

PETITION FOR ESTABLISHMENT
OF THE BRICKSTONE COMMUNITY AUTHORITY
AS A NEW COMMUNITY AUTHORITY UNDER
CHAPTER 349 OF THE OHIO REVISED CODE

Pursuant to Chapter 349 of the Ohio Revised Code (the "Act"), Westover Communities, LLC (the "Developer") hereby petitions for the establishment of a new community authority, as defined in the Act (the "Authority"). The Developer is the "developer" within the meaning of Section 349.01(E) of the Ohio Revised Code, for the new community district, as defined in the Act, (the "District") described in paragraph 3 below.

The Developer further states as follows:

1. **Name of the Proposed New Community Authority:** The Authority shall be named the "Brickstone Community Authority".
2. **Principal Office of the Proposed New Community Authority:** The principal office of the Authority shall be located at 999 Polaris Parkway, Columbus, Ohio 43240.
3. **Map and Full and Accurate Description of the Proposed New Community District:** The District is located in the City of Hilliard, Ohio ("Hilliard"). A full and accurate description of the boundaries of the District is attached hereto as Exhibit "A" and a survey of those boundaries is attached hereto as Exhibit "B". All properties within such boundaries will be included in the District. Generally, the site is 12.7 +/- acres situated east of Cosgray Road, south of Woodsvie Way and north of Scioto-Darby Road and is commonly known as Franklin County Parcel No. 050-008358. All of the 12.7 +/- acres within the District are owned by the Developer (within the meaning of Section 349.01(E) of the Ohio Revised Code). The property to be included in the District is developable as one functionally interrelated community.
4. **Statement of Zoning for the Proposed New Community District:** The proposed zoning for the District will allow the necessary comprehensive development of the District, which shall include, without limitation, residential condominium units. The site has been zoned Planned Unit Development in accordance with the rezoning ordinance, zoning text and development plan attached hereto as Exhibit "C".
5. **Current Plans of the Proposed New Community Authority:**
 - a. **Development Program, Including Land Acquisition and Land Development:** The development plan to be undertaken by the Developer with respect to

the area located in the District is provided in the rezoning ordinance, zoning text and development plan attached hereto as Exhibit "C".

b. Plans for Community Facilities and Services: Community Facilities to be built to benefit the proposed New Community District include a combination of the following: Construction of a Cosgray Road/Alton Darby connector road, including the widening and reconstruction of Cosgray Road and Alton Darby Road, widening of Scioto Darby Road between Elliot Road and Norwich Street, and related improvements, acquisition and installation of traffic control devices; construction and installation of water lines and sanitary sewers along these roads, the planning, design and construction of the public road improvements and streetscape improvements required by the City, storm sewers, storm water detention facilities, sewage treatment facilities, parklands, bike paths and pedestrian walkways, traffic control devices, together with all other necessary and appropriate appurtenances; landscaping; acquisition of land to accomplish any of the aforementioned improvements and any demolition and/or environmental remediation required for such improvements. The services shall consist of educational services and fire protection services provided by the Hilliard City School District and the Norwich Township Fire District, respectively, under contracts with the Authority pursuant to which the Authority will provide each entity with one mill of the five mill community development charge described below.

c. Method of Financing: Community Facilities not addressed in either of those Agreements will be constructed and financed through various public and private sources and the levy and collection of a community development charge, as defined in the Act (the "Community Development Charge"), to be charged against and collected from the parcels in the District for a period of twenty (20) years. During the first four (4) years of development commencing on the date of this Petition, there shall be no Community Development Charge for property in the District owned by the Developer. After the expiration of the first four (4) years of development, the Community Development Charge for all property in the District owned by the Developer shall be \$500.00 per year. Each parcel in the District will be immediately assessed the 5 mills upon transfer from the Developer. The Community Development Charge upon transfer from the Developer shall be in an amount of 5 mills against the assessed valuation (attributable to the land and any improvement thereto) of each parcel. Three of the five mills shall be paid to the City of Hilliard and used for construction of Community Facilities; one of the mills shall be paid to the Hilliard City School District for educational services; and one of the mills shall be paid to the Norwich Township Fire District for EMS and fire protection services. Except for Developer's on-site improvements and as may be provided in one or more agreements between Hilliard and the Developer, the Developer shall not be responsible for financing Community Facilities or providing services.

d. Projected Total Population of the Proposed New Community Authority: All of the above-described Community Facilities will benefit a projected total population of approximately one hundred sixteen (116) residents within the District.

6. Board of Trustees of the Proposed New Community Authority: The Developer recommends that the board of trustees of the Authority be composed of seven (7) members selected as provided in Section 349.04 of the Ohio Revised Code. The Board of County Commissioners of Franklin County, Ohio, as the organizational board of commissioners under Section 349.04 of the Ohio Revised Code, shall appoint three (3) citizen members of the board of trustees to represent the interests of present and future residents of the District and one (1) member to serve as a representative of local government. The Developer shall appoint three (3) members to serve on the board of trustees of the Authority as representatives of the Developer.

7. Preliminary Economic Feasibility Analysis for the Proposed New Community Authority:

a. Area Development Pattern and Demand: The area in and around the District is part of a master planned unit development that includes residential and commercial uses, as well as parks and other community facilities. The proposed future use of the District will be residential condominium uses.

b. Location and Proposed District Size: The District is 12.7 +/- acres as more fully described and shown on Exhibits "A" and "B".

c. Present and Future Socio-Economic Conditions: The present socio-economic conditions of the area are described and shown in the demographic information for the City of Hilliard attached hereto as Exhibit "D". Based on the current median home price in the area surrounding the District, the socio-economic conditions within the District will be substantially enhanced by the proposed District.

d. Public Services: Park land has already been dedicated to the City as part of the Hoffman Farms development and certain public infrastructure improvements will be made in accordance with the rezoning ordinance, zoning text and development plan attached as Exhibit "C".

e. Financial Plan: The financial plan is attached hereto as Exhibit "E".

f. Developer's Management Capability: A description of the management capability of the Developer is attached hereto as Exhibit "F".

8. Environmental Statement. The Developer shall comply with all applicable environmental laws and regulations in its development of the District and as evidence of

such, the Phase I Environmental Site Assessment for the District is attached hereto as Exhibit "G".

9. **Proximate City.** The City of Columbus, Ohio is the city that is the "Proximate City" as that term is defined in Section 349.01(M) of the Ohio Revised Code. The City of Columbus, Ohio has signed this petition as evidence of its support for the establishment of the proposed New Community District.

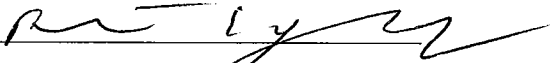
For the purposes of establishment of the Authority, the Board of County Commissioners of Franklin County, Ohio is the "Organizational Board of Commissioners" as that term is defined in Section 349.01(F) of the Ohio Revised Code.

The Developer hereby requests that the Board of County Commissioners of Franklin County, Ohio determine that this petition complies as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code and further requests that the Board of County Commissioners of Franklin County, Ohio fix the time and place of a hearing on this petition for the establishment of the Authority. Pursuant to Section 349.03(A) of the Ohio Revised Code, that hearing must be held not less than thirty nor more than forty-five days after the filing of this petition with the Clerk of the Board of County Commissioners of Franklin County, Ohio. This petition is filed with the Board of County Commissioners of Franklin County, Ohio this _____ day of _____, 2007.

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Respectfully submitted,

WESTOVER COMMUNITIES, , LLC

By: 

Name: Robert E Yorkam Jr

Title: President

PROXIMATE CITY SIGNATURE:

The City of Columbus, Ohio, by authority granted under Ordinance No. _____ adopted the _____ day of _____, 2007 and attached hereto as Exhibit "H" hereby supports the establishment of the Brickstone Authority in accordance with the terms of the foregoing petition.

City of Columbus, Ohio

Approved as to form by:

By: _____

By: _____

Printed: _____

Printed: _____

Title: _____

Title: City Attorney

DESCRIPTION OF
12.682 ACRES
CITY OF HILLIARD,
FRANKLIN COUNTY, OHIO

Situate in the State of Ohio, County of Franklin, City of Hilliard, and lying in Virginia Military Survey Number 6366, and being the remainder that original 12.733 acres conveyed to Rockford Homes, Inc. by deed of record in Instrument Number 200604120068410, (all records herein are from the Recorder's Office, Franklin County, Ohio), being more particularly described as follows;

Begin, for Reference at Franklin County Geodetic Survey Monument Number 6655 found in the centerline of Cosgray Road (width varies);

Thence the following two (2) courses and distances along the centerline of Cosgray Road;

1. North 08° 24' 11" West, a distance of 124.50 feet, to a point;
2. North 06° 52' 56" West, a distance of 161.61 feet, to a railroad spike found at the southeast corner of said 12.733 acre tract and being the **TRUE POINT OF BEGINNING**;

Thence North 06° 52' 56" West, a distance of 655.02 feet, continuing along the centerline of Cosgray Road to a railroad spike found at the northwesterly corner of said 12.733 acre tract;

Thence North 83° 07' 04" East, a distance of 848.17 feet, crossing the existing right-of-way of Corsgray Road and along the southerly line of Hoffman Farms Section 8 a subdivision of record in Plat Book 100, Page 54, the southerly line of Reserve B of Hoffman Farms Section 2 Phase 1 a subdivision of record in Plat Book 91, Page 54, to a 3/4 inch iron pipe set at the northeasterly corner of said 12.733 acre tract;

Thence South 06° 38' 31" East, a distance of 655.03 feet, along the westerly line of said Reserve B to a 3/4 inch iron pipe set on the northerly line of that 1.261 acre tract as conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200304010093242;

Thence South 83° 07' 04" West, a distance of 710.42 feet, along the northerly line of said 1.261 acre tract, to a 3/4 inch iron pipe set at the southeasterly corner of that 0.052 acre tract as conveyed to Dominion Homes, Inc. by deed of record in Instrument Number 200610050200044;

Thence the following three (3) courses and distances along the lines common to said 0.052 acre tract;

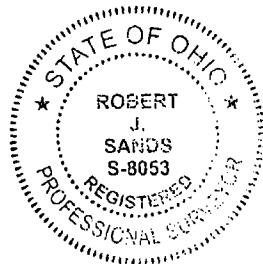
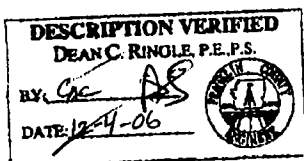
1. North 06° 53' 01" West, a distance of 30.00 feet, to a 3/4 inch iron pipe set;
2. South 83° 07' 04" West, a distance of 75.00 feet, to a 3/4 inch iron pipe set;
3. South 06° 52' 56" East, a distance of 30.00 feet, to a 3/4 inch iron pipe set on the northerly line of said 1.261 acre tract;

Thence South 83° 07' 04" West, a distance of 60.00 feet, along the northerly line of said 1.261 acre tract, crossing the existing right-of-way of Corsgray Road, to the **TRUE POINT OF BEGINNING**, containing 12.682 acres, more or less, of which 0.451 acre lies within the existing right-of-way of Cosgray Road, leaving 12.177 acres net, being subject to all easements, descriptions and rights-of-way of record.

The bearings shown hereon are based on the bearing of North 06° 52' 56" West for the centerline of Cosgray Road, as shown and delineated on the subdivision plat of "Hoffman Farms, Section 2, Phase 1" of record in Plat Book 91, Page 56, records of the Recorder's Office, Franklin County, Ohio

0-060-A
ALL OF
(050)
8358

All iron pipes set are 3/4 inch iron pipes, 30 inches in length, with a yellow cap bearing the name "R.D. ZANDE".



R.D. ZANDE & ASSOCIATES, INC.

[Signature] 12/01/06
Robert J. Sands Date
Professional Surveyor No. S-8053

29 Dec 06

**Resolution
of the
City of Hilliard, Ohio**

**Resolution No. 05-R-42
Page 1 of 2
Adopted: 12/12/2005**

APPROVING AN AMENDMENT TO THE DEVELOPMENT PLAN AND TEXT FOR THE 259.368-ACRE HOFFMAN FARMS PLANNED UNIT DEVELOPMENT LOCATED ON THE WEST SIDE OF LEPPERT ROAD AND THE NORTH SIDE OF SCIOTO DARBY ROAD TO REPLACE THE COMMERCIAL SUBAREA ON THE EAST SIDE OF COSGRAY ROAD WITH RESIDENTIAL CONDOMINIUMS.

WHEREAS, City Council approved a Planned Unit Development District (“PUD”) consisting of 259.368 acres of land owned by Mary E. Hoffman by Ordinance No. 97-26, effective July 9, 1997; and

WHEREAS, City Council approved modifications to the Hoffman Farms PUD Development Plan Text by Resolution No. 01-C-52, effective November 21, 2001, and by Resolution No. 03-C-05, effective February 10, 2003; and

WHEREAS, Hoffman-Cosgray LLC is the owner of approximately 12.733 acres of land of the overall Hoffman Farms PUD; and

WHEREAS, the Planning and Zoning Commission at its regularly scheduled and advertised meeting on August 11, 2005 approved a modification to the Hoffman Farms PUD Development Plan Text and a final development plan to permit 58 two-family residential condominium units within the commercial subarea located on the east side of Cosgray Road with seven conditions:

- 1) That a southbound left turn lane on Cosgray Road is provided, subject to staff approval;
- 2) That the design of all access points and associated turn lanes meet the requirements of the City Engineer;
- 3) That the proposed text is revised to maintain the Neighborhood Commercial subarea and add the proposed Condominium subarea, subject to staff approval;
- 4) That the proposed text is revised to include a maximum sign height of seven feet and a maximum sign face area of 32 square feet, as approved by the Planning Commission;
- 5) That the applicant submits a traffic study consistent with the “Applicant’s Guide for Traffic Access and Impact Studies for Proposed Development;
- 6) That a fee in lieu of park land is provided per Code; and
- 7) That the proposed text is revised consistent with these conditions and approved by staff prior to the case being scheduled on the City Council agenda; and

WHEREAS, a copy of the amended portion of the Development Plan Text for Hoffman Farms PUD is attached hereto as Exhibit "A" and incorporated by reference herein.

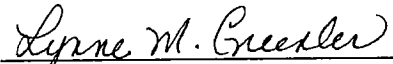
NOW, THEREFORE BE IT RESOLVED by the Council of the City of Hilliard, Ohio that:

SECTION 1. The Development Plan Text for the Hoffman Farms PUD located on the west side of Leppert Road and the north of Scioto Darby Road is hereby amended to permit 58 two-family residential condominium units within the commercial subarea located on the east side of Cosgray Road.

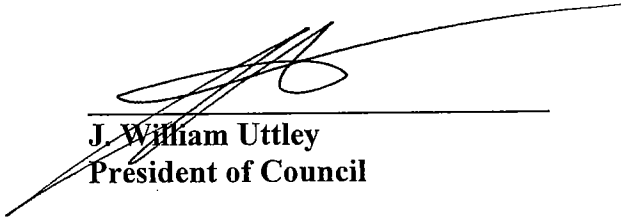
SECTION 2. The amended portion of the Development Plan Text dated August 10, 2005 attached hereto as Exhibit "A" and incorporated by reference herein is hereby approved and will be included in the Hoffman Farms PUD Development Plan Text.

SECTION 3. This Resolution shall become effective upon its adoption.


ATTEST:


Lynne M. Greenler
Clerk of Council

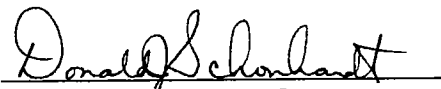
SIGNED:


J. William Uttley
President of Council

APPROVED AS TO FORM:


Pamela A. DeDent
Director of Law

APPROVED:


Donald J. Schonhardt
Mayor

05-R-42

Vote:

	Yea	Nay	Abstain
President Uttley	✓		
Vice President Cope	✓		
Allison	✓		
Brown	✓		
Herath	✓		
Peacock	✓		
Roberts	✓		
Results:	7	0	0

MODIFIED
PLANNED UNIT DEVELOPMENT TEXT
FOR
HOFFMAN FARMS
(12 ACRES OF NEIGHBORHOOD COMMERCIAL AREA ON
THE EAST SIDE OF COSGRAY ROAD)
TO
CONDOMINIUM DEVELOPMENT

SUMMARY:

DATE:	August 10, 2005
SITE SIZE:	12± acres out of 259 over-all acres
CURRENT ZONING:	PUD (Neighborhood Commercial on 12± acres on the east side of Cosgray Road)
PROPOSED ZONING:	PUD (Condominium Development)
PROPOSED DEVELOPMENT:	58 units in 29 two-family condominium buildings
OWNER:	Hoffman-Cosgray LLC
DEVELOPER:	Rockford Homes

1. INTRODUCTION: In 1997 (revised in November 2001 and again in February 2003 by Resolution No. 01-C-52 and Resolution No. 03-C-05, respectively), the City of Hilliard adopted a Planned Unit Development Plan and Text (“PUD”) for approximately 259 acres of land known as “Hoffman Farms.” The PUD was a mix of single-family residential uses, a large school site, and two neighborhood commercial use sites on both sides of Cosgray Road. This application seeks to modify the final development plan for the approximately twelve (12) acre neighborhood commercial site on the east side of Cosgray Road to accommodate an upscale, twin-single condominium use. The neighborhood commercial site on the west side of Cosgray Road would remain unchanged. As the surrounding property has actually developed, the approximately twelve (12) acre neighborhood commercial site on the east side of Cosgray Road is now bounded on the north by the single-family residential use of Hoffman Farms, on the east by an elementary school site, on the south by a retention basin and the Coventry Manor condominium development, and on the west by single-family residential use. The City of Hilliard has recently relocated neighborhood commercial uses closer to the corner of Scioto Darby Road and Cosgray Road on the west side of Cosgray Road. The applicant believes that with the relocation of commercial uses to the west side of Cosgray Road, the current twelve (12) acre neighborhood commercial site on the east side should become a residential condominium site.

2. MODIFICATION TO PLAN: The Comprehensive Development Plan and Text for Hoffman Farms (the “Development Plan”), Section C, is modified as to the 12± acre neighborhood commercial site on the east side of Cosgray Road and replacing it with the following text as Section C(1). The existing Section C standards and conditions of the

original plan shall remain unchanged for the Neighborhood Commercial District on the west side of Cosgray Road.

“Section C(1). (12± acres on the east side of Cosgray Road.)

Condominium Development.

The uses permitted in the 12± acre subarea C(1) located on the east side of Cosgray Road shall be condominium units in two-family buildings as shown on the accompanying site plan.

A. Density, Height, Light Coverage and Setback Requirements.

1. Height shall be 35 feet as measured pursuant to the City of Hilliard Code.
2. Building setback shall be 100 feet from the centerline of Cosgray Road. All internal streets will be private as will all of the common areas. Each two-family building unit will have a two-car garage on each side. Building setback from the private internal streets will be 17 feet. The private streets will be 22 feet in width with parking restricted to one side only. Fifty-eight (58) units in 29 two-family buildings will be built on site with a density of 4.9 units per acre.
3. Side and rear yard setbacks are as shown on the plan.

B. Buffering, Landscaping, Open Space and Screening Requirements.

1. Landscaping will be pursuant to the Landscaping Plan. The required open space acreage is 1.63 acres and 5.51 acres of open space is provided.

C. Arrangement of Areas and Structures.

1. The arrangement of the open space areas within the development, as well as the arrangement of structures and their relationship with roadway and landscaping improvements, are as shown on the Development Plan. The living space of each unit is in the rear of the dwelling so care has been taken to provide rear yard privacy.

D. Traffic.

1. An overall traffic plan was done for the Hoffman Farms overall Development Plan when the use on the proposed site was neighborhood commercial. An updated traffic plan has been submitted.
2. The condominium use will be less traffic intense than the previously zoned neighborhood commercial use and no increase in traffic impact is expected. Cosgray Road, as well as Scioto Darby Road, has recently been improved and no additional road improvements are expected.

E. Access.

1. Two (2) access points onto Cosgray Road will be maintained as shown on the Site Plan. The north access will be right-in/right-out only.
2. A sidewalk will be provided along the Cosgray Road frontage as a continuation and connection with the sidewalk proposed for the property located to the north and the south of the site. The sidewalk will be built at the time the Cosgray Road improvements are made or at the election of the developer, a fund will be established, and the estimated cost of the sidewalk will be placed on deposit with the City of Hilliard for completion of the sidewalk when the road improvements are made.

F. Screening.

1. Any necessary screening will be accomplished by the use of shrubs, landscape mounding, or a combination thereof in accordance with the Landscaping Plan. All entrance features and landscaping in the setback along Cosgray Road will be as shown on the Development Plan. Green space and existing trees will be maintained and supplemented along the northern border of the property as a buffer between the condominiums and the single-family residential to the north as shown on the Development Plan. No buffering is required to the east which adjoins the elementary school site or to the south which fronts on an existing retention basin. A connection to the existing bike path to the east will be as shown on the Development Plan.

G. Stormwater Drainage.

1. At the time the original Hoffman Farms development was proposed and approved, stormwater drainage for the entire site, including the neighborhood commercial portion of the site now proposed for condominium development, was included in the stormwater drainage calculations. The retention pond to the immediate south of the proposed property was designed to handle stormwater runoff from the proposed neighborhood commercial use. The proposed condominium use will result in less stormwater drainage from the site than the originally proposed and approved neighborhood commercial use.

H. Sewage Disposal and Water Supply.

1. Sewage and water supply has been brought to the perimeters of the site by the surrounding development. Such facilities are sufficient in size and location to provide for the proposed condominium development.

I. Architectural Design.

1. Architectural design shall be in accordance with the renderings and layouts as attached. Buildings shall be constructed with materials comparable to the surrounding environment and will consist of brick or stone or other natural appearing materials, including stucco and hardy plank. No vinyl siding will be utilized. The architectural design recognizes a four-sided

architectural feature on each of the two-family building units. Uniform roof and shingle colors shall be maintained throughout. Each unit will have a two-car garage. Each unit will have a partial basement.

J. Condominium Association.

1. Condominium association documents, similar in form to those attached, will be utilized for the project. All common areas and exteriors of each of the condominium buildings will be responsibility of the condominium association.
2. The condominium association will own all common spaces and will have the maintenance responsibility for all landscaping, open areas, and private roads within the project.
3. No outside storage of materials will be permitted.
4. All trash collection sites, to the extent utilized, shall be maintained with the appropriate receptacle as required by the City of Hilliard Code and screened to a height of 6 feet.
5. All utilities shall be placed underground.

K. Graphics; Entrance Feature; Fencing.

1. An entrance feature will be provided along the Cosgray Road frontage at the main entrance to the development. The entrance feature will be similar to that shown in the Development Plan with two (2) large stone piers with a white rail frontage fence.
2. Graphics will conform to Chapter 1327 of the Building Code for the City of Hilliard.
3. Proposed entrance feature graphics are as shown on the Development Plan and will be limited in size to 12 square feet of graphic area per side and a maximum of 7 feet in height.
4. A white four-rail fence of similar design to that used to the north will be installed along the Cosgray Road frontage. A dark brown stained cedar three-rail, low height (36") fence will be installed along the Hoffman Farms "greenbelt" along the property's east property line.

L. Site Lighting.

1. Street lights shall be provided along the private streets within the condominium development. The lights shall be from the same or similar manufacturer type to ensure compatibility through the project and will be cut-off type lighting fixtures with a maximum mounting height of 15 feet.

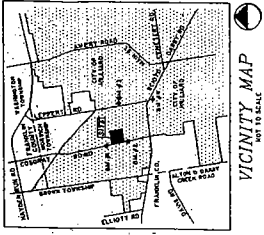
REWARD FOR
 Missing Home
 Call 1-800-345-3453
 CLEVELAND

BRICKSTONE GREEN CONDOMINIUMS

Hilliard, Ohio

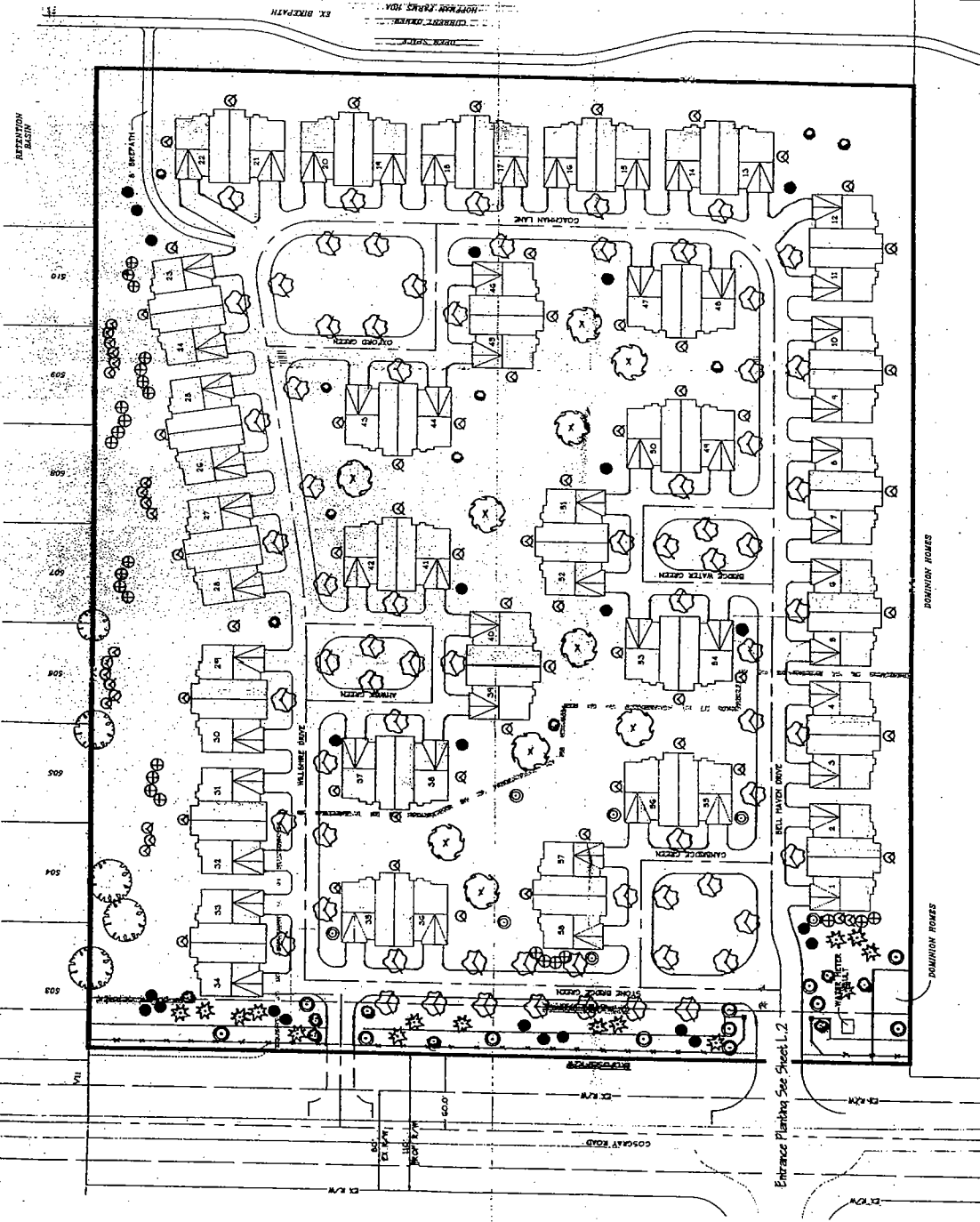
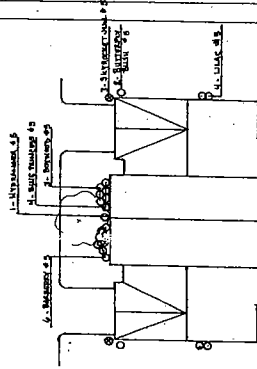
Prepared For:
 Redstone Homes
 10000 Hilliard Road
 Columbus, Ohio 43240

Prepared By:
 Winifred Landingsgard
 1414 Sawtooth Road
 Columbus, Ohio 43234



PLANTING:

Qty.	Star	Item
72	2"	Admiral Blaze Maple
10	1 1/2"	Red Spreader Maple
19	5-6"	Winterking Hawthorn
5	8-10"	Colorado Spruce
5	5-6"	Blue Colorado Spruce
77	5-6"	Norway Spruce
26	9-11"	Colorado Spruce
16	7-8"	Serviceberry
24	2"	Supertree Crab



BRICKSTONE CONDOMINIUMS

Plan: 17/04
 Date: 5/98

SITE PLAN

17

DP-4. Profile of Selected Housing Characteristics: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: Hilliard city, Ohio

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
Total housing units	8,893	100.0
UNITS IN STRUCTURE		
1-unit, detached	6,734	75.7
1-unit, attached	434	4.9
2 units	155	1.7
3 or 4 units	660	7.4
5 to 9 units	381	4.3
10 to 19 units	317	3.6
20 or more units	187	2.1
Mobile home	25	0.3
Boat, RV, van, etc.	0	0.0
YEAR STRUCTURE BUILT		
1999 to March 2000	454	5.1
1995 to 1998	2,144	24.1
1990 to 1994	2,159	24.3
1980 to 1989	1,420	16.0
1970 to 1979	625	7.0
1960 to 1969	525	5.9
1940 to 1959	1,409	15.8
1939 or earlier	157	1.8
ROOMS		
1 room	21	0.2
2 rooms	167	1.9
3 rooms	367	4.1
4 rooms	827	9.3
5 rooms	1,695	19.1
6 rooms	1,498	16.8
7 rooms	1,261	14.2
8 rooms	1,506	16.9
9 or more rooms	1,551	17.4
Median (rooms)	6.4	(X)
Occupied Housing Units		
	8,532	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	1,694	19.9
1995 to 1998	3,402	39.9
1990 to 1994	1,798	21.1
1980 to 1989	644	7.5
1970 to 1979	477	5.6
1969 or earlier	517	6.1
VEHICLES AVAILABLE		
None	266	3.1
1	1,941	22.7
2	4,897	57.4
3 or more	1,428	16.7
HOUSE HEATING FUEL		
Utility gas	7,470	87.6
Bottled, tank, or LP gas	31	0.4
Electricity	988	11.6

Subject	Number	Percent
Fuel oil, kerosene, etc.	17	0.2
Coal or coke	0	0.0
Wood	26	0.3
Solar energy	0	0.0
Other fuel	0	0.0
No fuel used	0	0.0
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	24	0.3
Lacking complete kitchen facilities	15	0.2
No telephone service	31	0.4
OCCUPANTS PER ROOM		
Occupied housing units	8,532	100.0
1.00 or less	8,412	98.6
1.01 to 1.50	75	0.9
1.51 or more	45	0.5
Specified owner-occupied units	6,176	100.0
VALUE		
Less than \$50,000	35	0.6
\$50,000 to \$99,999	1,296	21.0
\$100,000 to \$149,999	1,553	25.1
\$150,000 to \$199,999	1,423	23.0
\$200,000 to \$299,999	1,527	24.7
\$300,000 to \$499,999	303	4.9
\$500,000 to \$999,999	29	0.5
\$1,000,000 or more	10	0.2
Median (dollars)	157,600	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	5,320	86.1
Less than \$300	17	0.3
\$300 to \$499	115	1.9
\$500 to \$699	155	2.5
\$700 to \$999	891	14.4
\$1,000 to \$1,499	1,871	30.3
\$1,500 to \$1,999	1,494	24.2
\$2,000 or more	777	12.6
Median (dollars)	1,398	(X)
Not mortgaged	856	13.9
Median (dollars)	343	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	1,775	28.7
15 to 19 percent	1,401	22.7
20 to 24 percent	1,177	19.1
25 to 29 percent	769	12.5
30 to 34 percent	392	6.3
35 percent or more	629	10.2
Not computed	33	0.5
Specified renter-occupied units	2,059	100.0
GROSS RENT		
Less than \$200	95	4.6
\$200 to \$299	70	3.4
\$300 to \$499	80	3.9
\$500 to \$749	681	33.1
\$750 to \$999	814	39.5
\$1,000 to \$1,499	235	11.4
\$1,500 or more	15	0.7
No cash rent	69	3.4
Median (dollars)	772	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	370	18.0

Subject	Number	Percent
15 to 19 percent	516	25.1
20 to 24 percent	364	17.7
25 to 29 percent	248	12.0
30 to 34 percent	184	8.9
35 percent or more	272	13.2
Not computed	105	5.1

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

Tax Year	Effective Rates			Value			Assessed			Revenue			75% Build-out		
	Collection	School (1)	Other (2)	CDA (3)	Land	Improvements	Market (4)	Total	0.350	School	Other	CDA	Total	Total TIF	TIF
2005															
2006	44.0375	30.3846	30.3846	5.0000	-	-	-	-	-	-	-	-	-	-	-
2007	44.0375	30.3846	30.3846	5.0000	-	6,000,000	6,000,000	2,100,000	82,478	63,808	10,500	166,786	117,215	63,492	
2008	44.0375	30.3846	30.3846	5.0000	-	12,000,000	12,000,000	4,200,000	184,958	127,615	21,000	333,573	234,430	180,708	
2009	44.0375	30.3846	30.3846	5.0000	-	14,500,000	14,500,000	5,075,000	223,490	154,202	25,375	403,067	283,269	275,132	
2010	44.0375	30.3846	30.3846	5.0000	-	14,500,000	14,500,000	5,075,000	223,490	154,202	25,375	403,067	283,269	283,272	
2011	44.0375	30.3846	30.3846	5.0000	-	14,500,000	14,500,000	5,075,000	223,490	154,202	25,375	403,067	283,269	283,272	
2012	44.0375	30.3846	30.3846	5.0000	-	14,500,000	14,500,000	5,075,000	223,490	154,202	25,375	403,067	283,269	283,272	
2013	44.0375	30.3846	30.3846	5.0000	-	14,500,000	14,500,000	5,075,000	223,490	154,202	25,375	403,067	283,269	283,272	
2014	44.0375	30.3846	30.3846	5.0000	-	14,500,000	14,500,000	5,075,000	223,490	154,202	25,375	403,067	283,269	283,272	
2015	44.0375	30.3846	30.3846	5.0000	-	14,500,000	14,500,000	5,075,000	223,490	154,202	25,375	403,067	283,269	283,272	
2016	44.0375	30.3846	30.3846	5.0000	-	14,500,000	14,500,000	5,075,000	223,490	154,202	25,375	403,067	283,269	283,272	
2017	44.0375	30.3846	30.3846	5.0000	-	14,500,000	14,500,000	5,075,000	2,065,358	1,425,038	234,500	3,724,896	2,617,797	2,502,236	

Notes:
 (1) Total school effective rate is 50.7875. This rate is reduced by the millage required to cover school bonds.
 (2) Other effective rate includes County, Township, Library, City and JVS millage.
 (3) CDA is the millage to be imposed by the Authority.
 (4) No growth is assumed in the market value of the land.

Exhibit F



Quality. Trust. Value

Home
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RockfordNeighborhood
LocationsHome
PlansCondominium
HomesInventory
HomesSpecial
Financing

As Seen in Builder Update

Rockford Homes: Family Craftsmanship

Even in today's business climate of huge, public companies and mega corporate mergers, family-run businesses can still survive and flourish. Rockford Homes is an example of a family business that has thrived.

The third largest home builder in Central Ohio, Rockford is still owned and operated by the Yoakam family. Robert Yoakam Sr. founded the company in 1982 and serves its CEO, although he is slowly divesting himself from the company's day-to-day operations. "Dad's semi-retired. He works 30 hours a week instead of 60," jokes Robert Yoakam Jr., the company's president since 1995.

Other family members who work for the company include Yoakam Sr.'s youngest son, Pat, who oversees drawings for construction and is responsible for the appearance of all Rockford's model homes and subdivisions, and his son-in-law, Dave Sowers, who is Rockford's Manager of Information Services.

The core philosophy that has guided Rockford Homes throughout its rapid growth is openness and accessibility. "All employees, regardless of their positions with the company, can come and talk to me about any concerns, problems or ideas," Yoakam Jr. says. "We've always had an open-door policy."

This atmosphere of openness, combined with Rockford's commitment to building the best possible home for the money, has made Rockford one of the fastest growing home builders in the area. Rockford's dedication to excellence begins with the quality brand-name materials they use, such as Aristokraft oak cabinets, Delta faucets, Carrier heating and cooling systems and Certainteed roofing. Currently, Rockford builds homes ranging from the \$160s to the \$400s, including the affordable "Innovation Series" priced from the \$160s to \$200s.

From the ground up

The success of Rockford Homes is merely the latest in a long string of successful business ventures for Yoakam Sr. A life-long Columbus resident, he is a testament to the benefits of hard work and keen foresight. In 1947, Yoakam Sr. entered his first business. He and his father started a floor-covering business, which became a leading cabinet and floor-covering manufacturer in the Midwest.

Yoakam Sr. later started Candlelite Builders, a single-family, multi-family and commercial building company. Rockford Homes spun away from Candlelite, when Yoakam Sr. decided to go into business with his children.

"When we first started Rockford Homes," explains Yoakam Sr., "we laid out a map and we looked at the outer belt. We then pinpointed areas where we thought people would like to live." The company now builds in 33 communities throughout Central Ohio. This means that just about everyone can find a Rockford neighborhood where they would like to live.

According to Don Wick, Rockford's executive vice president, "the success of Rockford Homes is really due to Bob Sr.'s work ethic, and the work ethic of everyone at Rockford Homes."

Yoakam Jr. agrees that his father's work ethic is powerful. "If his competition started at 8:00 a.m., then he started at 6:00 a.m."

Personalized attention

Rockford is the largest privately-owned home builder in central Ohio. The Yoakams believe that private ownership lets them make more flexible business decisions and also allows them to give their customers more personalized attention.

"We'll try as hard as we can to accommodate our customers' needs and wants," says Yoakam Jr.

"We offer more than 30 different floor plans, but we do allow some changes to be made in most of our floor plans." He adds that not all builders allow their buyers to have that option.

The company also offers its customers personalized attention through its design center located at their Polaris Parkway headquarters. At the design center, customers can select amenities and features for their homes. The design center has full-time design consultants who review all the options with each home buyer.

"No two people have exactly the same tastes, so our designers assist them in choosing the colors, materials, brands and styles of the interior and exterior features of their homes," says Wick. "The customers' ability to customize their home to their personal tastes is one of the biggest advantages of building a new home."

The designers give buyers a good sense of what each color or material will look like in their new home. Additionally, giving home buyers all of their choices ultimately adds to the diversity of design and color in each Rockford neighborhood.

Anticipating the market

The Yoakams continue to build on their hard work and shrewd anticipation of their market. "It's not our goal to be the biggest builder in town -- never has been," explains Yoakam Jr. "We just want to continue building quality homes at competitive prices."

Despite the recent housing market boon, Rockford is careful not to get ahead of itself. "You simply can't force a market," observes Yoakam Jr. "The 'build it and they will come' philosophy doesn't work. The market will dictate where you can build."

The company continues to assess and grow with the market. "We're continuously updating our product in response to customer wants and desires and we're always looking to buy land in prime locations," says Yoakam Jr.

Through vision, determination and hard work, Yoakam Sr. has built a successful business and provided his family with security. "Seeing the kids be successful," he emphasizes, "that's the reward. That's the true reward."

*The price range of homes quoted in this article has been changed from the original publication in order to reflect current costs.

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**PHASE 1 ENVIRONMENTAL
SITE ASSESSMENT
HOFFMAN TRACT
HILLIARD, OHIO**

Prepared for
BORROR CORPORATION
DUBLIN, OHIO

Prepared by
BBC&M ENGINEERING, INC.
DUBLIN, OHIO

July 1994



July 22, 1994
4843

Borrer Corporation
Mr. Karl Billisits
5501 Frantz Road
Dublin, Ohio 43017

Re: Phase 1 Environmental Site Assessment
Hoffman Tract
Hilliard, Ohio

Dear Mr. Billisits:

In accordance with our proposal, BBC&M Engineering, Inc. has completed a Phase 1 Environmental Site Assessment of a 259.13-acre site located along the east and west sides of Cosgray Road, north of Scioto Darby Creek Road in Hilliard, Ohio. The site is currently owned by John C. and Mary E. Hoffman and Banc Ohio N.B. Trust. The Borrer Corporation is considering the purchase of this site for future residential development. A report of our findings is herewith submitted.

SCOPE OF PROJECT

The purposes of the Phase 1 Environmental Site Assessment are to provide a professional opinion concerning the potential that the property is contaminated by hazardous materials, as defined by federal, state or local laws and regulations and to identify potential off-site contaminant sources that may have an adverse environmental impact on the subject site. The investigation was performed in accordance with the specifications of ASTM Practice E 1527. Items not included within the audit are asbestos surveys, radon evaluations, or any chemical analyses. In order to complete the assignment, BBC&M Engineering, Inc. performed the following tasks:

1. interviewed a representative of the current owner of the site;
2. reviewed hydrologic and geologic literature, maps, and other available data;
3. researched the chain-of-title for the property;
4. performed a reconnaissance of the site and a visual survey of area land usages;
5. reviewed EPA lists and files of both regulated (RCRA) and unregulated (CERCLA/SARA) sites; and,
6. requested and reviewed information from several other regulatory agencies.

GENERAL SITE CONDITIONS

Physical Description

The 259.13-acre site is located along the east and west sides of Cosgray Road, north of Scioto Darby Creek Road as illustrated on the Vicinity Map presented as Plate 1 of the Appendix of this report. The topography of the site is generally level. Color photographs of the site are presented as Plates 4 through 9 of the Appendix. A 50-acre portion of the site is located west of Cosgray Road and consists of an agricultural field. Clover Groff Ditch flows along the southern border of this portion of the site as indicated on the Site Plan presented as Plate 2 of the Appendix.

The remaining 209.13 acres are located east of Cosgray Road, south of an abandoned railroad line, west of Leppert Road, and north of Scioto Darby Creek Road as indicated on Plate 1. A buried petroleum pipeline transects the site as indicated on Plate 2. There is a 5-acre wooded area located near the northeastern corner of the site. A residence, barn, several garages and associated outbuildings are located off Cosgray Road as indicated on Plate 2. The remainder of the site consists of agricultural fields.

There is a septic tank with associated leach beds located just north of the residence. According to Mr. Ken Hoffman, grandson of Mary E. Hoffman, there is a drilled water well located in the northern portion of the main barn. The well supplies water for the residence and farming operation. There is an unused cistern located along the eastern side of the residence. Mr. Hoffman indicated that the residence is currently heated with propane gas and two

wood burning stoves. The interior of the residence was not inspected as a part of this investigation. Mr. Hoffman indicated that no hazardous chemicals (other than household cleaning compounds) have been stored in the residence.

The subject property is located in a residential growth area of Hilliard. Properties north, east and west of the subject tract have residential and agricultural usages. There is a golf driving range situated just south of the site. A public park is situated south of the driving range.

Geologic Conditions

Geologic references indicate that the site is situated in the glaciated Till Plain physiographic region of Ohio. In general, soils consist mainly of cohesive glacial till underlain by limestone bedrock belonging to the Delaware and/or Columbus formations of the Devonian rock system. Well logs available for water wells drilled within a quarter-mile of the subject site were obtained from the Ohio Department of Natural Resources (ODNR). According to the logs, most of the area wells derive water either from sand and gravel deposits between depths of 75 and 125 feet, or the limestone bedrock between depths of 90 and 104 feet. Based on the static water levels reported in the boring logs and information contained in The Ground Water Resources of Franklin County, Ohio, the groundwater flow direction in the sand and gravel deposits in the vicinity of the site is generally toward the south and southeast.

Ownership History

The Chain-of-Title report prepared by BBC&M Engineering, Inc. is presented as Plate 3 of the Appendix. The report includes a listing of owners whose deeds were recorded for the past 74 years. The subject site consists of three parcels as follows:

<u>Parcel #</u>	<u>Acreage</u>	<u>Current Owner</u>
#200-237	154.13	Mary E. Hoffman and Banc Ohio N.B. Trust
#200-238	50	John C. & Mary E. Hoffman
#050-3282	55	John C. & Mary E. Hoffman

Fee simple title to the property is currently held by either Mary E. Hoffman and Banc Ohio N.B. Trust or John C. and Mary E. Hoffman. The Hoffmans purchased the 259.13-acre site on April 12, 1968. Prior to this, the parcel was owned by one or more individuals; no companies or corporations are known to have held title to the property during the past 74 years.

Land Use History

Land use history was investigated using the following methods:

1. physical examination of the site;
2. review of historical aerial photographs and chain-of-title information; and,
3. interview of the current owner.

Historical aerial photographs taken during 1938, 1950, 1957, 1964, 1970, 1980 and 1989 were examined for this investigation. Based on photographic evidence and the interviews conducted, the western portion of the site has had an agricultural usage for at least the past 74 years. The residence located at 4258 Cosgray Road was built during 1889. The historical aerial photographs indicate that there were three additional residences at the site; two located along the east side of Cosgray Road and one located in the southeastern corner of the site as indicated on Plate 2. The photographic evidence indicates that the structures were demolished sometime between 1971 and 1980. These areas are now part of the agricultural fields. The remainder of the eastern portion of the site has had an agricultural usage.

Mr. Ken Hoffman has operated a small excavating business (K & H Excavating, Inc.) from the site since the early 1980s.

INTERVIEWS AND RECORDS REVIEW

Federal and Ohio Environmental Protection Agency

BBC&M Engineering, Inc. has reviewed a list of RCRA hazardous waste notifiers for the Central District of the Ohio EPA. According to the list (dated 1-28-94), there are no sites within a quarter-mile of the subject property that report hazardous waste generation, storage, or handling

under RCRA laws. The subject site is not listed as a RCRA notifier.

The National Priorities List (NPL) and Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) lists were searched for the locations of unregulated (CERCLA/SARA) hazardous waste sites within the area. The lists include both federal and state unregulated sites. As of January 1994, there are no NPL sites or CERCLIS sites at or within one mile of the subject property.

The OEPA Division of Emergency Remedial Response (DERR) EROPIK database was searched for evidence of spill incidents at the site under investigation. The database includes incidents which occurred between January 1, 1978 and January, 1994. There is no record of spills having occurred at the subject site in the EROPIK database.

BBC&M Engineering, Inc. has reviewed a list of licensed and formerly licensed solid waste facilities and infectious waste facilities for Franklin County. According to the list, published by the OEPA on March 31, 1994, there are no facilities at or within one mile of the subject site.

Ohio State Fire Marshal

The regulated UST registration database maintained by the Bureau of Underground Storage Tank Regulations (BUSTR) was reviewed to determine the existence of underground storage tanks in the 43026 zip code area. According to the database, there are no registered USTs at the subject site or on adjacent properties. The List of Reported Petroleum Underground Storage Tank Release Incidents was reviewed for spills which occurred in Franklin County between October, 1987 and January, 1994. According to the list there are no release incidents reported at or within one-half mile of the subject site.

Franklin County Health Department

The Franklin County Health Department was contacted for information regarding any spills of hazardous substances reported at or near the subject parcel. Mr. Joseph P. Weaver indicated that there are no records of complaints or spills for the subject site.

Buckeye Pipeline

A written request was submitted to Buckeye Pipeline for information regarding spills or leaks from the pipeline segment buried at the site. To date, a response to our request has not been received.

FIELD WORK

Site Reconnaissance

On July 6, 1994, an Environmental Scientist from this office visited the site to make observations, conduct interviews, obtain photographs and visually inspect surrounding areas. Color photographs of the site are included as Plates 4 through 9 of the Appendix. No transformers were observed at the site. There was no indication of stressed or dying vegetation or surface staining in the vicinity of the Buckeye Petroleum Pipeline.

A large barn, several outbuildings and a maintenance garage are situated east of the residence as indicated on Plate 2. The outbuildings and barn are currently used to store construction materials, farm equipment, tools, several vehicles, four five-gallon gas containers and miscellaneous junk. Some minor surface stained soil was observed at various locations within and around the outbuildings. It is believed that the aforementioned conditions were caused by daily operational activities associated with the farming and contracting operations.

A large PVC tank was observed along the eastern side of the barn. Mr. Hoffman indicated that the tank is used for water storage only. Fifteen used batteries were observed near the southeast corner of the barn. There was no evidence of leakage from the batteries. A photograph of the water tank and batteries is presented on Plate 7 of the Appendix. As indicated on Plates 2 and 6, concrete block, wire fence, PVC pipe and one empty 55-gallon drum have been stored along the north side of the large barn. Several 5-gallon buckets of lube-oil, motor oil and hydraulic fluid were observed in a room located along the west side of the barn. Though staining was evident under and around some of the buckets, it is believed that the contamination is minor and is confined to the surface of the concrete floor.

There is a concrete-surfaced storage yard located just southeast of the barn. Miscellaneous construction debris and two abandoned 500-gallon underground storage tanks (USTs) have been stored in this area. The USTs were observed to be empty. There was no indication of staining of the concrete beneath the tanks. Mr. Hoffman indicated that the tanks were from an off-site source and that there are no, nor have there ever been any underground storage tanks installed at the subject site. A photograph of the storage yard is presented on Plate 6.

Six above ground storage tanks were observed at the locations indicated on Plate 2. According to Mr. Ken Hoffman, tanks #1 and #2, located along the west side of the garage, contain diesel fuel. The gravel beneath the tanks did not appear stained and the vegetation surrounding the tanks was not stressed or dying. No petroleum hydrocarbon odor was detected in a near surface soil sample obtained from beneath the tanks. A photograph of the tanks is presented on Plate 5 of the Appendix.

Four other above ground storage tanks were observed along the south side of the eastern outbuilding. The specific locations of the tanks are indicated on Plates 2 and 5. Tanks #3 and #4 rest on elevated platforms. Tank #3 is labeled diesel and tank #4 is labeled unleaded (gasoline). The vegetation beneath elevated tanks #3 and #4 was obviously stressed and dying. Two soil samples were obtained from beneath the tanks; one at the gravel surface; and another from the soil directly beneath the gravel. The samples were preserved in air-tight glass jars, placed in an iced cooler and transported to an OEPA approved chemical laboratory. According to Mr. Hoffman, tank #5, located just east of the elevated tanks, is not in use and is currently empty. Tank #6, located near the southeast corner of the outbuilding, contains diesel fuel for farm consumption. There was no indication of leakage or spillage from this tank.

A number of 55-gallon drums of motor oil, hydraulic fluid and lube oil were observed in the maintenance garage. Though an oil absorbent had been used to absorb spilled fluids, there was some indication of surface staining of the concrete beneath the drums. A photograph of the drums and minor spillage is presented on Plate 7 of the Appendix. There is an above-ground used motor oil tank in the garage.

A large pile of miscellaneous construction/farm/landscape debris was observed just east of the maintenance garage. There was no evidence of hazardous chemicals or household trash in the pile. A photograph of the debris is presented on Plate 8.

Several mounds of fill were observed just south of the debris pile. A hand probe was used to obtain soil samples at depths of 1 to 2 feet at several locations in the fill. No evidence of staining or unusual odor was noted in the samples obtained. Mr. Hoffman indicated that the fill was clean granular material from a footing excavation K & H Excavating had performed in the area.

A mound of grayish colored fill was observed along the east side of the eastern outbuilding. The mound was probed and several soil samples obtained at depths of 1 to 2 feet. There was no unusual odor in the samples obtained. Mr. Hoffman indicated that the fill was "railroad stone", from the abandoned railway track which runs through Hilliard.

A small mound of concrete fragments and metal was observed near the northeastern corner of the wooded area. Though an empty can was observed in the pile, there was no other indication of hazardous chemicals or household trash in the mound.

Hydrophytic vegetation and wetland hydrology, indicative of jurisdictional wetlands, are present near the northwestern corner of the wooded area as indicated on Plate 2. Wetland issues are addressed in a separate Preliminary Wetland Delineation report submitted to the Borrer Corporation.

Subsurface Investigation

During the period of June 29 through July 1, 1994, nineteen borings were drilled and three test pits were excavated at the locations indicated on Plate 2 for a concurrent Subsurface Investigation conducted by BBC&M Engineering, Inc. The borings were completed to depths of 15 to 25 feet each. Split-barrel samples were obtained at regular intervals, examined and classified in the field and in the soils laboratory. Approximately 5 to 18 inches of topsoil are underlain by the typical glacial sequence of silty clay over clayey silt. There are several pockets of

granular soils. Groundwater was encountered between depths of five to ten feet in most of the borings. No unusual odors, colors or other evidence of contamination were noted in the soil samples obtained from these borings and test pits.

CHEMICAL ANALYSES

The soil samples obtained from beneath the elevated AGSTs were chemically analyzed for Total Petroleum Hydrocarbon (TPH) concentrations using EPA method 418.1. The laboratory results indicate that the hydrocarbon concentrations in the soil samples tested are below all BUSTR and EPA action levels. The Chain-of-Custody documentation and Analytical Report are included as Plates 10 and 11 of the Appendix.

CONCLUSIONS AND RECOMMENDATIONS

BBC&M Engineering, Inc. has performed a Phase 1 Environmental Site Assessment in conformance with the scope and limitations set forth in ASTM Practice E 1527 of the 259.13-acre site located along the east and west sides of Cosgray Road, north of Scioto Darby Creek Road in Hilliard, Ohio. The interior of the residence was not inspected as part of this investigation. There are no other exceptions to or deletions from this practice.

A slight petroleum odor and some stained surface soil was observed in several of the outbuildings and barn. It is believed that the aforementioned conditions were caused by daily operational activities associated with the farming and contracting operations, and are limited in extent. If during demolition, subsurface staining appears to be more extensive, it is recommended that soil samples be obtained and tested for Total Petroleum Hydrocarbons (TPH) and Benzene, Toluene, Ethyl Benzene and Xylenes (BTEX). If the levels of TPH and BTEX exceed action levels specified by the Ohio EPA, the contaminated soil should be excavated and transported to a sanitary landfill.

If the residence is to be demolished, an asbestos survey should be performed and a Permit for Demolition must be submitted to the Ohio EPA at least 10 days prior to demolition. If present, certain types of asbestos containing materials would need to be abated, prior to demolition, in accordance with current regulations.

For the short term, it is recommended that better housekeeping measures be instituted around all AGSTs and 55-gallon drums of oils and hydraulic fluids. It is recommended that all AGSTs, 55-gallon drums of fluids, smaller containers of gasoline and oils, and the used batteries be removed from the site for reuse or disposed of in an OEPA approved manner prior to commencement of development activities. All construction and landscape debris should be properly disposed of prior to commencement of development activities. It is also recommended that the "railroad stone" mounded just east of the eastern outbuilding be removed from the site.

If the drilled well located at the site will not be used, it is recommended that the well be properly abandoned. Information on the sealing of the well is included on Plates 12 and 13 of the Appendix. A copy of the Water Well Sealing Report to be completed and submitted to ODNR is included as Plate 14.

This assessment has revealed no other evidence of recognized adverse environmental conditions in connection with the subject property.

LIMITATIONS

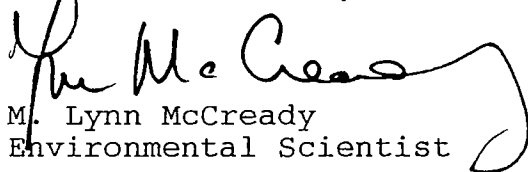
This Phase 1 Environmental Site Assessment is limited in scope to the specific terms outlined in the signed proposal and attached BBC&M Engineering, Inc. Terms and Conditions, Rev. 3/94. In accordance with ASTM Practice E 1527, the qualifications of the primary author and the reviewing engineer are included in the Appendix. While BBC&M has made every reasonable effort to ensure the accuracy and completeness of the information contained in this report, BBC&M is not the guarantor, and makes no warranty, expressed or implied with respect to the data reported or findings, observations, opinions and conclusions set forth in this report. BBC&M shall not be liable for any


damage, consequential or otherwise, caused by or resulting from the information and/or conclusions contained herein, except for damage resulting from the negligence of BBC&M. This report is intended solely for the use of the Borrer Corporation and their agents and may not be relied upon or disseminated to any third person or entity, other than a commercial financial institution or other lender providing financing for the acquisition or improvement of the property subject to this report at the time this report is issued, without the express written permission of BBC&M Engineering, Inc.

We appreciate having been given the opportunity to be of service to you on this project. Please do not hesitate to contact this office if you have questions with regard to this report.

Respectfully submitted,

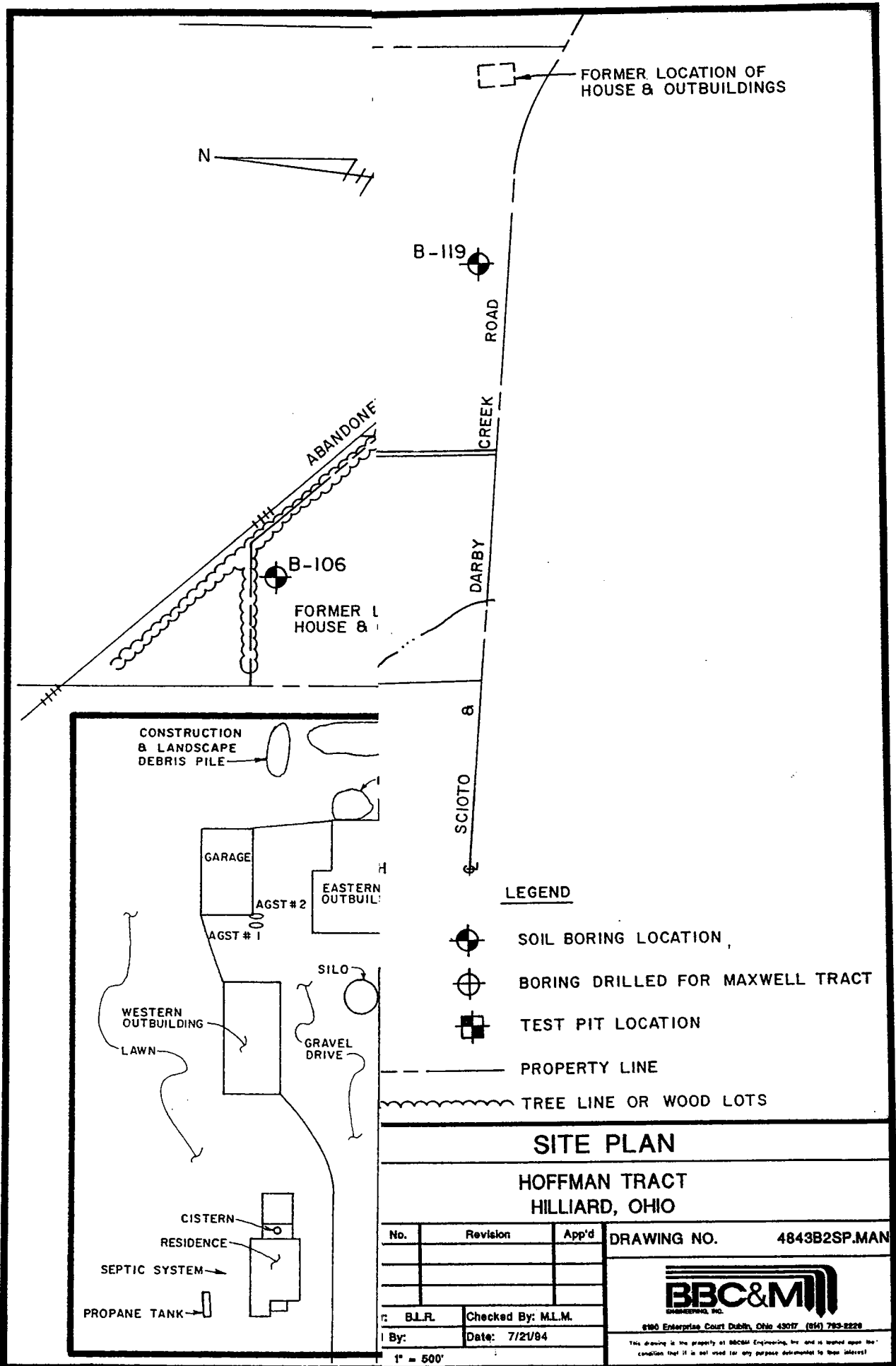
BBC&M ENGINEERING, INC.


M. Lynn McCready
Environmental Scientist







Timothy A. Van Echo, P. E.
Senior Project Engineer

MLM/mlm

Submitted: 3 copies



LEGEND

-  SOIL BORING LOCATION
-  BORING DRILLED FOR MAXWELL TRACT
-  TEST PIT LOCATION
-  PROPERTY LINE
-  TREE LINE OR WOOD LOTS

SITE PLAN

**HOFFMAN TRACT
HILLIARD, OHIO**

No.	Revision	App'd

By: B.L.R. Checked By: M.L.M.
 Date: 7/2/84

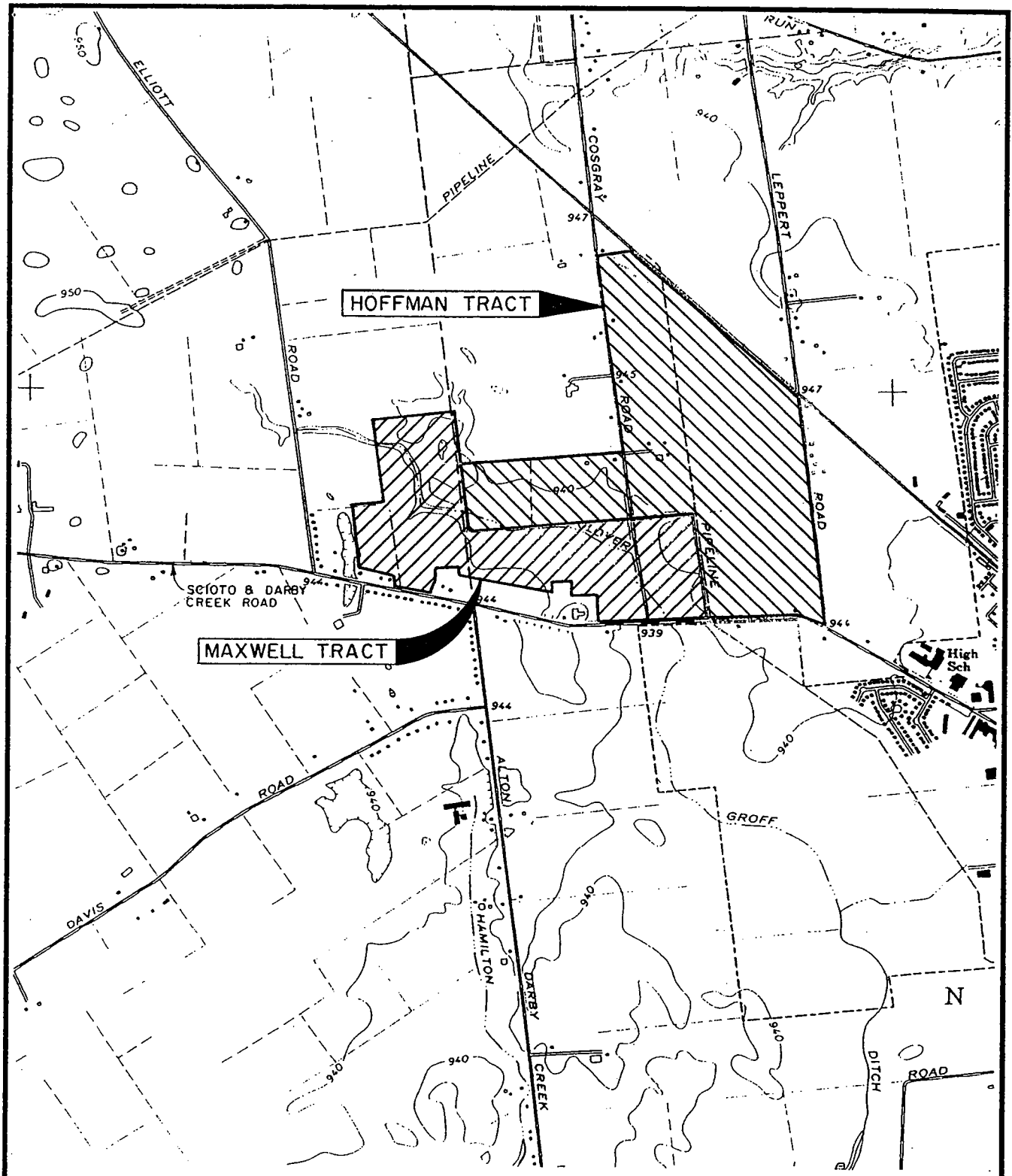
DRAWING NO. 4843B2SP.MAN




6180 Enterprise Court Dublin, Ohio 43017 (614) 793-2222
 This drawing is the property of BBC&M Engineering, Inc. and is loaned upon the condition that it is not used for any purpose detrimental to their interest!

1" = 50'

APPENDIX



VICINITY MAP		
HOFFMAN TRACT HILLIARD, OHIO		
Drawing No. 4843A010.MAN		 6190 Enterprise Court Dublin, Ohio 43017 Phone (614) 793-2226
Drawn By: B.L.R.	Approved By: D.R.B.	
Date: 7/5/94	Revision:	Scale: 1" = 2000'

CHAIN OF TITLE

GRANTEE

DATE

CHAIN #200-237

Mary E. Hoffman and Banc Ohio N.B. Trust	2-2-81
John C. and Mary E. Hoffman	4-12-68
Francis J. Trout Tr.	4-10-68
William S. Van Schoyck et.al.	4-10-68
Ora C. Van Schoyck	8-8-52
Ray Van Schoyck	4-11-20

CHAINS #200-238 & 050-3282

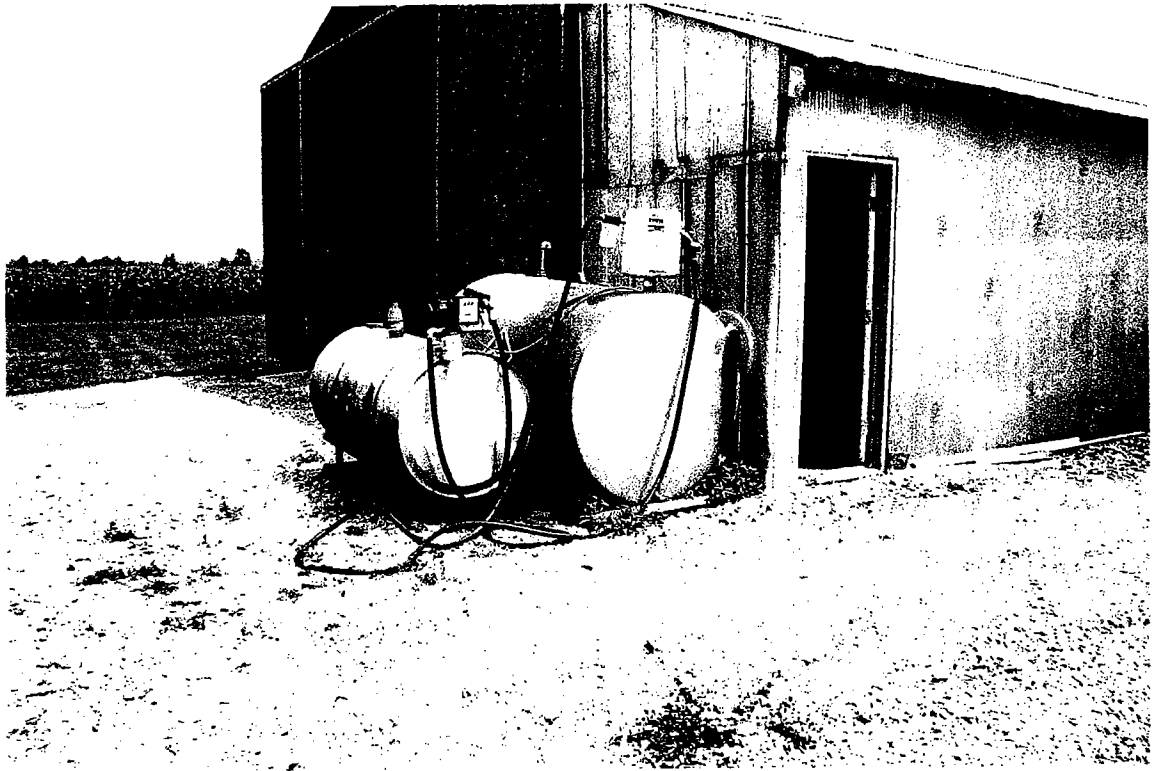
John C. and Mary E. Hoffman	4-12-68
Francis J. Trout Tr.	4-10-68
William S. Van Schoyck et.al.	4-10-68
Ora C. Van Schoyck	8-8-52
Ray Van Schoyck	4-11-20



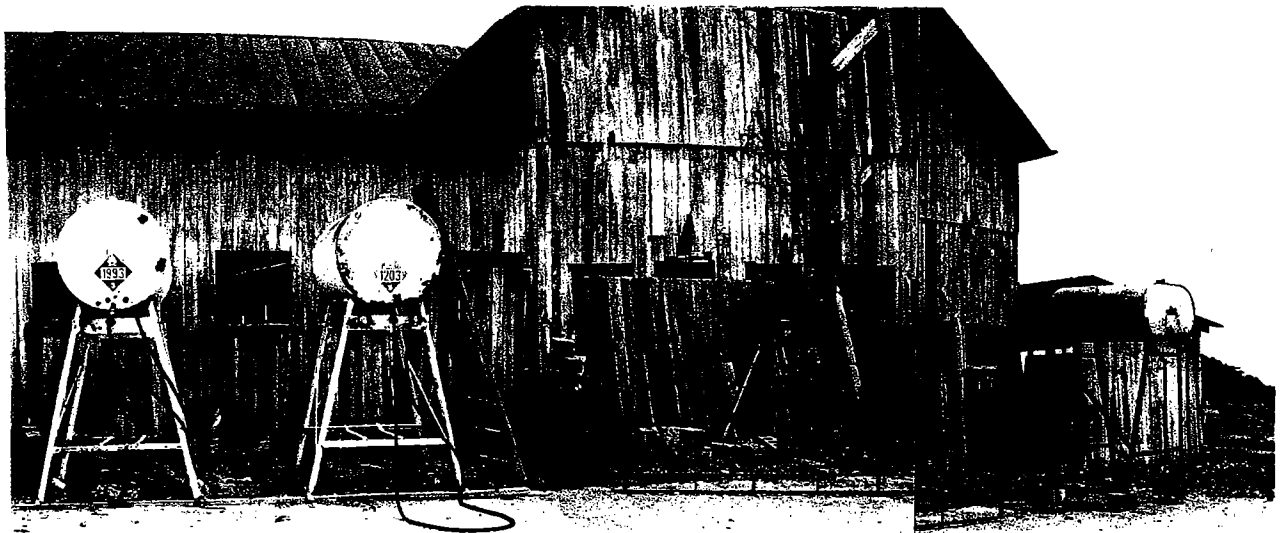
View of residence, barn and associated outbuildings



Soybean field taken from northern border of site looking south



Diesel tanks located along west side of maintenance garage



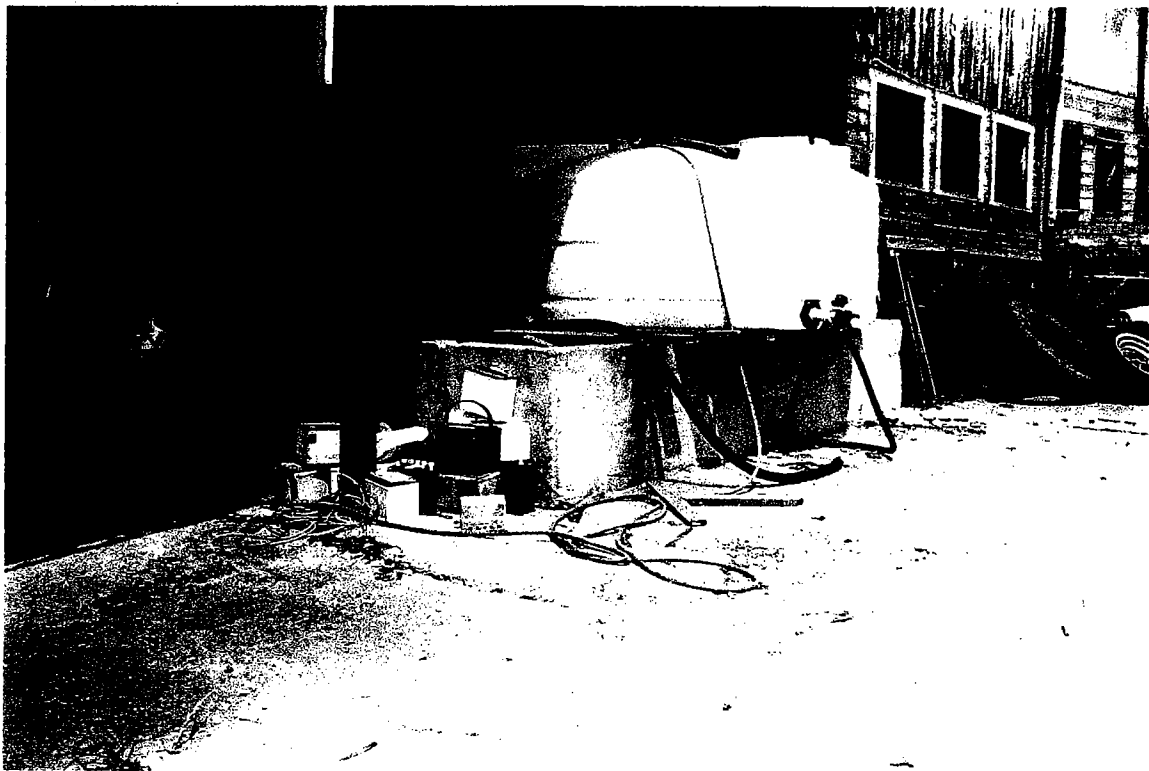
**Tanks located along south side of east outbuilding
(contents from left to right: diesel, gasoline, empty and unused, farm diesel)**



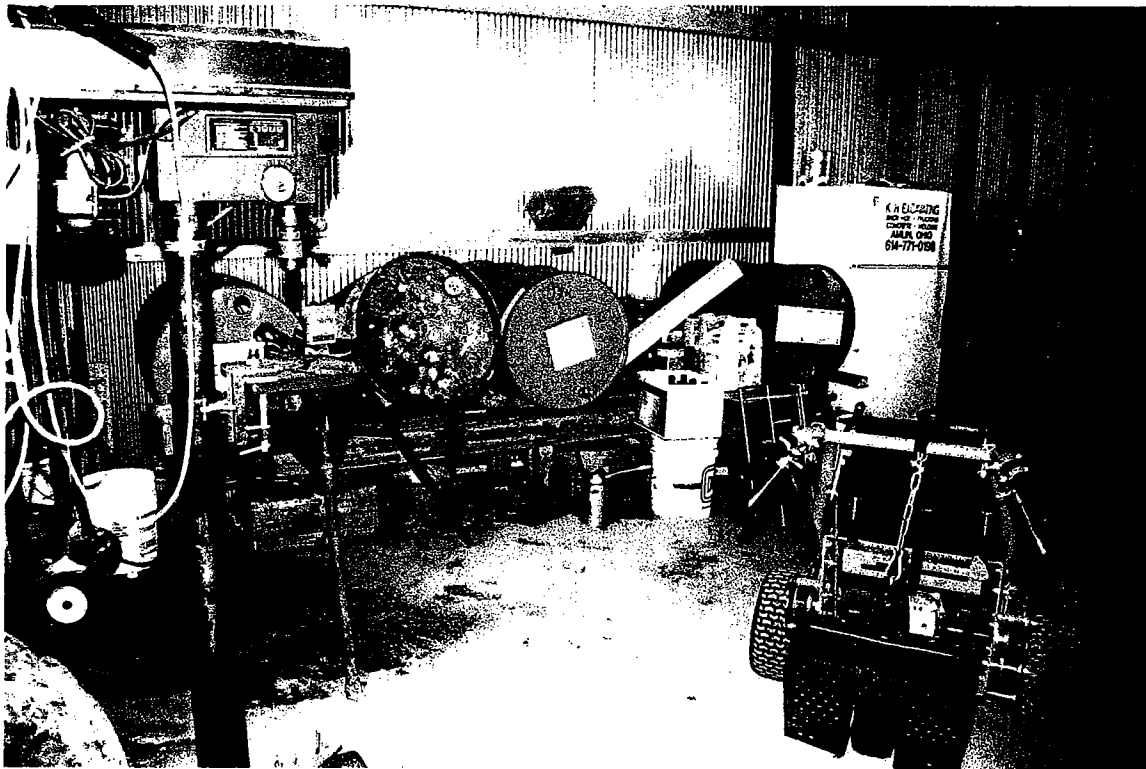
View of storage yard with scattered wood, metal, and two used USTs



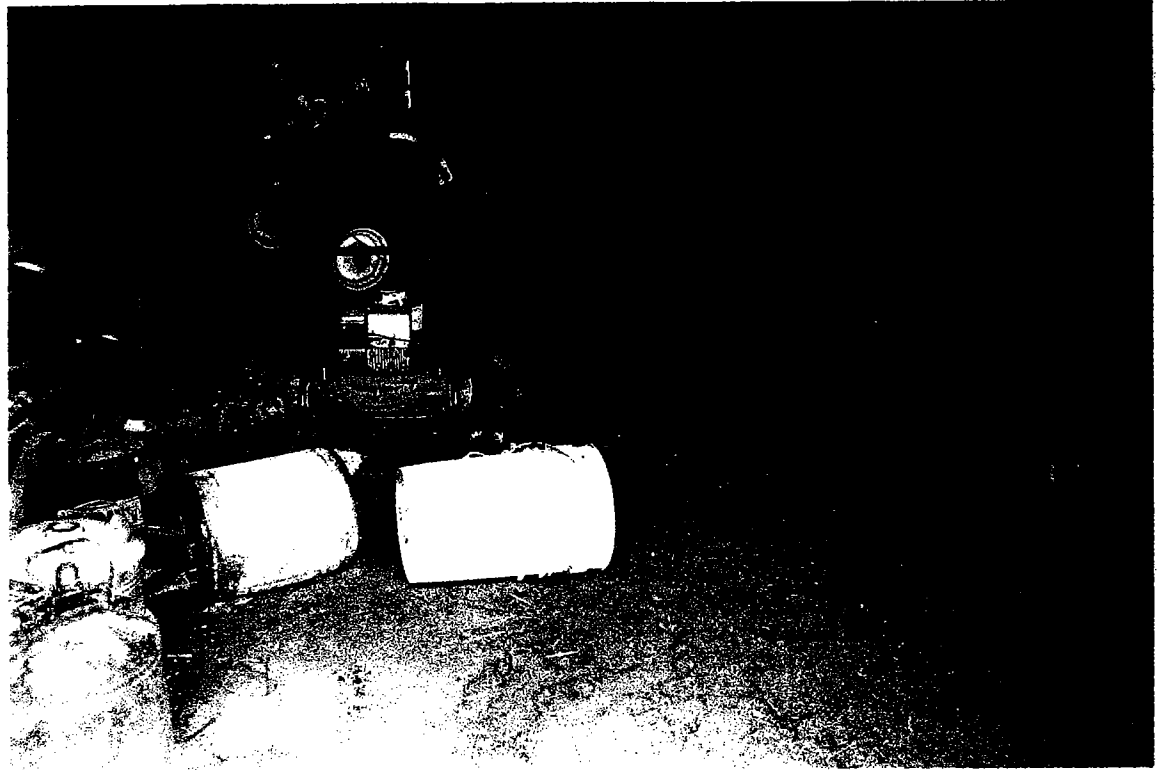
View of storage area located along north side of barn



Water tank and used batteries stored along east side of barn



Motor oil, hydraulic fluid, and lube oils stored in maintenance garage



Soil staining evident on floor of western outbuilding



Mounded fill and construction/landscape debris pile located east of garage



View of abandoned railroad located along north side of site



Rubble pile located in northeast corner of wooded area



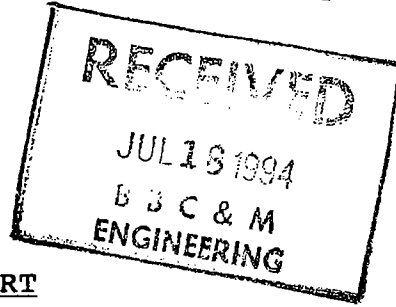
ADVANCED ANALYTICS LABORATORIES

1025 CONCORD AVENUE
COLUMBUS, OHIO 43212
(614) 299-9922 FAX (614) 299-4002

Analysis & Testing - Quality Control Programs - Research & Development

July 12, 1994

BBC&M Engineering
6190 Enterprise Court
Dublin, OH 43017
ATTN: Lynn McCready



ANALYTICAL REPORT

AAL PROJECT #: 7003-00
AAL SAMPLE #: 83462 - 83463
EPA APPROVAL #: 4043
CLIENT PROJECT : 4843

DATE RECEIVED: 7/08/94
DATE ANALYZED: 7/12/94
DATE REPORTED: 7/12/94

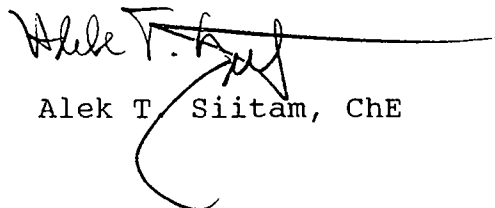
TEST RESULTS

AAL Sample #	Client ID.:	TPH(mg/kg)	D.L.
83462	S-1	91.7	1.0
83463	S-2	7.3	1.0

TPH check sample % recovery = 92.9%

Methodology: Soil TPH by SW-846 Method 9071 extraction, 418.1 analysis.

Respectfully submitted,


Alek T Siitam, ChE

Gas Chromatography - Infra-red Spectroscopy - Ultraviolet-visible Spectrophotometry - Atomic Absorption Spectrophotometry



Ohio Department of Natural Resources Division of Water Fact Sheet

Fact Sheet 92-6

Properly Sealing Unused Wells

Today there is much emphasis being placed on proper grouting techniques and materials; however, an issue of at least equal importance is that of sealing unused water wells. It is beyond the scope of this fact sheet to address every aspect of this serious environmental topic. This fact sheet will address what types of holes and/or wells should be sealed, as well as the reasons for sealing these wells and the techniques used for properly sealing.

In most cases, unused wells are domestic wells that no longer provide water to the homes for which they were drilled or dug (in other words, they have been abandoned). Other examples include wells that no longer serve a purpose, such as exploratory or monitoring wells, or wells that need repairs that are not economically feasible. These wells should be properly sealed when a replacement well is drilled.

Reasons for Properly Sealing Wells

Some of the reasons for properly sealing unused wells are the same as those regarding proper grouting of wells. These include:

- Physical hazard considerations
- Prevent surface water contamination
- Prevent the intermixing of water between aquifers
- Preservation of hydrogeologic conditions
- Prevent direct disposal of contamination down unused wells

Physical Hazard Considerations

The most obvious reason for sealing abandoned water wells is the physical hazard they present to the public. A good example of this danger was seen in 1987 as the nation witnessed the rescue of a small girl from an abandoned water well in Texas. The well in this case was less than 10 inches in diameter. Many of Ohio's domestic

wells fall in the 5 to 8 inch diameter range, posing a potential for a similar disaster. Other physical hazards involve small animals falling into these wells. Using a downhole camera, there have been cases where small animal skeletons (rabbit-sized), were found at the bottom of unused wells, thus explaining the reason for an unsafe water sample in the well and a nearby well in use.

Prevent Surface Water Contamination

Unsafe water samples can also result when surface contaminants have entered an aquifer through an improperly abandoned well. This situation often occurs when a drilling contractor is called in to diagnose a water supply problem. Upon investigating, the drilling contractor finds that reconditioning the old well would cost more than drilling a completely new well. After getting the owner's okay, he moves over several feet from the old well and drills the new one. The contractor then proceeds to dump the cuttings from the drilling procedure down the old well to "seal" it. Under these circumstances, the new well will not produce a safe sample, because the nearby old well was improperly sealed and provided a direct path for surface contaminants to enter the aquifer.

Prevent Intermixing of Water Between Aquifers

Proper well abandonment is a must in the case of a multi-aquifer system where the water quality is different in each aquifer. For example, if the upper aquifer is contaminated and is not sealed through the restrictive or confining layer, the potential exists for contamination of the lower aquifer. Contamination occurs because the natural restrictive barrier has been pierced and, if left open, will render the lower aquifer unusable because the poorer quality water in the upper aquifer will be able to migrate downward into the lower aquifer.

Preservation of Hydrogeologic Conditions

Another reason for properly sealing abandoned wells is to restore an aquifer to its original hydrogeologic condition. For example, in a region where artesian pressure pre-

Continued on back!

dominates, abandoned wells left unsealed or improperly sealed will cause the hydrostatic pressure to drop due to the unchecked flow of water to the surface. This condition may be evidenced by wells that have for years persistently flowed and now have recently stopped flowing. The possibility for regional pressure loss from improperly sealed wells exists where a lower confined aquifer is discharging water to an upper aquifer or to the surface. This water could be of substandard quality.

Prevent Direct Disposal of Contamination Down Unused Wells

Because of the high cost of disposal, some unscrupulous companies or individuals might dispose of chemical wastes down unused wells if given the opportunity. Permanently plugging unused wells makes them inaccessible for illegal disposal.

Well Sealing Procedures

Like grouting, many procedures and different types of materials can be used to seal an unused well. Basic procedures for sealing an unused well are:

- Remove all equipment such as pumps, pressure lines, etc. that may obstruct the placement and performance of the sealing agent.
- An attempt should be made to remove screens, casings and liners, although in many instances this may be difficult or impossible. If possible, the casing and/or liner should be slit, perforated, or ripped to allow the sealing agent to make the best possible seal.
- If the casing cannot be pulled, it should be cut off below ground level. The depth at which the casing should be cut will depend on whether the well was classified as public or private; in most cases four feet will be sufficient.
- Ideally, the material used in sealing an abandoned well should reflect the surrounding geologic formations. Unfortunately, in most

instances the formations or their exact depths may not be known. Therefore, it is often hard to match the materials that should be used to the various formations. Many types of suitable materials are readily available for sealing abandoned wells. For best results, a bentonite clay should be placed in the well from the bottom up to the surface using a tremie pipe. As the well borehole is filled, the tremie pipe should be moved upward until the entire borehole is sealed. This helps to prevent bridging of the sealing agent, which can occur when the sealing material is poured into the well. Some other acceptable sealing materials include neat cement or a combination of neat cement and bentonite.

- The location of the abandoned well and the specifics of the sealing procedure should be recorded and then reported to ODNR and other appropriate agencies (Department of Health, Ohio EPA).

Getting the Job Done

The Division of Water strongly recommends that the drilling contractor hired be experienced in well abandonment techniques and familiar with abandonment materials.

With regard to proper procedures, the drilling contractor should realize that the regulations regarding private and public water wells vary slightly. Although the regulations achieve the same result, there are a few fine points a contractor must be aware of as far as differences between the "Private Water Systems Rules" (Ohio Department of Health) and "Water Well Standards Water Well Waivers" (Ohio EPA) are concerned. Please refer to Division of Water Fact Sheet 92-5, Well Abandonment Regulations, Ohio Department of Health and Ohio EPA.

If you have specific questions regarding well abandonment, contact your local OEPA district office, health department or:

The Ohio Department of Natural Resources
Division of Water
Ground Water Resources Section
1939 Fountain Square
Columbus, Ohio 43224
(614) 265-6740



George V. Voinovich Governor • Frances S. Buchholzer Director • Michele Willis Acting Chief

11/16/92

WATER WELL SEALING REPORT
 (For Abandoned or Unused Wells)
OHIO DEPARTMENT OF NATURAL RESOURCES
 Division of Water, Ground Water Resources Section
 1939 Fountain Square Drive
 Columbus, Ohio 43224-1360

LOCATION

County _____ Township _____ Section _____
 Property Owner _____
 Address of Property _____
 Location: _____ miles _____ of _____
n, e, s, w nearest intersection
 on the _____ side of _____
n, e, s, w road name

ORIGINAL WELL

ODNR Well Log Number _____ Copy attached? Yes or No
(circle one)

MEASURED CONSTRUCTION DETAILS

Date of measurements _____

Depth of Well _____ Static Water Level _____
 Size of Casing _____ Length of casing _____
 Well Condition _____

SEALING PROCEDURE

Method of Placement _____

		Sealing Material	Volume
Placement:	From _____ To _____	_____	_____
	From _____ To _____	_____	_____
	From _____ To _____	_____	_____

Was Casing Removed? Yes or No
(circle one)

Condition of Casing _____
 Perforations: From _____ To _____
 From _____ To _____
 Date Sealing Performed _____
 Reason(s) for Sealing _____

CONTRACTOR

Name _____ ODH Registration # _____
 Address _____
 City/State/Zip _____ Signature _____