

DETAILS

URL:
<https://apps.com.ohio.gov/fire/OTTER>
 Release #: 21000135-N00016
 County: Delaware
 Facility Status: Inactive
 Leaking Tank Status: 1 SUS/CON from regulated UST
 Release Date: 6/7/2006
 Review Date: 9/14/2010
 Priority: 2
 Class: A viable RP has been identified
 Agency Provided Latitude: 40.26588
 Agency Provided Longitude: -82.92408

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-CLOSED-OH	DIS: a release is disproved	0.67 miles NE	972 ft (12 ft higher than site)	5
SITE NAME			MAPS	ID
PILOT TRAVEL CENTERS #014			1 , 4	21000135-N00015
ADDRESS			CITY	ZIP
7680 E SR 36			SUNBURY	43074

DETAILS

URL:
<https://apps.com.ohio.gov/fire/OTTER>
 Release #: 21000135-N00015
 County: Delaware
 Facility Status: Inactive
 Leaking Tank Status: 1 SUS/CON from regulated UST
 Release Date: 8/5/2005
 Review Date: 1/9/2007
 Priority: 2
 Class: A viable RP has been identified
 Agency Provided Latitude: 40.26588
 Agency Provided Longitude: -82.92408

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-CLOSED-OH	DIS: a release is disproved	0.67 miles NE	972 ft (12 ft higher than site)	5
SITE NAME			MAPS	ID
PILOT TRAVEL CENTERS #014			1 , 4	21000135-N00014
ADDRESS			CITY	ZIP
7680 E SR 36			SUNBURY	43074
DETAILS				
<p>URL: https://apps.com.ohio.gov/fire/OTTER Release #: 21000135-N00014 County: Delaware Facility Status: Inactive Leaking Tank Status: 1 SUS/CON from regulated UST Release Date: 12/30/2004 Review Date: 7/16/2007 Priority: 2 Class: A viable RP has been identified Agency Provided Latitude: 40.26588 Agency Provided Longitude: -82.92408</p>				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-CLOSED-OH	DIS: a release is disproved	0.67 miles NE	972 ft (12 ft higher than site)	5
SITE NAME			MAPS	ID
PILOT TRAVEL CENTERS #014			1 , 4	21000135-N00013
ADDRESS			CITY	ZIP
7680 E SR 36			SUNBURY	43074

DETAILS

URL:
<https://apps.com.ohio.gov/fire/OTTER>
 Release #: 21000135-N00013
 County: Delaware
 Facility Status: Inactive
 Leaking Tank Status: 1 SUS/CON from regulated UST
 Release Date: Not Reported
 Review Date: 6/26/2000
 Priority: 2
 Class: A viable RP has been identified
 Agency Provided Latitude: 40.26588
 Agency Provided Longitude: -82.92408

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-CLOSED-OH	DIS: a release is disproved	0.67 miles NE	972 ft (12 ft higher than site)	5
SITE NAME			MAPS	ID
PILOT TRAVEL CENTERS #014			1 , 4	21000135-N00012
ADDRESS			CITY	ZIP
7680 E SR 36			SUNBURY	43074

DETAILS

URL:
<https://apps.com.ohio.gov/fire/OTTER>
 Release #: 21000135-N00012
 County: Delaware
 Facility Status: Inactive
 Leaking Tank Status: 1 SUS/CON from regulated UST
 Release Date: Not Reported
 Review Date: 2/7/2002
 Priority: 2
 Class: A viable RP has been identified
 Agency Provided Latitude: 40.26588
 Agency Provided Longitude: -82.92408

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-CLOSED-OH	NFA: No Further Action	0.67 miles NE	972 ft (12 ft higher than site)	5
SITE NAME			MAPS	ID
PILOT TRAVEL CENTERS #014			1 , 4	21000135-N00011
ADDRESS			CITY	ZIP
7680 E SR 36			SUNBURY	43074
DETAILS				
<p>URL: https://apps.com.ohio.gov/fire/OTTER Release #: 21000135-N00011 County: Delaware Facility Status: Inactive Leaking Tank Status: 1 SUS/CON from regulated UST Release Date: 4/1/2003 Review Date: 10/27/2010 Priority: 2 Class: A viable RP has been identified Agency Provided Latitude: 40.26588 Agency Provided Longitude: -82.92408</p>				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-CLOSED-OH	NFA: No Further Action	0.67 miles NE	972 ft (12 ft higher than site)	5
SITE NAME			MAPS	ID
PILOT TRAVEL CENTERS #014			1 , 4	21000135-N00018
ADDRESS			CITY	ZIP
7680 E SR 36			SUNBURY	43074

DETAILS

URL:
<https://apps.com.ohio.gov/fire/OTTER>
 Release #: 21000135-N00018
 County: Delaware
 Facility Status: Inactive
 Leaking Tank Status: 1 SUS/CON from regulated UST
 Release Date: 5/31/2012
 Review Date: 9/13/2012
 Priority: 2
 Class: Not Reported
 Agency Provided Latitude: 40.26588
 Agency Provided Longitude: -82.92408

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-OPEN-OH	CAP: Corrective Actions in Progress	0.53 miles N	974 ft (14 ft higher than site)	4
SITE NAME			MAPS	ID
#620 I-71/36/37 DUCHESS			1 , 4	21000146-N00002
ADDRESS			CITY	ZIP
7331 E ST RT 37			SUNBURY	43074

DETAILS

URL:
<https://apps.com.ohio.gov/fire/OTTER>
 Release #: 21000146-N00002
 County: Delaware
 Facility Status: Active
 Leaking Tank Status: 1 SUS/CON from regulated UST
 Release Date: 12/24/1999
 Review Date: 9/11/2019
 Priority: 2
 Class: A viable RP has been identified
 Agency Provided Latitude: 40.266821
 Agency Provided Longitude: -82.931227

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
LUST-OPEN-OH	CAP: Corrective Actions in Progress	0.53 miles N	974 ft (14 ft higher than site)	4
SITE NAME			MAPS	ID
#620 I-71/36/37 DUCHESS			1 , 4	21000146-N00001
ADDRESS			CITY	ZIP
7331 E ST RT 37			SUNBURY	43074
DETAILS				
<p>URL: https://apps.com.ohio.gov/fire/OTTER Release #: 21000146-N00001 County: Delaware Facility Status: Active Leaking Tank Status: 1 SUS/CON from regulated UST Release Date: 9/22/1989 Review Date: 9/11/2019 Priority: 2 Class: A viable RP has been identified Agency Provided Latitude: 40.266821 Agency Provided Longitude: -82.931227</p>				

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-CESQG-US	Listed	0.46 miles N	959 ft (1 ft lower than site)	2
SITE NAME			MAPS	ID
OHIO DEPT OF TRANSPORTATION			1 , 4	OHD981956311
ADDRESS			CITY	ZIP
7016 ST RT 37			SUNBURY	43074

DETAILS

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=OHD981956311

Source Type: Notification
 Generator Status Universe: CEG
 Generator Status: Conditionally Exempt Small Quantity Generator
 Active Site Indicator: H----
 Owner Name: OHIO DEPT OF TRANSPORTATION
 Operator Name: NAME NOT REPORTED
 In Handler Universes: Y
 In a Universe: Y
 Short Term Generator: N
 Importer Activity: N
 Mixed Waste Generator: N
 Transporter Activity: N
 Transfer Facility: N
 Recycler Activity: N
 Onsite Burner Exemption: N
 Furnace Exemption: N
 Underground Injection Activity: N
 Receives Waste From Off-site: N
 Universal Waste: N
 Universal Waste Destination Facility: N
 Used Oil Universe: NNNNNNN
 Federal Universal Waste: N
 Active Site Federally Regulated TSD: -----
 Active Site Converter TSD: -----

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-Inactive-OH	Inactive	0.46 miles N	973 ft (13 ft higher than site)	1
SITE NAME			MAPS	ID
True North #607			1 , 4	21000087
ADDRESS			CITY	ZIP
7332 ST RT 36			SUNBURY	43074

DETAILS

Facility Number: 21000087
 County Name: Delaware
 UST: UST
 Facility Type: Gas Station
 Owner Name: TRUE NORTH ENERGY LLC
 Owner Address: 10346 BRECKSVILLE RD
 Owner City: BRECKSVILLE
 Owner State: OH
 Owner Zip Code: 44141
 Tank Number: T00001
 Tank Content: Gasoline
 UST Capacity: 8000
 Construction: FRP-Fiberglass Reinforced Plastic
 Status: REM - Removed
 Installation Date: 1/1/1972
 Date Last Used: 8/1/2000
 Date TCL Closed: 8/1/2000
 Date Removed: 8/1/2000
 CAS Number: 8006-61-9
 Abandoned Approved: Not Reported
 Comments: Not Reported
 Regulated: YES
 Sensitive Area: NO
 Date of Sensitivity: Not Reported
 UST Configurations: Not Reported
 Construction Comments: Fiberglass Reinforced Plastic
 Corrosion Protections: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-Inactive-OH	Inactive	0.46 miles N	959 ft (1 ft lower than site)	2
SITE NAME			MAPS	ID
ODOT BERKSHIRE OUTPOST			1, 4	21000050
ADDRESS			CITY	ZIP
7016 ST RT 37			SUNBURY	43074

DETAILS

Facility Number: 21000050
 County Name: Delaware
 UST: UST
 Facility Type: Government
 Owner Name: OHIO DEPT. OF TRANSPORTATION (ODOT)
 Owner Address: 1980 WEST BROAD STREET 3RD FLOOR
 Owner City: COLUMBUS
 Owner State: OH
 Owner Zip Code: 43223
 Tank Number: T00001
 Tank Content: Gasoline
 UST Capacity: Not Reported
 Construction: BM - Bare Metal
 Status: REM - Removed
 Installation Date: 6/1/1981
 Date Last Used: 4/20/1993
 Date TCL Closed: Not Reported
 Date Removed: 4/20/1993
 CAS Number: 8006-61-9
 Abandoned Approved: Not Reported
 Comments: Not Reported
 Regulated: YES
 Sensitive Area: NO
 Date of Sensitivity: Not Reported
 UST Configurations: Not Reported
 Construction Comments: Steel
 Corrosion Protections: Not Reported

[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OH	CIU - Currently In Use	0.46 miles N	973 ft (13 ft higher than site)	1
SITE NAME			MAPS	ID
True North #607			1, 4	21000087-T00005
ADDRESS			CITY	ZIP
7332 ST RT 36			SUNBURY	43074

DETAILS

UST Information
 URL:
<https://apps.com.ohio.gov/fire/OTTER>
 Note: This is an ERS Assigned ID Number, Using a combination of the Agency Facility Number and Tank Number ID's
 Facility Number: 21000087
 Facility Type: Gas Station
 Owner Name: TRUE NORTH ENERGY LLC
 Owner Address: 10346 BRECKSVILLE RD
 Owner City: BRECKSVILLE
 Owner State: OH
 Owner Zip: 44141
 Longitude: -82.93137
 Latitude: 40.26609
 Tank ID: T00005
 Install Date: 09/30/2000
 Tank Content: Gasoline
 UST Tank Capacity: 12000
 Construction: FRP-Fiberglass Reinforced Plastic
 Date TCL Closed: Not Reported
 Date Removed: Not Reported
 CAS Number: 8006-61-9
 Abandoned Approved: Not Reported
 Comments: Not Reported
 Regulated: YES
 Sensitive Area: NO
 Date of Sensitivity: Not Reported
 UST Configuration: SC- Secondarily Contained
[More Details Link](#)

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
UST-OH	CIU - Currently In Use	0.46 miles N	973 ft (13 ft higher than site)	1
SITE NAME			MAPS	ID
True North #607			1 , 4	21000087-T00004
ADDRESS			CITY	ZIP
7332 ST RT 36			SUNBURY	43074

DETAILS

UST Information

URL:

<https://apps.com.ohio.gov/fire/OTTER>

Note: This is an ERS Assigned ID Number, Using a combination of the Agency Facility Number and Tank Number ID's

Facility Number: 21000087

Facility Type: Gas Station

Owner Name: TRUE NORTH ENERGY LLC

Owner Address: 10346 BRECKSVILLE RD

Owner City: BRECKSVILLE

Owner State: OH

Owner Zip: 44141

Longitude: -82.93137

Latitude: 40.26609

Tank ID: T00004

Install Date: 09/30/2000

Tank Content: Gasoline

UST Tank Capacity: 20000

Construction: FRP-Fiberglass Reinforced Plastic

Date TCL Closed: Not Reported

Date Removed: Not Reported

CAS Number: 8006-61-9

Abandoned Approved: Not Reported

Comments: Not Reported

Regulated: YES

Sensitive Area: NO

Date of Sensitivity: Not Reported

UST Configuration: SC- Secondarily Contained

[More Details Link](#)

RECORDS SOURCES SEARCHED

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
BF-Tribal-US	Historical Tribal Brownfields	Federal Brownfield	Click Here	None Found
BF-US	Brownfields Sites	Federal Brownfields	Click Here	None Found
Brownfield-OH	Ohio Brownfield Inventory	State/Tribal Brownfield	Click Here	None Found
CERCLIS-Archived-US	CERCLIS sites that have been archived	Federal CERCLIS NFRAP	Click Here	None Found
CERCLIS-US	Comprehensive Environmental Response, Compensation, and Liability Information System	Federal CERCLIS	Click Here	None Found
ClassC-OH	Class C Release List	State/Tribal LUST	Click Here	None Found
Controls-RCRA-US	RCRA Institutional and Engineering Controls Summary (aka Federal RCRA with Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Controls-US	US CERCLA Sites with Controls (aka US IC/EC, Institutional/Engineering List Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Debris-US	Historical Debris Sites	Federal Solid Waste	Click Here	None Found
Delisted-NPL-US	Delisted NPL Sites	Federal Delisted NPL	Click Here	None Found
DERR-OH	Division of Environmental Response and Revitalization	State/Tribal CERCLIS Equivalent	Click Here	None Found
EC-OH	Engineering Controls (aka ENG CONTROLS)	State/Tribal Inst/Eng Controls	Click Here	None Found
ERNS-US	Emergency Response Notification System	Federal ERNS	Click Here	None Found
FEMA-UST-US	Historical FEMA Underground Storage Tanks	Federal UST	Click Here	None Found
Hist-AFS2-US	Historical Air Facility System for Clean Air Act stationary sources	ERS Supplemental Govt Sources	Click Here	None Found
Hist-AFS-US	Historical Air Facility System for Clean Air Act stationary sources	ERS Supplemental Govt Sources	Click Here	None Found
Hist-Dumps-US	Historical Dumps Inventory of 1985	Federal Solid Waste	Click Here	None Found
HIST-LF-OH	Historic Landfills	State/Tribal Landfill/Solid Waste	Click Here	None Found
Hist-OLDSWLF-OH	Historical Abandoned Dumps or Landfills	State/Tribal Landfill/Solid Waste	Click Here	None Found
Hist-US-EC	Historical Engineering Controls Sites (aka US EC, Engineering Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found

ABBREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-US-IC	Historical Sites with Institutional Controls (aka US IC, Institutional Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
HMIS-US	Hazardous Materials Information System	Federal Emergency Release Reports	Click Here	None Found
ICIS-Air-US	Integrated Compliance Information System for Air	ERS Supplemental Govt Sources	Click Here	None Found
IC-OH	Institutional Controls (aka INST CONTROL)	State/Tribal Inst/Eng Controls	Click Here	None Found
LF-Areas-OH	Landfill Areas	State/Tribal Landfill/Solid Waste	Click Here	None Found
LIENS-US	Superfund Liens	Federal Institutional/Engineering Controls	Click Here	None Found
LUST-CLOSED-OH	Leaking Underground Storage Tanks, Closed Cases	State/Tribal LUST	Click Here	38
LUST-OPEN-OH	Leaking Underground Storage Tanks, Open Cases	State/Tribal LUST	Click Here	2
Manifest2-RI	Hazardous Waste Manifest	State/Tribal RCRA Equivalent	Click Here	None Found
Military-Bases-US	Military Base Boundaries	ERS Supplemental Govt Sources	Click Here	None Found
MOA-OH	MOA Track Site Listings	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
NPL-R5-US	NPL Region 5 Site Boundaries	Federal NPL	Click Here	None Found
NPL-US	National Priorities List	Federal NPL	Click Here	None Found
PADS-US	PCB Registration Database System	Federal ASTM Other	Click Here	None Found
PCB-US	PCB Transformers	Federal ASTM Other	Click Here	None Found
Proposed-NPL-US	Proposed NPL Sites	Federal NPL	Click Here	None Found
RCRA-CESQG-US	Resource Conservation and Recovery Act, Conditionally Exempt Small Quantity Generators (aka RCRA CESQG)	Federal RCRA Generators	Click Here	1
RCRA-COR-US	Resource Conservation and Recovery Act, - Corrective Actions (aka RCRA CORRACTS)	Federal RCRA CORRACTS	Click Here	None Found
RCRA-LQG-US	Resource Conservation and Recovery Act, Large Quantity Generators (aka RCRA LQG)	Federal RCRA Generators	Click Here	None Found

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
RCRA-NON-US	Resource Conservation and Recovery Act, Non-Hazardous Generators (aka RCRA Non-Haz, RCRA NonGen, RCRA No longer Regulated)	Federal RCRA Generators	Click Here	None Found
RCRA-SQG-US	Resource Conservation and Recovery Act, Small Quantity Generators (aka RCRA SQG)	Federal RCRA Generators	Click Here	None Found
RCRA-TSDF-US	Resource Conservation and Recovery Act -, Treatment, Storage, and Disposal Facilities (aka RCRA TSD, RCRA TSDF)	Federal RCRA non-CORRACTS TSD	Click Here	None Found
SAA-Agreements-US	Sites with Superfund Alternative Approach Agreements	Federal ASTM Other	Click Here	None Found
Spills-OH	Spill Sites	Emergency Release Reports	Click Here	None Found
SWF-OH	Solid Waste Facilities	State/Tribal Landfill/Solid Waste	Click Here	None Found
SWLF-US	Solid Waste Facilities	Federal Solid Waste	Click Here	None Found
SWRCY-OH	Recycling Facilities Database	State/Tribal ASTM Other Med	Click Here	None Found
Tribal-LUST-Closed-Reg5	Tribal Leaking Underground Storage Tanks, Region 5, Closed Cases (aka Indian Lust)	Federal LUST	Click Here	None Found
Tribal-LUST-Open-Reg5	Tribal Leaking Underground Storage Tanks, Region 5, Open Cases (aka Indian Lust)	Federal LUST	Click Here	None Found
Tribal-ODI-US	Tribal Open Dump Sites	Federal Solid Waste	Click Here	None Found
Tribal-UST-Reg5	Tribal Underground Storage Tanks (aka INDIAN UST)	Federal UST	Click Here	None Found
Tribal-VCP-US	Tribal VCP	Federal Tribal VCP	Click Here	None Found
TRIS2000-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TRIS2010-US	Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TRIS80-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
TRIS90-US	Historical Toxics Release Inventory System	ERS Supplemental Govt Sources	Click Here	None Found
USD-Areas-OH	Urban Setting Designation (USD) Areas	ERS Supplemental Govt Sources	Click Here	None Found
UST-Inactive-OH	Inactive Underground Storage Tank Sites	State/Tribal UST	Click Here	2

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
UST-OH	Underground Storage Tanks	State/Tribal UST	Click Here	2
VCP-OH	Voluntary Cleanup Program Sites	State/Tribal Voluntary Cleanup Sites	Click Here	None Found

UN-MAPPABLE OCCURRENCES

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

Requested all "un-mapped" sites.

ID	Facility Name	Address	Database	Status
110008633906	GALENA ELEMENTARY SCHOOL	WALNUT ST, GALENA, OH 43021	FRS-US	Listed
70174	Cheshire Motor Cars LLC	4425 Columbus Pike, Galena, OH 43021	Hist-Auto Dealers	Listed
2901745	GREEN MEADOWS DATA CTR	281 POWELL RD, DELAWARE, OH 43021	Hist-LUST-OH	Listed
48E5AAAE-0121000285	VERIZON WIRELESS - ORANGE TOWNSHIP EAST	7000 BALE KENYON ROAD, GALENA, OH 43021	Hist-OH	No Longer Listed
48E5AAAE-0121000289	VERIZON WIRELESS - DELCO	5828 COLUMBUS PIKE, ORANGE TOWNSHIP, OH 43021	Hist-OH	No Longer Listed
363D1AEF-0121000285	VERIZON WIRELESS - ORANGE TOWNSHIP EAST	7000 BALE KENYON ROAD, GALENA, OH 43021	Hist-OH	No Longer Listed
363D1AEF-0121000289	VERIZON WIRELESS - DELCO	5828 COLUMBUS PIKE, ORANGE TOWNSHIP, OH 43021	Hist-OH	No Longer Listed
7285701	BUTCH BANDO CONCRETE INC.	IN FRONT OF 2880 CHESHIRE, GALENA, OH 43021	Hist-Spills-OH	Listed
7414229	AIRPORT HANGER	7959 S OLD STATE RD, ORANGE TOWNSHIP, OH 43021	Hist-UST-OH	Listed
902405	Site Name Not Provided	16560 HARTFORD RD, GALENA, OH 43021	Wells-OH	Listed
926540	Site Name Not Provided	6219 THOMAS RD, GALENA, OH 43021	Wells-OH	Listed
634041	Site Name Not Provided	7562 AFRICA RD, GALENA, OH 43021	Wells-OH	Listed
892469	Site Name Not Provided	4840 HALL RD, GALENA, OH 43021	Wells-OH	Listed
959357	Site Name Not Provided	9999 VAND VALLEY RD, GALENA, OH 43021	Wells-OH	Listed
873677	Site Name Not Provided	4351 BIG WALNUT RD, GALENA, OH 43021	Wells-OH	Listed

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www.gci2000.com

May 6, 2020

Deputy Chief Kevin Kline
B.S.T. & G. Fire District
350 W. Cherry St.
Sunbury, Ohio 43074

Email: kkline@bstgfiredistrict.org

**Reference: Data Request for HUD Environmental Review, S. 3 B's & K Rd.,
Berkshire Township, Delaware County, Ohio**

Dear Chief Kline:

Geotechnical Consultants, Inc. (GCI) is requesting information on behalf of the Ohio Housing Finance Agency in connection with the environmental review record for a proposed residential project located in Berkshire Twp., Delaware County, Ohio. The property is vacant land located east of the houses with addresses of 461, 495, 515, 591, and 615 S. 3 B's & K Rd. and west of a large pond situated by Interstate 71.

Please provide the following information:

1. Are you aware of any USTs at or near the project site?
2. Are you aware of any hazardous-material responses or other environmental concerns in the project area?
3. Do you have file(s) available for the project site that can be made available for review, or can copies be provided?
4. What station will provide service to this location?
5. What is the approximate response time for fire and medical emergencies?
6. Who provides ambulance service in the city of Columbus?
7. Is the fire department included in the building plan review process? If not, would the fire department like to review the plans for this project?

We are also requesting a review of your department's records for hazardous emergency responses, ASTs or USTs, UST or AST releases, spills, or remediation.

Thank you for your assistance in this matter. If there are any questions regarding this request for information, please contact me at (614) 839-1271 or tnell@gci2000.com.

Sincerely,
Geotechnical Consultants, Inc.

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



B.S.T. & G. FIRE DISTRICT

350 West Cherry St
Sunbury, Ohio 43074
740-965-3841 Office
740-965-4597 Fax



Christopher Kovach, Fire Chief
ckovach@bstgfiredistrict.org

Rob Stambaugh, Assistant Chief
rstambaugh@bstgfiredistrict.org

To: Kevin J. Fulk
From: Chief Christopher Kovach
Sub: Phase I ESA- Berkshire Township
Date: Wednesday, May 6, 2020

Mr. Fulk,

I am in receipt of your request for information regarding a proposed project: Data Request for HUD Environmental Review, S. 3 B's & K Rd., Berkshire Township, Delaware County, Ohio. Please see our responses below.

1. We are not aware of any UST's at or near the project site.
2. We are not aware of any hazardous-material responses or other environmental concerns in the project area.
3. We have no files available for the referenced property.
4. B.S.T. & G. Fire District is the main provider of fire and rescue services to this property. Our address is in the header above.
5. Our response time will range from 6-10 minutes depending on traffic.
6. Delaware County EMS is the main ambulance provider for this project area.
7. We are included in the plan review process, in addition to the current edition of the Ohio Fire Code, I will attach our resolution approved specific provisions.
8. We have no record of any past calls or incidents for this area.

Respectfully,

Christopher R. Kovach, OFE
Fire Chief



GEOTECHNICAL
CONSULTANTS INC.

MAIN OFFICE
720 Greencrest Drive
Westerville, OH 43081
614.895.1400 **phone**
614.895.1171 **fax**

YOUNGSTOWN OFFICE
8433 South Avenue
Building 1, Suite 1
Boardman, OH 44514
330.965.1400 **phone**
330.965.1410 **fax**

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

www.gci2000.com

May 6, 2020

Ms. Alyssa Burcher
Delaware County General Health District
1-3 W. Winter St.
Delaware, Ohio 43015

Email: aburcher@delawarehealth.org

**Reference: Data Request for HUD Environmental Review, Proposed Residential Property, S. 3 B's & K Rd., Berkshire Twp., Delaware County, Ohio
GCI Project No. 20-E-24100**

Dear Ms. Burcher:

Geotechnical Consultants, Inc. (GCI) is requesting on behalf of the Ohio Housing Finance Agency in connection with the environmental review record for the Applewood Village Apartments project located in Berkshire Twp., Delaware County, Ohio. The property is vacant land located east of the houses with addresses of 461, 495, 515, 591, and 615 S. 3 B's & K Rd. and west of a large pond situated by Interstate 71.

Please provide the following information:

Is the health department aware of any environmental concerns at the project site or in the area?

Is the health department aware of any air quality concerns at the project site or in the area?

Do you have file(s) available for the project site that can be made available for review, or can copies be provided?

Thank you for your assistance in this matter. If there are any questions regarding this request for information, please contact me at (614) 839-1264 or kfulk@gci2000.com.

Respectfully submitted,
Geotechnical Consultants, Inc.

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

pc: file

Kevin Fulk

From: Kevin Fulk
Sent: Friday, May 15, 2020 12:45 PM
To: 'RLongsmith@co.delaware.oh.us'
Subject: Information Request
Attachments: Site maps.pdf

Good afternoon, Ms. Longsmith.

We are performing an assessment on a property on S. Three B's & K Road in Berkshire Township. As part of this assessment, we would like to determine whether the property is part of any farmland preservation agreements.

The property comprises of three parcels as outlined on the attached maps. The property parcels are 417-230-01-023-000, 417-230-01-026-000, and 417-230-01-027-000.

Thank you for your time!

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



Geotechnical Consultants, Inc.
720 Greencrest Dr.
Westerville, OH 43081
Main: (614) 895-1400; Fax: (614) 895-1171
Direct: (614) 839-1264
kfulk@gci2000.com; www.gci2000.com

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Kevin Fulk

From: Longsmith, Rebecca <RLongsmith@co.delaware.oh.us>
Sent: Friday, May 15, 2020 1:34 PM
To: Kevin Fulk
Subject: RE: Information Request

Hi Kevin,

None of the listed properties are under farmland preservation easements with our office. Thanks for checking.

Regards,
Rebecca

Rebecca J. Longsmith
Resource Conservationist
Delaware SWCD
557 Sunbury Rd., Suite A
Delaware, OH 43015
(740) 368-1921
<https://soilandwater.co.delaware.oh.us>

DISCLAIMER NOTICE:

This e-mail, together with any attachments or files transmitted with it, may contain confidential information belonging to the sender, or constitute non-public information that is not subject to disclosure under O.R.C. § 149.43, Ohio's Public Records Act. Additionally, if the sender is an employee of the Delaware County, Ohio Prosecuting Attorney's Office, this e-mail, together with any attachments or files transmitted with it, may contain information that is protected by the attorney-client privilege or other applicable privileges. The information in this email is intended solely for the use of the individual or entity to whom it is addressed. If you are not the named addressee, you should not disseminate, distribute, or copy this e-mail. If you have received this e-mail in error, please immediately notify the sender by e-mail and delete this e-mail from your system. If you are not the intended recipient, do not disclose, copy, distribute, or re-distribute this email or take any action in reliance on the contents of the information contained in this e-mail. Nothing contained in this disclaimer notice by itself exempts, nor should it be interpreted to by itself exempt, this e-mail from disclosure as a public record upon the proper submission of a request for public records pursuant to O.R.C. § 149.43, Ohio's Public Records Act.

From: Kevin Fulk <KFulk@gci2000.com>
Sent: Friday, May 15, 2020 12:45 PM
To: Longsmith, Rebecca <RLongsmith@co.delaware.oh.us>
Subject: Information Request

CAUTION EXTERNAL EMAIL

DO NOT open attachments or click on links from unknown senders or unexpected emails

Good afternoon, Ms. Longsmith.



**OHIO HISTORIC PRESERVATION OFFICE:
RESOURCE PROTECTION AND REVIEW**

Section 106 Review - Project Summary Form

For projects requiring a license from the Federal Communications Commission, please use FCC Forms 620 or 621. DO NOT USE THIS FORM.

SECTION 1: GENERAL PROJECT INFORMATION

All contact information provided must include the name, address and phone number of the person listed. Email addresses should also be included, if available. Please refer to the Instructions or contact an OHPO reviewer (mailto:Section106@ohiohistory.org) if you need help completing this Form. Unless otherwise requested, we will contact the person submitting this Form with questions or comments about this project.

Date: May 22, 2020
Name/Affiliation of person submitting form: Tasnima Uddin Geotechnical Consultants, Inc.
Mailing Address: 720 Greencrest Dr., Westerville, OH 43081
Phone/Fax/Email: (p) 614-369-2148 tuddin@gci2000.com

A. Project Info:

1. This Form provides information about:

New Project Submittal:

YES NO

Additional information relating to previously submitted project:

YES NO

OHPO/RPR Serial Number from previous submission:

2. Project Name (if applicable): Vacant Property - 60± acres

3. Internal tracking or reference number used by Federal Agency, consultant, and/or applicant to identify this project (if applicable):

B. Project Address or vicinity:

The project site is located 0.34 miles southeast of the intersection of State Route 36 and S. Three B's and K Road, east of S. Three B's and K Road.

C. City/Township: Berkshire Township

D. County: Delaware County

E. Federal Agency and Agency Contact. *If you do not know the federal agency involved in your project, please contact the party asking you to apply for Section 106 Review, not OHPO, for this information. HUD Entitlement Communities acting under delegated environmental review authority should list their own contact information.*

F. Type of Federal Assistance. *List all known federal sources of federal funding, approvals, and permits to avoid repeated reviews.*

HUD – Project Based Voucher
OHFA – Low Income Housing Tax Credits

G. State Agency and Contact Person (if applicable):

H. Type of State Assistance:

Delaware County and Berkshire Township

I. Is this project being submitted at the direction of a state agency **solely** under Ohio Revised Code 149.53 or at the direction of a State Agency? *Answering yes to this question means that you are sure that no federal funding, permits or approvals will be used for any part of your project, and that you are seeking comments only under ORC 149.53.*

YES **NO**

J. Public Involvement- Describe how the public has been/will be informed about this project and its potential to affect historic properties. Please summarize how they will have an opportunity to provide comments about any effects to historic properties. (This step is required for all projects under 36 CFR § 800.2):

The neighborhood will be notified of the proposed project.

K. Please list other consulting parties that you have contacted/will contact about this project, such as Indian Tribes, Certified Local Governments, local officials, property owners, or preservation groups. (See 36 CFR § 800.2 for more information about involving other consulting parties). Please summarize how they will have an opportunity to provide comments:

Delaware County General Health District
B.S.T. & G. Fire District
Delaware Soil and Water Conservation District
United States Department of the Interior

SECTION 2: PROJECT DESCRIPTION AND AREA OF POTENTIAL EFFECTS (APE)

Provide a description of your project, its site, and geographical information. You will also describe your project's Area of Potential Effects (APE). Please refer to the Instructions or contact an OHPO reviewer if you need help with developing the APE or completing this form.

For challenging projects, provide as much information as possible in all sections, and then check the box in Section 5.A. to ask OHPO to offer preliminary comments or make recommendations about how to proceed with your project consultation. This is recommended if your project involves effects to significant historic properties or if there may be challenging procedural issues related to your project. Please note that providing information to complete all Sections will still be required and that asking OHPO for preliminary comments may tend to delay completion of the review process for some projects.

A. Does this project involve any Ground-Disturbing activity: **YES** NO
(If **Yes**, you must complete all of Section 2.A. If **No**, proceed directly to Section 2. B.)

1. General description of width, length and depth of proposed ground disturbing activity:

The project site comprises approximately 60 acres of land. Ground disturbances will be the minimum required for construction of the proposed roadways, stormwater detention basins, approximately 296 to 588 multi-family housing units, and associated parking areas.

2. Narrative description of previous land use and past ground disturbances, if known:

Historically, the project site has been agricultural and wooded land with no residential or commercial structures.

3. Narrative description of current land use and conditions:

The project site is currently vacant agricultural land with wooded areas and tree lines.

4. Does the landowner know of any archaeological resources found on the property?
YES **NO** If yes, please describe:

B. Submit the exact project site location on a USGS 7.5-minute topographic quadrangle map for all projects. Map sections, photocopies of map sections, and online versions of USGS maps are acceptable as long as the location is clearly marked. Show the project's Area of Potential Effects (APE). It should be clearly distinguished from other features shown on the map:

1. USGS Quad Map Name: Kilbourne

2. Township/City/Village Name: Berkshire Township

C. Provide a street-level map indicating the location of the project site; road names must be identified and legible. Your map must show the exact location of the boundaries for the project site. Show the project's Area of Potential Effects (APE). It should be clearly distinguished from other features shown on the map:

AEP is the property boundary as shown on the attached Delaware County Auditor's Geographic Information Systems (GIS) map.

- D. Provide a verbal description of the APE, including a discussion of how the APE will include areas with the potential for direct and indirect effects from the project. Explain the steps taken to identify the project's APE, and your justification for the specific boundaries chosen:

The AEP has been determined to be the property boundary. The National Register of Historic Places website indicates the property and the surrounding areas are not listed or eligible for the NRHP. The project site is in a mixed agricultural, commercial, and residential area and the field survey indicated no historic buildings are located in the property area. Therefore, the proposed Four Winds Commons is unlikely to affect cultural resources or historic properties.

- E. Provide a detailed description of the project. This is a critical part of your submission. Your description should be prepared for a cold reader who may not be an expert in this type of project. The information provided must help support your analysis of effects to historic properties, not other types of project impacts. Do not simply include copies of environmental documents or other types of specialized project reports. If there are multiple project alternatives, you should include information about all alternatives that are still under active consideration:

The proposed Four Winds Commons consists of roadways, stormwater detention basins, approximately 296 to 588 multi-family housing units, and associated parking areas on approximately 60 acres of vacant agricultural and wooded land. The project site is located approximately 0.34 miles southeast of the intersection of State Route 36 and S. Three B's and K Road, east of S. Three B's and K Road. The project site is in a mixed agricultural, commercial, and residential area in Berkshire Township.

S. Three B's and K Road, a two-way, two-lane, asphalt-paved road borders the residential parcels on the west side of the property. Single-family houses adjoin the west side of the property. K-O-K Products Inc., a swimming pool supply store, adjoin the southwest side of the property across S. Three B's and K Road. Wooded areas, agricultural land, and transmission line easement adjoin the north side of the property. Wooded areas and a pond adjoin the east side of the property. A single-family house and wooded areas adjoin the south side of the property. A Delaware County Auditor's GIS map, Proposed Site Plan 1, and Proposed Site Plan 2 are attached.

SECTION 3: IDENTIFICATION OF HISTORIC PROPERTIES

Describe whether there are historic properties located within your project APE. To make that determination, use information generated from your own Background Research and Field Survey. Then choose one of the following options to report your findings. Please refer to the Instructions and/or contact an OHPO reviewer if you are unsure about how to identify historic properties for your project.

If you read the Instructions and you're still confused as to which reporting option best fits your project, or you are not sure if your project needs a survey, you may choose to skip this section, but provide as much supporting documentation as possible in all other Sections, then check the box in Section 5.A. to request preliminary comments from OHPO. After reviewing the information provided, OHPO will then offer comments as to which reporting option is best suited to document historic properties for your project. Please note that providing information to complete this Section will still be required and that asking OHPO for preliminary comments may tend to delay completion of the review process for some projects.

Recording the Results of Background Research and Field Survey:

- A. **Summary of discussions and/or consultation with OHPO** about this project that

demonstrates how the Agency Official and OHPO have agreed that no Field Survey was necessary for this project (typically due to extreme ground disturbance or other special circumstances). Please **attach copies** of emails/correspondence that document this agreement. You must explain how the project's potential to affect both archaeological and historic resources were considered.

- B. **A table that includes the minimum information** listed in the OHPO Section 106 Documentation Table (which is generally equivalent to the information found on an inventory form). This information must be printed and mailed with the Project Summary Form. To provide sufficient information to complete this Section, you must also include summary observations from your field survey, background research and eligibility determinations for each property that was evaluated in the project APE.
- C. **OHI (Ohio Historic Inventory) or OAI (Ohio Archaeological Inventory) forms-** New or updated inventory forms may be prepared using the OHI pdf form with data population capabilities, the Internet IForm, or typed on archival quality inventory forms. To provide sufficient information to complete this Section, you must include summary observations from your field survey and background research. You must also include eligibility determinations for each property that was evaluated in the project APE
- D. **A historic or archaeological survey report** prepared by a qualified consultant that meets professional standards. The survey report should meet the Secretary of the Interior's Standards and Guidelines for Identification and OHPO Archaeological Guidelines. You may also include new inventory forms with your survey, or update previous inventory forms. To complete this section, your survey report must include summary observations from your field survey, background research and eligibility determinations for each property that was evaluated within the APE.
- E. **Project Findings.** Based on the conclusions you reached in completing Section 3, please choose one finding for your project. There are (mark one):
 - Historic Properties Present in the APE:
 - No Historic Properties Present in the APE:**

SECTION 4: SUPPORTING DOCUMENTATION

This information must be provided for all projects.

- A. Photographs must be keyed to a street-level map, and should be included as attachments to this application. Please label all forms, tables and CDs with the date of your submission and project name, as identified in Section 1. You must present enough documentation to clearly show existing conditions at your project site and convey details about the buildings, structures or sites that are described in your submission. Faxed or photocopied photographs are not acceptable. See Instructions for more info about photo submissions or 36 CFR § 800.11 for federal documentation standards.
 - 1. Provide photos of the entire project site and take photos to/from historic properties from/towards your project site to support your determination of effect in Section 5.
 - 2. Provide current photos of all buildings/structures/sites described.
- B. Project plan, specifications, site drawings and any other media presentation that conveys detailed information about your project and its potential to affect historic properties.
- C. Copies or summaries of any comments provided by consulting parties or the public.

SECTION 5: DETERMINATION OF EFFECT

A. **Request Preliminary Comments.** For challenging projects, provide as much information as possible in previous sections and ask OHPO to offer preliminary comments or make recommendations about how to proceed with your project consultation. This is recommended if your project involves effects to significant historic properties, if the public has concerns about your project's potential to affect historic properties, or if there may be challenging procedural issues related to your project. Please be aware that providing information in all Sections will still be required and that asking OHPO for preliminary comments may tend to delay completion of the review process for some projects.

1. We request preliminary comments from OHPO about this project:

YES **NO**

2. Please specify as clearly as possible the particular issues that you would like OHPO to examine for your project (for example- help with developing an APE, addressing the concerns of consulting parties, survey methodology, etc.):

B. **Determination of Effect.** If you believe that you have gathered enough information to conclude the Section 106 process, you may be ready to make a determination of effect and ask OHPO for concurrence, while considering public comments. Please select and mark one of the following determinations, then explain the basis for your decision on an attached sheet of paper:

No historic properties will be affected based on 36 CFR § 800.4(d) (1).

Please explain how you made this determination:

No Adverse Effect [36 CFR § 800.5(b)] on historic properties. This finding cannot be used if there are no historic properties present in your project

APE. Please explain why the Criteria of Adverse Effect, [36 CFR Part 800.5(a) (1)], were found not to be applicable for your project:

Adverse Effect [36 CFR § 800.5(d) (2)] on historic properties. Please explain why the criteria of adverse effect, [36 CFR Part 800.5(a) (1)], were found to be applicable to your project. You may also include an explanation of how these adverse effects might be avoided, reduced or mitigated:

Please print and mail completed form and supporting documentation to:

*State Historic Preservation Office
Resource Protection and Review Department
800 E. 17th Avenue
Columbus, OH 43211-2474*



GEOTECHNICAL
CONSULTANTS INC.

MAIN OFFICE
720 Greencrest Drive 614.895.1400 phone
Westerville, OH 43081 614.895.1171 fax

YOUNGSTOWN OFFICE
8433 South Avenue 330.965.1400 phone
Bldg 1, Suite 1 330.965.1410 fax
Boardman, OH 44514

www.gci2000.com

May 20, 2020

Ms. Susan Zimmermann
U.S. Fish & Wildlife Service
4625 Morse Rd., Suite 104
Columbus, Ohio 43230

**Reference: Technical Assistance Request
Vacant Property - 60± acres
S. Three B's & K Road
Berkshire Township, Delaware County, Ohio**

Dear Ms. Zimmermann,

On behalf of our client, Wallick-Hendy Development Co., Geotechnical Consultants, Inc. (GCI) requests comments regarding potential effects to endangered and/or threatened species associated with a proposed multi-family residential development known as Four Winds Commons.

The property is located approximately 0.34-miles southeast of the intersection of State Route 36 and S. Three B's and K Road, east of S. Three B's and K Road in Berkshire Township, Delaware County, Ohio. The property comprises approximately 60 acres of vacant agricultural and wooded land identified by Delaware County parcel numbers 41723001023000, 41723001026000, and 41723001027000. Approximate latitude/longitude coordinates for the center of the property are 40.259742 / -82.933951.

S. Three B's and K Road, a two-way, two-lane, asphalt-paved road borders the residential parcels on the west side of the property. Single-family houses adjoin the west side of the property. K-O-K Products Inc., a swimming pool supply store, adjoins the southwest side of the property across S. Three B's and K Road. Wooded areas, agricultural land, and a transmission line easement adjoin the north side of the property. Wooded areas and a pond adjoin the east side of the property. A single-family house and wooded areas adjoin the south side of the property.

GCI identified one stream crossing the central and southeastern part of the property. Two potential wetland areas were identified on the west central and northeast part of the property. No ponds or other surface waters were identified on the property.

Provided are a general property location map, a Delaware County Auditor's GIS Map, 2019 USGS topographic map, 2019 aerial photograph, and a National Wetlands Inventory Map depicting the property location. Photographs showing representative vegetation, property features, and views from several locations around the site are also included.

Please respond at your earliest opportunity and let me know if there are any questions or concerns. Thank you for your assistance.

Sincerely,

Geotechnical Consultants, Inc.



Tasnima Uddin
Environmental Scientist
tuddin@gci2000.com

Attachments:

General Property Location Map
Delaware County Auditor's GIS Map
2019 USGS Topographic Map
2019 Aerial Photograph
National Wetlands Inventory Map
Photo Key
Property Photographs

Cc: file



GEOTECHNICAL
CONSULTANTS INC.



APPENDIX D – Site Reconnaissance and Other Information

USER QUESTIONNAIRE

Geotechnical Consultants, Inc. (GCI) is proposing a Phase I Environmental Site Assessment (ESA) report for the property identified in the accompanying proposal. As part of the Phase I ESA we request the client provide GCI with a drawing showing the property location, boundaries, and buried utilities; owner, property manager or occupant information; and responses to the questions below. Please respond by one or more of the following:

Facsimile: (614) 895-1171; E-mail: gci@gci2000.com; U.S. mail: GCI, 720 Greencrest Dr., Westerville, OH 43081; or Telephone to the sender: (614) 895-1400

What is the reason for performing this Phase I ESA?

- Financing** **Refinancing** **Property transfer** **Personal use**
 Other _____

Can you provide GCI with title record information pertaining to the property?

- No** **Yes** (if yes, when can GCI receive the information?)

Do you or your company have knowledge of any environmental liens at the property?

- No** **Yes** (if yes, please explain)

Do you or your company have knowledge of activity and/or land use limitations placed on the property such as engineering or institutional controls?

- No** **Yes** (if yes, please explain)

Do you or your company have specialized knowledge of recognized environmental conditions¹ (such as releases of hazardous chemicals/materials or petroleum) regarding the property or property vicinity?

- No** **Yes** (if yes, please explain)

Do you or your company have knowledge of the property that would indicate a value reduction in price due to environmental conditions?

- No** **Yes** (if yes, please explain)

Are you or your company aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional assess the property?

- No** **Yes** (if yes, please explain) We've reviewed available public data and discussed with the seller, who has reported no environmental issues.

Are you or your company, based on your knowledge and experience to the site, aware of any obvious indicators that point to the presence or likely presence of contamination at the property?

- No** **Yes** (if yes, please explain)

Brian W. Coates

5/26/2020

Signature

Date

Thank you!

¹ If you or your company have any questions about a recognized environmental conditions (RECs), GCI can provide you with a more detailed questionnaire. Additionally, if requested, GCI can take your responses by personal or telephone interview.



The NETR Environmental Lien and AUL Search Report

**DIAMOND RESOURCES PROPERTY
S. THREE B'S & K ROAD
GALENA, OHIO**

Monday, May 4, 2020

Project Number: L20-00490

2055 East Rio Salado Parkway
Tempe, Arizona 85281

Telephone: 480-967-6752
Fax: 480-966-9422

ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

Thank you for your business
Please contact NETR at 480-967-6752
with any questions or comments

Disclaimer - Copyright and Trademark Notice

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ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

**Diamond Resources Property
S. Three B's & K Road
Galena, Ohio**

RESEARCH SOURCE

Source: Delaware County Auditor
Delaware County Recorder

DEED INFORMATION

Type of Instrument: General Warranty Deed

Grantor: River Forest Enterprises, Inc., an Ohio corporation

Grantee: Richard L. Medallin Enterprises, Inc., an Ohio corporation and Diamond Resources Corporation, an Ohio corporation

Deed Dated: 08/01/1997
Deed Recorded: 08/22/1997
Book: 268
Page: 359

LEGAL DESCRIPTION

All that certain piece or parcel of land being 58.341 acres, more or less, situated and lying in Section 2, Township 4, Range 17, in the City of Galena, Delaware County, State of Ohio

Assessor's Parcel Number(s): 417-230-01-023-000

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

ENVIRONMENTAL LIEN AND AUL REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Diamond Resources Property
S. Three B's & K Road
Galena, Ohio

RESEARCH SOURCE

Source: Delaware County Auditor
Delaware County Recorder

DEED INFORMATION

Type of Instrument: Quit Claim Deed

Grantor: Mark E. Beverly

Grantee: F. Marie Beverly, wife of Mark E. Beverly

Deed Dated: 03/05/1993
Deed Recorded: 05/11/1993
Book: 557
Page: 658

Type of Instrument: General Warranty Deed

Grantor: F. Marie Strawser (formerly known as Beverly) and James W. Strawser, her husband

Grantee: Diamond Resources Corporation and Richard L. Medallin Enterprises, Inc

Deed Dated: 12/21/1998
Deed Recorded: 12/24/1998
Book: 655
Page: 264

LEGAL DESCRIPTION

A portion of Lot 302, being 1.79 acres, more or less, in the subdivision of Locust Grove No. 2, according to the map or plat thereof, as filed of record in Plat Book 18, Page 11, Delaware County, State of Ohio

Assessor's Parcel Number(s): 417-230-01-026-000

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

ENVIRONMENTAL LIEN AND AUL REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Diamond Resources Property
S. Three B's & K Road
Galena, Ohio

RESEARCH SOURCE

Source: Delaware County Auditor
Delaware County Recorder

DEED INFORMATION

Type of Instrument: Quit Claim Deed

Grantor: Mark E. Beverly

Grantee: F. Marie Beverly, wife of Mark E. Beverly

Deed Dated: 03/05/1993
Deed Recorded: 05/11/1993
Book: 557
Page: 658

Type of Instrument: General Warranty Deed

Grantor: F. Marie Strawser (formerly known as Beverly) and James W. Strawser, her husband

Grantee: Diamond Resources Corporation and Richard L. Medallin Enterprises, Inc

Deed Dated: 12/21/1998
Deed Recorded: 12/24/1998
Book: 655
Page: 264

LEGAL DESCRIPTION

A portion of Lot 302, being 0.45 acres, more or less, in the subdivision of Locust Grove No. 2, according to the map or plat thereof, as filed of record in Plat Book 18, Page 11, Delaware County, State of Ohio

Assessor's Parcel Number(s): 417-230-01-027-000

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

GENERAL WARRANTY DEED

RIVER FOREST ENTERPRISES, INC., an Ohio corporation, for valuable consideration paid, grants with general warranty covenants, to RICHARD L. MEDELLIN ENTERPRISES, INC., an Ohio corporation and DIAMOND RESOURCES CORPORATION, an Ohio corporation, equally, and as joint tenants, whose tax mailing address is 40 North Sandusky Street, Suite 200, Delaware, Ohio 43015-1995, the following REAL PROPERTY: Situated in the County of Delaware in the State of Ohio and in the Township of Berkshire: Being a 58.341 acre tract of land and a 0.448 acre tract of land more fully described on Exhibit A attached hereto and made a part hereof.

Subject to all easements, covenants, conditions and restrictions of record; legal highways; zoning, building, and other laws, ordinances, and regulations; real estate taxes and assessments not yet due and payable; and rights of tenants in possession.

Prior Instrument Reference: Volume 519, page 012 of the Deed Records of Delaware County, Ohio.

In Witness Whereof, grantor has caused its corporate name to be subscribed hereto by Peter J. Manos, its president, thereunto duly authorized by resolution of its board of directors this 1st day of August, 1997.

Signed and acknowledged in the presence of: RIVER FOREST ENTERPRISES, INC.

Richard L. Medellin By Peter J. Manos, President
Richard L. Medellin
Peter J. Manos, President

Lowell A. Hedlund
State of Ohio, County of Franklin

PROVISIONS CONTAINED IN ANY DEED... FOR THE CONVEYANCE OF A REAL... SALE, RENTAL OR USE OF THE PROPERTY... COLOR ARE INVALID UNDER FEDERAL LAW AND A... 88.

BE IT REMEMBERED, That on this 1st day of August, 1997, before me, the subscriber, a notary public in and for said state, personally came PETER J. MANOS, President of River Forest Enterprises, Inc., an Ohio corporation, the Grantor in the foregoing deed, and acknowledged the signing thereof to be it and his voluntary act and deed.

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

Notary Public
Lowell A. Hedlund, Esq.
Lifetime Commission per R.C. 147.03

This instrument was prepared by:
Lowell A. Hedlund, Esq., Martin, Pergram & Browning Co., L.P.A., 69 East Wilson Bridge Road, P. O. Box 6017, Columbus, OH 43085-6017. (614) 436-8000

Peter Manos 1st

Terril\Lowell\River Forest Berkshire Twp GWD
Delaware County
The Grantor has complied with
Section 319.202 of the R.C.
Dated 8-27-97 Transfer Tax Paid 1.00
TRANSFERRED OR TRANSFER NOT NECESSARY
Jon M. Peterson, Auditor By [Signature]

DELAWARE COUNTY OHIO
FILED FOR RECORD AUG 22 1997
RECORDED DATE August 28 1997
VOL 628 PAGE 359
COUNTY RECORDER
FEE \$ 26.00

VOL 0628 PAGE 359

Situated in the State of Ohio, County of Delaware and in the Township of Berkshire:

PARCEL I:

Being a part of Farm Lot 6, Section 2, Township 4, Range 17, U.S. Military Lands and being more particularly described as follows:

Beginning at an iron pipe on the northeast corner of Lot 290 of Locust Grove Subdivision as platted in Plat Book 17, page 150, Delaware County, Records Office;

thence South 87 deg. 30' 00" East, along the southerly line of a 0.846 acre tract of land now or formerly owned by Kenneth and Mary Hoover as described in Deed Book 466, page 480, a distance of 211.73 feet to an iron pipe at the southeast corner of said 0.846 acre tract;

thence North 02 deg. 30" 00" East, along the east line of said 0.846 acre tract (passing an iron pipe at 65.89 feet at the southeast corner of a 2.00 acre tract of land now or formerly owned by Kenneth and Mary Hoover, as described in Deed Book 423, page 415) a total distance of 221.89 feet to an iron pipe at the northeast corner of said 2.00 acre tract on the north line of farm Lot 6;

thence South 87 deg. 40' 22" East, along the north line of said Farm Lot 6, a distance of 1365.23 feet to an iron pipe on the northwest corner of a tract of land now or formerly owned by Richard H. Goodwin as described in Deed Book 350, page 700;

thence along the westerly and northerly property line of said Richard H. Goodwin the following five courses and distances;

- COURSE 1: South 02 deg. 37' West a distance of 1662.48 feet to a 7/8" iron pipe;
- COURSE 2: North 86 deg. 37' 08" West a distance of 601.23 feet to a 7/8" iron pipe;
- COURSE 3: North 87 deg. 24' 15" West a distance of 769.41 feet to a 7/8" iron pipe;
- COURSE 4: North 02 deg. 30' East a distance of 165.00 feet to a 7/8" iron pipe;
- COURSE 5: North 87 deg. 24' 15" West a distance of 203.00 feet to an iron pipe at the southeast corner of Lot 302 of Locust Grove Subdivision as platted in Plat Book 18, page 11;

thence North 02 deg. 30' 00" East, along the east line of Locust Grove Subdivision (passing an iron pipe at the northeast corner of Lot 301, being the southeast corner of Lot 293 of Locust Grove Subdivision as platted in Plat Book 17, page 15, at 600.60 feet) a total distance of 750.00 feet to an iron pipe at the northeast corner of Lot 293;

thence North 87 deg. 30' 00" West, along the north line of said Lot 293, a distance of 325.00 feet to an iron pipe on the east right of way line of 3 B's & K Road (Township Road 35);

thence North 02 deg. 30' 00" East a distance of 60.00 feet to an iron pipe at the southwest corner of Lot 292;

APPROVED FOR TRANSFER CHRIS BAUER

RECORDED FOR CLOSING ONLY

thence South 87 deg. 30' 00" East, along the south line of said lot Lot 292, a distance of 325.00 feet to an iron pipe at the southeast corner of said Lot 292;

thence North 02 deg. 30' 00" East, along the east line of Lots 292, 291 and 290, a distance of 450.00 feet to The Place of Beginning;

Containing 58.341 acres more or less.

PARCEL II:

Situated in the State of Ohio, County of Delaware, Township of Berkshire, in the West part of Farm Lot No. 6, Quarter Township 2, Township 4 North, Range 17 West, United State Military Lands: Being 60.00 feet off the entire south side of Lot No. 302 in Locust Grove No. 2, as shown of record in Plat Book 18, pages 10 and 11, Recorder's Office, Delaware County, Ohio, and bounded and described as follows:

Beginning at a 3/4-inch I.D. iron pipe previously set in the east line of Three B's & K Road - County Road No. 35 (60 feet wide) and at the southwest corner of said lot No. 302;

thence N. 2 deg. 30' 00" E. along the east line of Three B's & K Road and along a portion of west line of said Lot No. 302 a distance of 60.00 feet to a 3/4-inch I.D. iron pipe set;

thence S 87 deg. 24' 15" E. parallel with and 60.00 feet northerly by perpendicular measurement from the south line of said Lot No. 302 a distance of 325.00 feet to a 3/4-inch I.D. iron pipe set in the east line of said Lot No. 302;

thence S. 2 deg. 30' 00" W along a portion of the east line of said Lot No. 302 a distance of 60.00 feet to a 3/4-inch I.D. iron pipe previously set at the southeast corner of said Lot No. 302;

thence N. 84 deg. 24' 15" W along the south line of said Lot No. 302 a distance of 325.00 feet to the place of beginning;

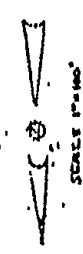
Containing 0.448 acre of land more or less.

VOL 0628 PAGE 361

RICHARD M. GOODWIN D.G. 350 PG. 700
502° 37' W - 1662.48

187° 40' 22" E - 1365.23
156.00°
N 2° 30' 00" E - 2218.5

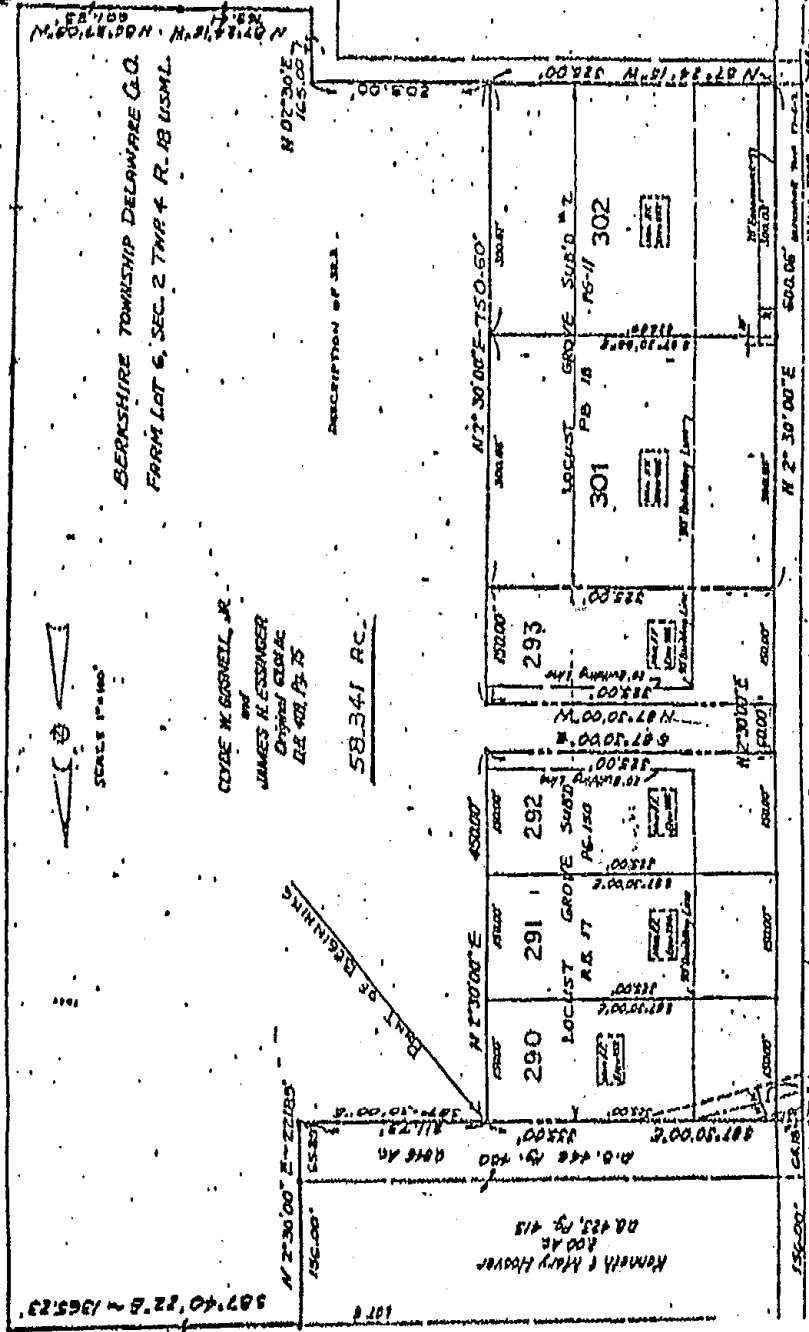
BERKSHIRE TOWNSHIP DELAWARE CO.
FARM LOT 6, SEC. 2 TWP 4 R. 18 USML



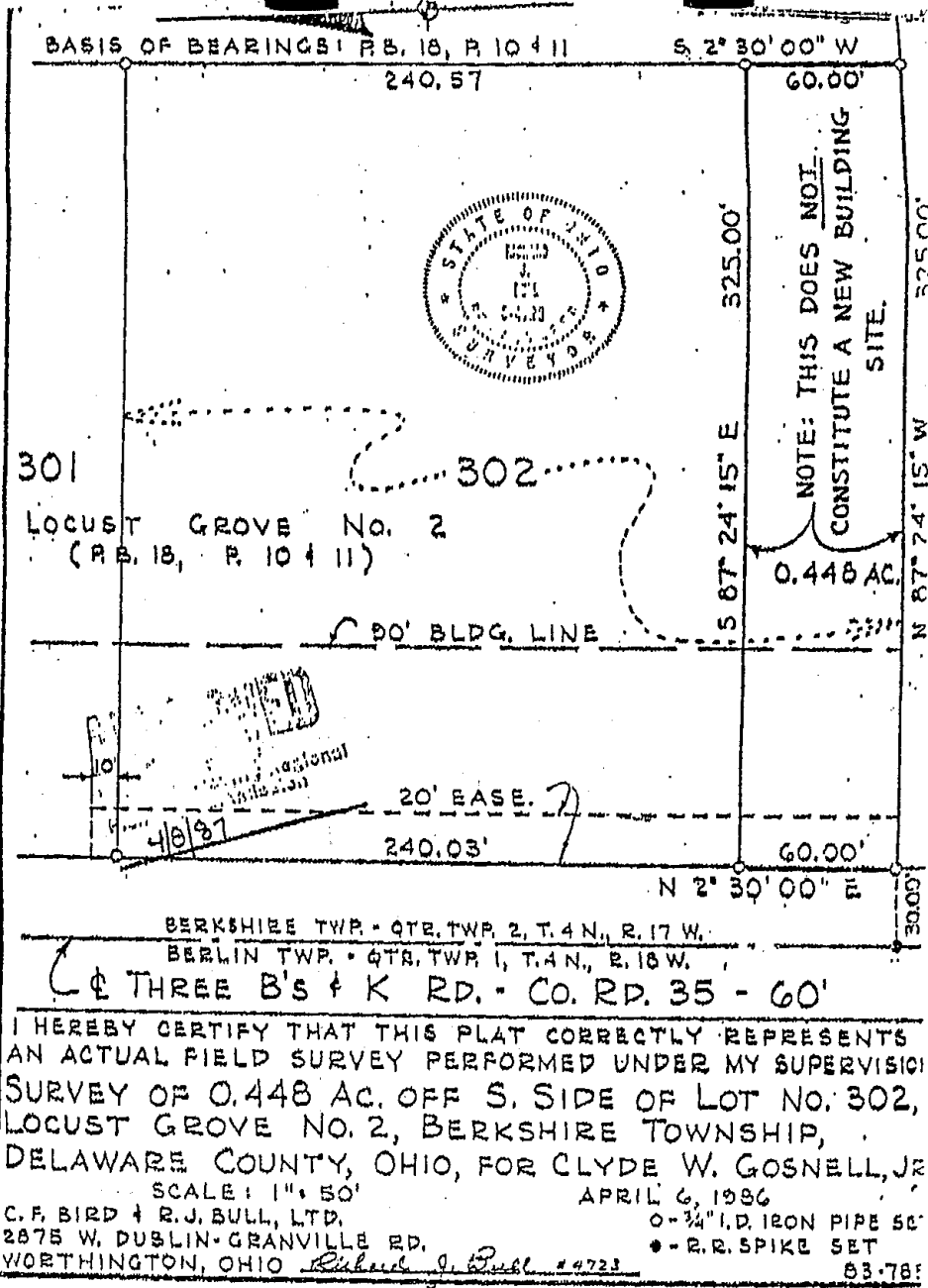
COYDE W. GARNELL, JR.
and
JAMES H. ESSINGER
Original Grantee
DE 423, PG 75

58.341 AC.

POINT OF BEGINNING



THREE B & K ROAD 60' (TWP ROAD 35)
PLAT REPEARED FROM A SURVEY MADE IN 1976 BY STUBBS AND ASSOCIATES INC.
AND THE SURVEY MADE BY ANDO AND SMEL FOR LACRIST CHERRY SUBD.



DELAWARE COUNTY EXHIBIT

362A

QUITCLAIM DEED

Mark E. Beverly, husband of the Grantee, for valuable consideration paid, grants to F. Marie Beverly, wife of the Grantor, whose tax-mailing address is 5896 Sherman Road, Galena, Ohio 43021, the following described real estate:

Situated in the County of Delaware in the State of Ohio and in the Township of Berkshire: Being Lot No. 302 of Locust Grove Subdivision No. 2 as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 18, Page 11, Recorder's Office, Delaware County, Ohio, except 60 feet off the entire south side thereof.

This deed is executed by the Grantor and accepted by the Grantee subject to all legal highways, and subject to and with all restrictions, easements, conditions, limitations, and reservations of record, zoning restrictions which have been imposed thereon, and except for taxes and assessments. By acceptance of this deed the Grantee assumes and agrees to pay liens and encumbrances on the premises, if any, and hold the Grantor safe from any liability thereon.

For prior instrument reference see deed of record in Deed Book ___, Page ___, Recorder's Office, Delaware County, Ohio. Grantor hereby releases his right of dower.

APPROVED FOR RECORDER BY FRED L. STILES Delaware County Auditor

Witness my hand this 5th day of March, 1993.

Signed and Acknowledged in the Presence of:

Aileen E. Pfeiffer
Laurie J. Damron

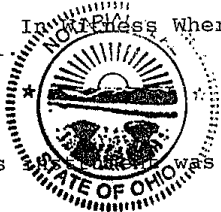
Mark E. Beverly
MARK E. BEVERLY

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

STATE OF OHIO
COUNTY OF DELAWARE, ss.

On this 5th day of March, 1993, before me, a notary public in and for said County and State, appeared Mark E. Beverly, Grantor in the foregoing deed and acknowledged that he did examine and read the same and did sign the foregoing instrument, and that the same is his free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal



Laurie J. Damron
NOTARY PUBLIC

This deed was prepared by David C. Shade, Attorney at Law.

Laurie J. Damron
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 18, 1994

David C. Shade

Delaware County
The Grantor has complied with
Section 219.202 of the R.C.
Date 5-11-93 Transfer Tax Paid none
TRANSFERRED OR TRANSFER NOT NECESSARY
Jon M. Peterson, Auditor By [Signature]

DELAWARE COUNTY, OHIO
FILED FOR RECORD MAY 11 1993
3:49 O'CLOCK P M
RECORDED May 14 1993
Deed
VOL 557 PAGE 658
Kay C. Conklin
COUNTY RECORDER
FEE \$ 10.00

8632

General Warranty Deed*

F. Marie Strawser (fka Beverly) and James W. Strawser, her husband ¹, of Delaware County, Ohio for valuable consideration paid, grant(s) with general warranty covenants, to Diamond Resources Corporation and Richard L. Medellin Enterprises, Inc. ², whose tax-mailing address is

the following REAL PROPERTY: Situated in the County of Delaware in the State of Ohio and in the Township of Berkshire bounded and described as follows:

Being Lot No. 302 of Locust Grove Subdivision No. 2 as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 18, Page 11, Recorder's Office, Delaware County, OHIO, except 60 feet off the entire south side thereof, said 60 foot strip being more particularly described in the attached Exhibit A.

EXCEPT reservations, easements, conditions, restrictions of record, zoning ordinances and real estate taxes which are not yet due.

FOR TRANSFER
CHRIS BAUMANN
F. Strawser County

9800039737
Filed for Record in
DELAWARE COUNTY, OHIO
KAY E. CONKLIN
On 12-24-1998 At 09:15 am.
DEED 14.00
Vol. 655 Pg. 264 - 265

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

9800039737
KEN MOLNAR

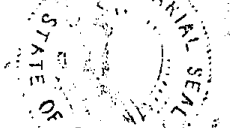
Prior Instrument Reference: Volume 557 Page 658 of the Deed Records of Delaware County, Ohio. F. Marie Strawser and James W. Strawser ³ wife/husband of the Grantor, releases all rights of dower therein. Witness their hand(s) this 21st day of December, 19 98

Signed and acknowledged in presence of:

[Signature] (1), (2)
witness
[Signature] (1), (2)
witness
[Signature]
(1) F. Marie Strawser fka Beverly
[Signature]
(2) James W. Strawser

State of Ohio County of Delaware ss.
BE IT REMEMBERED, That on this 21st day of December, 19 98, before me, the subscriber, a notary public in and for said state, personally came, F. Marie Strawser (fka Beverly) and James W. Strawser, her husband the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



[Signature]
Kenneth J. Molnar
Notary Public
State of Ohio

This instrument was prepared by Kenneth J. Molnar, Attorney at Law

- (1) Name of Grantor(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.
- (3) Delete whichever does not apply.
- (4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

*See Sections 5302.05 and 5302.06 Ohio Revised Code.

Delaware County
The Grantor has complied with
Section 319.202 of the R.C.
Date 12-24-98 Transfer Tax Paid 108.00
TRANSFERRED OR TRANSFERRED TO
Jan. 18, 1999, Auditor By [Signature]

DESCRIPTION () WIDE STRIP OFF
SOUTH SIDE OF LOT 302, LOCUST GROVE NO. 2
BERKSHIRE TOWNSHIP, DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, Township of Berkshire, in the west part of Farm Lot No. 6, Quarter Township 2, Township 4 North, Range 17 West, United States Military Lands: Being 60.00 feet off the entire south side of Lot No. 302 in Locust Grove No. 2, as shown of record in Plat Book 18, Pages 10 and 11, Recorder's Office, Delaware County, Ohio, and bounded and described as follows:

Beginning at a 3/4-inch I.D. iron pipe previously set in the east line of Three B's & K Road - County Road No. 35 (60 feet wide) and at the southwest corner of said Lot No. 302;

thence N 2° 30' 00" E along the east line of Three B's & K Road and along a portion of the west line of said Lot No. 302 a distance of 60.00 feet to a 3/4-inch I.D. iron pipe set;

thence S 87° 24' 15" E parallel with and 60.00 feet northerly by perpendicular measurement from the south line of said Lot No. 302 a distance of 325.00 feet to a 3/4-inch I.D. iron pipe set in the east line of said Lot No. 302;

thence S 2° 30' 00" W along a portion of the east line of said Lot No. 302 a distance of 60.00 feet to a 3/4-inch I.D. iron pipe previously set at the southeast corner of said Lot No. 302;

thence N 87° 24' 15" W along the south line of said Lot No. 302 a distance of 325.00 feet to the place of beginning;

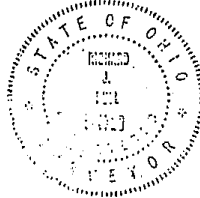
containing 0.448 acre of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Ltd., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed in April, 1987. Basis of bearings is the plat of Locust Grove No. 2 (Plat Book 18, Pages 10 and 11).

DESCRIPTION OK FOR
CLOSING ONLY
MANUAL APPROVAL REQUIRED
DEL. CO. END

DESCRIPTION O.K.
FOR CLOSING ONLY
Del. Co. Eng.

Richard J. Bull
Richard J. Bull
Ohio Surveyor No. 4723



VOL 0655 PAGE 265

TELEPHONE CONVERSATION LOG

Date of Conversation: 5/13/2020 Time: 2:30 AM/PM (PM)

Conversation With: Peter Brown Telephone No: 614-296-4731

Their Affiliation: Diamond Resources Corp. Project No: 20-E-24100

Notes: - Site always used for agricultural crops
- No past buildings
- No ground water wells, septic systems, USTs, or
spills of petroleum or hazardous substances.
- No trash pits, or landfilling.

Interviewer: Kevin Fulk





North

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





Photo 1: Viewing east across the southern portion of the property.



Photo 2: Viewing at the potential wetland area on the west central portion of the property.



Photo 3: Viewing north across the central portion of the property.



Photo 4: Viewing at the discarded metal sidings and trailer on the east central side of the property.



Photo 5: Viewing northwest across the northeast portion of the property.



Photo 6: Viewing at the potential wetland area on the northeast side of the property.