in court, to engage in post appraisal consultation with the client or third parties except under separate and special arrangement and at additional fees.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any persons, other than the party to whom it is addressed, without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
3. This appraisal report may contain a valuation relating to the geographical portion of a larger parcel and the value reported for such geographical portion relates to such portion only, and should not be construed as applying with equal validity to other portions of the larger parcel, or tract, and the value reported for such geographical portions, plus the value of all other geographic portions, may or may not equal the value of the entire parcel, or tract, considered as an entity.
4. This appraisal report contains a valuation relating to an estate in land that may be less than the whole fee simple estate, and the value reported for such estate relates to a fractional interest only in the real estate involved, and the value of this fractional interest plus the value of all other fractional interest may or may not equal the value of the entire fee simple estate considered as a whole.
5. The distribution of the total valuation between land and the improvements applies only under the existing program of utilization and conditions stated in this report. The separate valuation for land and building must not be used in conjunction with any other appraisal and is invalidated under other programs of utilization or conditions, or if used in making a summation appraisal.
6. Neither all nor any part of the contents of this report, or a copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organization of which the appraiser is a member of, be identified without written consent of the appraiser.

General Underlying Assumptions

1. The legal description used in this report is assumed to be correct.
2. No responsibility is assumed for matters legal in character or nature, or matters of survey, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and marketable.
3. All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report.
4. It is assumed that the property which is the subject of this report will be under prudent and competent ownership and management; neither inefficient nor super-efficient.
5. The market value estimate and the costs used are as of the date of the estimate of value. All dollar amounts are based on the purchasing power and price of the dollar as of the date of the value estimate.
6. To the best of the appraiser's knowledge and belief, the statements and opinions contained in this report are supportable. The factual data has been compiled by the appraiser from sources deemed reliable, but no responsibility is assumed for its accuracy.
7. The sketches and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale nor should they be construed as being surveys. Various photos, if any, are included for the same purpose and are not intended to represent the property in other than actual status, as of the date of the photos.
8. The appraisal is based on the condition that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. The condition of heating, cooling, ventilating, electrical, and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment is made as to the adequacy of insulation or energy efficiency of the improvements or equipment.

9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.
10. Full compliance with all applicable federal, state and local environmental regulations and laws is assumed unless noncompliance is stated, defined and considered in the appraisal report.
11. Full compliance with all applicable zoning and use regulations and restrictions is assumed unless nonconformity has been stated, defined and considered in the appraisal report.

**4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio**

SUMMARY OF THE IMPORTANT CONCLUSIONS

| | |
|----------------------------------|---------------------------------------|
| Property type: | Residentially zoned land |
| Property address: | 4185 Stygler Road, Gahanna, Ohio |
| Land area: | 4.581 acres |
| Zoning: | SF-3, Single Family Residential |
| Property owner: | Bustereve, LLC |
| Property rights appraised: | Fee simple |
| Effective date of the appraisal: | January 18, 2014 |
| Date of the report: | January 19, 2014 |
| Highest and Best Use: | Single-family residential development |
| Extraordinary assumptions: | None |
| Hypothetical conditions: | None |
| Value conclusions: | |
| Cost Approach | Not applicable |
| Sales Comparison Approach | \$210,000 |
| Income Capitalization Approach | Not applicable |
| Final value conclusion | \$210,000 |

*45,842/acre X .97
\$44,467 per acre fee*

II. FACTUAL DESCRIPTIONS

INTRODUCTORY DATA

Identification of the Property

The subject property is 4.581 acres of residentially zoned land on the west side of Stygler Road, between Sandburr Drive and Woodside Meadows Place, in the City of Gahanna, Franklin County, Ohio. The property is addressed as 4185 Stygler Road, Gahanna, Ohio 43230.

Legal Description

A complete legal description is contained in the deed to the property, a copy of which is included in the addenda section of this report.

Type and Definition of Value

This appraisal report provides the client with an accurate and adequately supported opinion of the market value of the subject property. Market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in the definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and each acting in what they consider their own best interests;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”¹

Property Rights Appraised

The property rights appraised are fee simple rights. Fee simple is defined as:

“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”²

Intended Use of the Appraisal

The intended use of the appraisal is to establish land value for calculating park fee assessments in lieu of park land dedication.

¹ Federal Register, vol. 55, no. 163, August 22, 1990, pages 34228 and 34229

² The Dictionary of Real Estate Appraisal

Client and Intended Users of the Appraisal

The intended users of the appraisal are the property owner and representatives of the City of Gahanna Parks Department. There are no other intended users of the appraisal.

Property Owner

Bustereve LLC

Effective Date of the Appraisal

January 18, 2014

History of the Property

The subject property consists of two adjacent tax parcels that were purchased in May 2013 by Edward L. Minhinnick for a recorded \$130,000. The transfer is reflective of the only arm's length transaction of the property in the last five years. The 0.750-acre site was improved with a single-family residence that has been razed.

We are not aware of any current listings for sale, pending purchase agreements or options to purchase the subject property at this time.

Exposure Time

Exposure time is defined as:

“The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort.

Exposure time is different for various types of real estate and value ranges and under various market conditions.³

Based on the exposure times exhibited in the commercial real estate market and from conversations with market participants, the exposure time for the subject property is estimated to be one to two years.

³ Appraisal Standards Board of the Appraisal Foundation, Statement on Appraisal Standards No. 6

Marketing time

Marketing time is defined as:

“The time it takes an interest in real property to sell on the market subsequent to the date of an appraisal.

Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supported by concurrent market conditions. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.”⁴

Marketing time for the subject property is also estimated to be from one to two years.

Real Estate Tax Data

The subject property consists of two tax parcels within the City of Gahanna taxing district. The Franklin County Auditor’s 2013 appraised and assessed values and the real estate taxes are as follows:

| Parcel | Appraised | Assessed | Real Estate Taxes |
|--------------------------|-----------|----------|-------------------|
| 025-010309 (3.831 acres) | | | |
| Land | \$93,700 | \$32,800 | |
| Building | \$0 | \$0 | |
| Total | \$93,700 | \$32,800 | \$2,406.66 |
| 025-004352 (0.750 acres) | | | |
| Land | \$19,100 | \$6,690 | |
| Building | \$0 | \$0 | |
| Total | \$19,100 | \$6,690 | \$490.88 |
| Totals | \$112,800 | \$39,490 | \$2,897.54 |

In the State of Ohio, the auditor’s appraised value should reflect its market value and when a property transfers, the auditor’s values are frequently adjusted to reflect the sale price. Based on the recent sale price, taxes would be approximately \$3,339.36 per year.

⁴ The Dictionary of Real Estate Appraisal

Scope of Work

The scope of work is the work an appraiser performs to develop assignment results. USPAP defines the "scope of work" as the type and extent of research and analyses in an assignment.⁵

In the process of developing an opinion of value for the subject property, your appraiser has:

- personally inspected the subject property in sufficient detail to gather significant understanding of the characteristics of the property;
- reviewed information concerning the subject's immediate market area and the subject's specific location within the market area;
- prepared a highest and best use analysis of the subject property;
- collected market information necessary to consider and apply the three generally accepted methods of valuation, namely the Cost, Sales and Income Capitalization Approaches;
- analyzed the specific applicable approaches to value and reconciled the market value indications into a final value opinion; and
- prepared an appraisal report setting forth the value conclusions derived in this analysis, including information upon which the value conclusions are based.

Market research for this appraisal was gathered from numerous sources including, but not limited to the following:

- Public records of Franklin County, Ohio (Auditor and Recorder offices)
- Columbus Realtors Multiple Listing Service
- Xceligent (a national comparable sales and lease data search engine)
- LoopNet, Inc. (a national comparable sales and lease data search engine)
- MidOhio Real Estate Research (a Franklin and surrounding county data service)
- Information contained in the exclusive files of the Charles R. PORTER COMPANY

The market was searched for recent sales of comparable properties as far back as 2010.

The determination of comparability was based on factors including, but not limited to zoning, most probable use, location, topography, size and configuration and market conditions. Where possible, the comparable sales were verified with individuals involved in or familiar with the transactions, to determine if the sales were arm's length and to discover other factors such as availability of utilities, time on the market, financing and buyer and/or seller motivation.

⁵ Foundation E-News, The Appraisal Foundation, 26 June 2006

AREA DESCRIPTION

The subject is located within the Columbus Metropolitan Statistical Area. The MSA of Columbus, as set forth by the 2000 Census, includes Franklin, Delaware, Licking, Pickaway, Fairfield, Madison, Union and Morrow counties. Columbus, the State Capital of Ohio, is located within Franklin County and is the dominant political entity controlling the local utilities, water sources, and sewage disposal systems.

Location

From a geographic standpoint, Columbus is situated in the industrial core of the nation. Being located midway between the industrial Ohio River Valley and the shipping ports of the Great Lakes affords Columbus access to national, as well as world markets. This strategic location, which is within 550 miles of over one-half of the population of the US, is an important consideration for existing and incoming industrial and commercial enterprises, as is evidenced by the growth rate in the area.

Size

Columbus presently covers 218.6 square miles and is the largest city in Ohio with respect to both area and population. From 1970 to the present time, Columbus is the only major city in the northeastern quadrant of the United States that has demonstrated continuing growth. An aggressive annexation program is slated to continue with the expectation of attracting new industry and accommodating an increasing populace.

Utilities

An adequate utility service is extremely important to the future of any population center. The city's location in proximity to the rich coalfields of southern Ohio and Kentucky provides an excellent source of electrical power at a reasonable cost. Electricity for the Columbus area is produced by one of the eight divisions of the American Electric Power System.

The Columbus City Water Enterprise serves 250,000 customers, with an estimated population in their service area of 1,000,000. The Scioto River, Big Walnut Creek, Alum Creek and the South Well Field are each sources of raw water for the city's three water treatment plants located on Dublin Road, Morse Road and Parsons Avenue. The combined 2001 capacity of these facilities was 203 million gallons per day with an average daily use of 143 million gallons per day. This supply, when analyzed with the projected demand is considered adequate until the year 2008. For years beyond, the City has plans to expand the South Well Field and construct two reservoirs north of the city. Expanded capacity will approach 300 million gallons per day.

Columbus Division of Sewerage and Drainage services most central Ohio residents, even outside Columbus city limits: 1.1 million out of 1.4 million in the region. The city has contract agreements to treat the wastewater of 22 surrounding municipalities, as well as some of Delaware County, Franklin County, Jefferson Township, and Rickenbacker Airport. The city operates two major sewage treatment facilities, the Jackson Pike Plant and the Southerly Water Treatment Plant. In 2003, they handled together an average of 184 million gallons per day, 10% more than 2002, for a total of more than 67 billion gallons. In 2005, the Columbus City Council agreed to add on to the Southerly Wastewater Treatment Plant, so it can treat another 100 million gallons of wastewater a day.

Columbia Gas distributes natural gas throughout Columbus and the surrounding areas. Seven points of delivery, drawing from three different wholesale transmission companies, provide gas for a high-pressure loop system, which nearly parallels the Interstate 270 Outerbelt.

Transportation

Port Columbus International Airport, the 45th busiest airport in the nation, is located six miles northeast of downtown Columbus. Port Columbus has two runways of 10,000 and 8,000 feet and is one of the major air traffic points in the Midwest, currently providing direct flight service to 22 markets. The 600,000 square foot terminal has 25 gates used by 19 airlines. There are 14 air cargo and 11 air express firms servicing the metropolitan area with 12 of these firms offering worldwide service. In 1996, construction of a \$30 million terminal expansion was completed, followed by a \$92 million parking garage in 2000 and state of the art control tower in 2004.

In 2002, the City of Columbus, Franklin County and the Columbus Airport Authority approved the merger of the Columbus Airport Authority and Rickenbacker Port Authority, forming the Columbus Regional Airport Authority, effective January 1, 2003.

Rickenbacker Air Industrial Park is the conversion of the former Rickenbacker Air Force Base, and is a 5,000-acre airport and adjoining industrial park, built around two parallel 12,000-foot runways with state-of-the-art landing systems and environmental flight approvals. Foreign trade zone designation and ready access to highways, rail lines and air markets make Rickenbacker the premier air-related industrial park in the nation.

The smaller Bolton Field and Don Scott Field airports provide more than adequate facilities for private and corporate aircraft. Columbus is a major railroad hub, accessible nationwide, and is serviced by three major railroads (Norfolk and Western Railway Company, Chessie System and Conrail). In addition, 7 intercity bus lines and approximately 110 freight and motor carrier companies serve the area with 26 of these firms servicing the continental United States.

Expressways

Columbus is located at the intersection of Interstate 70 (east-west) and Interstate 71 (northeast-southwest). Interstate 71 extends from Cleveland to Cincinnati where it joins Interstate 75, which is complete to Florida. Interstate 70 is complete, coast-to-coast. The recently opened Interstate 670 connects east and west portions of I-270 with the Columbus central business district and provides direct access from downtown Columbus to Port Columbus International Airport. Interstate 270, known as the 'outerbelt', forms a 56-mile perimeter highway encircling the city with a radius of approximately 10 miles.

This network of major highways provides rapid freeway movement throughout the urban area. Columbus' central location and easy accessibility have made it a vigorous market for marketing, distribution, and warehouse centers.

Population

Ohio ranks thirty-fourth in area in the United States, while ranking seventh in population. Columbus ranked sixteenth in the nation in terms of population in the 1990 Census and fifteenth in the 2000 Census; however, its influence extends far beyond its boundaries due to a statewide political presence and a domination of retail and wholesale trade in Central Ohio.

**4,581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio**

Following is a graph that charts the Columbus MSA* in population:

| Year | Population | Percentage of Growth |
|------|------------|----------------------|
| 1970 | 1,149,432 | |
| 1980 | 1,243,833 | 8.2% |
| 1990 | 1,377,419 | 10.7% |
| 2000 | 1,511,800 | 9.8% |
| 2010 | 1,629,000 | 7.8% |
| 2015 | 1,680,800 | 3.2% |

* figures are based on the 1990 definition of the Columbus MSA, which has since added two additional counties, Union and Morrow.

The average annual rate of growth of the Columbus MSA during the period 1970-1980 was 0.68%. During the periods of 1980-1990 and 1990-2000 this has increased to approximately 1%; however, the growth is projected to slow in the next decade.

Employment/Economy

Between 1970 and 1980 there was a dramatic drop in the annual rate of population growth in the State of Ohio. This drop in population growth is attributed to the general slowdown in the national population growth rate and to a shift in the regional pattern of job creation. The south and west have gained new manufacturing jobs, while the northeast and north central regions lost manufacturing jobs. Trends show a shift from manufacturing to the service industry, attributable to the growth of technologies.

The slowdown in the Columbus MSA population growth can be partially attributed to a readjustment of the Columbus economy toward a growing service based economy and the expansion of the service producing industries has contributed to increases in population growth.

The most fundamental measure of the health and strength of any economy is its ability to provide employment for its labor force. Columbus and Franklin County unemployment levels are contrasted with Ohio and United States rates as follows:

| Unemployment Rates | | | | | | | |
|--------------------|------|------|------|------|------|------|------|
| | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 | 2005 |
| Franklin County | 7.1 | 9.5 | 7.0 | 4.9 | 4.7 | 4.7 | 5.6 |
| Columbus MSA | 6.4 | 9.8 | 7.3 | 5.2 | 4.9 | 5.1 | 5.4 |
| Ohio | 8.6 | 11.8 | 9.6 | 6.4 | 6.3 | 6.0 | 6.8 |
| USA | 8.9 | 9.7 | 9.3 | 5.8 | 4.6 | 4.6 | 5.1 |

Source: US Department of Labor, Bureau of Labor Statistics

Unemployment levels in the Columbus MSA and Franklin County are consistently below the state rates, but edging over national unemployment rates. The economic diversity of the Columbus MSA has contributed to a continued stable growth rate and should continue to protect the total economy from the extreme swings of the business cycle. 2008-2010 statistics indicate that unemployment rates increased dramatically, as did state and national rates. Even though Franklin County and Columbus MSA have low unemployment in comparison to the

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state, the increase from previous years is substantial. Increases in unemployment are attributed to the recent economic downturn beginning in 2006. Although there is speculations as to when the downturn will subside, there appears to be a turnaround in the unemployment rate in 2011 and into 2012, with positive growth in the employment in 2011-2012, but far below job losses in 2009.

The income levels of its inhabitants can show the relative purchasing power of its inhabitants. Following is a comparison of household incomes for Columbus, Franklin County, Columbus MSA, Ohio and the US:

| Area | Median Income 2010 | Median Income 2000 |
|-----------------|--------------------|--------------------|
| Columbus | \$43,122 | \$37,897 |
| Franklin County | \$49,087 | \$42,734 |
| State of Ohio | \$47,358 | \$40,956 |
| USA | \$51,914 | \$41,994 |

Franklin County, which includes surrounding suburbs of Columbus, has a higher median household income than the City of Columbus. The difference is due to the inclusion of the affluent suburbs. Median household income for the Columbus MSA is projected to be near the Franklin County figures.

Employment Centers

The major employment centers are well balanced throughout the Columbus MSA. Downtown Columbus is the most obvious, which is home to six of the ten largest central Ohio employers, including the Ohio State University, State of Ohio government offices, OhioHealth, Nationwide Insurance Companies, City of Columbus offices and Nationwide Children’s Hospital. Following is a table of Central Ohio’s twenty largest employers.

| Central Ohio’s Twenty Largest Employers | | | | | |
|---|--------------------------------|--------|----|----------------------------|-------|
| Employers and Number of Employees | | | | | |
| 1 | The Ohio State University | 26,778 | 11 | Mount Carmel Health | 7,620 |
| 2 | State of Ohio | 26,728 | 12 | Limited Brands | 7,300 |
| 3 | JP Morgan Chase & Co | 18,000 | 13 | Honda of America | 7,000 |
| 4 | OhioHealth | 13,217 | 14 | Franklin County | 6,851 |
| 5 | Nationwide | 11,668 | 15 | Huntington Bancshares Inc. | 5,024 |
| 6 | Columbus City Schools | 9,766 | 16 | Giant Eagle, Inc. | 4,600 |
| 7 | Kroger Co. | 9,766 | 17 | Cardinal Health | 4,222 |
| 8 | City of Columbus | 8,592 | 18 | Abercrombie and Fitch Co. | 3,662 |
| 9 | Nationwide Children’s Hospital | 7,904 | 19 | DLA Land and Maritime | 3,600 |
| 10 | McDonald’s Corp. | 7,622 | 20 | American Electric Power | 3,511 |

Source: Business First of Columbus, January 2012

Education

The economic strength of Columbus lies in the imagination and inventiveness of its people. The presence of institutions of education such as The Ohio State University, Columbus State Community College, Ohio Dominican University, Capital University, Franklin University, Otterbein College, DeVry Institute, Columbus College of Art and Design and others insure Columbus of a talented workforce for continued economic development.⁶

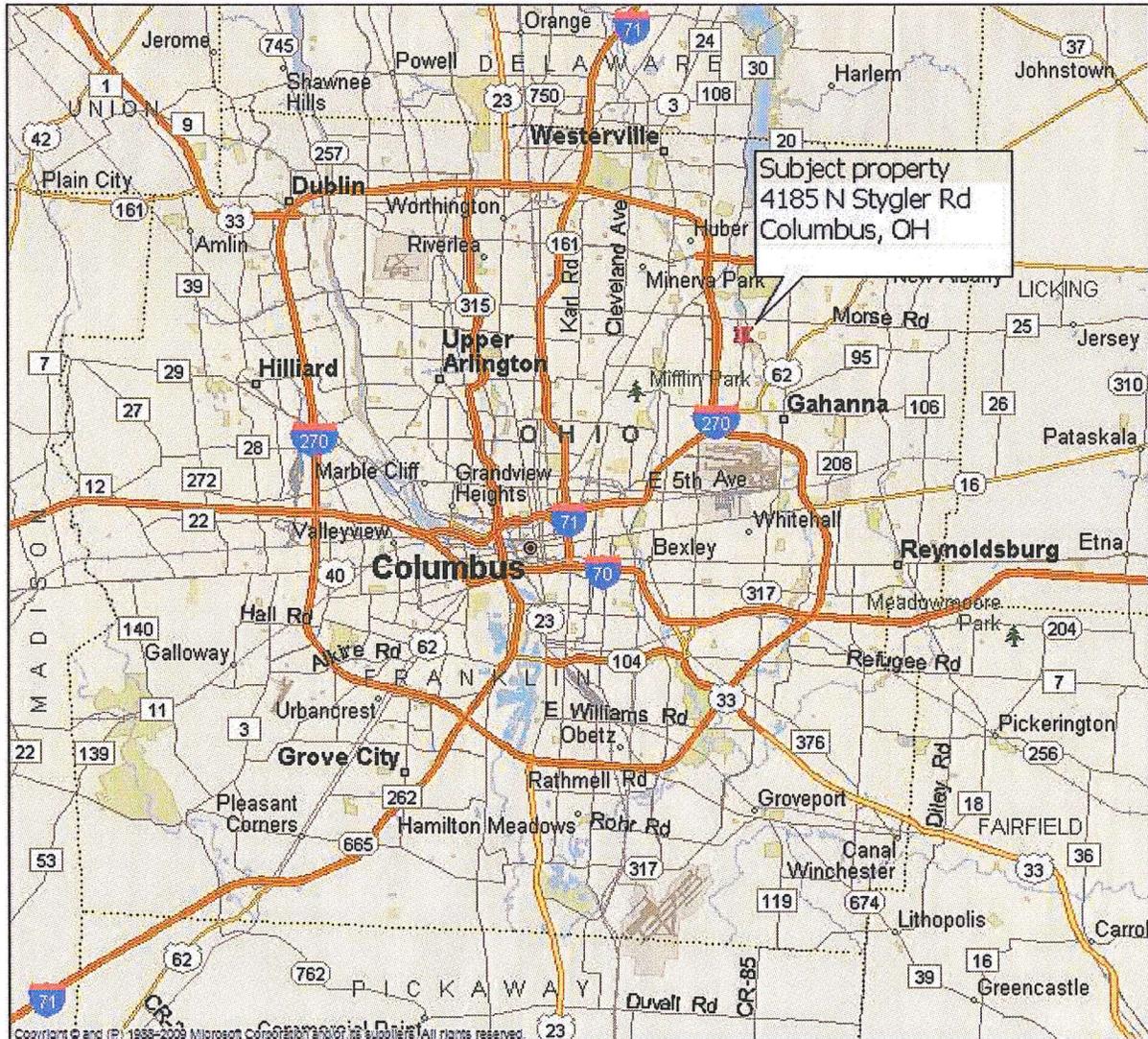
Conclusion

Historically, the Columbus MSA has maintained a stable economy within a region losing population to southern and western Sunbelt locations. Columbus' strategic location, developed transportation system and diversity in employment sectors have been instrumental in allowing the Columbus MSA to grow over the last thirty years, withstanding economic fluctuations. However, recent events in the national and global economies have resulted in significant increases in a wide distribution of unemployment, impacting the once stable and insulated Columbus economy. Unemployment is moderating and the economy is viewed with cautious optimism.

⁶ Comprehensive Annual Financial Report of the City of Columbus

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Area map



NEIGHBORHOOD DESCRIPTION

The subject property is located in the City of Gahanna, within the northeast quadrant of Franklin County, approximately ten miles northeast of the Columbus central business district. The neighborhood is bounded by Morse Road on the north, I-270 on the west, US Route 62 on the south and the Big Walnut Creek on the east.

Stygler Road connects Morse Road on the north with Route 62 on the south. Interstate access is readily accessible at the Route 62 and I-270 and Morse Road and I-270 interchanges.

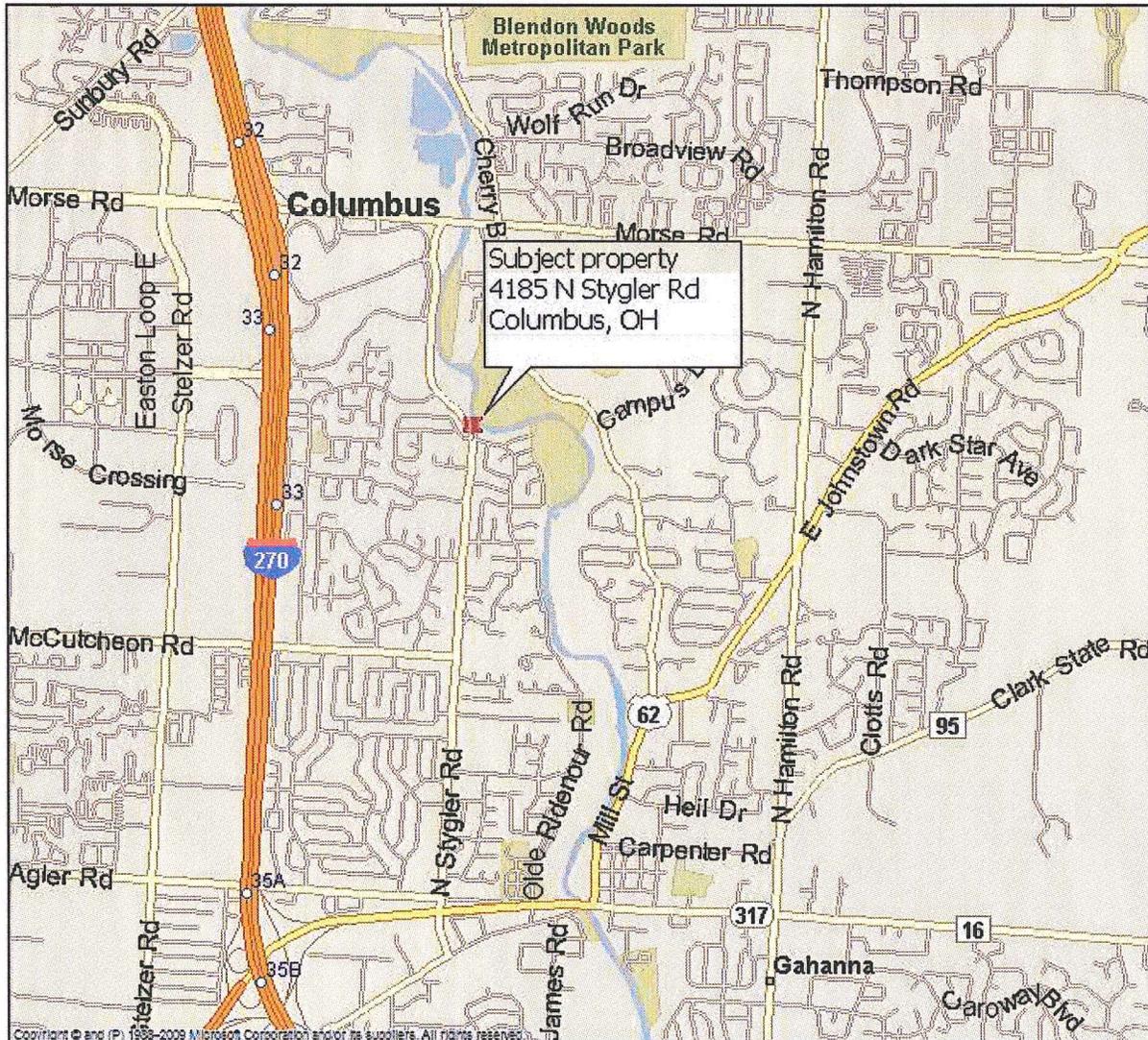
Land uses in the bounds of the subject neighborhood is primarily single-family residential along Stygler Road with commercial use at the intersection of Route 62.

Easton Town Center is located approximately one mile west along Morse Road and encompasses over 1,200 acres of land, including Easton Town Center which features 700,000 square feet of retail, restaurants, entertainment and office space and Easton Market, a 900,000 square foot power retail center.

The subject property is well located in an area of predominantly residential land uses. Local and regional accessibility is good and the property is conveniently within a thirty-minute drive of most of the Columbus MSA. The subject is viewed as a fill-in parcel of land and population trends in the area are positive. We are optimistic regarding the acceptance of the subject property for single-family residential use.

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Neighborhood map



SITE DESCRIPTION

Location and Access

The subject site is located on the west side of Stygler Road between Sandburr Drive and Woodside Meadows Place. Legal access is along the frontage of Stygler Road.

Size and Configuration

The site is rectangular in configuration and contains 4.581 acres of land area.

Topography and Drainage

The subject property is generally level at the grade of Stygler Road and drainage appears to be adequately across the surface of the site.

Flood Hazard Area

The subject property is not located in a flood hazard area. The subject property is located in zone X, an area determined to be outside the 500-year floodplain. Reference is made to Flood Insurance Rate Map, community panel number 39049C0192K, dated June 17, 2008.

Soil and Subsoil

Your appraiser has not been provided soil or subsoil reports; however, based on the condition of the surrounding developments, the load bearing qualities of the soil appear adequate for development.

Utilities

All utilities including gas and electric, public water and sanitary sewer, and telephone and cable are available to the site.

Streets and Improvements

Stygler Road is a two-lane, asphalt-paved north-south roadway improved with center turn lane, improved with concrete curbs, gutters and sidewalks.

Public Services

All City of Gahanna services are available to the property including police and fire protection.

Hazards and Nuisances

There are no known hazards or nuisances, which would adversely affect the marketability, use or value of the property.

Zoning

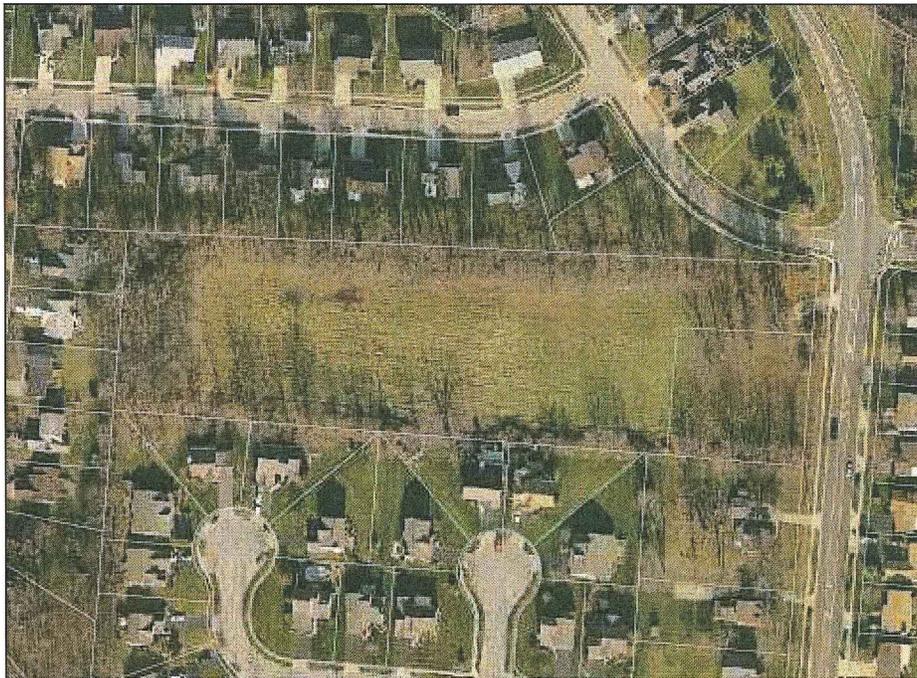
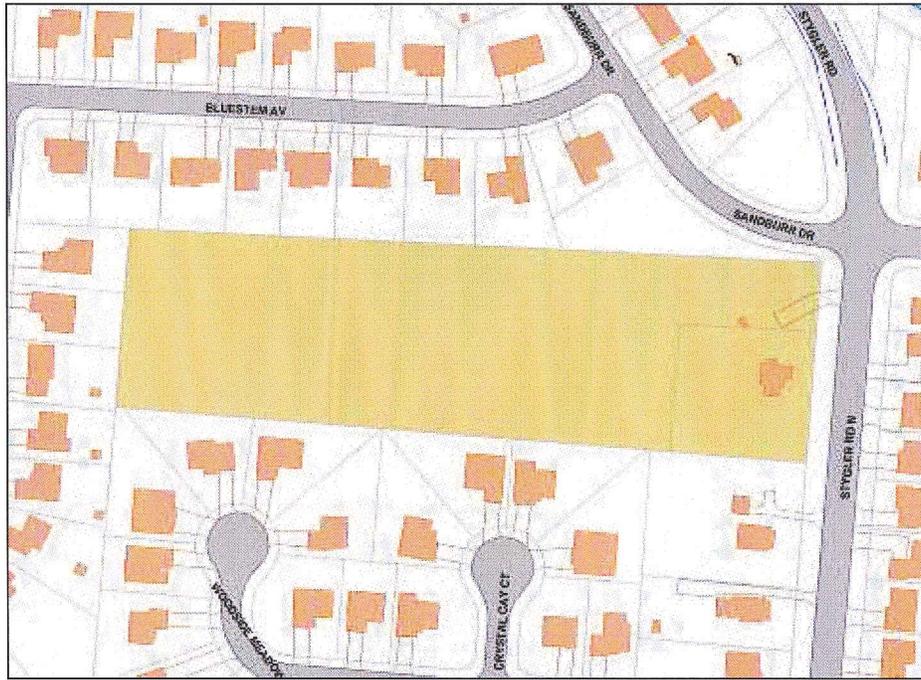
According to the City of Gahanna, the subject site is zoned SF-3, Single-Family Residential District. The SF-3 zoning classification allows for detached single-family dwelling units at a density of 3.96 units per acre. The proposed subdivision is a legal and conforming use under the SF-3 zoning classification.

Surrounding land uses

The subject is located on the northern edge of the City of Gahanna. Surrounding land uses include single-family residential subdivisions development from the 1960's to the late 1990's and single-family residences constructed prior to 1960 on small acre tracts.

4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio

Tax map and aerial photograph



III. ANALYSIS OF DATA AND OPINIONS OF THE APPRAISER

HIGHEST AND BEST USE

The definition of Highest and Best Use is:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity.”⁷

Highest and best use of land or a site as though vacant:

“Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.”⁸

Legal Permissibility: According to the City of Gahanna, the subject site is SF-3, Single Family Residential. The SF-3 zoning classification is a single-family zoning district. The Gahanna Planning Commission has granted preliminary approval for a 13-lot single-family subdivision. The property has been approved for variances to allow eight lots to have less than 11,000 square feet of area, lot frontage of less than 80 feet on 12 of the 13 lots and site yards less than 7.5 feet wide on all lots. The proposed 13-lot subdivision use is a legally permissible use under the SF-3 zoning classification.

Physical Possibility: The land must be able to accommodate the size and shape of the ideal improvement. The site is level, rectangular in configuration, has all utilities available and contains 4.581 acres of land area. Construction of 13 single-family residences is considered physically possible with no undue development costs.

Financial Feasibility: The property must have the ability to generate sufficient income to support the use for which it was designed. Demand for single-family homes in the greater Columbus market has declined precipitously as a result of the sub-prime housing market crisis and general economic conditions; however, there are indicators that the market is showing signs of rebounding. A small subdivision of single-family homes appears to be financially feasible at this time.

Maximum Productivity: Considering the surrounding land uses and current economic conditions, the maximally productive use of the subject property is for single-family subdivision.

Conclusion: Based on the foregoing discussion, the Highest and Best Use of the subject property, as vacant, is for single-family subdivision.

⁷ The Dictionary of Real Estate Appraisal

⁸ The Dictionary of Real Estate Appraisal

VALUATION ANALYSIS

There are three generally recognized approaches to value, namely: the Cost Approach, Sales Comparison Approach and Income Capitalization Approach.

The Cost Approach involves an estimate of the cost new to replace the buildings, from which the observed physical deterioration and functional and external obsolescence is deducted. The difference is the depreciated cost of the buildings. The market derived land value, plus the depreciated value of all site improvements are then added to the depreciated cost of the buildings, indicating the market value by the Cost Approach. The Cost Approach is most applicable in valuing new or proposed construction when the improvements represent the highest and best use of the land and land value is well supported.

The Cost Approach is not applicable to the valuation of single-family development land.

The Sales Comparison Approach is based upon a comparison of prices paid for similar properties that have sold in recent times. This method of valuation is predicated on the principle of substitution, and assumes that an informed person will pay no more for a property than the cost of acquiring an equally desirable and valuable substitute property. This approach to value is probably the most easily understood and most readily applied method utilized by buyers and sellers in the market place. The individual characteristics inherent in each property necessitate comparison and adjustments to past transactions to properly arrive at an opinion of value via the Sales Comparison Approach.

Numerous sales of land suitable for single-family subdivision were available from which to develop an opinion of market value for the subject property. As such, the Sales Comparison Approach is applicable to the valuation of the subject property and is presented in this analysis.

The Income Capitalization Approach is an analysis of the net operating income potential of the property, prior to debt service.

There is no income stream associated with the subject property and the Income Capitalization Approach is not considered applicable to the valuation of the subject property.

SALES COMPARISON APPROACH

The Sales Comparison Approach is defined as:

“A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison.”⁹

In applying the Sales Comparison Approach, your appraiser follows a systematic set of procedures as follows:

1. Research the market for information on sales transactions, listings, and offers to purchase or sell involving properties that are similar to the subject property in terms of characteristics such as property type, date of sale, size, physical condition, location, and zoning.
2. Verify the information by confirming that the data obtained is factually accurate and that the sales reflect arm's-length, market transactions. Verification may elicit additional information about the market.
3. Select relevant units of comparison and develop a comparative analysis for each unit.
4. Compare comparable sale properties with the subject property using the elements of comparison, and adjust the price of each comparable to the subject property or eliminate the sale property as a comparable.
5. Reconcile the various value indications produced from the analysis of the comparables into a single value indication or a range of values.

The Sales Comparison Approach is predicated on the principle of substitution and assumes that an informed person will pay no more for a property than the cost of acquiring an equally desirable substitute property.

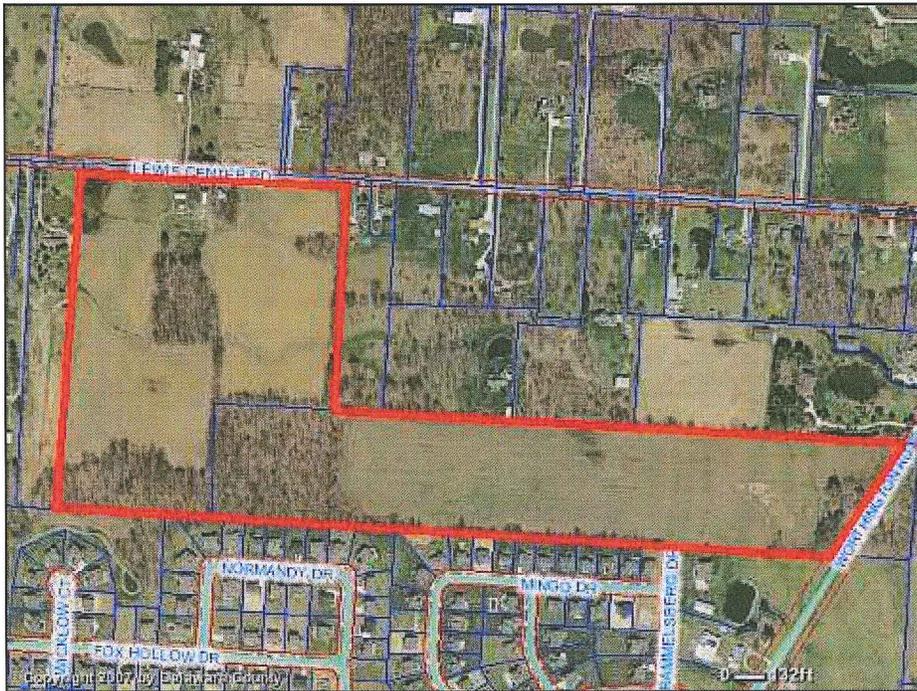
Your appraisers have researched the market for sales of land suitable for single-family subdivision. The relevant unit of comparison is the price per acre.

Following are details of the comparable sales:

⁹ The Dictionary of Real Estate Appraisal

4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio

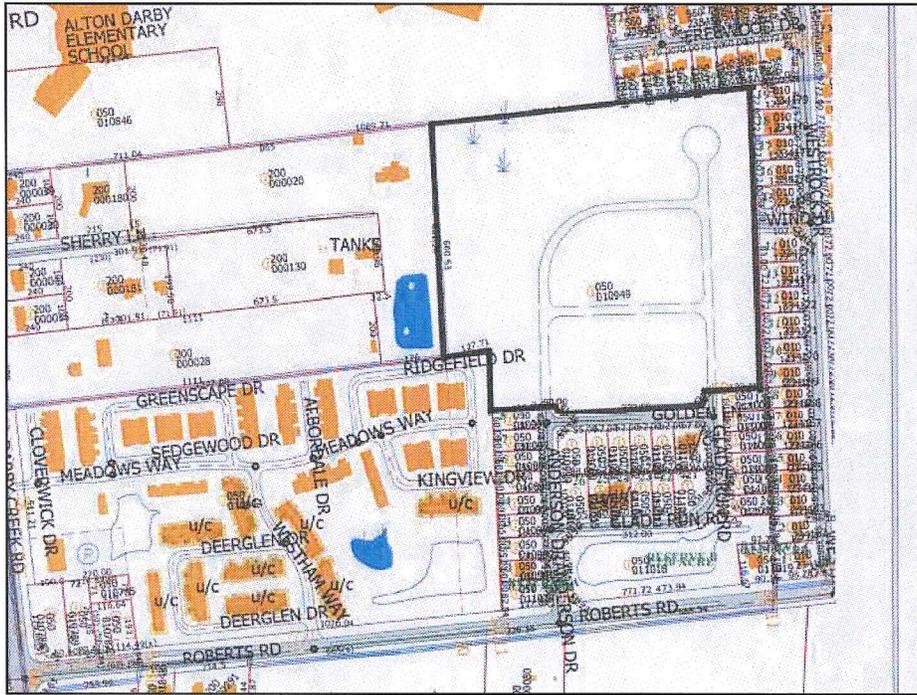
Comparable Land Sale No. 1



| | |
|-------------------|---|
| Location: | Lewis Center Road, Westerville, Ohio Worthington Road, Westerville, Ohio |
| Sales date(s): | April 4, 2013 and September 12, 2012 |
| Sale price(s): | \$1,000,000 <u>\$1,000,000</u> \$2,000,000 |
| Grantor(s): | Barbara A. Yarnell |
| Grantee: | Romanelli and Hughes Building Company |
| Financing: | Land contract: \$1,000,000 Benchmark Bank: \$1,500,000 |
| Parcel number(s): | 317-220-01-030-000 317-210-06-012-000 |
| Land area: | 29.793 acres <u>29.075 acres</u> 58.868 acres |
| Zoning: | PRRCD, Planned Residential |
| Utilities: | All public |
| Unit price: | \$33,974 per acre |
| Verification: | Public records, Xceligent |
| Comments: | The property was purchased as an assemblage for the development of the Diersing/Yarnell subdivision. A single-family residential subdivision consisting of 82 lots on 58.9 acres, including 19.7 acres of dedicated green area. |

4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio

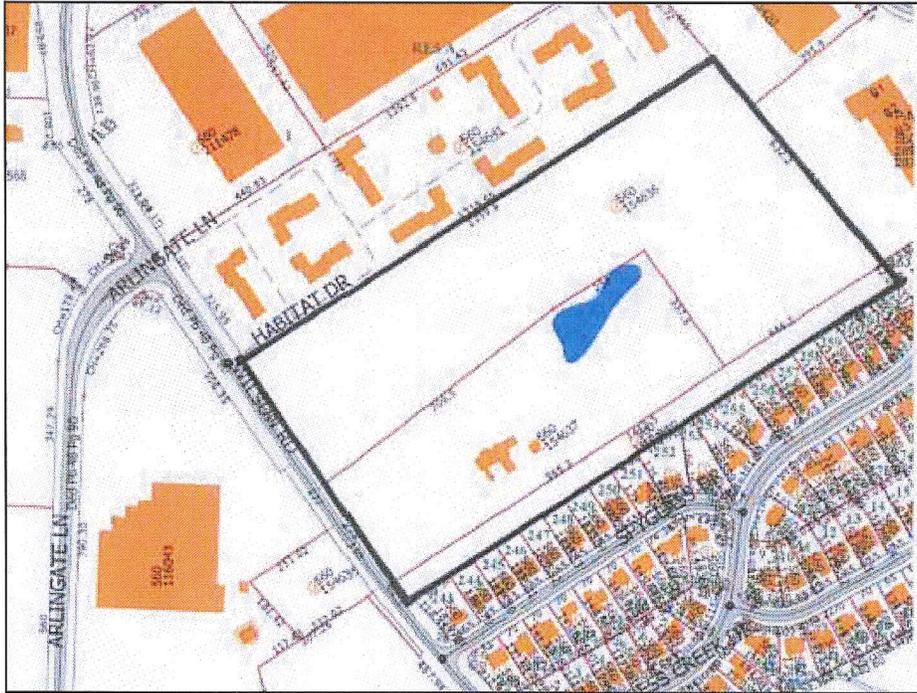
Comparable Land Sale No. 2



| | |
|-------------------|--|
| Location: | Roberts Road (rear), Hilliard, Ohio |
| Sales date: | December 31, 2012 |
| Sale price: | \$1,100,000 |
| Grantor: | Schottenstein Homes LLC |
| Grantee: | Anderson Meadows LLC |
| Financing: | Cash to seller |
| Parcel number(s): | 050-010949 |
| Land area: | 17.28 acres |
| Zoning: | PUD, Planned Unit Development |
| Utilities: | All public |
| Unit price: | \$63,657 per acre |
| Verification: | Public records; David Parsley to James R. Kaltenecker |
| Comments: | The property was purchased for the development of Sections 2 and 3 of the Anderson Meadows subdivision with 49 single-family residential lots. |

4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio

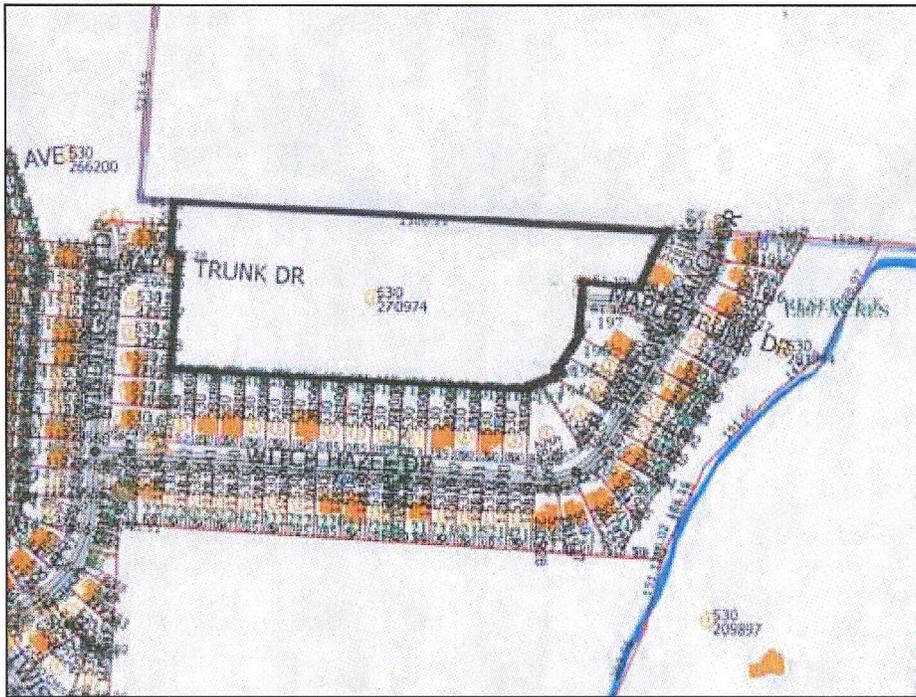
Comparable Land Sale No. 3



| | |
|-------------------|--|
| Location: | Wilson Road, Columbus, Ohio |
| Sales date: | June 21, 2012 |
| Sale price: | \$1,000,000 |
| Grantor: | Bramblewood Meadows LLC |
| Grantee: | Wilson Road Developers LLC |
| Financing: | Cash to seller |
| Parcel number(s): | 560-154636, 560-154637 and 560-154679 |
| Land area: | 21.892 acres |
| Zoning: | R1, Residential |
| Utilities: | All public |
| Unit price: | \$45,679 per acre |
| Verification: | Public records; David Parsley to James R. Kaltenecker |
| Comments: | The property was purchased for the development of Hilliard Woods, a single-family residential subdivision. Phase 1 of the subdivision has been platted and includes 46 lots on 13.489 acres. |

4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio

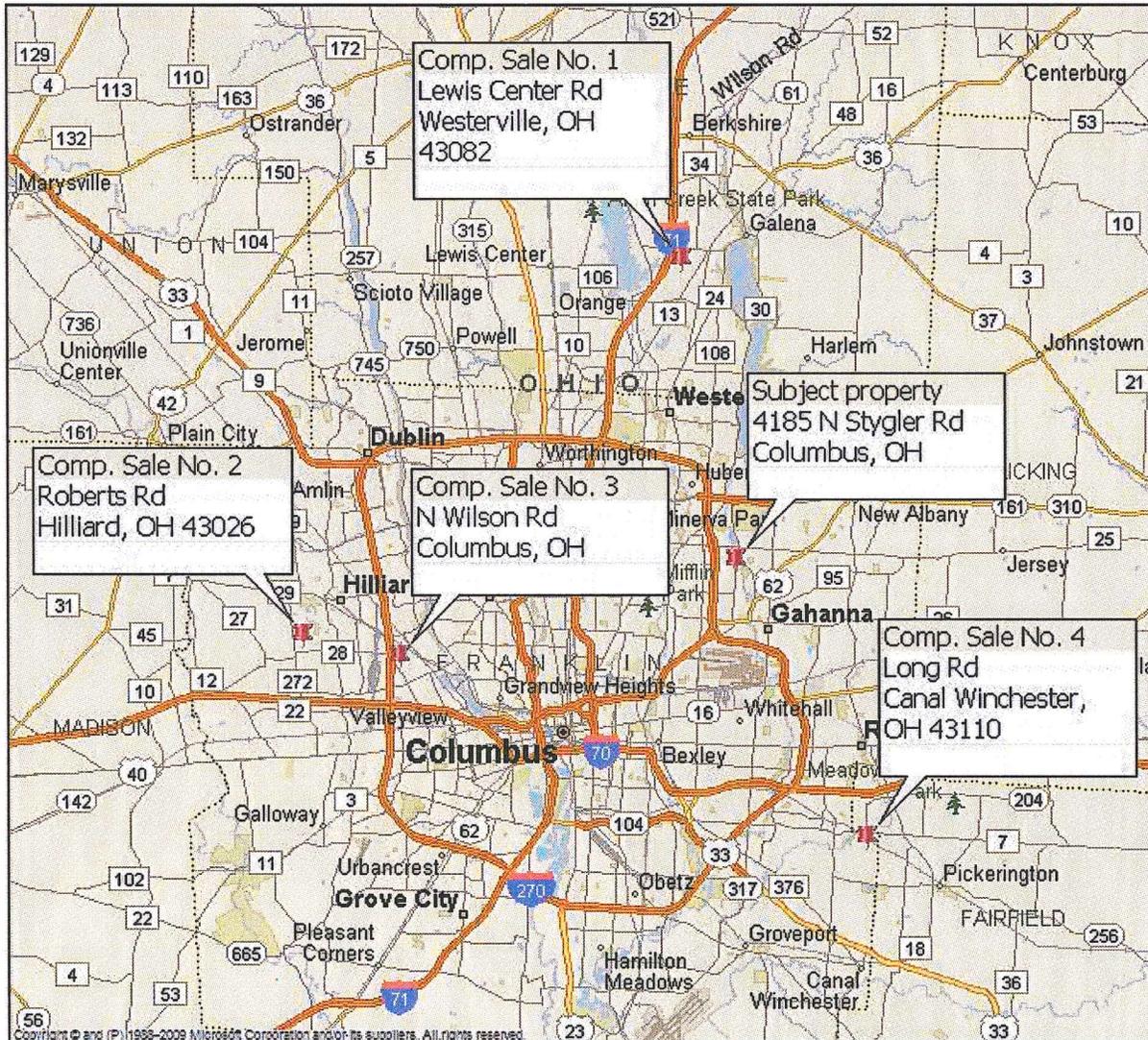
Comparable Land Sale No. 4



| | |
|-------------------|--|
| Location: | Long Road, Canal Winchester, Ohio |
| Sales date: | October 26, 2011 |
| Sale price: | \$399,440 |
| Grantor: | Abbie Trails Investments LLC |
| Grantee: | Fischer Development Company |
| Financing: | Cash to seller |
| Parcel number(s): | 530-270974 |
| Land area: | 6.789 acres |
| Zoning: | PUD6, Planned Unit Development |
| Utilities: | All public |
| Unit price: | \$58,836 per acre |
| Verification: | Public records |
| Comments: | The property was purchased for the development of an additional 34 single-family residential lots in the Abbie Trails subdivision. |

4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio

Comparable land sales location map



| Comparable Land Sales Summary | | | | | |
|-------------------------------|-------------------------------|-------------------|--------------|-------------|----------|
| No. | Location | Sale Date | Size (acres) | Sale Price | \$/acre |
| 1 | Worthington Road, Westerville | 04/2013 - 09/2012 | 58.868 | \$2,000,000 | \$33,974 |
| 2 | Roberts Road, Hilliard | 12/2012 | 17.280 | \$1,100,000 | \$63,657 |
| 3 | Wilson Road, Columbus | 06/2012 | 21.892 | \$1,000,000 | \$45,679 |
| 4 | Long Road, Canal Winchester | 10/2011 | 6.789 | \$ 399,440 | \$58,836 |
| | Subject | | 4.581 | | |

The Sales Comparison Approach provides a reliable estimate of value only if a sufficient number of sales of similar properties are available. The analyzed sales should have similar qualities, so that minimal adjustments are required. In applying the Sales Comparison Approach, a market value estimate will be concluded on the basis of actual unit prices of these comparable properties.

There are ten basic elements of comparison that should always be considered in the sales comparison analysis: real property rights conveyed, financing terms, expenditures, conditions of sale, market conditions, location, physical characteristics, economic characteristics, use, and non-realty components of value.

Real property rights conveyed: The property rights appraised for the subject are fee simple. The comparables transferred with fee simple rights and no adjustments are warranted for differences in property rights conveyed.

Financing terms: The comparable sales were purchased with cash or cash to the sellers utilizing market rate financing. Financing terms did not have an effect on the sale prices of the comparable sales and no adjustments are necessary for favorable or unfavorable financing.

Conditions of sale: The comparable sales were verified to be arm's length with the grantor, grantee or third parties familiar with the transaction.

Expenditures: None of the comparable sales had expenditures after the sale necessary to compare the properties with the subject and no adjustments are warranted.

Market conditions: This adjustment reflects the differences between the market conditions at the time of the sale of the comparables and the effective date of the appraisal of the subject property. The sales are sufficiently recent when compared to the effective date of appraisal and no adjustments are considered warranted for changing market conditions.

Location: The subject property is located in an area of single-family residential use as are the comparables. No adjustments are warranted for differences in location.

Physical characteristics: Physical characteristics considered to influence the sale prices of the comparables are size of the parcel.

The subject property contains 4.581 acres of land. Larger parcels tend to sell for a lower unit price than smaller properties, and vice versa. The comparables range in size from 6.789 acres to 58.868 acres. Only Comparable Sale No. 1 is considered to differ significantly in size from the subject property and is adjusted upward accordingly.

Other Conditions: Comparable Sales No. 2 and 4 involve development land within residential subdivisions where acreage for reserves had been already been allocated in the prior platted section(s). These sales are adjusted downward when compared to the subject.

Economic characteristics: Economic characteristics include all the attributes of a property that directly affect its income. This element of comparison is usually applied to income producing properties and no adjustments to the land comparables are warranted for differences in economic characteristics.

Use: The subject is vacant land available for single-family subdivision, as are the comparables. No adjustments are warranted for differences in use.

**4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio**

Non-realty components of value: No non-realty components of value were reported to have transferred with any of the sales.

Conclusions

Based on the preceding discussion, the comparable sales require adjustments as they differ from the subject property in the areas of location, size, configuration and other conditions.

Following is a qualitative sales grid summarizing the relative comparability of the comparable sales, offering an overall conclusion based on these characteristics:

| Comparison of Salient Characteristics | | | | | | | |
|---------------------------------------|----------------|------------|--|--------|---------------|----------|----------|
| Sales Data | | | Adjustments considered warranted for the comparable properties | | | | |
| No. | Date of sale | Price/ Ac. | Location | Size | Configuration | Other | Overall |
| 1 | 04/13 09/12 | \$33,974 | - | Upward | - | - | Upward |
| 2 | 12/12 | \$63,657 | - | - | - | Downward | Downward |
| 3 | 06/12 | \$45,679 | - | - | - | - | - |
| 4 | 10/11 | \$58,836 | - | - | - | Downward | Downward |

Market comparison indicates a value for the subject property that is above \$33,974 per acre, below \$63,657 per acre and similar to \$45,679 per acre. Weighting Comparable Sale No. 3, a value of \$45,000 per acre is concluded for the subject property. Following are the appropriate calculations:

$$4.581 \text{ acres} @ \$45,000 \text{ per acre} = \$206,145$$

Indicated value by the Sales Comparison Approach = \$210,000 (rounded)

RECONCILIATION AND FINAL VALUE CONCLUSION

| | |
|--------------------------------|----------------|
| Cost Approach | Not applicable |
| Sales Comparison Approach | \$210,000 |
| Income Capitalization Approach | Not applicable |

Only the Comparable Sales Approach is applicable to the subject valuation.

The Sales Comparison Approach is considered highly reliable where a sufficient number of verifiable sales are available from which to develop an opinion of value. In the subject's case, four comparable residential land sales were utilized for which your appraiser had detailed information.

Placing sole emphasis on the Sales Comparison Approach to value, it is our professional opinion that the market value of the subject property, as-is, as of January 17, 2014, is:

TWO HUNDRED TEN THOUSAND (\$210,000) DOLLARS

IV. ADDENDA

DEED

TRANSFERRED

NOV 22 2013

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



201311220194787

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11/22/2013 3:45PM MLANTHONY LAW
Terry J. Brown
Franklin County Recorder

913337
CONVEYANCE TAX
EXEMPT
M
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

GENERAL WARRANTY DEED

Edward L. Minhinnick, married, for valuable consideration paid, grants, with general warranty covenants, to Bustereve, LLC, an Ohio limited liability company, whose tax mailing address is 4579 Poth Road, Columbus, Ohio 43219, the following real property:

See Exhibit A, attached hereto and incorporated herein.

Permanent Parcel Numbers: 025-004352-00 and 025-010309-00
Commonly known as: 4185 Stygler Road, Gahanna, Ohio 43230 and ~~Stygler Road, Gahanna, Ohio 43230~~
Prior Instrument Reference: 201305060074269

Lisa Minhinnick, spouse of Edward L. Minhinnick, releases dower herein.

EXCEPTIONS TO THE WARRANTIES: Except as hereinbefore provided, except all easements, leases, conditions and restriction of record, if any, and except real estate taxes for the year, and thereafter, for which taxes any adjustment has been made between the parties and which, therefore, the grantees herein assume and agree to pay.

Executed this 21 day of November, 2013.

EDWARD MINHINNICK

LISA MINHINNICK, releasing dower

ACKNOWLEDGMENT

State of Ohio
County of Franklin, ss:

Before me, this 21 day of November, 2013, personally appeared Edward Minhinnick and Lisa Minhinnick, known to me to be the person whose name is subscribed to the foregoing instrument, who, being duly cautioned, swore that the execution of the foregoing instrument was their free and voluntary act and deed and for the uses and purposes therein mentioned.

Given under my hand and seal of office on the day and year aforesaid.

Notary Public

This Instrument was prepared by:
Michael J. Anthony, Esq.
383 N. Front St., LL
Columbus, Ohio 43215

EXHIBIT 'A'

123320-TTA

LEGAL DESCRIPTION

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

PARCEL ONE:

Situated In the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 1, Township 1, Range 17, United States Military Lands, being part of the 4.09 Acre tract conveyed to Annabella James by deed of record in Deed Book 2039, Page 480, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a set railroad spike in the centerline of Stygler Road at the northeast corner of said 4.09 Acre tract, southeast corner of High Meadows of Gahanna Section 1, as same is delineated upon the recorded plat thereof, of record in Plat Book 65, Page 94, said Recorder's Office, and being North 04 degrees 26 minutes 50 seconds East, 1,832.33 feet from the southeast corner of an original 88.65 Acre tract (Deed Book 1142, Page 583, said Recorder's Office);

Thence, along part of the east line of said 4.09 Acre tract and said centerline of Stygler Road, South 04 degrees 26 minutes 50 seconds West, 80.00 feet to a set railroad spike and the TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

Thence, continuing along said line, south 04 degrees 26 minutes 50 seconds, West, 163.12 feet to a set railroad spike at the southeast corner of said 4.09 Acre tract and the northeast corner of the Wilma B. Williamson 3 Acre tract (Deed Book 3742, Page 570, said Recorder's Office);

Thence, along part of the south line of said 4.09 Acre tract and part of the north line of said 3 Acre tract, North 85 degrees 32 minutes 46 seconds West, 204.35 feet to a set Iron pipe (passing a set Iron pipe at 40.00 feet);

Thence, across said 4.09 Acre tract, parallel with said centerline of Stygler Road, North 04 degrees 26 minutes 50 seconds East, 156.65 feet to a set Iron pipe;

Thence, across said 4.09 Acre tract, parallel with the north line of said 4.09 Acre tract, South 87 degrees 21 minutes 32 seconds East, 204.45 feet to the place of beginning (passing a set iron pipe at 164.45 feet) CONTAINING 0.750 ACRES, and subject to a perpetual easement and right-of-way granted to the City of Gahanna as shown in Official Record Volume 8266 J18, said Recorder's Office.

PARCEL TWO:

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 1, Township 1, Range 17, United States Military Lands, being part of the 4.09 Acre tract conveyed to Annabella James by deed of record in Deed Book 2039, Page 460, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a set railroad spike in the centerline of Stygler Road at the northeast corner of said 4.09 Acre tract, southeast corner of High Meadows of Gahanna Section 1, as same is delineated upon the recorded plat thereof, of record in Plat Book 65, Page 94, said Recorder's Office, and being North 04 degrees 26 minutes 50 seconds East, 1,832.33 feet from the southeast corner of an original 88.65 Acre tract (Deed Book 1142, Page 583, said Recorder's Office);

Thence, along part of the east line of said 4.09 Acre tract and said centerline of Stygler Road, South 04 degrees 26 minutes 50 seconds West, 80.00 feet to a set railroad spike;

Thence, across said 4.09 Acre tract and parallel with the north line of said 4.09 Acre tract, North 87 degrees 21 minutes 32 seconds West, 204.45 feet to a set Iron pipe passing a set Iron pipe at 40.00 feet;

4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio

Thence, across said 4.09 Acre tract, parallel with said centerline, of Stygler Road, South 04 degrees 26 minutes 50 seconds West, 156.65 feet to a set iron pipe in the south line of said 4.09 Acre tract and the north line of the Wilma B. Williamson 3 Acre tract (Deed Book 3742, Page 570, said Recorder's Office);

Thence, along part of the south line of said 4.09 Acre tract and part of the north line of said 3 Acre tract, North 85 degrees 32 minutes 46 seconds West, 665.80 feet to a found solid iron pin at the southwest corner of said 4.09 Acre tract, northwest corner of said 3 Acre tract and in the east line of High Meadows of Gahanna Section 2, as same is delineated upon the recorded plat thereof, of record in Plat Book 67, Page 41, said Recorder's Office;

Thence, along the west line of said 4.09 Acre tract and part of said east line of High Meadows of Gahanna Section 2, North 04 degrees 31 minutes 22 seconds East, 215.59 feet to a found solid iron pin at the northwest corner of said 4.09 Acre tract, a southeast corner of said High Meadows of Gahanna Section 2, and in the south line of said High Meadows of Gahanna Section 1;

Thence, along the north line of said 4.09 Acre tract and part of said south line of High Meadows of Gahanna Section 1, South 87 degrees 21 minutes 32 seconds East, 870.30 feet to the place of beginning CONTAINING 3.81 ACRES, subject however, to all legal highways, easements, leases and restrictions of record, and of records in the respective utility offices, and subject to a perpetual easement and right-of-way granted to the City of Gahanna as shown in Official Record Volume 8266 118, said Recorder's Office.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company, Inc. in June 1993. Iron pipes set are 30" X 1" O.D. with orange plastic caps inscribed P.S. 6579", unless otherwise noted.

Basis of bearings is the south line of High Meadows of Gahanna Section 1 as North 87 degrees 21 minutes 32 seconds West, as per Plat Book 65, page 94.

For Informational Purposes only:
Property Address: 4185 Stygler Road, ___ Stygler Road Gahanna, Ohio 43230
Parcel No.: 025-004352-00; 025-010309-00

PARCEL 1
0-057-E
ALL OF
(025)
004352
E
PARCEL 2
0-057-E
ALL OF
(025)
010309



PARK FEE CODE

NextPage LivePublish

Page 1 of 5

1109.08 PUBLIC AREAS.

(a) Purpose. The City of Gahanna recognizes it is essential to the health, safety, and welfare of the residents of Gahanna and persons working in Gahanna, that the character and quality of the environment be considered of major importance in the planning and the development of the City. In this regard, the manner in which land is developed and used is of high priority. The preservation of land for park, playground, and public open space purposes as it relates to the use and development of land for residential, commercial/industrial purposes is essential to maintain a healthful and desirable environment for all citizens of the City. The City must not only provide these necessary amenities for our citizens today, but also be insightful to the needs of future citizens.

(1) It is recognized by the City of Gahanna that the demand for park, playground, and public open space within a municipality is directly related to the density and intensity of development permitted and allowed within any given area.

(2) This section is provided to assist land developers in understanding the procedures used to establish park land dedication and/or fees.

(b) Land Dedication.

(1) In every case where land is to be developed for residential use, the developer, as a prerequisite to the approval of the final plat or multiple family residential zoning change application, must convey or dedicate to the City of Gahanna a reasonable amount of the land to be subdivided for public use as parks, recreational facilities, trails, or wetlands. A subdivision without plat shall not be required to follow this section. A multiple family residential development shall be required to meet these requirements during the zoning change application process. The amount and type of land to be dedicated is determined through a process defined by this section of code. This is only a minimum, and the Gahanna City Council has the discretion to increase the amount of land to be so conveyed or dedicated based on the anticipated needs of the City that the proposed development will bring about.

(2) The City will have the option to require a developer to contribute an equivalent amount in cash based on the fair market value of the undeveloped land, within the proposed development at the time of approval of the final plat, or multiple family residential zoning, and such contribution will be in lieu of conveyance or dedication of land for public uses. Such cash payments will be placed in a special fund by the City and used only for the acquisition of land for parks, recreational facilities, playgrounds, trails, wetlands, or development of existing park and playground sites.

(c) Staff Evaluation of Land Dedication. The mandatory land dedication shall be evaluated by the appropriate City staff to determine whether such dedication is acceptable as appropriate sites for parks and recreational facilities. A three-tier process is to be used by the City in evaluating the proposed land dedication. A written report for each assessment shall be forwarded to the Planning Commission with the application.

(1) Needs assessment. An analysis shall be made to determine the estimated park, and recreation need that will be created by each proposed development. This analysis shall be prepared by the Planning and Zoning Administrator and conducted by the following process:

A. The amount of public parkland dedication required in a proposed development shall be a minimum of 0.5 acres and computed as follows:

1. Residential population in single family detached or attached units will be estimated by multiplying the number of proposed dwelling units by 2.99 persons per household;

2. Residential population in multi family units will be estimated by multiplying the number of proposed dwelling units by 1.615 persons per household:

3. Public parkland per individual: in determining the space required for public parkland in a proposed development, it shall require that .025 acres be dedicated per individual proposed to be

housed in the new development based on the assumptions contained in paragraph 1 or 2 above.

4. Calculation for required public parkland dedication for each development.

a. For single family detached or attached units intended for individual ownership, the following formula shall be utilized:

$$(\text{Number of lots}) \times (2.99 \text{ individuals/lot}) \times (.025 \text{ acres/individual}) = \text{dedicated acres.}$$

b. For multi family developments generally intended for rental, the following formula should be utilized:

$$(\text{Number of units}) \times (1.615 \text{ individuals/unit}) \times (.025 \text{ acres/individual}) = \text{dedicated acres.}$$

5. The amount of public parkland required to be dedicated shall be capped and not to exceed 25% of the total number of acres being developed.

(2) Technical assessment. The following suitability and quality criteria shall be used to provide a technical assessment and recommendation relative to the appropriateness of proposed park, recreational and open space areas. The criteria to be used for this determination shall include, but not be limited to the following:

- A. Suitability of soils and geology for the proposed use;
- B. Suitability of topography and drainage for the proposed use;
- C. Location and impact of federally-designated floodways and floodway fringe areas relative to the proposed use;
- D. Extent of natural vegetation and tree cover, with the preservation of wooded areas a priority;
- E. The adequacy of the distribution of proposed areas within the proposed subdivision;
- F. The adequacy of the configuration of each proposed area; and
- G. The degree and quality of access to areas for pedestrians and vehicles, where appropriate.

The Planning and Zoning Administrator and Director of Parks and Recreation shall conduct this technical review of the proposed land dedication areas using the above cited criteria. Each shall forward a separate written report, with recommendations, to the Planning Commission with the application.

(3) Policy assessment. The proposed land dedications shall be reviewed and compared with currently adopted policies, adopted plans, on-going programs and technical projections to determine the appropriateness of each proposed land dedication. The Parks and Recreation Board and the Director of Parks and Recreation shall each forward a separate written report, with recommendations, to the Planning Commission.

The criteria to be used for this assessment shall include, but not be limited to the following.

- A. Land proposed to be dedicated for public purposes shall meet identified needs of the City as contained in the current parks and recreation Comprehensive Master Plan.
- B. To be eligible for park dedication credit, land dedicated is to be located outside of drain ways, flood plains or ponding areas.
- C. The dedicated public parkland may include waterways and ponds, provided the area of such waterways and ponds is not used to satisfy the amount of public parkland required in paragraph A. of this section.

(d) Review and Approval Process. Upon the filing and acceptance of an application for preliminary plat approval, the Planning and Zoning Administrator, shall initiate the staff evaluation

procedure required under subsection (b) hereof, by forwarding a copy of the application, preliminary plat and other submitted documents, the Parks and Recreation Board and the Director of Parks and Recreation. Written assessment reports shall be forwarded to the Planning Commission within thirty days of the filing and acceptance of the preliminary plat application. If the Parks and Recreation Board, Director of Parks and Recreation, Planning and Zoning Administrator fails to file a written report within the thirty day period, such failure shall constitute a recommendation of approval of the developer's land dedication proposal.

The Planning Commission shall consider the preliminary plat, and the assessment reports from the Planning and Zoning Administrator, the Director of Parks and Recreation, and the Parks and Recreation Board, and render a decision to approve or deny such preliminary plat and parkland dedication within thirty days of receipt of the assessment reports.

All standards and requirements under Section [1105.02](#) and [1105.03](#) shall apply, except where superseded by this section.

Nothing in this section shall preclude a developer from presenting the land dedication proposals at the pre-application stage, pursuant to Section [1105.01](#), and for the informal review of such land dedication with the Planning Commission and City Officials prior to submission of an application for preliminary plat approval.

Approval of a preliminary plat shall be valid for a period of twelve months, pursuant to Section [1105.03\(g\)](#).

The owner of land proposed to be subdivided shall submit an application for final plat approval pursuant to Section [1105.04](#), wherein the land dedication details shall be presented. Such final plat, including the land dedication arrangement, as approved by the Planning Commission as part of the preliminary plat approval, shall be reviewed in accordance with the procedures under Section [1105.05](#).

Nothing contained within this section shall preclude Council from accepting a portion of the developer's proposed land dedication and requiring fees-in-lieu of dedication for the remainder of the proposed dedication.

Mandatory land dedications may be waived by Council when Council has adopted a motion establishing a priority for the payment of in-lieu fees, instead of accepting land dedications during a specified period of time. Such in-lieu fees, as stated in this motion, shall be designated for a specific community-wide park, recreational or open space project, as stated in the motion, and placed in a specially designated fund, to be titled in the motion. Such community-wide project shall benefit the current and future residents of any platted subdivision of which the developer has expended in-lieu fees under this motion.

Nothing in this section or any other section shall preclude developers from transferring to the City land dedications for park, recreational sites or expending in-lieu fees in excess of the mandatory requirements of this section.

(e) Fees for Unacceptable Dedication. Proposed land dedication areas that are not acceptable to the City, as determined by the Planning Commission and Council, as sites for parks and recreational facilities, shall not be dedicated to the City and fees-in-lieu of dedication shall be paid in place of the dedication.

Proposed dedicated land areas shall be determined to be unacceptable to the City, based upon the assessment reports, and Planning Commission action, on an application for preliminary plat approval or zoning change. The unacceptability of land dedications may also be determined during the final plat approval process if unknown or changing circumstances have impacted the approved preliminary plat. At the time of preliminary plat approval, or at the time of final plat approval, the developer shall be instructed that a fee shall be required in lieu of any portion of the land dedication.

(f) Calculation of Fees In-Lieu of Land Dedication. A fee-in-lieu of land dedication shall be paid to the City for any land area that is not acceptable as a site for open space, parks and recreational facilities.

The in-lieu fees shall be based upon the average value per acre of the total gross site prior to construction or improvement of the proposed development for which an application for preliminary plat approval has been submitted. To calculate this estimate, the total value should be based on the fair market value of the underlying land, as determined by an appraisal. The appraisal shall be conducted, completed and submitted to the Planning and Zoning Administrator prior to final plat approval. The appraisal shall be prepared by a certified appraiser selected and paid for by the developer. Ten copies are required to be submitted.

(g) Use and Deposit of In-Lieu Fees. The City of Gahanna will maintain a separate fund into which all cash contributions received from owners or developers in lieu of conveyance or dedication of land for public use as parks, recreational facilities, playgrounds, trails, wetlands, or open space will be deposited and will make, from time to time, appropriations from such fund for acquisition of land for such purposes and uses, for developing existing parks, recreational facilities, playgrounds, trails, or wetlands.

(h) Area conveyed or dedicated hereunder may not be included by a developer as an allowance for purposes of calculating the density requirements of the development.

(i) Acceptance of Land Dedications and Fees In-Lieu of Land Dedications. Council shall not accept land dedications and/or payment of in-lieu fees required under this section until the Planning and Zoning Administrator has certified in writing that all required land dedication and fee payment requirements have been met by the developer as approved as a part of final plat requirements AND/or part of the zoning change process with an AR zoning application. The land dedication and payment of in-lieu fees required by this section shall be conveyed to the City following approval by Council for the final plat or multiple family residential zoning application, and within sixty (60) days of receiving notice of such approval by Council.

(j) Terms and Conditions.

(1) The removal of trees, topsoil, storage of construction equipment, burying of construction debris, or stockpiling of surplus is strictly forbidden on parkland to be dedicated without the written approval of the Director of Parks and Recreation.

(2) Neither a zoning certificate nor a building permit for construction or improvements of any kind shall be issued by the City for the subject development or property until such land dedications or payment of fees-in-lieu of land dedications are conveyed to and accepted by the City.

(3) Grading and utility plan, which may affect or impact the proposed parkland dedication, shall be reviewed and approved by the City Engineer and the Director of Parks and Recreation prior to dedication, or at such time as reasonably determined.

(4) Prior to dedication for public purpose, the developer shall deliver to the City Attorney, an abstract of title or registered property abstract for such dedication. Such title shall vest in the City good and marketable title, free and clear of any mortgages, liens, encumbrances, assessments and taxes. The conveyance documents shall be in such form acceptable to the City.

(k) Park Fee. A park fee shall be paid to the City by the developer in the case of platted residential subdivisions.

Such park fee shall be as established in the Development Fee Schedule set forth in Section 148.12 in Part One of these Codified Ordinances. Such fee shall be collected prior to the issuance of building permits and deposited in a special fund entitled Park Fund.

**4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio**

NextPage LivePublish

Page 5 of 5

Such funds shall be expended by the City for the improvement of recreational facilities within existing publicly owned and operated park facilities and the purchase of recreational equipment. Such funds shall not be used for the maintenance and operation expenses incurred by the Parks Department in the daily operation of park facilities.
(Ord. 0093-2008. Passed 4-21-08.)

<http://www.conwaygreene.com/Gahanna/lpext.dll/Gahanna/4510/4551/4799/47ec?f=templ...> 7/19/2011

4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio

PROPERTY RECORD CARDS



Geographic Information System

PID: 025-010309
BUSTEREVE LLC
4185 N STYGLER RD, COLUMBUS OH 43230



Image Date: 01/17/2014 01:19:27



025-010309-00 06/21/2010

Image Date: Apr 22 2011 9:34AM

Owner Name BUSTEREVE LLC
Site Address STYGLER RD
Mail Address BUSTEREVE LLC
4185 N STYGLER RD
COLUMBUS OH 43230
Tax District CITY OF GAHANNA-GAHANNA JEFFERSON
Description STYGLER ROAD
R17 T1 1/4T1
3.831 ACRES

Transfer Date 11/22/2013
Sale Amount \$0
Year Built
Auditor's Map 0057E 027.01
Neighborhood 05203
School Name GAHANNA JEFFERSON CSD
Annual Taxes \$2,408.66

Auditor's Appraised Values

| | Taxable | Exempt | Other Exempt |
|--------------|-----------------|------------|--------------|
| Land | \$93,700 | \$0 | \$0 |
| Building | \$0 | \$0 | \$0 |
| Total | \$93,700 | \$0 | \$0 |

Accessed Acreage 3.831
Landuse 501 - OTHER RESIDENTIAL
CAUV \$0
Homestead NO
Property Class RESIDENTIAL

Building Information

| | | | |
|-----------------|---|-------------------|---|
| Rooms | 0 | Baths | 0 |
| Bedrooms | 0 | Half Baths | 0 |

Number of Cards 1
Square Feet 0
Air Cond.
Fireplaces 0
Stories 0

Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio



Geographic Information System

FID: 025-004352
BUSTERVE LLC
4185 N STYGLER RD, COLUMBUS OH 43230



Image Date: 01/17/2014 01:20:36



025-004352-00 04/07/2010

Image Date: Apr 22 2011 9:34AM

Owner Name BUSTERVE LLC
Site Address 4185 STYGLER RD
Mail Address BUSTERVE LLC
4185 N STYGLER RD
COLUMBUS OH 43230
Tax District CITY OF GAHANNA-GAHANNA JEFFERSON
Description 4185 STYGLER ROAD
R17 T1 1/4T1
0.750 ACRE

Transfer Date 11/22/2013
Sale Amount \$0
Year Built 1945
Auditor's Map O057E 027.00
Neighborhood 05203
School Name GAHANNA JEFFERSON CSD
Annual Taxes \$490.88

Auditor's Appraised Values

| | Taxable | Exempt | Other Exempt |
|--------------|-----------------|------------|--------------|
| Land | \$19,100 | \$0 | \$0 |
| Building | \$0 | \$0 | \$0 |
| Total | \$19,100 | \$0 | \$0 |

Accessed Acreage 0.009
Landuse 501 - OTHER RESIDENTIAL
CAUV \$0
Homestead NO
Property Class RESIDENTIAL

Building Information

Rooms 69
Bedrooms 2
Baths 1
Half Baths 0

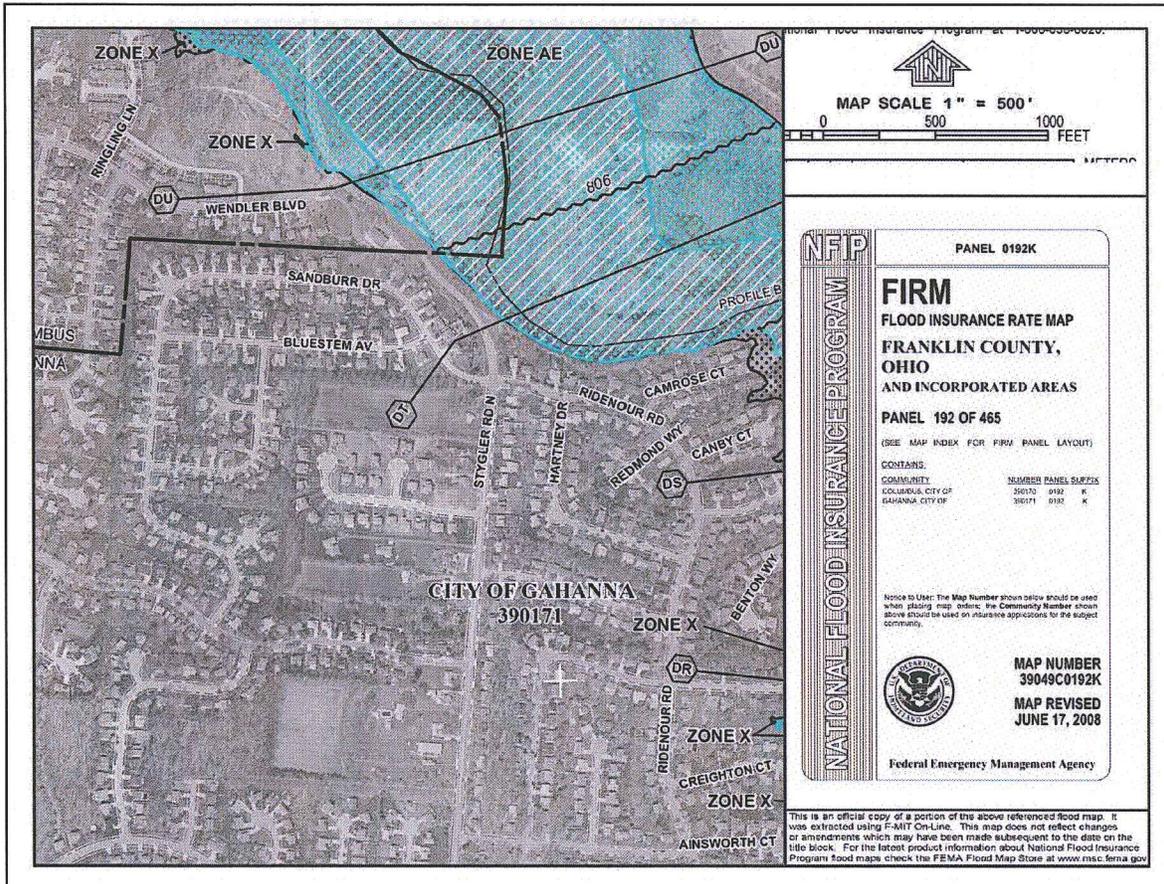
Number of Cards 1
Square Feet 888
Air Cond. NONE
Fireplaces 0
Stories 1.0

Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

4.581 acres of residentially zoned land
4185 Stygler Road, Gahanna, Ohio

FLOOD MAP



QUALIFICATIONS OF THE APPRAISER

JAMES R. KALTENECKER

STATE LICENSE

Ohio Licensed Residential Appraiser
License No. 382515

EDUCATION

Bachelor of Science in Accounting, Villanova University - 1976

PROFESSIONAL QUALIFICATIONS

Course exams challenged and passed:

- Course 101, Society of Real Estate Appraisers - 1986
- Course 102, Society of Real Estate Appraisers - 1987
- Standards of Professional Practice - Part A - 1993
- Standards of Professional Practice - Part B - 1993
- Standards of Professional Practice - Part A - 1999
- Standards of Professional Practice - Part B - 1999

Attended the following professional seminars:

- Electronic Data Interchange, The Appraisal Institute - 1995
- Appraising High Value and Historic Homes, The Appraisal Institute - 1997
- Special Purpose Properties, The Appraisal Institute - 2001
- Appraising Nonconforming Uses, The Appraisal Institute - 2002
- Home Construction/Defects: What to Know, OAR - 2004
- General Demonstration Appraisal Report Writing, AI - 2006
- Supporting Capitalization Rates, The Appraisal Institute - 2006
- Residential Income Property Valuation, Ohio Association of Realtors - 2007
- Income Approach: An Overview, Hondros College - 2009
- Mortgage Fraud: A Dangerous Business, Hondros College - 2010
- Appraising Apartments, The Basics, McKissock - 2011
- Appraising and Analyzing Industrial and Flex Buildings, McKissock - 2012
- Appraising and Analyzing Retail Shopping Centers, McKissock - 2012
- 2012-2013 7-Hour Equivalent USPAP Update Course, Hondros - 2013
- Methodology and Application of Sales Comparison, Hondros - 2013

EMPLOYMENT HISTORY

| | |
|--------------|-------------------------------|
| 1983-1990 | Porter and Peck, Inc. |
| 1990-2004 | Kaltenecker, Inc. |
| 2004-Present | The Charles R. PORTER Company |

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12 (C)

1. Name of Appraiser: James R. Kaltenecker

2. Class of Certification/Licensure:

| | |
|-----------------|-----------------------|
| <u> </u> | Certified General |
| <u> </u> | Certified Residential |
| <u> X </u> | Licensed Residential |
| <u> </u> | Temporary |

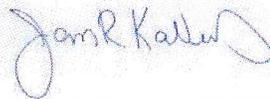
General Licensed

Certification/Licensure Number: 000382515

3. Scope: This report X is within the scope of my Certification/License
 is not within the scope of my Certification/License

4. Service provided by: X disinterested & unbiased third party
 interested & biased third party
 interested third party on contingent fee basis

5. Signature of person preparing and reporting the appraisal



THIS FORM MUST BE INCLUDED IN CONJUNCTION WITH ALL APPRAISAL
ASSIGNMENTS OR SPECIALIZED SERVICES PERFORMED BY A STATE-CERTIFIED OR
STATE-LICENSED REAL ESTATE APPRAISER.

*State of Ohio
Department of Commerce
Division of Real Estate
Appraiser Section
Cleveland, Ohio
(216) 787-3100*

QUALIFICATIONS OF THE APPRAISER

CHARLES R. PORTER, JR. MAI SRA

PROFESSIONAL AFFILIATIONS

MAI Member - The Appraisal Institute (1995)
SRA Member - The Appraisal Institute (1982)

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. As of the date of this report, Charles R. Porter, Jr. has completed the requirements of the continuing education program of the Appraisal Institute.

GRI Designation - Ohio Association of Realtors (1976)

ASSOCIATION MEMBERSHIPS

Member - Ohio Association of Realtors
Member - Columbus Board of Realtors
Member - National Association of Realtors

STATE CERTIFICATION

Ohio: Certified General Appraiser, Certificate No. 381923

EDUCATION

Bachelor of Science Degree in Real Estate, Ohio State University (1974)

PROFESSIONAL QUALIFICATIONS

Attended the following professional courses:

Course 101, Society of Real Estate Appraisers - 1974
Course 201, Society of Real Estate Appraisers - 1978
Standards of Professional Practice, American Institute of Real Estate Appraisers - 1988
Case Studies, AIREA - 1993
Standards of Professional Practice, Parts A & B, AI - 1993

Course exams challenged and passed:

Course 202, Society of Real Estate Appraisers - 1984
Course R-2, Society of Real Estate Appraisers - 1978
Course 8-2 - Residential Valuation, AIREA - 1983
Course 1A1 - Real Estate Appraisal Principles, AIREA - 1983
Course 1A2 - Basic Valuation Procedures, AIREA - 1986
Course 1BA - Capitalization Theory & Techniques Part A, AIREA - 1986
Course 1BB - Capitalization Theory & Techniques Part B, AIREA - 1986

Comprehensive Examination, Appraisal Institute - 1991

Attended the following professional seminars:

- . Rates, Ratios and Reasonableness - AIREA 1988
- . Money Market and its Impact on Real Estate - AIREA 1989
- . Hotel Motel Valuation - AI 1992
- . Highest and Best Use - AI 1993
- . Easement Valuation - AI 1995
- . Appraising High Value and Historic Homes - AI 1997
- . Eminent Domain and Condemnation - AI 1999
- . Legal Strategies of Acquisition: The Attorney and the Appraiser - AI 2004
- . Appraisal of Nursing Homes - AI 1999
- . Construction Defects - AI 1999
- . Special Purpose Properties: The Challenges of Appraising in Limited Markets - AI 2001
- . Understanding Easements - AI 2004
- . Appraising Convenience Stores - AI 2008
- . Feasibility, Market Value, Investment Timing (Appraising Option Value) - AI 2008
- . Analyzing Distressed Real Estate - AI 2008
- . Eminent Domain and Condemnation - AI 2008
- . Ad Valorem Appraisal Process - Carlile Patchen & Murphy LLP 2008
- . Forecasting Revenue - AI 2010
- . Analyzing Operating Expenses - AI 2010
- . Small Hotel/Motel Valuation - AI 2012
- . Scope of Work - AI 2012
- . Curriculum Overview - General and Residential - AI 2013

PROFESSIONAL EXPERIENCE

| | |
|----------------|---|
| 1988 - Present | President - The Charles R. Porter Company |
| 1975 - 1988 | Partner - Porter and Peck |

AFFILIATED AND RELATED EXPERIENCE

- . Over thirty-five (35) years' experience in real estate sales, leasing, management and appraisal of farms, residential, commercial, office, industrial and special purpose properties
- . Licensed real estate broker in the State of Ohio
- . Provided expert testimony in condemnation proceedings
- . Provided expert testimony in Federal Tax Court
- . Proved expert testimony in Federal District Court, Southern District of Ohio
- . Provided expert testimony in Common Pleas Court
- . Provided expert testimony before the Boards of Revision - Franklin, Delaware, Fairfield, Licking, Knox, Hocking, Clark, Warren and Hamilton Counties, Ohio
- . Provided expert testimony before the Board of Tax Appeals, State of Ohio
- . Provided expert testimony in American Arbitration cases

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12 (C)

1. Name of Appraiser: Charles R. Porter, Jr.

2. Class of Certification/Licensure:

Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

Certification/Licensure Number: 381923

3. Scope: This report is within the scope of my Certification/License
 is not within the scope of my Certification/License

4. Service provided by: disinterested & unbiased third party
 interested & biased third party
 interested third party on contingent fee basis

5. Signature of person preparing and reporting the appraisal



THIS FORM MUST BE INCLUDED IN CONJUNCTION WITH ALL APPRAISAL
ASSIGNMENTS OR SPECIALIZED SERVICES PERFORMED BY A STATE-CERTIFIED OR
STATE-LICENSED REAL ESTATE APPRAISER.

*State of Ohio
Department of Commerce
Division of Real Estate
Appraiser Section
Cleveland, Ohio
(216) 787-3100*

LICENSES

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME: Charles R Porter Jr
LIC/CERT NUMBER: 000381923
LIC LEVEL: Certified General Real Estate Appraiser
CURRENT ISSUE DATE: 08/27/2013
EXPIRATION DATE: 08/23/2014
USPAP DUE DATE: 08/23/2015

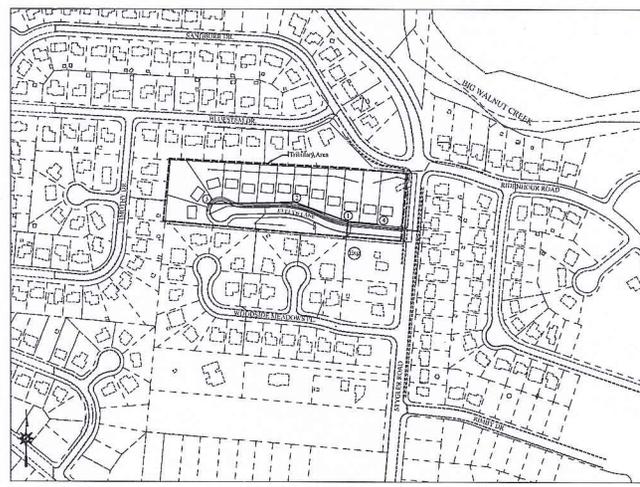
STATE OF OHIO
DIVISION OF REAL ESTATE
AND PROFESSIONAL LICENSING

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME: James R Kaltenecker
LIC/CERT NUMBER: 000382515
LIC LEVEL: Licensed Residential Real Estate Appraiser
CURRENT ISSUE DATE: 10/11/2013
EXPIRATION DATE: 10/11/2014
USPAP DUE DATE: 10/11/2015

| ESTIMATED QUANTITIES FOR OAK GROVE OF GAHANNA | | |
|---|---|-------------|
| ITEM | DESCRIPTION | AMOUNT UNIT |
| Excavation and Fill | | |
| 201 | Cleaning and Grubbing | 1 LS |
| 203 | Excavation | 1,885 CY |
| | Including Topsoil Excavation | 660 CY |
| 203 | Embankment Placement (Evelyn Lane) | 116 CY |
| 203 | Embankment at CB04 | 30 CY |
| | Topsoil Placement and grading (includes waste from pipe trenches) | 3,325 CY |
| Evelyn Lane | | |
| 204 | Subgrade Compaction and Test Rolling | 2,177 SY |
| 305 | Concrete Base (7" DeeplyTroler Compacted Concrete) | 403 CY |
| 401 | Asphalt Base Course (1.25" Course) | 101 CY |
| 404 | Asphalt Finish Course (1.25" Course) | 72 CY |
| 606 | Curb Ramps | 2 EA |
| 609 | Curbs Standard, Reverse and Flat | 1,497 LF |
| | Concrete | 143 CY |
| | Aggregate | 139 CY |
| | 4" Underdrain | 1,497 LF |
| 511 | Sidewalks - concrete (Contract only - not on bids) | 2.9 CY |
| 630 | Signage (Traffic control and entrance sign) | 4 EA |
| 642 | Traffic Paint | 1 LS |
| 614 | Construction Traffic Control | 1 LS |
| 630 | Entrance Sign Assembly | 1 EA |
| 1000 | Street Lighting Materials and Installation (City of Gahanna Standard Drawings and specifications) | 6 EA |
| Stormwater Pipe | | |
| 901 | 14" dia. CCG 720 12 Compugated Plastic Pipe w/ smooth interior | 265 LF |
| 901 | 8" dia. CCG 720 12 Compugated Plastic Pipe w/ smooth interior | 210 LF |
| 901 | 10" dia. CCG 720 12 Compugated Plastic Pipe w/ smooth interior | 365 LF |
| 901 | 12" dia. CCG 720 12 Compugated Plastic Pipe w/ smooth interior | 85 LF |
| 904 | CCG Type AA S-133A Catch Basins | 3 EA |
| 904 | CCG Type AA S-133A Catch Basins w/ Special Side Inlet | 1 EA |
| 904 | CCG Type S AA-133B Catch Basin w/ Special Side Inlet | 1 EA |
| 904 | CCG AA S-126A Curb Inlet | 2 EA |
| 904 | Adjust Gade of Catch Basin CB1 | 1 EA |
| Retention Area at CB01 | | |
| | Planting Layer (Sand, soil and mulch) | 109 CY |
| | Filter Sand (ASTM C33) as specified | 14 CY |
| | Filter Aggregate (COC 703 No.8) | 14 CY |
| | Gravel Layer (COC 703 No.5) | 95 CY |
| 207 | Filter Fabric silt fence | 210 LF |
| Retention Area at CB04 | | |
| | Planting Layer (Sand, Soil and mulch) | 82 CY |
| | Filter Sand (ASTM C33) as specified | 10 CY |
| | Filter Aggregate (COC 703 No.8) | 10 CY |
| | Gravel Layer (COC 703 No.5) | 41 CY |
| 207 | Filter Fabric silt fence | 203 LF |
| Seeding, Mulching and Erosion Control | | |
| 207 | Temporary Seeding and Mulching | 2.40 AC |
| 207 | Filter Fabric silt Fence or Sediment | 850 LF |
| 207 | Erosion Control and Street Cleaning | 1 LS |
| 207 | Construction Entrance | 1 EA |
| 207 | Concrete Cleanout | 1 EA |
| 207 | Oil Change Pan | 1 EA |
| 207 | Sediment Trap Assembly CB01 | 1 EA |
| 207 | Sediment Trap Assembly CB04 | 1 EA |
| 207 | Wet Protection | 9 EA |
| 516 | Soil Control | 1 LS |
| 559 | Seeding and Mulching | 2.40 AC |
| 559 | Commercial Fertilizer (10-10-10) | 2,885 LBS |
| Sanitary Sewer | | |
| 901 | 8" Sewer Pipe | 661 LF |
| 904 | Manholes AA S-120 | 4 EA |
| 918 | House Connections (to Easement limits) AA-S-150 | 13 EA |
| Water Service Lines | | |
| 801 | 8" Water Main | 763 LF |
| 802 | 8" Gate Valve | 1 EA |
| 802 | 45 deg. Elbow | 2 EA |
| 803 | 8" 1/2" Tapping Sleeve | 1 EA |
| 805 | Water Service Taps (up to Curb Stops) | 13 EA |
| 806 | 1/2" Castng Pipe | 54 LF |
| 802 | Fire Hydrant (City of Gahanna) | 3 EA |

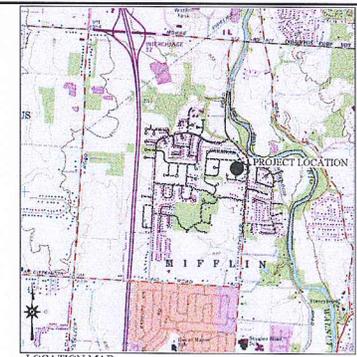
A BUSTEREVE LLC DEVELOPMENT OAK GROVE SUBDIVISION CONSTRUCTION PLANS CITY OF GAHANNA, OHIO



TRIBUTARY MAP



| LEGEND | |
|---------------------------------|------------------------------|
| Existing Topographic Line | Proposed Topographic Line |
| Water Line | Drainage Channel |
| Tire and Tireless Road Concrete | Property Line (offset) |
| Property Line | Work Limits |
| Right of Way | Easement |
| Sanitary Sewer | Water Supply Line |
| Water Supply Line | Underground Electrical Cable |
| Other Underground Utility | Proposed Fence |
| Manhole | Water Valve Box |
| Catch Basin | Power Pole |
| Telephone Pole | Lightpole |
| Fire Hydrant | Sign |
| Electric Transformer | Telephone Jct. Box |
| Existing Stormwater | New Manhole |
| Manhole | Manhole |



LOCATION MAP
USGS 7.5' Quad Northeast Columbus, Ohio (Maptech, Inc.)
1"=200'

BENCHMARKS
Vertical Datum is NAVD83.
TBM#1 - 839.24 Top of west bolt of the top flange of a Fire Hydrant located at station 103+50, 29 feet right of Styler Road centerline in front of 960 Styler Road. Fire Hydrant is tagged with an aluminum marker (AS). Both are 2.4 feet above grade.
Franklin County Bench Mark A 26 - 885.21 Top of Brass Plug on top of the southeast abutment of the bridge at the south entrance to the drive to Stonybrook United Methodist Church on Cherry Bottom Road, 0.65 miles north of U.S. 42, 46.3 feet west of the centerline of Cherry Bottom Road, 18.5 feet south of the centerline of the entrance drive.
Note of Bearings: GPS data collected using the N.C.A.A. National Geodetic Service, National Spatial Reference System translated to State Plane Coordinates, 3403 SOUTH OHIO (NAD83).

| INDEX OF DRAWINGS | |
|-----------------------------------|-------|
| TITLE | SHEET |
| COVER | 51 |
| CONSTRUCTION NOTES AND SWEEP PLAN | 52 |
| EROSION CONTROL PLAN | 53 |
| GRADING PLAN | 54 |
| STORMWATER PLAN | 55 |
| STREET PLAN/PROFILE | 56 |
| WATER AND SEWER PLANS | 57 |

| STANDARD DETAILS USED IN THESE DRAWINGS | | | |
|---|---|-------------------|--|
| INDEX | DESCRIPTION | INDEX DESCRIPTION | |
| 0-21 | TYPICAL HYDRANT RETAINERS - HYDRANT TYPE "D" | L-6068 | TYPICAL TRENCH FOR WATER MAIN OUTSIDE OF PAVEMENT |
| HLN1-703 | STREET LIGHTING - HENDRAL LUMINAIRE | L-6069E | DRAINAGE OF PAVEMENT/WALKING WITHIN ROW FOR WATER MAIN |
| AA-S-124 | CURB DILET | L-6010 | BACKING FOR VERTICAL BENCH |
| AA-S-13A | STANDARD CATCH BASIN (SMALL TYPE) | L-6011 | BACKING FOR TIES |
| AA-S-140 | TYPE B BENCH FOR FURNACE SERVICE | L-6012 | COLUMBIAN STANDARD HEAVY DUTY MANHOLE |
| AA-S-140 | TYPE AASTANLEY HOUSE CONNECTION PIPE | L-6016 | CATCHUP PIPE, SPACERS AND END BEALS |
| AA-S-148 | PRESCAST PIPE HEADWALL | L-6023 | ALL DIMENSIONS SHOWN IN TABLE |
| 146 | PAVEMENT AND UTILITY CUT REPAIR STANDARDS | L-7060 | DRAIN TILE REPLACEMENT |
| L-1363 | PAVEMENT ENCASUREMENT FOR DI PIPE | L-6060 | CURB BOX INSTALLATION |
| L-1404 | PAVEMENT ENCASUREMENT FOR SERVICE TAP SERVICE | L-6061 | STREET NAME SIGN (CURB) FOR GAHANNA STANDARDS |
| L-6065 | CONCRETE VALVE SUPPORTS | 2319 | CURB RAMP TYPE A |
| L-6066A | TYPICAL TRENCH FOR WATER MAIN UNDER PAVEMENT | | |

CITY OF GAHANNA APPROVAL
The applicant hereby signifies only concurrence with the purpose and general location of the project. All technical details remain the responsibility of the Engineer preparing the plans.

| | |
|---|------|
| City Engineer, City of Gahanna | Date |
| Water Resources Engineer, City of Gahanna | Date |
| Superintendent, Division of Streets, City of Gahanna | Date |
| Director of Public Service, City of Gahanna | Date |
| Director of Finance, City of Gahanna | Date |
| Mayor, City of Gahanna | Date |
| CITY OF COLUMBUS APPROVAL Approval on the part of the City of Columbus is given pursuant to the provisions of the Sewer Service Agreement, dated September 27, 1967, with the City of Gahanna and all subsequent amendments thereof. The sanitary sewer plans (sheet) or records the City of Columbus Design Standards (including per capita flow, peak factor and 15 flow-average and Maximum Specifications). | Date |
| Administrator, Division of Sewerage and Drainage, City of Columbus | Date |
| Director, Department of Public Utilities, City of Columbus | Date |

BUSTEREVE LLC DEVELOPMENT
COVER SHEET
OAK GROVE OF GAHANNA
4185 STYLER ROAD

CONTRACT: 131607

S1

APPROVED: [Signature] P.E. [Name] 05/17/2014 DATE: 05/17/2014 PROJECT: OAK GROVE SUBDIVISION (CONTRACT NO. 131607) DRAWING NO. 131607-01

STATE OF OHIO
SEAL OF THE ENGINEER
CAREY C. ELLIOTT
LICENSED PROFESSIONAL ENGINEER
NO. 10800

The City of Gahanna requirements and standards and the City of Columbus Construction and Material Specifications (CMS), 2012 edition, including all supplements thereto, shall govern the construction items in this project unless otherwise noted.

OWNERSHIP OF PLANS: The site plans and design information for this project are the property of the Engineer. Any change in the sealed plans without the approval of the Engineer will remove all liability for execution of this project from the Engineer. If the plans or the design are altered without the approval of the Engineer, no part of the plans will be considered sealed or approved by the Engineer.

These plans and construction details are copyrighted by the Engineer and may not be used for any other project at this site or any other site without the written consent of the Engineer.

The Engineer will incur no liability for these plans until the plans have been reviewed and approved by the reviewing agencies.

PRE-CONSTRUCTION CONFERENCE: The Contractor shall schedule a pre-construction conference with the City of Gahanna a minimum of five business days prior to any construction activities including clearing, delivery of equipment or material or construction office. Attendees shall include the Contractor, Developer, Tasting Agency, City Engineer and Design Engineer.

The Contractor shall notify the City of Gahanna at least three business days prior to commencing work.

STANDARD DRAWINGS: These plans are not complete without a set of the specified Standard Drawings by the City of Gahanna and the City of Columbus. Copies are available at the Office of the City Engineer.

PERMITS: The Contractor shall obtain all necessary permits.

EXISTING UTILITIES: The information shown concerning existing utilities is not represented, warranted or guaranteed to be complete or accurate. It is the Contractor's responsibility to physically locate and verify, in the field, all utility locations and elevations, whether shown on this plan or not prior to the beginning of his construction operations. The Contractor shall support, protect, and restore all existing utilities and their associated items. The cost of this work shall be included in the price bid for the various items.

The Contractor shall notify all utility owners, in accordance with Section 153.64, Ohio Revised Code, at least forty-eight (48) hours prior to the beginning of any work, coordinate his work with them, and keep the utility owners apprised of his schedule and requirements until all work is completed. The Contractor shall provide the Engineer with evidence of having notified the utilities and providing them with his work schedule prior to beginning any work.

Notice shall be given to the Ohio Utilities Protection Service (telephone 800-362-2764), for the member utilities at least 48 hours prior to performing any construction activities.

Member Utilities in the area include:

Water, Sanitary Sewer and Storm Sewer Facilities:
City of Gahanna 61-43-42-4650
City of Columbus 61-44-58-1516

Electric Power: AEP

Telephone: AT&T

Cable: Time Warner Cable

WOW Cable

Natural Gas: Columbia Gas

SAFETY OF CONSTRUCTION: The Contractor and Sub-Contractor shall be solely responsible for all OSHA, Federal, state, and local safety requirements, together with exercising precautions at all times for the protection of persons (including employees) and property. It is also the sole responsibility of the Contractor and Sub-Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work.

MISCELLANEOUS WORK: No extra compensation shall be paid to the Contractor for compliance with any of the requirements indicated on the plans. All payments shall be deemed to be included in the various items, as bid upon, unless otherwise specifically provided.

SURPLUS EXCAVATION: The Contractor shall dispose of all excess excavation offsite. Topsoil may be stockpiled and reused in areas to be graded at a depth of at least 4" free of debris and rocks larger than 2".

This site is designed to be balanced in terms of earth excavation and fill. Spoil from Evelyn drive, the stormwater detention basin and the public utilities is to be placed as shown on the plans, with at least 4" of topsoil dressed on top. This will leave sufficient room for basement excavation on each lot.

The cost of spoil placement and grading is to be included under excavation and fill.

CLEARING AND GRUBBING

DEBRIS: All debris material shall be disposed of in a manner suitable to the Inspectors. On site burial will be confined to an area designated by the Owner. The preferred disposal method is removal from the site to an approved disposal facility.

Clearing and Grubbing includes the removal of three large trees marked on Lots 1 and 2 and the removal of selected dead and fallen trees at the west end of the project. No grubbing shall be performed in the wooded area on the west and north sides of the site. Stumps shall remain in these areas.

Existing trees are to be preserved and protected. No construction traffic is permitted within the drip edge of existing trees except where indicated on the plans.

GENERAL NOTES

PROOF ROLLING: Proof rolling shall be performed on all points in the subgrade of Evelyn Lane by COC 204.

CURBS: The curbs in this project are typical. The west part of Evelyn Lane drains to the south into the detention basin at Catch Basin 04. This requires the north curb to be a reverse curb and the south curb to a straight curb. The curb in the cut-de-sac transitions from a reverse curb to a conventional curb that ends in a straight curb to release the gutter flow into a grass swale that drains into the detention basin.

Curbs will be marked off at the time of construction with a formed "W", "S" or "C" where a water service, sanitary sewer service or gas service crosses the curb.

SIDEWALKS: Sidewalks are shown along the north side of Evelyn Drive. The only section of sidewalk in this project is the replacement of sidewalks and curb ramps at the intersection of Evelyn Drive and Styler Road. The remaining sidewalk will be installed by the house contractors.

STREET LIGHTING: Electrical installation, material and equipment is to meet the current NEC for exterior installations. Standard electrical specifications and standard construction drawings for street lighting for the City of Gahanna shall apply. The street light pole base shall meet the SLD-3 bolt pattern by standard/pedestal manufacturer. Cable in duct shall be 1" Calhoun or Schedule 40 approved equivalent. Location of the lighting control site is to be coordinated with AEP.

STORM SEWERS: Reinforced concrete pipe (COC 706.02) may be substituted under proposed pavement. Flexible pipe shall be tested per COC 901.12 at the Contractor's expense under Item 901.

The Riprap used in the Sediment Traps may be recycled as protection for the Headwall HW06 and as protection around the detention basin outlets.

No. 57 aggregate that is not contaminated with sediment may be recycled as the base layer in the Biorotation Cells.

FIELD TILE AND SUBSURFACE DRAINS: Where field tile and subsurface drains are detected during construction, the existing subsurface drain shall be repaired if damaged and connected to the storm sewer system at catch basin or detention basin structures.

BIOROTATION CELLS: Biorotation cells permit runoff water to seep into the surface of the cell, percolate through a filter media, a layer of sand, a layer of "pea gravel" into a layer of aggregate where the water either infiltrates into the soil or flow through a subsurface collector drain and outlet into a catch basin.

The Biorotation Cells are located near the outlet structures to the detention basins for the project. The detention basins will retain the Water Quality Volume (WQV) below the first stage outlet windows in the control structures. The WQV percolates into the Biorotation Cell and drains the basin in 12 to 48 hours.

It is critical to protect the Biorotation Cells from sediment during construction and site stabilization. The Biorotation Cells are the last items installed prior to seeding and mulching and shall be protected from sediment land runoff water.

Biorotation Cells that are clogged with sediment prior to acceptance of the project by the City shall be repaired by the Contractor. Repair shall consist of removing and replacing clogged filter media. Sand, and gravel.

It is likely that only a few inches of the filter media will need to be replaced but the seeding and mulching will need to be repaired and clogged media removed from the detention basin.

STORMWATER CONNECTIONS: Floor drains, roof drains, foundation drains, downspout drains, storm sewers, ground water drains and all other clean water connections to the sanitary sewer are prohibited.

SANITARY SEWERS: The Contractor shall excavate and expose the existing end of the 8" sanitary sewer at Station 0+53 and verify the pipe slope from the downstream manhole to the existing end of pipe. If the pipe slope is different from that shown on the plans, the Engineer shall develop shop drawings indicating the elevation of Manhole 1 and the pipe slopes from MHI to MHI and from MHI to MHI. If the pipe slope does not meet minimum grade requirements (0.40% for 8" diameter pipe) then the Engineer and City Engineer will determine if a change order is needed to (1) correct the grade of the existing pipe or (2) add a manhole at the end of the existing pipe.

WATER MAINS: Water Mains shall be C900, Class 150 pipe. All fittings and bends shall be backed with concrete as specified or as directed. Joint restraints may be used in deflections as an alternative. Where proposed mains cross existing streets, the contractor may use Item 304 Aggregate Base. As an alternative, the Contractor may use Item 615, Flowable Controlled Density Fill at the discretion of the Inspector.

The plan provides for horizontal boring or jacking of a casing pipe across Styler Road in lieu of open excavation. If open excavation is chosen, the Traffic Maintenance Plan will need to be revised.

Fire Hydrants shall meet the City of Gahanna specifications and Standard Drawing G-25 and City of Columbus Item 809 and

Standard Drawing L-6409. Fire Hydrants shall be provided with a Stortz Fitting.

Curb Boxes shall be located 0.5 feet from the property line unless otherwise directed by the City Engineer. The installation details shall otherwise meet City of Columbus L-9901.

WATER MAIN TESTING: The Contractor shall pressure test all water mains per COC 801.12 and submit results to the City of Gahanna. Pressure testing and chlorination shall meet AWWA C-600 and AWWA C651 (See COC 801.12). The Contractor shall submit two copies of the pressure test results and a letter recapping disinfestation to the City of Columbus. The cost of testing and disinfestation is considered part of Item 801.

Separation of water mains and sanitary or storm sewers shall conform to the Ten States Standards (18" vertical separation and 10 feet horizontal separation).

DUST CONTROL: The contractor shall furnish and apply water and calcium chloride for dust control as directed by the engineer. The following contingency quantities have been included for dust control purposes:

MAINTENANCE OF TRAFFIC

TEMPORARY TRAFFIC CONTROL ITEMS

All temporary traffic control (TTC) devices shall be furnished, erected, maintained and removed by the Contractor in accordance with the Ohio Manual of Uniform Traffic Control Devices For Construction and Maintenance Operations (Current Edition). Construction operations shall NOT begin until all traffic control is in place and approved by the City of Gahanna.

The contractor shall give advance notification (written and verbally) to City of Gahanna, informing them of all upcoming traffic pattern changes.

TYPE OF CHANGE-ADVANCE NOTIFICATION NEEDED

Lane closures lasting 2 weeks or more = 2 week notice
Lane closures less than 2 weeks = 3 day notice
This project will require a lane closure for less than 2 weeks.

The excavation of Evelyn Lane near Styler Road shall be filled to pavement level with aggregate for a distance of 5 feet from the edge of subsurface drains are detected during construction, the existing subsurface drain shall be repaired if damaged and connected to the storm sewer system at catch basin or detention basin structures.

A TTC Plan (TTCP) including pedestrian control shall be submitted at the pre-construction meeting or a minimum of ten (10) working days prior to beginning work. Copies of the approved TTCP shall be given to the Contractor and kept on site along with the Street Closure/Occupancy Permit.

Pedestrians shall be excluded from the construction area.

Steady-burning Type C lights shall be required on all barricades, drums, and similar traffic control devices in use at night. Only 42" re-reflectORIZED chicaning devices (cones) shall be permitted for nighttime work with the approval of the City of Gahanna per O.D.O.T. standards.

A flashing arrow panel (48" X 96" Type C) shall be used in lane closures as per the Ohio Manual.

All trenches within the road right-of-way shall be backfilled or securely plated per City of Gahanna requirements during non-working hours. (Use City of Columbus General Policy on Steel Plate Usage dated 11/15/2006 and 2007 STD. DWG. 1441)

Access for pedestrian and vehicular traffic to all adjoining properties shall be maintained at all times. All traffic lanes shall be fully open to traffic from 6:00 to 9:00 A.M. and 4:00 to 6:00 P.M. One lane may be closed to traffic during working hours. Two-way traffic shall be maintained at all times.

Law Enforcement Officer's (L.E.O.) are not needed unless a hazard develops. If a hazard develops, an L.E.O. shall be assigned by the City of Gahanna Safety Director or Service Director at the Contractor's expense.

LEO is needed for interim traffic control if construction equipment must encroach on the open lanes at any time. The Contractor is not permitted to supply non LEO traffic control.

EXISTING PERMANENT TRAFFIC CONTROL ITEMS

Vehicular, pedestrian, and U.S. Mail service access to all adjoining properties shall be maintained at all times. When a parcel is served by only one driveway, the affected driveway must be constructed in stages and/or supplemented with Item 410 so that access is not disrupted. Short term closure of driveways will be permitted in accordance with the specification requirements for the protection of completed asphalt courses. It shall be the responsibility of the Contractor to coordinate construction activities with the City Engineer and with the owners of adjoining properties in advance of any operations which affect access. Notifications shall be given to adjoining property owners a minimum of forty-eight (48) hours in advance of any operations affecting access.

Any other unforeseen impacts to traffic shall be immediately reported as they occur.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

OWNER: BUSTERVUE LLC
Michael J. Anthony, agent
383 N. Frost St., LL
Columbus, OH 43215

CONTRACTOR:

ENGINEER: Casey Elliott, PE
212 West High Street
London, Ohio 43140
PHONE: (740)852-1300
FAX: (740)852-2312

ON SITE CONTACT: Ed Ambushnik
4570 Park Road
Whiteshall, Ohio 43213
(614)332-4182

The conditions of the NPDES Construction Storm Water General Permit OHC000004 shall be met during all stages of construction. The location and timing of all erosion and sediment control items shall be field adjusted to prevent significant impacts on receiving waters. Implementation of this storm water pollution prevention plan shall continue throughout the duration of the project or until such time that the uplope disturbed areas are stabilized.

Installation of sediment basins/dams, perimeter filter fabric fence, and ditch checks shall be concurrent with clearing and grubbing and/or grading operations.

All reasonable attempts shall be made to minimize the total area of disturbed land.

This Erosion Control Plan has been prepared in compliance with provisions of the Federal Water Pollution Control Act (33 USC 1251 et. seq.) and the Ohio Water Pollution Control Act (ORC 6111). This plan is covered by NPDES Permit OHC000004. The Developer shall file a Notice of Intent at least 21 days prior to commencing earth-moving activities.

DEVELOPMENT: 4.58 acres (4 of the property) with 3.89 acres disturbed. The project consists of a 13 lot subdivision with a 700 foot long cul-de-sac.

SITE INFORMATION: AREA: 4.6 acres SLOPE: 0 to 4 percent

STORMWATER MANAGEMENT: City of Gahanna Regulations IMPERVIOUS AREA CREATED: 1.1 acres of street, sidewalk, driveways and house roofs with a Curve Number of 98. This is 22% of the entire disturbed area.

EXG. COVER: Follow - Brush, trees and grass PROPOSED COVER: subvention

Preconstruction CN = 79.

Post construction CN = 83

SOILS: BxH Bennington silt loam, 2-6% slopes

RECEIVING STREAM: The property drains to the southwest corner of Styler Road and Sandbar Drive. There, it enters an existing 27" storm sewer that drains across Styler Road to an outlet north of Ridemore Road into Big Walnut Creek. Big Walnut Run is part of the Upper Scioto Watershed (Hydrologic Unit 0506001).

The CONTRACTOR is required to maintain a copy of the NPDES

CONSTRUCTION SEQUENCE

- Notify the Erosion Control Inspector that construction is about to start. Install silt fence as needed before each step of construction. Maintain as needed.
- Install silt fence. This is intended to protect Styler Road on the east and the private property to the south. The remaining property lines drain into the site. If runoff is observed leaving the site, install additional silt fence as directed by the erosion control inspector, the Engineer or the City.
- Install Dandy Bags™ on existing catch basins as shown.
- Install a construction entrance off of the existing driveway. Be prepared to clean the pavement daily.
- Install the outlet pipes and Heikenbottom perforated drains. There are no outlet pipes for these structures. Excavate the sediment traps as shown. Install the Sediment Trap Outlet Structures and silt fence barrier. The sediment traps serve as the main sediment control practice during construction of the project.
- Construct the final grade of the detention basins outside of the sediment traps. Raise CB1 (existing) to the planned grade. Place excavated spoil along the north side of Evelyn Lane. If the excavation uncovers subsoil, over-excavate subsoil by a minimum of 4 inches (0.3 feet) and fill with topsoil to grade.
- Install the headwall, storm sewer and catch basins [6], [7], [8], and [9]. This will control the surface water and drainage from the northwestern corner of the site.
- Install Dandy Bags™ and Dandy Sacks™ on proposed catch basins as they are installed.
- Install the pipe and curb inlet CB02. Install Dandy Curb™ on curb inlets as they are installed. Install silt fence over the opening for the inlet pipe and place No. 57 aggregate to cover the silt fence and the opening.
- Install temporary sewer lines, services and manholes.
- Install the 8" water main and services.
- Excavate, fill and grade Evelyn Lane.
- Install the street lighting and private utilities.
- Install the Curb Inlet CB03 and remove the aggregate from CB02.
- Proof roll, correct the subgrade, install concrete curbs and concrete base course. Install the intermediate course of asphalt.
- Final grade the lots, drainage channels, seed and mulch the disturbed areas.
- Remove the Sediment Trap at CB04 and install the outlet structure and Biorotation Cell. Sediment and excavated material can be spread on the north side of the graded fill on lots 7 through 10. Do not drive in the channel between lots 8 and 9.
A detouring collar or detouring sock can be set on the back side of Lot 7. This will drain into CB08 and bypass the site. Lot 7 should be undisturbed grass as little or no fill is to be placed there.
The riprap can be re-used around the outlet structure or removed from the site.
The No. 57 aggregate, if cleaned of silt, can be reused in the bottom layer of the Biorotation Cell.
Install silt fence around the Biorotation Cell to limit the amount of sediment that enters the cell.
- Repeat the process for the Sediment Trap at CB01. Spread sediment and excavated material on Lots 3 through 6. Do not drive in the channel between Lots 2 and 3.
A detouring sock can be set up on the back of lots 5 through 7. This will drain back into the detention basin but this area should be relatively undisturbed grass.
Riprap and No 57 aggregate from the Sediment Trap can be reused at Headwall HW06.
- Install Permanent Seeding and Mulch all disturbed areas.
- Remove the silt fences when the area is stabilized.

Permit, specification packet, plans, and the hydraulic and hydrologic design packet at the construction site.

INSTRUMENT ACTIVITIES: None.

CONSTRUCTION DATES:

Beginning of construction - June 2014. End Construction - October 2014

SWPPP Log - An Excel spreadsheet is supplied with these plans for use during construction.

SPECIFICATIONS: Installation and materials shall be defined by:

- City of Columbus Material and Construction Specifications (2012).
- Rainwater and Land Development, 2nd Edition, (ODNR, 12/2005).
- Construction Documents

NOTE: Where specifications conflict, the erosion control inspector or the Engineer shall determine which specification to use. The construction documents were prepared using COC Specifications.

PRACTICES (from Rainwater and Land Development):

Silt Fence Sediment Trap Construction Entrance Mulching Permanent Seeding Temporary Seeding Detention Basin Biorotation Cell

Temporary Seeding Mixes shall be selected from Table 7.8.1 of the Rainwater and Land Development Manual (ODNR, 2007) for the appropriate dates.

The preferred seeding mix is Perennial Ryegrass (40 lb/acre of pale live seed), Turf Type Tall Fescue (40 lb/acre PLS) and Annual Ryegrass (40 lb/acre PLS) until August 15th, then Perennial Ryegrass (40 lb/acre PLS), Turf Type Tall Fescue (40 lb/acre PLS) and Annual Ryegrass (40 lb/acre PLS).

Permanent Seeding Mixes shall be selected from Table 7.10.2 of the Rainwater and Land Development Manual (ODNR, 2007) for the appropriate dates.

The preferred seeding mix is Turf Type Tall Fescue (90 lb/acre PLS) Mulching shall conform to Mulching, Rainwater and Land Development Manual (ODNR, 2007) page 39.

Alternative seeding mixes and mulching are available in the City of Columbus Material and Construction Specifications (2012), the Ohio D.O.T. Material and Construction Specifications (2013) and the NRCS Technical Guide Reference File. Additional guidance will be supplied on request.

The times when seeding and mulching are required are listed in OSPA General Permit OHC000004 under Part II.B Table 1 and Table 2.

MAINTENANCE: All Erosion Control Practices shall be inspected once per week and immediately after any rainfall/runoff event. Repairs shall be made within three working days and maintenance problems that are considered critical to the Engineer, Erosion Control Inspector (by request) or the OSPA shall be repaired within 24 hours.

The Contractor shall provide for clearing Styler Road at the end of each construction day. Gahanna or the erosion inspector may require the Contractor to clean the street at more frequent intervals as necessary to protect infrastructure and the safety of the public.

The Contractor shall provide for clearing Styler Road at the end of each construction day. Gahanna or the erosion inspector may require the Contractor to clean the street at more frequent intervals as necessary to protect infrastructure and the safety of the public.

REVISIONS

BUSTERVUE LLC DEVELOPMENT NOTES AND SWPPP

OAK GROVE OF GAHANNA 4185 STYLER ROAD

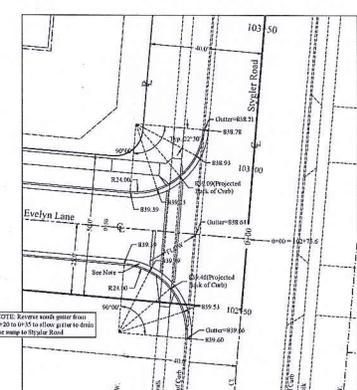
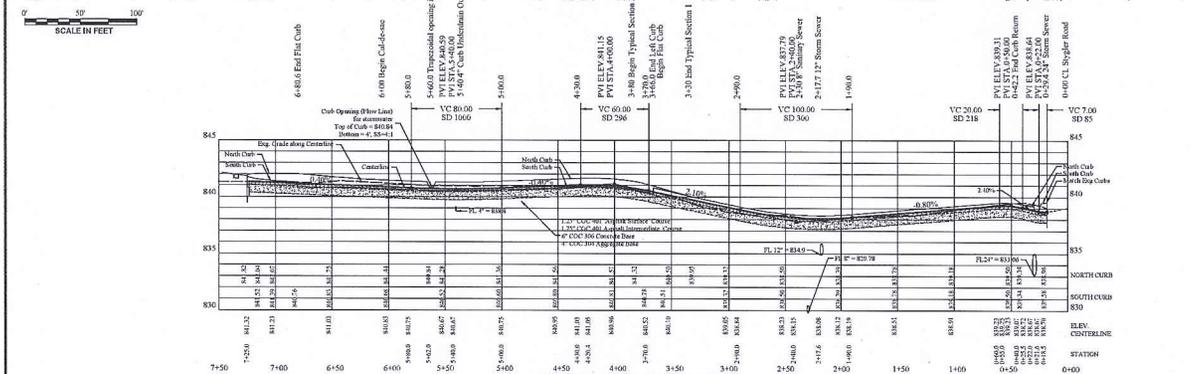
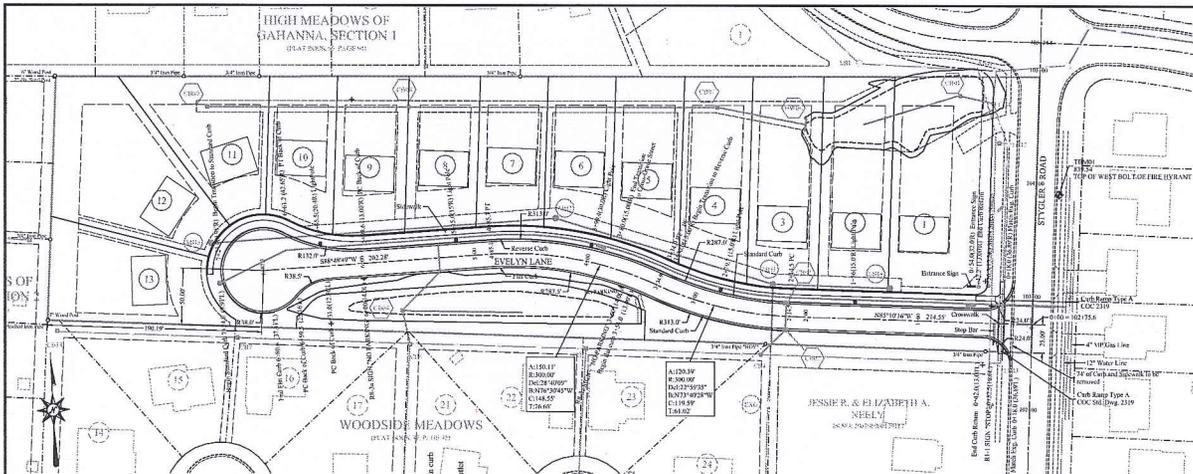


Approved: Casey Elliott, PE
Date: 02/27/2014
Professional Engineer
State of Ohio License No. 127970114

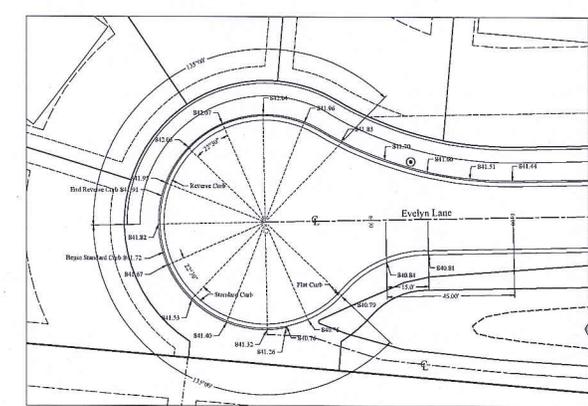
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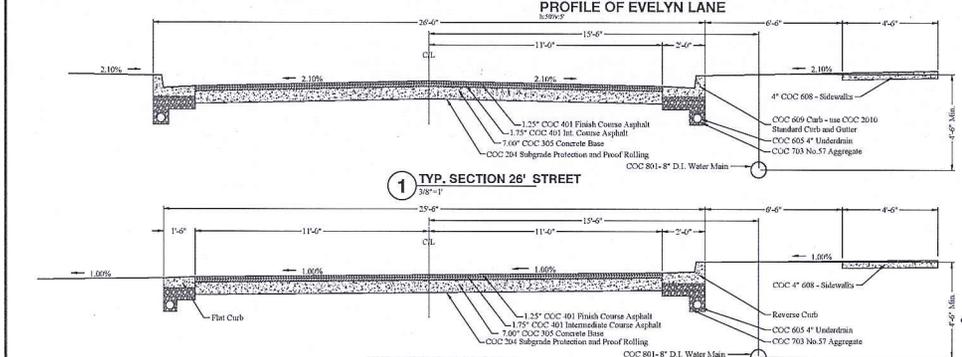
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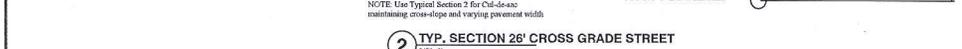
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1"=20'



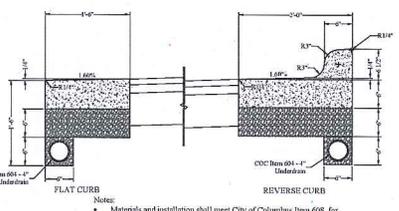
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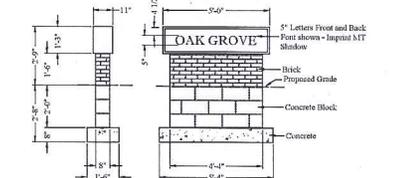
1 TYP. SECTION 26' STREET
3/8"=1'



2 TYP. SECTION 26' CROSS GRADE STREET
3/8"=1'



3 CURB DETAILS FOR CROSS GRADE STREET
1/2"=1'



6 DETAIL-ENTRANCE SIGN
3/8"=1'

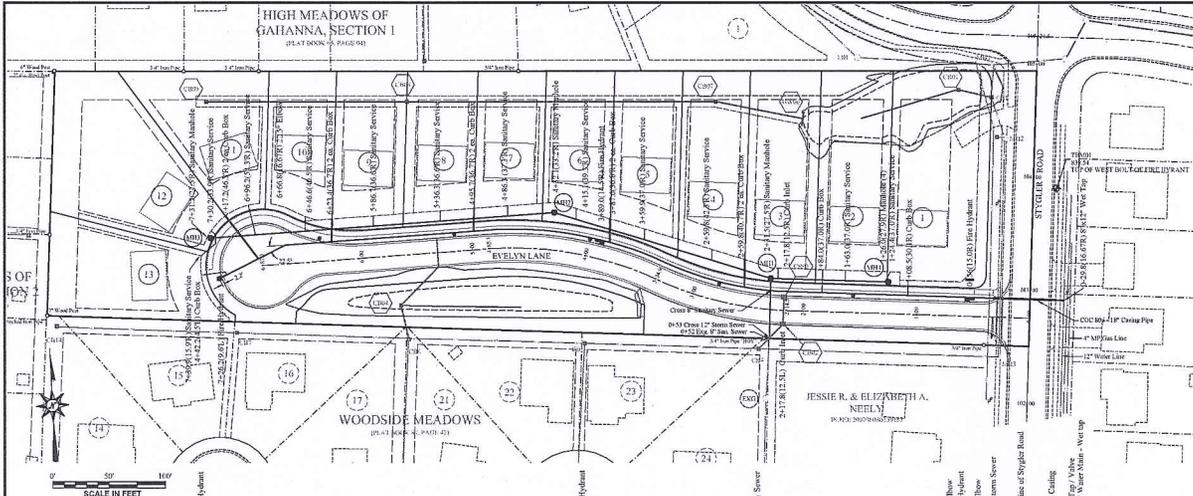
BUSTERVE LLC DEVELOPMENT
**EVELYN LANE PLAN/PROFILE for
OAK GROVE of GAHANNA**
4185 STYGLER ROAD

GAHANNA
FRANKLIN COUNTY, GEORGIA

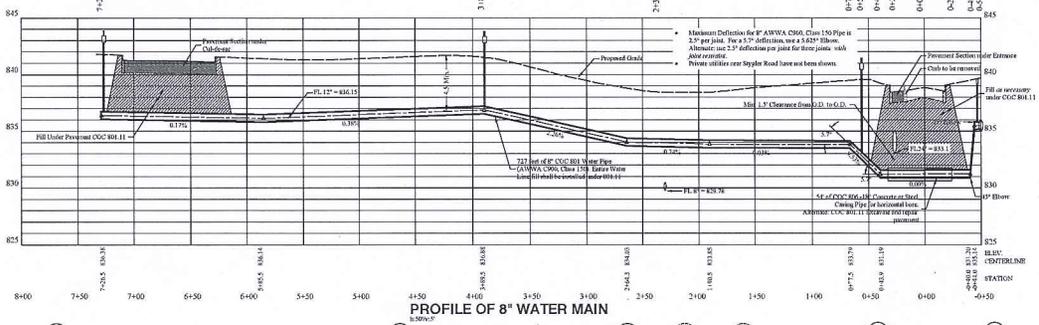
STATE OF GEORGIA
OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER
CARY STYGLER
DATE: 03/25/2014
PROJECT NO: 131407

Contract: 131407

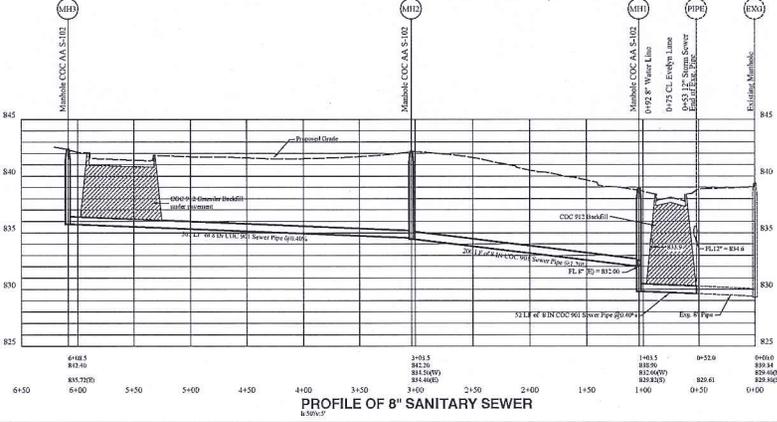
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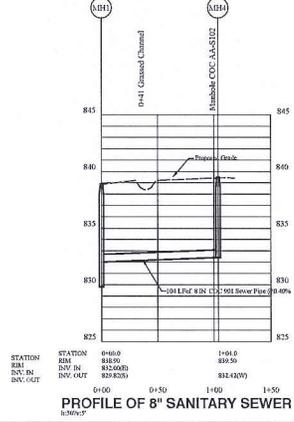
SCALE IN FEET
0 50 100



PROFILE OF 8" WATER MAIN



PROFILE OF 8" SANITARY SEWER



PROFILE OF 8" SANITARY SEWER

REVISIONS:

BUSTEREVE LLC DEVELOPMENT
WATER and SEWER PLANS
 OAK GROVE GAHANNA
 4185 STYGLER ROAD



Approved: *Casey Eubank*
 PE Casey C. Eubank, PE 7708
 Date: 10/23/2014
 PROJECT ENGINEER
 BUSTEREVE LLC
 10000 WOODLAND DRIVE #100
 COLUMBUS, OHIO 43240

Contract: 13107



GAHANNA PARADEL COUNTY, OHIO