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Northpointe Bank

Prepared for:

Yeoman Group Project No.: 12197

**2.54 acre vacant lot-Groveport Road
Obetz, Ohio**



**Proprietary and Confidential
ASTM and AAI
Phase I Environmental Site Assessment**

Joseph Burley,
Environmental Consultant

May 11, 2012

Yeoman Group

Northpointe Bank

PREPARED BY:

PREPARED FOR:

2.54 acre vacant lot-Groveport Road
Obetz, Ohio
Yeoman Group Project No.: 12197

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Proprietary and Confidential

EXECUTIVE SUMMARY

Phase I Environmental Site Assessment

2.54 acre vacant lot-Grovesport Road
 Obetz, Ohio
 Yeoman Group Project No.: 12197

Yeoman Group conducted a Phase I Environmental Site Assessment for the Study Property identified above. The scope of services was provided in accordance with ASTM Standard E 1527-05 and the "All Appropriate Inquiry" standard of 40 CFR §312. The following table presents a summary of the most relevant information concerning the environmental status of the Study Property. Detailed information concerning these findings is found in the body of this report. This summary should not be read alone, but only in conjunction with the full report.

First developed use of the Study Property	Agricultural
Past uses of the Study Property	Agricultural
Current use of the Study Property	Vacant
Recognized environmental conditions arising from site use	None
Recognized environmental conditions as a result of threats from off-site	None
Non-scope issues	This report is limited to ASTM Practice E 1527-05 matters and does not address non-scope environmental issues.

This study has shown that the risk of contamination at the site is so minimal that no further investigation is warranted.

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1.0 INTRODUCTION

Northpointe Bank retained Yeoman Group to complete a Phase I Environmental Site Assessment (ESA) of the 2.54 acre vacant outlot property located at 5215 Groveport Road in Obetz, Ohio (Study Property). Refer to [enclosure \(1\)](#), Site Location Map for the general site location, as well as an aerial view of the Study Property.

1.1 Identification of User

Northpointe Bank is the User of this report and is allowed reliance upon this report.

1.2 Purpose of Assessment

The purpose of the Phase I environmental site assessment study was to identify conditions indicative of releases and threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances (as defined in 21 USC §802) on, at or in the Study Property. It is also intended to establish an information base for assessing the likelihood of potential "recognized environmental conditions" (as defined by ASTM Standard E 1527-05). The term "recognized environmental conditions" is defined as, "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property." The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. The Phase I report summarizes Yeoman Group's evaluations and conclusions, based upon site assessment and field activities.

1.3 Detailed Scope of Services

Yeoman Group completed this study in general accordance with EPA and ASTM standards, and Yeoman Group's general terms and conditions. In order to assess the likelihood of recognized environmental conditions, Yeoman Group completed the following:

A visual survey of the Study Property was conducted for indicators of environmental concerns and to identify areas of potentially impacted soil and/or groundwater. This survey included an examination of the Study Property for evidence of stressed vegetation, stained or discolored soil/pavement/flooring and/or surface water. It also included a visual assessment of the adjoining properties from the Study Property and the adjacent rights-of-way, to the extent possible, for the presence of environmental concerns. Photographs were taken to document Study Property and adjoining property conditions at the time of the site walk-through.

An examination of historical aerial photographs, fire insurance maps, Street Address Directories and city department files, was conducted as required. Aerial photographs were evaluated to identify prior land usage and the possible presence of soil and/or water contamination sources. Fire insurance maps, where available, were evaluated to identify previous land usage with the potential to impact the Study Property. Street Address Directories, where available, build a history of a Study Property and surrounding area over time and may give an indication if an

area has been occupied by businesses that may have historically impacted the Study Property. City department files were reviewed to identify historical land usage. A review was performed of available federal and state environmental databases, using distances specified by EPA and in ASTM E 1527-05, to identify sites that are a potential risk to impact the Study Property.

1.4 Significant Assumptions

None

1.5 Limitations and Exceptions

Yeoman Group has performed these professional services in accordance with customary principles and practices in the area of environmental science and engineering, and in accordance with EPA and ASTM standards for conducting Phase I Environmental Site Assessments. It is important to note that these standards provide for a limited assessment of a property and do not include many potential issues such as asbestos, mold, radon, hazardous building materials and wetlands, to name a few.

The conclusions of this report are based solely upon observations made during this evaluation. Yeoman Group's opinions should not be construed as relating to health and safety issues, directly. Should additional information become available, this information should be reviewed by Yeoman Group and the conclusions herein modified, as appropriate. In addition, this report should not be construed as verification of compliance by the present owners or operators of the site with federal, state, or local laws and regulations.

Information provided by others was used in assessing the site conditions. The accuracy of the conclusions made from this information is inherently based on the accuracy of the information provided. This evaluation did not include sampling or analytical testing. It must be recognized that the limited scope of services may have precluded recognition of contamination at the site. Negative findings in this report cannot be interpreted as a warranty, expressed or implied, that no contamination exists at the Study Property.

1.6 Special Terms and Conditions

None

1.7 User Reliance

This report should not be considered as a recommendation to purchase, sell or develop the Study Property, and the opinions contained herein are not legal opinions, even if authored by an attorney. To evaluate the information contained in this report, the reader must understand the limitations associated with this assessment. Specifically, the services included in this project have been performed in accordance with the Scope of Services and the contract negotiated between Northpointe Bank and Yeoman Group. Reliance on this report by a party other than the named Users shall be at the party's sole risk unless that party has written authorization from

Yeoman Group to use this document. The purpose of this restriction is to attempt to protect the interest of parties for whom the report may not be appropriately directed.

2.0 USER PROVIDED INFORMATION

2.1 Title Records

Title commitment records dated December 13, 2011, were provided by the User. No environmental liens, activity and use land restrictions or similar instruments were recorded encumbering the title. Refer to enclosure (2), Title Commitment Documents.

The legal description and additional Study Property information can be found in enclosure (2).

2.2 Environmental Liens or Activity and Use Limitations

No environmental liens or activity or use limitations were disclosed by the User. Refer to enclosure (3). A search of the Ohio EPA online database (eDocument) on April 19, 2012 indicated no records of environmental non-compliance for the Study Property that would be suggestive of liens or other enforcement activity. See enclosure (4).

2.3 Specialized Knowledge of User

None

2.4 Commonly Known or Reasonably Ascertainable Information

The User did not disclose commonly known or reasonably ascertainable information of significance.

2.5 Valuation Reduction for Environmental Issues (if any)

The User did not disclose property price or valuation reduction.

2.6 Owner, Property Manager, and Occupant Information

According to Madison Township online records, the owner is Ronald and Rosemary Ball. The Study Property is currently vacant. The manager of the adjacent Greenfield Estates Mobile Home Park was identified as the Key Site Manager. Yeoman Group made repeated unsuccessful attempts to contact the manager. No phone number, hours or contact information was posted at the office.

2.7 Reason for Performing Phase I

Northpointe Bank may take title of the Study Property through foreclosure.

3.0 FACTS

3.1 Prior Assessment Reports

No previous environmental reports were provided to Yeoman Group by the User.

3.2 Current Information

3.2.1 Location and Legal Description

The Study Property is located at the southwest corner of Groveport Road and Bixby Road in the Village of Obetz (Madison Township), Franklin County, Ohio. A legal description was not obtained. Additional property description data are included in enclosure (2).

3.2.2 Site and Vicinity General Characteristics

The Study Property is located in a suburbanized rural area outside the City of Columbus that includes mix residential, commercial and light industrial land usages. The Study Property consists of a 2.54-acre parcel of land fronting the south side of Groveport Road and the west side of Bixby Road. The Study Property is a vacant outlot of the Greenfield Estates Mobile Home Park, which forms the westerly and southerly borders. The immediate area is prominently residential with scattered small commercial frontages on arterial roads. Adjoining properties are described in section 3.2.3 below.

3.2.3 Current Use of the Adjoining Properties

Refer to enclosure (5), Site Reconnaissance Notes and Photographs.

Direction	Use
North -	possibly vacant vehicle repair/salvage business (former gas station)
Northeast	residential/vacant land
East - South	newer residential including a retention pond
West - South	Greenfield Estates Mobile Home Park
Northwest-	residential

3.2.4 Current Use of the Study Property

The Study Property is currently vacant. No recognized environmental conditions were noted during site reconnaissance. Refer to enclosure (5).

3.2.5 Physical Setting Sources

The U.S. Geological Survey, 7.5 Minute Lockbourne, Ohio, Quadrangle Topographic Map (2010) indicates that the Study Property was vacant land. The Study Property is located approximately 745 feet above sea level. The general topography of the area is level to gently sloping with the grade decreasing to the west toward Big Walnut Creek. Big Walnut Creek, 0.4 mile west, has an elevation of approximately 705 feet above sea level and flows from northeast to southwest on a meandering course. A series of gravel pits are noted between the Study Property and the creek. Refer to enclosure (6).

Based on the local topography, it can be inferred that the near surface groundwater flow direction is generally towards the west to west.

The Study Property is located within a glaciated till plain, approximately 50 miles north of the furthest advance of the Wisconsin glacier. The surface deposits are predominantly ground moraine with about 50 feet of till over bedrock. The bedrock surface dips to the east and consists of lower Mississippian-age dolomitic limestone, shale and sandstone. This bedrock is exposed in some of the valleys of the nearby Big Walnut Creek and is described as Cuyahoga sandstone overlying the Sunbury-Berea-Bedford formation, which occurs as alternating beds of shale and sandstone. Due to glacial effects, the bedrock provides little parent material for overlying soils.

The region obtains drinking water from surface water, and bedrock and drift wells.

3.2.6 Zoning

Based on the current zoning map for the Village of Obetz, the Study Property is zoned "Suburban Office & Institution." Refer to enclosure (7), Government Documentation.

3.2.7 Owner Interview

Attempt was made to contact Mr. Ronald Ball, the Study Property owner representative. Contact was unsuccessful due to a full voicemail box. Contact with the village revealed no alternate phone numbers for Mr. Ball. Refer to enclosure (8) for the interview notes.

3.2.8 Tenants/Operator Interviews

None. See section 2.6 pertaining to the failure to contact the Key Site Manager.

3.2.9 Reconnaissance Methodology

Yeoman Group performed site reconnaissance on April 26, 2012. ASTM site reconnaissance methodology was followed by the assessor.

3.2.10 Description of Structures, Roads and Other Improvements

The Study Property was observed to consist of a vacant parcel of land with no distinguishing features. Refer to enclosure (5) for detailed site reconnaissance notes and photographs.

3.2.11 General Housekeeping

Not applicable.

3.2.12 Site Reconnaissance Limitations

There were no limiting conditions affecting the site reconnaissance.

3.2.13 Heating and Cooling System

None observed
 Observed

Not applicable.

3.2.14 Source of Potable Water

None observed Observed

Potable water is provided locally by the Village of Obetz municipal system.

3.2.15 Wells

None observed Observed

3.2.16 Storm and Sewer System

None observed Observed

Sanitary sewer risers and storm catch basins were observed on the Study Property or adjoining rights-of-way.

3.2.17 Septic Systems

None observed Observed

3.2.18 Sump Pumps and Drains

None observed Observed

3.2.19 Solid Waste Disposal

None observed Observed

3.2.20 Ponds, Lagoons, and Pools of Liquid

None observed Observed

3.2.21 Storage Tanks

None observed Observed

3.2.22 Other Subsurface Tanks/Structures/Hoists/Pits

None observed Observed

3.2.23 Fill Dirt

None observed Observed

3.2.24 Odors

None observed Observed

3.2.25 Electric Transformers

None observed Observed

3.2.26 PCBs Used Including Electric and Hydraulic Equipment

None observed Observed

3.2.27 Stressed Vegetation

None observed Observed

3.2.28 Staining or Corrosion

None observed Observed

3.2.29 Processes Using Chemicals/Oils

None observed Observed

3.2.30 Chemical Storage and Containers

None observed Observed

3.2.31 Chemical and Hazardous Waste Disposal Practices

None observed Observed

3.2.32 Reports of Chemical Releases

None observed Observed

3.2.33 Waste Water Disposal

None observed Observed

3.2.34 Assessment of Adjoining Properties

Observations of adjoining properties from the Study Property boundaries and public rights-of-way did not indicate any adverse environmental concerns. A former gas station adjoins north. The environmental status of this property was unknown. No records or evidence of significant environmental work associated with this property was identified within the scope of this investigation. Refer to enclosure (5).

3.3 Historical Information

3.3.1 Past Owners Interviews

According to Madison Township records, the current owner has owned the Study Property since 1989. The local assessor's card did not list previous owners. Therefore, past owners were not sought for interview. Refer to enclosure (8).

3.3.2 Past Tenants/Operators/Interviews

Not applicable.

3.3.3 Local Governmental Records Searches/Interviews

A request was submitted to the Franklin County Health Department for records of spills, complaints or dumping or other environmental concerns associated with the Study Property. In addition, the database or listing for county solid waste sites/dumps/sites of environmental concern was requested. A response was not received within the timeframe of this investigation. However, the county sanitarian responsible for Madison Township was contacted and did not disclose knowledge of obvious concerns associated with that area.

Yeoman Group contacted the Madison Township Fire Department. The fire marshal had no knowledge of spills or other concerns pertaining to the Study Property. The abandoned gas station adjoining north was not known to have had any significant environmental investigation and it was suspected that abandoned underground storage tanks (USTs) might be present at that location. Yeoman Group submitted a search request of the Ohio EPA Emergency Response database for this property. A response dated April 25, 2012 indicated that no listings were identified. Refer to enclosure (8).

Yeoman Group was unable to identify a local neighboring property owner suitable for interview. The village office clerk could not identify any local community activists or historians. To satisfy the requirement for a local resident interview, Yeoman Group interviewed Mr. Doug Brown, Village Administrator. He stated that he was unaware of chemical spills or any other environmental concerns associated with the property. He stated that United Dairy Farmers had looked into developing the property about four years ago but did not know of any other distinguishing information about the Study Property.

3.3.4 First Developed Use of Study Property

The region was first settled in about 1800. The Village of Obetz was formed in 1838 as a railroad junction and was incorporated in 1928. Bixby Road appeared to precede the earliest readily available map for 1872. At this time the Study Property was part of the rear of a larger 80 acre parcel of land fronting both sides of Bixby Road with no buildings. The property configuration suggests agricultural land usage.

The property appeared to have been absorbed into the larger Henry Obetz farm property to the west in the 1880s or early 1890s, and appeared to remain agricultural through the 1960s.

3.3.5 Summary of Past Use of Study Property per Relevant Interval

No Sanborn Fire Insurance Maps or other useful standard historical sources were available for the Study Property area prior to 1872. A search of local collections for street address directories revealed no coverage for the area prior to 1996. The historical research of the Study Property indicates that it appeared to have remained vacant/agricultural from the late 1800s until about the 1960s. The removal of the railroad and the construction of Groveport Road in

the 1960s appeared to signal the transition of the land from agricultural to suburban. Refer to enclosure (9), Historical Documentation.

3.3.6 Potential Chemical Use per History Interval

None known. Since the property was cultivated agricultural, pesticide and herbicide application may have occurred. According to a soil scientist at the National Resource Conservation Service, this area is not known for orchards or similar crops where arsenic and lead were used.

3.3.7 Chemical Release per Interval

None known.

3.3.8 Past Use of Neighboring Properties

The Scioto Valley Electric Rail (later Ohio Midland Light and Power) was located where Grovesport Road is now located from prior to 1925 until sometime between 1943 and 1955. The rail was subsequently removed and a road constructed in its place in the late 1960s to early 1970s.

The former gas station adjoining north appeared to have been constructed in the mid to late 1960s. Based on the unknown environmental status and its proximity, the risk of impact to the Study Property was unknown.

Gravel pit operations noted to the west are thought to have begun between 1955 and 1964. The gravel pit operations appear to be located within the historical river terrace of the Big Walnut Creek. Concerns associated with historical gravel pit operations are mitigated by the site's downgradient location from the Study Property.

The trailer park and the adjacent segment of Grovesport Road were constructed beginning in 1971.

3.3.9 Significance of Data Gaps

No historic information was available prior to 1872. This lack of data is not considered to be significant to this assessment due to the historical rural character of the area. The Study Property owner was sent an owner questionnaire for completion. This questionnaire was not returned by the completion of this investigation. However, based on our findings, the omission of these completed questionnaires was not judged to affect the conclusiveness of this investigation.

4.0 Regulatory Information

Refer to enclosure (10) for the NetOnline™ (NETR) Government Environmental Database Report.

4.1 NPL (National Priority List)

None listed Listed

4.2 CORRACTS (RCRA Corrective Actions)

None listed Listed

4.3 CERCLIS (Sites under Review by USEPA)

None listed Listed

4.4 NRAP (Sites No Longer Under Review)

None listed Listed

4.5 TSD (Treatment, Storage, Disposal Facilities)

None listed Listed

4.6 RCRA Generators of Hazardous Waste

None listed Listed

4.7 RCRA NLR (no longer regulated)

None listed Listed

4.8 ERNS (Notification Sites)

None listed Listed

4.9 State Hazardous Waste Sites (Voluntary Action Program)

None listed Listed

4.10 LUSTs (Leaking Underground Storage Tanks)

None listed Listed

One LUST site was listed within applicable search distances. The Tollivar property, located at 5210 Groveport, is plotted as 0.45 mile west but appears to be located 0.25 mile northwest. The listing indicates a 1990 release of product, which was listed as "No Further Action." Based on the distance and status, it appeared to be of minimal concern.

4.11 USTs (Registered Underground Storage Tanks)

None listed Listed

4.12 Solid Waste/Industrial Landfills

None listed Listed

4.13 Toxic Release Inventory

None listed Listed

4.14 Additional Databases

None listed Listed

A search of the additionally required AAI databases including US Acres Brownfields and US NPDES permits revealed no listings within applicable search distances.

Federal Indian Reservations/Tribal Lands and related Tribal environmental database records were not searched due to the absence of those authorities with jurisdiction within the Study Property area.

State and federal institutional/engineering control registries were not provided by the NETR database report. These databases were searched indirectly by other means, including the Ohio EPA eDocument system and the absence of LUSTs or other listings previously discussed.

4.15 Other

Yeoman Group submitted a search request of the Ohio EPA Emergency Response database for the Study Property. A response dated April 25, 2012 indicated that no listings were identified. Yeoman Group also submitted a general (multiple divisions) records search request to Ohio EPA for the Study Property. Yeoman Group received a response dated May 1, 2012 indicating that there were no records found. See enclosure (7).

According to the Public Utilities Commission of Ohio study of year 2000 census data, heating oil is used in less than 10% of the homes in the area.

Yeoman Group supplemented the database report with a search of online oil and gas well and mine records. No listings were identified on or within close proximity of the Study Property. Refer to the maps in enclosure (7).

5.0 FINDINGS

5.1 Historical Recognized Environmental Conditions

None known.

5.2 De Minimis Conditions

None known.

5.3 Recognized Environmental Conditions or Conditions Indicative of a Release or a Threatened Release

No recognized environmental conditions were noted during the performance of the Phase I Environmental Site Assessment for the Study Property.

6.0 OPINIONS

Not applicable.

7.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 and 40 CFR §312 of the 2.54 acre vacant outlot property located at 5215 Groveport Road in the Village of Obetz, Ohio. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. (This assessment has revealed no evidence of *recognized environmental conditions* or conditions indicative of releases or threatened releases in connection with the property.)

8.0 DEVIATIONS

No intentional deviations were made from ASTM or AAI standards.

9.0 ADDITIONAL SERVICES

ASTM Standard E 1527-05 and the EPA's All Appropriate Inquiry are meant to address only those environmental concerns related to CERCLA and related state statute issues. As such, non-scope environmental concerns including, but not limited to asbestos, radon, lead-based paint, lead in drinking water, wetlands, threatened and endangered species, archeology, etc., are not included in this report unless specifically indicated and contracted for.

10.0 REFERENCES

10.1 Reference Maps

U.S. Geological Survey, 7.5 Minute Lockbourne, Ohio Quadrangle Topographic Map, 2010
Various online geological references

10.2 Documentation

National Resource Conservation Service aerial photographs, 1938, 1964 and 1980.
NetOnline™ (NETR) Government Environmental Database Report, April 16, 2012.
Ohio EPA online database (eDocument search)
Madison Township Assessing and Fire Department records
Franklin County Health Department
Polk Street Directory, 1996
Historical plat maps, 1872, 1883, 1895, 1910 and 1930
Online aerial photographs, Ohio DNR, 1990 and 2006
Online aerial photographs, Terraserver, 1994 and 2002
Historical topographical maps, 1900, 1925, 1943, 1955, 1964 and 1992.

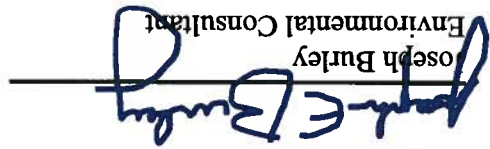
ASTM Phase I ESA

May 11, 2012

Yeoman Group Project No.: 12197
2.54 acre vacant lot-Groveport Road
Obetz, Ohio

11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

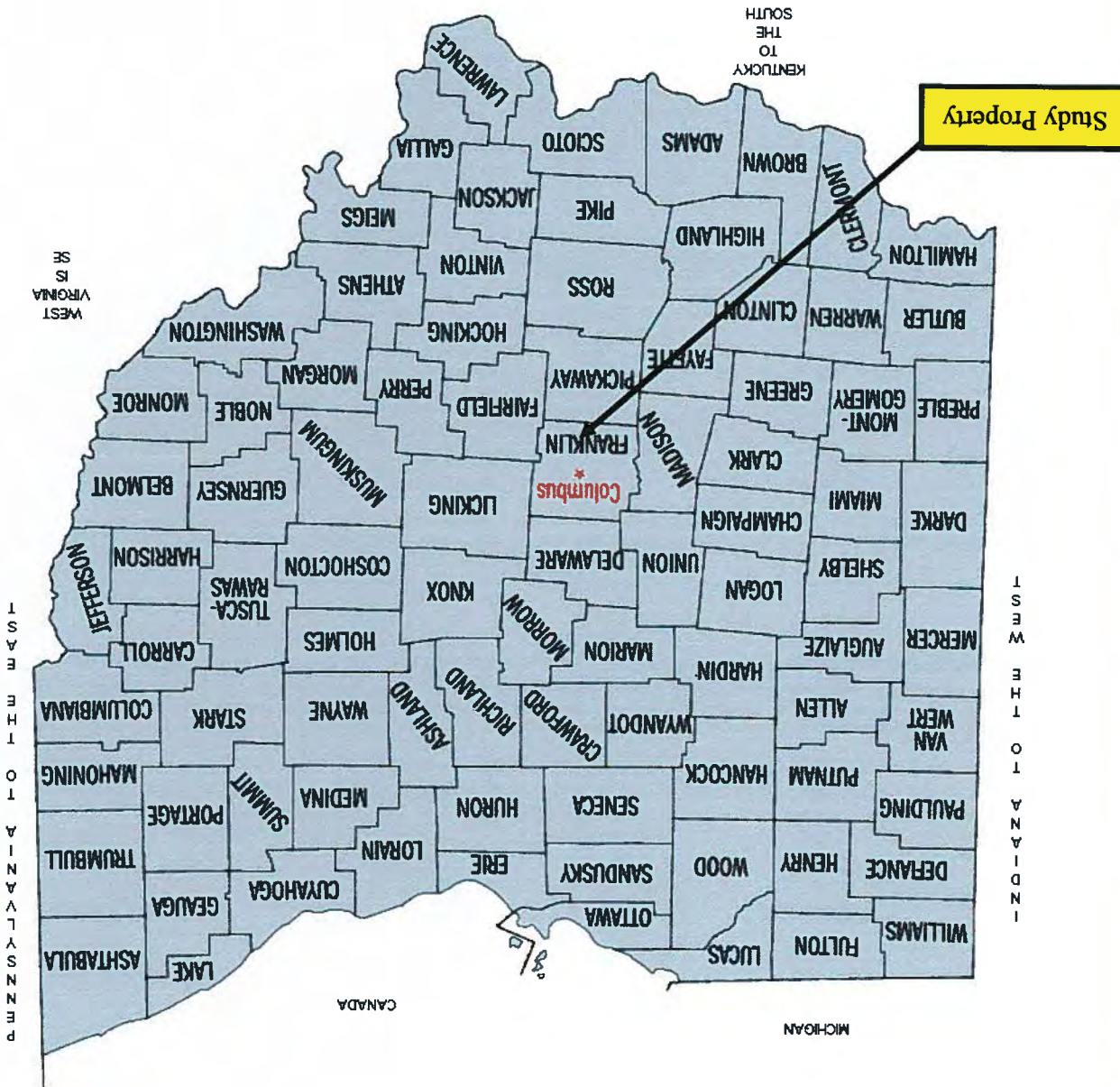
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of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


Joseph Burley
Environmental Consultant

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL
Refer to enclosure (11).

Enclosure 1
Site Location Map and Aerial Photo
Return to Enclosure Page
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Site Location Map
Intersection of Grovport
Road and Bixby Road,
Grovport OH

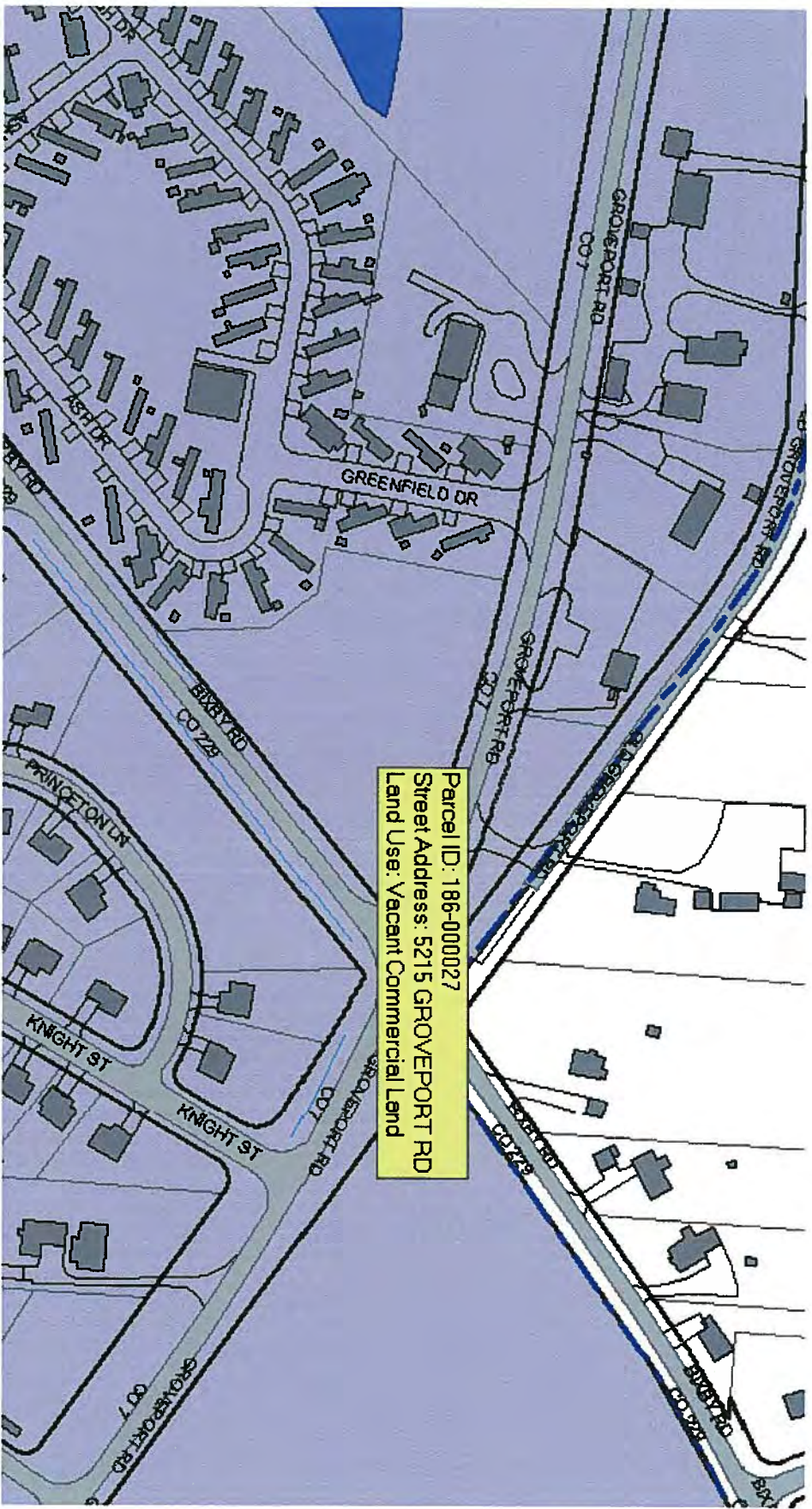


AERIAL PHOTOGRAPH
Intersection of Groveport
Road and Bixby Road,
Groveport OH



Enclosure 2
Title Documentation and Property Description
Return to Enclosure Page
Return to Narrative

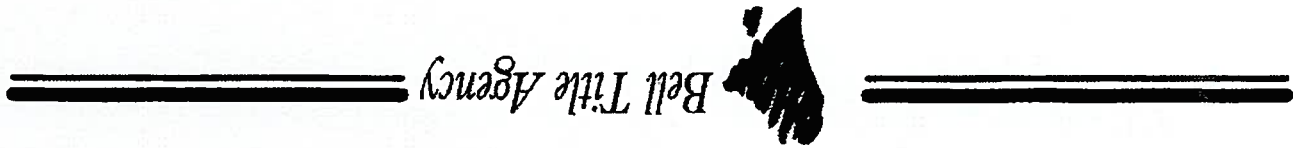
Groveport GIS parcel search: <http://gpgis.emht.com/Content/Mapguide.asp>



INVOICE

Remit Payment To:
Bell Title Agency
2339 Jolly Rd
Okemos, MI 48864

Chicago Title Insurance
Company



Billed To:
NORTHPOINTE BANK, LLC
Seager
Fax #: 616-726-2530

Invoice Date: November 14, 2011
Please Pay Before: December 14, 2011
Our File Number: 10-57225-OK
Your Reference Number: BALL

Property:
5215 Groveport Rd
Groveport, OH 43125
001 County

Brief Legal:

DESCRIPTION **AMOUNT**

FORCLOSURE GUARANTEE AND COMMITMENT	1,000.00
UPDATE FEE	150.00
2nd UPDATE FEE	150.00

Invoice Total Amount Due \$ 1,300.00

Email address for packages: packagesoke@belltitle.net
If you have any questions regarding this commitment, please call our title department at (517) 381-5353.

Thank you for your order!

PRELIMINARY JUDICIAL REPORT
Issued by WFG National Title Insurance Company

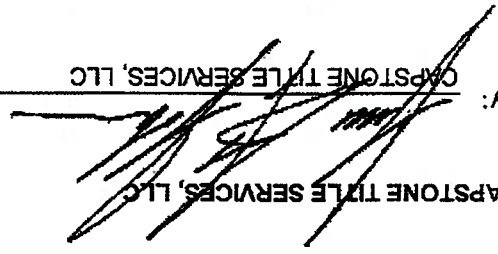
ORDER NO. 10050060H
POLICY NO.

5215 Groveport Rd
Groveport, OH 43125
Effective Date: 12/13/11

Pursuant to your request for a Preliminary Judicial Report (hereinafter "the Report") for use in judicial proceedings, WFG NATIONAL TITLE INSURANCE COMPANY (hereinafter "the Company") hereby guarantees in an amount not to exceed \$150,000.00 that it has examined the public records in Franklin County, Ohio as to the land described in Schedule A, that the record title to the land is at the date hereof vested in Ronald and Rosemary Ball, husband and wife, by instrument recorded in Franklin County as Document Number 200810070150079 and free from all encumbrances, liens or defects of record, except as shown in Schedule B.

This is a guarantee of the record title only and is made for the use and benefit of the Guaranteed Party and the purchaser at judicial sale thereunder and is subject to the Exclusions from Coverage, the Exceptions contained in Schedule B and the Conditions and Stipulations contained herein.

This Report shall not be valid or binding until it has been signed by either an authorized agent or representative of the Company and Schedules A and B have been attached hereto.

By: 
CAPSTONE TITLE SERVICES, LLC
CAPSTONE TITLE SERVICES, LLC

Preliminary Judicial Report
10/01/2004

Capstone Title Services, LLC
2401 Regency Road Suite 301 Lexington, Kentucky 40503 (10050060H.PFD/10050060H/19)
Phone: (859)309-6036

WFG National Title Insurance Company

**ORDER NO. 10050200H
POLICY NO.**

**PRELIMINARY JUDICIAL REPORT
SCHEDULE A
DESCRIPTION OF LAND**

See Attached Exhibit A

**Preliminary Judicial Report
10/01/2004**

(10050060H.PFD/10050060H/19)

EXHIBIT A

2.537 Acres

Situated in the State of Ohio, County of Franklin, Village of Obetz, and being a part of Section 19, Township 11, Range 21, Mathew's Survey of Congress Lands, and being part of the 24.450 Acre Tract conveyed to Ronald D. and Rosemary Ball by deed of record in Deed Book 2811, Page 76, Office of Recorder, Franklin County, Ohio, and being more particularly described as follows:

Commencing at an iron pin at the northeast corner of the said 24.450 Acre Tract, said iron pin being in the original southerly right-of-way line of Groveport Road (re-located), said line being 35.0 feet southerly of (as measured at right angles) the original centerline of Groveport Road (re-located);

Thence, with the said southerly right-of-way line and the northerly line of said 24.450 Acre Tract, South 78 degrees 42 minutes 03 seconds East, 236.88 feet to a P.K. nail set at a point of curvature in said line;

Thence, continuing along the northerly line of said 24.450 acre tract, and along the original southerly right-of-way line of Groveport Road, along the arc of a curve to the right or southerly whose radius is 1875.08 feet, whose long chord bears South 77 degrees 30 minutes 46 seconds East, a chord distance of 77.76 feet to an iron pin being the true point of beginning of this description;

Thence, continuing along the northerly line of the said 24.450 Acre Tract, and along the original southerly right-of-way line of said Groveport Road, along the arc of a curve to the right or southerly whose radius is 1875.08 feet and whose long chord bears South 69 degrees 00 minutes 22 seconds East, a chord distance of 477.71 feet to a railroad spike set at the intersection of said line with the centerline of Bixby Road, said spike being the northeast corner of said 24.450 acre tract;

Thence, with the centerline of Bixby Road, South 52 degrees 58 minutes 23 seconds West, 486.94 feet to a railroad spike (passing an iron pin at 385.89 feet);

Thence, across said 24.450 acre tract the following four (4) courses:

North 1 degree 11 minutes 25 seconds West (passing an iron pin at 36.99 feet), 172.76 feet to an iron pin;

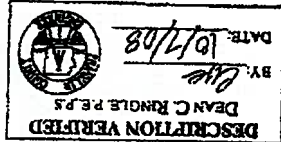
North 36 degrees 59 minutes 08 seconds West, 72.21 feet to an iron pin;

North 78 degrees 42 minutes 03 seconds West, 55.82 feet to an iron pin;

North 11 degrees 17 minutes 57 seconds East, 227.39 feet to the place of beginning, CONTAINING 2.537 ACRES, subject however to all legal highways, easements, and restrictions of record.

Iron pins set are 30" x 1" marked with orange pigment and inscribed "P.5. 6579".

Parcel No.: 186-000027
 Prior Instrument No.: Volume 13080, Page D02



WFG National Title Insurance Company

**ORDER NO. 10050200H
POLICY NO.**

SCHEDULE B

The matters shown below are exceptions to this Preliminary Judicial Report and the Company assumes no liability arising therefrom.

- a. Rights or claims of parties in possession not shown by public records.
- b. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises
- c. Easements, or claims of easements, not shown by the public records.
- d. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records
- e. Taxes or special assessments which are not shown as existing liens by the public records.
- f. Taxes are subject to change:
Taxes shown below are only accurate as of the date of the commitment (shown as the effective date on Schedule A hereof).
The tax information **MUST BE UPDATED** with County before closing on this property due to, but not limited to the following: Payments made, add/or interest charged after the Effective Date, payment plans entered into, etc.
- g. Any special assessment for installation, maintenance or improvement of streets, curbs, gutters, water lines, sidewalks, conservancy, street lighting, street cleaning or sewer rental which has not been certified to the County Auditor.
- h. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- i. Release of recorded Mortgage dated May 13, 2005, recorded May 18, 2005 as Instrument NO. 200505180094555, in the records of Franklin County which mortgage was from Ronald and Rosemary Ball, husband and wife, and states that it secures the principal sum of \$150,000.00, payable to NPB Mortgage and provisions therein contained. The amount now secured by said mortgage and the terms upon which the same can be discharged or assumed should be ascertained from the holder of the indebtedness secured.
- j. Federal Tax Lien Recorded March 5, 2010 Instrument No.: 201003050026426 in the amount of \$27556.48 in Franklin County Records.
- k. Federal Tax Lien Recorded October 9, 2009 Instrument No. 200910090146323 in the amount of \$19054.59 in Franklin County Records.
- l. Federal Tax Lien Recorded April 30, 2008 Instrument No. 200804300065619 in the amount of \$87866.43 in Franklin County Records.

**PRELIMINARY JUDICIAL REPORT
SCHEDULE B
(Continued)**

m. The Franklin County Treasurer's 2011 General Tax duplicate shows: 186-000028
Taxes for the Second half of 2009, in the name of Ronald Ball, in the amount of \$595.05 are currently due
Taxes for the 1st half of 2010 are currently due in the amount of \$589.58
Taxes for the 2nd half of 2010 are currently due in the amount of \$648.54
Total Amount currently due \$1833.17
The Franklin County Treasurer's 2011 General Tax duplicate shows: 186-000027-00
Taxes for the 1st half of 2010 are currently due in the amount of \$728.81
Taxes for the 2nd half of 2010 are currently due in the amount of \$801.69
Total Amount Due \$1,530.50

n. Chase Bank USA NA v. Ronald D. Ball 2010 CVF 009414 Certificate of Judgment June 29, 2010.
Citibank(South Dakota) N.A. v Ronald D. Ball 2010 CVF 051520 Certificate of Judgment March 11, 2011.

o. Modification of Mortgage from Ronald D. Ball and Rosemary Ball to NPB Mortgage, LLC in the original amount of \$150,000.00 dated 5/13/2005 and recorded 12/15/2010 in Instrument # 201012150170134 Franklin County, Ohio.
p. New Foreclosure Case opened. NPB Mortgage, LLC v. Ronald D. Ball 2011 CV 015409 filed on 12/12/2011.

q. New Complaint filed of Record on 12/12/2011 in case NPB Mortgage, LLC v. Ronald D. Ball and Rosemary Ball, the Franklin County Ohio Treasurer, United State of America, Chase Bank USA, NA and Citibank (South Dakota) NA.
r. Tax Certificate filed of record on November 16, 2011. Purchaser of the said certificate is Municipal Tax Investments, LLC for the amount of \$2,233.17. Said certificate is of record as instrument# 201111160148674.

**CONDITIONS AND STIPULATIONS
OF THIS PRELIMINARY JUDICIAL REPORT**

1. Definition of Terms.
 - "Guaranteed Party": The party or parties named herein or the purchaser at judicial sale.
 - "Guaranteed Claimant": Guaranteed Party claiming loss or damage hereunder.
 - "Land": The land described specifically or by reference in Schedule A, and improvements affixed thereto, which by law constitute real property; provided however the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, lanes, ways or waterways.
 - "Public Records": Those records under state statute which impart constructive notice of matters relating to real property to purchasers for value without knowledge and which are required by law to be maintained in the following public offices in the County in which the land is situated:
 - a.) The County Recorder;
 - b.) Clerk of Court of Common Pleas;
 - c.) Probate Court, excluding adoption, birth, death and marriage records;
 - d.) Any other court located within the County having jurisdiction over land in Schedule A;
 - e.) Sheriff for land levies;
 - f.) County Treasurers' latest certified tax duplicate, for taxes and assessments shown thereon as of the date of issuance of this preliminary judicial report.

2. Determination of Liability.

This Report together with any Final Judicial Report or any Supplement thereto, issued by the Company is the entire contract between the Guaranteed Party and the Company.

Any claim of monetary loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest guaranteed hereby or any action asserting such claim, shall be restricted to this Report.

3. Liability of Company.

This Report is a guarantee of the record title of the land only, as disclosed by an examination of the Public Records herein defined in the chain of title ownership.

4. Notice of Claim to be given by Guaranteed Claimant.

In case knowledge shall come to the Guaranteed Party of any lien, encumbrance, defect, or other claim of title guaranteed against and not excepted in this Report, whether in a legal proceeding or otherwise, the Guaranteed Party shall notify Company promptly in writing and secure to the Company the right to oppose such proceeding or claim, or to remove said lien, encumbrance or defect at its own cost. Any action for the payment of any loss under this Report must be commenced within one year after such loss is sustained. A failure to furnish a statement of loss or damage and to commence such action within the time herein before specified shall be a conclusive bar against the maintenance of any action under this Report.

5. Extent of Liability.

The liability of the Company shall in no case exceed in all the amount stated herein and shall in all cases be limited to the actual loss, including but not limited to attorneys fees and costs of defense, only of the Guaranteed Party. Any and all payments under this Report shall reduce the amount of this Report pro tanto and the Company's liability shall terminate when the total amount of the Report has been paid.

EXCLUSIONS FROM COVERAGE

1. The Company assumes no liability under this Report for any loss, cost or damage resulting from any physical condition of the Land.
2. The Company assumes no liability under this Report for any loss, cost or damage resulting from any typographical, clerical or other errors in the Public Records, including but not limited to: mis-indexing, misspellings or any other misinformation contained therein.
3. The Company assumes no liability under this Report for matters affecting title subsequent to the date of the Report or the Final Judicial Report or any supplement thereto.
4. The Company assumes no liability under this Report for the proper form or execution of any pleadings or other documents to be filed in any judicial proceedings.
5. The Company assumes no liability under this Report for any loss, cost or damage resulting from the failure to complete service on any parties shown in Schedule B of the Preliminary Judicial Report and the Final Judicial Report or any Supplemental Report issued thereto.

Enclosure 3
User Questionnaire/Supplemental Information
Return to Enclosure Page
Return to Narrative



Phase I Environmental Site Assessment User Questionnaire

From: Mark Bonaventura / Yeoman Group

To: Karen Seager / Northpointe Bank

Subject: Phase I Environmental Site Assessment User Questionnaire
Property - 2.54 Acres on Groveport Road, Groveport, Ohio
Yeoman Group Project No.: 12197

Dear Ms. Seager,

We have been asked to perform a Phase I environmental site assessment on the above referenced property. Per ASTM and Environmental Protection Agency standards, you represent the party defined as the "User" of this ESA. For the purpose of this questionnaire only, a User is a party who desires the protections of the "innocent landowner defense" to CERCLA liability and may be a property purchaser, a future property owner operator/tenant or a lender desiring to foreclose.

The User is tasked by the standard to provide the following, as this information is generally not readily available to the environmental professional:

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

Yes No
Unknown Bank is acquiring property through foreclosure

Important: it must be understood that per section 6 of E 1527-05, it is the User's responsibility to review land title records and judicial records for environmental liens or activity and use restrictions. Without this review, important restrictions to the deed and notices regarding environmental actions will not be reported in this Phase I ESA. If the User prefers not to perform this review but would rather order a title review, please request a quote.

We hereby authorize Yeoman Group to order a title review (a fee will apply):

Yes (No)

(2.) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?
Unknown - bank is acquiring property through foreclosure

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge at the chemicals and processes used by this type of business?
No

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). If applicable, does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?
Bank is acquiring property through foreclosure

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,
Do you know the past uses of the property? Unknown

b. Do you know of specific chemicals that are present or once were present at the property? Unknown

c. Do you know of spills or other chemical releases that have taken place at the property? Unknown

d. Do you know of any environmental cleanups that have taken place at the property? Unknown

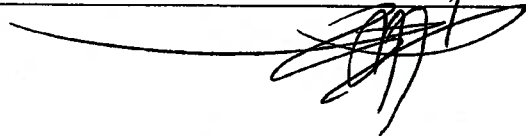
(6) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate Investigation (40 CFR 312.31). As the user of this ESA based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Unknown

Please note that if the User is also the current property owner or operator, an additional, more specific questionnaire applies and will be provided.

Thank you for your assistance. We are actively pursuing the project and will incorporate your information into our assessment. Please sign below and return to Yeoman Group.

Signature



Date

5/12

Karen Hauger, Social Assst
Print Name and Title
Northpointe Bank

Enclosure 4
Lien and Control Registry Search
Return to Enclosure Page
Return to Narrative

Ohio Environmental Protection Agency eDocument Search



Subscribe for Ohio EPA Updates

Agency Links

Divisions and Offices

Topic Index

Regulatory Construction

Rules and Laws

Pollution Prevention

Funding Sources

Public Records

Public Participation

Resources for Citizens

Full-Time Jobs

Ohio EPA Home

Learn More About...

eDocument Search

Solid Waste Management Review

water@epa.gov

Marcellus and

Utica Shale Drilling

Environmental Performance

Partnership Agreement

Fresh Consumption Advisory

Great Lakes Restoration Initiative

Toolkits

E-Check

High-Impact Sites



Ohio EPA's eDocument Search

Ohio EPA's eDocument Search, which currently includes noncompliance documents issued since Jan. 1, 2007, will eventually include electronic copies of most of the agency's public records.

The eDocument Search will improve efficiency, reduce costs, and greatly improve the public's ability to access to Ohio EPA's public records from anywhere without copying costs.

If you can't find a non-compliance document, please contact Ohio EPA's public records manager. To review any other kind of document, please contact the district office where the facility or site is located. If you aren't sure of the facility location, please contact Ohio EPA's public records manager.

Ohio Revised Code 149.43 has more information about Ohio's public records law.

Report technical attributes or suggest improvements.

Begin your search

Use the box below to search the documents currently online.

Useful search tips

FAQs

No documents match the query

Search for this: 5215 govreport

Submit Advanced

Search these answers

Enclosure 5
Site Reconnaissance Notes and Photographs
Return to Enclosure Page
Return to Narrative

Site Visit Notes

Project Number: 12197

Site Visit Date: 4/26/12
 Address: SW corner of Grovport and Bixby
 Site Assessor: J. Burley

The Study Property consists of a mowed lawn outlot of the Greenfield Estates Mobile Home Park. The soil was observed to be fairly level and stable with no evidence of previous development or infrastructure except for a sanitary sewer riser near the northern boundary. Storm sewer catch basins were located along the edge of the bordering arterial roads. Mobile homes border to the west and southwest. Bottled propane tanks were observed, suggesting no natural gas service to the area.

Surrounding property is a mix of older and newer residential developments and vacant semi-wooded land with a former gas station adjoining north opposite Grovport Road. There was no evidence of underground tank removal or environmental monitoring such as monitor wells or boreholes. The building occupant signage was identified as Grumpy's Custom Cycle but it appeared that the tenant was out-of-business or kept only limited infrequent business hours.

A retention pond with standing water adjoined east opposite Bixby Road that appeared to serve a newer residential subdivision.

Gravel pits were observed with mining and processing equipment further west.

SITE VISIT PHOTOGRAPHS

Photo No 3: Bixby Road frontage



Photo No 4: Mobile homes along the western boundary



Photo No 1: Groveport Road frontage



Photo No 2: Mobile homes along the southern boundary



SITE VISIT PHOTOGRAPHS

Photo No 7: Mobile home entrance adjoining at the NW corner



Photo No 8: Former gas station adjoining north



Photo No 5: Sanitary sewer riser on Study Property



Photo No 6: Approximate south half of Study Property



Intersection of Groveport Road and Bixby Road
Groveport, Ohio

SITE VISIT PHOTOGRAPHS

Photo No 11: Residential property adjoining north



Photo No 12: Residential property to the south
along Bixby Road



Photo No 9: Retention pond adjoining east
opposite Bixby

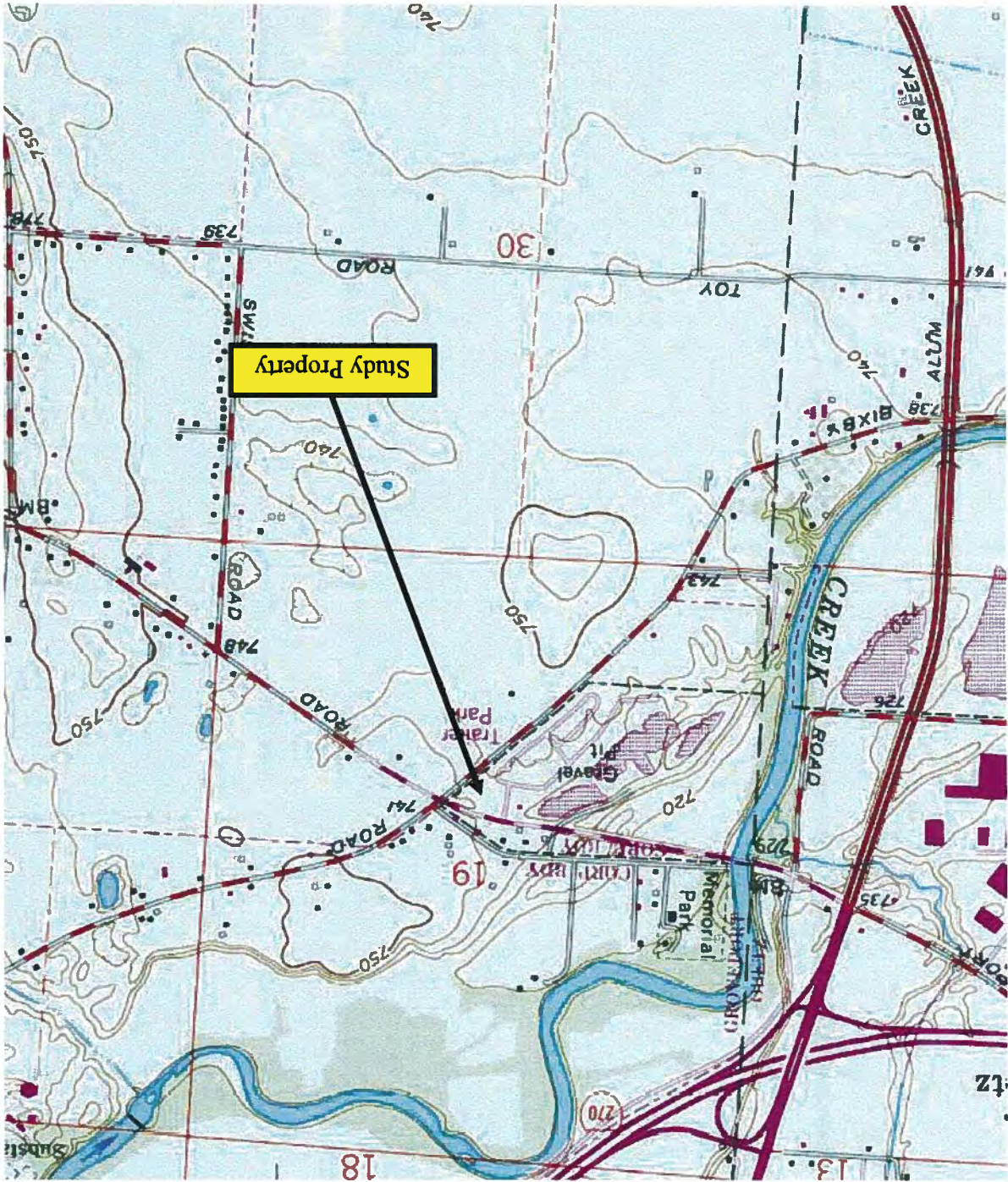


Photo No 10: Adjacent intersection and vacant
land adjoining NE



Enclosure 6
USGS Topographic/Zoning Map
Return to Enclosure Page
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TOPOGRAPHIC MAP



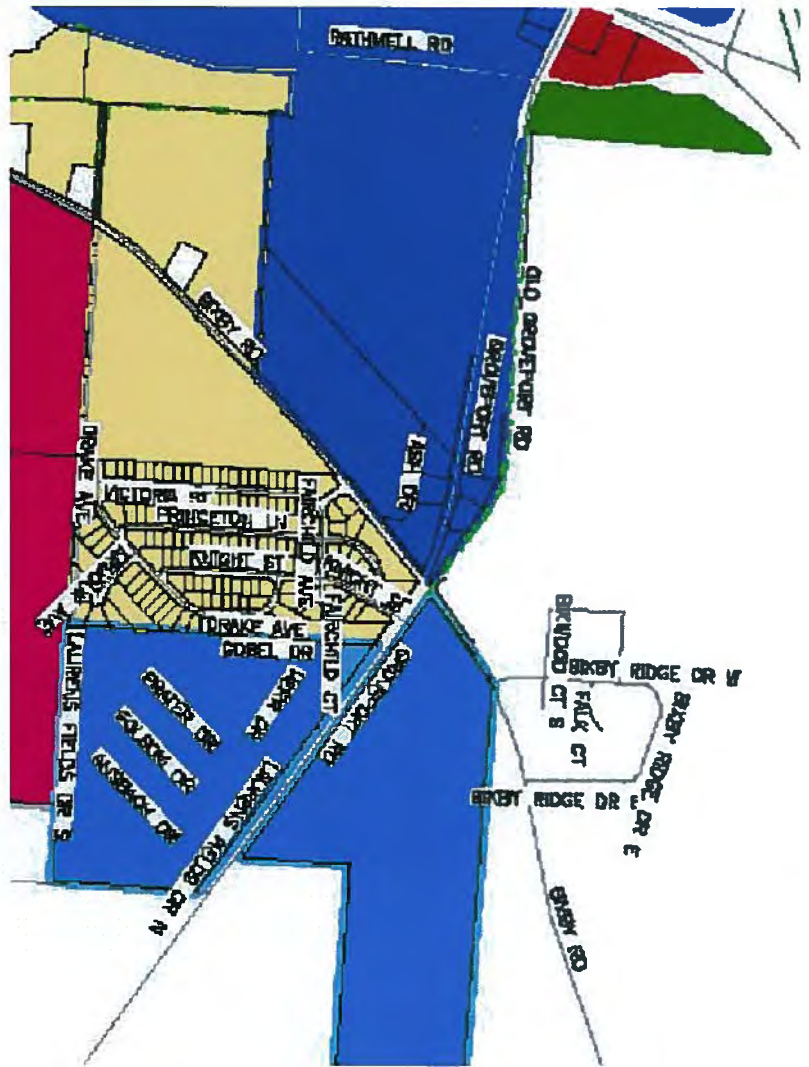
Excerpted from http://www.obetz.oh.us/downloads/file/zoning%20map_October.pdf

Map Key

Zoning Classifications

- Community Facilities
- Exceptional Use
- General Commercial
- Limited Industrial
- Low Density Residential
- Medium Density Residential
- Multi-family Residential
- Neighborhood Commercial
- Old Town Residential
- Planned Commercial District
- Planned Industrial District
- Planned Residential District
- Planned Unit Development
- Restricted Industrial
- Suburban Office and Institution

- #### Roads
- Municipal
 - County
 - State
 - Interstate
 - Railroads



**VILLAGE OF OBETZ
ZONING MAP**
Adapted to show street names

Enclosure 7
Government Office Documentation
Return to Enclosure Page
Return to Narrative



INTERVIEW REPORT

Study Property Address: 5215 Grovport (vacant portion)
Project No.: 12197

Date: 04/20/2012

Person Interviewed/ Title: Jenny (Manager per village clerk)

Company or Agency: Greenfield Estates

Phone number: 614-491-8851

Information taken by: Joseph Burley

4/20: Left msg at 3:45 for mobile home park manager

4/27: Left msg at 2:45

(called village office, they have no alternate phone number for this property)

5/2: Left msg at 9:30

5/3: Left msg at 9:10



INTERVIEW REPORT

Study Property Address: 5215 Grovesport (vacant portion)
Project No.: 12197

Date: 05/22/2012

Person Interviewed/ Title: Doug Browell, Village Administrator

Company or Agency: Village of Obetz

Phone number: 614-491-1080

Information taken by: Joseph Burley

He stated that he was unaware of chemical spills or any other environmental concerns associated with the property. He stated that United Dairy Farmers had unsuccessfully looked into developing the property about 4 years ago.



INTERVIEW REPORT

Study Property Address: 5215 Grovesport (vacant portion)
Project No.: 12197
Date: 04/19/2012
Person Interviewed/ Title: Stacey Bounis, Community Svcs Director
Company or Agency: Village of Obetz
Phone number: 614.491.1080
Information taken by: Joseph Burley

The adjacent municipal water and sewer lines were installed in c.1971 as part of an extension to reach the trailer park. Previously, the area would have been well or septic. The mains were extended for additional new developments 1985 and 2002. She did not have date of install of the adjacent storm sewer.



INTERVIEW REPORT

Study Property Address: 5215 Grovesport (vacant portion)
Project No.: 12197

Date: 04/19/2012

Person Interviewed/ Title: Fire Marshal Rick Stelzer

Company or Agency: Madison Twp Fire Department

Phone number: 614-837-7883

Information taken by: Joseph Burley

Asked for procedure to request search of fire marshal records. He indicated he could fulfill based on his knowledge and quick computer check. SF always believed to have been vacant. He has been there with the F.D. for 23 years.

They have had lots of runs to the attached trailer park but none of a chemical nature; knows about old gas station across the street at 4585; no knowledge of UST removal or environmental investigation info. No knowledge of nearby historical gravel pit operations or concerns—it's been a standing body of water for a long time.

Want a signature like mine? Click here.

My profiles: 

8751 West Troy
Oak Park, MI 48237
248.721.8574 (office/cell)

"Where the Environmental Professional Calls for Backup"

ESA . asbestos . lead paint . mold

freelance.enviro.tech@gmail.com

Freelance Enviro-Tech Services LLC

Joseph Burley
Principal Building Hygienist/Consultant

Joe

Regards,

Please see the attached request.

Ms. Stanwick:

From: Joseph Burley [mailto:freelance.enviro.tech@gmail.com]
Sent: Wednesday, April 25, 2012 2:21 PM
To: Stanwick, Cindy
Subject: EROS search request

cindy

I have searched the ER Spills data base and did not find an incident report for the two sites 5215 Groveport Rd., Obetz & 4585 Groveport Rd., Obetz.

Joe,

Stanwick, Cindy <cindy.stanwick@epa.state.oh.us>
To: Joseph Burley <freelance.enviro.tech@gmail.com>

Wed, Apr 25, 2012 at 2:58 PM

EROS search request



Joseph Burley <freelance.enviro.tech@gmail.com>

Enclosure 8
Interview Documentation
Return to Enclosure Page
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INTERVIEW REPORT

Study Property Address: 5215 Groveport (vacant portion)
Project No.: 12197

Date: 05/3/2012

Person Interviewed/ Title: Ronald Ball

Company or Agency: Greenfield Estates

Phone number: 614-836-3339

Information taken by: Joseph Burley

5/3: 2:00 mailbox full

5/5: 9:30 mailbox full



INTERVIEW REPORT

Study Property Address: 5215 Groveport (vacant portion)
Project No.: 12197

Date: 04/27/2012

Person Interviewed/ Title:

Company or Agency: Grumpy's Custom Cycle (or successor at 4585 Groveport)

Phone number: 614-491-6116

Information taken by: Joseph Burley

4/27: phone mail menu (includes 3 businesses that are auto/truck related, none pertain to cycles; try Demery Truck due to abandoned truck parking)
3:40 busy, 4:00 busy
5/2: number is out of service

Parcel Information Report for 186-000027

5215 GROVEPORT RD



Parcel ID	186-000027
Owner Name	BALL RONALD D & ROSEMARY
Site Address	5215 GROVEPORT RD
Tax District	MADISON TWP-08ETZ CORP.
School District	Groveport Madison L.S.D.
Property Class	Commercial
Land Use	Vacant Commercial Land
Description	BIXBY ROAD R21 T11 S19 2.537 ACRES
Year Built	0

Mailing Address	BALL RONALD D & ROSEMARY 4025 MARLOWA DR GROVEPORT OH 43125
Annual Taxes	\$1,166.46
Transfer Date	03/06/1989
Sale Amount	\$0.00
Appraised Land	\$49,700.00
Appraised Building	\$0.00
Appraised Total	\$49,700.00
Assessed Acreage	2.54

Information on this and other pages compiled from the Franklin County Auditors October 2006 GIS data. The City of Groveport, OH provides this information "AS IS" and without warranties of any kind, whether express or implied. The City of Groveport, OH expressly disclaims any and all implied warranties of merchantability or fitness for a particular purpose relating to such information.

All information from this page and other pages within this site are to be used for informational purposes only.

Enclosure 9
Historical Documentation
Return to Enclosure Page
Return to Narrative









HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

04-23-12
12197
5215 GROVEPORT RD
GROVEPORT, OH 43125

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn@Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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Enclosure 10
Government Environmental Database
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Return to Narrative

2055 E. Rio Salado Pkwy
Tempe, AZ 85381
480-967-6752



Environmental Radius Report

12197
39.865372,-82.923163
Prepared for: Yeoman Group
Ret: 12197
Monday, April 16, 2012

Summary

	< 1/4	1/4 - 1/2	1/2 - 1
CERCLIS NFRAP			
RCRA CORRACTS Facilities			
RCRA non-CORRACTS TSD Facilities			
NPL Delisted			
Emergency Response Notification System (ERNS)			
US Toxic Release Inventory			3
US RCRA Generators (CESSG, SQG, LQG)			4
US ACRES (Brownfields)			
US CERCLIS (Superfund)			
US CERCLIS (Superfund NPL)			
US NPDES			1
OH Underground Storage Tanks			10
OH Leaking Underground Storage Tanks		1	3
OH Municipal Solid Waste Landfills			
OH Industrial & Solid Waste Landfills			
OH Voluntary Action Program Sites			

Aerial Views

1971



1957



2006



2004



CERCLIS NFRAP

This database returned no results for your area.

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

RCRA CORRACTS Facilities

This database returned no results for your area.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA maintains the Corrective Action Report (CORRACTS) database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predated RCRA.

RCRA non-CORRACTS TSD Facilities

This database returned no results for your area.

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD) are facilities which treat, store and/or dispose of hazardous waste.

NPL Deleted

This database returned no results for your area.

National Priorities List (NPL) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment. Under Section 300.425(e) of the National Contingency Plan (55 FR 8845, March 8, 1990), a site may be deleted where no further response is appropriate if EPA determines that one of the following criteria has been met:

EPA, in conjunction with the State, has determined that responsible or other parties have implemented all appropriate response action required.

EPA, in consultation with the State, has determined that all appropriate Superfund-financed responses under CERCLA have been implemented and that no further response by responsible parties is appropriate.

A Remedial Investigation/Feasibility Study has shown that the release poses no significant threat to public health or the environment and, therefore, remedial measures are not appropriate.

Since 1986, EPA has followed these procedures for deleting a site from the NPL:

The Regional Administrator approves a "close-out report" that establishes that all appropriate response actions have been taken or that no action is required.

The Regional Office obtains State concurrence.

EPA publishes a notice of intent to delete in the Federal Register and in a major newspaper near the community involved. A public comment period is provided.

EPA responds to the comments and, if the site continues to warrant deletion, publishes a deletion notice in the Federal Register.

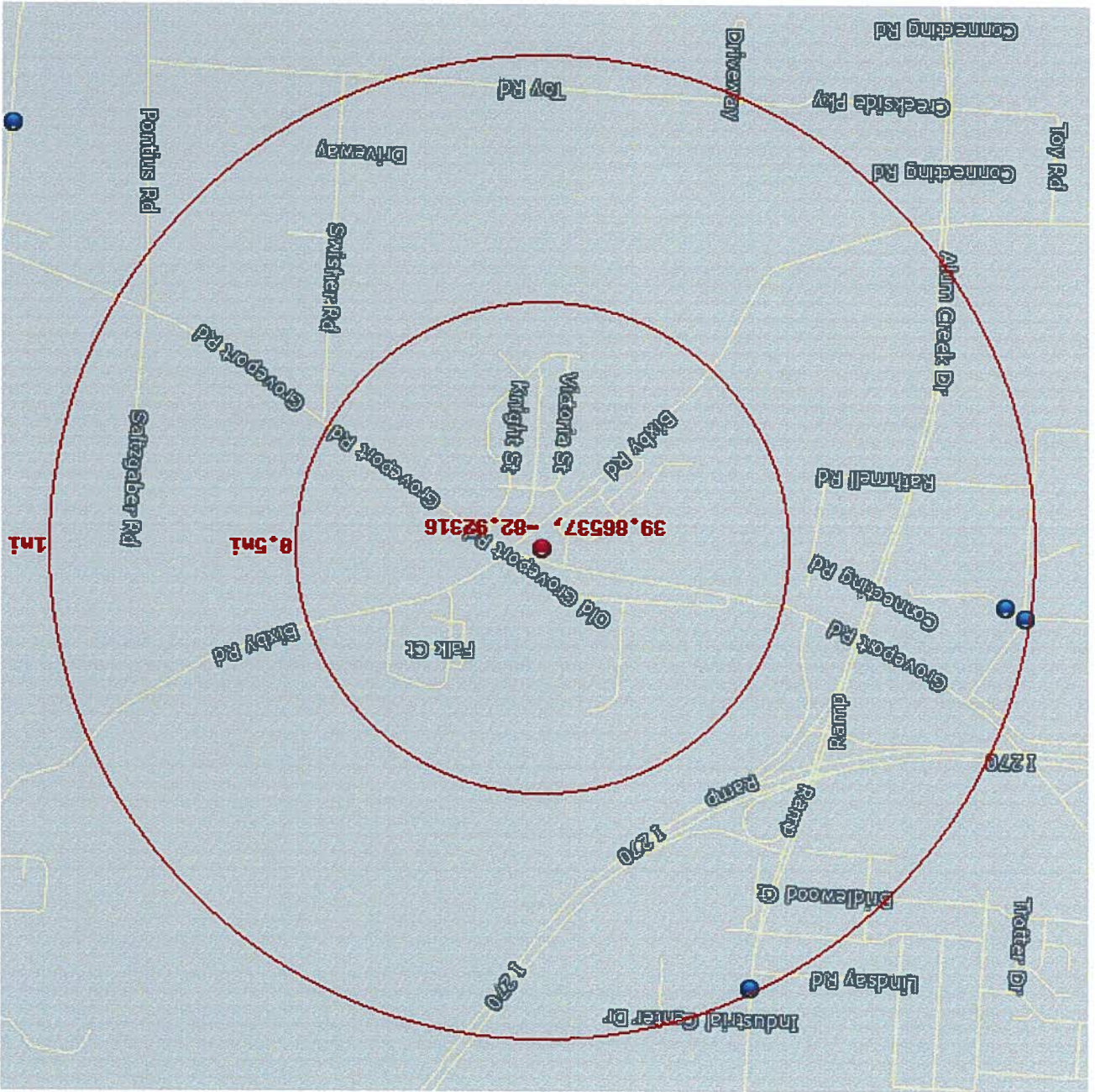
Sites that have been deleted from the NPL remain eligible for further Superfund-financed remedial action in the unlikely event that conditions in the future warrant such action. Partial deletions can also be conducted at NPL sites.

Emergency Response Notification System (ERNS)

This database returned no results for your area.

The Emergency Response Notification System (ERNS) is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974(HMTA section 1808(b)).

US Toxic Release Inventory



This database returned 3 results for your area.

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. TRI reporters for all reporting years are provided in the file.

US Toxic Release Inventory

Location	Distance to site	Info URL	EPA Identifier	Primary Name	Address	City	County	State	Zipcode	NAICS Codes	SIC Codes	SIC Descriptions	Programs	Program Interests	Updated On	Recorded On	NAICS Descriptions
39.86702, -82.9408	4977 ft / 0.94 mi W	http://aspb.epa.gov/enviro/fii_query_detail_disp_program_facility?p_registr_y_id=110000382354	110000382354	HFI INC AUTO TRIM DIVISION	2421 MCGAW RD.	COLUMBUS	FRANKLIN	OH	43207-4513	336360	2396	AUTOMOTIVE TRIMMINGS, APPAREL FINDINGS, AND RELATED PRODUCTS	AIRS/AFS, OH-CORE, RCRAINFO, TRIS	AIR SYNTHETIC MINOR, SOG, STATE MASTER, TRI REPORTER	09-AUG-10	01-MAR-00	MOTOR VEHICLE SEATING AND INTERIOR TRIM MANUFACTURING.
39.87822, -82.93106	5184 ft / 0.98 mi NW	http://aspb.epa.gov/enviro/fii_query_detail_disp_program_facility?p_registr_y_id=110001225068	110001225068	COLUMBUS DISTRIBUTION CENTER	4370 ALUM CREEK DR	COLUMBUS	FRANKLIN	OH	43207	327215	3231	GLASS PRODUCTS, MADE OF PURCHASED GLASS	TRI REPORTER	TRI REPORTER	13-NOV-00	01-MAR-00	GLASS PRODUCT MANUFACTURING MADE OF PURCHASED GLASS.

US Toxic Release Inventory

Location	Distance to site	Info URL	EPA Identifier	Primary Name	Address	City	County	State	Zipcode	NAICS Codes	SIC Codes	SIC Descriptions	Programs	Program Interests	Updated On	Recorded On	NAICS Descriptions
39.86736, -82.94155	5201 ft / 0.99 mi W	http://aspub.epa.gov/enviro/tii_query_detail_disp_program_facility?p_registr_y_id=110001629738	110001629738	DIETZGEN CORP	2400 MCGAW ROAD	OBETZ	FRANKLIN	OH	43207	325992	3861	PHOTOGRAPHIC EQUIPMENT AND SUPPLIES	OH-CORE, RCRAINFO, TRIS	STATE MASTER, TRI REPORTER, UNSPECIFIED UNIVERSE	09-AUG-10	01-MAR-00	PHOTOGRAPHIC FILM, PAPER, PLATE, AND CHEMICAL MANUFACTURING.

US RCRA Generators (CESQG, SQG, LQG)

Location	Distance to site	Info URL	EPA Identifier	Primary Name	Address	City	County	State	Zipcode	Programs	Program Interests	Updated On	Recorded On
39.86803, -82.93505	3468 ft / 0.66 mi W	http://aspub.epa.gov/enviro/fil_query_detail_disp_program_facility?p_registr_y_id=110004678144	110004678144	BP OIL CO	5100 GROVEPORT PIKE	COLUMBUS	FRANKLIN	OH	43207-4511	OH-CORE, RCRAINFO	CESQG, STATE MASTER	09-AUG-10	01-MAR-00
39.87743, -82.92769	4581 ft / 0.87 mi N	http://aspub.epa.gov/enviro/fil_query_detail_disp_program_facility?p_registr_y_id=110009625209	110009625209	PENSKE TRUCK LEASING CO LP	4591 INDUSTRIAL CENTER DR	OBEYZ	FRANKLIN	OH	43207	OH-CORE, RCRAINFO	CESQG, STATE MASTER	09-AUG-10	01-MAR-00

US RCRA Generators (CESSG, SQG, LQG)

Location	Distance to site	Info URL	EPA Identifier	Primary Name	Address	City	County	State	Zipcode	NAICS Codes	SIC Codes	SIC Descriptions	Programs	Program Interests	Updated On	Recorded On	NAICS Descriptions	Location	Distance to site	Info URL	EPA Identifier	Primary Name	Address	City	County	State	Zipcode	Programs	Program Interests	Updated On	Recorded On
39.86702, -82.9408	4977 ft / 0.94 mi W	http://iaspub.epa.gov/enviro/fii_query_detail_disp_program_facility?p_registr_y_id=110000382354	110000382354	HFI INC AUTO TRIM DIVISION	2421 MCGAW RD.	COLUMBUS	FRANKLIN	OH	43207-4513	336360	2396	AUTOMOTIVE TRIMMINGS, APPAREL FINDINGS, AND RELATED PRODUCTS	AIRS/AFS, OH-CORE, RCRAINFO, TRIS	AIR SYNTHETIC MINOR, SQG, STATE MASTER, TRI REPORTER	09-AUG-10	01-MAR-00	MOTOR VEHICLE SEATING AND INTERIOR TRIM MANUFACTURING.	39.86611, -82.94164	5183 ft / 0.98 mi W	http://iaspub.epa.gov/enviro/fii_query_detail_disp_program_facility?p_registr_y_id=110004650360	110004650360	MOUNT CARMEL HEALTH MCDC	4975 FRUSTA DR	OBETZ	FRANKLIN	OH	43207	RCRAINFO	SQG	09-AUG-10	01-MAR-00

US RCRA Generators (CESQG, SQG, LQG)

Location	Distance to site	Info URL	EPA Identifier	Primary Name	Address	City	County	State	Zipcode	Programs	Program Interests	Updated On	Recorded On
39.85245, -82.9392	6513 ft / 1.23 mi SW	http://aspub.epa.gov/enviro/fii_query_detail_disp_program_facility?p_registr_y_id=110006371791	110006371791	DUKES GARAGE	3167 TOY RD	GROVEPORT	FRANKLIN	OH	43125	OH-CORE, RCRAINFO	CESQG, STATE MASTER	09-AUG-10	01-MAR-00

US ACRES (Brownfields)

This database returned no results for your area.

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. The Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an online database for Brownfields Grantees to electronically submit data directly to The United States Environmental Protection Agency (EPA)

US CERCLIS (Superfund)

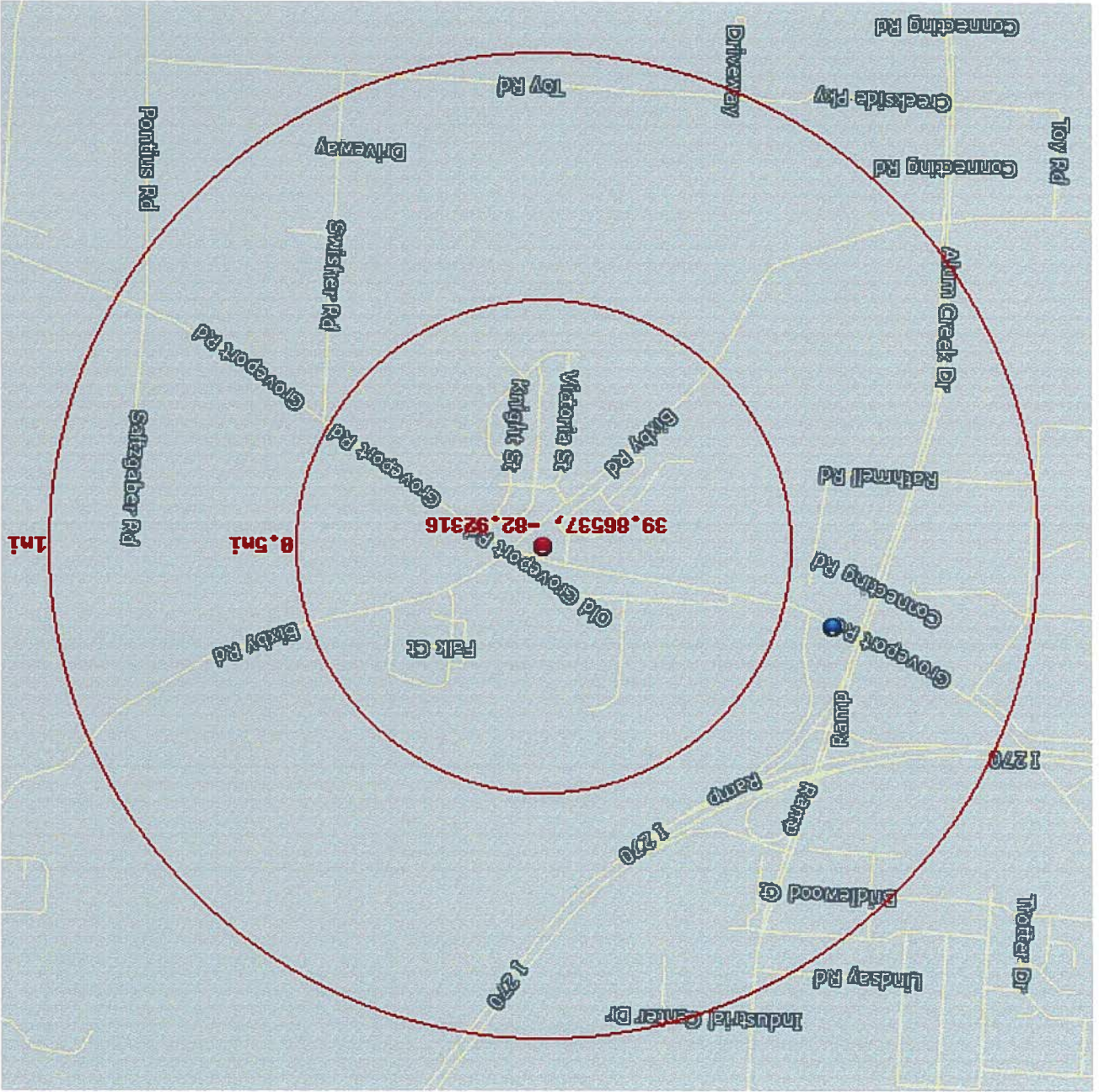
This database returned no results for your area.

The United States Environmental Protection Agency (EPA) investigates known or suspected uncontrolled or abandoned hazardous substance facilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). EPA maintains a comprehensive list of these facilities in a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priority List (NPL). CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

US CERCLIS (Superfund NPL)

This database returned no results for your area.

The Superfund Program, administered under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is an EPA Program to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. The NPL (National Priorities List) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.



This database returned 1 results for your area.

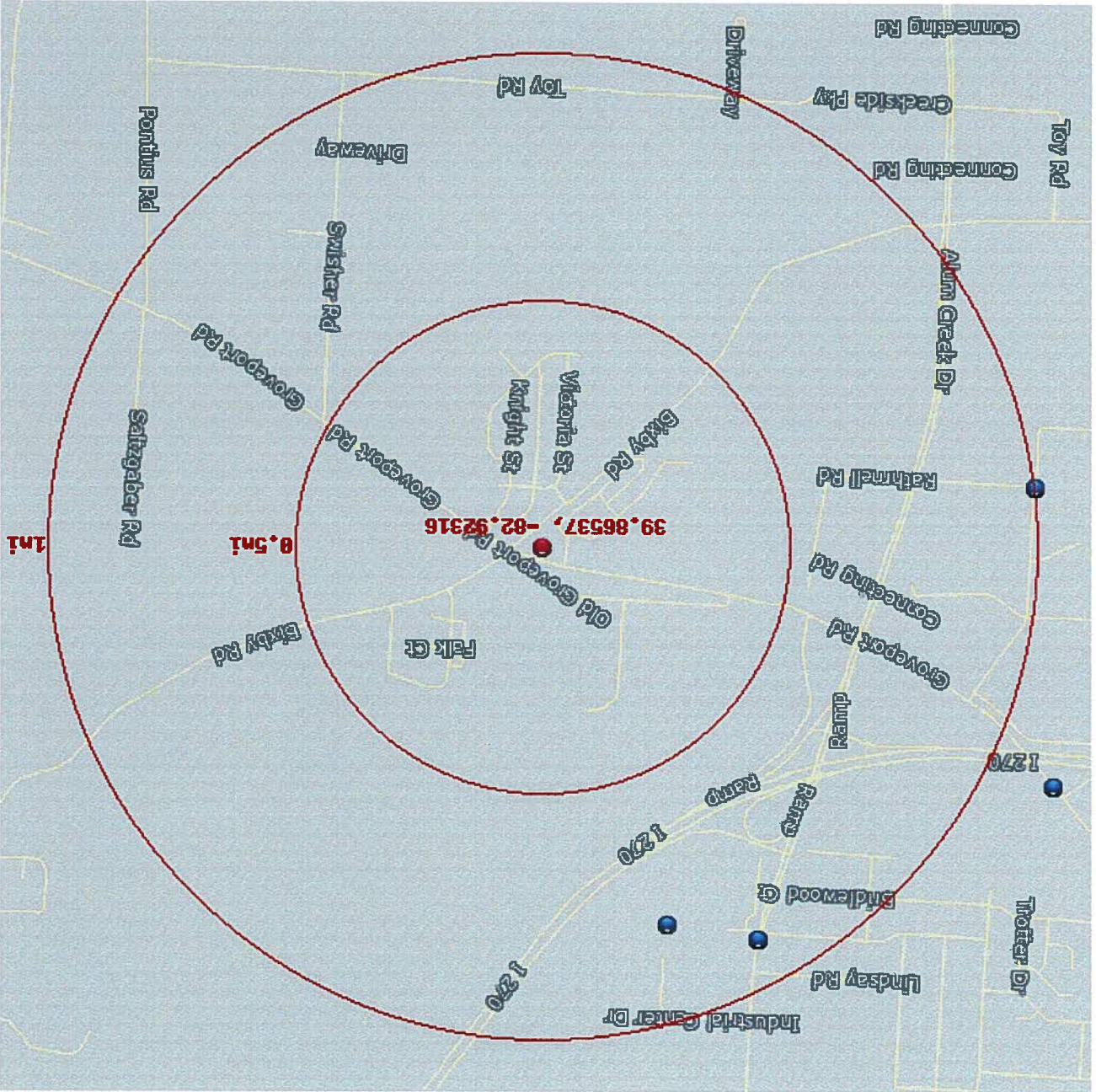
The NPDES module of the Compliance Information System (CIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

US NPDES

Location
Distance to site
Info URL
EPA Identifier
Primary Name
Address
City
County
State
Zipcode
NAICS Codes
SIC Codes
SIC Descriptions
Programs
Program Interests
Updated On
Recorded On

39.86763, -82.93406
3161 ft / 0.6 mi W
http://aspub.epa.gov/enviro/fii_query_detail_disp_program_facility?p_registr_y_id=110009008698
110009008698
DBM MATERIALS
5155 GROVEPORT RD
COLUMBUS
FRANKLIN
OH
43215
212321
1442
CONSTRUCTION SAND AND GRAVEL
NPDES, OH-CORE, PCS
ICIS-NPDES NON-MAJOR, NPDES NON-MAJOR, STATE MASTER
01-JUN-11
01-MAR-00

OH Underground Storage Tanks



This database returned 10 results for your area.

Underground Storage Tanks (UST) containing hazardous or petroleum substances are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). Department of Commerce, Division of State Fire Marshal maintains a list of registered tanks.

OH Underground Storage Tanks

Location	Distance to site	Facility ID	Facility Name	Address	City	State	Zip Code	County	Tank ID	Install Date	Content	Capacity	Tank Type	Status
39.87635, -82.92788	4217 ft / 0.8 mi NW	25001473	PENSKE TRUCK LEASING CO LP	4591 INDUSTRIAL CENTER RD	OBETZ	OH	43207	Franklin	T00002	1996-01-01	Gasoline	12000	Composite (Steel with Fiberglass)	CIU - Currently in Use
39.87635, -82.92788	4217 ft / 0.8 mi NW	25001473	PENSKE TRUCK LEASING CO LP	4591 INDUSTRIAL CENTER RD	OBETZ	OH	43207	Franklin	T00001	1996-01-01	Diesel	20000	Composite (Steel with Fiberglass)	CIU - Currently in Use

OH Underground Storage Tanks

Location	Distance to site	Facility ID	Facility Name	Address	City	State	Zip Code	County	Tank ID	Install Date	Content	Capacity	Tank Type	Status
39.87676, -82.93134	4745 ft / 0.9 mi NW	25001542	SUNOCO	4425 ALUM CREEK DR	COLUMBUS	OH	43207	Franklin	T00003	1989-10-01	Gasoline	8000	Fiberglass Reinforced Plastic	CIU - Currently in Use
39.87676, -82.93134	4745 ft / 0.9 mi NW	25001542	SUNOCO	4425 ALUM CREEK DR	COLUMBUS	OH	43207	Franklin	T00004	1989-10-01	Diesel	8000	Fiberglass Reinforced Plastic	CIU - Currently in Use

OH Underground Storage Tanks

Location	Distance to site	Facility ID	Facility Name	Address	City	State	Zip Code	County	Tank ID	Install Date	Content	Capacity	Tank Type	Status
39.87676, -82.93134	4745 ft / 0.9 mi NW	25001542	SUNOCO	4425 ALUM CREEK DR	COLUMBUS	OH	43207	Franklin	T00001	1989-10-01	Gasoline	8000	Fiberglass Reinforced Plastic	CIU - Currently In Use
39.87676, -82.93134	4745 ft / 0.9 mi NW	25001542	SUNOCO	4425 ALUM CREEK DR	COLUMBUS	OH	43207	Franklin	T00002	1989-10-01	Gasoline	8000	Fiberglass Reinforced Plastic	CIU - Currently In Use

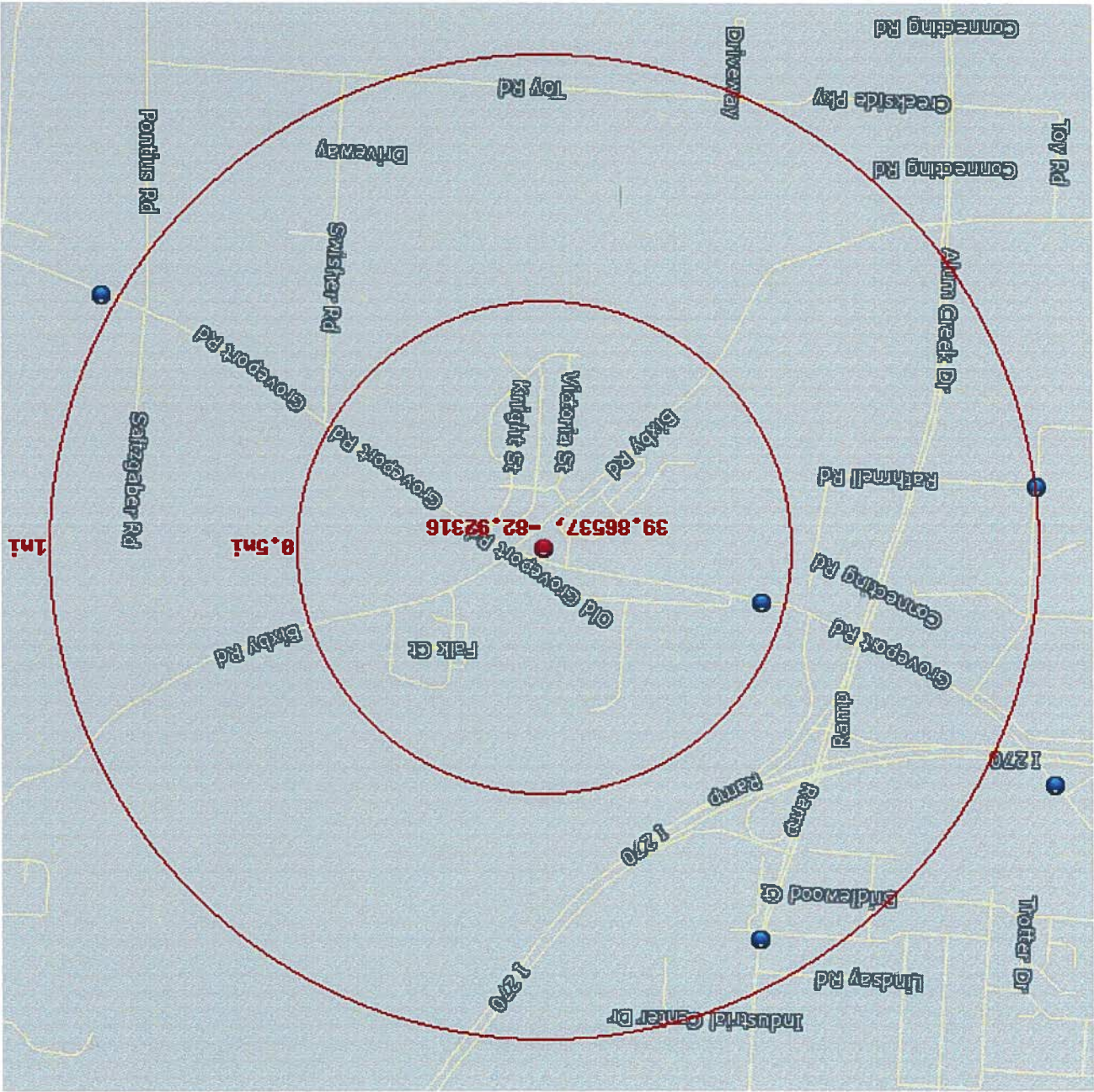
OH Underground Storage Tanks

Location	Distance to site	Facility ID	Facility Name	Address	City	State	Zip Code	County	Tank ID	Install Date	Content	Capacity	Tank Type	Status
39.86354, -82.9418	5261 ft / 1 mi W	25007303	UNITED PARCEL SERVICE	2450 RATHMELL RD	OBETZ	OH	43207	Franklin	T00017	1990-02-01	Diesel	20000	Cathodically Protected Steel	CIU - Currently In Use
39.86354, -82.9418	5261 ft / 1 mi W	25007303	UNITED PARCEL SERVICE	2450 RATHMELL RD	OBETZ	OH	43207	Franklin	T00018	1990-02-01	Diesel	20000	Cathodically Protected Steel	CIU - Currently In Use

OH Underground Storage Tanks

Location	Distance to site	Facility ID	Facility Name	Address	City	State	Zip Code	County	Tank ID	Install Date	Content	Capacity	Tank Type	Status
39.86354, -82.9418	5261 ft / 1 mi W	25007303	UNITED PARCEL SERVICE	2450 RATHMELL RD OBETZ OH 43207 Franklin	Franklin	OH	43207	Franklin	T00015	1990-02-01	Gasoline	15000	Cathodically Protected Steel	CIU - Currently in Use
39.86354, -82.9418	5261 ft / 1 mi W	25007303	UNITED PARCEL SERVICE	2450 RATHMELL RD OBETZ OH 43207 Franklin	Franklin	OH	43207	Franklin	T00016	1990-02-01	Diesel	20000	Cathodically Protected Steel	CIU - Currently in Use

OH Leaking Underground Storage Tanks



This database returned 5 results for your area.

Information on Leaking underground storage tanks containing hazardous or petroleum substances is maintained by the Department of Commerce, Division of State Fire Marshal.

OH Leaking Underground Storage Tanks

Location	Distance to site	County	Name	Address	City	State	Zip Code	Release No.	LTF Code	Status	Date Release Reported	Active Release Site
39.86689, -82.93139	2370 ft / 0.45 mi W	Franklin	TOLLIVAR PROPERTY	5210 GROVEPORT RD	COLUMBUS	OH	43125	25010099-N00001	1 SUS/CON from regulated UST	NFA: No Further Action	1990-09-21	Inactive
39.87676, -82.93134	4745 ft / 0.9 mi NW	Franklin	SUNOCO	4425 ALUM CREEK DR	COLUMBUS	OH	43207	25001542-N00001	1 SUS/CON from regulated UST	NFA: No Further Action		Inactive
39.87676, -82.93134	4745 ft / 0.9 mi NW	Franklin	SUNOCO	4425 ALUM CREEK DR	COLUMBUS	OH	43207	25001542-N00002	1 SUS/CON from regulated UST	DIS: a release is disproved	2003-08-21	Inactive

OH Leaking Underground Storage Tanks

Location	Distance to site	County	Name	Address	City	State	Zip Code	Release No.	LTF Code	Status	Date Release Reported	Active Release Site
39.86354, -82.9418	5261 ft / 1 mi W	Franklin	UNITED PARCEL SERVICE	2450 RATHMELL RD	OBETZ	OH	43207	25007303-N00001	1 SUS/CON from regulated UST	NFA: No Further Action	1989-01-10	Inactive
39.85786, -82.9063	5462 ft / 1.03 mi SE	Franklin	CENTRAL OHIO WRECKER	5625 GROVEPORT RD	GROVEPORT	OH	43125	25010048-N00001	6 Closure of regulated UST	NFA: No Further Action		Inactive

OH Municipal Solid Waste Landfills

This database returned no results for your area.

The Ohio Environmental Protection Agency maintains a listing of Licensed Municipal Solid Waste Landfill Facilities.

OH Industrial & Solid Waste Landfills

This database returned no results for your area.

The Ohio Environmental Protection Agency maintains a listing of Licensed Industrial and Residual Solid Waste Landfill Facilities.

OH Voluntary Action Program Sites

This database returned no results for your area.

Ohio's Voluntary Action Program (VAP) was created in September 1994 with the passage of Senate Bill 221, the implementing legislation for the program. Final administrative rules, governing all the administrative and technical aspects of the program, were adopted in December 1996. The VAP was fully implemented in early 1997. The program was created to give companies a way to investigate possible environmental contamination, clean it up if necessary and receive a promise from the State of Ohio that no more cleanup is needed

Enclosure 11
Resumes of Authors
Return to Enclosure Page
Return to Narrative

EDUCATION

Bachelor of Science (B.S)
(Environmental Health)

PROFESSIONAL EXPERIENCE

2005 – present Yeoman Group, providing environmental risk management services for the lending industry.

2004-2005 Project Manager. Provided environmental due diligence services for the Great Lakes regional office of a national consulting firm.

2001-2004 Project Scientist/Industrial Hygienist. Responsible for environmental due diligence services, asbestos/hazardous materials surveys for demolition, asbestos and mold assessment and abatement monitoring, AHERA asbestos management plans, groundwater monitoring, mercury monitoring, indoor air quality and moisture intrusion investigations.

1988-2001 Project Scientist/Project Manager. Responsible for environmental due diligence services, asbestos surveys and abatement monitoring, groundwater monitoring, UST closures, asbestos project design and construction site stormwater inspection. Managed in-house system of governmental databases for search radius reports. Assisted ground-penetrating radar surveys.

MEMBERSHIPS

ASTM E-50 on Environmental Assessment, Risk Management and Corrective Action
Michigan Association of Environmental Professionals
National Eagle Scout Association
Rails-to-Trails Conservancy

TRAINING/CERTIFICATIONS

Michigan Accredited Asbestos Building Inspector and Project Designer
OSHA 40 Hour HAZWOPER
Railroad Contractor Safety
ASTM Phase II Assessment

ENVIRONMENTAL EXPERIENCE

Specialization in environmental due diligence in connection with property transfers or other transactions. Completed over 600 Phase I Environmental Site Assessments (ESAs), Transactions Screens and Baseline Environmental Assessments (BEAs). Project scientist for hydrogeological or other subsurface investigations, remediation monitoring projects and various site closures.

EDUCATION

Bachelor of Science (B.S)
(Geology and Earth Science)
Eastern Michigan University

PROFESSIONAL EXPERIENCE

Present **PROJECT MANAGER** for Yeoman Group, providing environmental risk management services for the lending industry.

2003 – 2007 **ENVIRONMENTAL MANAGER TO A NATIONAL OIL COMPANY**
Completed Tier II evaluations for all locations by incorporating site specific FOC and bulk density values into RBSTL formulas. Recommended and implemented remediation strategies at the sites including; dewatering and soil excavation, dual phase vapor extraction, sewer lining and land use restrictions.

2000 – 2003 **ENVIRONMENTAL CONSULTANT (PRINCIPAL)**
My firm focused on hydrogeological investigations (Part 201 and 213) and remediation, including soil vapor extraction and dual phase extraction. I performed ground penetrating radar (GPR) investigations, permitting, health and safety, brownfield redevelopment; including, Phase I, II, and baseline environmental assessments. Responsibilities included marketing, creating and implementing budgets, and managing operations and writing/reviewing reports.

1998 – 2000 **ENVIRONMENTAL CONSULTANT**
Provided full service environmental consulting and remediation to large corporate clients, governmental agencies and developers, including 3M, Orkin, Home Depot, Chrysler, General Motors, Wayne County, and Lyon Township. The largest project consisted of building 5 mobile continuous air testing trailers to be installed in the Ukraine. Performed Phase I, II investigations as well as feasibility studies, and remediation of hydrocarbon contaminated soil and groundwater at various locations. The firm completed industrial OSHA, MDEQ, EPA compliance audits.

1986 – 1998 **MANAGER OF ENVIRONMENTAL OPERATIONS**
Performed Phase I and Phase II investigations for developers and lending institutions. Wrote/reviewed Phase I and II reports as well as performing GPR services. Managed daily landfill operations, including: daily fill activities, construction of new landfill cells including liners and leachate collection systems. Oversight of remediation activities. Performed hydrogeological field investigations, evaluated sand and gravel resources at potential gravel pit locations, completed aquifer performance testing, soil boring and monitoring well installations, and geotechnical and material testing at numerous construction sites in southeastern and southwestern Michigan. Performed constant/falling head permeability tests, sieve tests (gradations), proctors, concrete breaks, DCP; hollow stem, solid flight, mud rotary drilling

TRAINING/CERTIFICATIONS

Professional Geologist, State of Tennessee
Licensed Builder, State of Michigan
OSHA 40 Hour HAZWOPER
Applied Drilling Engineering for Rotary and Auger Methods, National Water Well Association
Troxler Training course
ASTM – RBCA for Petroleum Sites

TRANSFERRED

SEP 18 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

13684

Conveyance	Mandatory- 42.00	Permissive- 42.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR		

SHERIFF'S DEED
Rev. Code Sec. 2329.36

I, Zachary Scott, Sheriff of Franklin County, Ohio pursuant to the Order of Sale entered on April 5, 2012, Confirmation of Sale entered August 8, 2012 and in consideration of the sum of Forty-Two Thousand and 00/100 dollars (\$42,000.00), the receipt whereof is hereby acknowledged, does hereby **GRANT, SELL AND CONVEY, UNTO Northpointe Bank, a** Michigan banking corporation, all rights, title and interest of the parties in the Court of Common Pleas, Franklin County, Ohio, Case No. 11CV015409, NPB Mortgage LLC v. Ronald D. Ball, et al., and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements and all improvements and personal property thereon situated in the County of Franklin and State of Ohio, known and described as follows, to-wit:


(SEE ATTACHED EXHIBIT A)

This deed does not reflect any restrictions, conditions or easements of record.

Prior Owners: Ronald D. Ball and Rosemary Ball
 Property Address: 5215 Groveport Road, Groveport, Ohio 43125
 Parcel Numbers: 186-000027-00
 Prior Instrument Number: 200810070150079
 Tax Mailing Address: 3333 Deposit Drive NE, Grand Rapids, Michigan 49546

Executed this 10th day of September, 2012.

201209190139790
 Pgs: 3 \$36.00 12012006925
 09/19/2012 1:11PM MEPLUNKETT C
 Daphne Hawk
 Franklin County Recorder



Jeanna M. Weaver
Plunkett Cooney
300 East Broad Street, Suite 590
Columbus, Ohio 43215

This instrument was prepared by
and when recorded return to:

State of Ohio
My Commission Expires 4-22-17

Notary Public

Jeanna M. Weaver

JESSICA MOORE
Notary Public, State of Ohio
My Commission Expires 4-22-2017



Zachary Scott, Sheriff of Franklin County, Ohio.

The foregoing was acknowledged before me this 10th day of September, 2012 by

COUNTY OF FRANKLIN

}
} SS:
}

STATE OF OHIO

Sheriff of Franklin County, Ohio

Zachary Scott

EXHIBIT A
2.537 Acres

Situated in the State of Ohio, County of Franklin, Village of Obetz, and being a part of Section 19, Township 11, Range 21, Mathew's Survey of Congress Lands, and being part of the 24.450 Acre Tract conveyed to Ronald D. and Rosemary Ball by deed of record in Deed Book 2811, Page 76, Office of Recorder, Franklin County, Ohio, and being more particularly described as follows:

Commencing at an iron pin at the northwest corner of the said 24.450 Acre Tract, said iron pin being in the original southerly right-of-way line of Groveport Road (re-located), said line being 35.0 feet southerly of (as measured at right angles) the original centerline of Groveport Road (re-located);

Thence, with the said southerly right-of-way line and the northerly line of said 24.450 Acre Tract, South 78 degrees 42 minutes 03 seconds East, 236.88 feet to P.K. nail set at a point of curvature in said line;

Thence, continuing along the northerly line of said 24.450 acre tract, and along the said original southerly right-of-way line of Groveport Road, along the arc of a curve to the right or southerly whose radius is 1875.08 feet, whose long chord bears South 77 degrees 30 minutes 46 seconds East, a chord distance of 77.76 feet to an iron pin being the true point of beginning of this description;

Thence, continuing along the northerly line of the said 24.450 Acre Tract, and along the original southerly right-of-way line of said Groveport Road, along the arc of a curve to the right or southerly whose radius is 1875.08 feet and whose long chord bears South 69 degrees 00 minutes 22 seconds East, a chord distance of 477.71 feet to a railroad spike set at the intersection of said line with the centerline of Bixby Road, said spike being the northeast corner of said 24.450 acre tract;

Thence, with the centerline of Bixby Road, South 52 degrees 58 minutes 23 seconds West, 486.94 feet to a railroad spike (passing an iron pin at 385.89 feet);

Thence, across said 24.450 acre tract the following four (4) courses:

North 1 degree 11 minutes 23 seconds West (passing an iron pin at 36.99 feet), 172.76 feet to an iron pin;

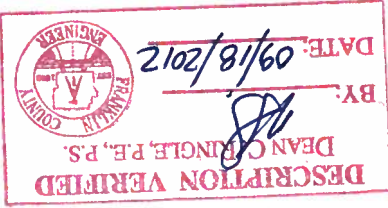
North 36 degrees 59 minutes 08 seconds West, 72.21 feet to an iron pin;

North 78 degrees 42 minutes 03 seconds West, 55.82 feet to an iron pin;

North 11 degrees 17 minutes 57 seconds East, 227.39 feet to the place of beginning,

CONTAINING 2.537 ACRES, subject however to all legal highways, easements, and restrictions of record. Iron pins set are 30" x 1" marked with orange plastic caps described "P.S. 6579".

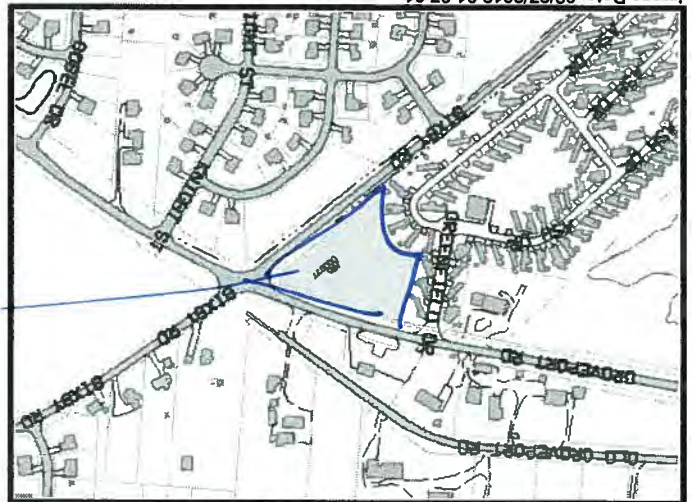
Property Address: 5215 Groveport Road, Groveport, Ohio 43125
Parcel No.: 186-000027-00
Prior Instrument No.: 200810070150079



0-044-C
ALL OF
(186)
000027



FIG: 186-000027
BALL RONALD D & ROSEMARY



our parcel
186-000027-cv

Image Date: 02/27/2012 01:37:01

Owner Name	BALL RONALD D & ROSEMARY
Site Address	00000 GROVEPORT RD
Mail Address	RONALD D BALL ROSEMARY BALL 4025 MARLOWA DR GROVEPORT OH 43125
Tax District	MADISON TWP-OBETZ CORP.
Description	BIXBY ROAD R21 T11 S19 2.537 ACRES

Auditor's Appraised Values	
Land	\$49,700
Building	\$0
Total	\$49,700
Land	\$0
Building	\$0
Total	\$0
Exempt	\$0
Other Exempt	\$0
Accessed Acreage	2.540
CAUV	NO
Property Class	COMMERCIAL
Number of Cards	1
Square Feet	0
Air Cond.	0
Fireplaces	0
Stories	0

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

EXHIBIT A

Situated in the State of Ohio, County of Franklin, Village of Obetz, and being a part of Section 19, Township 11, Range 21, Mathew's Survey of Congress Lands, and being part of the 24.450 acre tract conveyed to Ronald D. and Rosemary Bell by deed of record in Deed Book 2811, Page 75, Office of Recorder, Franklin County, Ohio, and being more particularly described as follows:

Commencing at an iron pin at the northwest corner of the said 24.450 acre tract, said iron pin being in the original right-of-way line of Groveport Road (re-located), said line being 35.0 feet southerly of (as measured at right angles) the original centerline of Groveport Road (re-located); then, with the said southerly right-of-way line and the northerly line of said 24.450 acre tract, South 78 degrees 42 minutes 03 seconds East, 236.88 feet to a P.K. nail set at a point of curvature in said line;

thence, continuing along the northerly line of said 24.450 acre tract, and along the original southerly right-of-way line of said Groveport Road, along the arc of a curve to the right or southerly whose radius is 1975.08 feet and whose long chord bears South 69 degrees 00 minutes 22 seconds East, a chord distance of 477.71 feet to a railroad spike set at the intersection of said line with the centerline of Bixby Road, said spike being the northeast corner of said 24.450 acre tract;

thence, with the centerline of Bixby Road, South 52 degrees 58 minutes 25 seconds West, 486.94 feet to a railroad spike (passing an iron pin at 385.89 feet);

thence, across said 24.450 acre tract the following four (4) courses:

North 1 degree 11 minutes 23 seconds West (passing an iron pin at 36.99 feet), 172.76 feet to an iron pin;

North 36 degrees 59 minutes 08 seconds West, 72.21 feet to an iron pin;

North 78 degrees 42 minutes 03 seconds West, 55.82 feet to an iron pin;

North 11 degrees 17 minutes 57 seconds East, 227.39 feet to the place of beginning, CONTAINING 2.537 ACRES, subject however to all legal highways, easements, and restrictions of record.

Iron pins set are 30" x 1" marked with orange plastic caps inscribed "P-5-6579".

Parcel No.: 186-000027
Prior Instrument No.: Volume 13080, Page D02



WFG National Title Insurance Company

**ORDER NO. 10050200H
POLICY NO.**

SCHEDULE B

The matters shown below are exceptions to this Preliminary Judicial Report and the Company assumes no liability arising therefrom.

- a. Rights or claims of parties in possession not shown by public records.
- b. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises
- c. Easements, or claims of easements, not shown by the public records.
- d. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records
- e. Taxes or special assessments which are not shown as existing liens by the public records.
- f. Taxes are subject to change:
Taxes shown below are only accurate as of the date of the commitment (shown as the effective date on Schedule A hereof).
The tax information MUST BE UPDATED with County before closing on this property due to , but not limited to the following: Payments made, add/or interest charged after the Effective Date, payment plans entered into, etc.
- g. Any special assessment for installation, maintenance or improvement of streets, curbs, gutters, water lines, sidewalks, conservancy, street lighting, street cleaning or sewer rental which has not been certified to the County Auditor.
- h. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- i. Release of recorded Mortgage dated May 13, 2005, recorded May 18, 2005 as Instrument NO. 200505180094555, in the records of Franklin County which mortgage was from Ronald and Rosemary Ball, husband and wife, and states that it secures the principal sum of \$150,000.00, payable to NPB Mortgage and provisions therein contained. The amount now secured by said mortgage and the terms upon which the same can be discharged or assumed should be ascertained from the holder of the indebtedness secured.
- j. Federal Tax Lien Recorded March 5, 2010 Instrument No.: 201003050026426 in the amount of \$27556.48 in Franklin County Records.
- k. Federal Tax Lien Recorded October 9, 2009 Instrument No. 200910090146323 in the amount of \$19054.59 in Franklin County Records.
- l. Federal Tax Lien Recorded April 30, 2008 Instrument No. 200804300065619 in the amount of \$87866.43 in Franklin County Records.

**PRELIMINARY JUDICIAL REPORT
SCHEDULE B**

(Continued)

m. The Franklin County Treasurer's 2011 General Tax duplicate shows: 186-000028
Taxes for the Second half of 2009, in the name of Ronald Ball, in the amount of \$595.05 are currently due

Taxes for the 1st half of 2010 are currently due in the amount of \$589.58
Taxes for the 2nd half of 2010 are currently due in the amount of \$648.54
Total Amount currently due \$1833.17

The Franklin County Treasurer's 2011 General Tax duplicate shows: 186-000027-00

Taxes for the 1st half of 2010 are currently due in the amount of \$728.81
Taxes for the 2nd half of 2010 are currently due in the amount of \$801.69
Total Amount Due \$1,530.50

n. Chase Bank USA NA v. Ronald D. Ball 2010 CVF 009414 Certificate of Judgment June 29, 2010.
Taxes for the tax year 2011 and beyond are a lien payable but not yet determined, due or payable.

o. Citibank(South Dakota) N.A. v Ronald D. Ball 2010 CVF 051520 Certificate of Judgment March 11, 2011.

p. Modification of Mortgage from Ronald D. Ball and Rosemary Ball to NPB Mortgage, LLC in the original amount of \$150,000.00 dated 5/13/2005 and recorded 12/15/2010 in Instrument # 201012150170134 Franklin County, Ohio.

**CONDITIONS AND STIPULATIONS
OF THIS PRELIMINARY JUDICIAL REPORT**

1. Definition of Terms:
 - "Guaranteed Party": The party or parties named herein or the purchaser at judicial sale.
 - "Guaranteed Claimant": Guaranteed Party claiming loss or damage hereunder.
 - "Land": The land described specifically or by reference in Schedule A, and improvements affixed thereto, which by law constitute real property; provided however the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, lanes, ways or waterways.
 - "Public Records": Those records under state statute which impart constructive notice of matters relating to real property to purchasers for value without knowledge and which are required by law to be maintained in the following public offices in the County in which the land is situated:
 - a.) The County Recorder;
 - b.) Clerk of Court of Common Pleas;
 - c.) Probate Court, excluding adoption, birth, death and marriage records;
 - d.) Any other court located within the County having jurisdiction over land in Schedule A;
 - e.) Sheriff for land levies;
 - f.) County Treasurers' latest certified tax duplicate, for taxes and assessments shown thereon as of the date of issuance of this preliminary judicial report.
2. Determination of Liability:
 - This Report together with any Final Judicial Report or any Supplement thereto, issued by the Company is the entire contract between the Guaranteed Party and the Company.
 - Any claim of monetary loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest guaranteed hereby or any action asserting such claim, shall be restricted to this Report.
3. Liability of Company:
 - This Report is a guarantee of the record title of the land only, as disclosed by an examination of the Public Records herein defined in the chain of title ownership.
4. Notice of Claim to be given by Guaranteed Claimant:
 - In case knowledge shall come to the Guaranteed Party of any lien, encumbrance, defect, or other claim of title guaranteed against and not excepted in this Report, whether in a legal proceeding or otherwise, the Guaranteed Party shall promptly in writing and secure to the Company the right to oppose such proceeding or claim, or to remove said lien, encumbrance or defect at its own cost. Any action for the payment of any loss under this Report must be commenced within one year after such loss is sustained. A failure to furnish a statement of loss or damage and to commence such action within the time herein before specified shall be a conclusive bar against the maintenance of any action under this Report.
5. Extent of Liability:
 - The liability of the Company shall in no case exceed in all the amount stated herein and shall in all cases be limited to the actual loss, including but not limited to attorneys fees and costs of defense, only of the Guaranteed Party. Any and all payments under this Report shall reduce the amount of this Report pro tanto and the Company's liability shall terminate when the total amount of the Report has been paid.

**CONDITIONS AND STIPULATIONS
OF THIS PRELIMINARY JUDICIAL REPORT**

(Continued)

6. Options to Pay or Otherwise Settle Claims. Termination of Liability

The Company in its sole discretion shall have the following options:

- a.) To pay or tender to the Guaranteed Claimant the amount of the Report or the balance remaining thereof, less any attorneys fees, costs or expenses paid by the Company to the date of tender. If this option is exercised all liability of the Company under this Report terminates including but not limited to any liability for attorneys fees or any costs of defense or prosecution of any litigation.

- b.) To pay or otherwise settle with other parties for or in the name of the Guaranteed Claimant any claims guaranteed by this Report.

- c.) To continue, re-open or initiate any judicial proceeding in order to adjudicate any claim covered by this Report. The Company shall have the right to select counsel of its choice (subject to the right of the Guaranteed Claimant to object for reasonable cause) to represent the Guaranteed Claimant and will not pay the fees of any other counsel.

- d.) To pay or tender to the Guaranteed Claimant the difference between the value of the estate or interest as guaranteed and the value of the estate or interest subject to the defect, lien, or encumbrance guaranteed against by this Report.

7. Notices

All notices required to be given the Company shall be given promptly and any statements in writing required to be furnished the Company shall be addressed to WFG National Title Insurance Company.

EXCLUSIONS FROM COVERAGE

1. The Company assumes no liability under this Report for any loss, cost or damage resulting from any physical condition of the Land.
2. The Company assumes no liability under this Report for any loss, cost or damage resulting from any typographical, clerical or other errors in the Public Records, including but not limited to: mis-indexing, misspellings or any other misinformation contained therein.
3. The Company assumes no liability under this Report for matters affecting title subsequent to the date of the Report or the Final Judicial Report or any supplement thereto.
4. The Company assumes no liability under this Report for the proper form or execution of any pleadings or other documents to be filed in any judicial proceedings.
5. The Company assumes no liability under this Report for any loss, cost or damage resulting from the failure to complete service on any parties shown in Schedule B of the Preliminary Judicial Report and the Final Judicial Report or any Supplemental Report issued thereto.