

potential release of COCs were not identified in the soil or ground water on or near the property. Therefore, a VEC from COCs does not exist in the subsurface at the property.

6.0 ADDITIONAL CONSIDERATIONS REQUIRED BY OHFA

6.1 FEMA FLOOD INSURANCE RATE MAP REVIEW

GCI reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the property area. According to map number 39041C0145K for Delaware County, Ohio, the property is in Zone X, which is an area of minimal flood hazard. Provided in Appendix A is the FEMA map showing the property designation.

6.2 PRELIMINARY JURISDICTIONAL WATERS ASSESSMENT

Due to an increased awareness of wetlands and their role in the environment, development continues to undergo several changing laws and regulations regarding wetlands and jurisdictional waters. These regulations have increased regulatory compliance burdens to owners and developers.

GCI reviewed the US Fish and Wildlife Service, *National Wetlands Inventory (NWI) Map* for the property area. The attached National Wetlands Inventory (NWI) Map does not indicate wetland mapping symbols on the property. A stream was shown crossing the central and southwestern portions of the property. This was identified as a Riverine system, intermittent, streambed, seasonally flooded (R4SBC).

GCI reviewed the US Department of *Agriculture Web Soil Survey* website for the property area. This publication indicated the property soils are:

Map ID	Map Unit Name	% Slope	Hydric Classification
BeA	Bennington silt loam	0-2	Non-hydric with hydric components
BeB	Bennington silt loam	2-6	Non-hydric with hydric components
Crd1B1	Cardington silt loam	2-6	Non-hydric with hydric components
Crd1C2	Cardington silt loam, eroded	6-12	Non-hydric
PwA	Pewamo silty clay loam	0-1	Hydric

GCI reviewed historical aerial photographs dated 1957, 1964, 1973, 1986, 1997, 2002, 2010, 2017, and 2019. These indicated the property was historically agricultural land with two tree lines crossing the property, and along some perimeters of the property. No obvious wet areas were indicated on the aerial photographs. The tree line crossing the southern part of the property meandered, indicating a potential stream or drainage-way within this corridor.

GCI performed a site visit of the property on May 11, 2020. Areas exhibiting wetland and/or stream characteristics were observed within the tree lines crossing the property. In addition, an area exhibiting wetland characteristics was observed near the northeast corner of the property.

6.3 ASBESTOS

Asbestos is either of six natural fibrous minerals found in certain rock formations. Of the six minerals, chrysotile, amosite, and crocidolite have been most commonly used in building materials. The use of asbestos in building materials started in the early 1900s and peaked in use between World War II and the 1970s. When inhaled in sufficient quantities, asbestos fibers have been proven to cause serious health problems. Building owners and employers must comply with CFR 1910 and 1926, OSHA rules governing occupational exposure to asbestos; and 40 CFR 61 Subpart M, EPA rules governing asbestos handling and waste disposal in building demolition and renovation (the NESHAP regulations).

No buildings are present on the property; therefore, asbestos-containing building materials are not a concern for the property.

6.4 LEAD-BASED PAINT

Until 1978, when the U.S. Consumer Product Safety Commission (CPSC) phased out the sale and distribution of residential paint containing lead, many homes and businesses were painted with paint containing some amount of lead. The Residential Lead-Based Paint Hazard Reduction Act of 1992 defined lead-based paint as containing more than 0.5 percent lead by weight. If a building was constructed or significantly modified prior to 1980, it may contain Lead-Based Paint (LBP).

No buildings or painted surfaces are present on the property; therefore, lead-based paint on buildings is not a concern for this property.

6.5 LEAD IN DRINKING WATER

Lead in drinking water can come from lead pipes, lead solder, brass faucets, water meter equipment, and well pump equipment. The EPA defined the action level of lead in drinking water to be 15 parts per billion (a.k.a. micrograms per liter or $\mu\text{g/L}$). The use of lead pipes or lead solder in any new public water systems or repair of existing water systems was banned in 1985 by the amended Safe Drinking Water Act. The use of lead solder on any water systems was banned in 1987.

The property is in an area with a public water supply provided and controlled by The Del-Co Water Company, a private system required under EPA regulations to monitor and control water quality. GCI reviewed the 2019 Consumer Confidence Report for Regulated Substance which indicated concentrations of lead met federal guidelines.

6.6 NOISE

GCI reviewed USGS topographic maps to identify potential noise hazards in the property area. Based on this review, there are no railroads within 3,000 feet of the property, no military airfields within 15-miles of the property, and no civil airports within 5-miles of the property.

Roadways in the property area include Interstate 71, a multi-lane interstate highway, and S. Three B's and K Road, a two-lane, two-way, asphalt-paved road bordering the west side of the property.

Testing for noise levels at the property was beyond the scope of this report.

6.7 AIR QUALITY CONSIDERATIONS

The attached ERS report searched the property area for Air Facility Systems for Clean Air Act stationary sources (Hist-AFS) within 0.25± mile of the property, and Toxics Release Inventory System facilities (TRIS) and Integrated Compliance Information System for Air facilities (ACIS-Air) at the property and adjoining properties. The report did not identify any facilities within the searched radius of the property for each respective database.

GCI reviewed the Interactive Map of Air Quality Monitors map⁸, which includes air quality information for criteria pollutants. This map did not identify source concerns at the property or within 1,000 feet of the property.

Additionally, GCI searched the Toxic Release Inventory (TRI) website⁹ for toxic chemical releases in the property area. The database did not identify any TRI facilities within 1-mile of the property. Based on the foregoing, air quality does not appear to be of concern at the property at this time.

GCI researched information by the zip code 43021 available from the US EPA Envirofacts for the ICIS-Air database¹⁰. This database includes information from source reports pertaining to air pollutants discharged by stationary sources. No stationary sources were identified within 1,000 feet of the property. Based on this information, air quality does not appear to be of concern at the property at this time.

6.8 ELECTRIC MAGNETIC FIELDS

No high-voltage power transmission lines (60kV and higher) were identified at the property. High-voltage power transmission lines were observed crossing the north adjoining property. Overhead powerlines were observed on the east side of S. Three B's and K Road, west of the property.

6.9 HISTOPLASMOSIS

GCI did not observe significant concentrations of animal droppings on the property. Therefore, histoplasmosis does not appear to be of concern at the property at this time.

6.10 MOLD

No buildings are present on the property; therefore, mold growth is not currently a concern for the property.

6.11 FARMLAND PROTECTION

GCI requested the Delaware Soil and Water Conservation District (SWCD), the Certified Local Sponsor for the Ohio Preserved Farmland program in Ohio, for information regarding any farmland preservation agreements for the property. Ms. Rebecca J. Longsmith, a Resource Conservationist with Delaware SWCD, responded to the request with an e-mail on May 15, 2020. Ms. Longsmith indicated the property is not listed as having farmland preservation easements.

⁸ <https://epa.maps.arcgis.com/apps/webappviewer/>

⁹ <https://www.epa.gov/toxics-release-inventory-tri-program>

¹⁰ <https://www.epa.gov/enviro/icis-air-search>

6.12 ENVIRONMENTAL JUSTICE

GCI reviewed the EJScreen Report for the property, available from the U.S. EPA website¹¹. This report did not identify superfund NPL or hazardous waste treatment, storage, and disposal facilities (TSDF) located within a 1-mile radius of the property. A copy of the EJScreen report for the property is provided in Appendix A.

In addition, the project is not expected to have adverse environmental effects on minority or low-income populations.

6.13 RADON

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in soil and bedrock. The EPA action level for annual residential exposure to radon is 4.0 picocuries per liter of air (pCi/L). Review of the attached EPA Map of Radon Zones indicates the property is located in Zone 1 with a predicted average indoor radon screening level greater than 4.0 pCi/L.

According to the ERS report, the average radon level in the zip code where the property is located (43021) is 6.52 pCi/L. The United States Environmental Protection Agency recommends additional assessment and remediation for homes with radon levels exceeding 4 pCi/L.

No buildings are present at the property. To determine actual site-specific radon levels, it would be necessary to perform radon tests by a state-certified radon professional.

6.14 TRAFFIC HAZARDS

S. Three B's and K Road borders the residential parcels on the west side of the property, and State Route 71 is approximately 690 feet east of the property. The area is developed with modern traffic signals and signs. Traffic hazards; therefore, are unlikely to be a concern. A traffic count study is beyond the scope of this Phase I ESA.

6.15 EXPLOSION HAZARDS

The *National Pipeline Mapping System (NPMS) Public Viewer* website¹² did not identify high pressured buried gas lines or hazardous liquid pipelines within 220 yards of the property. No high pressure buried gas lines or liquefied petroleum transportation pipelines were identified on the property. A National Pipeline Mapping System map depicting the property and property area is provided in Appendix A.

GCI did not observe signs of USTs or ASTs at the property or at the adjoining properties when observed from the property.

GCI reviewed the *Oil and Gas Well Locator* map, available from the Ohio Department of Natural Resources (ODNR) – Division of Oil and Gas Resources website¹³ in order to research oil and gas wells in the property vicinity. According to the map, no oil or gas wells are identified at the property or within a 1-mile radius of the property. A copy of the reviewed map is provided in Appendix A.

¹² <https://pvnpm.phmsa.dot.gov/PublicViewer/>

¹³ <http://oilandgas.ohiodnr.gov/>

No explosion hazards were observed at or adjoining to the property. Explosion hazards; therefore, are unlikely to be a concern.

6.16 UNDERGROUND MINES, SINK HOLES, OR TUNNELS

The property is in an area primarily underlain by shale bedrock. Sink holes are commonly associated with karst topography, which can form from the dissolution of carbonate bedrock near the ground surface. The attached ODNR Division of Geological Survey *Ohio Karst Areas* map indicates the property is not in an area known to contain karst features.

GCI reviewed the *Underground Mine Locator* map, available on the Ohio Department of Natural Resources (ODNR) – Division of Mineral Resources website¹⁴. According to the map, no abandoned underground mines are located in the property vicinity. A copy of the reviewed map is provided in Appendix A.

GCI did not observe evidence of mines, sink holes, or tunnels on the property during the site reconnaissance.

6.17 SOIL SUITABILITY

The USDA Web Soil Survey website indicated the property soils are rated as follows:

Map Unit Name	% Slope	Rating Class Dwellings without Basements	Rating Class Dwellings with Basements
Bennington silt loam (BeA)	0-2	Very limited	Very limited
Bennington silt loam (BeB)	2-6	Very limited	Very limited
Cardington silt loam (Crd1B1)	2-6	Very limited	Very limited
Cardington silt loam, eroded (Crd1C2)	6-12	Very limited	Very limited
Pewamo silty clay loam (PwA)	0-1	Very limited	Very limited

The client has engaged GCI to perform a site-specific traditional geotechnical engineering subsurface exploration at the property (GCI project number 20-G-24100). Please refer to the forthcoming subsurface exploration report for information about specific subsurface conditions at the property.

6.18 STEEP SLOPES, LAKES, PONDS, OR CULVERTS

GCI did not observe steep slopes, lakes, ponds, culverts, swales, eroded soils, ground subsidence, or other unusual conditions at the property.

6.19 ZONING CODE VIOLATIONS

The property is zoned PMUD Overlay for Planned Mixed Use District Overlay. This appears consistent with the proposed property use; therefore, zoning code violations would not be warranted for the property.

¹⁴ <http://minerals.ohiodnr.gov/abandoned-mine-land-reclamation/mine-locators>

7.0 ADDITIONAL CONSIDERATIONS REQUIRED BY HUD

This section includes additional items requiring consideration by HUD. These items are not considered recognized environmental conditions as defined by ASTM Practice E1327-13.

7.1 COASTAL BARRIER RESOURCES

The property is not located in a coastal area; therefore, coastal barriers are not a concern.

7.2 HISTORIC PRESERVATION

GCI submitted a Section 106 Project Summary Form to the State Historic Preservation Office (SHPO). A copy of the form is provided in Appendix C. Their response is pending.

7.3 NOISE ABATEMENT

GCI reviewed USGS topographic maps to identify potential noise hazards in the property area. Based on this review, there are no railroads within 3,000 feet of the property, no military airfields within 15-miles of the property, and no civil airports within 5-miles of the property.

Roadways in the property area include Interstate 71, a multi-lane interstate highway, and S. Three B's and K Road, a two-lane, two-way, asphalt-paved road bordering the west side of the property.

Areas surrounding the property consist of agricultural and wooded land with residential and commercial uses; therefore, the property does not appear to be located near a major noise source. No significant sources of noise were noted in the property area during the site reconnaissance. Therefore, noise abatement does not appear to be of concern for the property. Testing for noise levels at the property is beyond the scope of this report.

7.4 HAZARDOUS INDUSTRIAL OPERATIONS

GCI did not observe explosive or flammable materials on or near the property during the site reconnaissance. The property is not used for industrial purposes; therefore, hazardous industrial operations are not a concern for the property.

7.5 AIRPORT HAZARDS

The USGS topographic maps indicate the property is not located within 3,000 feet from the end of a civil airport runway or within 2.5-miles from the end of a military field runway. Therefore, airport hazards do not appear to be a concern for the property.

7.6 TOXIC MATERIALS AND RADIOACTIVE MATERIALS

GCI did not identify toxic or solid waste landfills within 3,000 feet of the property. The property and adjoining properties do not store, treat, or dispose of toxic or radioactive materials.

7.7 ENDANGERED SPECIES

GCI reviewed the Department of Interior's list of endangered and threatened species for Delaware County. Species listed for Delaware County include the Indiana bat, Northern Long-Eared bat, Rabbitsfoot, Rayed bean, Snuffbox mussel, and Running Buffalo clover. A technical assistance request was submitted to the Department of Interior on May 20, 2020, for further review of the property. A copy of the request is provided in Appendix C. Their response is pending.

7.8 SOLE SOURCE AQUIFERS

The property is not located in a known sole source aquifer area of Ohio. The Sole Source Aquifers in Ohio map is provided in Appendix A.

7.9 FARMLAND PROTECTION

GCI requested the Delaware Soil and Water Conservation District (SWCD), the Certified Local Sponsor for the Ohio Preserved Farmland program in Ohio, for information regarding any farmland preservation agreements for the property. Ms. Rebecca J. Longsmith, a Resource Conservationist with Delaware SWCD, responded to the request with an e-mail on May 15, 2020. Ms. Longsmith indicated the property is not listed as having farmland preservation easements.

7.10 UNIQUE NATURAL FEATURES AND AREAS

GCI did not observe cliffs, bluffs, public/private scenic areas, or any other unique natural resources on or near the property during the site reconnaissance. Therefore, unique natural features do not appear to be of concern for this project.

7.11 SITE SUITABILITY, ACCESS, AND COMPATIBILITY WITH SURROUNDING DEVELOPMENT

GCI did not observe landfills, dumps, solid waste disposal facilities, potential air-polluting facilities, or large industrial facilities within the project area. Therefore, site suitability and compatibility issues do not appear to be a concern for this project.

7.12 SOIL STABILITY, EROSION, AND DRAINAGE

GCI did not observe steep slopes, lakes, ponds, culverts, swales, eroded soils, ground subsidence, or other unusual conditions at the property. GCI did not observe evidence of mines, sinkholes, or tunnels on the property during our site reconnaissance.

7.13 NUISANCES AND HAZARDS

GCI is unaware of other hazards or nuisance issues for the proposed project as it relates to the information reviewed for this Phase I ESA.

8.0 DATA GAPS, DATA FAILURES, AND DEVIATIONS

This section describes the lack of, or inability to obtain, information required by this practice despite good faith efforts. This section also lists deviations from the ASTM practice, if any.

GCI believes there were no data gaps or data failures of historic research, interviews, or requested information (as defined in ASTM E 1527-13 Section 3.2.20 and Section 3.2.21) that would result in altering our findings, opinions, and conclusions listed below. It is important to

note that unexpected conditions may arise on any property. Identifying such conditions may not be attainable through the scope and limitations of ASTM practice E 1527-13.

In our opinion, there were no major deviations in this report from ASTM practice E 1527-13. GCI was unaware of minor deviations from the scope and limitations of ASTM practice E 1527-13.

9.0 FINDINGS, OPINIONS, AND CONCLUSIONS

GCI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the vacant property located at S. Three B's and K Road in Berkshire Township, Delaware County, Ohio. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report.

The property comprises approximately 60 acres of vacant agricultural and wooded land identified by Delaware County parcel numbers 41723001023000, 41723001026000, and 41723001027000. Historically, the property has been used for agricultural land.

The Phase I ESA has revealed no evidence of a recognized environmental condition (REC) in connection with this property. Therefore, it is the opinion of GCI that additional assessment of the property for a REC is not necessary at this time.

The vapor encroachment screen (VES) performed as part of the Phase I ESA indicated a vapor encroachment condition (VEC) from chemicals of concern (COCs) does not exist in the subsurface at the property.

10.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Prepared by:

Tasnima Uddin
Environmental Scientist



Kevin J. Fulk, EP, MBA
Vice President – Environmental Services

Reviewed by:



Matthew R. Kaminski, EP
Senior Project Manager – Environmental Services

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS PARTICIPATING IN THE PHASE I ENVIRONMENTAL ASSESSMENT

The following pages provide resumes of the environmental professionals participating in the development of this Phase I ESA report.



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CONSULTANTS INC.

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720 Greencrest Drive
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614.895.1171 **fax**

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330.965.1400 **phone**
330.965.1410 **fax**

DAYTON OFFICE
2380 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

www.gci2000.com

Tasnima Uddin
Environmental Scientist

Education:

2018 - B.S. Environmental Engineering – The Ohio State University, College of Engineering

Experience & Qualifications:

Since joining GCI in 2019, Ms. Uddin has been responsible for assisting in conducting environmental site assessments (ESAs) on sites for residential and commercial projects in Ohio. Environmental reporting includes support for Phase I ESA reports satisfying HUD, FHA, and OHFA lending requirements for federal and state funded projects. Ms. Uddin also has performed field monitoring of rammed aggregate pier (RAP) construction projects, concrete testing, and footing inspections.

Selected Projects:

- Performed Phase I ESA services for a vacant property proposed for a low income affordable housing project in Columbus, OH.
- Performed Phase I ESA services for the proposed Sophie Village housing project in Columbus, OH.
- Performed Phase I ESA services of a residential property for future development in Delaware County, OH.
- Performed Phase I ESA services for an office property project in Beavercreek, OH.
- Provided field observations for subsurface aggregate piers, deep foundation installations.
- Inspected reinforcing steel on foundation footing based on foundation plan details.
- Performed concrete testing to record slump, temperature, and air.



Kevin J. Fulk, MBA, EP. MBA, LEED AP
Vice President – Environmental Services

- **Education:**
BS Architectural / Environmental Design – Bowling Green State University.
Bowling Green, OH (1992)
MBA Business Administration – Capital University, Columbus, OH (2000)
- **Active Registration & Certification:**
Evaluation Specialist No. 31832 – Ohio Certified Asbestos Hazard (1989)
Construction Documents Technologist (1993)
OSHA 40-Hr. Hazardous Waste Operations (1996)
LEED Accredited Professional (2009)
Vapor Encroachment Screening (2012)

Mr. Fulk graduated from GBA's *Fundamentals of Professional Practice (FOPP)* course in 2006.

- **Experience & Qualifications:**
Mr. Fulk's experience includes project management of environmental studies including Phase I & II Environmental Site Assessments, asbestos surveys, operations and maintenance plans for buildings with asbestos containing materials, hazardous materials surveys, and wetland assessments.

With more than 27 years' experience as an environmental consultant, Mr. Fulk has provided field monitoring of asbestos abatement projects collected water and soil samples for laboratory analysis; environmental proposal/report preparation; and in-house report reviews. Environmental reporting includes satisfying HUD, FHA, and OHFA lending requirements for federal and state funded projects.

Since joining GCI in 1995, Mr. Fulk has been responsible for conducting environmental studies on sites for schools, retail, student housing, hospitals, industrial, residential, commercial office, agricultural, dry cleaners and gasoline station projects throughout Ohio and neighboring states.

Mr. Fulk is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation and ASTM Practice E1527-13. Mr. Fulk is a Trustee and Treasurer in the Building Environment Council of Ohio.

Selected Projects:

- Phase I & II ESAs of more than 30 parcels at The Waterfront, a redevelopment of a former steel mill into a mixed-use development, Pittsburgh, PA.
- Provided asbestos abatement monitoring for the Ohio Statehouse renovation projects, various government institutions and utility facilities, and school buildings.
- Performed asbestos surveys of numerous Central Ohio projects including Morse Centre, Town & Country Shopping Center and the Worthington Mall.
- Performed hazardous materials and asbestos surveys for the Grandview Yard project, Grandview Heights, OH.



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Matthew R. Kaminski, EP
Senior Project Manager
Environmental Services

▪ **Education:**

2003 BS Environmental Geography, Ohio University

▪ **Active Registration & Certification:**

2006 38 Hour Army Corps of Engineers Wetland Delineation & Management
Training Program
2011 OSHA 40-hour Hazardous Waste Operations

Matt Kaminski is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation, and by ASTM Practice E1527-13.

▪ **Experience & Qualifications:**

Since joining GCI in 2005, Mr. Kaminski has been responsible for conducting numerous Phase I environmental site assessments (Phase I ESAs) of residential, commercial, industrial, and agricultural properties in Ohio, Michigan, West Virginia, and Pennsylvania.

Mr. Kaminski is responsible for preparing reports required to meet compliance under the American Society for Testing and Materials (ASTM), and Federal, State, and local regulations including the National Environmental Policy Act (NEPA), Ohio Department of Development (ODOD), Ohio Housing Finance Agency (OHFA), United States Army Corps of Engineers (USACE), Ohio Environmental Protection Agency (Ohio EPA), and the U.S. Department of Housing and Urban Development (HUD).

Mr. Kaminski's experience includes managing and performing multidisciplinary environmental projects including Phase I ESAs, Ohio Voluntary Action Program (Ohio VAP) Phase I property assessments, wetland delineations, stream evaluations, 401/404 permit applications, groundwater sampling, and hazardous materials surveys.

▪ **Selected Projects**

- Performed ground water well development and sampling using low-flow methods in accordance with Ohio EPA requirements for numerous Ohio Voluntary Action Program (VAP) projects.
- multiple hazardous materials surveys and Phase I ESAs for the Grandview Yard project, Grandview Heights, OH
- Phase I ESA Nine Brookside Corporate Center Office Buildings, Westerville, OH
- Phase I ESA Shell Station, Bexley, Franklin County, OH
- Jurisdictional Water Delineation 25-Acre Property, Mansfield, OH
- Phase I ESA Proposed Multi-Family Development Property, Proprietors Road, Worthington, Franklin County, OH
- Phase I ESA and Preliminary Wetland and Stream Assessment 7+ Acre Proposed Office/Warehouse Property, Delaware, Delaware County, OH



GEOTECHNICAL
CONSULTANTS INC.



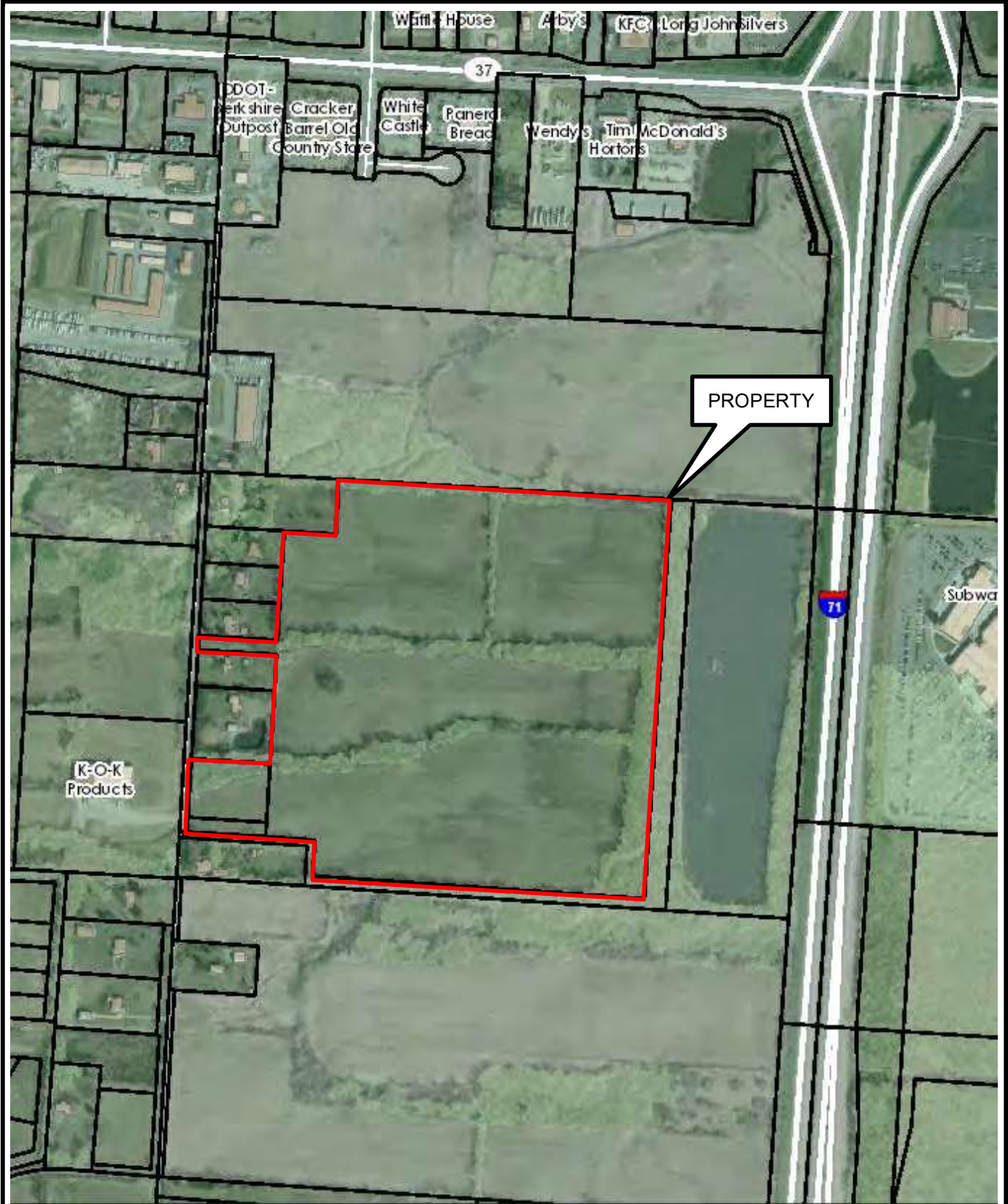
APPENDIX A – Maps and Physical Setting Information



North

**VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO**





North

VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO





RDL ARCHITECTS
14000 Greencrest Drive
Westerville, Ohio 43081
614-895-1400
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DEVELOPER: GCI
PROJECT NO.: 20-E-24100
DATE: 08/20/2020

FOUR WINDS
COMMONS

ISSUE
PROPOSED SITE PLAN

SCALE: 1" = 50'

PROPOSED SITE PLAN

DATE: 08/20/2020
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 50'

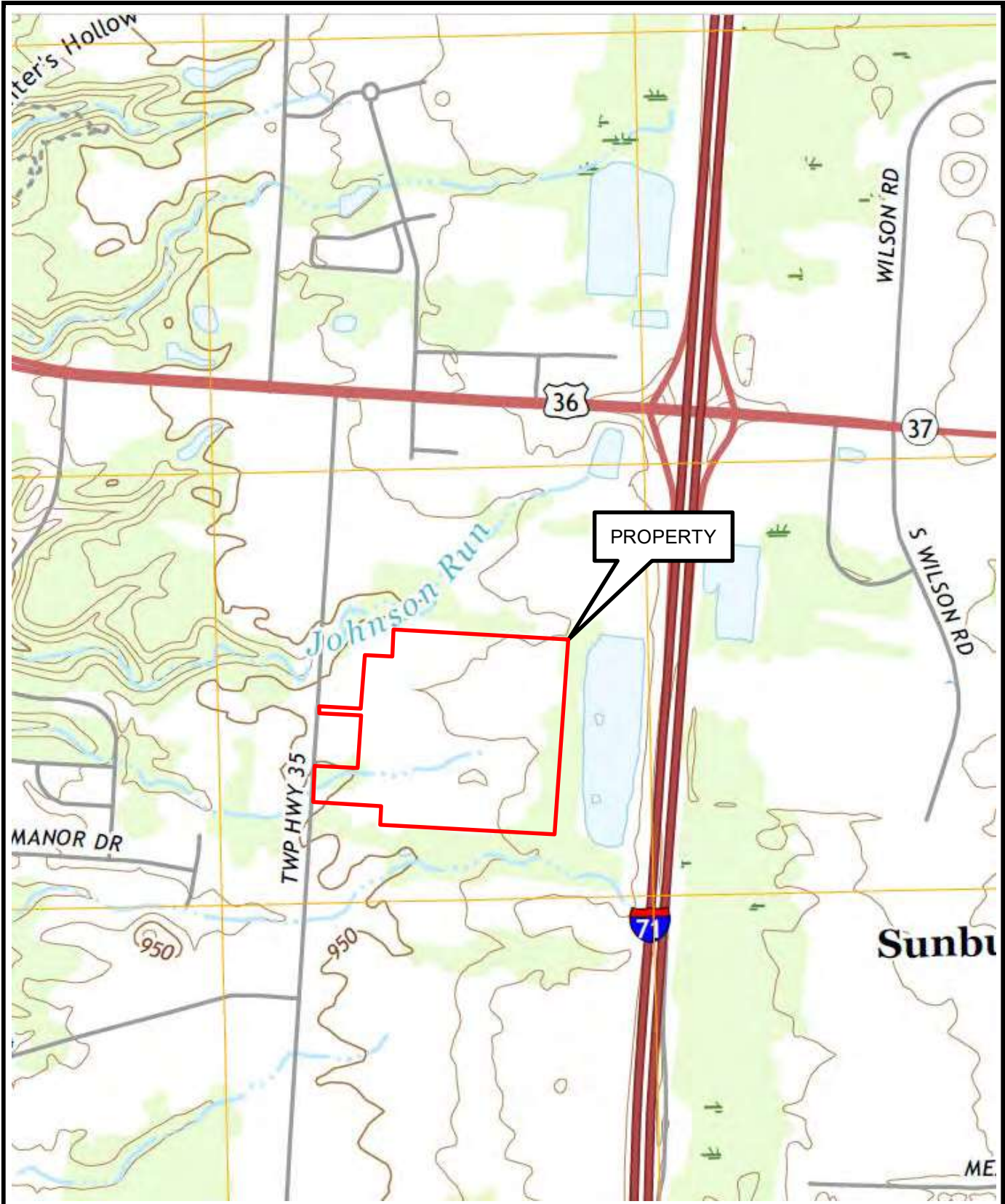
A1.10

REQUIRED	PROVIDED
PERMITTED USES	MULTI-FAMILY RESIDENTIAL
PROPOSED	MULTI-FAMILY RESIDENTIAL
APPLICABLE	4-100
UNIT COUNT	285 UNITS
LOT SIZE	3640
IMPERVIOUS SURFACE	50% MAX
LANDSCAPE SETBACK	5'
PARKING SETBACK	10'
DRIVEWAY SETBACK	10'
SCREENING SETBACK	10'
OVERALL PARKING	100 SPACES
PERMITTED USES	MULTI-FAMILY RESIDENTIAL
PROPOSED	MULTI-FAMILY RESIDENTIAL
APPLICABLE	4-100
UNIT COUNT	285 UNITS
LOT SIZE	3640
IMPERVIOUS SURFACE	50% MAX
LANDSCAPE SETBACK	5'
PARKING SETBACK	10'
DRIVEWAY SETBACK	10'
SCREENING SETBACK	10'
OVERALL PARKING	100 SPACES



VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO

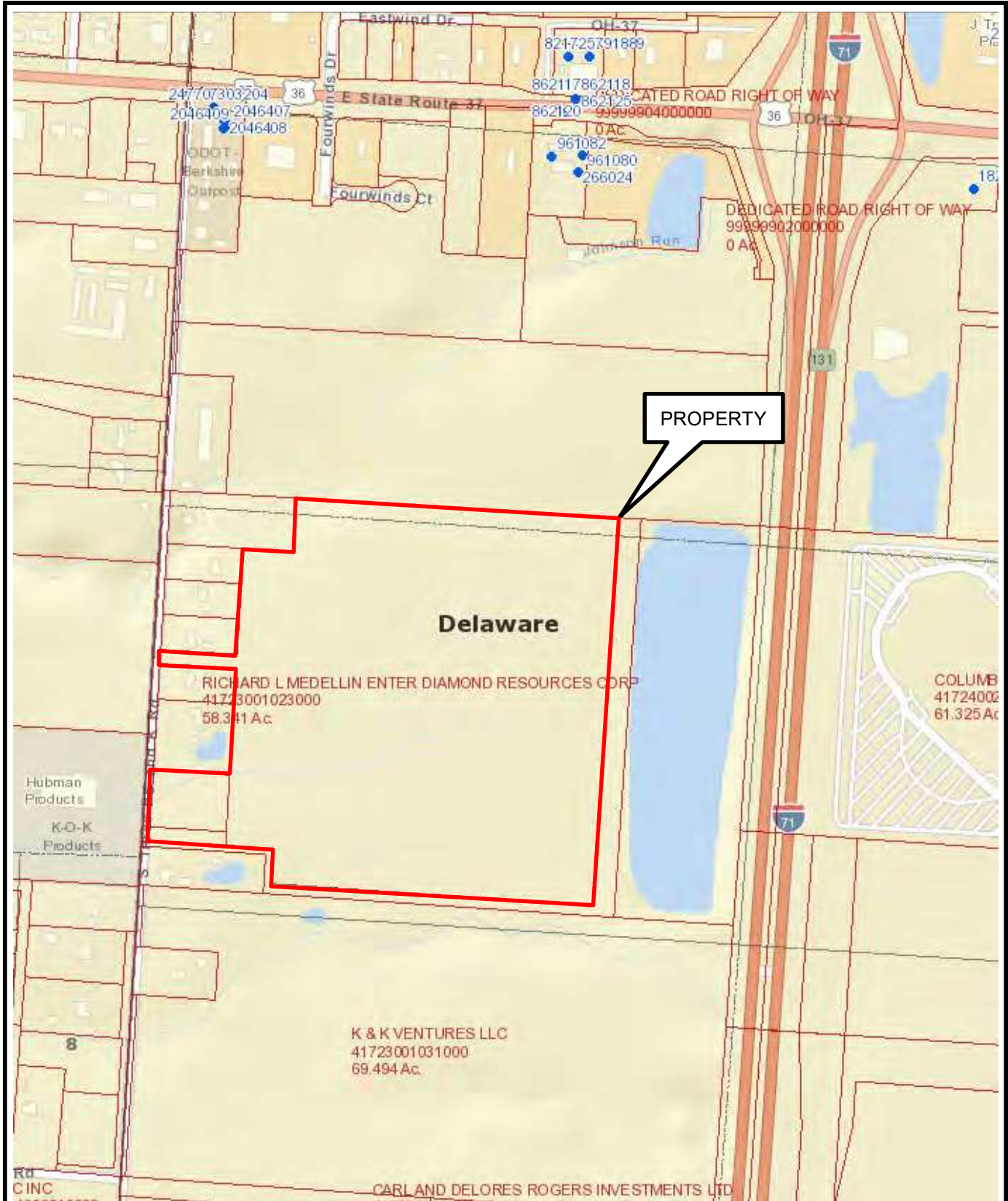




North

VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO





North

VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO





Water Well Log and Drilling Report

Ohio Department of Natural Resources
Division of Soil and Water
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: **212948**

[View Image of Original Well Log](#)

ORIGINAL OWNER AND LOCATION

Original Owner Name: *STATE HIGHWAY DEPT O*

County: *DELAWARE*

Township: *BERKSHIRE*

Address: *171*

City:

State: *OH*

Location Number: *40*

Location Map Year: *1981*

Latitude: *40.251528*

Longitude: *-82.927685*

Section Number:

Lot Number:

Zip Code:

Location Area:

CONSTRUCTION DETAILS

Borehole Diameter: 1:
2:

Borehole Depth: 1: *91 ft.*
2:

Depth to Bedrock:

Casing Diameter: 1: *6.06 in.*
2:

Casing Length: 1: *18 ft.*
2:

Casing Thickness: 1:
2:

Casing Height Above Ground:

Aquifer Type: *SHALE*

Date of Completion: *7/6/1961*

Total Depth: *91 ft.*

Well Use:

Driller's Name: *B & B WELL DRILLING*

Screen Diameter:

Slot Size:

Screen Length:

Type:

Material:

Set Between:

Gravel Pack Material/Size:

Vol/Wt Used:

Method of Installation:

Placed:

Grout Material/Size:

Vol/Wt Used:

Method of Installation:

Placed

WELL TEST DETAILS

Static Water Level:

Test Rate: *20 gpm*

Associated Reports

Drawdown: *999 ft.*

Test Duration: *2 hrs.*

COMMENTS:

WELL LOG

Formations	From	To
CLAY	0	13
SHALE	13	91
WATER AT		13

[Printing Tips](#) (opens in new window)

[Print This Page](#) | [Return to County Search](#)

[Well log questions](#) - [Web site questions](#) - [Web policies](#)



Water Well Log and Drilling Report

Ohio Department of Natural Resources
Division of Soil and Water
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: **182915**

[View Image of Original Well Log](#)

ORIGINAL OWNER AND LOCATION

Original Owner Name: *PHILLIPS 66*

County: *DELAWARE*

Address: *SR 37*

City:

Location Number: *16*

Latitude: *40.265736*

Township: *BERKSHIRE*

State: *OH*

Location Map Year: *1981*

Longitude: *-82.925127*

Section Number: *2*

Lot Number:

Zip Code:

Location Area:

CONSTRUCTION DETAILS

Borehole Diameter: 1:

2:

Borehole Depth: 1: *88 ft.*

2:

Depth to Bedrock:

Casing Diameter: 1: *5 in.*

2:

Casing Length: 1: *26 ft.*

2:

Casing Thickness: 1:

2:

Casing Height Above Ground:

Date of Completion: *8/31/1956*

Driller's Name: *PLUMMER & SONS*

Screen Diameter:

Type:

Set Between:

Gravel Pack Material/Size:

Method of Installation:

Grout Material/Size:

Method of Installation:

Aquifer Type: *SHALE*

Total Depth: *88 ft.*

Slot Size:

Material:

Vol/Wt Used:

Placed:

Vol/Wt Used:

Placed

Well Use:

Screen Length:

WELL TEST DETAILS

Static Water Level: *15 ft.*

Drawdown:

Test Rate: *15 gpm*

Test Duration:

[Associated Reports](#)

COMMENTS:

WELL LOG

Formations	From	To
CLAY	0	26
UNKNOWN	0	34
SHALE	26	88
WATER AT		88

[Printing Tips](#) (opens in new window)

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[Well log questions](#) - [Web site questions](#) - [Web policies](#)



Water Well Log and Drilling Report

Ohio Department of Natural Resources
 Division of Soil and Water
 Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: **161823**

[View Image of Original Well Log](#)

ORIGINAL OWNER AND LOCATION

Original Owner Name: *BILIKAN*

County: *DELAWARE*

Address: *SR 37*

City:

Location Number: *11*

Latitude: *40.267016*

Township: *BERLIN*

State: *OH*

Location Map Year: *1981*

Longitude: *-82.942128*

Section Number: *1*

Lot Number:

Zip Code:

Location Area:

CONSTRUCTION DETAILS

Borehole Diameter: 1:
2:

Borehole Depth: 1: *65 ft.*
2:

Depth to Bedrock:

Casing Diameter: 1: *5.63 in.*
2:

Casing Length: 1: *25 ft.*
2:

Casing Thickness: 1:
2:

Casing Height Above Ground:

Date of Completion: *11/30/1955*

Driller's Name: *PLUMMER & SONS*

Screen Diameter:

Type:

Set Between:

Gravel Pack Material/Size:

Method of Installation:

Grout Material/Size:

Method of Installation:

Aquifer Type: *SHALE*

Total Depth: *65 ft.*

Well Use:

Slot Size:

Material:

Screen Length:

Vol/Wt Used:

Placed:

Vol/Wt Used:

Placed

WELL TEST DETAILS

Static Water Level: *4 ft.*

Drawdown: *61 ft.*

Test Rate: *1 gpm*

Test Duration:

[Associated Reports](#)

COMMENTS:

WELL LOG

Formations	From	To
CLAY	0	25
SHALE	25	65
WATER AT		65

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Water Well Log and Drilling Report

Ohio Department of Natural Resources
Division of Soil and Water
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: **247707**

[View Image of Original Well Log](#)

ORIGINAL OWNER AND LOCATION

Original Owner Name: STATE OF OHIO DEPT O

County: DELAWARE

Township: BERKSHIRE

Address: SR 36

City:

State: OH

Location Number: 14

Location Map Year: 1981

Latitude: 40.266688

Longitude: -82.936714

Section Number:

Lot Number:

Zip Code:

Location Area:

CONSTRUCTION DETAILS

Borehole Diameter: 1:
2:

Borehole Depth: 1: 50 ft.
2:

Depth to Bedrock:

Casing Diameter: 1: 6 in.
2:

Casing Length: 1: 50 ft.
2:

Casing Thickness: 1:
2:

Casing Height Above Ground:

Aquifer Type: SHALE

Date of Completion: 4/18/1960

Total Depth: 50 ft.

Well Use:

Driller's Name: MAY H J

Screen Diameter:

Slot Size:

Screen Length:

Type:

Material:

Set Between:

Gravel Pack Material/Size:

Vol/Wt Used:

Method of Installation:

Placed:

Grout Material/Size:

Vol/Wt Used:

Method of Installation:

Placed

WELL TEST DETAILS

Static Water Level: 2 ft.

Test Rate: 15 gpm

Associated Reports

Drawdown:

Test Duration: 36 hrs.

COMMENTS:

WELL LOG

Formations	From	To
DIRT	0	10
LOOSE SHALE	10	15
SAND & GRAVEL	15	25
SHALE	25	50

[Printing Tips](#) (opens in new window)

[Print This Page](#) | [Return to County Search](#)

[Well log questions](#) - [Web site questions](#) - [Web policies](#)

























North

VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, V, AP3
	With BFE or Depth Zone AE, AH, VE, AP
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
	Area of Minimal Flood Hazard Zone A
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transsect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transsect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. If it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/5/2020 at 4:03:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette



North

VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO











NWI Map



U.S. Fish and Wildlife Service
National Wetlands Inventory



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

- May 1, 2020
- Wetlands**
-  Estuarine and Marine Deepwater
 -  Estuarine and Marine Wetland
 -  Freshwater Emergent Wetland
 -  Freshwater Forested/Shrub Wetland
 -  Freshwater Pond
 -  Lake
 -  Other
 -  Riverine



VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO

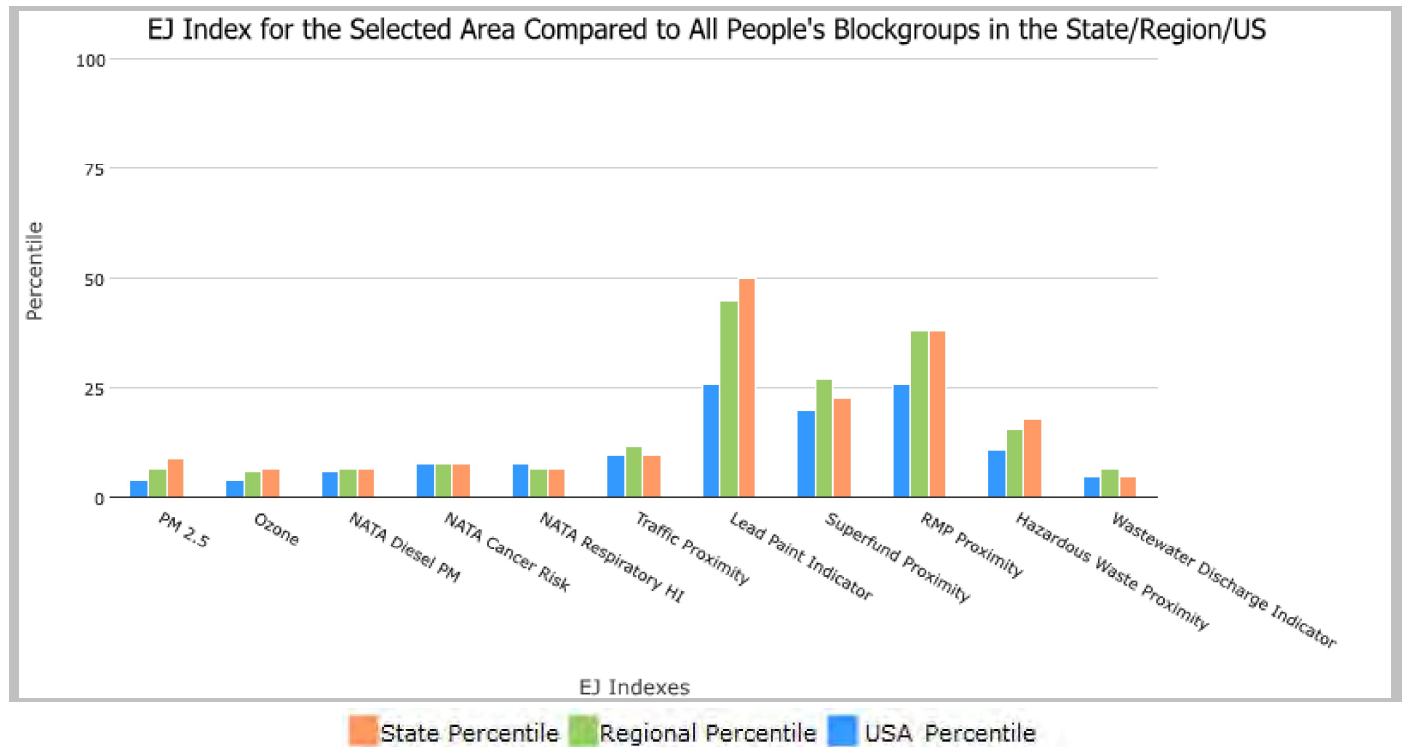


1 miles Ring Centered at 40.259727,-82.933388, OHIO, EPA Region 5

Approximate Population: 285

Input Area (sq. miles): 3.14

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	9	7	4
EJ Index for Ozone	7	6	4
EJ Index for NATA* Diesel PM	7	7	6
EJ Index for NATA* Air Toxics Cancer Risk	8	8	8
EJ Index for NATA* Respiratory Hazard Index	7	7	8
EJ Index for Traffic Proximity and Volume	10	12	10
EJ Index for Lead Paint Indicator	50	45	26
EJ Index for Superfund Proximity	23	27	20
EJ Index for RMP Proximity	38	38	26
EJ Index for Hazardous Waste Proximity	18	16	11
EJ Index for Wastewater Discharge Indicator	5	7	5

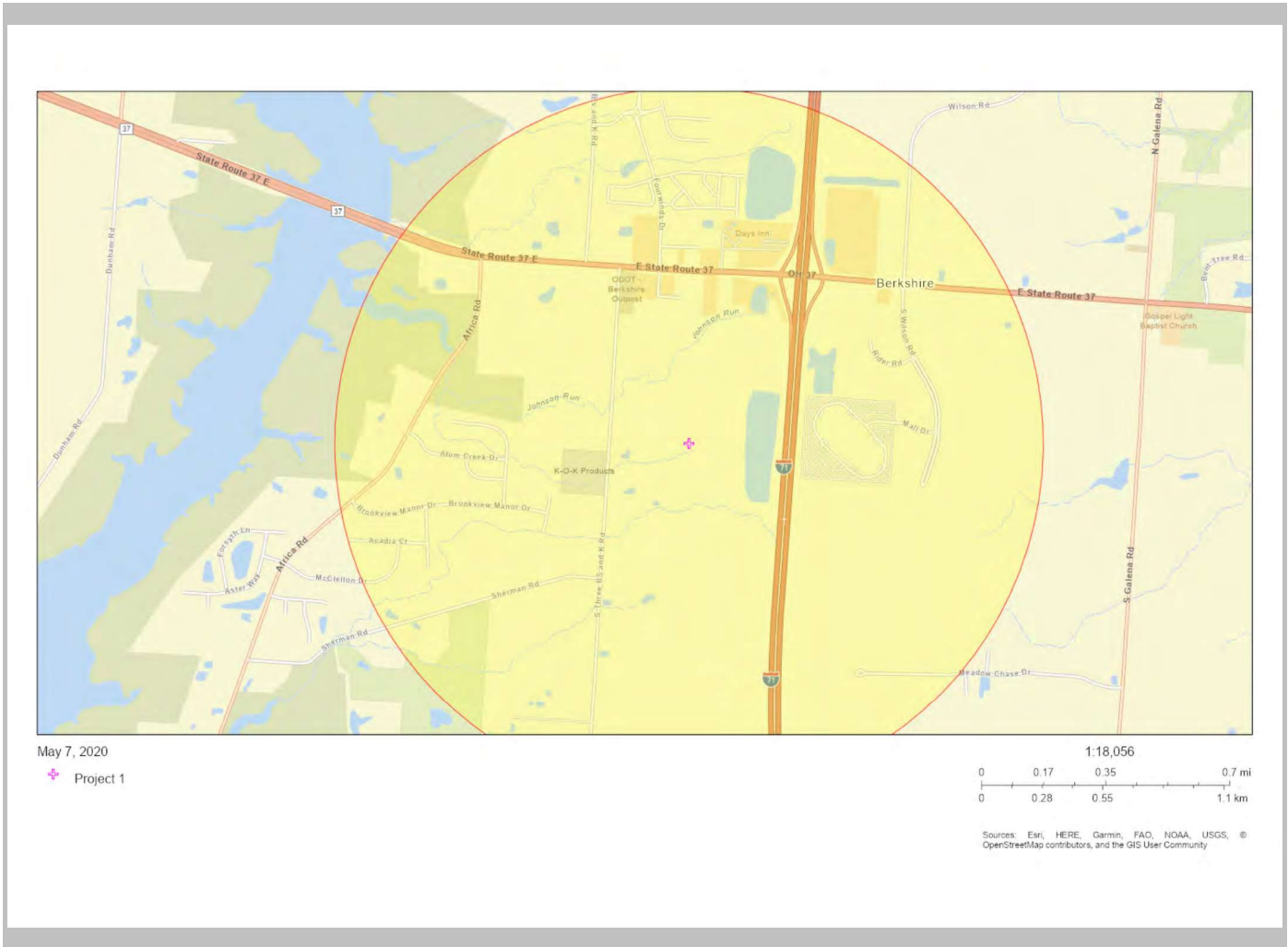


This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

1 miles Ring Centered at 40.259727,-82.933388, OHIO, EPA Region 5

Approximate Population: 285

Input Area (sq. miles): 3.14



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

EJSCREEN Report (Version 2019)



1 miles Ring Centered at 40.259727,-82.933388, OHIO, EPA Region 5

Approximate Population: 285

Input Area (sq. miles): 3.14

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$)	8.48	9.09	11	8.63	30	8.3	54
Ozone (ppb)	46.9	46	69	43.4	92	43	80
NATA* Diesel PM ($\mu\text{g}/\text{m}^3$)	0.398	0.416	53	0.446	50-60th	0.479	50-60th
NATA* Cancer Risk (lifetime risk per million)	25	26	44	26	<50th	32	<50th
NATA* Respiratory Hazard Index	0.33	0.34	49	0.34	50-60th	0.44	<50th
Traffic Proximity and Volume (daily traffic count/distance to road)	210	400	58	530	54	750	49
Lead Paint Indicator (% Pre-1960 Housing)	0.063	0.41	13	0.38	16	0.28	31
Superfund Proximity (site count/km distance)	0.036	0.095	40	0.13	27	0.13	31
RMP Proximity (facility count/km distance)	0.11	0.7	12	0.82	13	0.74	18
Hazardous Waste Proximity (facility count/km distance)	0.49	1.6	46	1.5	45	4	51
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	0.035	0.23	84	0.82	81	14	85
Demographic Indicators							
Demographic Index	12%	26%	23	28%	20	36%	12
Minority Population	17%	20%	63	25%	55	39%	33
Low Income Population	7%	33%	8	31%	8	33%	8
Linguistically Isolated Population	0%	1%	68	2%	58	4%	45
Population With Less Than High School Education	1%	10%	8	10%	9	13%	8
Population Under 5 years of age	5%	6%	47	6%	45	6%	44
Population over 64 years of age	12%	16%	33	15%	38	15%	43

* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <https://www.epa.gov/national-air-toxics-assessment>.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

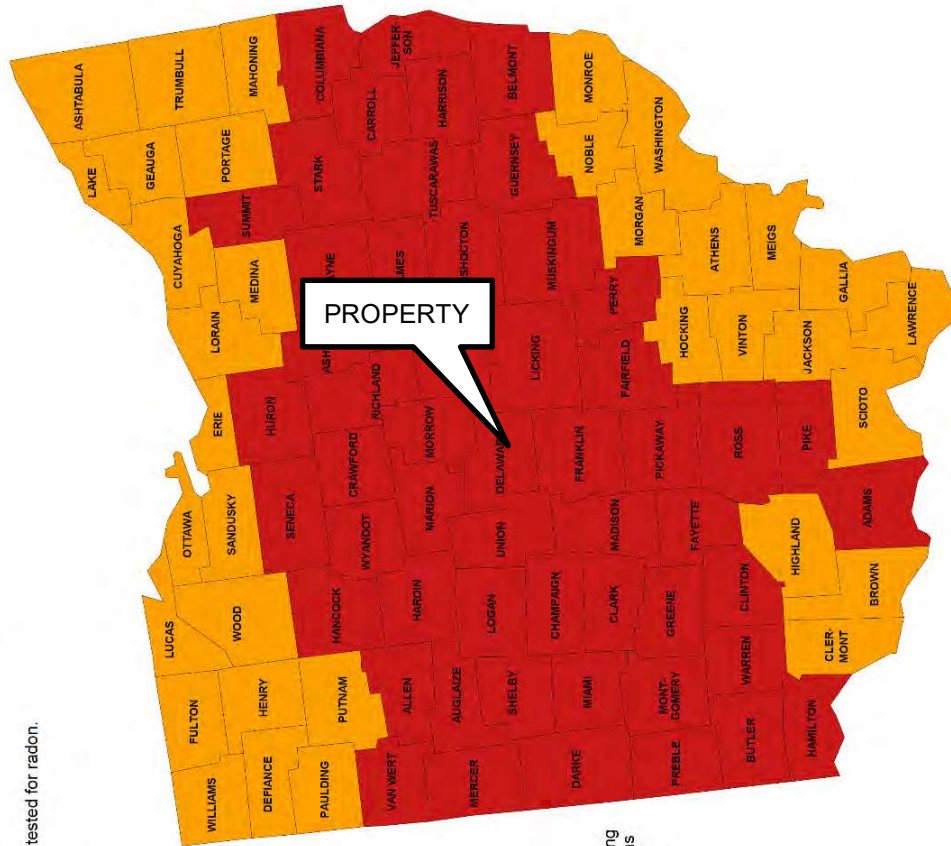
OHIO - EPA Map of Radon Zones

<http://www.epa.gov/radon/zonemap.html>

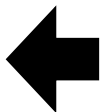
The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes.

This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

All homes should be tested, regardless of zone designation.



IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Ohio" (USGS Open-file Report 93-292-E) before using this map. <http://energy.cr.usgs.gov/radon/gripinfo.html>. This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.

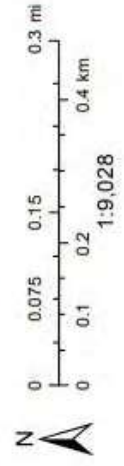
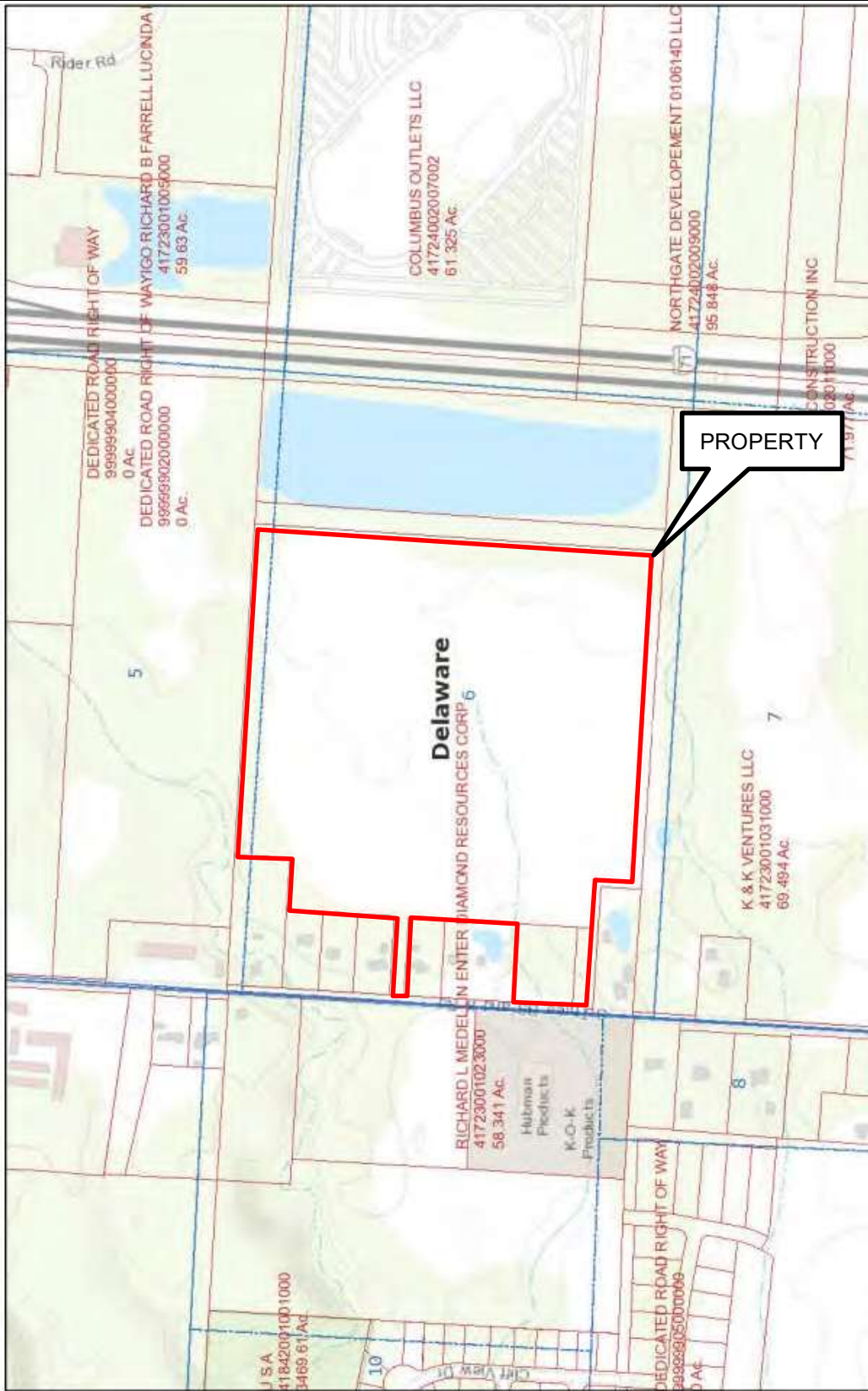


North

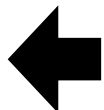
VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO



Ohio Oil & Gas Wells



- May 5, 2020
- Counties
 - Current Township
 - Land Subdivision
 - Statewide Parcels

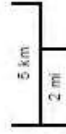


North

VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO



- Legend**
- Gas Transmission Pipelines
 - Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for conducting a site investigation or other engineering activities. Please call 811 before any digging occurs.

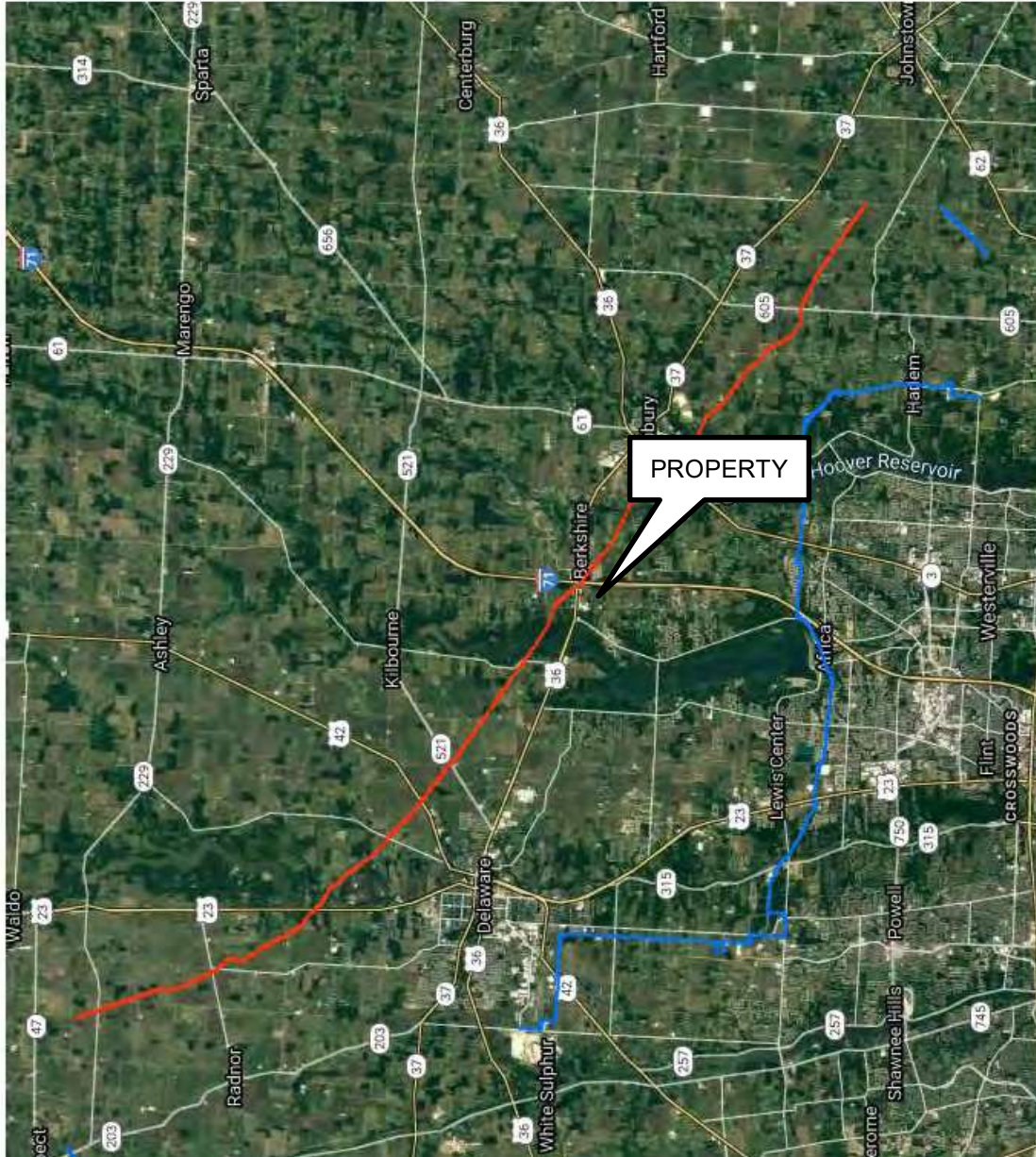
Questions regarding this map or its contents can be directed to mams@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.rpms.pnmsa.dot.gov

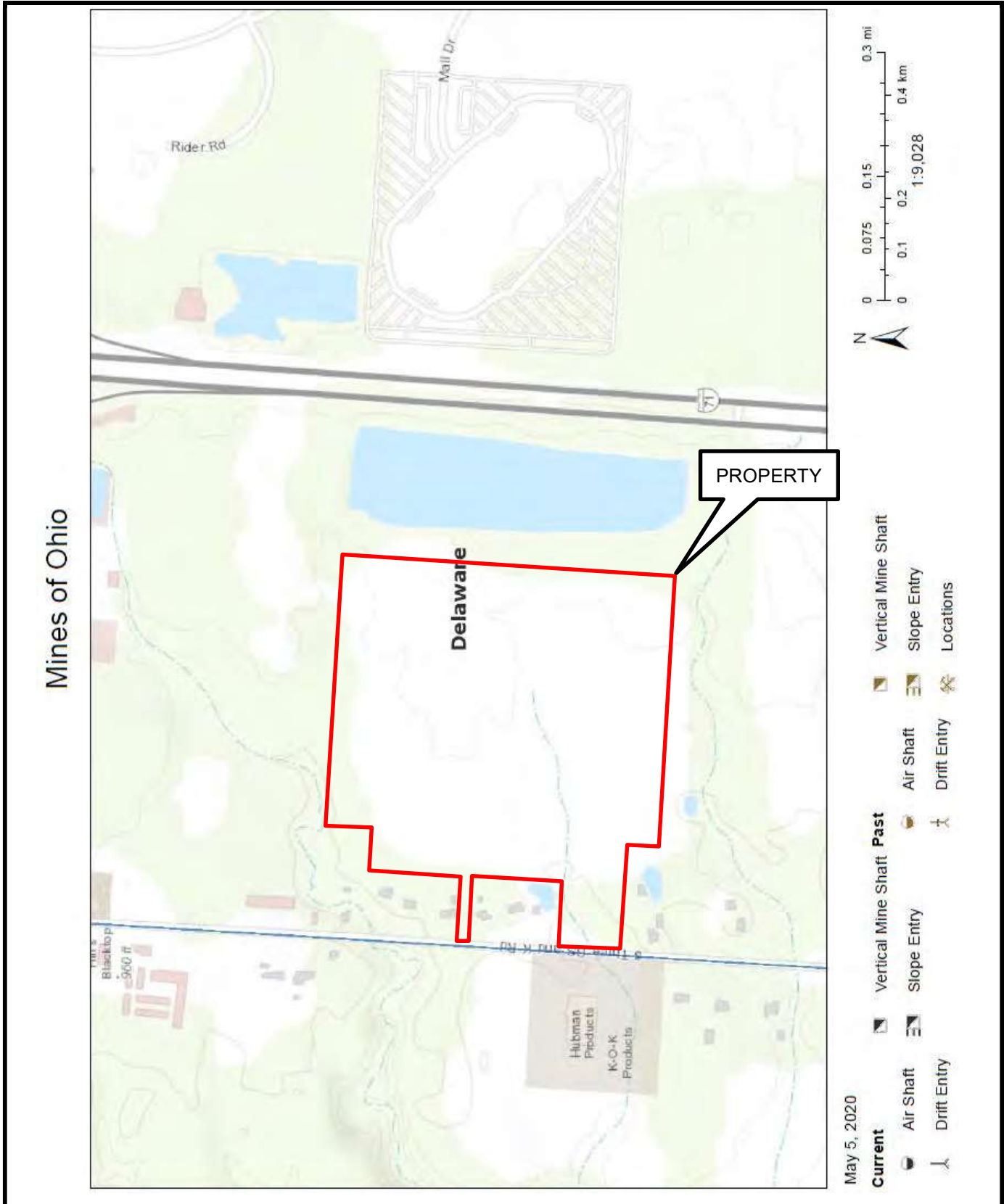
Date Printed: May 07, 2020



North

VACANT PROPERTY - 60± ACRES
 S. THREE B'S & K ROAD
 BERKSHIRE TWP., DELAWARE COUNTY, OHIO





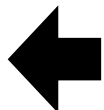
Mines of Ohio

Delaware

PROPERTY

Blacktop
560 ft

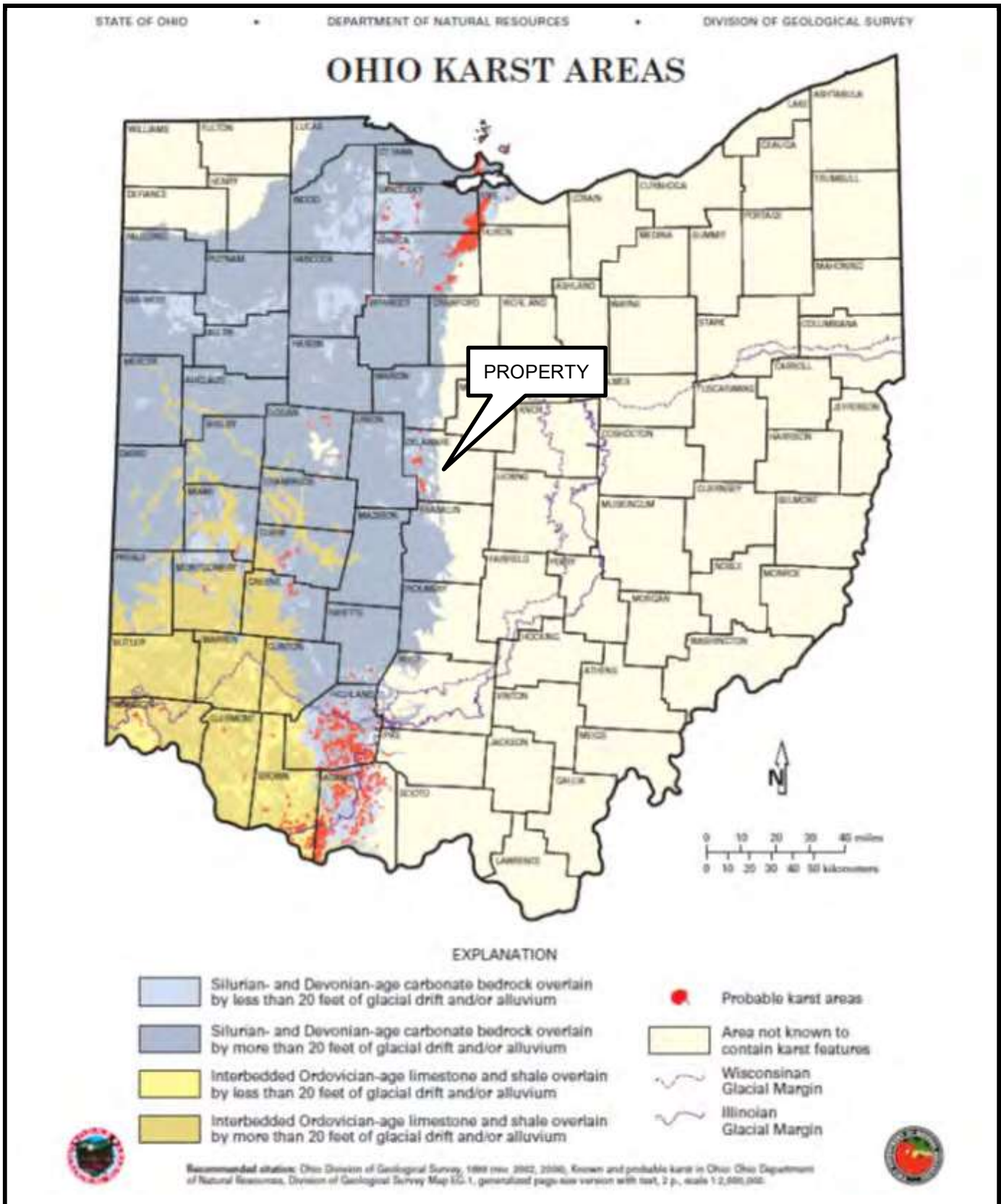
Hubman
Products
K-O-K
Products



North

VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO





VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO





North

**VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO**





GEOTECHNICAL
CONSULTANTS INC.



APPENDIX B – Ownership and Historical Information

417-230-01-023-000

Property Information

Parcel Number	417-230-01-023-000	Property Address:	
Owner Name	RICHARD L MEDELLIN ENTER DIAMOND RESOURCES CORP	S THREE B'S & K RD	
Owner Address	S THREE B'S & K RD GALENA OH 43021	GALENA OH 43021	
Tax District	04 BERKSHIRE OLENTANGY	Tax Payer Address:	
School District	2104 OLENTANGY LSD	RICHARD L MEDELLIN ENTERP	
Neighborhood	02002 Berkshire 002	C/O PETER G BROWN CPA	
Use Code	101 Cash - grain or general farm	4850 MANNBORO DR	
Acres	58.34100	COLUMBUS OH 43220	
	Description	USA	
	LANDS 17 4 2 6		
Assessment Info		Current Value	
Board of Revision	N	Mkt Land Value	\$874,400
Homestead/Disability	N	CAUV	\$103,310
Owner Occ Credit	N	Mkt Impr Value	\$0
Divided Property	N	Total	\$874,400
New Construction	N	Current Tax	
Foreclosure	N	Tax Due	\$2,356.12
Other Assessments	N	Paid To Date	\$1,178.06
Front Ft.	N	Current Balance Due	\$1,178.06
		Recent Transfer	
		# Parcels	1
		Deed Type	
		Amount	\$0
		Sale Date	8/22/1997
		Conveyance	0
		Deed #	1165

[<< Previous Card](#) Card 1 of 0 [Next Card >>](#)

[Card - 1](#)

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	

417-230-01-023-000

Date	Sale Amount	Transfer History To	Transfer Type	Conveyance	Deed	# Parcels
08/22/1997	\$0	RICHARD L MEDELLIN ENTER	Change Owner	0	1165	1
11/22/1989	\$94,000	RIVER FOREST	Change Owner	2249		2
12/18/1987	\$70,546		Change Owner	2796		1

417-230-01-026-000

Property Information

Parcel Number Owner Name Owner Address Tax District School District Neighborhood Use Code Acres Description PT LOT 302 LOCUST GROVE NO 2	Property Address: S THREE B'S & K RD GALENA OH 43021 Tax Payer Address: DIAMOND RESOURCES CORP C/O PETER G BROWN CPA 4850 MANNBORO DR COLUMBUS OH 43220 USA
417-230-01-026-000 DIAMOND RESOURCES CORP S THREE B'S & K RD GALENA OH 43021 04 BERKSHIRE OLENTANGY 2104 OLENTANGY LSD 02002 Berkshire 002 500 Residential vacant land 1.79000	

Assessment Info	Current Value	Recent Transfer
Board of Revision N	Mkt Land Value \$77,700	# Parcels 1
Homestead/Disability N	CAUV \$2,900	Deed Type Warranty Deed
Owner Occ Credit N	Mkt Impr Value \$0	Amount \$36,000
Divided Property N	Total \$77,700	Sale Date 12/24/1998
New Construction N	Current Tax	Conveyance 5005
Foreclosure N	Tax Due \$66.48	Deed #
Other Assessments N	Paid To Date \$33.24	
Front Ft. N	Current Balance Due \$33.24	

[<< Previous Card](#) Card 1 of 0 [Next Card >>](#)

Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	

417-230-01-026-000

Date	Sale Amount	Transfer History To	Transfer Type	Conveyance	Deed	# Parcels
12/24/1998	\$36,000	DIAMOND RESOURCES CORP	Change Owner	5005		1
12/24/1998	\$36,000	RICHARD L MEDELLIN ENTRP	Change Owner	5005		1
05/11/1987	\$12,000	BEVERLY F MARIE	Change Owner	977		1

417-230-01-027-000

Property Information

Parcel Number Owner Name Owner Address Tax District School District Neighborhood Use Code Acres Description	417-230-01-027-000 RICHARD L MEDELLIN ENTER DIAMOND RESOURCES CORP S THREE B'S & K RD GALENA OH 43021 04 BERKSHIRE OLENTANGY 2104 OLENTANGY LSD 02002 Berkshire 002 500 Residential vacant land 0.45000 PT LOT 302 LOCUST GROVE NO 2	Property Address: S THREE B'S & K RD GALENA OH 43021 Tax Payer Address: RICHARD L MEDELLIN ENTERP C/O PETER G BROWN CPA 4850 MANNBORO DR COLUMBUS OH 43220 USA
---	--	--

Assessment Info	Current Value	Recent Transfer
Board of Revision	N Mkt Land Value	\$7,400
Homestead/Disability	N CAUV	\$0
Owner Occ Credit	N Mkt Impr Value	\$0
Divided Property	N Total	\$7,400
New Construction	N Current Tax	
Foreclosure	N Tax Due	\$168.76
Other Assessments	N Paid To Date	\$84.38
Front Ft.	N Current Balance Due	\$84.38
		# Parcels: 1
		Deed Type: Quit Claim Deed Ex
		Amount: \$0
		Sale Date: 8/25/1997
		Conveyance: 0
		Deed #: 1165

[<< Previous Card](#) Card 1 of 0 [Next Card >>](#)

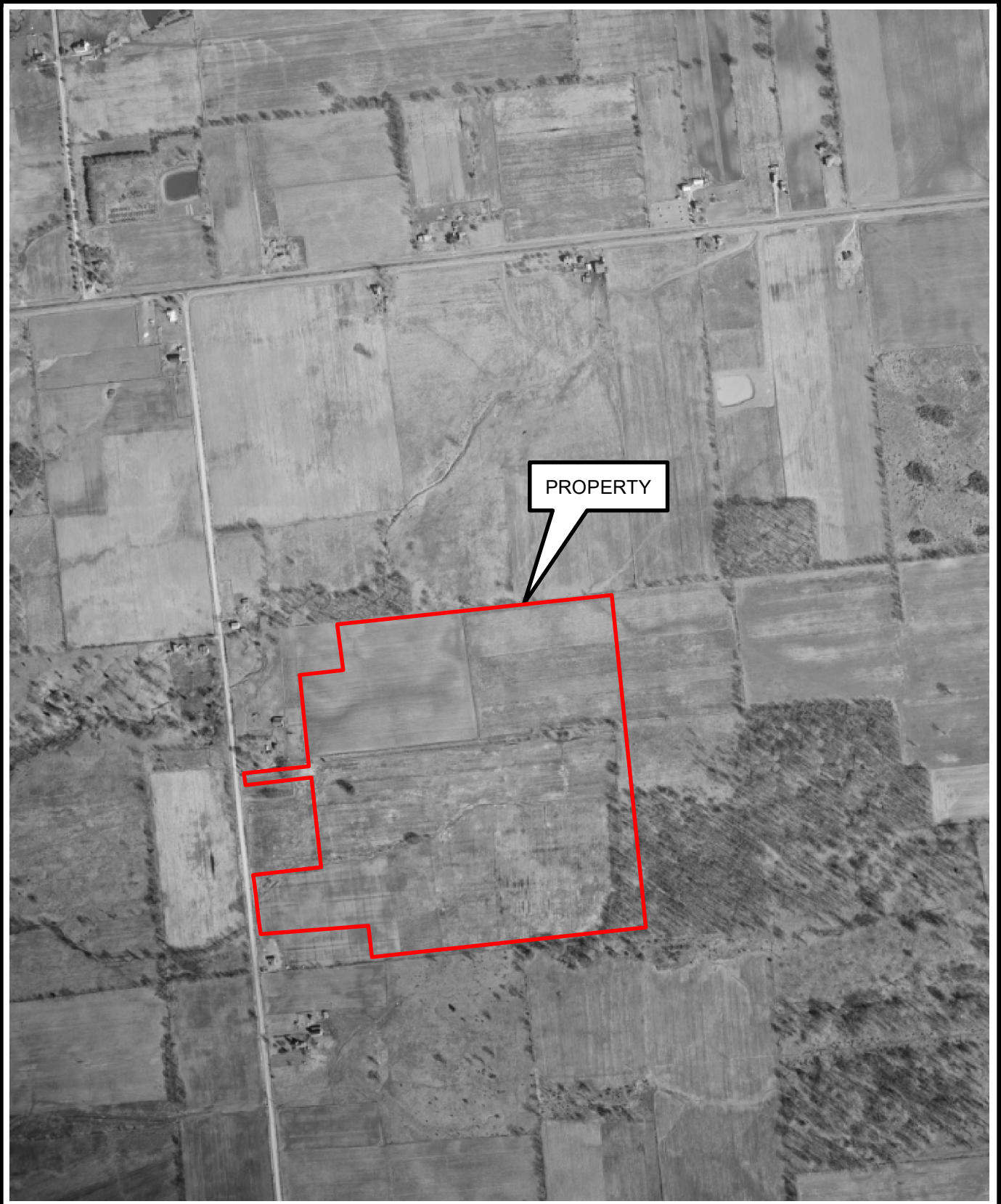
Card - 1

Property Sketch and Photos -- Card 1

Property Sketch	Property Photos
	

417-230-01-027-000

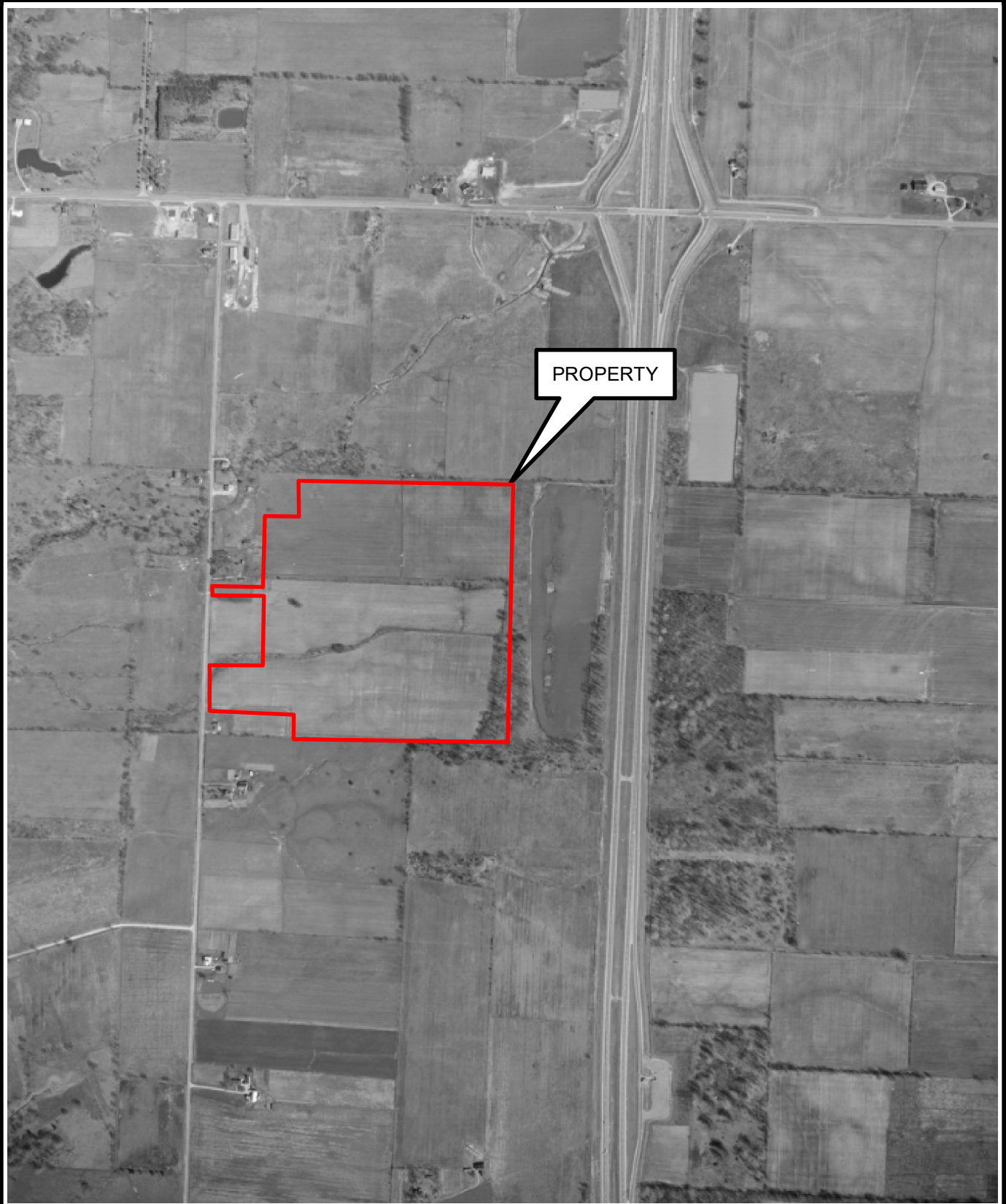
Date	Sale Amount	Transfer History To	Transfer Type	Conveyance	Deed	# Parcels
08/25/1997	\$0	RICHARD L MEDELLIN ENTER DIAMOND RESOURCES CORP	Change Owner	0	1165	1
08/22/1997	\$0	RICHARD L MEDELLIN ENTER	Change Owner	0	1165	1
10/07/1987	\$1,200	RICHARD L MEDELLIN ENTER	Change Owner	2297		1



North

VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO

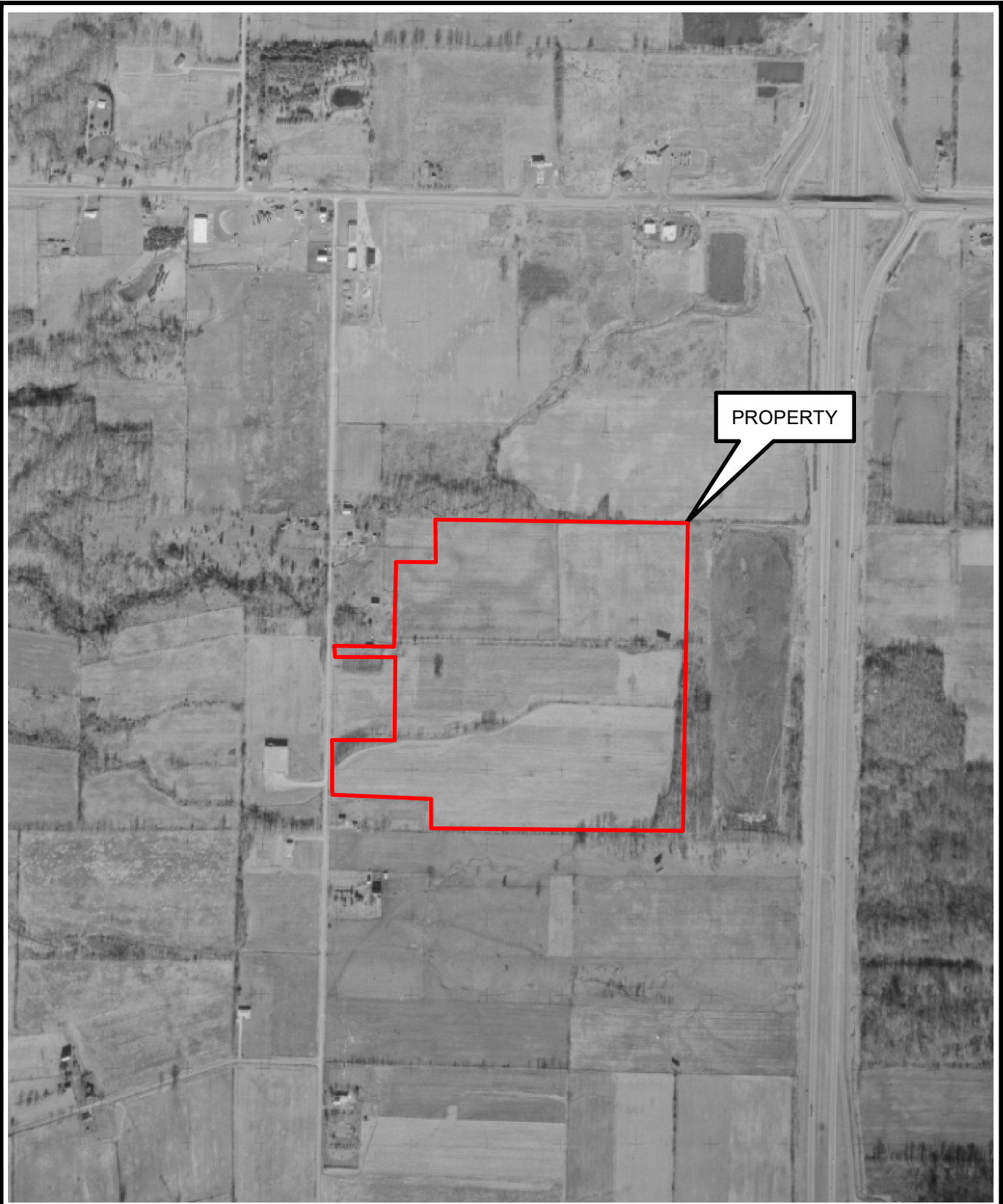




North

VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO

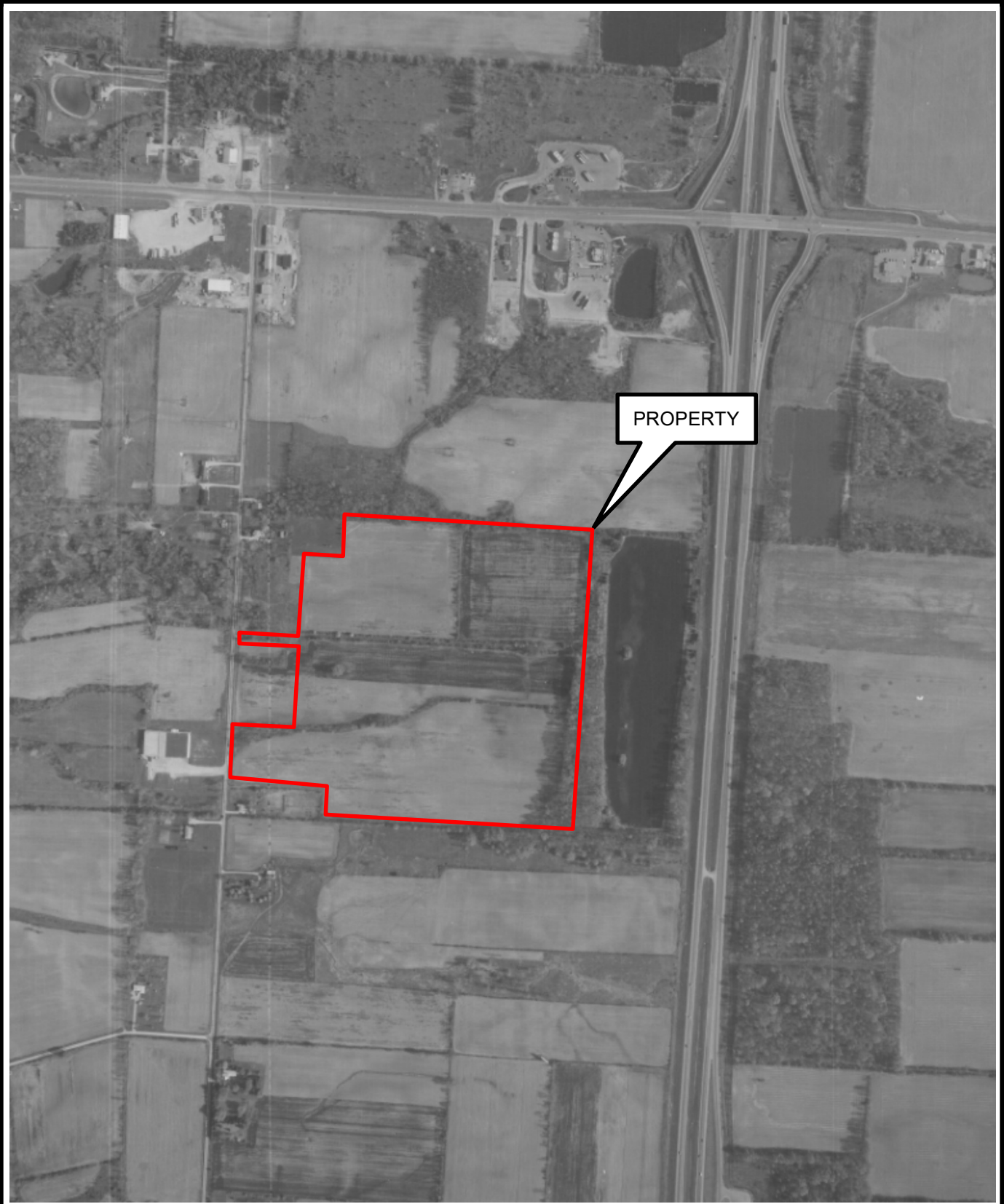




North

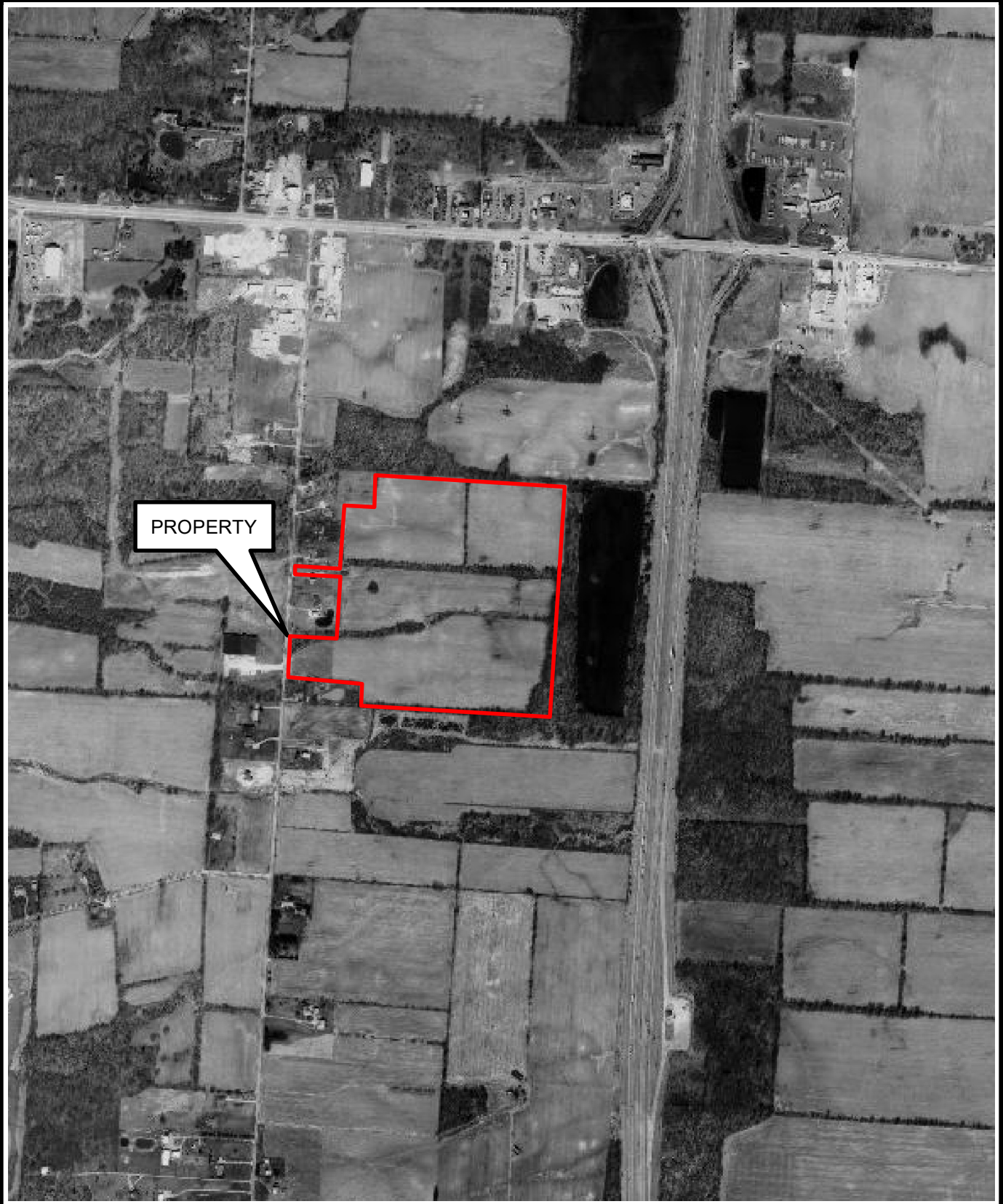
VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO





**VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO**





PROPERTY



North

VACANT PROPERTY - 60± ACRES
S. THREE B'S & K ROAD
BERKSHIRE TWP., DELAWARE COUNTY, OHIO





PROPERTY



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