

ENVIRONMENTAL ASSESSMENT
Pheasant Run
2680 Orono Pike, Reynoldsburg, Fairfield, Ohio
Grantee: Homeport
Grant Numbers: ODOD 25-0415
ODSA:
City of Reynoldsburg, Fairfield County:
Environmental Assessment, Subject to Part 58.5

OHFA Tracking Number: 25-0415

August Mack Project Number: JZ2326.721.0004 - HOME - Pheasant Run - 25-0415

PREPARED FOR:

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ISSUE DATE:
June 24, 2026



ENVIRONMENTAL ASSESSMENT
JZ2326.721 OHFA Reviews FY 2026 (2023-2026)
2680 Orono Pike
Reynoldsburg, Ohio 43068
OHFA Tracking Number: 25-0415

Table of Contents

1.0 ENVIRONMENTAL ASSESSMENT.....	1
1.1 Project Details.....	1
1.2 Signature of Responsible Individuals.....	3
2.0 STATUTORY CHECKLIST.....	5
2.1 Historic Preservation.....	5
2.2 Floodplain Management.....	6
2.3 Wetland Protection.....	6
2.4 Coastal Zone Management.....	7
2.5 Sole Source Aquifers.....	7
2.6 Endangered Species.....	7
2.7 Wild and Scenic Rivers.....	9
2.8 Air Quality.....	9
2.9 Farmland Protection.....	10
2.10 Noise Abatement and Control.....	11
2.11 Airport Clear Zones and Accident Potential Zones.....	12
2.12 Explosive and Flammable Operations.....	12
2.13 Toxic Chemicals and Radioactive Materials.....	13
2.14 Environmental Justice.....	14
3.0 ENVIRONMENTAL ASSESSMENT CHECKLIST.....	15
3.1 Land Development.....	15
3.2 Socioeconomic.....	18
3.3 Community Facilities and Services.....	19
3.4 Natural Features.....	21
4.0 24 CFR SECTION 58.6 REQUIREMENTS.....	22
4.1 Airport Runway Clear Zones and Clear Zones Notification.....	22
4.2 Coastal Barrier Resources Act.....	22
4.3 Flood Disaster Protection Act.....	22
5.0 STATEMENT OF PROCESS AND STATUS OF ENVIRONMENTAL ANALYSIS.....	23
6.0 DESCRIPTION OF THE SITE AND ENVIRONMENT CONTEXT.....	24
7.0 ANALYSIS OF ALTERNATIVES.....	25
8.0 ANALYSIS OF IMPACTS AND MITIGATION ACTIONS.....	25
9.0 MONITORING AND ENFORCEMENT PROCEDURES.....	27
10.0 LIST OF SOURCES, AGENCIES, AND PERSONS CONSULTED.....	29
11.0 LIST OF SITE VISITS AND IMPORTANT MEETINGS.....	31
12.0 PARTICIPANTS IN THE REVIEW.....	31

ENVIRONMENTAL ASSESSMENT
JZ2326.721 OHFA Reviews FY 2026 (2023-2026)
2680 Orono Pike
Reynoldsburg, Ohio 43068
OHFA Tracking Number: 25-0415

Table of Appendices

Appendix A - Project Site Location Maps
Appendix B - Site Photographs
Appendix C - Site Plans
Appendix D - Market Study
Appendix E - Historical Preservation Documentation
Appendix F - Floodplain Documentation
Appendix G - Wetland Documentation
Appendix H - Coastal Management
Appendix I - Sole Source Aquifer Map
Appendix J - Endangered Species Evaluation
Appendix K - Wild and Scenic Rivers Maps
Appendix L - NAAQS
Appendix M - Asbestos Survey
Appendix N - Farmland Protection Evaluation
Appendix O - Noise Evaluation
Appendix P - Airport Location Map
Appendix Q - Explosion Hazard Evaluation
Appendix R - Phase I ESA
Appendix S - Radon Map
Appendix T - Zoning Documentation
Appendix U - Consumer Confidence Report (CCR)
Appendix V - Coastal Barrier Resources Map
Appendix W - Standard Mitigations Signed Agreement
Appendix X - Field Notes Checklist
Appendix Y - Published Notice: Finding of No Significant Impact (FONSI)
and Notice of Intent to Request Release of Funds (NOI/RROF)
Appendix Z - Request for Release of Funds (RROF)
Appendix BA - Release of Funds (ROF)

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1.0 ENVIRONMENTAL ASSESSMENT

1.1 Project Details

Activity Name	Pheasant Run Apartments
Activity Location	2680 Orono Pike, Reynoldsburg, Ohio 43068
Grantee	Homeport
Grant Numbers	Ohio Department of Development: 25-0415
Type of Review	Environmental Review; Subject to Part 58.8
Review Date	June 24, 2026

Approximate Cost	Source
\$14,649,000	Federal LIHTC Equity: Ohio Capital Corporation for Housing
\$8,500,000	Permanent First Mortgage: BWE
\$2,736,239	Deferred Developer Fee: Columbus Housing Partnership
\$2,000,000	HDAP: HOME
\$1,000,000	HDAP: OHTF
\$8,609,000	Seller Loan: Columbus Housing Partnership
\$5,000,000	Bond Funds: City of Columbus
\$42,494,239.00	TOTAL

Responsible Entity, Ohio HOME:	Ms. Jasmin Walton Ohio Department of Development 77 S. High Street Columbus, Ohio 43215	Ms. Lydia Mihalik Ohio Department of Development 77 S. High Street Columbus, Ohio 43215
Project Contact:	Ms. Abigail Flamm Columbus Housing Partnership, Inc. dba Homeport 3443 Agler Road, Suite 200 Columbus, Ohio 43219	Mr. Dew May Columbus Housing Partnership, Inc. dba Homeport 3443 Agler Road, Suite 200 Columbus, Ohio 43219
Prepared By:	Mr. James Bell August Mack Environmental, Inc. 4401 Rockside Road, Suite 300 Independence, Ohio 44131	Mr. Zach Goetsch August Mack Environmental, Inc. 7830 N. Central Drive, Suite B Lewis Center, Ohio 43035

HOME funds will be used for the rehabilitation of Pheasant Run Apartments, a multi-family apartment complex consisting of 136-units in 25 two-story buildings. Layouts of the buildings offer two-, three-, and four-bedroom units. Amenities consist of a children's playground and a community building. The buildings were developed in 1999 and 2000 and have not been extensively renovated since their construction. Included as attachments are project site location maps (**Appendix A**), project site photographs (**Appendix B**), and development plans (**Appendix C**).

Pheasant Run Apartments will be developed using Low-Income Housing Tax Credit (LIHTC) financing. The ownership entity of the project will be Pheasant Run Homes Rehab, LLC. The non-profit participating organization and general contractor are to be determined. The property will be managed by KMG Prestige, Inc. A market study was prepared by Vogt Strategic Insights on January 21, 2026, which has certified that a market exists for the proposed development. A Market Study Certification is included in **Appendix D**.

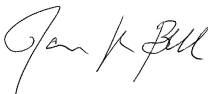
1.2 Signature of Responsible Individuals

1.2.1 PREPARER CERTIFICATION OF ENVIRONMENTAL REVIEW COMPLETION

The preparers have complied with all provisions of 24 CFR Part 58, Subpart E—Environmental Review Process: Environmental Assessments, examining alternatives to the project itself, feasible ways to modify the project to eliminate or minimize impacts, and based on steps (a) through (f) found in the regulations, determined the following:

1. Is the project in compliance with applicable laws and regulations?	Yes
2. Is an EIS required?	No
3. A finding of No Significant Impact (FONSI) can be made. Project will not significantly affect the quality of the human environment.	Yes

Name:	Zach Goetsch
Title:	Due Diligence Manager
Address:	7830 North Central Dr., Suite B Lewis Center, Ohio 43035
Date:	June 24, 2026
Signature:	

Name:	James Bell (<i>Signed by: Michelle Baker</i>)
Title:	Sr. Due Diligence Manager
Address:	7830 North Central Dr., Suite B Lewis Center, Ohio 43035
Date:	June 24, 2026
Signature:	

1.2.2 DETERMINATION OF THE OHIO DEPARTMENT OF DEVELOPMENT

On the basis of the environmental assessment for the Pheasant Run project, I have made the following finding:

Finding of No Significant Impact (FONSI) [24 CFR 58.40(g)(1); 40 CFR 1508.27] The project will not result in a significant impact on the quality of the human environment.	
Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]The project may significantly affect the quality of the human environment.	

Certifying Officer Name:	Julie Kirk, Assistant Director, Ohio Department of Development
Address:	
Signature:	
Date:	7/14/2026

2.0 STATUTORY CHECKLIST

The Statutory checklist covers statutes, regulations, and Executive Orders, other than NEPA, (See 24 CFR 58.5 and 58.6) to which every project must respond, unless it is exempt. These laws, regulations, and Executive Orders have been organized in a format that allows for systematic and consistent review and compliance. For each of the environmental laws and authorities listed below, a narrative explanation is included. Supporting documentation, if applicable, is provided as an appendix to this report. If compliance is required, compliance procedures and/or mitigation are indicated in the narrative.

2.1 Historic Preservation

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: State Historic Preservation Office HUD Historic Preservation	Yes

The project site is not listed or eligible for listing in the National Register of Historic Places (NRHP). As documented by the NRHP online mapper, the project site is not identified within a Historic District, nor is it identified as listed on the National Register.

A request for Section 106 Review was submitted to the Ohio Historic Preservation Office (SHPO) by August Mack on March 18, 2026. A response was received on March 30, 2026, indicating the proposed project will have no effect on any historic properties in the vicinity of the project site. No further coordination is necessary unless the scope of work changes or archaeological remains are discovered during construction.

Historic Preservation documentation is included in **Appendix E**.

Standard Mitigations:

- **Any proposed changes to the project must be conveyed to ODOD promptly. The Environmental Review must be reevaluated by ODOD prior to initiation of any proposed changes.**
- **If an additional phase or affiliated project is proposed by a member of the current project team, this additional work must be coordinated with SHPO prior to initiation and regardless of funding source.**

- **Project personnel shall be notified, both verbally and through notations on the final construction drawings, that work shall be halted and ODOD notified immediately if archaeological remains are discovered during rehabilitation to allow for coordination with SHPO regarding appropriate actions.**

2.2 Floodplain Management

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: Floodplain Maps Floodplain Administrators HUD Floodplain Management	No

According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for the City of Columbus effective June 17, 2008, the subject property is within unshaded Zone X, an area of minimal flood hazard. A copy of the FEMA FIRM is included in **Appendix F**.

2.3 Wetland Protection

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: NRCS Web Soil Survey National Wetlands Inventory Ohio EPA Division of Surface Water US Army Corps of Engineers Regulatory (Permits) HUD Wetlands Protection	No

Review of the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) interactive map viewer indicated there are two (2) freshwater ponds (PUBGx) present on the southwest portion of the project site. Additionally, a riverine (R4SBC) transects the west portion. A culverted drainageway in line with the riverine was observed at the time of the inspection. The U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey indicated the subject property soils are considered hydric (1-32% and 66-99%).

Wetland Protection documentation is included in **Appendix G**.

2.4 Coastal Zone Management

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: Ohio Office of Coastal Management Ohio Coastal Atlas Map Viewer HUD Coastal Zone Management	No

According to the Ohio Department of Natural Resources (ODNR) Office of Coastal Management Ohio Coastal Atlas Map Viewer, the project site is not located in a Coastal Management Area. The USFWS Coastal Barrier Resource System (CBRS) map viewer indicated the project site is not located in or near a CBRS.

Coastal zone evaluation documentation is included in **Appendix H**.

2.5 Sole Source Aquifers

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: Ohio EPA Sole Source Aquifers in Ohio HUD Sole Source Aquifers	No

According to the U.S. EPA Map of Sole Source Aquifer Locations, the project site is not located within a sole source aquifer.

Sole Source Aquifer documentation is included in **Appendix I**.

2.6 Endangered Species

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: US Fish & Wildlife Service Section 7 information Endangered Species in Ohio Ohio Natural Heritage Database HUD Endangered Species	Yes

Based on a review of the USFWS Information for Planning and Consultation, the following species were identified for Fairfield County: Indiana Bat (endangered),

Round Hickorynut (threatened), Salamander Mussel (proposed endangered), and Monarch Butterfly (proposed threatened). No critical habitats were identified at the project site.

August Mack submitted a Request for Section 7 Consultation to USFWS on March 18, 2026, requesting concurrence that the proposed project is not likely to adversely affect the identified Federally-Listed, Threatened, Endangered, and Candidate species and/or any critical habitat at the project site. A response was received on March 20, 2026, indicating that the proposed project is not likely to adversely affect any Federally-Listed, Threatened, Endangered, Proposed, or Candidate species and/or any critical habitat. The response also indicated the project site is located within range of the Bald Eagle species, and recommended that an on-site examination be conducted for evidence of large stick nests visible from the project area. If a nest is identified, a determination if an Eagle Take permit is required will need to be conducted. According to ODNr's Documented Bald Eagle Nest mapping tool, the project site is not located within 0.5-mile of a documented Bald Eagle nest.

August Mack additionally submitted an Environmental Review Request to ODNr on March 18, 2026. A response was received on April 14, 2026, recommending that any needed tree clearing be limited from October 1 through March 31 and only for trees with a diameter greater than or equal to 20-inches at breast height.

Endangered Species documentation is included in **Appendix J**.

Site-Specific Mitigation:

- **In order to avoid incidental disturbances to in-use or alternate eagle nests, an on-site examination for large stick nests visible from the project site should be conducted. If any nests are identified within 660-feet of the project site, an Eagle Disturbance Take permit may be required.**
- **In order to avoid potential impacts to the identified Federally-Listed, Threatened, Endangered, Proposed, or Candidate species, removal of trees greater than 3-inches in diameter at breast height may only be conducted between October 1 and March 31.**

2.7 Wild and Scenic Rivers

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: ODNR Scenic Rivers HUD Wild and Scenic Rivers	No

Based on a review of the National Wild and Scenic Rivers System map and the ODNR Scenic River map, the project site is not located in the vicinity of a Wild and Scenic River.

Wild and Scenic River documentation is included in **Appendix K**.

2.8 Air Quality

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: Ohio EPA Division of Air Pollution Control Ohio EPA Notification of Demolition and Renovation Ohio Department of Health Asbestos HUD Air Quality	Yes

Clean Air Act

August Mack used the U.S. EPA NEPAAssist tool to identify Aerometric Information Retrieval System (AIRS) and Toxics Release Inventory System (TRIS) within 1,000-feet of the project site. No AIRS or TRIS facilities were identified within 1,000-feet of the project site. According to the National Ambient Air Quality Standards (NAAQS) map current as of January 31, 2026, Fairfield County is in attainment for all NAAQS pollutants.

Air Quality Evaluation documentation is included in **Appendix L**.

Asbestos

The project will consist of the rehabilitation to current on-site structures. Geotechnical Consultants Inc. (GCI) completed an asbestos survey at the project site in December 2025. GCI collected a total of 36 bulk samples of suspect asbestos-containing materials (ACMs). Samples were collected from the drywall system, ceiling texture, vinyl flooring and associated mastics, sink undercoating, and asphalt shingle roofing materials. None of the samples were determined to contain asbestos.

A copy of the asbestos survey report is included in **Appendix M**.

Fugitive Dust

The project may result in a temporary increase of dust and fumes from renovation activities. Best Management Practices should be employed during construction to control fugitive dust. No long-term impact on ambient air quality is anticipated.

Post-Construction Sources

The units will utilize electric heating and cooling. The units will not use fireplaces or heating oil and should not have a measurable impact on air quality.

Standard Mitigations:

- **Best Management Practices and Reasonably Available Control Measures [OAC Rule 3745-17-08(B)] shall be employed by the Contractor to control fugitive dusts during rehabilitation activities.**
- **Construction drawings/specifications shall be modified to include the following statement: "The Contractor shall at no time incorporate any materials that are composed of or contain any amount of asbestos. The substitution of materials that contain any amount of asbestos will in no circumstances be acceptable. Upon completion of the project, the Contractor and Project Architect shall submit written statements or certifications asserting that no asbestos containing materials were specified in any portion of the construction."**

2.9 Farmland Protection

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: NRCS Farmland Protection Policy Act HUD Farmlands Protection	No

Soils underlying the project site are comprised of Bennington silt loam, 0 to 2 percent slopes; Bennington silt loam, 2 to 6 percent slopes; Cardington silt loam, 2 to 6 percent slopes; and Pewamo silty clay loam, low carbonate till, 0 to 2 percent slopes. According to the USDA NRCS, Cardington silt loam, 2 to 6 percent slopes, is considered prime farmland. Bennington silt loam and Pewamo silty clay loam are considered prime farmland if drained. However, the project site is not currently farmed. The regulatory definition of farmland (7 CFR 658.2(a)) indicates farmland does not include land

already committed to urban development or water storage. Farmland already in urban development includes lands identified as "urbanized areas" by the Census Bureau. According to the Census Bureau's TIGERWeb interactive map viewer, the project site is located in a designated urban area. Therefore, the land is already committed to urban development and the project is exempt from the Farmland Protection Policy Act.

Farmland Protection documentation is included in **Appendix N**.

2.10 Noise Abatement and Control

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: HUD Noise Abatement and Control HUD Noise Guidebook HUD Day / Night Noise Level Electronic Assessment Tool HUD Sound Transmission Classification Assessment Tool ODOT Traffic Count Data Ohio Airport Information Airport Master Records and Reports PUCO / ORDC Railroad Information System Federal Railroad Administration Query by Location tool	Yes

August Mack evaluated noise sources in the vicinity of the project site, including major roadways within 1,000-feet, railroads within 3,000-feet, civil airports within 5-miles, and military airports within 15-miles. No railroads, civil airports, or military airports were identified within their respective search distances. One (1) major roadway, Tussing Road, was identified within 1,000-feet of the project site. Based on the roadway's location relative to the project site, August Mack evaluated one (1) Noise Assessment Location (NAL). August Mack utilized traffic data from the Ohio Department of Transportation's (ODOT) Transportation Data Management System (TDMS) to calculate the 10-year traffic projection. August Mack input the projected traffic counts into HUD's Day/Night Noise Level (DNL) Calculator. The DNL was determined to be 66 decibels (dB), which is within HUD's normally unacceptable range (66-75 dB). August Mack utilized HUD's Sound Transmission Classification Assessment Tool (STraCAT) to calculate the sound attenuation performance of the existing project site buildings' wall systems. According to the calculation, the existing construction of the buildings' walls meets the requirements for the combined Sound Transmission Classification (STC) needed to mitigate the identified DNL decibel level.

Noise evaluation documentation is included in **Appendix O**.

2.11 Airport Clear Zones and Accident Potential Zones

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: Ohio Airport Information HUD Airport Hazards Airport Master Records and Reports	No

The project site is not located within 2,500-feet of the end of a civil airport runway or 15,000-feet of the end of a military airfield runway; therefore, the project is not located within an airport clear zone or accident potential zone.

An Airport Location Map is included in **Appendix P**.

2.12 Explosive and Flammable Operations

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: HUD Explosive and Flammable Facilities US EPA NEPAassist US EPA Envirofacts HUD Choosing an Environmentally Safe Site Acceptable Separation Distance Calculator Acceptable Separation Distance Guidebook	Yes

No aboveground storage tanks (ASTs) were observed on or within visible range of the project site. According to the ONDR Oil & Gas Well Viewer, no oil and/or gas wells were identified on or in the vicinity of the project site. However, according to the U.S. Department of Transportation's (US DOT) National Pipeline Mapping System (NPMS), a natural gas transmission pipeline operated by Columbia Gas Transmission, LLC transects the southwest portion of the project site. The pipeline is active (i.e., filled). No accidents or releases associated with the pipeline have been reported.

Explosive and Flammable Operations documentation is included in **Appendix Q**.

Site-Specific Mitigation:

- **Per HOME's Environmental Review Guidelines (updated May 11, 2016), residential structures may not be located within 10-feet of the outer boundaries of the pipeline easement. A land survey may be required to determine**

easement boundaries. August Mack recommends a qualified engineer determine the required set-back distance of project site structures from high-pressure pipelines in accordance with the USDOT's GRI-00/0189 *A Model for Sizing High Consequence Areas Associated with Natural Gas Pipelines*.

2.13 Toxic Chemicals and Radioactive Materials

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: HUD Site Contamination US EPA NEPAassist US EPA Envirofacts Ohio Tank Tracking & Environmental Regulations (OTTER) HUD Choosing an Environmentally Safe Site	Yes

Contamination

Geotechnical Consultants, Inc. (GCI) completed a January 7, 2026 Phase I ESA for the project site. GCI's assessment did not identify any Recognized Environmental Conditions (RECs). The subject property is not located within 0.25-mile of a National Priorities List (NPL), Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), or other contaminated site reported to federal, state, or local authorities.

A December 10, 2025 regulatory database search report prepared by Banks Environmental Data identified one (1) Resource Conservation and Recovery Act (RCRA) hazardous waste generator within 0.25-mile of the project site. American Kenda Rubber Industries Co. was identified as a Conditionally Exempt Generator; the type(s) of waste generated was not reported. American Kenda Rubber Industries Co. did not have any reported releases or RCRA violations. Based on the lack of reported releases or violations, coupled with the facility's distance from the project site (approximately 0.4-mile), the listing does not indicate a potential environmental concern.

A copy of the Phase I ESA report is included in **Appendix R**.

Lead-Based Paint

The project will consist of rehabilitation to existing structures. August Mack was not provided with a Pre-Renovation LBP Inspection report. An LBP inspection will be required before renovation activities are initiated. If LBP is identified during the

inspection, August Mack recommends development and implementation of an Operations and Maintenance (O&M) Plan to mitigate potential exposure.

Radon

The U.S. EPA's Map of Radon Zones for the State of Ohio indicated Fairfield County was rated Zone 1. Zone 1 comprises counties with the highest potential for elevated indoor air radon concentrations. August Mack was not provided with a radon survey for the Pheasant Run Apartments. OHFA's Radon Policy requires the developer to conduct indoor air radon testing according to Ohio Administrative Code (OAC) 3701-69-07. Installation of a radon mitigation system is required if any result exceeds the 4.0 pCi / L action level. If the highest pre-rehabilitation test result is between 2.0 and 4.0 pCi / L, the developer may preemptively install a mitigation system or test again after renovation is complete. No further action is required if all results are less than 2.0 pCi / L pre-construction or less than 4.0 pCi / L after renovation.

A copy of the radon map is included in **Appendix S**.

Standard Mitigations:

- **Conduct indoor air radon sampling in accordance with OAC 3701-69-07; testing may be delayed until after renovation. Conduct additional sampling or install a radon mitigation system as necessary.**
- **Completion of a Pre-Renovation LBP Inspection prior to rehabilitation. If LBP is identified, the developer should implement an O&M Plan to mitigate potential exposure. Construction personnel should be notified and take appropriate precautions during renovation work. Any LBP disturbed or removed during renovation activities should be disposed of in accordance with applicable federal, state and local regulations.**

2.14 Environmental Justice

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Compliance Required?
Resources: HUD Environmental Justice US EPA Environmental Justice US EPA EJSCREEN	No

Public access to the U.S. EPA's Environmental Justice Screen (EJScreen) Community Report was discontinued on February 5, 2025. As such, Environmental Justice was not evaluated as part of this review.

3.0 ENVIRONMENTAL ASSESSMENT CHECKLIST

The environmental assessment checklist includes a detailed analysis of the Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]. For each factor, determinations have been made relating to potential impacts, needed study, and mitigation or modification. Where applicable, the necessary reviews or consultations have been completed and source documentation is provided in the narrative. Supporting documentation is included in appendices, when appropriate.

Impact Codes include the following options: Minor Beneficial Impact; No Impact Anticipated; Minor Adverse Impact; Significant Impact; and /or Requires Mitigation.

3.1 Land Development

Impact Category	Impact Code
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	No Impact Anticipated

Impact Category	Impact Code
Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff	No Impact Anticipated

Impact Category	Impact Code
Hazards and Nuisances Including Site Safety and Noise	Potential Impact

Impact Category	Impact Code
Energy Consumption	No Impact Anticipated

Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design

According to a Zoning Verification Letter for the Pheasant Run Apartments project dated July 19, 2025, the project site is currently zoned as AR12; Apartment Residential Low-Density District. The current zoning is appropriate for the development. A copy of the zoning letter is provided in **Appendix T**.

Site-Specific Mitigation:

- **The project shall obtain all required approvals/permits including building, HVAC, electrical, and plumbing permits from the City of Columbus.**

Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff

According to the USDA NRCS Web Soil Survey, the project site soils are comprised of Bennington silt loam, Cardington silt loam, and Pewamo silty clay loam that are classified as Very Limited for commercial construction. A Geotechnical Investigation Report was not complete for the project site.

As a result of changes in stormwater runoff due to proposed renovations, a stormwater management system will consist of an oversized pipe with outlet to the existing storm sewer and detention ponds at the project site. According to a memorandum by the developer, this system will meet appropriate local and state requirements.

Standard Mitigation:

- **Unless the project provides documentation that it is exempt, a site-specific Storm Water Pollution Prevention Plan (SWPPP) must be developed in accordance with the NPDES Construction Storm Water Permit, that will detail the appropriate best management practices to control erosion until final site stabilization is achieved. In accordance with the construction storm water permit, site inspections must be conducted at least every 7 days and within 24 hours after a significant rain event. During the site inspections, erosion control measures should be observed to ensure they are functioning correctly. If the project is exempt from construction storm water permitting, no SWPPP is required but the Contractor must follow storm water management best practices during construction to prevent erosion and siltation of runoff from any excavated or exposed soils.**

Hazards and Nuisances Including Site Safety and Noise

Site Safety

The contractor will follow Occupational Safety and Health Administration (OSHA) guidelines during renovation activities to ensure worker and public safety. This will include safety equipment to be worn by workers and barriers to public access.

Noise

Renovation activities will result in a temporary increase in area noise levels, and should be avoided during the designated noise sensitive period (10:00 p.m. to 7:00 a.m.). Noise sources in the vicinity of the project site will be mitigated to achieve an internal noise level of less than 45 dB.

Traffic and Security

The project site is located in an area of mixed commercial and residential development. Tussing Road, a two-lane roadway with moderate traffic borders the project site to the south. The development will be equipped with cameras for enhanced security.

Other Nuisances

No high-voltage power transmission lines or other nuisances were noted in the vicinity of the project site during the site inspection. The ODNR Oil & Gas Well Map Viewer did not identify any wells on or in the vicinity of the project site. A review of the NPMS Public Viewer identified the presence of an active natural gas pipeline traversing the southwest portion of the project site. A land survey may be required to determine the pipeline easement boundaries. August Mack recommends a qualified engineer determine the required set-back distance of project site structures from high-pressure pipelines. Refer to Section 2.12 for additional information.

Standard Mitigations:

- **Noise-producing construction activities should be avoided during the designated noise-sensitive period (10:00 p.m. to 7:00 a.m.).**
- **The Project Sponsor/Project Developer shall ensure that contractors arrange for proper disposal at appropriately-licensed facilities of all solid and/or hazardous waste generated by the construction, as well as any materials that are currently dumped on the property. The Property Manager will contract with a public or private hauler for removal of waste generated by the occupant households, or will ensure that residents have arranged for trash removal with the local service provider. For elderly residents, the Property Manager shall ensure that trash removal is arranged for residents who are not physically capable of removing their household wastes.**
- **The Property Manager shall notify prospective tenants that the units were constructed as part of a federally funded project and that an environmental review of the project was completed as required under the National Environmental Policy Act. The Property Manager shall advise tenants that the review will be maintained on file by the Project Sponsor throughout the tax credit period and is available for review by the prospective tenants.**
- **The Project will follow Occupational Safety and Health Administration (OSHA) recommendations and guidelines during construction activities to ensure worker and public safety. This will include safety equipment to be worn by workers and barriers to public access.**

- **Prior to move-in, management shall advise tenants, in person, of safety precautions, including use of locks and other safety features, 911 emergency service, and available neighborhood watch programs.**
- **All units shall be equipped with air conditioning systems.**
- **A spill response kit should be present on the site during construction activities and chemical storage on-site should be minimized.**

Energy Consumption

Project Construction

The project will require consumption of energy for power tools used in the renovation activities; however, the project will not create a significant increase in energy consumption.

Post Construction

The building will have Energy Star rated appliances, HVAC systems, and lighting. Due to the scale of the project, the project is not anticipated to have a significant impact on energy consumption.

3.2 Socioeconomic

Impact Category	Impact Code
Employment and Income	No Impact Anticipated

Impact Category	Impact Code
Demographic Character Changes, Displacement	No Impact Anticipated

Employment and Income

The project site is located in the City of Columbus where numerous employment opportunities exist. Some major employers in the area include The Ohio State University, JPMorgan Chase & Co., OhioHealth, Nationwide Insurance, and Mount Carmel Health. The project is not anticipated to have a significant impact on the area employment or income.

Demographic Character Changes, Displacement

The project site is currently developed. Relocation costs will be included in the development budget. Residents will be relocated during rehabilitation activities and logistics, and resident notifications will be addressed early. No significant growth is

anticipated during the rehabilitation of the project. No significant population increase or character change is anticipated for the surrounding area as a result of the project.

3.3 Community Facilities and Services

Impact Category	Impact Code
Educational and Cultural Facilities	No Impact Anticipated

Impact Category	Impact Code
Commercial Facilities	No Impact Anticipated

Impact Category	Impact Code
Health Care and Social Services	No Impact Anticipated

Impact Category	Impact Code
Solid Waste Disposal / Recycling	No Impact Anticipated

Impact Category	Impact Code
Waste Water / Sanitary Sewers	No Impact Anticipated

Impact Category	Impact Code
Water Supply	No Impact Anticipated

Impact Category	Impact Code
Public Safety - Police, Fire and Emergency Medical	No Impact Anticipated

Impact Category	Impact Code
Parks, Open Space and Recreation	No Impact Anticipated

Impact Category	Impact Code
Transportation and Accessibility	No Impact Anticipated

Educational and Cultural Facilities

The City of Reynoldsburg has adequate access to educational and cultural facilities. Elementary, Middle/Junior High, and High Schools as well as day care facilities are located less than 3-miles of the project site. The project site is also in close proximity to the Columbus Metropolitan Library.

Commercial Facilities

Adequate commercial facilities are located within a 3-mile radius of the project site, including restaurants, grocery stores, pharmacies, banks, and department stores. The project will add residents to the area that will benefit the surrounding commercial

establishments. The project is not expected to negatively impact existing commercial facilities that are located in the project area.

Health Care and Social Services

Health care and social services are located within Reynoldsburg that have adequate access and capacity for the project.

Solid Waste Disposal/Recycling

The project will either be serviced by a municipal or a private trash collection/solid waste disposal company. Adequate solid waste disposal and recycling services are provided within Reynoldsburg.

Waste Water / Sanitary Sewers

During renovation activities, the project will require limited use of water. No surface water resources are present on the project site. No dredging, filling, or disposal of dredged materials will occur to a waterway as a result of the proposed activities. The City of Reynoldsburg provides sanitary sewer service to the project site. Due to the size of the project, the proposed project is not anticipated to overburden the sanitary sewer system.

Water Supply

The City of Reynoldsburg provides drinking water to the project site. According to the 2024 Annual Water Quality Report for the City of Reynoldsburg, no water quality violations were reported. Due to the size of the project, the proposed project is not anticipated to have a negative effect on the water supply.

A copy of the water quality report is included in **Appendix U**.

Public Safety - Police, Fire and Emergency Medical

Mount Carmel of Reynoldsburg is located 1.8-miles from the project site and offers emergency medical services. The Reynoldsburg Police and Violet Township Fire Departments operate stations approximately 3.4-miles and 2.1-miles from project site, respectively. Due to the size of the project, the project is not anticipated to pose a negative burden on emergency services.

Parks, Open Space and Recreation

Blacklick Woods Metro Park is located approximately 4.4-miles north of the project site. Reynoldsburg Community Center YMCA is located approximately 3.8-miles north of the project site. The project will not significantly impact the availability of existing recreational facilities.

Transportation and Accessibility

The project site has convenient access to highways. Due to the size of the project, the project is not anticipated to pose a negative burden on traffic in the project area.

3.4 Natural Features

Impact Category	Impact Code
Unique Natural Features, Water Resources	No Impact Anticipated

Impact Category	Impact Code
Vegetation and Wildlife	No Impact Anticipated

Unique Natural Features, Water Resources

The existing natural landscape on the project site is not unique, and no surface water features are present. Drinking water and sanitary services are provided by the municipality; therefore, no adverse impacts to water resources or groundwater are anticipated.

Vegetation and Wildlife

Per correspondence with the USFWS, no adverse impact to vegetation or wildlife is anticipated.

4.0 24 CFR SECTION 58.6 REQUIREMENTS

4.1 Airport Runway Clear Zones and Clear Zones Notification

[24 C.F.R. Part 51.303(a)(3)] Does the project involve the sale or acquisition of property located within a Civil Airport Runway Clear Zone or a Military Airfield Clear Zone?

-	Your Response	Answers
✓	No	Attach Source Document (project complies with 24 CFR 51.303(a)(3).) The closest airport is Rickenbacker International Airport, located approximately over 13-miles southwest of the project site. An airport location map is included in Appendix P .
	Yes	Notice must be provided to buyer. The notice must advise the buyer that the property is in a Runway Clear Zone or Clear Zone, what the implications of such a location are, and that there is a possibility that the property may, at a later date, be acquired by the airport operator. The buyer must sign a statement acknowledging receipt of this information. (for a sample notice, see the HUD Exchange) (attach a copy of the signed notice)

4.2 Coastal Barrier Resources Act

[Coastal Barrier Improvement Act of 1990 (16 U.S.C. 3501)] Is the project located in a coastal barrier resource area?

-	Your Response	Answers
✓	No	Cite or attach Source Document: (http://www.fws.gov/cbra/Maps/Locator/OH.pdf) (Proceed with project.) Copies of the CBRS map is included in Appendix V .
	Yes	Federal assistance may not be used in such an area.

4.3 Flood Disaster Protection Act

[Flood Disaster Protection Act of 1973, as amended (42 U.S.C. 4001-4128)] Does the project involve acquisition, construction or rehabilitation of structures located in a FEMA-identified Special Flood Hazard Area?

-	Your Response	Answers
✓	No	Attach copy of Flood Insurance Rate Map (FIRM) The project site is not within a FEMA-identified Special Flood Hazard Area. A copy of the FIRM is included in Appendix F .
	Yes	Attach copy of Flood Insurance Rate Map (FIRM)

Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

-	Your Response	Answers
	No	Flood Insurance under the National Flood Insurance Program must be obtained. If HUD assistance is provided as a grant, insurance must be maintained for the economic life of the project and in the amount of the total project cost or up to the maximum al
	Yes	Federal assistance may not be used in the Special Flood Hazards Area.
✓	N / A	No, to above question in Section 4.3

5.0 STATEMENT OF PROCESS AND STATUS OF ENVIRONMENTAL ANALYSIS

This project is funded in part with federal HOME funds, which require the preparation of an environmental review record, consistent with the requirements of Title 24 of the Code of Federal Regulations (CFR) Part 58. No public hearings are required for the financial assistance, and none are anticipated.

The HOME funds have been awarded to a non-governmental entity, and 24 CFR Part 58 does not authorize the State to pass its environmental review responsibilities to non-governmental entities. Therefore, ODOD is responsible for conducting the environmental review, decision-making, and actions. August Mack shall prepare one (1) Environmental Record Report (ERR) that cites ODOD as the responsible entity. In order to formally adopt and accept the conclusions of the ERR, the certifying officer for ODOD shall sign the ERR and make a Finding of No Significant Impact (FONSI) after reviewing and approving the final ERR.

This environmental review was completed on June 11, 2026. Ms. Lydia L. Mihalik, Director of the ODOD, is the certifying officer for ODOD. The certifying officer assumes responsibilities for the accuracy and completeness of the record. The Office of Community Development administers the HOME funds for ODOD. The record is a

public record and is open for review. The record for this project is available for review at the following location(s):

Location #1	Location #2
Ohio Development Services Agency Office of Community Development Training and Technical Assistance Section 77 South High Street, 26th Floor Columbus, Ohio 43215 Phone: 614-466-2285 Hours: 8:00 a.m. - 5:00 p.m.	Pheasant Run Community Building 2680 Orono Pike Reynoldsburg, Ohio 43068 Phone: 614-552-3100 Hours: 9:00 a.m. - 5:00 p.m.

ODOD is making this record and its documentation available for public review and comment by advertising in the Lancaster Eagle Gazette. ODOD plans to publish a combined Notice to the Public of a Finding of No Significant Impact (FONSI) on the environment and a Notice of Intent to Request a Release of Funds (NOI/RROF) on or about _____.

ODOD will receive comments and objections until (approximately) _____. Any comments received will be evaluated and incorporated in the record, as appropriate. On or about _____, ODOD will submit to its grantor agency, the U.S. Department of Housing and Urban Development (HUD), a Request for Release of Funds (RROF). (HUD-Columbus, 200 North High Street, Columbus, Ohio 43215.) Upon receipt of the RROF, HUD will wait 15 calendar days to receive any objections to the release of funds. Any objections will be responded to by ODOD to the satisfaction of HUD.

The effect of HUD releasing funds is that ODOD (and the non-governmental agency) may then (and then only) obligate any of the project funds (private and public). OHFA is responsible for monitoring the implementation of the project in conjunction with findings and mitigation measures identified in this record.

6.0 DESCRIPTION OF THE SITE AND ENVIRONMENT CONTEXT

The project site location proposed for the Pheasant Run project is an existing multi-family residential development located at 2680 Orono Pike, Reynoldsburg, Fairfield County, Ohio. The project is located within 4-miles of downtown Reynoldsburg. The proposed project site is in an area of mixed residential and commercial development. The proposed location has good visibility and will provide a quiet setting. Surrounding properties consist of public storage facilities to the east and west, and residential development to the north and south. The scale and design of the development is compatible with the surrounding area.

No impact to historic properties were identified. Commercial facilities, utilities, municipal services, and social services are available for the area and are not anticipated to be adversely impacted. A Phase I ESA did not identify any hazardous material or contamination concerns for the project site. The project site is zoned AR12; Apartment Residential Low-Density District, which is appropriate for the proposed development. The project will implement seasonal clearing restrictions, (trees that are greater than or equal to 20-inches in diameter at breast height can only be cleared from October 1 through March 31) to minimize potential impacts to the identified federally endangered species.

7.0 ANALYSIS OF ALTERNATIVES

The following alternatives were considered for the Pheasant Run rehabilitation project:

- **Option 1:** Private Development. Using private funds for rehabilitation of the Pheasant Run Apartments project is not economically feasible considering current rates within the target area.
- **Option 2:** No Action. The no action alternative would fail to address the need for updated affordable housing in the area. Because no adverse impacts have been identified, the alternative of No Action is not reasonable.
- **Option 3:** Pheasant Run Apartments rehabilitation. The proposed project will address the need for updated affordable housing in the area.

8.0 ANALYSIS OF IMPACTS AND MITIGATION ACTIONS

The Standard Mitigations were reviewed by Ms. Abigail Flamm, Assistant Project Manager, of Homeport and approved on June 4, 2026. A signed agreement is included in **Appendix W**.

Standard Mitigations:

- **Any proposed changes to the project must be conveyed to ODOD promptly. The Environmental Review must be reevaluated by ODOD prior to initiation of any proposed changes.**
- **If an additional phase or affiliated project is proposed by a member of the current project team, this additional work must be coordinated with SHPO, prior to initiation and regardless of funding source.**
- **Project personnel shall be notified, both verbally and through notations on the final construction drawings, that work shall be halted and ODOD and OHFA notified immediately if archaeological remains are discovered during**

construction to allow for coordination with SHPO regarding appropriate actions.

- **Best Management Practices and Reasonably Available Control Measures [OAC Rule 3745-17-08(B)] shall be employed by the Contractor to control fugitive dusts during construction activities.**
- **Construction drawings/specifications shall be modified to include the following statement: "The Contractor shall at no time incorporate any materials that are composed of or contain any amount of asbestos. The substitution of materials that contain any amount of asbestos will in no circumstances be acceptable. Upon completion of the project, the Contractor and Project Architect shall submit written statements or certifications asserting that no asbestos containing materials were specified in any portion of the construction."**
- **Noise-producing construction activities should be avoided during the designated noise-sensitive period (10:00 p.m. to 7:00 a.m.).**
- **Project personnel shall be notified, both verbally and through notations on the final construction drawings, that work shall be halted if indicators of contamination (fill other than "clean hard fill," discolored soils or chemical/petroleum odors) are identified during construction to allow for a qualified environmental professional to inspect the site and make recommendations regarding appropriate actions.**
- **Unless the project provides documentation that it is exempt, a site-specific Storm Water Pollution Prevention Plan (SWPPP) must be developed in accordance with the NPDES Construction Storm Water Permit, which will detail the appropriate Best Management Practices to control erosion until final site stabilization is achieved. In accordance with the construction storm water permit, site inspections must be conducted at least every 7 days and within 24 hours after a significant rain event. During the site inspections, erosion control measures should be observed to ensure they are functioning correctly. If the project is exempt from construction storm water permitting, no SWPPP is required but the Contractor must follow storm water management best practices during construction to prevent erosion and siltation of runoff from any excavated or exposed soils.**
- **The Project Sponsor/Project Developer shall ensure that contractors arrange for proper disposal at appropriately-licensed facilities of all solid and/or hazardous waste generated by the construction, as well as any materials that**

are currently dumped on the property. The Property Manager will contract with a public or private hauler for removal of waste generated by the occupant households, or will ensure that residents have arranged for trash removal with the local service provider. For elderly residents, the Property Manager shall ensure that trash removal is arranged for residents who are not physically capable of removing their household wastes.

- The Property Manager shall notify prospective tenants that the units were constructed as part of a federally funded project and that an environmental review of the project was completed as required under the National Environmental Policy Act. The Property Manager shall advise tenants that the review will be maintained on file by the Project Sponsor throughout the tax credit period and is available for review by the prospective tenants.
- The Project will follow Occupational Safety and Health Administration (OSHA) recommendations and guidelines during construction activities to ensure worker and public safety. This will include safety equipment to be worn by workers and barriers to public access.
- Prior to move-in, management shall advise tenants, in person, of safety precautions, including use of locks and other safety features, 911 emergency service, and available neighborhood watch programs.
- All units shall be equipped with air conditioning systems.
- A spill response kit should be present on the site during construction activities and chemical storage on-site should be minimized.

9.0 MONITORING AND ENFORCEMENT PROCEDURES

The Project Sponsor is responsible for monitoring the project to ensure that mitigation measures identified in this report are implemented. Procedures for implementing the mitigation measures are described below. OHFA staff will monitor the project sponsor for compliance with these responsibilities:

- Written documentation of the radon testing, and activation of the radon system, if necessary, shall be provided by the Project Sponsor to ODOD and kept on file with the record.
- The Project Sponsor/Developer shall ensure that the recommendations of the Subsurface Exploration and Geotechnical Engineering Report be incorporated into the construction of the project and that all recommendations are followed.

- Documentation that the required approvals/permits have been obtained should be kept on file with the record.
- The Project Sponsor/Project Developer must maintain documentation in the record that any changes to the project have been reevaluated by ODOD.
- The Project Sponsor/Project Developer must maintain documentation in the record that any additional phases to the project have been reevaluated by SHPO.
- The Project Sponsor/Project Developer must maintain documentation in the record that notification with SHPO, and ODOD is conducted for archaeological remains discovered during construction.
- There should be no visible dust emitted from the project activities. Written documentation of notification and compliance shall be provided to the ODOD and OHFA and kept on file with the record.
- The Project Sponsor/Developer shall ensure that the drawings/specifications include the required statement regarding asbestos. Copies of the certifications from the Contractor and Project Architect shall be provided to the Property Manager, ODOD and OHFA and kept on file with the record.
- Contractors should be instructed to minimize noise. If complaints are received or noise-producing activity is noted during the designated noise-sensitive period, response action should be taken immediately. Documentation of notification must be maintained on file with the record and provided to the Project Sponsor, ODOD, and OHFA.
- The Project Sponsor/Developer shall maintain documentation of contractor notification and shall ensure that notations are included on construction drawings.
- The Project Sponsor/Developer shall notify ODOD and OHFA promptly if suspected contamination is identified on any of the project sites. If suspect contamination is identified, no site development activities are to occur until testing and/or remedial actions have been concluded to the satisfaction of ODOD, and OHFA. Documentation must be maintained with the record and provided to ODOD, and OHFA.
- The Storm Water Pollution Prevention Plan must be available on the site at all times during construction activities and available for review by ODOD and OHFA, or OEPA personnel upon request. Written documentation of the site inspections is to be maintained in the Storm Water Pollution Prevention Plan.

Any corrections needed to address deficiencies identified during the site inspections must be implemented in a timely manner.

- Regular inspection of the project site is recommended. Waste should be accumulated in appropriate containers and removed from the site regularly. If debris is accumulating at the site, the contractor should be instructed to have it removed. The Project Manager shall maintain records verifying use of a solid waste company that utilizes a licensed facility. The Project Sponsor shall confirm that residents have been screened to determine if assistance is required for trash removal. Written records must be maintained.
- The Project Sponsor shall ensure that, prior to lease signing, prospective tenants are notified that an environmental review was prepared and is available for review. If the offices of the Project Sponsor are located outside of the community in which the unit is located, the Project Sponsor shall ensure that a complete copy of the environmental review is provided directly to a prospective tenant desiring to review the document.
- Work should be halted if violations of OSHA regulations and guidelines are noted and the Contractor should be required to correct the deficiency before work can resume.
- Evidence of notification shall be maintained by the Property Manager. Information regarding safety features shall be included in the New Tenant Package.
- The Project Sponsor shall confirm the presence of air conditioning systems prior to the release of the contractor. Written documentation must be maintained.
- The presence of a spill response kit should be verified during site inspections.

10.0 LIST OF SOURCES, AGENCIES, AND PERSONS CONSULTED

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U.S. Fish and Wildlife Service. (2026). National Wetlands Inventory. Retrieved from <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

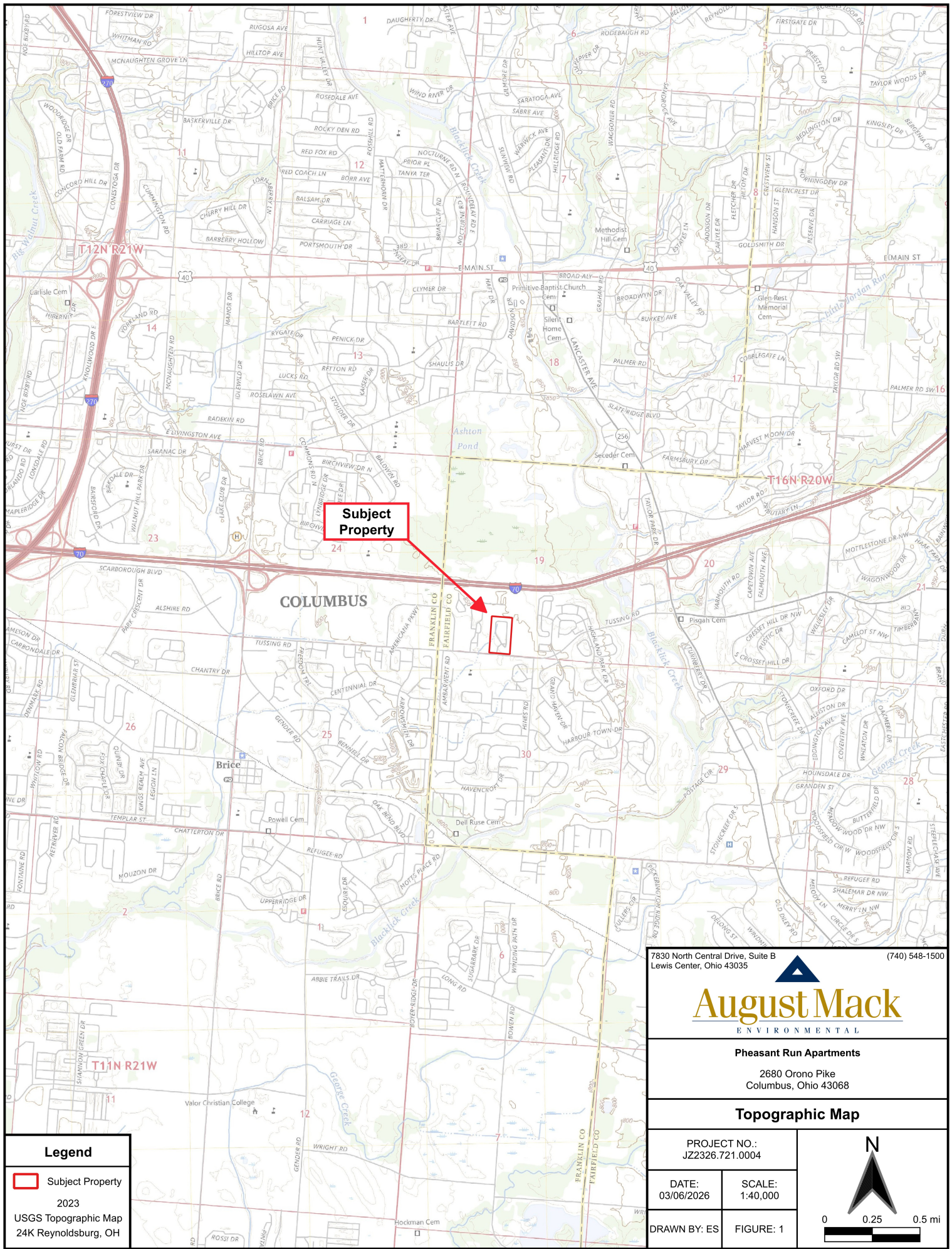
11.0 LIST OF SITE VISITS AND IMPORTANT MEETINGS

Date	Participants	Description
February 25, 2026	Zach Goetsch, Due Diligence Manager with August Mack	Project Site Inspection

12.0 PARTICIPANTS IN THE REVIEW

Name	Title	Organization
James Bell	Senior Due Diligence Manager	August Mack Environmental, Inc.
Zach Goetsch	Due Diligence Manager	August Mack Environmental, Inc.

Appendix A -
Project Site Location Maps



Legend

 Subject Property

2023
USGS Topographic Map
24K Reynoldsburg, OH

7830 North Central Drive, Suite B
Lewis Center, Ohio 43035 (740) 548-1500



Pheasant Run Apartments

2680 Orono Pike
Columbus, Ohio 43068

Topographic Map

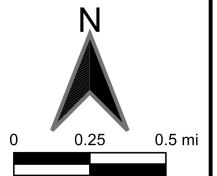
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JZ2326.721.0004

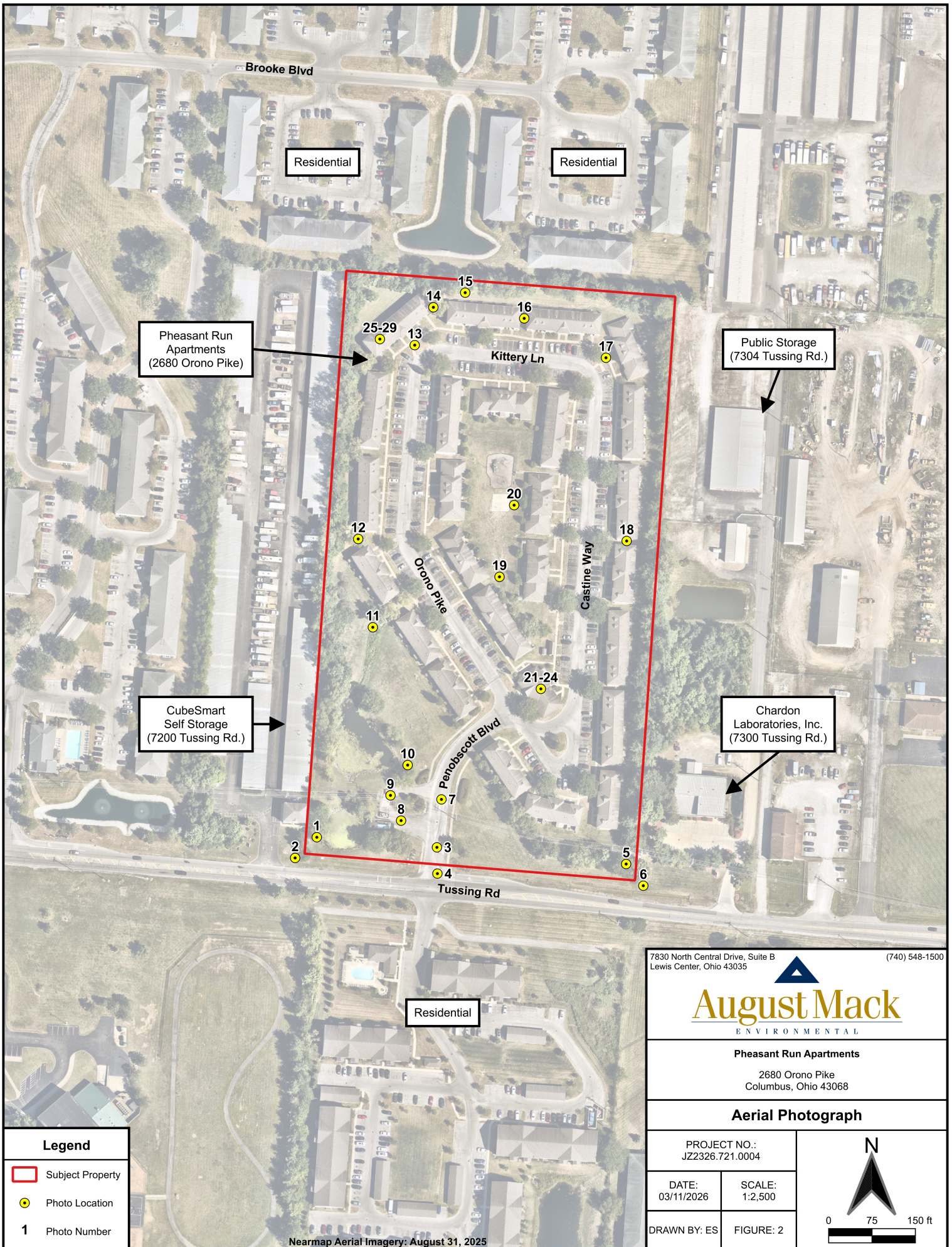
DATE:
03/06/2026

SCALE:
1:40,000

DRAWN BY: ES

FIGURE: 1





Appendix B - Site Photographs



Photo 1 - View from the southwest corner, looking northeast



Photo 2 - View of the west adjoining property



Photo 3 - View from the south boundary, looking north



Photo 4 - View of the south adjoining property



Photo 5 - View from the southeast corner, looking northwest



Photo 6 - View of the east adjoining property



Photo 7 - Representative view of storm drains



Photo 8 - Representative view of solid waste dumpsters/compactor



Photo 9 - Typical view of pole-mounted transformers



Photo 10 - View of the retention pond



Photo 11 - View of the drainage system to the retention pond



Photo 12 - View from the west boundary, looking east



Photo 13 - View from the northwest corner, looking southeast



Photo 14 - Representative view of pad-mounted transformers



Photo 15 - View of the north adjoining property



Photo 16 - View from the north boundary, looking south



Photo 17 - View from the northeast corner, looking southwest



Photo 18 - View from the east boundary, looking west



Photo 19 - View of the central courtyard, looking north



Photo 20 - View of the playground



Photo 21 - View of the leasing office



Photo 22 - Typical view of the leasing office restrooms



Photo 23 - View of the afterschool program area

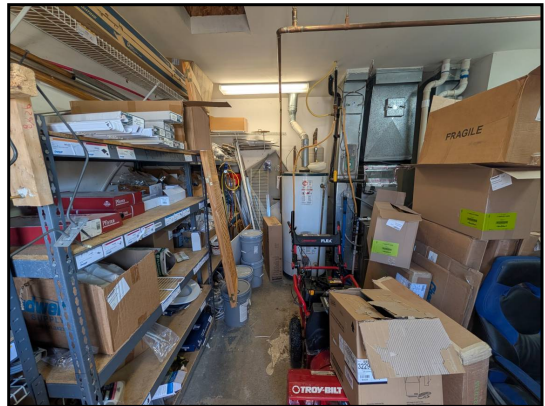


Photo 24 - View of the building maintenance room



Photo 25 - Representative view of unit living rooms



Photo 26 - Representative view of unit bathrooms



Photo 27 - Representative view of unit kitchens



Photo 28 - Representative view of unit utility closets



Photo 29 - Representative view of unit bedrooms

Appendix C - Site Plans



Certifications

2025 Design and Construction Features Form

Project Name Pheasant Run

Project Number

25-0415

Certifications

We represent, warrant and certify to OHFA that the following does and will apply to the proposed development:

The Development will be designed and constructed to meet the requirements of all applicable laws, codes, program guidelines, as well as the OHFA Design and Architectural Standards and specific features applicable to the project as outlined in this form. This includes any and all local, state, or federal accessibility laws that currently exist and apply to the project. Any additional cost of construction required for the Development to be in compliance with any of these laws has been included in the development budget.

By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding. By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding.

OHFA does not take responsibility for design, construction, and plan review or any other municipal or building department review or approval and in no way does this agreement supersede any requirement by such jurisdictions.

OHFA reserves the right to verify compliance with agreed-upon features including durability of materials, accessibility, universal design, green building requirements and energy efficiency components.

1. Architect or Professional Engineer

I certify that the plans, specifications, and scope of work for the Development meet, and will continue to meet, any and all requirements including those set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am contractually obligated to know the federal, state and local accessibility laws applicable to the Development and have applied them accordingly. To the best of my professional knowledge and belief, I agree that the Development as designed is in compliance with all applicable federal, state and local housing and accessibility laws and regulations.

Authorized Signatory

Print Name (Authorized Signatory)

Organization

Date

Title

Registration Number

2. General Contractor

Certifications**2025 Design and Construction Features Form**

Project Name	Pheasant Run	Project Number	25-0415
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Certifications

We represent, warrant and certify to OHFA that the following does and will apply to the proposed development:

The Development will be designed and constructed to meet the requirements of all applicable laws, codes, program guidelines, as well as the OHFA Design and Architectural Standards and specific features applicable to the project as outlined in this form. This includes any and all local, state, or federal accessibility laws that currently exist and apply to the project. Any additional cost of construction required for the Development to be in compliance with any of these laws has been included in the development budget.

By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding. By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding.

OHFA does not take responsibility for design, construction, and plan review or any other municipal or building department review or approval and in no way does this agreement supersede any requirement by such jurisdictions.

OHFA reserves the right to verify compliance with agreed-upon features including durability of materials, accessibility, universal design, green building requirements and energy efficiency components.

1. Architect or Professional Engineer

I certify that the plans, specifications, and scope of work for the Development meet, and will continue to meet, any and all requirements including those set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am contractually obligated to know the federal, state and local accessibility laws applicable to the Development and have applied them accordingly. To the best of my professional knowledge and belief, I agree that the Development as designed is in compliance with all applicable federal, state and local housing and accessibility laws and regulations.

Authorized Signatory

Date

Print Name (Authorized Signatory)

Title

Organization

Registration Number

2. General Contractor

I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development will be constructed in accordance with any and all requirements as set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am obligated to know the federal, state and local accessibility laws applicable to the Development and will build the project accordingly.

Authorized Signatory

Date

1/29/2026

John Popelar

Director of Special Programs

Print Name (Authorized Signatory)

Title

Greater Dayton Construction, Ltd.

Organization

3. Owner

I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development shall be constructed in accordance with any and all requirements as set forth in this form, OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

The undersigned understands that any deviations from federal and state accessibility requirements are the responsibility of the Owner and, as such, Owner is responsible for such deviations.

Further, if for any reason, the features are not constructed in accordance with the requirements set forth above, the undersigned understands that OHFA may revoke or recapture the Development's funding and/or limit or prohibit the future participation of the undersigned, any subsidiaries or related entities in OHFA programs.

Authorized Signatory

Date

1/27/2026

Aaron Wasserman

Vice President

Print Name (Authorized Signatory)

Title

Pheasant Run Homes Rehab, Inc.

Organization

Certifications

2025 Design and Construction Features Form

Project Name Pheasant Run

Project Number

25-0415

Certifications

We represent, warrant and certify to OHFA that the following does and will apply to the proposed development:

The Development will be designed and constructed to meet the requirements of all applicable laws, codes, program guidelines, as well as the OHFA Design and Architectural Standards and specific features applicable to the project as outlined in this form. This includes any and all local, state, or federal accessibility laws that currently exist and apply to the project. Any additional cost of construction required for the Development to be in compliance with any of these laws has been included in the development budget.

By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding. By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding.

OHFA does not take responsibility for design, construction, and plan review or any other municipal or building department review or approval and in no way does this agreement supersede any requirement by such jurisdictions.

OHFA reserves the right to verify compliance with agreed-upon features including durability of materials, accessibility, universal design, green building requirements and energy efficiency components.

1. Architect or Professional Engineer

I certify that the plans, specifications, and scope of work for the Development meet, and will continue to meet, any and all requirements including those set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am contractually obligated to know the federal, state and local accessibility laws applicable to the Development and have applied them accordingly. To the best of my professional knowledge and belief, I agree that the Development as designed is in compliance with all applicable federal, state and local housing and accessibility laws and regulations.

Authorized Signatory

Date

Print Name (Authorized Signatory)

Title

Organization

Registration Number

2. General Contractor

I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development will be constructed in accordance with any and all requirements as set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am obligated to know the federal, state and local accessibility laws applicable to the Development and will build the project accordingly.

Authorized Signatory

Date

Print Name (Authorized Signatory)

Title

Organization

3. Owner

I certify that I have reviewed the plans, specifications, and scope of work for the Development and that the Development shall be constructed in accordance with any and all requirements as set forth in this form, OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

The undersigned understands that any deviations from federal and state accessibility requirements are the responsibility of the Owner and, as such, Owner is responsible for such deviations.

Further, if for any reason, the features are not constructed in accordance with the requirements set forth above, the undersigned understands that OHFA may revoke or recapture the Development's funding and/or limit or prohibit the future participation of the undersigned, any subsidiaries or related entities in OHFA programs.

Authorized Signatory

1/27/2026

Date

Aaron Wasserman

Vice President

Print Name (Authorized Signatory)

Title

Pheasant Run Homes Rehab, Inc.

Organization

Appendix D - Market Study

21

Market Study

Pheasant Run
2025 BGF Application



homeport

21 – Pheasant Run, Market Study

Enclosed is the market study prepared by VSI in January 2026 for Pheasant Run. The market study finds the proposed rents for units restricted to 50% Area Median Income (AMI) and 60% AMI households are achievable. The market study also finds that the underwritten rents at 30% AMI, to meet the property's current restrictive covenant, are achievable. The proposed rents at all income levels are at least 10% less than achievable market rents. The market study concludes the property's capture rate is 2.3%.



**Vogt Strategic
Insights**

Market Feasibility Analysis of:

Pheasant Run

2680 Orono Pike

Reynoldsburg, Fairfield County, Ohio 43068

For:

Mr. Aaron Wasserman

Columbus Housing Partnership, Inc. DBA Homeport

3443 Agler Road

Columbus, Ohio 43219

Effective Date: January 21, 2026

Job Reference Number: 21552JJ

Table of Contents

OHFA Market Study Checklist

Introduction

- I. Executive Summary and Conclusions
- II. Project Description
- III. Primary Market Area (PMA) Delineation
- IV. Demographic Trends and Economic Analysis
- V. Achievable Market and Tax Credit Rent Analysis
- VI. Income-Eligible Households
- VII. Area Analysis and Description of Public Services
- VIII. Federally Subsidized and Tax Credit Properties
- IX. Rental Housing Supply Analysis
- X. Comparable Tax Credit Analysis
- XI. Public Housing Authority Concerns and Issues
- XII. Market Study Certification
- XIII. Data Sources
- XIV. Qualifications

Addendum A – Field Survey of Conventional Rentals

Addendum B – Area Demographics

Addendum C – Scope of Renovations

OHFA Market Study Checklist (Updated: December 2023)



A market study conducted by an OHFA-approved market study professional, updated or approved within 12 months of the application submission date, must be submitted to the Ohio Housing Finance Agency (OHFA) with an application for multifamily housing funding.

Applicants should refer to the Market Study Standards as outlined in the Multifamily Underwriting Guidelines for definitions and requirements for content, and to the Program Calendar for applicable deadlines.

The market study professional must complete this market study checklist. The checklist is intended to assist readers on the location of issues relevant to the evaluation and analysis of the market study. The page number(s) of each item must be noted below, and each item should be fully discussed on that page(s). Specify the vacancy rates, lease-up time and capture rates where indicated below. Indicate "N/A" for any item that is not applicable.

Item	Data	Page(s) #
Preferred Market Study Provider Confirmation		XIV-1
Statement of compliance with NCHMA Model Content Standards		I-1
Date of Market Study Completion (Insert Date)	1/21/2024	Title Page
OHFA listed as an Intended User		Introduction-1
Executive Summary		I-1
Recommendations and/or Suggested Modifications		I-1
Conclusion that a market exists		I-1
Capture Rate Among Renter Households (Insert %)	2.3%	VI-2-3
Market Penetration Rate (Insert %)	8.1%	VIII-4
Average Occupancy Rate of Affordable Projects in PMA (Insert %)	97.8%	VIII-1
Monthly Absorption Rate (Insert number of units)	14-16 units/mo.	I-1
Absorption Period (Insert number of months)	1-2 months	I-1
Estimated stable year vacancy rate (Insert %)	5%	I-1
Explanation if the estimated stable year vacancy rate exceeds 7%		N/A
Description of the proposed project site		II-1
Description of the primary market area (PMA)		III-1
Explanation if the PMA includes any areas outside a 5-mile radius		N/A
Discussion of market health in the PMA		IX-1
Derived rent and programmatic rent comparison chart		V-20
Description of Public Services		VII-10-11
Description of income restricted developments		VIII-1
Vacancy rate of income restricted developments (Insert %)	2.2%	VIII-1
Description of market rate developments		IX-1
Public Housing notifications and concerns		XI-1
Market study certification		XII-1
Data Sources		XIII-1

Introduction

Purpose

The market feasibility of the existing Pheasant Run following its proposed renovations is the subject of this report. The subject site includes 136 units of affordable rental housing for family/general occupancy households in Columbus (Reynoldsburg address), Fairfield County, Ohio. The project is applying for Low-Income Housing Tax Credit (LIHTC) financing. The project currently operates under the LIHTC program. The week of December 29, 2025, Mitch Blake inspected the subject site, the surrounding area and existing conventional apartments.

Mr. Aaron Wasserman Columbus Housing Partnership, Inc. DBA Homeport initiated this Comprehensive Market Analysis Full Narrative Report. OHFA is an intended user of this market study. The report follows guidelines for market studies required by the Ohio Housing Finance Agency (OHFA) and conforms to the National Council of Housing Market Analysts (NCHMA) standards. These standards enhance the quality of market analyses, make market studies easier to prepare, understand and use by market analysts and end users, and include accepted definitions of key terms used in market studies for affordable housing projects and model content standards for affordable housing market studies.

Methodologies

Vogt Strategic Insights (VSI) uses the following methodologies.

- Identify the Primary Market Area (PMA) for the subject site as proposed. The Site PMA is the smallest geographic area expected to generate most of the support for the proposed subject project. Site PMAs are not defined by radius; the radial approach is ineffective because it does not consider mobility patterns, changes in socioeconomic or demographic character of neighborhoods or physical landmarks that might impede development.

PMAs are established using a variety of factors that include, but are not limited to: a detailed demographic and socioeconomic evaluation; interviews with area planners, realtors and other individuals who are familiar with area growth patterns; a drive-time analysis to the site; personal observations of the field analyst; and evaluation of existing housing supply characteristics and trends.

- Conduct a field survey of modern apartment developments to measure the overall strength of the apartment market and establish those projects that are most likely directly comparable to the subject property. This is accomplished by an evaluation of unit mix, vacancies, rent levels and overall quality of product. Given the LIHTC market's complexity, multiple comparable properties may exist.

- Identify two types of directly comparable properties through the field survey, which include other Section 42 LIHTC developments and market-rate developments that offer unit and project amenities similar to the subject development. An in-depth evaluation of those two property types provides an indication of the subject development's potential. Conditions may exist that cause the selection of a property (or several) beyond the delineated market area. Properties beyond the market area's boundaries are for comparison purposes only (rents, occupancy rates, amenities etc.) and generally are not competitive with the subject project for renters because they are within different geographies. Any out-of-market projects are clearly identified in text and are labeled with 900-series Map Codes.
- Evaluate the area's economic and demographic characteristics. An economic evaluation includes an assessment of area employment composition, income growth (particularly among the target market), building statistics and area growth perceptions. The demographic evaluation uses the most recently issued Census information, as well as projections that determine what the characteristics of the market will be when the subject property's renovation is complete and after it achieves a stabilized occupancy.
- Interviews with officials familiar with area development and area building statistics identify planned and proposed properties that may influence subject site's marketability. Planned and proposed projects vary in their stages of development so it is crucial to establish the likelihood of construction, the timing of the project and its impact on the market and the subject development.
- We conduct an analysis of the subject project's required capture of the number of income- and size-appropriate renter households within the Site PMA. We conduct this analysis on a renter household level to determine the subject development's market capture rate. We compare the capture rate with acceptable capture rates for similar projects types to determine whether the subject development's capture rate is achievable. In addition, VSI also compares all existing and planned LIHTC housing within the market to the number of income-appropriate households. We evaluate the resulting penetration rate in conjunction with the project's capture rate.
- We determine the subject development's achievable market and Tax Credit rents. The Rent Comparability Grids compare the features of the subject development item by item with the most comparable properties in the market. We adjust for each feature that differs from subject development. We apply these adjustments to the collected rent, which results in an achievable market rent for a unit comparable to the proposed unit.

Report Limitations

The intent of this report is to collect and analyze significant levels of data to forecast the market success of the subject property within an agreed to time period. Vogt Strategic Insights relies on a variety of data sources to generate this report. These data sources are not always verifiable; VSI, however, makes a significant effort to assure accuracy. While this is not always possible, we believe our effort provides an acceptable standard margin of error. Vogt Strategic Insights is not responsible for errors or omissions in the data provided by other sources.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions. We have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias with respect to the parties involved. Our compensation is not contingent on an action or event (such as the approval of a loan) resulting from the analyses, opinions, conclusions in or the use of this study.

Any reproduction or duplication of this report without the express approval of Columbus Housing Partnership, Inc. DBA Homeport or Vogt Strategic Insights, Ltd. is strictly prohibited.

Sources

Vogt Strategic Insights uses various sources to gather and confirm data used in each analysis. These sources include the following:

- The 2010 and 2020 Census on Housing
- ESRI
- Urban Decision Group
- Applied Geographic Solutions
- Detailed Tenure Crosstab (household income by household size, tenure, and age of head of household) by Urban Decision Group
- U.S. Department of Labor
- Management for each property included in the survey
- Local planning and building officials
- Local housing authority representatives
- U.S. Department of Housing and Urban Development (HUD)

Definitions of terms used throughout this report may be viewed at [VSInsights.com/terminology.php](https://vsinsights.com/terminology.php).

Statement on the U.S. Census and the American Community Survey

Since 2005, the American Community Survey (ACS) has been a critical element of the U.S. Census Bureau's reengineered decennial census program. During previous decennial censuses, most households received a short-form questionnaire, while one household in six received a long form that contained additional questions and provided socioeconomic information about the population that is more detailed.

The 2010 Census was the first exclusively short-form census and it counted all residents living in the United States and asked for name, sex, age, date of birth, race, ethnicity, relationship and housing tenure, resulting in a total of seven variables.

The more detailed socioeconomic information, once collected via the long-form questionnaire, is now collected by the American Community Survey. The survey provides current data about all communities, every year, rather than once every 10 years. It is sent to a small percentage of the population on a rotating basis throughout the decade. No household will receive the survey more often than once every five years.

Each year, the Census Bureau releases three ACS datasets for certain geographic areas. The type of data that is available is dependent upon the total population residing within a geographic area. One-year estimates are available for the largest areas, which are defined as areas with populations of 65,000 or more. Three-year averages of estimates are available for areas with populations of 20,000 or more and five-year averages of estimates are available for all areas regardless of size. It should be noted that the five-year data set has a significantly smaller sample size than that used to compile the long form in previous censuses.

Since 2011, Vogt Strategic Insights (VSI) has included data in our reports from the most recent decennial census in 2020, as well as data available via the ACS that is more detailed. Currently, we are reporting data that is associated with the 2019-2023 ACS.

Direct comparisons between ACS data and the 2020 decennial census should not be made because the sample sizes and collection methods are completely different; the ACS is an average of estimates, while the decennial census is a count. In addition, the ACS data should not be compared to third-party data that provides current-year estimates and five-year projections. The ACS data is provided only as a point of reference.

In addition to the data retrieved from the Census Bureau, VSI utilizes data from several different third-party providers, including ESRI and Urban Decision Group. Each of these data providers has undergone significant internal changes to incorporate the results of both the 2020 decennial census and the most recent ACS into the algorithms used to calculate current-year estimates and five-year projections of census data; the currently available data utilized in VSI's reports includes 2025 estimates and 2030 projections. The emergence and evolution of the ACS and the ongoing nature of its data collection techniques should result in more accurate demographic and income estimates and projections from these third-party data providers. Vogt Strategic Insights will always provide the most accurate census counts and estimates, as well as third-party estimates and projections when they are available.

I. Executive Summary and Conclusions

Based upon the findings contained in this report, it is our opinion that the existing 136-unit Pheasant Run rental housing community in Columbus (Reynoldsburg Address), Fairfield County, Ohio, can be supported as currently proposed.

Suggested Modifications

We have no recommendations or suggested modifications to the subject project at this time. We conclude that the subject project is market feasible as proposed.

Absorption Projections and Stabilized Occupancy

Considering the facts contained in the market study and comparing them with other projects with similar characteristics in other markets, we established absorption projections for the subject development. It is our opinion that the 136 LIHTC units at the subject site will reach a stabilized occupancy of at least 95.0% (5.0% vacancy factor) within about one to two months of completing renovations. Existing residents will remain eligible to reside at the site and are not expected to require long-term relocation.

If all 136 units needed leased, we anticipate the 136-unit site would stabilize above 95% within 10 months of beginning leasing, averaging 14.0 to 16.0 units per month.

Changes to the project's rents, amenities, floor plans, location or other features may invalidate our findings.

Summary of Key Findings

Section II – Project Description

The project was constructed in the early 2000s using Low-Income Housing Tax Credit (LIHTC) financing, targeting households with incomes up to 50% and 60% of Area Median Income (AMI). Pheasant Run is proposed to be renovated with Low-Income Housing Tax Credit (LIHTC) financing, continuing to target family households with incomes up to 50% and 60% of AMI. Seven of the units are income-restricted at 50% of AMI, with rents affordable to those at 30% of AMI until 2029, at which time, they will be able to charge 50% of AMI rents.

At the time of our site visit, the project was 89.6% leased, with 14 unrented vacancies and one unit down due to fire damage. Management reported this low occupancy rate is due to a transition in management and evictions in 2025, and that the property occupancy rate has been improving steadily since new management took over in August 2025.

The unit mix includes 26 two-bedroom garden units, ten three-bedroom garden units, 66 three-bedroom townhouse units and 34 four-bedroom townhouse units. The proposed Tax Credit collected rents are \$556 to \$1,000 for two-bedroom units, \$651 to \$1,200 for three-bedroom units and \$720 to \$1,400 for four-bedroom units. The proposed 60% of AMI rents are below the current asking rents at the site, which are \$1,144, \$1,314 and \$1,454 for two-, three- and four-bedroom units, respectively. The site is expected to complete renovations in 2027.

Pheasant Run (Renovated Site)										
# of Units	Number of Beds (Style)	# of Baths	Square Feet	Affordable to What % of AMI	Occupied by What % of AMI	Gross Rents	Tenant-Paid Utilities	Rental Subsidy*/ LIHTC Overhang	Net Rents	Maximum LIHTC Gross Rents
2	Two (Garden)	1.0	853	30%	50%	\$735	\$179	\$0	\$556	\$1,226
8	Two (Garden)	1.0	853	50%	50%	\$1,129	\$179	\$0	\$950	\$1,226
16	Two (Garden)	1.0	853	60%	60%	\$1,179	\$179	\$0	\$1,000	\$1,471
3	Three (Garden)	1.5	1,003	30%	50%	\$850	\$199	\$0	\$651	\$1,417
1	Three (Garden)	1.5	1,003	50%	50%	\$1,249	\$199	\$0	\$1,050	\$1,417
6	Three (Garden)	1.5	1,003	60%	60%	\$1,299	\$199	\$0	\$1,100	\$1,701
24	Three (Townhouse)	2.5	1,240	50%	50%	\$1,362	\$212	\$0	\$1,150	\$1,417
42	Three (Townhouse)	2.5	1,240	60%	60%	\$1,412	\$212	\$0	\$1,200	\$1,701
2	Four (Townhouse)	2.5	1,425	30%	50%	\$948	\$228	\$0	\$720	\$1,581
10	Four (Townhouse)	2.5	1,425	50%	50%	\$1,528	\$228	\$0	\$1,300	\$1,581
22	Four (Townhouse)	2.5	1,425	60%	60%	\$1,628	\$228	\$0	\$1,400	\$1,897
136										

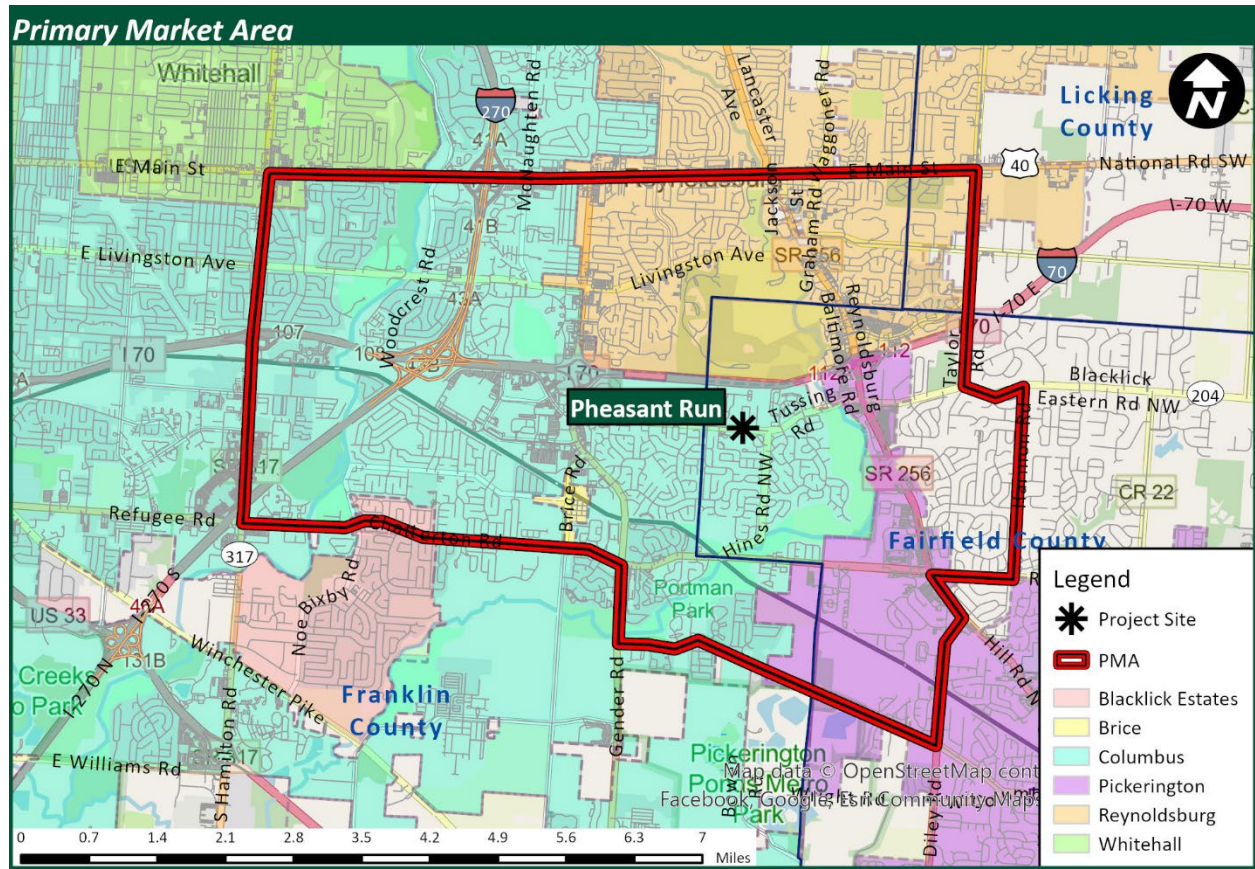
Source: Homeport

AMI – Area Median Income (Columbus, OH HUD Metro FMR Area (2025))

Additional details of the site can be found in Section II.

Section III – Primary Market Area (PMA) Delineation

The Primary Market Area (PMA) is the geographic area where the majority of support for the existing subject site originates, where the community services that site residents will likely utilize are located and/or where comparable housing alternatives exist. The Reynoldsburg Site PMA comprises a southern portion of the city of Reynoldsburg, an eastern portion of the city of Columbus, the northwestern portion of Pickerington and the village of Brice within Fairfield and Franklin counties.



Further description of the determination of the Primary Market Area, including supporting interviews, and a full-page map illustrating the boundaries of the Site PMA can be found in Section III of this report.

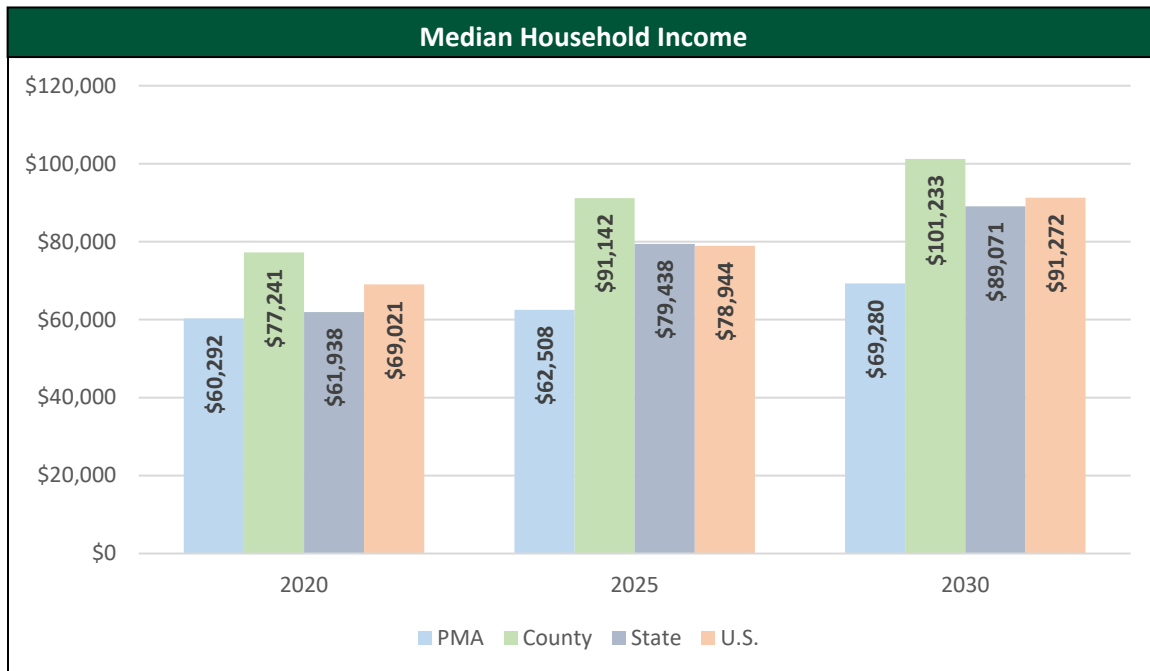
Section IV – Demographic Trends and Economic Analysis

	PMA		Fairfield County		Ohio		U.S.	
	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.
2010 Census	67,571	27,743	146,156	54,310	11,536,466	4,603,403	308,745,538	116,716,292
2020 Census	75,653	29,909	158,921	58,691	11,799,415	4,808,752	331,449,281	126,817,580
2025 Estimated	78,270	31,043	166,686	61,920	11,855,673	4,891,812	335,034,041	129,223,313
Change 2020-2025	2,617	1,134	7,765	3,229	56,258	83,060	3,584,760	2,405,733
Percent Change 2020-2025	3.5%	3.8%	4.9%	5.5%	0.5%	1.7%	1.1%	1.9%
2030 Projected	79,242	31,471	172,043	64,136	11,907,590	4,949,559	341,439,698	133,405,212
Change 2025-2030	972	428	5,357	2,216	51,917	57,747	6,405,657	4,181,899
Percent Change 2025-2030	1.2%	1.4%	3.2%	3.6%	0.4%	1.2%	1.9%	3.2%

Source: VSI; ESRI; 2010, 2020 Census

H.H. – Households

Pop. – Population



Source: 2020 Census; ESRI; Urban Decision Group; VSI

Housing Status	2020 (Census)		2025 (Estimated)		2030 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Total-Occupied	29,909	94.5%	31,043	94.0%	31,471	93.8%
Owner-Occupied	13,692	45.8%	14,385	46.3%	14,899	47.3%
Renter-Occupied	16,217	54.2%	16,658	53.7%	16,572	52.7%
Vacant	1,754	5.5%	1,965	6.0%	2,096	6.2%
Total	31,663	100.0%	33,008	100.0%	33,567	100.0%

Source: 2020 Census; ESRI; Urban Decision Group; VSI

Reynoldsburg is located 10 miles east of downtown Columbus and comprises the eastern edge of the Columbus metropolitan area. Considering Reynoldsburg's proximity to Columbus, the local economy is tied to that of the greater metro region.

Employment in the greater Columbus area continues to be service-oriented, and companies representing health care, insurance, technology, education and government are major employers in the region. The stabilizing national economy, combined with a diversified Columbus economy, is allowing Central Ohio to grow at a faster rate than other areas of Ohio. Major expansion projects in the Arena District, The Ohio State University campus area, downtown and in several suburbs illustrate the continued economic growth of the area.

Demand for affordable housing is high within and near the Site PMA. The growing economy is generating population and household growth in the market, which increases demand for housing of all types. The proposed renovations will extend the useful life of the property, while preserving affordability for low-income renters. We anticipate ongoing demand for affordable housing well into the future in this area of Reynoldsburg and Columbus.

Section V – Achievable Market and Tax Credit Rent Analysis

We have conducted two achievable rent analyses. The first rent analysis establishes the market rent the proposed project could achieve without the limitations of the Tax Credit program or without consideration of the number of units proposed. The second rent analysis is the achievable Tax Credit rent. This is the Tax Credit rent the subject site could charge based upon the Tax Credit rents currently being achieved at existing comparable Tax Credit properties in the market. The selected Tax Credit comparables are discussed in greater detail later in this Executive Summary.

The seven selected market-rate projects have a combined total of 1,926 units with an overall occupancy rate of 97.5%. The selected properties represent most of the area's modern rental housing stocks with two- and three-bedroom units. No modern, conventional four-bedroom market-rate units were identified in the survey. As such, we have utilized the three-bedroom comparable unit types in our achievable rent estimates.

Once all adjustments to collected rents were made, the adjusted rents for each comparable were used to derive an achievable market rent for each bedroom type. Each property was considered and weighed based upon its proximity to the subject site and its amenities and unit layout compared to the subject site.

Based on the Rent Comparability Grids found in Section V, we established the present-day achievable market rents and the achievable Tax Credit for units at the proposed subject development. The proposed subject rents are compared to the achievable market rents, the achievable Tax Credit rents and the maximum allowable Tax Credit rents, as well as the current Fair Market Rents and 90% of the Fair Market Rents in the following table. All rents, including maximum allowable and Fair Market Rents, have been adjusted to reflect the utilities included in the rent at the subject site.

OHFA Derived Rent and Programmatic Rent Comparison Chart				
	Two-Bedroom	Three-Bedroom Flat	Three-Bedroom TH	Four-Bedroom
Proposed Gross Rents	30%/50% - \$735 50% - \$1,129 60% - \$1,179	30%/50% - \$850 50% - \$1,249 60% - \$1,299	50% - \$1,362 60% - \$1,412	30%/50% - \$948 50% - \$1,528 60% - \$1,628
Achievable Market Rents	\$1,325	\$1,905	\$2,010	\$2,130
Utility Allowance*	\$146	\$168	\$168	\$191
Gross Achievable Market Rents	\$1,471	\$2,073	\$2,178	\$2,320
Proposed Rents Share of Market Rents	30%/50% - 50.0% 50% - 76.8% 60% - 80.1%	30%/50% - 41.0% 50% - 60.3% 60% - 62.7%	50% - 62.5% 60% - 64.8%	30%/50% - 44.5% 50% - 71.7% 60% - 76.4%
Achievable Tax Credit Rents	30%/50% - \$556 50% - \$1,047 60% - \$1,190	30%/50% - \$651 50% - \$1,218 60% - \$1,350	50% - \$1,205 60% - \$1,390	30%/50% - \$720 50% - \$1,353 60% - \$1,550
Utility Allowance**	\$179	\$199	\$212	\$228
Gross Achievable Tax Credit Rents	30%/50% - \$735 50% - \$1,226 60% - \$1,369	30%/50% - \$850 50% - \$1,417 60% - \$1,549	50% - \$1,417 60% - \$1,602	30%/50% - \$948 50% - \$1,581 60% - \$1,778
Proposed Rents Share of Achievable Tax Credit Rents	30%/50% - 100.0% 50% - 92.1% 60% - 86.1%	30%/50% - 100.0% 50% - 88.1% 60% - 83.9%	50% - 96.1% 60% - 88.1%	30%/50% - 100.0% 50% - 96.6% 60% - 91.6%
Maximum Allowable Tax Credit Rents	30%/50% - \$735 50% - \$1,226 60% - \$1,471	30%/50% - \$850 50% - \$1,417 60% - \$1,701	50% - \$1,417 60% - \$1,701	30%/50% - \$948 50% - \$1,581 60% - \$1,897
Proposed Rents Share of Maximum Allowable Rents	30%/50% - 100.0% 50% - 92.1% 60% - 80.1%	30%/50% - 100.0% 50% - 88.1% 60% - 76.4%	50% - 96.1% 60% - 83.0%	30%/50% - 100.0% 50% - 96.6% 60% - 85.8%
Fair Market Rents	\$1,445	\$1,741	\$1,741	\$1,939
Proposed Rents Share of Fair Market Rents	30%/50% - 50.9% 50% - 78.1% 60% - 81.6%	30%/50% - 48.8% 50% - 71.7% 60% - 74.7%	50% - 78.2% 60% - 81.1%	30%/50% - 48.9% 50% - 78.8% 60% - 84.0%
90% of Fair Market Rents	\$1,300	\$1,566	\$1,566	\$1,745
Proposed Rents Share of 90% of Fair Market Rents	30%/50% - 56.5% 50% - 86.8% 60% - 90.7%	30%/50% - 54.3% 50% - 79.8% 60% - 83.0%	50% - 87.0% 60% - 90.2%	30%/50% - 54.3% 50% - 87.6% 60% - 93.3%

Note the above achievable rent calculations utilize gross rents that include the estimated cost of all utilities.

*The source for the utility values is the local housing authority utility allowance worksheet

** Project-specific allowance

Units labeled 30%/50% are currently income-restricted at 50% of AMI and rent-restricted at 30% of AMI

The proposed collected rents are 41.0% to 80.1% of achievable market rents and should therefore represent an excellent value for the local market. Typically, Tax Credit rents are set 10% or more below achievable market rents to ensure that the project will have an adequate flow of tenants. The proposed 60% of AMI rents are below those being charged at the site in its current operation. The maximum allowable 30% (income-restricted at 50% of AMI) and 50% of AMI rents represent significant values and are achievable.

Section VI – Income-Eligible Households

Renovations of the subject project are expected to be complete in 2027. Based on the distribution of households by income found in the Demographic Trends section of this report, an estimated 5,876 income-qualified renter households will reside within the Site PMA. The 136 units at the subject site represent a required capture of 2.3%. The 2.3% capture rate for the renovated project is low and achievable. When considering the 14 unleased units at the site, the effective capture rate is 0.2%. This is also very low and easily achievable. The proposed rents are below select rents already being charged at the property. The current vacancies are attributed to a transition in management, evictions and slower tenant traffic during winter months.

Section VII – Area Analysis and Description of Public Services

The subject site, Pheasant Run, is located at 2680 Orono Pike, north of the intersection of Penobscot Boulevard and Tussing Road, in the far eastern portion of Columbus, immediately south of Reynoldsburg. The project has a Reynoldsburg address in Fairfield County, Ohio. The site is 1.9 miles south of downtown Reynoldsburg and 10.5 miles southeast of downtown Columbus. Surrounding land uses are primarily residential and in good to very good condition, which adds to the area's desirability. The site is close to amenities to the east, along State Route 256, and west, along Brice Road. The site is also close to major thoroughfares that provide access to Greater Columbus, adding to the site's appeal. Visibility is considered good, and access is very good. No significant nuisances were noted during the site visit.

The site is in proximity to opportunities for shopping, employment, recreation, entertainment and education. Health and safety services are within 3.4 miles of the site. The site has convenient access to major highways and public transportation. Overall, we consider the site's location and proximity to community services to have a positive effect on its continued marketability.

Site and Neighborhood Area Condition Summary

Current Site:	MF Buildings	Site Visibility:	Good
Access to Services:	Very Good	Site Vehicular Access:	Very Good
Current Neighborhood:	Good	Trend:	Developed
Predominant Neighborhood Land Use:	Residential, Commercial, Institutional, Recreational		
Subject Site Walk Score*:	29 (Car-Dependent): "Most errands require a car."		

*Source: www.walkscore.com. Walk Score is a measurement of the walkability of an address, ranging from 0 to 100 (0 being least walkable and 100 being most walkable). The score is based on Walkscore.com's patented system of methodology that includes analyses of road metrics, population density and pedestrian routes to nearby services and amenities.

Section VIII – Federally Subsidized and Tax Credit Properties

The nine existing Tax Credit and federally subsidized units in the market have been considered in the OHFA required penetration rate. Based on the same calculation process used for the subject site, the income-eligible range for the existing and proposed Tax Credit and federally subsidized units is \$75,900 and below. An estimated 11,598 renter households with eligible incomes will reside within the Site PMA in 2027. The existing and proposed Tax Credit and subsidized units represent a penetration rate of 8.1% of the income-eligible renter households, which is summarized in the following table.

	Affordable Penetration Rate Calculation
Number of LIHTC and Subsidized Units (Proposed and Existing)	935
Income-Eligible Renter Households – 2027	/11,598
Overall Market Penetration Rate	= 8.1%

It is our opinion that the 8.1% penetration rate for the LIHTC and federally subsidized units is very low and achievable, particularly when considering the limited affordable vacancies in the market.

Section IX – Rental Housing Supply Analysis

We identified and personally surveyed 43 conventional rental housing projects containing a total of 8,765 units within the Site PMA during our in-person survey in January 2026. This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to the subject site. These rentals have a combined occupancy rate of 97.1%, a high rate for rental housing. The following table summarizes the breakdown of conventional housing units surveyed within the Site PMA.

Summary of Conventional Apartments Survey					
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate	Under Construction
Market-rate	34	8,123	242	97.0%	0
Tax Credit	3	247	14	94.3%	1
Tax Credit/Government-Subsidized	4	302	0	100.0%	0
Government-Subsidized	2	93	0	100.0%	0
Total	43	8,765	256	97.1%	1

Source: VSI Field Survey

As the preceding table illustrates, all project types identified within the Site PMA are reporting stable to very high occupancy rates of 94.3% to 100.0%. This indicates a stable rental housing market.

Section X – Comparable Tax Credit Analysis

Of the LIHTC properties in the Site PMA, the subject site and one other property were selected as most comparable to the site. Due to the limited number of comparable properties in the Site PMA, we selected four out-of-market properties. All of these properties target general occupancy households with incomes up to 50% or 60% of AMI. The six selected LIHTC properties and the subject development as proposed are summarized as follows.

Comparable Tax Credit Projects									
Map ID	Project Name	Year Opened/ Renovated	Total Units	Occup. Rate	Distance To Site	Waiting List	Target Market	Ratings	
								Q.R.	N.R.
Site	Pheasant Run	2000 / 2027	136	89.6%	-	None	Families; 50% & 60% AMI	B+	B
1	Pheasant Run (Site)	2000	135 + 1*	89.6%	-	None	Families; 50% & 60% AMI	B	B
17	Blacklick Crossing	2019	30	100.0%	2.9 Miles	12 months	Families; 30%, 50% & 60% AMI	B+	B
901	Raspberry Glen	1993 / 2014	100	100.0%	6.3 Miles	3-6 months	Families; 50% AMI	B-	C
902	Kimberly Meadows	1996 / 2013	78	100.0%	6.1 Miles	8-36 months	Families; 50% AMI	B-	C
903	Riverside Trail Apts.	2020	248	100.0%	2.7 Miles	48 months	Families; 60% AMI	A-	B
904	Preston Pointe at Shannon Glen I	2004	210	100.0%	4.4 Miles	20 H.H.	Families; 60% AMI	A-	B

Source: VSI Field Survey

Occup. – Occupancy

H.H. – Households

Q.R. – Quality Rating

N.R. – Neighborhood Rating

900 Series map codes located outside the PMA

*Units under construction

The six LIHTC projects have a combined occupancy rate of 98.3%. All but the site are fully leased, with five of these projects have waiting lists.

Gross rents (which include collected/street rents plus the cost of tenant-paid utilities) for the six LIHTC projects and the proposed rents at the subject site are listed in the following table:

Map ID	Project Name	Gross Rent/Percent of AMI (Units)			
		One-Br.	Two-Br.	Three-Br.	Four-Br.
Site	Pheasant Run	-	\$735-\$1,129/50% (10) \$1,179/60% (16)	\$850-\$1,362/50% (28) \$1,412/60% (48)	\$948-\$1,528/50% (12) \$1,628/60% (22)
1	Pheasant Run (Site)	-	\$1,226/50% (4) \$1,394/60% (22)	\$1,338/50% (16) \$1,606/60% (60)	\$1,790/60% (34)
17	Blacklick Crossing	\$697/30% (1) \$871/50% (3)	\$1,209/50% (8) \$1,535/60% (15)	\$1,392/50% (1) \$1,765/60% (2)	-
901	Raspberry Glen	-	\$1,226/50% (1) \$1,226/50% (63)	\$1,417/50% (6) \$1,417/50% (30)	-
902	Kimberly Meadows	-	\$1,308/50% (14) \$1,308/50% (40)	\$1,511/50% (6) \$1,511/50% (18)	-
903	Riverside Trail Apts.	\$1,247/60% (72)	\$1,497/60% (96)	\$1,735/60% (56)	\$1,987/60% (24)
904	Preston Pointe at Shannon Glen I	\$1,216/60% (40)	\$1,471/60% (88)	\$1,542/60% (74)	\$1,897/60% (8)
Weighted Average/Percent of AMI		\$697/30% \$871/50% \$1,236/60%	\$1,259/50% \$1,479/60%	\$1,430/50% \$1,621/60%	\$1,875/60%
Max Allowable Rent/Percent of AMI		\$613/30% \$1,021/50% \$1,226/60%	\$1,226/50% \$1,471/60%	\$1,417/50% \$1,701/60%	\$1,897/60%

Source: VSI Field Survey

900 Series map codes located outside the PMA

The proposed subject gross rents of \$735 to \$1,628 are set below the maximum allowable levels and will be below all of the comparables, including the existing site's 60% of AMI rents. It is of note, the proposed utility allowances are below the current utility allowances at the site. Select properties may be eligible to charge different maximum allowable rents, depending on when they were placed in service, or may utilize project-specific utility allowances that vary from the local housing authority's, which were used in calculating the gross rents when management was not able to provide specific allowances. Regardless, the proposed rents will represent an excellent value and are already being exceeded at the site.

Section XI – Public Housing Authority Concerns and Issues

As required by the Ohio Housing Finance Agency, VSI contacted the local Public Housing Authority (PHA). The housing authority did not respond to our request for their opinion regarding the proposed development. VSI will notify both the applicant and Ohio Housing Finance Agency if the housing authority responds to our request. An evaluation of any issues or concerns raised by the housing authority would then be forwarded as well. A copy of the letter sent can be found on page XI-2 of this report.

II. Project Description

The subject of this report, Pheasant Run, involves the proposed renovation of 136 units of affordable rental housing for general occupancy households in the far eastern portion of Columbus (Reynoldsburg address), Fairfield County, Ohio.

The project was constructed in the early 2000s using Low-Income Housing Tax Credit (LIHTC) financing, targeting households with incomes up to 50% and 60% of Area Median Income (AMI). Pheasant Run is proposed to be renovated with Low-Income Housing Tax Credit (LIHTC) financing, continuing to target family households with incomes up to 50% and 60% of AMI. Seven of the units are income-restricted at 50% of AMI, with rents affordable to those at 30% of AMI until 2029, at which time, they will be able to charge 50% of AMI rents.

At the time of our site visit, the project was 89.6% leased, with 14 unrented vacancies and one unit down due to fire damage. Management reported this low occupancy rate is due to a transition in management and evictions in 2025, and that the property occupancy rate has been improving steadily since new management took over in August 2025.

The unit mix includes 26 two-bedroom garden units, ten three-bedroom garden units, 66 three-bedroom townhouse units and 34 four-bedroom townhouse units. The proposed Tax Credit collected rents are \$556 to \$1,000 for two-bedroom units, \$651 to \$1,200 for three-bedroom units and \$720 to \$1,400 for four-bedroom units. The proposed 60% of AMI rents are below the current asking rents at the site, which are \$1,144, \$1,314 and \$1,454 for two-, three- and four-bedroom units, respectively. The site is expected to complete renovations in 2027.

Project Name

Pheasant Run

Property Location

2680 Orono Pike
Reynoldsburg, Fairfield County, Ohio 43068

Project Type

Current

Low-income Housing Tax Credit

Proposed

Low-income Housing Tax Credit

Unit Configuration and Rents

Pheasant Run (Renovated Site)										
# of Units	Number of Beds (Style)	# of Baths	Square Feet	Affordable to What % of AMI	Occupied by What % of AMI	Gross Rents	Tenant-Paid Utilities	Rental Subsidy*/ LIHTC Overhang	Net Rents	Maximum LIHTC Gross Rents
2	Two (Garden)	1.0	853	30%	50%	\$735	\$179	\$0	\$556	\$1,226
8	Two (Garden)	1.0	853	50%	50%	\$1,129	\$179	\$0	\$950	\$1,226
16	Two (Garden)	1.0	853	60%	60%	\$1,179	\$179	\$0	\$1,000	\$1,471
3	Three (Garden)	1.5	1,003	30%	50%	\$850	\$199	\$0	\$651	\$1,417
1	Three (Garden)	1.5	1,003	50%	50%	\$1,249	\$199	\$0	\$1,050	\$1,417
6	Three (Garden)	1.5	1,003	60%	60%	\$1,299	\$199	\$0	\$1,100	\$1,701
24	Three (Townhouse)	2.5	1,240	50%	50%	\$1,362	\$212	\$0	\$1,150	\$1,417
42	Three (Townhouse)	2.5	1,240	60%	60%	\$1,412	\$212	\$0	\$1,200	\$1,701
2	Four (Townhouse)	2.5	1,425	30%	50%	\$948	\$228	\$0	\$720	\$1,581
10	Four (Townhouse)	2.5	1,425	50%	50%	\$1,528	\$228	\$0	\$1,300	\$1,581
22	Four (Townhouse)	2.5	1,425	60%	60%	\$1,628	\$228	\$0	\$1,400	\$1,897
136										

Source: Homeport

AMI – Area Median Income (Columbus, OH HUD Metro FMR Area (2025))

Target Market

Low-income families with incomes up to 50% and 60% of AMI.

Project Design

The site consists of 25 walk-up and townhome two-story buildings and a single-story community building.

Original Year Built

2000

Rehab Completion Year

2027

Site Size

14.0 acres

Unit Amenities

- Refrigerator
- Microwave
- White Appliances
- Window Blinds
- Storage
- Dishwasher
- Range
- Central Air Conditioning
- Washer/Dryer Hookups
- Walk-In Closets
- Garbage Disposal
- Pantry (Some Units)
- Vinyl Flooring
- Patio (Some Units)

Microwaves and vinyl flooring will be added during renovations. The townhomes offer a patio, and four-bedroom units include a pantry.

Community Amenities

- On-site Management
- Kitchen
- Basketball Court
- Picnic Area
- Courtyard
- Clubhouse
- Lounge
- Surveillance Cameras
- Activities/Events
- After School Program Room
- Activity Room
- Playground
- Barbeque Area
- Social Services

All project amenities are currently part of the existing site and no new amenities will be added during the renovation.

Utility Responsibility

The following table illustrates the type of utilities as well as the distribution of utilities by payer responsibility.

Subject Utility Type and Responsibility with Cost Estimates					
Utility	Tenant	Landlord	2-Br.	3-Br.	4-Br.
General Electricity	X	-	N/A	N/A	N/A
Heating	Gas	-	N/A	N/A	N/A
Hot Water	Gas	-	N/A	N/A	N/A
Cooking	Electric	-	N/A	N/A	N/A
Cold Water	-	X	-	-	-
Sewer	-	X	-	-	-
Trash Collection	-	X	-	-	-
Developer-Provided Utility Allowance Estimate			\$179	\$199- \$212	\$228

N/A – Specific cost estimates for each utility were not provided at the time of this analysis

Parking

The site offers open surface parking to residents at no additional cost. Management reported the parking is adequate for the number of units at full occupancy.

Current Occupancy

At the time of our site visit, the project was 89.6% leased, with 14 unrented vacancies and one unit down due to fire damage. Management reported this low occupancy rate is due to a transition in management and evictions in 2025 and that the property occupancy rate has been improving steadily since she assumed management in August 2025.

Special Needs

Not Applicable

Floor Plan/Site Plan Review

The site is located north of Tussing Road in the far eastern portion of Columbus, with a Reynoldsburg address. The site is accessed via Tussing Road, with Orono Pike, Kittery Lane and Castine Way within the property. The residential buildings and surface parking are along these roadways, with the community building near the project entry. An aerial of the site is included on page VII-1 of this report.

The site offers two-story residential buildings. Outdoor amenities include a playground, basketball court, picnic/barbeque area and courtyard. The clubhouse includes management offices, lounge, community room with kitchenette and space for after school programming.

The units include two- and three-bedroom garden/flat units and three- and four-bedroom townhomes. The three-bedroom flats include 1.5 bathrooms, with townhomes offering 2.5 bathrooms. Unit sizes are 853 and 1,003 square feet for the two- and three-bedroom flats and 1,240 and 1,425 for three- and four-bedroom townhome units. The flats are smaller than area alternatives, while the townhomes are comparably sized to area LIHTC alternatives.

The units include a range, refrigerator, dishwasher, disposal, central air conditioning, laundry hookups, storage and walk-in closets. Microwaves and LVT flooring will be added during renovations. Four-bedroom units include a pantry, and townhomes offer a patio.

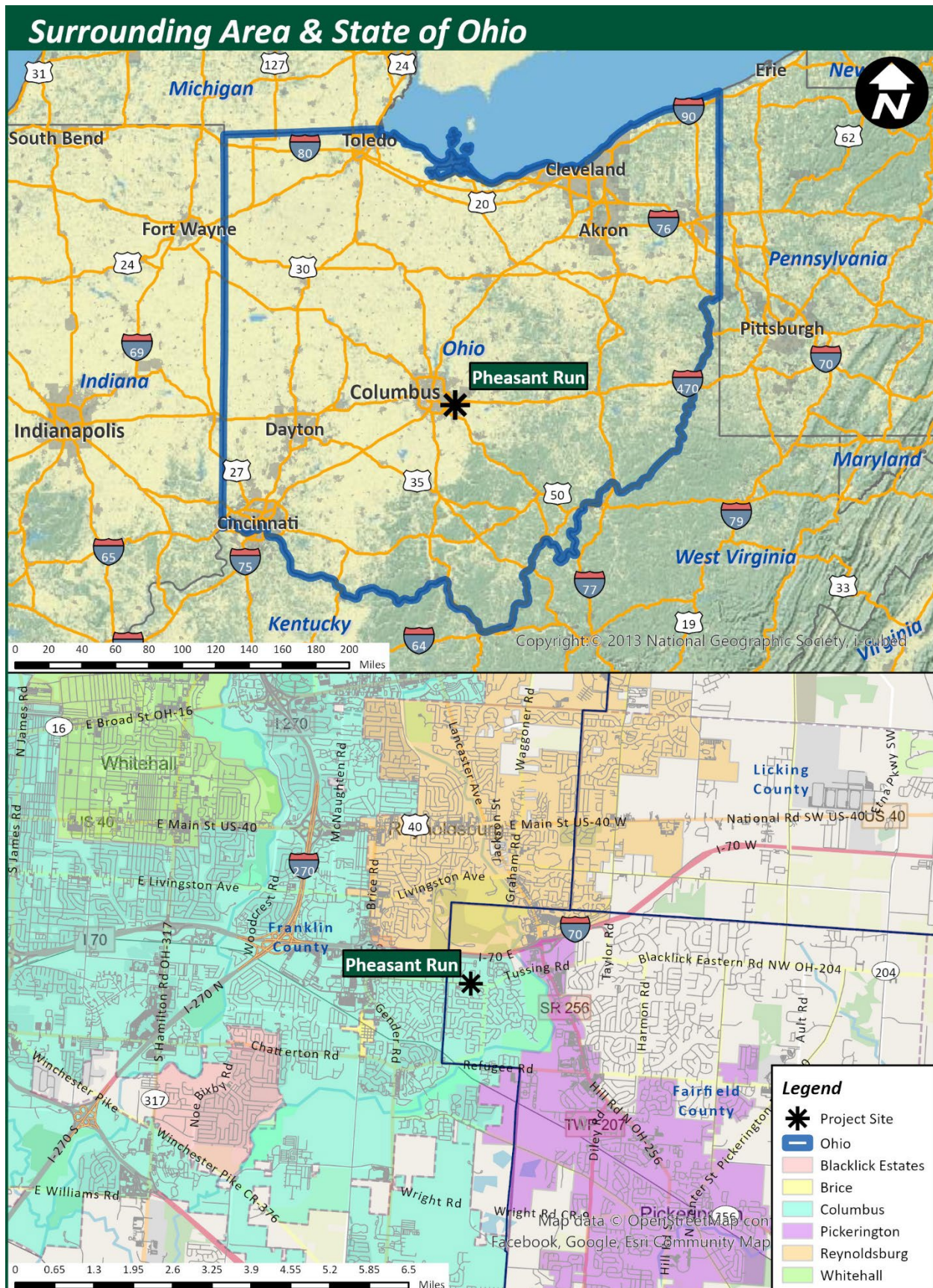
The townhomes offer a first-floor powder room, with two full bathrooms and the bedrooms on the upper floor.

The site will offer an improved product with affordable rents. As such, we anticipate marketability and the useful life of the property will be improved.

Statistical Area

Columbus, Ohio HUD Metro FMR Area (2025)

A state map and area map are on the following page.



III. Primary Market Area (PMA) Delineation

The Primary Market Area (PMA) is the geographic area where the majority of support for the existing subject site originates, where the community services that site residents will likely utilize are located and/or where comparable housing alternatives exist. The Reynoldsburg Site PMA was determined based on interviews with management at the subject site, as well as other area leasing agents and government and economic development representatives. In addition, the personal observations of our field analysts, including information regarding physical and socioeconomic differences in the market, and a demographic analysis of the area's households and population, were also considered.

The Reynoldsburg Site PMA comprises a southern portion of the city of Reynoldsburg, an eastern portion of the city of Columbus, the northwestern portion of Pickerington and the village of Brice within Fairfield and Franklin counties.

The significant boundaries of the Reynoldsburg Site PMA include:

North: U.S. Highway 40

East: Taylor Road, Harmon Road and Diley Road

South: Long Road, Gender Road and Chatterton Road

West: State Route 317

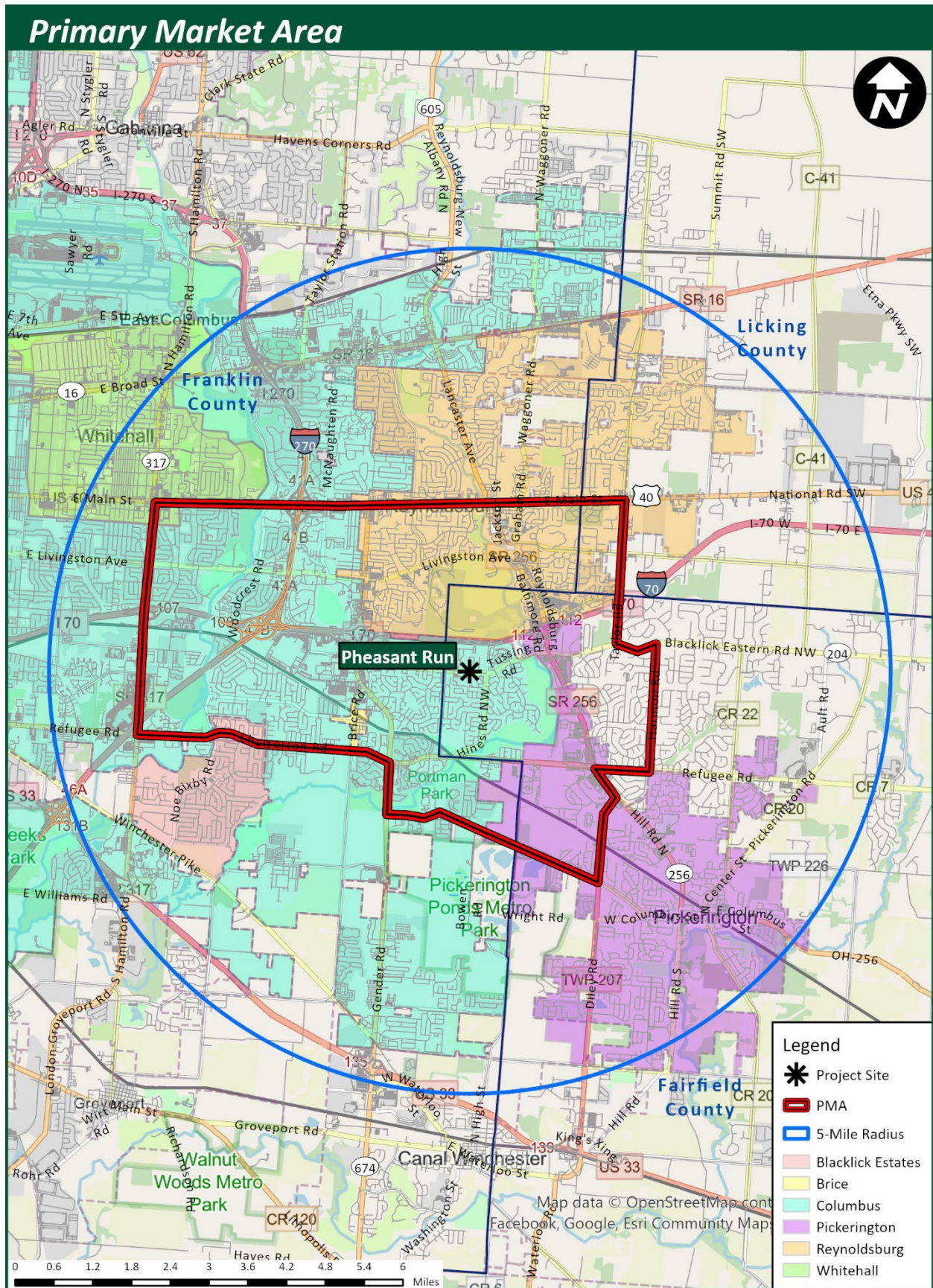
Derika McCallum, property manager for the subject site, Pheasant Run, stated that approximately 80% of her tenant support originates from southern Reynoldsburg and the far east portion of Columbus. She stated that Reynoldsburg and areas east of Interstate 270 are primarily where tenants have come from.

Josh Hale, property manager of Raspberry Glen and Kimberly Meadows, both LIHTC family properties, shared that his properties receive most residents from Reynoldsburg as well as the east side of Columbus. Mr. Hale noted that the proximity to Interstates 70 and 270 makes for an easy commute in and out of the Columbus Metropolitan area.

The Reynoldsburg Site PMA boundaries were influenced by the area's socioeconomic factors and the presence of commercial areas and freeways. Neighborhoods north, east and south of the Site PMA were excluded as they contain higher income households that would not income-qualify for the site and/or established homeowners unlikely to seek rental housing. West of the Site PMA are numerous alternative housing options, as well as commercial development that limits available households.

A small portion of support comes from some other areas of Fairfield and Franklin counties and suburban communities in the area; however, this support component is not significant. Therefore, we have not considered a secondary market area in this report.

A map delineating the boundaries of the Site PMA is included on the following page.



IV. Demographic Trends and Economic Analysis

Demographic Trends

The following section discusses the population, household, income and crime trends within the Site PMA.

Population Trends

The population of the Site PMA was 67,571 in 2010. Between 2010 and 2020, the population base increased by 8,082 in the Reynoldsburg Site PMA. This represents a 12.0% increase from the 2010 population, or an annual rate of 1.2%. The Site PMA population bases are summarized as follows:

	Year			
	2010 (Census)	2020 (Census)	2025 (Estimated)	2030 (Projected)
Population	67,571	75,653	78,270	79,242
Population Change	-	8,082	2,617	972
Percent Change	-	12.0%	3.5%	1.2%

Source: 2010, 2020 Census; ESRI; Urban Decision Group; VSI

The population grew by 2,617, or 3.5%, between 2020 and 2025. Projections indicate a population increase of 972, or 1.2%, between 2025 and 2030.

The summary of the Site PMA population bases by age follow:

Population by Age	2020 (Census)		2025 (Estimated)		2030 (Projected)		Change 2025-2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
19 & Under	21,590	28.5%	21,654	27.7%	20,697	26.1%	-957	-4.4%
20 to 24	5,063	6.7%	5,755	7.4%	6,200	7.8%	445	7.7%
25 to 34	11,512	15.2%	11,148	14.2%	11,418	14.4%	270	2.4%
35 to 44	10,364	13.7%	10,902	13.9%	10,530	13.3%	-372	-3.4%
45 to 54	9,007	11.9%	9,428	12.0%	9,762	12.3%	334	3.5%
55 to 64	8,895	11.8%	8,244	10.5%	7,917	10.0%	-327	-4.0%
65 to 74	5,740	7.6%	6,803	8.7%	7,220	9.1%	417	6.1%
75 & Over	3,482	4.6%	4,334	5.5%	5,499	6.9%	1,165	26.9%
Total	75,653	100.0%	78,270	100.0%	79,242	100.0%	972	1.2%

Source: 2020 Census; ESRI; Urban Decision Group; VSI

Population projections illustrate the contraction of the 19 and under, 35 to 44 and 55 to 64 age cohorts within the Site PMA from 2025 to 2030 and the expansion of all others. The significant population growth in the age 20 to 34 cohort from 2025 to 2030 is notable for the family site.

Household Trends

The number of households in the Site PMA was 27,743 in 2010. Households increased by 2,166 (7.8%) within the Reynoldsburg Site PMA between 2010 and 2020. A summary of household trends within the Reynoldsburg Site PMA follows:

	Year			
	2010 (Census)	2020 (Census)	2025 (Estimated)	2030 (Projected)
Households	27,743	29,909	31,043	31,471
Household Change	-	2,166	1,134	428
Percent Change	-	7.8%	3.8%	1.4%
Household Size	2.44	2.53	2.52	2.52

Source: 2010, 2020 Census; ESRI; Urban Decision Group; VSI

Households increased by 1,134, or 3.8%, between 2020 and 2025. In 2030, 31,471 households will reside in the Site PMA, which represents an increase of 428 (1.4%) over 2025 levels. This growth of approximately 86 households annually over the next five years reflects the need for new housing.

The following table illustrates the Site PMA household bases by age.

Households by Age	2020 (Census)		2025 (Estimated)		2030 (Projected)		Change 2025-2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 25	1,375	4.6%	1,480	4.8%	1,534	4.9%	54	3.6%
25 to 34	5,588	18.7%	5,446	17.5%	5,371	17.1%	-75	-1.4%
35 to 44	5,972	20.0%	6,221	20.0%	5,931	18.8%	-290	-4.7%
45 to 54	5,507	18.4%	5,702	18.4%	5,800	18.4%	98	1.7%
55 to 64	5,518	18.4%	5,049	16.3%	4,751	15.1%	-298	-5.9%
65 to 74	3,737	12.5%	4,395	14.2%	4,600	14.6%	205	4.7%
75 to 84	1,634	5.5%	2,033	6.5%	2,578	8.2%	545	26.8%
85 & Over	577	1.9%	718	2.3%	910	2.9%	192	26.7%
Total	29,909	100.0%	31,043	100.0%	31,471	100.0%	428	1.4%
Median	48.7 years		49.2 years		50.0 years		+0.8 years	

Source: 2020 Census; ESRI; Urban Decision Group; VSI

Projections indicate that households 25 to 44 and 55 to 64 will decrease between 2025 to 2030, while all other age cohorts will increase. Households that project the largest increase are age 65 and older.

Households by tenure are distributed as follows:

Tenure	2020 (Census)		2025 (Estimated)		2030 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	13,692	45.8%	14,385	46.3%	14,899	47.3%
Renter-Occupied	16,217	54.2%	16,658	53.7%	16,572	52.7%
Total	29,909	100.0%	31,043	100.0%	31,471	100.0%

Source: 2020 Census; ESRI; Urban Decision Group; VSI

Homeowner households accounted for 46.3% and renter households accounted for 53.7% of all occupied housing in 2025. The share of renter households is high and the number of renter households represents a broad, but slightly declining base of ongoing support in the market for the subject development.

Household sizes by tenure are distributed as follows:

Persons Per Renter Household	2025 (Estimated)		2030 (Projected)		Change 2025-2030	
	Households	Percent	Households	Percent	Households	Percent
1 Person	6,936	41.6%	6,994	42.2%	58	0.8%
2 Persons	4,407	26.5%	4,302	26.0%	-105	-2.4%
3 Persons	2,506	15.0%	2,494	15.0%	-12	-0.5%
4 Persons	1,234	7.4%	1,152	6.9%	-83	-6.7%
5 Persons+	1,578	9.5%	1,634	9.9%	56	3.6%
Total	16,661	100.0%	16,575	100.0%	-86	-0.5%

Source: 2020 Census; ESRI; Urban Decision Group; VSI

Persons Per Owner Household	2025 (Estimated)		2030 (Projected)		Change 2025-2030	
	Households	Percent	Households	Percent	Households	Percent
1 Person	4,144	28.8%	4,234	28.4%	90	2.2%
2 Persons	4,945	34.4%	5,046	33.9%	100	2.0%
3 Persons	2,093	14.5%	2,184	14.7%	91	4.4%
4 Persons	1,858	12.9%	2,031	13.6%	173	9.3%
5 Persons+	1,345	9.4%	1,405	9.4%	59	4.4%
Total	14,385	100.0%	14,899	100.0%	514	3.6%

Source: 2020 Census; ESRI; Urban Decision Group; VSI

The subject's two-, three- and four-bedroom units will primarily target two-person and larger households. Among renters, these household sizes account for nearly 60% of households, but are projected to decline for all but five-person and larger households through 2030.

Income Trends

The distribution of households by income and the median income by tenure within the Reynoldsburg Site PMA are summarized as follows:

Household Income Range	2020 (Census)		2025 (Estimated)		2030 (Projected)	
	Households	Percent	Households	Percent	Households	Percent
Less than \$10,000	1,256	4.2%	1,468	4.7%	1,234	3.9%
\$10,000 to \$19,999	1,985	6.6%	1,894	6.1%	1,640	5.2%
\$20,000 to \$29,999	2,963	9.9%	2,204	7.1%	1,877	6.0%
\$30,000 to \$39,999	3,415	11.4%	3,012	9.7%	2,552	8.1%
\$40,000 to \$49,999	2,691	9.0%	3,497	11.3%	3,409	10.8%
\$50,000 to \$59,999	3,208	10.7%	2,974	9.6%	3,062	9.7%
\$60,000 to \$74,999	3,239	10.8%	3,273	10.5%	3,165	10.1%
\$75,000 to \$99,999	4,287	14.3%	4,241	13.7%	4,336	13.8%
\$100,000 to \$124,999	2,609	8.7%	2,969	9.6%	3,184	10.1%
\$125,000 to \$149,999	1,843	6.2%	2,048	6.6%	2,384	7.6%
\$150,000 to \$199,999	1,553	5.2%	2,053	6.6%	2,658	8.4%
\$200,000+	860	2.9%	1,413	4.6%	1,973	6.3%
Total	29,909	100.0%	31,043	100.0%	31,471	100.0%
PMA Median Income	\$60,292		\$62,508		\$69,280	
Franklin County Median Income	\$77,241		\$91,142		\$101,233	
Columbus, OH Median Income	\$71,020		\$91,740		\$102,852	
Ohio State Median Income	\$61,938		\$79,438		\$89,071	
U.S. Median Income	\$69,021		\$78,944		\$91,272	

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

The median household income in 2020 was \$60,292. By 2025, it increased by 3.7% to \$62,508. Projections indicate the median household income will be \$69,280 by 2030, an increase of 10.8% over 2025.

The following tables illustrate renter household income by household size for the Reynoldsburg Site PMA:

Household Income Range	Renter Households 2020 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than \$10,000	454	241	130	93	94	1,013
\$10,000 to \$19,999	735	332	180	129	130	1,506
\$20,000 to \$29,999	938	514	278	199	202	2,131
\$30,000 to \$39,999	980	583	315	226	229	2,333
\$40,000 to \$49,999	743	438	237	170	172	1,761
\$50,000 to \$59,999	644	454	245	176	178	1,697
\$60,000 to \$74,999	662	453	245	176	178	1,714
\$75,000 to \$99,999	677	499	270	193	195	1,834
\$100,000 to \$124,999	285	228	123	88	89	813
\$125,000 to \$149,999	204	160	86	62	63	575
\$150,000 to \$199,999	104	78	42	30	31	285
\$200,000 & Over	57	44	24	17	17	158
Total	6,485	4,024	2,176	1,560	1,577	15,821

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

Household Income Range	Renter Households 2025 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than \$10,000	550	292	166	82	104	1,194
\$10,000 to \$19,999	754	326	185	91	117	1,472
\$20,000 to \$29,999	775	383	218	107	137	1,621
\$30,000 to \$39,999	904	549	312	154	197	2,117
\$40,000 to \$49,999	996	601	342	168	215	2,323
\$50,000 to \$59,999	599	449	255	126	161	1,589
\$60,000 to \$74,999	667	490	279	137	176	1,749
\$75,000 to \$99,999	717	551	313	154	197	1,934
\$100,000 to \$124,999	409	321	183	90	115	1,118
\$125,000 to \$149,999	283	221	126	62	79	771
\$150,000 to \$199,999	167	132	75	37	47	457
\$200,000 & Over	114	91	52	26	33	315
Total	6,936	4,407	2,506	1,234	1,578	16,661

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

Household Income Range	Renter Households 2030 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less than \$10,000	463	234	136	63	89	984
\$10,000 to \$19,999	648	265	154	71	101	1,239
\$20,000 to \$29,999	683	295	171	79	112	1,341
\$30,000 to \$39,999	791	442	256	118	168	1,775
\$40,000 to \$49,999	1,007	555	322	149	211	2,243
\$50,000 to \$59,999	578	434	252	116	165	1,544
\$60,000 to \$74,999	633	432	251	116	164	1,596
\$75,000 to \$99,999	728	543	315	145	206	1,937
\$100,000 to \$124,999	596	432	250	116	164	1,557
\$125,000 to \$149,999	426	332	193	89	126	1,166
\$150,000 to \$199,999	256	193	112	52	73	685
\$200,000 & Over	186	145	84	39	55	508
Total	6,994	4,302	2,494	1,152	1,634	16,575

Source: 2020 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group; VSI

The capture and penetration rate analyses utilize data from the preceding tables.

Crime Risk

The FBI Uniform Crime Report (UCR) is the primary source for Crime Risk Data. The UCR is the compilation of data the FBI collects from each of roughly 16,000 separate law enforcement jurisdictions across the country. The current update reveals 95% overall coverage rate of all jurisdictions nationwide and a 97% of all metropolitan area jurisdictions.

Applied Geographic Solutions applies the UCR at the jurisdictional level to model seven types of crime at other levels of geography. The national average is the base for the Risk Index standards. The 100 Risk Index value for a precise risk indicates that, for the area, the risk's average probability is consistent across the United States.

It is notable the aggregate indexes for total crime, personal crime and property crime are not weighted; a murder is no more significant statistically than petty theft. Accordingly, exercise caution in their use.

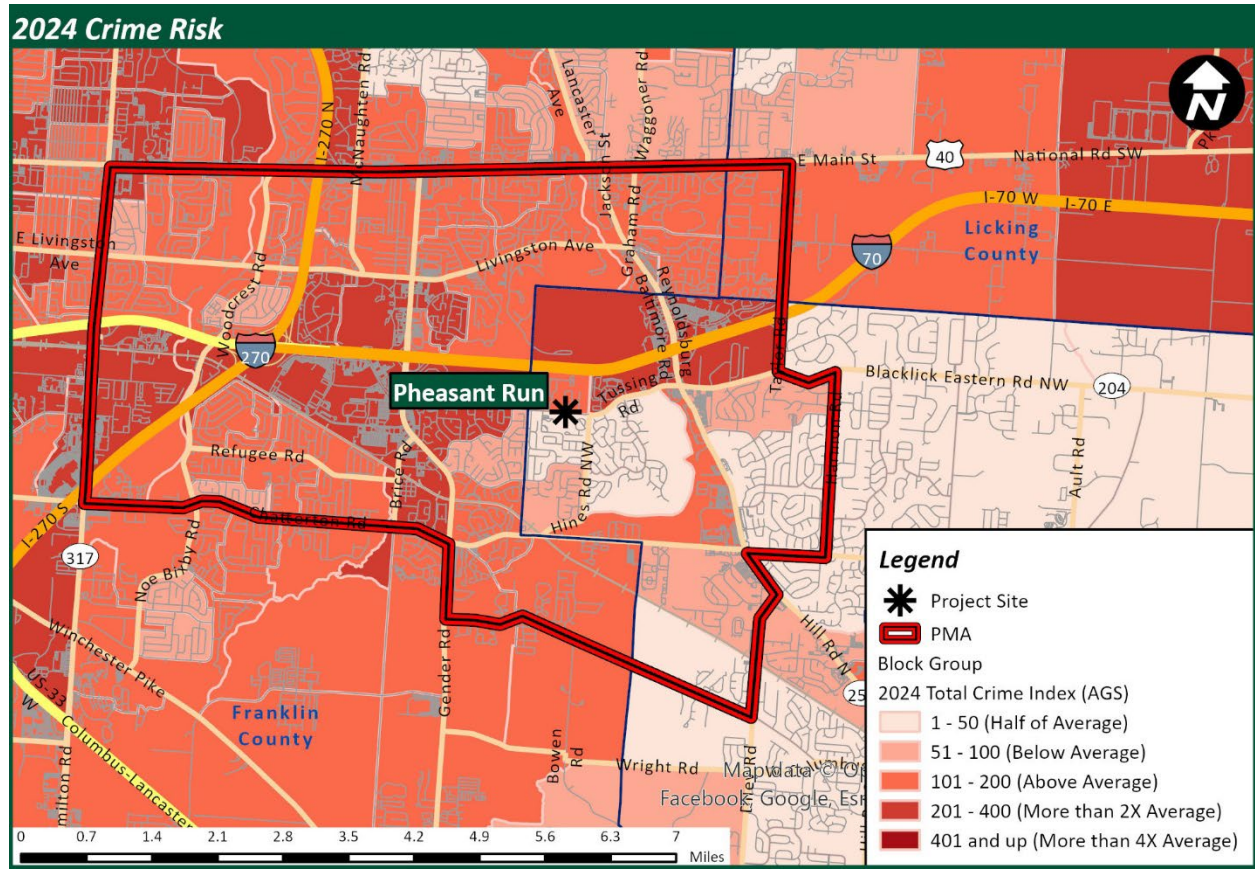
The Reynoldsburg ZIP code's total crime risk of 115 is above the national index with an overall personal crime index of 77 and property crime index of 122. Fairfield County's total crime risk of 70 is below the national index with indexes for personal and property crime of 43 and 75, respectively.

	Crime Risk Index	
	Site ZIP Code	Fairfield County
Total Crime	115	70
Personal Crime	77	43
Murder	124	36
Rape	144	106
Robbery	122	43
Assault	52	34
Property Crime	122	75
Burglary	106	64
Larceny	131	83
Motor Vehicle Theft	88	46

Source: Applied Geographic Solutions

The crime risk within the Site ZIP code is slightly higher than the national average and above the countywide average. Management at the property reported that crime is limited and does not negatively impact the operation of the property. The site offers on-site management and surveillance cameras, enhancing the perception of safety at the project. We do not anticipate crime will significantly impact the ongoing marketability or operation of the property following renovations.

A map illustrating the location of area crime risk by census block groups (BG) follows.



Economic Conditions and Trends

The following sections provide an overview of economic trends affecting the subject site as proposed. The site is located in Fairfield County that is part of the 10-county Columbus, Ohio MSA Metropolitan Statistical Area (Columbus MSA). This section includes an analysis of employment within both of these larger geographies and the Reynoldsburg Site Primary Market Area (PMA). This also includes an analysis of the employment of residents and unemployment rate trends. Major employers in the region are also listed. Finally, we comment on the trends affecting the subject site.

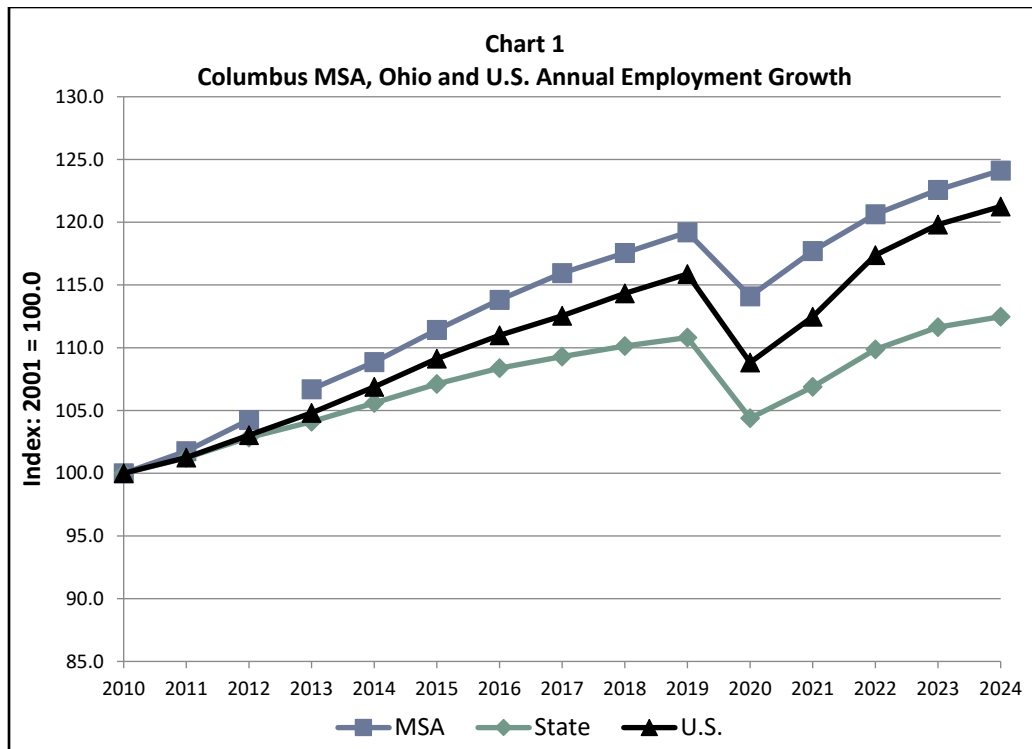
Metropolitan Employment

The trend and distribution of MSA-level employment is important to understand because MSAs are defined by the federal government based on the commuting patterns of workers. Consequently, the MSA is an economic unit from the standpoint of labor markets and it represents the nature and growth of jobs that workers in the PMA have available to them and are likely to fill. It must be emphasized, however, that some of these jobs will be filled by workers living outside the MSA, while some MSA residents may work outside the MSA. The former are counted here, but the latter are not. We consider first the overall, long-term and near-term employment growth trends and then the distribution of jobs in terms of both industries (where people work) and occupations (what they do).

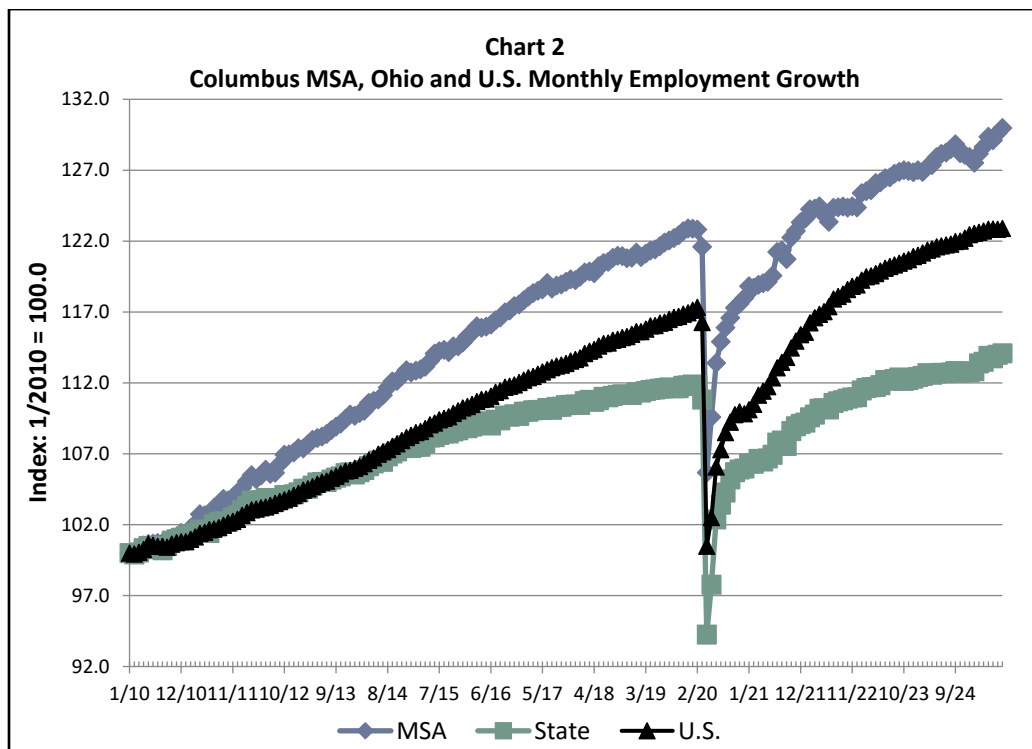
Jobs in the MSA by Industry

Charts 1 and 2 on the next page compare the trend of total payroll employment in the Columbus MSA to U.S. and statewide averages. Chart 1 illustrates the annual trend from 2010 through 2024, while Chart 2 shows the monthly employment trend since labor market growth resumed in January 2010. Employment growth is measured on an index basis, with all employment totals in 2001 or January 2010 set to 100.0; thus, the charts show cumulative percentage growth since those dates.

Chart 1 illustrates that, while the change in U.S. employment from 2010 to 2024 was 21.3%, the change in Ohio employment was 12.5% and the change in Columbus MSA employment was 24.1%. As Chart 2 shows, the change in MSA employment was 30.0% between January 2010 and July 2025, compared to 14.1% for Ohio and 22.9% for the U.S. Note that both Perry and Hocking counties had been added to the 2013 definition of the Columbus MSA. The 2013 through 2024 MSA data points reflect employment under the new definition.



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages



Source: U.S. Bureau of Labor Statistics, Current Employment Statistics

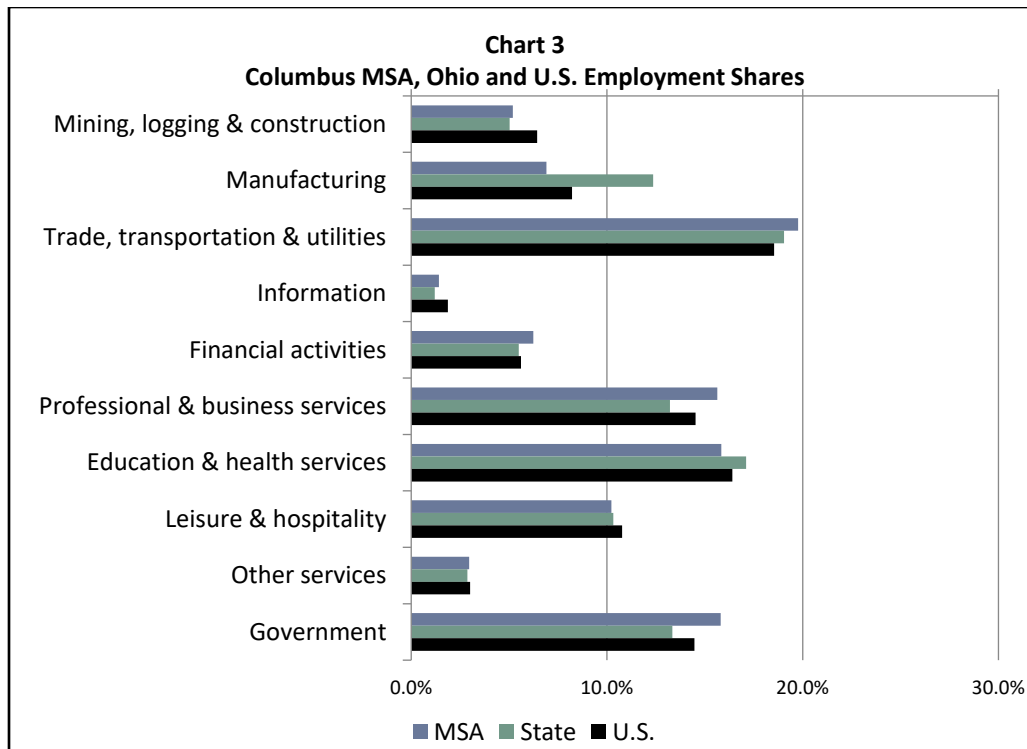
Table 1 points out the annual average number of jobs by industry within the MSA during 2024 using the North American Industry Classification System (NAICS). A detailed description of NAICS sectors can be viewed on our website at VSInsights.com/terminology.php.

Along with the employment totals and percentages for the MSA, the location quotient for each sector is also presented. This is calculated as the percentage of MSA employment in the sector (as shown in the table) divided by the percentage of U.S. employment in that sector times 100. Thus, a location quotient greater than 100 implies that the sector has a larger-than-average concentration in the MSA – in other words, that employment is higher than expected in an economy of this size. The most heavily concentrated sectors (compared to the U.S.) are Financial Activities, Professional Services and Government. Chart 3 compares employment shares at the MSA, state and national levels graphically.

Table 1 Sector Employment Distribution, Columbus MSA, 2024				
NAICS Sector	Employment		Location Quotient*	
	Number	Percent	vs. Ohio	vs. U.S.
Private Sector				
Mining, Logging and Construction	56,630	5.2%	103.3	80.6
Manufacturing	75,344	6.9%	55.9	84.1
Trade, Transportation and Utilities	215,662	19.8%	103.8	106.6
Information	15,461	1.4%	118.2	75.6
Financial Activities	68,057	6.2%	113.6	111.2
Professional and Business Services	170,565	15.6%	118.2	107.6
Education and Health Services	172,875	15.8%	92.6	96.6
Leisure and Hospitality	111,546	10.2%	99.0	94.9
Other Services	32,322	3.0%	103.1	98.4
Total Private Sector	918,563	84.2%	97.2	98.4
Total Government	172,447	15.8%	118.5	109.3
Total Payroll Employment	1,091,010	100.0%	100.0	100.0

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Jobs in the MSA by Occupation

The preceding section analyzed employment within the Columbus MSA by industry – where people work regardless of what they do. This section presents estimates of employment by occupation – what people do regardless of where they work. Occupational employment estimates are available only for May; the latest are from May 2024. Occupational employment is categorized using the Standard Occupational Classification (SOC) system.

Table 2 on the following page presents MSA occupational employment by major group. Because jobs here are classified by activity rather than place of employment, the occupational group totals include both private and public sector workers. As with industry employment, location quotients are presented along with employment totals. These have the same interpretation here that they do in Table 1.

Table 2
Occupational Employment Distribution, Columbus MSA, May 2024

SOC Major Occupational Group	Employment		Location Quotient*	
	Number	Percent	vs. Ohio	vs. U.S.
Management	77,130	7.1%	102.7	99.9
Business and Financial Operations	83,610	7.7%	118.9	114.8
Computer and Mathematical Science	34,530	3.2%	118.8	94.5
Architecture and Engineering	18,160	1.7%	90.0	100.5
Life, Physical and Social Science	9,370	0.9%	116.2	92.0
Community and Social Services	18,140	1.7%	101.5	100.3
Legal	8,330	0.8%	126.5	92.9
Education, Training and Library	66,640	6.1%	105.1	105.8
Arts, Design, Entertainment, Sports and Media	14,290	1.3%	107.7	96.7
Health Care Practitioner and Technical	77,170	7.1%	97.3	114.3
Health Care Support	48,120	4.4%	108.0	91.8
Protective Service	26,080	2.4%	110.9	101.4
Food Preparation and Servicing	94,370	8.7%	97.0	98.5
Building and Grounds Cleaning and Maintenance	27,970	2.6%	95.1	88.4
Personal Care and Service	18,940	1.7%	106.4	85.2
Sales and Related	85,600	7.9%	95.8	91.1
Office and Administrative Support	125,540	11.6%	102.5	97.9
Farming, Fishing and Forestry	1,090	0.1%	93.9	35.0
Construction and Extraction	35,830	3.3%	95.9	80.0
Installation, Maintenance and Repair	39,440	3.6%	91.4	92.7
Production	55,390	5.1%	61.0	90.0
Transportation and Material Moving	119,400	11.0%	113.5	124.3
All Occupations	1,085,150	100.0%	100.0	100.0

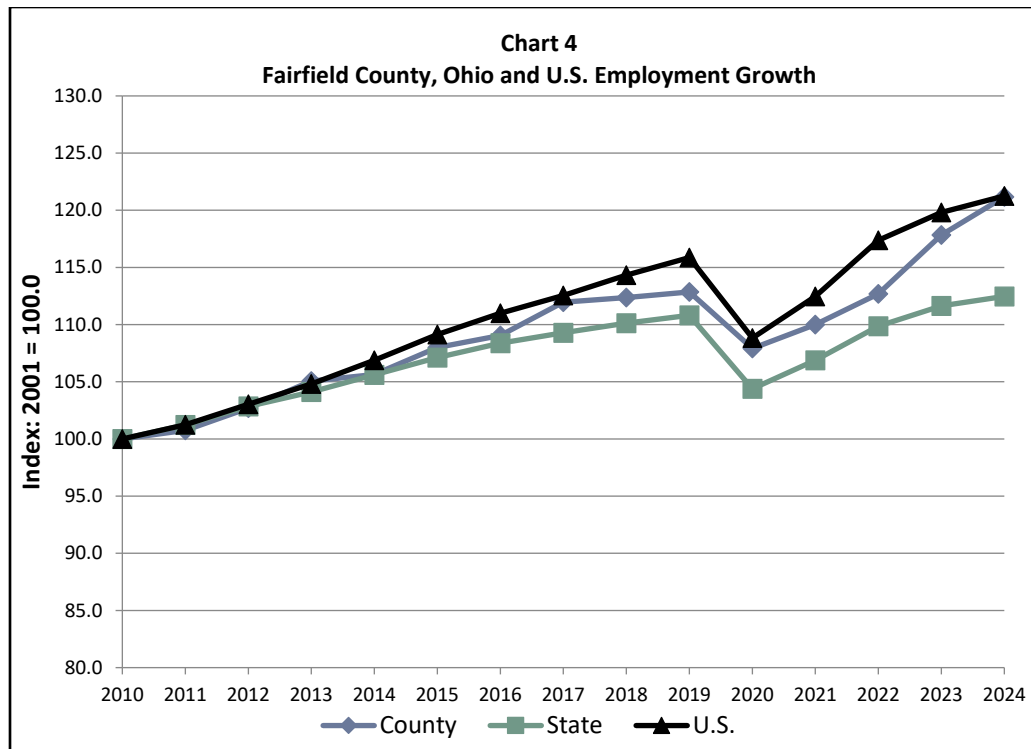
Source: U.S. Bureau of Labor Statistics, Occupational Employment Statistics

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

County Employment and Wages

Jobs in the Site County

The following charts and tables analyze employment over time and by sector in Fairfield County, Ohio. They are analogous to those for the MSA in the previous section, although the source dataset is different and not as current. Chart 4 and Table 3 present the trend of Fairfield County employment from 2001 through 2024. The multiyear percentage changes at the bottom of Table 3 represent periods of expansion and contraction at the national level. Between 2010 and 2024, Fairfield County employment grew 21.2% overall. This compares to a 12.5% employment increase statewide over the same period. Employment in Fairfield County had regained 12.3% during the four post-pandemic years.



Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Year	Fairfield County		Ohio		United States	
	Total	Percent Change	Total (000)	Percent Change	Total (000)	Percent Change
2010	39,029	-	4,909	-	127,820	-
2011	39,324	0.8%	4,969	1.2%	129,411	1.2%
2012	40,082	1.9%	5,048	1.6%	131,696	1.8%
2013	41,003	2.3%	5,110	1.2%	133,968	1.7%
2014	41,230	0.6%	5,183	1.4%	136,614	2.0%
2015	42,154	2.2%	5,258	1.4%	139,492	2.1%
2016	42,562	1.0%	5,320	1.2%	141,870	1.7%
2017	43,697	2.7%	5,365	0.8%	143,860	1.4%
2018	43,855	0.4%	5,406	0.8%	146,132	1.6%
2019	44,048	0.4%	5,439	0.6%	148,105	1.4%
2020	42,120	-4.4%	5,124	-5.8%	139,104	-6.1%
2021	42,932	1.9%	5,247	2.4%	143,759	3.3%
2022	43,983	2.4%	5,393	2.8%	150,026	4.4%
2023	45,993	4.6%	5,480	1.6%	153,141	2.1%
2024	47,292	2.8%	5,521	0.7%	154,990	1.2%
Change						
2010-19	5,019	12.9%	531	10.8%	20,285	15.9%
2020-24	5,172	12.3%	397	7.7%	15,887	11.4%
2010-24	8,263	21.2%	612	12.5%	27,170	21.3%

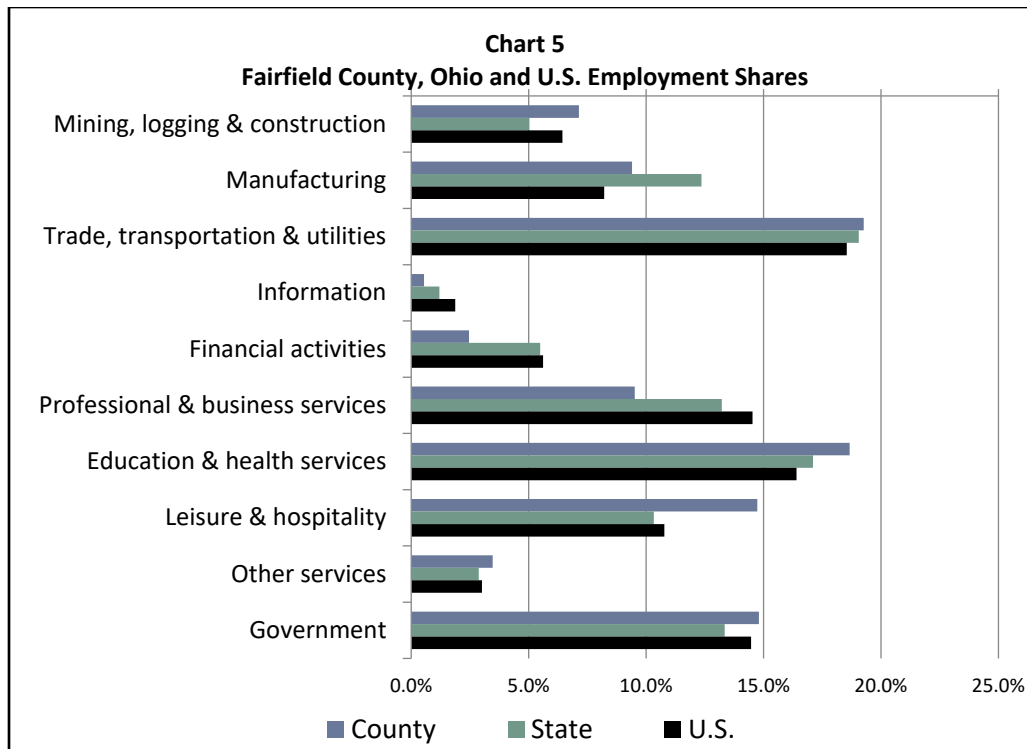
Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Table 4 presents Fairfield County's average employment distribution by sector, together with associated location quotients. In general, the relative concentrations measured by the location quotients are highly stable over time, so the current composition of employment is probably quite similar to that shown here. Leisure and Hospitality and Mining, Logging and Construction are more highly concentrated as compared with the state location quotient. Chart 5 compares these employment shares to state and national averages.

Table 4 Sector Employment Distribution, Fairfield County, 2024				
NAICS Sector	Employment		Location Quotient*	
	Number	Percent	vs. Ohio	vs. U.S.
Private Sector				
Mining, Logging and Construction	3,376	7.1%	142.1	110.9
Manufacturing	4,446	9.4%	76.1	114.4
Trade, Transportation and Utilities	9,111	19.3%	101.1	103.9
Information	259	0.5%	45.7	29.2
Financial Activities	1,162	2.5%	44.7	43.8
Professional and Business Services	4,499	9.5%	72.0	65.5
Education and Health Services	8,828	18.7%	109.1	113.8
Leisure and Hospitality	6,967	14.7%	142.7	136.7
Other Services	1,641	3.5%	120.7	115.2
Total Private Sector	40,293	85.2%	98.3	99.6
Total Government	6,999	14.8%	110.9	102.3
Total Payroll Employment	47,292	100.0%	100.0	100.0

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

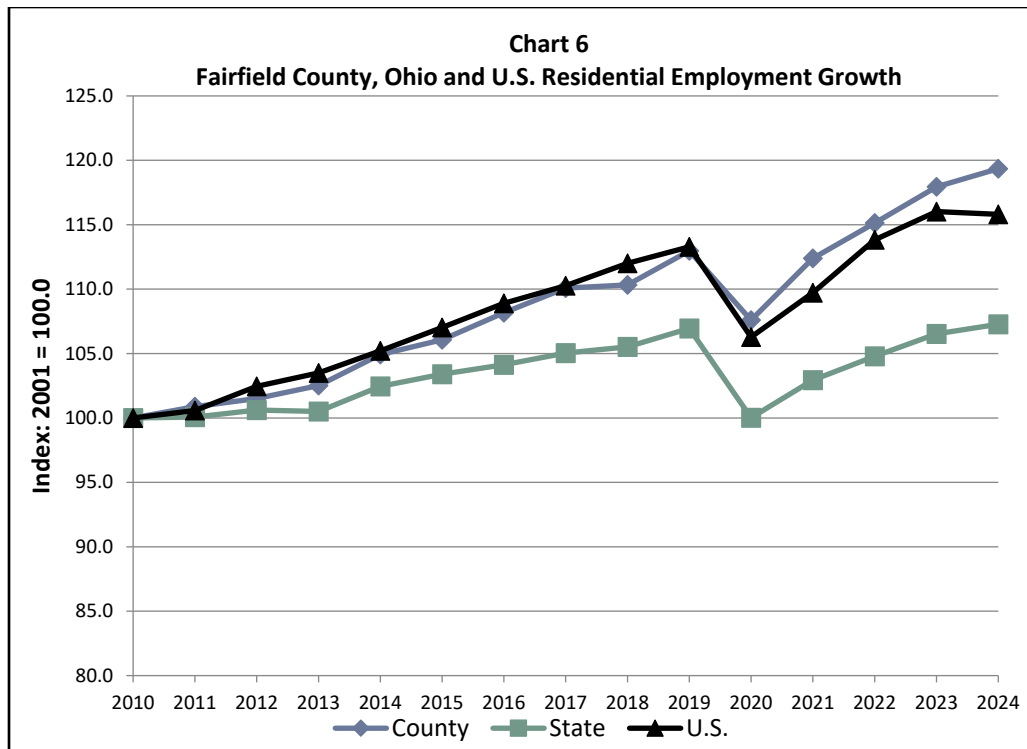


Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Employment and Unemployment of Site County Residents

The preceding section analyzed the employment base within Fairfield County. Some of these jobs may be filled by residents of other counties; conversely, some workers living in Fairfield County may be employed outside the county. Both the employment base and residential employment are important: the local employment base creates indirect economic impacts and jobs, while the earnings of county residents, regardless of where they are employed, sustain the demand for housing and other goods and services within the county.

Chart 6 and Table 5 on the following page show the trend in county employment since 2010. Although the presentation is analogous to that of employment growth and year-by-year totals in the previous section, it is important to keep in mind that the two measures are fundamentally different. The earlier analysis focused on the number of jobs in Fairfield County; this one considers the number of Fairfield County residents who are working. The multiyear percentage changes at the bottom of Table 5 represent periods of employment expansion and contraction at the national level.



Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

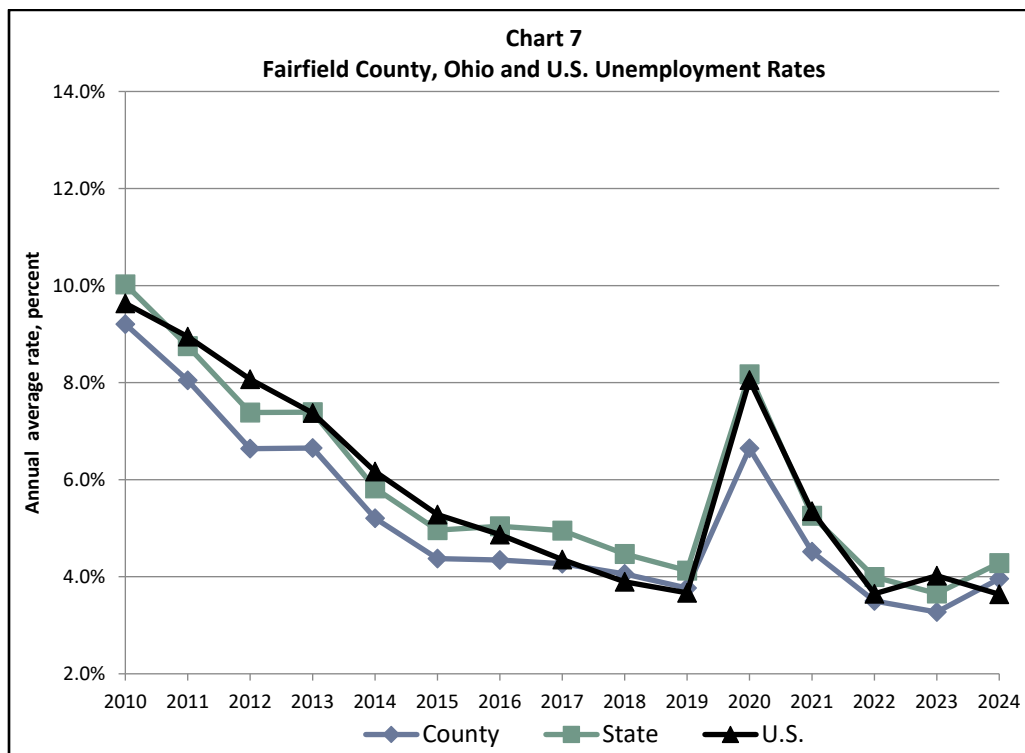
Table 5 Fairfield County, Ohio and U.S. Residential Employment, 2010-2024						
Year	Fairfield County		Ohio		United States	
	Total	Percent Change	Total (000)	Percent Change	Total (000)	Percent Change
2010	67,429	-	5,263	-	139,064	-
2011	68,017	0.9%	5,267	0.1%	139,869	0.6%
2012	68,444	0.6%	5,296	0.5%	142,469	1.9%
2013	69,122	1.0%	5,290	-0.1%	143,929	1.0%
2014	70,750	2.4%	5,393	1.9%	146,305	1.7%
2015	71,525	1.1%	5,442	0.9%	148,834	1.7%
2016	72,940	2.0%	5,480	0.7%	151,436	1.7%
2017	74,228	1.8%	5,528	0.9%	153,337	1.3%
2018	74,393	0.2%	5,554	0.5%	155,761	1.6%
2019	76,176	2.4%	5,629	1.4%	157,538	1.1%
2020	72,550	-4.8%	5,264	-6.5%	147,795	-6.2%
2021	75,784	4.5%	5,418	2.9%	152,581	3.2%
2022	77,637	2.4%	5,515	1.8%	158,291	3.7%
2023	79,530	2.4%	5,607	1.7%	161,346	1.9%
2024	80,478	1.2%	5,646	0.7%	161,037	-0.2%
Change						
2010-19	8,747	13.0%	366	6.9%	18,474	13.3%
2020-24	7,928	10.9%	382	7.3%	13,242	9.0%
2010-24	13,049	19.4%	383	7.3%	21,973	15.8%

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

Fairfield County fared better than Ohio and the U.S. in terms of residential employment growth. Between 2010 and 2024, residential employment increased by 19.4%, compared to employment gains also experienced at the state (7.3%) and national (15.8%) levels.

The number of employed residents is 70.1% higher than the number of jobs shown in Table 3. This illustrates Fairfield County is a net supplier of labor to other counties, particularly the Columbus area in Franklin County, which is the region's economic hub.

Chart 7 and Table 6 (on the following page) present Fairfield County, state and U.S. unemployment rates over the past decade. The table also shows the Fairfield County labor force, resident employment (from Table 5) and the number of unemployed (i.e., those not working who have actively sought employment over the previous month). Fairfield County's unemployment rate has been generally lower than state averages over the last decade. It declined to 4.0% by year-end 2024 after a 6.6% peak during 2020. As of September 2025, the most recent unofficial, not seasonally adjusted unemployment rates for Ohio and Fairfield County are 4.8% and 3.8%, respectively.



Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

Table 6 Fairfield County Labor Force Statistics and Comparative Unemployment Rates						
Year	Fairfield County			Unemployment Rates		
	Labor Force	Employment	Unemployment	Fairfield County	Ohio	U.S.
2010	74,265	67,429	6,836	9.2%	10.0%	9.6%
2011	73,970	68,017	5,953	8.0%	8.8%	8.9%
2012	73,311	68,444	4,867	6.6%	7.4%	8.1%
2013	74,047	69,122	4,925	6.7%	7.4%	7.4%
2014	74,634	70,750	3,884	5.2%	5.8%	6.2%
2015	74,797	71,525	3,272	4.4%	5.0%	5.3%
2016	76,253	72,940	3,313	4.3%	5.0%	4.9%
2017	77,538	74,228	3,310	4.3%	4.9%	4.4%
2018	77,539	74,393	3,146	4.1%	4.5%	3.9%
2019	79,158	76,176	2,982	3.8%	4.1%	3.7%
2020	77,714	72,550	5,164	6.6%	8.2%	8.1%
2021	79,367	75,784	3,583	4.5%	5.3%	5.3%
2022	80,452	77,637	2,815	3.5%	4.0%	3.6%
2023	82,221	79,530	2,691	3.3%	3.7%	4.0%
2024	83,795	80,478	3,317	4.0%	4.3%	3.6%

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

Occupational Wages in the Site County

Table 7 on the next page compares typical wages by primary SOC occupational group in the Columbus MSA with those of Ohio and the U.S. Although comparable statistics are unavailable at the county level (except for single-county MSAs), MSAs are defined on the basis of commuting patterns, and wages should be fairly consistent across the MSA. These wage estimates are also subject to potentially large margins of error, therefore what may seem to be a large difference may not be statistically significant. Thus, the table also indicates whether the local area's wage is significantly different than the national average wages. Note that error margins are smaller for states than they are for regions within those states. As a result, it is possible for a state wage that is lower than the U.S. average to be significant, while a local wage that is even lower than the state is insignificant.

Table 7 Median Occupational Wages, Columbus MSA, May 2024			
SOC Major Occupational Group	Columbus MSA	Ohio	U.S.
Management	\$51.05	\$48.96	\$58.70
Business and Financial Operations	\$37.74	\$36.74	\$38.90
Computer and Mathematical Science	\$48.50	\$46.51	\$50.89
Architecture and Engineering	\$43.61	\$43.18	\$46.79
Life, Physical and Social Science	\$37.42	\$36.83	\$37.97
Community and Social Services	\$28.33	\$25.32	\$27.66
Legal	\$47.13	\$42.87	\$48.07
Education, Training and Library	\$28.78	\$28.73	\$28.47
Arts, Design, Entertainment, Sports and Media	\$24.51	\$22.74	\$28.91
Health Care Practitioner and Technical	\$39.22	\$38.04	\$39.95
Health Care Support	\$17.74	\$17.67	\$17.87
Protective Service	\$26.21	\$25.34	\$24.32
Food Preparation and Servicing	\$14.92	\$14.19	\$16.41
Building and Grounds Cleaning and Maintenance	\$17.56	\$17.04	\$17.69
Personal Care and Service	\$15.00	\$14.61	\$16.88
Sales and Related	\$17.57	\$17.12	\$18.01
Office and Administrative Support	\$22.58	\$21.89	\$22.27
Farming, Fishing and Forestry	\$22.09	\$19.14	\$17.67
Construction and Extraction	\$30.46	\$29.19	\$28.06
Installation, Maintenance and Repair	\$28.96	\$28.00	\$27.99
Production	\$22.52	\$22.21	\$22.09
Transportation and Material Moving	\$21.10	\$19.67	\$20.55
All Occupations	\$23.80	\$23.11	\$23.80

Source: U.S. Bureau of Labor Statistics, Occupational Employment Statistics

Employment of Site County Residents by Industry and Occupation

Limited data are available regarding the employment of Fairfield County residents by industry and occupation based on aggregated NAICS sectors and SOC occupational groups. These are five-year averages covering the 2019-2023 American Community Survey (ACS), but as in the analyses above, they can be compared to statewide and national averages to gain insight into how the county differs from these larger areas.

Employment by industry is shown in Table 8 on the next page. Although the sectors in general are consistent with those in earlier tables, one major difference is that Government employment does not appear, but Public Administration does. These are core government functions, but do not include employment in government establishments such as schools and hospitals. Those were included in Government in the earlier tables, but here are grouped with private firms in sectors such as Educational and Health Services. Occupational employment is shown in Table 9. These categories are more highly aggregated versions of those in Tables 4 and 8. Note that total industry employment equals total occupational employment, as it must. The same is theoretically true of the MSA-level industry and occupational employment totals in Tables 1 and 2 as well; these differ because they are reported for different time periods.

Table 8 Sector Employment Distribution Fairfield County Residents, 2019-2023				
NAICS Sector	Employment		Location Quotient*	
	Number	Percent	vs. Ohio	vs. U.S.
Agriculture, Natural Resources and Mining	543	0.7%	75.3	42.8
Construction	5,657	7.4%	128.8	108.7
Manufacturing	6,588	8.6%	57.4	86.0
Wholesale Trade	2,360	3.1%	122.2	124.1
Retail Trade	9,692	12.7%	113.4	115.7
Transportation and Utilities	5,074	6.6%	119.2	117.4
Information	1,288	1.7%	114.8	87.5
Financial Activities	6,377	8.3%	127.5	125.3
Professional and Business Services	7,033	9.2%	92.9	77.0
Educational and Health Services	18,258	23.9%	98.9	102.3
Leisure and Hospitality	5,906	7.7%	88.4	84.8
Other Services, Except Public Administration	3,326	4.3%	101.0	91.5
Public Administration	4,367	5.7%	145.9	121.6
Total Employment	76,469	100.0%	100.0	100.0

Source: U.S. Census Bureau, American Community Survey

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

Table 9 Occupational Employment Distribution Fairfield County Residents, 2019-2023				
SOC Major Group	Employment		Location Quotient*	
	Number	Percent	vs. Ohio	vs. U.S.
Management, Business, Science and Arts	30,817	40.3%	104.9	100.0
Service	12,159	15.9%	96.4	93.5
Sales and Office	16,211	21.2%	101.9	101.4
Natural Resources, Construction and Maintenance	5,965	7.8%	105.4	89.7
Production, Transportation and Material Moving	11,241	14.7%	87.0	112.2
Total Employment	76,469	100.0%	100.0	100.0

Source: U.S. Census Bureau, American Community Survey

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

One would expect the sector location quotients in Table 8 to be relatively similar to those in Table 4, aside from the reporting of government employment in other sectors in Table 8. If a sector's location quotient in Table 4 is far higher than that in Table 8, it suggests that many jobs in the sector within Fairfield County are filled by workers from other counties, while a location quotient that is far higher in Table 8 suggests that many workers living in Fairfield County commute out to these jobs in other counties.

Largest Employers

Although the site is immediately south of Reynoldsburg, Table 10 lists the 10 largest employers in the city of Reynoldsburg. Together, these employ more than 8,800.

Table 10 Largest Employers in Reynoldsburg		
Employer	Industry	Employment
Victoria's Secret Service Co.	Management	3,549
Reynoldsburg City Schools	Education	1,173
Walmart	Retail	955
State of Ohio	Government	920
Bath & Body Works Logistics	Distribution	492
Target	Retail	414
Mast Technology Services	Management	402
Bath & Body Works Brand	Management	353
Kroger	Grocery	338
City of Reynoldsburg	Government	271
Total		8,867

Source: City of Reynoldsburg ACFR, 2023

Reynoldsburg is located 10 miles east of downtown Columbus and comprises the eastern edge of the Columbus metropolitan area. Considering Reynoldsburg's proximity to Columbus, the local economy is tied to that of the greater metro region. According to reports from the Reynoldsburg finance department, the largest employer in the city is national clothing retailer Limited Brands and its subsidiaries, consisting of office, shipping and distribution facilities on a 360-acre site. Reynoldsburg has experienced growth primarily in the retail and restaurant areas.

The former site of the Reynoldsburg Kmart, located at the southeast corner of Brice Road and East Main Street, is being redeveloped into a 14-acre mixed-use project. The first phase includes the construction of a four-story, 130,000 square-foot building and a separate structured parking deck, and is expected to be completed in 2026. Other developments in this area include a \$2.5 million Brice Park across the street, and a new Reynoldsburg branch of the Columbus Metropolitan Library at the south end of the Kmart site. Both projects were completed in 2024.

In June 2021, the hospital announced a new five-year plan which includes an inpatient hospital tower mirroring the existing 12-story one. There will also be a new orthopedics and surgery center, and several new health care and research facilities have major operations in the area.

The Ohio Department of Job and Family Services has received 21 Worker Adjustment and Retraining Notifications (WARN) for Franklin County during 2024 which have affected 3,670 jobs. The largest notices are listed below:

Business	Notice Date	Layoff or Closure	Jobs Lost
Big Lots	2/2025	Layoff	533
Big Lots – Corp	12/2024	Layoff	555
DHL	10/2024	Closure	173
Big Lots – Dist	9/2024	Closure	379
Bath & Bodyworks (2)	6/2024	Closure	144
Arlington Contact Lens	4/2024	Closure	151
Express	4/2024	Closure	615
Walmart	2/2024	Closure	177

Several significant development projects are underway or recently completed in Columbus that will have a major positive impact on the city over the next five to 10 years, and should spur additional development as economic conditions improve. In total, these projects will create hundreds of millions in new revenue in the city. These recent and planned large development projects in the area include:

- Biotechnology company Amgen announced a \$900 million manufacturing expansion in April 2025, which will create 350 new jobs. This project is an expansion of Amgen’s existing manufacturing plant in New Albany, which was announced in 2021 and opened in February 2024. The expansion is expected to be completed in 2027.
- In January 2025, high-tech autonomous systems and weaponry company Anduril Industries chose to locate in central Ohio. The 700,000 square-foot factory, located south of Rickenbacker International Airport, will undergo modifications and be ready to start production in 2026, and create 4,000 jobs by 2035. An additional 4,500 jobs among suppliers, services and indirect employment are also expected.
- In October 2024, Gifthealth announced a major expansion that will create 751 new jobs in the region by the end of 2027.
- In July 2023, Wells Fargo & Co. announced it would open a technology hub in central Ohio creating 585 new jobs by the end of 2027. The company's platform streamlines the prescription process, and includes the lease of a 30,000-square-foot facility in west Columbus for pharmacy distribution.
- In January 2022, Intel announced plans to invest \$20 billion to build two computer chip plants in Jersey Township in Licking County. The factories are expected to create 7,000 construction jobs and will employ 3,000 workers when the first chips are produced in 2030.
- Amazon.com, Inc. built a fulfillment center in the city of New Albany in Franklin County, and a delivery station in Madison County, adding more than 1,000 jobs; both facilities opened in 2024.
- Quantum Health, Inc., located in the city of Columbus, planned to add 350 jobs in 2021, which would increase employment at the facility to approximately 1,100.

- A dozen buildings are under construction as part of the first phase of a \$500 million expansion of Easton Town Center. There will be 125,000 square feet of office space, in addition to retail, restaurants and 1,500 parking spaces. RH Gallery, Arhaus, Pins Mechanical and True Food Kitchen were the first to open, and an Aloft Hotel opened in 2020.
- The North Market will be the location of a 600,000-square-foot mixed-use development that will include a 32-story tower that will incorporate an 18,000-square-foot North Market expansion, 174 residential units, 65,000 square feet of office space, a 162-room hotel and a 350-space parking garage, as well as additional bar, restaurant, and retail space. Construction began in 2022 and will continue through 2026.
- Plans to develop an expanse of High Street from Broad Street to Spring Street are underway and will add apartments as well as retail, parking and a possible hotel to the three-block area. Projects planned involve the repurposing of historic buildings as well as new construction.
- Twenty-one acres of city and county-owned land on the Scioto Peninsula has been targeted for a dense urban neighborhood which will include large residential towers, hotels, ground-level retail and as much as 840,000 square feet of office space. Construction has begun, with entire project estimated to take eight to 10 years to build.

In addition to these development projects, medical facility expansions have occurred at The Ohio State University Medical Center and Nationwide Children's Hospital. These projects will solidify Columbus' status as an important center for medical care and research, create thousands of jobs and have a huge overall economic impact on the community:

- The Ohio State University Medical Center completed a \$1.1 billion expansion in 2014. The project revitalized the Wexner Medical Center campus and included construction of the new 276-bed James Cancer Hospital and Solove Research Institute and Critical Care Center. The project has positioned The OSU Medical Center as a top-20 academic facility and has had a significant impact on Central Ohio's economy with the creation of as many as 10,000 permanent full-time jobs.

Currently underway is an 840-bed replacement for OSU's hospital and urgent care and outpatient clinic. The Ohio State University Wexner Medical Center is constructing a new \$1.8 billion, 1.9 million-square-foot inpatient hospital targeted to open in 2026. Employment estimates for construction jobs and permanent positions have not been announced.

- Mount Carmel Health System has announced more than \$700 million in investment on three of its hospital campuses in Franklin County, including a shift of inpatient services from the Mount Carmel West campus in Franklinton to a new Grove City facility. The West Campus main hospital building is being demolished to make way for a \$46 million project to redevelop the emergency department, expand the Mount Carmel College of Nursing, as well as make room for housing or other private development on the hospital campus.

- Nationwide Children’s Hospital is currently undergoing a six-year, \$730 million expansion involving 11 projects that will add 885,000 square feet of clinical, research and office space, as well as two parking garages. Completion of the project component facilities are scheduled each year through 2021. In June 2021, the hospital announced a new five-year plan which includes an inpatient hospital tower mirroring the existing 12-story one. There will also be a new orthopedics and surgery center and several new health care and research facilities.

Primary Market Area

This section analyzes employment and economic factors within the Site PMA.

Employment in the PMA

Employment by sector within the Reynoldsburg Site PMA is shown in Table 11. These totals represent jobs within the PMA, not industry of employment of residents.¹ Fairfield County employment is shown for comparison. Also shown is a “location quotient” for PMA employment. Although this is interpreted in the same way as those in previous tables, this location quotient is calculated relative to county, not U.S. employment. Based on employment figures, Site PMA employment is concentrated in Health Care, Retail Trade and Accommodation and Food Services. Together these three sector employers account for 55.6% of all Site PMA employment.

¹ County employment totals here differ from those in Table 4 because the data is obtained from a different source and because government employment is not reported separately, aside from the public administration component.

Table 11
Sector Employment Distribution, Reynoldsburg Site PMA
Compared to Fairfield County, 2025

NAICS Sector	Employment		PMA Percent	Location
	PMA	County	of Total	Quotient*
Agriculture, Forestry, Fishing and Hunting	19	131	0.1%	28.5
Mining	22	17	0.1%	254.1
Utilities	60	393	0.2%	30.0
Construction	644	3,374	2.5%	37.5
Manufacturing	856	4,377	3.3%	38.4
Wholesale Trade	566	1,081	2.2%	102.8
Retail Trade	5,349	7,128	20.8%	147.4
Transportation and Warehousing	348	793	1.4%	86.2
Information	258	496	1.0%	102.1
Finance and Insurance	828	1,988	3.2%	81.8
Real Estate and Rental and Leasing	1,490	1,696	5.8%	172.5
Professional, Scientific and Technical Services	704	1,889	2.7%	73.2
Management of Companies and Enterprises	8	26	0.0%	60.4
Administrative, Support, Waste Management and Remediation Services	537	926	2.1%	113.9
Educational Services	1,746	5,226	6.8%	65.6
Health Care and Social Assistance	5,154	7,635	20.1%	132.6
Arts, Entertainment and Recreation	449	866	1.7%	101.8
Accommodation and Food Services	3,775	5,391	14.7%	137.5
Other Services (Except Public Administration)	1,933	3,114	7.5%	121.9
Public Administration	940	3,870	3.7%	47.7
Non-classifiable	14	45	0.1%	61.1
Total	25,698	50,462	100.0%	100.0

Source: 2020 Census; ESRI; Vogt Strategic Insights

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

Business Establishments in the PMA

Table 12 shows the number of business establishments in the PMA and the county. A business establishment is a single site where business is conducted; a company or organization can have multiple establishments. Establishments in the PMA are generally smaller than the county average averages.

Table 12 Business Establishments, Reynoldsburg Site PMA and Fairfield County, 2025				
NAICS Sector	Establishments		Employees Per Establishment	
	PMA	County	PMA	County
Agriculture, Forestry, Fishing and Hunting	3	37	6.3	3.5
Mining	1	4	22.0	4.3
Utilities	1	15	60.0	26.2
Construction	85	402	7.6	8.4
Manufacturing	39	150	21.9	29.2
Wholesale Trade	37	124	15.3	8.7
Retail Trade	293	555	18.3	12.8
Transportation and Warehousing	51	92	6.8	8.6
Information	43	69	6.0	7.2
Finance and Insurance	113	209	7.3	9.5
Real Estate and Rental and Leasing	163	221	9.1	7.7
Professional, Scientific and Technical Services	141	313	5.0	6.0
Management of Companies and Enterprises	2	7	4.0	3.7
Administrative, Support, Waste Management and Remediation Services	67	163	8.0	5.7
Educational Services	65	140	26.9	37.3
Health Care and Social Assistance	367	523	14.0	14.6
Arts, Entertainment and Recreation	42	114	10.7	7.6
Accommodation and Food Services	219	322	17.2	16.7
Other Services (Except Public Administration)	322	618	6.0	5.0
Public Administration	37	195	25.4	19.8
Total	2,091	4,273	11.5	11.3

Source: 2020 Census; ESRI; Vogt Strategic Insights

Commuting Modes of Site PMA Workers

Table 13 presents a distribution of commuting modes for Site PMA and Fairfield County workers age 16 and older in 2023. The largest share (73.3%) of Site PMA workers drove alone, while 9.6% carpooled. This is similar to trends countywide.

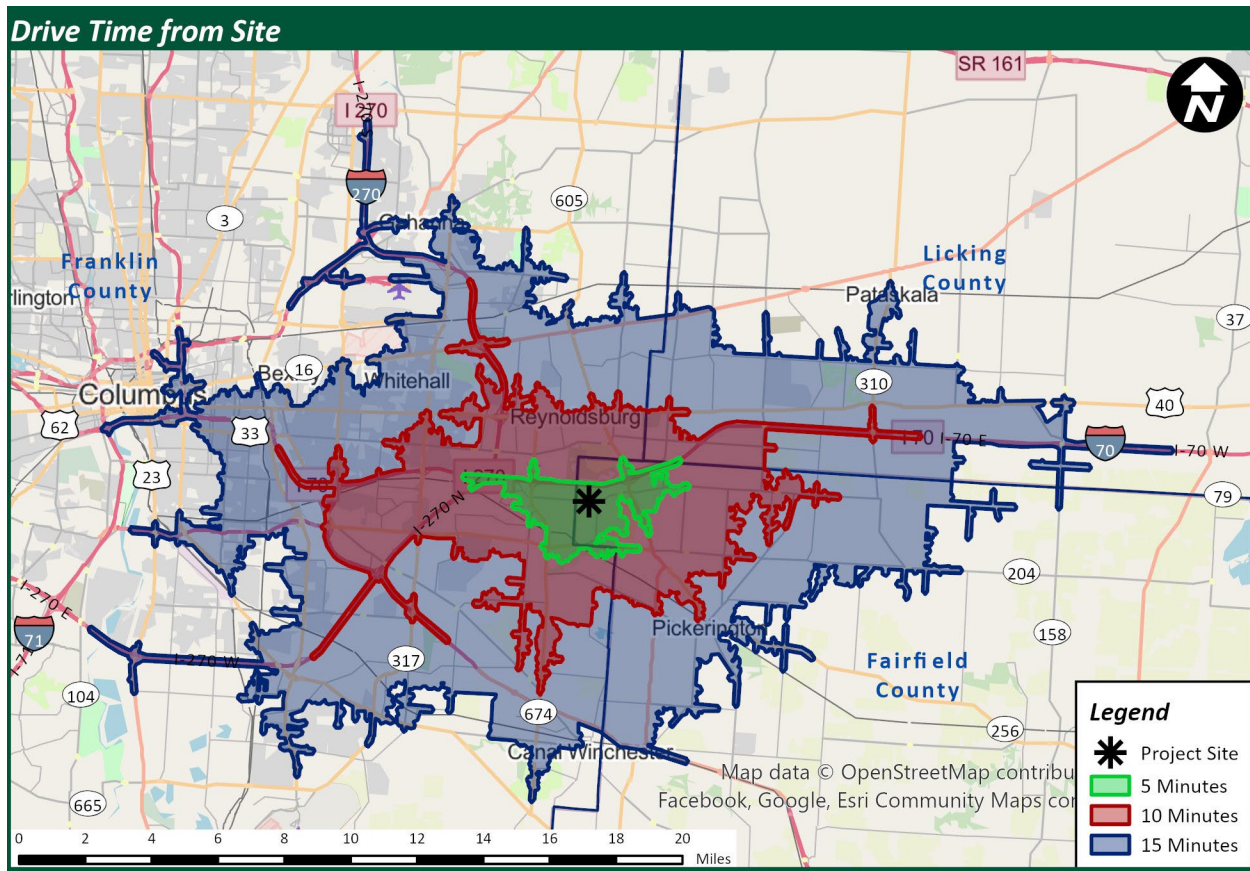
Table 13 Commuting Patterns, Reynoldsburg Site PMA and Fairfield County, 2019-2023				
Travel Mode	PMA		County	
	Number	Percent	Number	Percent
Drove Alone	28,949	73.3%	61,163	78.6%
Carpooled	3,784	9.6%	5,229	6.7%
Public Transit	427	1.1%	121	0.2%
Walked	510	1.3%	908	1.2%
Other Means	379	1.0%	925	1.2%
Worked at Home	5,444	13.8%	9,504	12.2%
Total	39,492	100.0%	77,850	100.0%

Source: American Community Survey (2019-2023); ESRI

Table 14 below compares travel times to work for the PMA and the county. PMA workers' travel times closely parallel those of all Fairfield County workers; differences are not statistically significant. 18% of PMA workers commute less than 15 minutes. The subject site is within 15 minutes' drive of employment opportunities on Columbus' east side, in Reynoldsburg and Pickerington, which contributes to the project's marketability. A drive-time map for the subject site is on the following page.

Table 14 Travel Time to Work, Reynoldsburg Site PMA and Fairfield County, 2019-2023				
Travel Time	PMA		County	
	Number	Percent	Number	Percent
Less Than 15 Minutes	7,090	18.0%	16,087	20.7%
15 – 29 Minutes	17,075	43.2%	21,213	27.2%
30 – 44 Minutes	7,558	19.1%	19,327	24.8%
45 – 59 Minutes	1,410	3.6%	7,099	9.1%
60 or More Minutes	914	2.3%	4,620	5.9%
Worked at Home	5,444	13.8%	9,504	12.2%
Total	39,492	100.0%	77,850	100.0%

Source: American Community Survey (2019-2023); ESRI



Economic Summary

Reynoldsburg is located 10 miles east of downtown Columbus and comprises the eastern edge of the Columbus metropolitan area. Considering Reynoldsburg's proximity to Columbus, the local economy is tied to that of the greater metro region.

Employment in the greater Columbus area continues to be service-oriented, and companies representing health care, insurance, technology, education and government are major employers in the region. The stabilizing national economy, combined with a diversified Columbus economy, is allowing Central Ohio to grow at a faster rate than other areas of Ohio. Major expansion projects in the Arena District, The Ohio State University campus area, downtown and in several suburbs illustrate the continued economic growth of the area.

Demand for affordable housing is high within and near the Site PMA. The growing economy is generating population and household growth in the market, which increases demand for housing of all types. The proposed renovations will extend the useful life of the property, while preserving affordability for low-income renters. We anticipate ongoing demand for affordable housing well into the future in this area of Reynoldsburg and Columbus.

V. Achievable Market and Tax Credit Rent Analysis

We conduct two achievable rent analyses utilizing Rent Comparability Grids. The first rent analysis establishes the market rent the proposed project could achieve in the market without the limitations of the Tax Credit program. Market rent is defined as the rent that an apartment, without rent or income restrictions or rent subsidies, would command in the open market considering its location, features and amenities. This evaluation is especially important to establish the perceived value of the market-rate rents at the site.

The second is the achievable Tax Credit rent analysis. This is the Tax Credit rent the subject site could charge based upon the Tax Credit rents currently being achieved at existing comparable Tax Credit properties in the market. Note that we only compare the proposed Tax Credit rents at those properties considered most comparable to the subject site with regard to unit types and Area Median Income (AMI) limitation.

We identified seven market-rate properties and six Tax Credit properties within or near the Reynoldsburg Site PMA that we consider comparable in terms of unit and project amenities to the subject development as proposed.

These selected properties are used to derive achievable rents for the subject development and the subject property's rent advantage. For the purpose of this analysis, we only select non-subsidized market-rate and Tax Credit properties. Market-rate properties are used to determine market rents that can be achieved in the open market for the subject units without maximum income and rent restrictions, while non-subsidized Tax Credit units are used to determine achievable rents under the LIHTC program requirements.

The basis for the selection of these projects includes, but is not limited to, the following factors:

- Surrounding neighborhood characteristics
- Target market (seniors, families, disabled, etc.)
- Unit types offered (garden or townhouse, bedroom types, etc.)
- Building type (single-story, midrise, high-rise, etc.)
- Unit and project amenities offered
- Age and appearance of property

Since it is unlikely that any two properties are identical, we adjust the collected rent (the actual rent paid by tenants) of the selected properties according to how they compare with the subject development. Rents of projects that have additional or better features than the subject site are adjusted negatively, while projects with inferior or fewer features are adjusted positively. For example, if the subject project does not have a washer or dryer and a selected property does, then we lower the collected rent of the selected property by the estimated value of a washer and dryer to derive an *achievable market rent* for the subject project as proposed.

The rent adjustments used in this analysis are based on various sources, including known charges for additional features within the Site PMA, estimates made by area property managers and realtors, quoted rental rates from furniture rental companies and VSI's prior experience in markets nationwide.

One or more of the selected properties may be more similar to the subject property than others. These properties are given more weight in terms of reaching the final achievable rent determination. While monetary adjustments are made for various unit and project features, the final market rent determination is based upon our judgment.

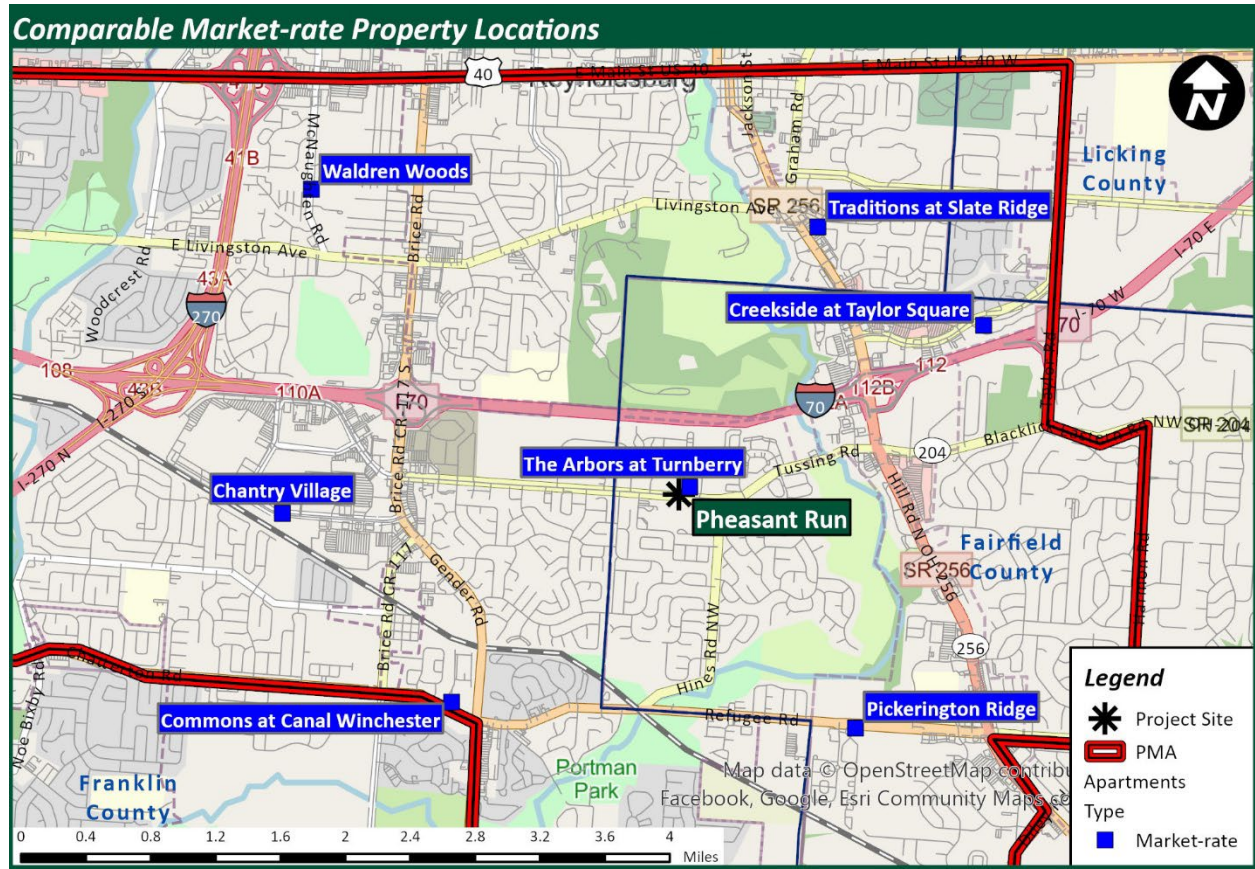
The subject development as proposed and the seven selected market-rate properties include the following:

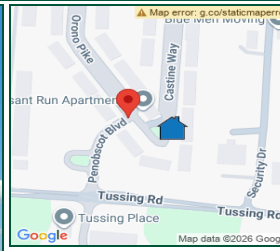
Comparable Market-rate Projects								
Map ID	Project Name	Year Opened/ Renovated	Total Units	Occupancy Rate	Unit Mix (Occupancy Rate)			
					One-Br.	Two-Br.	Three-Br.	Four-Br.
Site	Pheasant Run	2000 / 2027	136	89.6%	-	23 (87.0%)	76 (91.4%)	34 (82.8%)
2	The Arbors at Turnberry	2003 / 2018	367	97.5%	-	218 (97.2%)	149 (98.0%)	-
19	Traditions at Slate Ridge	2008	87	98.9%	-	63 (98.4%)	24 (100.0%)	-
20	Pickerington Ridge	2003 / 2015	276	97.8%	60 (96.7%)	176 (97.7%)	40 (100.0%)	-
22	Commons at Canal Winchester	2006 / 2019	264	98.9%	39 (100.0%)	167 (98.8%)	58 (98.3%)	-
25	Creekside at Taylor Square	2000	532	96.4%	102 (95.1%)	354 (96.0%)	76 (100.0%)	-
31	Chantry Village	2005	240	96.3%	46 (93.5%)	170 (96.5%)	24 (100.0%)	-
40	Waldren Woods	2023	160	98.8%	32 (100.0%)	104 (98.1%)	24 (100.0%)	-

Source: VSI Field Survey

The seven selected market-rate projects have a combined total of 1,926 units with an overall occupancy rate of 97.5%. The selected properties represent most of the area's modern rental housing stocks with two- and three-bedroom units. No modern, conventional four-bedroom market-rate units were identified in the survey. As such, we have utilized the three-bedroom comparable unit types in our achievable rent estimates.

The following map illustrates the subject site location relative to the locations of the comparable market-rate properties. Following the comparable properties' locations map are profiles of these selected comparable market-rate projects.





Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Market-Rate

Total Units 367

Occupancy 97.5%

Waiting List None

Year Open 2003

Renovated 2018

Distance to Site 0.1 miles

Age Restriction None

Unit Amenities:

Refrigerator, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Fireplace, Blinds

Concessions:

No Rent Specials

Project Amenities:

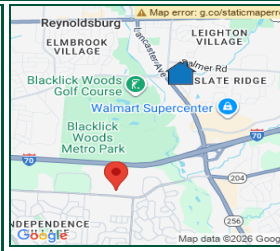
Swimming Pool, On-site Management, Clubhouse, Lounge, Fitness Center, Playground, Basketball, Storage, Surveillance Cameras, BBQ Area, Picnic Area, Activities/Events, Wi-Fi, Movie Theater, Package Service

Remarks:

Accepts HCV (60 units); Townhomes have attached garage; Smaller 2-br garden units have fireplace

The Arbors at Turnberry

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
2	2	G	96	0	1,073	\$1,599	\$1.49	\$1,854
2	2	G	54	2	1,181 - 1,210	\$1,790	\$1.48 - \$1.52	\$2,045
2	2 to 2.5	T	68	4	1,197 - 1,206	\$1,773	\$1.47 - \$1.48	\$2,028
3	2	G	30	0	1,394	\$2,105	\$1.51	\$2,404
3	2.5	T	119	3	1,347 - 1,568	\$2,034 - \$2,177	\$1.39 - \$1.51	\$2,333 - \$2,476



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Market-Rate

Total Units 87

Occupancy 98.9%

Waiting List None

Year Open 2008

Distance to Site 2.4 miles

Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Fireplace, Blinds, Granite Counters

Concessions:

No Rent Specials

Project Amenities:

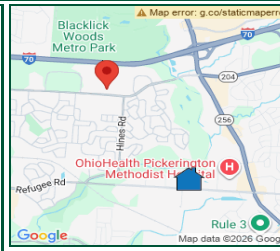
Swimming Pool, On-site Management, Clubhouse, Lounge, Fitness Center, Water Feature(s), Surveillance Cameras, BBQ Area, Picnic Area, Dog Park/Pet Care Areas, Concierge/Doorman

Remarks:

Does not accept HCV

Traditions at Slate Ridge

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
2	2.5	T	63	1	1,348 - 1,945	\$1,950 - \$2,325	\$1.20 - \$1.45	\$2,185 - \$2,560
3	2.5	T	24	0	1,379	\$2,075	\$1.50	\$2,350



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Market-Rate

Total Units 276

Occupancy 97.8%

Waiting List None

Year Open 2003

Renovated 2015

Distance to Site 2.5 miles

Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Vaulted Ceilings

Concessions:

No Rent Specials

Project Amenities:

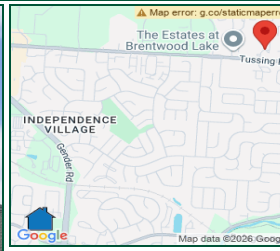
Swimming Pool, On-site Management, Clubhouse, Lounge, Fitness Center, Playground, Putting Green, Storage, Controlled Access, Computer/Business Center, Car Wash Area, Picnic Area, BBQ Area, Gazebo

Remarks:

Townhomes have vaulted ceilings; Higher rent townhomes have attached garage; YieldStar rents; Does not accept HCV

Pickerington Ridge

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	60	2	750	\$1,212	\$1.62	\$1,415
2	1 to 2	G	88	3	1,010 - 1,050	\$1,347 - \$1,557	\$1.33 - \$1.48	\$1,582 - \$1,792
2	1.5	T	40	1	1,050	\$1,386 - \$1,461	\$1.32 - \$1.39	\$1,621 - \$1,696
2	2.5	T	48	0	1,180	\$1,708 - \$1,760	\$1.45 - \$1.49	\$1,943 - \$1,995
3	2.5	T	40	0	1,420	\$2,150 - \$2,200	\$1.51 - \$1.55	\$2,425 - \$2,475



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Tenant	

Key Facts

Type Market-Rate

Total Units 264

Occupancy 98.9%

Waiting List None

Year Open 2006

Renovated 2019

Distance to Site 2.2 miles

Age Restriction None

Unit Amenities:

Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Fireplace, Security System, Blinds

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Lounge, Fitness Center, Water Feature(s), Security Gate, Computer/Business Center, BBQ Area, Picnic Area, Package Service

Concessions:

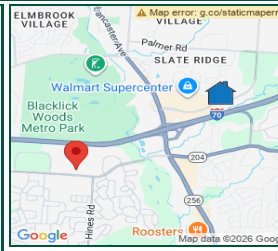
No Rent Specials

Remarks:

LRO rents; Units renovated as needed; Townhomes have attached garage, walk-in closets, fireplace & patio; FKA Kensington Commons; Renovation date estimated; Does not accept HCV

Commons at Canal Winchester

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	39	0	752	\$1,255	\$1.67	\$1,458
2	2	G	139	2	970 - 1,024	\$1,320 - \$1,353	\$1.32 - \$1.36	\$1,567 - \$1,600
2	2.5	T	28	0	1,144	\$1,505	\$1.32	\$1,752
3	2	G	41	1	1,188	\$1,765	\$1.49	\$2,065
3	3	T	17	0	1,353	\$1,880	\$1.39	\$2,180



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Market-Rate

Total Units 532

Occupancy 96.4%

Waiting List None

Year Open 2000

Distance to Site 2.2 miles

Age Restriction None

Unit Amenities:

Refrigerator, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Fireplace, Blinds, Vaulted Ceilings

Concessions:

No Rent Specials

Project Amenities:

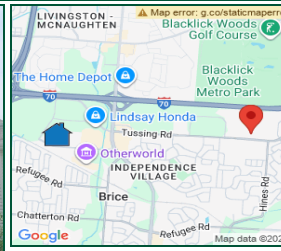
Swimming Pool, On-site Management, Laundry Facility, Clubhouse, Lounge, Fitness Center, Hot Tub/Sauna, Water Feature(s), Officer/Patrol, Gazebo, BBQ Area, Picnic Area, Dog Park/Pet Care Areas, Activities/Events, Wi-Fi

Remarks:

YieldStar rents; Townhomes have basement & fireplace; Upgraded units have microwave; Flat fee for trash included in reported rents: \$15

Creekside at Taylor Square

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	102	5	600 - 750	\$1,014 - \$1,194	\$1.59 - \$1.69	\$1,217 - \$1,397
2	1	G	128	6	950 - 1,000	\$1,149 - \$1,285	\$1.21 - \$1.29	\$1,384 - \$1,520
2	1.5	T	226	8	1,100 - 1,300	\$1,344 - \$1,545	\$1.19 - \$1.22	\$1,579 - \$1,780
3	2.5	T	76	0	1,800 - 2,200	\$1,955 - \$1,970	\$0.90 - \$1.09	\$2,230 - \$2,245



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Market-Rate

Total Units 240

Occupancy 96.3%

Waiting List None

Year Open 2005

Distance to Site 2.1 miles

Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Fireplace, Blinds

Project Amenities:

Swimming Pool, On-site Management, Laundry Facility, Clubhouse, Lounge, Fitness Center, Playground, Water Feature(s)

Concessions:

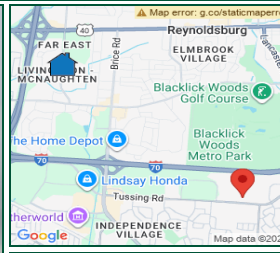
No Rent Specials

Remarks:

Does not accept HCV; Twnhms. have fireplace; Unit mix est.; Flat fee for W/S/T included in reported rents: 1-br/\$30, 2-br/1-bath/\$45, 2-br/2-bath/\$50 & townhomes/\$60; All but smallest 757-sq.-ft. 1-br units have storage

Chantry Village

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	46	3	757 - 782	\$1,024 - \$1,104	\$1.35 - \$1.41	\$1,173 - \$1,253
2	1	G	54	3	1,000	\$1,159 - \$1,349	\$1.16 - \$1.35	\$1,325 - \$1,515
2	2	G	80	2	1,159	\$1,324 - \$1,444	\$1.14 - \$1.25	\$1,490 - \$1,610
2	2.5	T	36	1	1,152 - 1,174	\$1,449 - \$1,540	\$1.26 - \$1.31	\$1,615 - \$1,706
3	2.5	T	24	0	1,398	\$1,694	\$1.21	\$1,886



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Market-Rate

Total Units 160

Occupancy 98.8%

Waiting List 1-br: 3-4 months

Year Open 2023

Distance to Site 3.0 miles

Age Restriction None

Unit Amenities:

Refrigerator, Icemaker, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds, Kitchen Island

Project Amenities:

Swimming Pool, On-site Management, Clubhouse, Activity Room, Fitness Center, Water Feature(s), Surveillance Cameras, Computer/Business Center, BBQ Area, Picnic Area, Dog Park/Pet Care Areas, Activities/Events, Wi-Fi

Concessions:

No Rent Specials

Remarks:

Accepts HCV (45 units); Preleasing began 8/2022; Opened 1/2023; Reached stabilized occupancy 5/2024

Waldren Woods

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent
						Unit	\$ / Square Foot	
1	1	G	32	0	681	\$1,195	\$1.75	\$1,378
2	2	G	104	2	957	\$1,490	\$1.56	\$1,717
3	2	G	24	0	1,225	\$2,190	\$1.79	\$2,470

We have also prepared an achievable Tax Credit rent analysis to evaluate the appropriateness of the proposed rents compared to existing Tax Credit rental alternatives. The properties used in this analysis are detailed in Section X, Comparable Tax Credit Analysis of this report. This analysis is typically conducted among those properties that offer rents at the same AMI level as proposed at the site. We have considered the 60% AMI level at the site in the following achievable rent analysis; the lower AMI level rents proposed will represent significant values in the market.

The subject development and the six selected Tax Credit properties include the following:

Comparable Tax Credit Projects								
Map ID	Project Name	Year Opened/ Renovated	Total Units	Occupancy Rate	Unit Mix (Occupancy Rate)			
					One-Br.	Two-Br.	Three-Br.	Four-Br.
Site	Pheasant Run	2000 / 2027	136	89.6%	-	23 (87.0%)	76 (91.4%)	34 (82.8%)
1	Pheasant Run (Site)	2000	135 + 1*	89.6%	-	23 (87.0%)	69 (91.3%)	29 (82.8%)
17	Blacklick Crossing	2019	30	100.0%	4 (100.0%)	23 (100.0%)	3 (100.0%)	-
901	Raspberry Glen	1993 / 2014	100	100.0%	-	64 (100.0%)	36 (100.0%)	-
902	Kimberly Meadows	1996 / 2013	78	100.0%	-	54 (100.0%)	24 (100.0%)	-
903	Riverside Trail Apts.	2020	248	100.0%	72 (100.0%)	96 (100.0%)	56 (100.0%)	24 (100.0%)
904	Preston Pointe at Shannon Glen I	2004	210	100.0%	40 (100.0%)	88 (100.0%)	74 (100.0%)	8 (100.0%)

Source: VSI Field Survey

900 Series map codes located outside the PMA

*Units under construction

The six LIHTC projects have a combined occupancy rate of 98.3%, indicating a very strong demand for non-subsidized affordable housing in and near the market. Five of these projects have waiting lists. The sites low occupancy has been attributed to a recent transition in management, evictions and slower tenant traffic during winter months.

The Rent Comparability Grids on the following pages show the collected rents for each of the selected properties and illustrate the adjustments made (as needed) for various features and location or neighborhood characteristics, as well as quality differences that exist among the selected properties and the subject development as proposed. We have included the market-rate rent grids for each bedroom type, followed by the Tax Credit rent grids for each bedroom type.

	Subject		Comp #1	Comp #2	Comp #3	Comp #4	Comp #5	Comp #6
	Pheasant Run		The Arbors at Turnberry	Pickerington Ridge	Commons at Canal Winchester	Creekside at Taylor Square	Chantry Village	Waldren Woods
	2680 Orono Pike	Data on	3655 Rosslare Harbour Dr.	51 Great Trail Cir.	6300 Refugee Rd.	2422 Banks Edge Way	5616 Chantry Dr.	1564 McNaughten Rd.
	Reynoldsburg, OH	Subject	Pickerington, OH	Pickerington, OH	Canal Winchester, OH	Reynoldsburg, OH	Columbus, OH	Columbus, OH
A.	Rents Charged		Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj
1	\$ Last Rent/Restricted?		\$1,599	\$1,347	\$1,320	\$1,149	\$1,254	\$1,490
3	Rent Concessions		NONE	NONE	NONE	NONE	NONE	NONE
4	Occupancy for Unit Type		100%	97%	99%	95%	94%	98%
5	Effective Rent & Rent/Sq. Ft.		\$1,599 \$1.49	\$1,347 \$1.33	\$1,320 \$1.36	\$1,149 \$1.21	\$1,254 \$1.25	\$1,490 \$1.56
B.	Design, Location, Condition		Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj
6	Structure/Stories	WU/2	WU/2,3	WU/2	WU/2,3	WU/2	WU/2	WU/3
7	Year Built/Year Renovated	2000/2027	2003/2018	2003/2015	2006/2019	2000	2005	2023
8	Condition/Street Appeal	B+	A (\$20)	A (\$20)	A (\$20)	B \$10	B+ \$9	A (\$9)
9	Neighborhood	B	B	B	B	B	B	B
10	Same Market? Miles to Subj		Y/0.1	Y/2.5	Y/2.2	Y/2.2	Y/2.1	Y/3.0
C.	Unit Equipment/ Amenities		Data Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj
11	# Bedrooms	2	2	2	2	2	2	2
12	# Baths	1	2 (\$30)	1	2 (\$30)	1	1	2 (\$30)
13	Unit Interior Sq. Ft.	853	1073 (\$73)	1010 (\$52)	970 (\$39)	950 (\$32)	1000 (\$49)	957 (\$35)
14	Balcony/Patio	N	Y (\$5)	Y (\$5)	N	Y (\$5)	Y (\$5)	Y (\$5)
15	AC: Central/Wall	C	C	C	C	C	C	C
16	Range/Refrigerator	R/F	R/F	R/F	R/F	R/F	R/F	R/F
17	Microwave/Dishwasher	Y/Y	Y/Y	Y/Y	N/Y \$5	Y/Y	Y/Y	Y/Y
18	Washer/Dryer	HU	HU	HU	W/D (\$35)	HU/L (\$5)	HU/L (\$5)	W/D (\$35)
19	Floor Coverings	V	C \$0	C \$0	C \$0	C \$0	C \$0	C \$0
20	Window Treatments	B	B	B	B	B	B	B
21	Ceiling Fan	N	N	Y (\$5)	N	N	N	Y (\$5)
22	Walk-In Closet	Y	Y	Y	N \$3	N \$3	Y	Y
23	Garbage Disposal	Y	Y	Y	Y	Y	Y	Y
D.	Site Equipment/ Amenities		Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj
24	Parking (\$ Fee)	LOT/\$0	LOT/\$0	LOT/\$0	LOT/\$0	LOT/\$0	LOT/\$0	LOT/\$0
25	On-Site Management	Y	Y	Y	Y	Y	Y	Y
26	Security	S	S	C (\$1)	G (\$3)	O \$0	N \$2	S
27	Clubhouse/Meeting Rooms	CH/A/K/L	CH/L \$4	CH/L \$4	CH/L \$4	CH/L \$4	CH/L \$4	CH/A \$6
28	Pool/Recreation Areas	B	P/F/B (\$13)	P/F/PG (\$13)	P/F (\$11)	P/F (\$11)	P/F (\$11)	P/F (\$11)
29	Playground	Y	Y	Y	N \$5	N \$5	N \$5	N \$5
30	Business Center	N	N	Y (\$4)	Y (\$4)	N	N	Y (\$4)
31	Outdoor Areas	B/P	B/P	P/B/Z (\$2)	B/P	Z/B/P/D (\$7)	N \$4	B/P/D (\$5)
32	Services	A/S	A \$5	N \$10	N \$10	A \$5	N \$10	A \$5
E.	Utilities		Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj	Data \$ Adj
33	Heat (in rent?/type)	N/G	N/G	N/G	N/E (\$28)	N/G	N/G	N/E (\$28)
34	Cooling (in rent?/type)	N/E	N/E	N/E	N/E	N/E	N/E	N/E
35	Cooking (in rent?/type)	N/E	N/E	N/E	N/E	N/E	N/E	N/E
36	Hot Water (in rent?/type)	N/G	N/E \$20	N/G	N/E \$20	N/G	N/E \$20	N/E \$20
37	Other Electric	N	N	N	N	N	N	N
38	Cold Water/Sewer	Y/Y	N/N \$89	N/N \$89	N/N \$89	N/N \$89	Y/Y	N/N \$89
39	Trash/Recycling	Y/N	Y/N	Y/N	N/N \$20	Y/N	Y/N	Y/N
F.	Adjustments Recap		Pos Neg	Pos Neg	Pos Neg	Pos Neg	Pos Neg	Pos Neg
40	# Adjustments B to D		3 5	3 8	6 7	6 5	5 4	3 10
41	Sum Adjustments B to D		\$12 (\$141)	\$19 (\$102)	\$28 (\$142)	\$41 (\$60)	\$29 (\$70)	\$16 (\$159)
42	Sum Utility Adjustments		\$109 \$0	\$89 \$0	\$129 (\$28)	\$89 \$0	\$20 \$0	\$109 (\$28)
			Net Gross	Net Gross	Net Gross	Net Gross	Net Gross	Net Gross
43	Net/Gross Adjmts B to E		(\$20) \$262	\$				

Three-Bedroom Flat Market-Rate Comparability Grid

Subject			Comp #1		Comp #2		Comp #3	
	Pheasant Run		The Arbors at Turnberry		Commons at Canal Winchester		Waldren Woods	
	2680 Orono Pike	Data on	3655 Rosslare Harbour Dr.		6300 Refugee Rd.		1564 McNaughten Rd.	
	Reynoldsburg, OH	Subject	Pickerington, OH		Canal Winchester, OH		Columbus, OH	
A.	Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent/Restricted?		\$2,105		\$1,765		\$2,190	
3	Rent Concessions		NONE		NONE		NONE	
4	Occupancy for Unit Type		100%		98%		100%	
5	Effective Rent & Rent/Sq. Ft.		\$2,105	\$1.51	\$1,765	\$1.49	\$2,190	\$1.79
B.	Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure/Stories	WU/2	WU/2,3		WU/2,3		WU/3	
7	Year Built/Year Renovated	2000/2027	2003/2018	\$3	2006/2019	\$1	2023	(\$9)
8	Condition/Street Appeal	B+	A	(\$20)	A	(\$20)	A	(\$20)
9	Neighborhood	B	B		B		B	
10	Same Market? Miles to Subj		Y/0.1		Y/2.2		Y/3.0	
C.	Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	3	3		3		3	
12	# Baths	1.5	2	(\$15)	2	(\$15)	2	(\$15)
13	Unit Interior Sq. Ft.	1003	1394	(\$153)	1188	(\$72)	1225	(\$87)
14	Balcony/Patio	N	Y	(\$5)	N		Y	(\$5)
15	AC: Central/Wall	C	C		C		C	
16	Range/Refrigerator	R/F	R/F		R/F		R/F	
17	Microwave/Dishwasher	Y/Y	Y/Y		N/Y	\$5	Y/Y	
18	Washer/Dryer	HU	HU		W/D	(\$35)	W/D	(\$35)
19	Floor Coverings	V	C	\$0	C	\$0	C	\$0
20	Window Treatments	B	B		B		B	
21	Ceiling Fan	N	N		N		Y	(\$5)
22	Walk-In Closet	Y	Y		N	\$3	Y	
23	Garbage Disposal	Y	Y		Y		Y	
D	Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	LOT/\$0	LOT/\$0		LOT/\$0		LOT/\$0	
25	On-Site Management	Y	Y		Y		Y	
26	Security	S	S		G	(\$3)	S	
27	Clubhouse/Meeting Rooms	CH/A/K/L	CH/L	\$4	CH/L	\$4	CH/A	\$6
28	Pool/Recreation Areas	B	P/F/B	(\$13)	P/F	(\$11)	P/F	(\$11)
29	Playground	Y	Y		N	\$5	N	\$5
30	Business Center	N	N		Y	(\$4)	Y	(\$4)
31	Outdoor Areas	B/P	B/P		B/P		B/P/D	(\$5)
32	Services	A/S	A	\$5	N	\$10	A	\$5
E.	Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/type)	N/G	N/G		N/E	(\$19)	N/E	(\$19)
34	Cooling (in rent?/type)	N/E	N/E		N/E		N/E	
35	Cooking (in rent?/type)	N/E	N/E		N/E		N/E	
36	Hot Water (in rent?/type)	N/G	N/E	\$24	N/E	\$24	N/E	\$24
37	Other Electric	N	N		N		N	
38	Cold Water/Sewer	Y/Y	N/N	\$107	N/N	\$107	N/N	\$107
39	Trash/Recycling	Y/N	Y/N		N/N	\$20	Y/N	
F.	Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		3	5	6	7	3	10
41	Sum Adjustments B to D		\$12	(\$206)	\$28	(\$160)	\$16	(\$196)
42	Sum Utility Adjustments		\$131	\$0	\$151	(\$19)	\$131	(\$19)
			Net	Gross	Net	Gross	Net	Gross
43	Net/Gross Adjmts B to E		(\$63)	\$349	(\$0)	\$358	(\$68)	\$362
G.	Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)		\$2,042		\$1,765		\$2,122	
45	Adj. Rent/Last Rent			97%		100%		97%
46	Estimated Market Rent	\$1,905	\$1.90	Estimated Market Rent/Sq. Ft.				

Subject			Comp #1		Comp #2		Comp #3		Comp #4		Comp #5		Comp #6		Comp #7	
	Phasant Run		The Arbors at Turnberry		Traditions at Slate Ridge		Pickerington Ridge		Commons at Canal Winchester		Creskide at Taylor Square		Chantry Village		Waldren Woods	
	2680 Orono Pike	Data on	3655 Rosslare Harbour Dr.		1929 Opal St.		51 Great Trail Cir.		6300 Refugee Rd.		2422 Banks Edge Way		5616 Chantry Dr.		1564 McNaughten Rd.	
	Reynoldsburg, OH	Subject	Pickerington, OH		Reynoldsburg, OH		Pickerington, OH		Canal Winchester, OH		Reynoldsburg, OH		Columbus, OH		Columbus, OH	
A.	Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent/Restricted?		\$2,034		\$2,075		\$2,175		\$1,880		\$1,955		\$1,694		\$2,190	
3	Rent Concessions		NONE		NONE		NONE		NONE		NONE		NONE		NONE	
4	Occupancy for Unit Type		97%		100%		100%		100%		100%		100%		100%	
5	Effective Rent & Rent/Sq. Ft.		\$2,034	\$1.51	\$2,075	\$1.50	\$2,175	\$1.53	\$1,880	\$1.39	\$1,955	\$1.09	\$1,694	\$1.21	\$2,190	\$1.79
B.	Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure/Stories	TH/2	TH/2,3		TH/2,2.5		TH/2		TH/2,3		TH/2		TH/2		WU/3	
7	Year Built/Year Renovated	2000/2027	2003/2018	\$3	2008	\$6	2003/2015	\$5	2006/2019	\$1	2000	\$14	2005	\$9	2023	(\$9)
8	Condition/Street Appeal	B+	A	(\$20)	A	(\$20)	A	(\$20)	A	(\$20)	B	\$10	B+		A	(\$20)
9	Neighborhood	B	B		A	(\$30)	B		B		B		B		B	
10	Same Market? Miles to Subj		Y/0.1		Y/2.4		Y/2.5		Y/2.2		Y/2.2		Y/2.1		Y/3.0	
C.	Unit Equipment/ Amenities		Data	Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	3	3		3		3		3		3		3		3	
12	# Baths	2.5	2.5		2.5		2.5	(\$15)	3	(\$15)	2.5		2.5		2	\$15
13	Unit Interior Sq. Ft.	1240	1347	(\$37)	1379	(\$48)	1420	(\$62)	1353	(\$39)	1800	(\$194)	1398	(\$55)	1225	\$5
14	Balcony/Patio	Y	Y		Y		Y		Y		Y		Y		Y	
15	AC: Central/Wall	C	C		C		C		C		C		C		C	
16	Range/Refrigerator	R/F	R/F		R/F		R/F		R/F		R/F		R/F		R/F	
17	Microwave/Dishwasher	Y/Y	Y/Y		Y/Y		Y/Y		N/Y	\$5	Y/Y		Y/Y		Y/Y	
18	Washer/Dryer	HU	HU		W/D	(\$35)	HU		W/D	(\$35)	W/D	(\$35)	HU/L	(\$5)	W/D	(\$35)
19	Floor Coverings	V	C	\$0	C	\$0	C	\$0	C	\$0	C	\$0	C	\$0	C	\$0
20	Window Treatments	B	B		B		B		B		B		B		B	
21	Ceiling Fan	N	N		Y	(\$5)	Y	(\$5)	N		N		N		Y	(\$5)
22	Walk-In Closet	Y	Y		N	\$3	Y		Y		N	\$3	Y		Y	
23	Garbage Disposal	Y	Y		Y		Y		Y		Y		Y		Y	
D	Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	LOT/\$0	LOT/\$0		A-GAR	(\$70)	LOT/\$0		LOT/\$0		LOT/\$0		LOT/\$0		LOT/\$0	
25	On-Site Management	Y	Y		Y		Y		Y		Y		Y		Y	
26	Security	S	S		S		C	(\$1)	G	(\$3)	O	\$0	N	\$2	S	
27	Clubhouse/Meeting Rooms	CH/A/K/L	CH/L	\$4	CH/L	\$4	CH/L	\$4	CH/L	\$4	CH/L	\$4	CH/L	\$4	CH/A	\$6
28	Pool/Recreation Areas	B	P/F/B	(\$13)	P/F	(\$11)	P/F/PG	(\$13)	P/F	(\$11)	P/F	(\$11)	P/F	(\$11)	P/F	(\$11)
29	Playground	Y	Y		N	\$5	Y		N	\$5	N	\$5	Y		N	\$5
30	Business Center	N	N		N		Y	(\$4)	Y	(\$4)	N		N		Y	(\$

Four-Bedroom Market-Rate Comparability Grid

Subject			Comp #1		Comp #2		Comp #3		Comp #4		Comp #5		Comp #6		Comp #7	
	Pheasant Run		The Arbors at Turnberry		Traditions at Slate Ridge		Pickerington Ridge		Commons at Canal Winchester		Creskside at Taylor Square		Chantry Village		Waldren Woods	
	2680 Orono Pike	Data on	3655 Rosslare Harbour Dr.		1929 Opal St.		51 Great Trail Cir.		6300 Refugee Rd.		2422 Banks Edge Way		5616 Chantry Dr.		1564 McNaughten Rd.	
	Reynoldsburg, OH	Subject	Pickerington, OH		Reynoldsburg, OH		Pickerington, OH		Canal Winchester, OH		Reynoldsburg, OH		Columbus, OH		Columbus, OH	
A.	Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent/Restricted?		\$2,034		\$2,075		\$2,175		\$1,880		\$1,955		\$1,694		\$2,190	
3	Rent Concessions		NONE		NONE		NONE		NONE		NONE		NONE		NONE	
4	Occupancy for Unit Type		97%		100%		100%		100%		100%		100%		100%	
5	Effective Rent & Rent/Sq. Ft.		\$2,034	\$1.51	\$2,075	\$1.50	\$2,175	\$1.53	\$1,880	\$1.39	\$1,955	\$1.09	\$1,694	\$1.21	\$2,190	\$1.79
B.	Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure/Stories	TH/2	TH/2,3		TH/2,2.5		TH/2		TH/2,3		TH/2		TH/2		WU/3	
7	Year Built/Year Renovated	2000/2027	2003/2018	\$3	2008	\$6	2003/2015	\$5	2006/2019	\$1	2000	\$14	2005	\$9	2023	(\$9)
8	Condition/Street Appeal	B+	A	(\$20)	A	(\$20)	A	(\$20)	A	(\$20)	B	\$10	B+		A	(\$20)
9	Neighborhood	B	B		A	(\$30)	B		B		B		B			
10	Same Market? Miles to Subj		Y/0.1		Y/2.4		Y/2.5		Y/2.2		Y/2.2		Y/2.1		Y/3.0	
C.	Unit Equipment/ Amenities		Data	Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	4	3	\$75	3	\$75	3	\$75	3	\$75	3	\$75	3	\$75	3	\$75
12	# Baths	2.5	2.5		2.5		2.5		3	(\$15)	2.5		2.5		2	\$15
13	Unit Interior Sq. Ft.	1425	1347	\$27	1379	\$16	1420	\$2	1353	\$25	1800	(\$130)	1398	\$9	1225	\$69
14	Balcony/Patio	Y	Y		Y		Y		Y		Y		Y		Y	
15	AC: Central/Wall	C	C		C		C		C		C		C		C	
16	Range/Refrigerator	R/F	R/F		R/F		R/F		R/F		R/F		R/F		R/F	
17	Microwave/Dishwasher	Y/Y	Y/Y		Y/Y		Y/Y		N/Y	\$5	Y/Y		Y/Y		Y/Y	
18	Washer/Dryer	HU	HU		W/D	(\$35)	HU		W/D	(\$35)	W/D	(\$35)	HU/L	(\$5)	W/D	(\$35)
19	Floor Coverings	V	C	\$0	C	\$0	C	\$0	C	\$0	C	\$0	C	\$0	C	\$0
20	Window Treatments	B	B		B		B		B		B		B		B	
21	Ceiling Fan	N	N		Y	(\$5)	Y	(\$5)	N		N		N		Y	(\$5)
22	Walk-In Closet	Y	Y		N	\$3	Y		Y		N	\$3	Y		Y	
23	Garbage Disposal	Y	Y		Y		Y		Y		Y		Y		Y	
D	Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	LOT/\$0	LOT/\$0		A-GAR	(\$70)	LOT/\$0		LOT/\$0		LOT/\$0		LOT/\$0		LOT/\$0	
25	On-Site Management	Y	Y		Y		Y		Y		Y		Y		Y	
26	Security	S	S		S		C	(\$1)	G	(\$3)	O	\$0	N	\$2	S	
27	Clubhouse/Meeting Rooms	CH/A/K/L	CH/L	\$4	CH/L	\$4	CH/L	\$4	CH/L	\$4	CH/L	\$4	CH/L	\$4	CH/A	\$6
28	Pool/Recreation Areas	B	P/F/B	(\$13)	P/F	(\$11)	P/F/PG	(\$13)	P/F	(\$11)	P/F	(\$11)	P/F	(\$11)	P/F	(\$11)
29	Playground	Y	Y		Y	\$5	Y		N	\$5	N	\$5	Y		N	\$5
30	Business Center	N	N		N		Y	(\$4)	Y	(\$4)	N		N		Y	(\$4)
31	Outdoor Areas	B/P	B/P		B/P/D	(\$5)	P/B/Z	(\$2)	B/P		Z/B/P/D	(\$7)	N	\$4	B/P/D	(\$5)
32	Services	A/S	A	\$5	N	\$10	N	\$10	N	\$10	A	\$5	N	\$10	A	\$5
E.	Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/type)	N/G	N/G	(\$3)	N/G	(\$3)	N/G	(\$3)	N/E	(\$22)	N/G	(\$3)	N/G	(\$3)	N/E	(\$22)
34	Cooling (in rent?/type)	N/E	N/E		N/E		N/E		N/E		N/E		N/E		N/E	
35	Cooking (in rent?/type)	N/E	N/E	(\$4)	N/E	(\$4)	N/E	(\$4)	N/E	(\$4)	N/E	(\$4)	N/E	(\$4)	N/E	(\$4)
36	Hot Water (in rent?/type)	N/G	N/E	\$22	N/G	(\$2)	N/G	(\$2)	N/E	\$22	N/G	(\$2)	N/E	\$22	N/E	\$22
37	Other Electric	N	N		N		N		N		N		N		N	
38	Cold Water/Sewer	Y/Y	N/N	\$107	N/N	\$107	N/N	\$107	N/N	\$107	N/N	\$107	Y/Y		N/N	\$107
39	Trash/Recycling	Y/N	Y/N		Y/N		Y/N		N/N	\$20	Y/N		Y/N		Y/N	
F.	Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		5	2	7	7	5	6	7	6	7	4	7	2	6	7
41	Sum Adjustments B to D		\$114	(\$33)	\$119	(\$176)	\$96	(\$45)	\$125	(\$88)	\$116	(\$183)	\$113	(\$16)	\$175	(\$89)
42	Sum Utility Adjustments		\$129	(\$7)	\$107	(\$9)	\$107	(\$9)	\$149	(\$26)	\$107	(\$9)	\$22	(\$7)	\$129	(\$26)
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/Gross Adjmts B to E		\$203	\$283	\$41	\$411	\$149	\$257	\$160	\$388	\$31	\$415	\$112	\$158	\$189	\$419
G.	Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)		\$2,237		\$2,116		\$2,324		\$2,040		\$1,986		\$1,806		\$2,379	
45	Adj. Rent/Last Rent			110%		102%		107%		109%		102%		107%		109%
46	Estimated Market Rent	\$2,130	\$1.49	Estimated Market Rent/Sq. Ft.												

Two-Bedroom Garden @ 60% Comparability Grid

Subject		Comp #1		Comp #2		Comp #3		Comp #4	
Pheasant Run		Pheasant Run (Site)		Blacklick Crossing		Riverside Trail Apts.		Preston Pointe at Shannon Glen I	
2680 Orono Pike		2680 Orono Pk.		6950 E. Livingston Ave.		5795 Chatterton Rd.		5800 Shannon Rd.	
Reynoldsburg, OH		Reynoldsburg, OH		Reynoldsburg, OH		Columbus, OH		Canal Winchester, OH	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent/Restricted?	\$1,144		\$1,395		\$1,250		\$1,274	
3	Rent Concessions	NONE		NONE		NONE		NONE	
4	Occupancy for Unit Type	91%		100%	\$42	100%	\$38	100%	\$38
5	Effective Rent & Rent/Sq. Ft.	\$1,144	\$1.34	\$1,437	\$1.16	\$1,288	\$1.08	\$1,312	\$1.31
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure/Stories	WU/2		TH/1,2,3		WU/2,3		WU/1,2	
7	Year Built/Year Renovated	2000/2027	\$14	2019	(\$5)	2020	(\$6)	2004	\$10
8	Condition/Street Appeal	B+	\$10	B+		A-	(\$10)	A-	(\$10)
9	Neighborhood	B		B		B		B	
10	Same Market? Miles to Subj	Y/0.0		Y/2.9		N/2.7		N/4.4	
C. Unit Equipment/ Amenities		Data	Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	2		2		2		2	
12	# Baths	1		1.5	(\$15)	2	(\$30)	1	
13	Unit Interior Sq. Ft.	853		1238	(\$115)	1190	(\$101)	999	(\$44)
14	Balcony/Patio	N		Y	(\$5)	Y	(\$5)	Y	(\$5)
15	AC: Central/Wall	C		C		C		C	
16	Range/Refrigerator	R/F		R/F		R/F		R/F	
17	Microwave/Dishwasher	Y/Y	\$5	N/Y	\$5	Y/Y		N/Y	\$5
18	Washer/Dryer	HU		HU/L	(\$5)	W/D	(\$35)	HU/L	(\$5)
19	Floor Coverings	V	\$0	C	\$0	C	\$0	C	\$0
20	Window Treatments	B		B		B		B	
21	Ceiling Fan	N		Y	(\$5)	Y	(\$5)	Y	(\$5)
22	Walk-In Closet	Y		N	\$3	Y		Y	
23	Garbage Disposal	Y		Y		Y		Y	
D Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	LOT/\$0		A-GAR	(\$70)	LOT/\$0		LOT/\$0	
25	On-Site Management	Y		Y		Y		Y	
26	Security	S		N	\$2	N	\$2	N	\$2
27	Clubhouse/Meeting Rooms	CH/A/K/L		CH/A	\$6	CH/G	\$5	CH/L	\$4
28	Pool/Recreation Areas	B		F	(\$1)	P/F	(\$11)	P/F	(\$11)
29	Playground	Y		Y		Y		Y	
30	Business Center	N		Y	(\$4)	Y	(\$4)	Y	(\$4)
31	Outdoor Areas	B/P		P/B/G	(\$2)	P/D/B	(\$5)	Z/P/B	(\$2)
32	Services	A/S		S/A/C	(\$5)	N	\$10	N	\$10
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/type)	N/G		N/G		N/E	(\$28)	N/G	
34	Cooling (in rent?/type)	N/E		N/E		N/E		N/E	
35	Cooking (in rent?/type)	N/E		N/E		N/E		N/E	
36	Hot Water (in rent?/type)	N/G		N/G		N/E	\$20	N/G	
37	Other Electric	N		N		N		N	
38	Cold Water/Sewer	Y/Y		N/N	\$89	N/N	\$89	N/N	\$89
39	Trash/Recycling	Y/N		Y/N		Y/N		Y/N	
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	3	0	4	11	3	10	5	8
41	Sum Adjustments B to D	\$29	\$0	\$16	(\$232)	\$17	(\$212)	\$31	(\$86)
42	Sum Utility Adjustments	\$0	\$0	\$89	\$0	\$109	(\$28)	\$89	\$0
		Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/Gross Adjmts B to E	\$29	\$29	(\$127)	\$337	(\$114)	\$366	\$34	\$206
G. Adjusted & LIHTC Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$1,173		\$1,310		\$1,174		\$1,347	
45	Adj. Rent/Last Rent		103%		91%		91%		103%
46	Estimated LIHTC Rent	\$1,190	\$1.40	Estimated LIHTC Rent/Sq. Ft.					

Three-Bedroom Garden @ 60% Comparability Grid

Subject		Comp #1		Comp #2		Comp #3		Comp #4	
Pheasant Run		Pheasant Run (Site)		Blacklick Crossing		Riverside Trail Apts.		Preston Pointe at Shannon Glen I	
2680 Orono Pike		2680 Orono Pk.		6950 E. Livingston Ave.		5795 Chatterton Rd.		5800 Shannon Rd.	
Reynoldsburg, OH		Reynoldsburg, OH		Reynoldsburg, OH		Columbus, OH		Canal Winchester, OH	
A.	Rents Charged		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj
1	\$ Last Rent/Restricted?		\$1,314		\$1,611		\$1,437		\$1,314
3	Rent Concessions		NONE		NONE		NONE		NONE
4	Occupancy for Unit Type		93%		100%	\$48	100%	\$43	100%
5	Effective Rent & Rent/Sq. Ft.		\$1,314 \$1.31		\$1,659 \$1.25		\$1,480 \$1.11		\$1,353 \$1.03
B.	Design, Location, Condition		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj
6	Structure/Stories	WU/2	TH/2		TH/1,2,3		WU/2,3		TH/1,2
7	Year Built/Year Renovated	2000/2027	2000 \$14		2019 (\$5)		2020 (\$6)		2004 \$10
8	Condition/Street Appeal	B+	B \$10		B+		A- (\$10)		A- (\$10)
9	Neighborhood	B	B		B		B		B
10	Same Market? Miles to Subj		Y/0.0		Y/2.9		N/2.7		N/4.4
C.	Unit Equipment/ Amenities		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj
11	# Bedrooms	3	3		3		3		3
12	# Baths	1.5	1.5		2 (\$15)		2 (\$15)		2.5 (\$30)
13	Unit Interior Sq. Ft.	1003	1003		1330 (\$95)		1333 (\$96)		1314 (\$90)
14	Balcony/Patio	N	N		Y (\$5)		Y (\$5)		Y (\$5)
15	AC: Central/Wall	C	C		C		C		C
16	Range/Refrigerator	R/F	R/F		R/F		R/F		R/F
17	Microwave/Dishwasher	Y/Y	N/Y \$5		N/Y \$5		Y/Y		N/Y \$5
18	Washer/Dryer	HU	HU		HU/L (\$5)		W/D (\$35)		HU/L (\$5)
19	Floor Coverings	V	C \$0		C \$0		C \$0		C \$0
20	Window Treatments	B	B		B		B		B
21	Ceiling Fan	N	N		Y (\$5)		Y (\$5)		Y (\$5)
22	Walk-In Closet	Y	Y		N \$3		Y		Y
23	Garbage Disposal	Y	Y		Y		Y		Y
D	Site Equipment/ Amenities		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj
24	Parking (\$ Fee)	LOT/\$0	LOT/\$0		A-GAR (\$70)		LOT/\$0		LOT/\$0
25	On-Site Management	Y	Y		Y		Y		Y
26	Security	S	S		N \$2		N \$2		N \$2
27	Clubhouse/Meeting Rooms	CH/A/K/L	CH/A/K/L		CH/A \$6		CH/G \$5		CH/L \$4
28	Pool/Recreation Areas	B	B		F (\$1)		P/F (\$11)		P/F (\$11)
29	Playground	Y	Y		Y		Y		Y
30	Business Center	N	N		Y (\$4)		Y (\$4)		Y (\$4)
31	Outdoor Areas	B/P	B/P		P/B/G (\$2)		P/D/B (\$5)		Z/P/B (\$2)
32	Services	A/S	A/S		S/A/C (\$5)		N \$10		N \$10
E.	Utilities		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj
33	Heat (in rent?/type)	N/G	N/G		N/G		N/E (\$19)		N/G
34	Cooling (in rent?/type)	N/E	N/E		N/E		N/E		N/E
35	Cooking (in rent?/type)	N/E	N/E		N/E		N/E		N/E
36	Hot Water (in rent?/type)	N/G	N/G		N/G		N/E \$24		N/G
37	Other Electric	N	N		N		N		N
38	Cold Water/Sewer	Y/Y	Y/Y		N/N \$107		N/N \$107		N/N \$107
39	Trash/Recycling	Y/N	Y/N		Y/N		Y/N		Y/N
F.	Adjustments Recap		Pos Neg		Pos Neg		Pos Neg		Pos Neg
40	# Adjustments B to D		3 0		4 11		3 10		5 9
41	Sum Adjustments B to D		\$29 \$0		\$16 (\$212)		\$17 (\$192)		\$31 (\$162)
42	Sum Utility Adjustments		\$0 \$0		\$107 \$0		\$131 (\$19)		\$107 \$0
			Net Gross		Net Gross		Net Gross		Net Gross
43	Net/Gross Adjmts B to E		\$29 \$29		(\$89) \$335		(\$63) \$359		(\$24) \$300
G.	Adjusted & LIHTC Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent
44	Adjusted Rent (5+ 43)		\$1,343		\$1,571		\$1,418		\$1,329
45	Adj. Rent/Last Rent			102%		95%		96%	
46	Estimated LIHTC Rent	\$1,350	\$1.35	Estimated LIHTC Rent/Sq. Ft.					

Three-Bedroom Townhouse @ 60% Comparability Grid

Subject		Comp #1		Comp #2		Comp #3		Comp #4	
Pheasant Run		Pheasant Run (Site)		Blacklick Crossing		Riverside Trail Apts.		Preston Pointe at Shannon Glen I	
2680 Orono Pike		2680 Orono Pk.		6950 E. Livingston Ave.		5795 Chatterton Rd.		5800 Shannon Rd.	
Reynoldsburg, OH		Reynoldsburg, OH		Reynoldsburg, OH		Columbus, OH		Canal Winchester, OH	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent/Restricted?	\$1,314		\$1,611		\$1,437		\$1,314	
3	Rent Concessions	NONE		NONE		NONE		NONE	
4	Occupancy for Unit Type	93%		100%	\$48	100%	\$43	100%	\$39
5	Effective Rent & Rent/Sq. Ft.	\$1,314	\$1.06	\$1,659	\$1.25	\$1,480	\$1.11	\$1,353	\$1.03
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure/Stories	TH/2		TH/1,2,3		WU/2,3		TH/1,2	
7	Year Built/Year Renovated	2000/2027	\$14	2019	(\$5)	2020	(\$6)	2004	\$10
8	Condition/Street Appeal	B+	\$10	B+		A-	(\$10)	A-	(\$10)
9	Neighborhood	B		B		B		B	
10	Same Market? Miles to Subj	Y/0.0		Y/2.9		N/2.7		N/4.4	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	3		3		3		3	
12	# Baths	2.5		2	\$15	2	\$15	2.5	
13	Unit Interior Sq. Ft.	1240		1330	(\$25)	1333	(\$26)	1314	(\$21)
14	Balcony/Patio	Y		Y		Y		Y	
15	AC: Central/Wall	C		C		C		C	
16	Range/Refrigerator	R/F		R/F		R/F		R/F	
17	Microwave/Dishwasher	Y/Y	\$5	N/Y	\$5	Y/Y		N/Y	\$5
18	Washer/Dryer	HU		HU/L	(\$5)	W/D	(\$35)	HU/L	(\$5)
19	Floor Coverings	V	\$0	C	\$0	C	\$0	C	\$0
20	Window Treatments	B		B		B		B	
21	Ceiling Fan	N		Y	(\$5)	Y	(\$5)	Y	(\$5)
22	Walk-In Closet	Y		N	\$3	Y		Y	
23	Garbage Disposal	Y		Y		Y		Y	
D Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	LOT/\$0		A-GAR	(\$70)	LOT/\$0		LOT/\$0	
25	On-Site Management	Y		Y		Y		Y	
26	Security	S		N	\$2	N	\$2	N	\$2
27	Clubhouse/Meeting Rooms	CH/A/K/L		CH/A	\$6	CH/G	\$5	CH/L	\$4
28	Pool/Recreation Areas	B		F	(\$1)	P/F	(\$11)	P/F	(\$11)
29	Playground	Y		Y		Y		Y	
30	Business Center	N		Y	(\$4)	Y	(\$4)	Y	(\$4)
31	Outdoor Areas	B/P		P/B/G	(\$2)	P/D/B	(\$5)	Z/P/B	(\$2)
32	Services	A/S		S/A/C	(\$5)	N	\$10	N	\$10
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/type)	N/G		N/G		N/E	(\$19)	N/G	
34	Cooling (in rent?/type)	N/E		N/E		N/E		N/E	
35	Cooking (in rent?/type)	N/E		N/E		N/E		N/E	
36	Hot Water (in rent?/type)	N/G		N/G		N/E	\$24	N/G	
37	Other Electric	N		N		N		N	
38	Cold Water/Sewer	Y/Y		N/N	\$107	N/N	\$107	N/N	\$107
39	Trash/Recycling	Y/N		Y/N		Y/N		Y/N	
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	3	0	5	9	4	8	5	7
41	Sum Adjustments B to D	\$29	\$0	\$31	(\$122)	\$32	(\$102)	\$31	(\$58)
42	Sum Utility Adjustments	\$0	\$0	\$107	\$0	\$131	(\$19)	\$107	\$0
		Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/Gross Adjmts B to E	\$29	\$29	\$16	\$260	\$42	\$284	\$80	\$196
G. Adjusted & LIHTC Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$1,343		\$1,675		\$1,522		\$1,434	
45	Adj. Rent/Last Rent		102%		101%		103%		106%
46	Estimated LIHTC Rent	\$1,390	\$1.12	Estimated LIHTC Rent/Sq. Ft.					

Four-Bedroom Townhouse @ 60% Comparability Grid

Subject			Comp #1		Comp #2		Comp #3	
	Pheasant Run		Pheasant Run (Site)		Riverside Trail Apts.		Preston Pointe at Shannon Glen I	
	2680 Orono Pike	Data on	2680 Orono Pk.		5795 Chatterton Rd.		5800 Shannon Rd.	
	Reynoldsburg, OH	Subject	Reynoldsburg, OH		Columbus, OH		Canal Winchester, OH	
A.	Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent/Restricted?		\$1,454		\$1,588		\$1,648	
3	Rent Concessions		NONE		NONE		NONE	
4	Occupancy for Unit Type		85%		100%	\$48	100%	\$49
5	Effective Rent & Rent/Sq. Ft.		\$1,454	\$1.02	\$1,636	\$1.13	\$1,697	\$1.10
B.	Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure/Stories	TH/2	TH/2		WU/2,3		TH/1,2	
7	Year Built/Year Renovated	2000/2027	2000	\$14	2020	(\$6)	2004	\$10
8	Condition/Street Appeal	B+	B	\$10	A-	(\$10)	A-	(\$10)
9	Neighborhood	B	B		B		B	
10	Same Market? Miles to Subj		Y/0.0		N/2.7		N/4.4	
C.	Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	4	4		4		4	
12	# Baths	2.5	2.5		2	\$15	2	\$15
13	Unit Interior Sq. Ft.	1425	1425		1443	(\$5)	1550	(\$32)
14	Balcony/Patio	Y	Y		Y		Y	
15	AC: Central/Wall	C	C		C		C	
16	Range/Refrigerator	R/F	R/F		R/F		R/F	
17	Microwave/Dishwasher	Y/Y	N/Y	\$5	Y/Y		N/Y	\$5
18	Washer/Dryer	HU	HU		W/D	(\$35)	HU/L	(\$5)
19	Floor Coverings	V	C	\$0	C	\$0	C	\$0
20	Window Treatments	B	B		B		B	
21	Ceiling Fan	N	N		Y	(\$5)	Y	(\$5)
22	Walk-In Closet	Y	Y		Y		Y	
23	Garbage Disposal	Y	Y		Y		Y	
D	Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	LOT/\$0	LOT/\$0		LOT/\$0		LOT/\$0	
25	On-Site Management	Y	Y		Y		Y	
26	Security	S	S		N	\$2	N	\$2
27	Clubhouse/Meeting Rooms	CH/A/K/L	CH/A/K/L		CH/G	\$5	CH/L	\$4
28	Pool/Recreation Areas	B	B		P/F	(\$11)	P/F	(\$11)
29	Playground	Y	Y		Y		Y	
30	Business Center	N	N		Y	(\$4)	Y	(\$4)
31	Outdoor Areas	B/P	B/P		P/D/B	(\$5)	Z/P/B	(\$2)
32	Services	A/S	A/S		N	\$10	N	\$10
E.	Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/type)	N/G	N/G		N/E	(\$12)	N/G	
34	Cooling (in rent?/type)	N/E	N/E		N/E		N/E	
35	Cooking (in rent?/type)	N/E	N/E		N/E		N/E	
36	Hot Water (in rent?/type)	N/G	N/G		N/E	\$27	N/G	
37	Other Electric	N	N		N		N	
38	Cold Water/Sewer	Y/Y	Y/Y		N/N	\$125	N/N	\$125
39	Trash/Recycling	Y/N	Y/N		Y/N		Y/N	
F.	Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		3	0	4	8	6	7
41	Sum Adjustments B to D		\$29	\$0	\$32	(\$81)	\$46	(\$69)
42	Sum Utility Adjustments		\$0	\$0	\$152	(\$12)	\$125	\$0
			Net	Gross	Net	Gross	Net	Gross
43	Net/Gross Adjmts B to E		\$29	\$29	\$91	\$277	\$102	\$240
G.	Adjusted & LIHTC Rents		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)		\$1,483		\$1,727		\$1,799	
45	Adj. Rent/Last Rent			102%		106%		106%
46	Estimated LIHTC Rent	\$1,550	\$1.09	Estimated LIHTC Rent/Sq. Ft.				

Once all adjustments to collected rents were made, the adjusted rents for each comparable were used to derive an achievable market rent for each bedroom type. Each property was considered and weighed based upon its proximity to the subject site and its amenities and unit layout compared to the subject site.

Based on the preceding Rent Comparability Grids, we have established the present-day achievable market rents and the achievable Tax Credit for units at the proposed subject development. The proposed subject rents are compared to the achievable market rents, the achievable Tax Credit rents and the maximum allowable Tax Credit rents, as well as the current Fair Market Rents and 90% of the Fair Market Rents in the following table.

OHFA Derived Rent and Programmatic Rent Comparison Chart				
	Two-Bedroom	Three-Bedroom Flat	Three-Bedroom TH	Four-Bedroom
Proposed Gross Rents	30%/50% - \$735 50% - \$1,129 60% - \$1,179	30%/50% - \$850 50% - \$1,249 60% - \$1,299	50% - \$1,362 60% - \$1,412	30%/50% - \$948 50% - \$1,528 60% - \$1,628
Achievable Market Rents	\$1,325	\$1,905	\$2,010	\$2,130
Utility Allowance*	\$146	\$168	\$168	\$191
Gross Achievable Market Rents	\$1,471	\$2,073	\$2,178	\$2,320
Proposed Rents Share of Market Rents	30%/50% - 50.0% 50% - 76.8% 60% - 80.1%	30%/50% - 41.0% 50% - 60.3% 60% - 62.7%	50% - 62.5% 60% - 64.8%	30%/50% - 44.5% 50% - 71.7% 60% - 76.4%
Achievable Tax Credit Rents	30%/50% - \$556 50% - \$1,047 60% - \$1,190	30%/50% - \$651 50% - \$1,218 60% - \$1,350	50% - \$1,205 60% - \$1,390	30%/50% - \$720 50% - \$1,353 60% - \$1,550
Utility Allowance**	\$179	\$199	\$212	\$228
Gross Achievable Tax Credit Rents	30%/50% - \$735 50% - \$1,226 60% - \$1,369	30%/50% - \$850 50% - \$1,417 60% - \$1,549	50% - \$1,417 60% - \$1,602	30%/50% - \$948 50% - \$1,581 60% - \$1,778
Proposed Rents Share of Achievable Tax Credit Rents	30%/50% - 100.0% 50% - 92.1% 60% - 86.1%	30%/50% - 100.0% 50% - 88.1% 60% - 83.9%	50% - 96.1% 60% - 88.1%	30%/50% - 100.0% 50% - 96.6% 60% - 91.6%
Maximum Allowable Tax Credit Rents	30%/50% - \$735 50% - \$1,226 60% - \$1,471	30%/50% - \$850 50% - \$1,417 60% - \$1,701	50% - \$1,417 60% - \$1,701	30%/50% - \$948 50% - \$1,581 60% - \$1,897
Proposed Rents Share of Maximum Allowable Rents	30%/50% - 100.0% 50% - 92.1% 60% - 80.1%	30%/50% - 100.0% 50% - 88.1% 60% - 76.4%	50% - 96.1% 60% - 83.0%	30%/50% - 100.0% 50% - 96.6% 60% - 85.8%
Fair Market Rents	\$1,445	\$1,741	\$1,741	\$1,939
Proposed Rents Share of Fair Market Rents	30%/50% - 50.9% 50% - 78.1% 60% - 81.6%	30%/50% - 48.8% 50% - 71.7% 60% - 74.7%	50% - 78.2% 60% - 81.1%	30%/50% - 48.9% 50% - 78.8% 60% - 84.0%
90% of Fair Market Rents	\$1,300	\$1,566	\$1,566	\$1,745
Proposed Rents Share of 90% of Fair Market Rents	30%/50% - 56.5% 50% - 86.8% 60% - 90.7%	30%/50% - 54.3% 50% - 79.8% 60% - 83.0%	50% - 87.0% 60% - 90.2%	30%/50% - 54.3% 50% - 87.6% 60% - 93.3%

Note the above achievable rent calculations utilize gross rents that include the estimated cost of all utilities.

*The source for the utility values is the local housing authority utility allowance worksheet

** Project-specific allowance

Units labeled 30%/50% are currently income-restricted at 50% of AMI and rent-restricted at 30% of AMI

The proposed collected rents are 41.0% to 80.1% of achievable market rents and should therefore represent an excellent value for the local market. Typically, Tax Credit rents are set 10% or more below achievable market rents to ensure that the project will have an adequate flow of tenants. The proposed 60% of AMI rents are below those being charged at the site in its current operation. The maximum allowable 30% (income-restricted at 50% of AMI) and 50% of AMI rents represent significant values and are achievable.

Rent Adjustment Explanations (Rent Comparability Grid)

None of the selected market-rate or Tax Credit comparable properties offers the same amenities as the subject property. As a result, we have adjusted the collected rents to reflect the differences between the subject property and the selected properties. The following are explanations (preceded by the line reference number in the comparability grid table) for each rent adjustment made to each selected property. See index at the end of this section for the list of abbreviations used for amenities found in the rent grids.

1. Rents for each property are reported as collected rents. These are the actual rents paid by tenants and do not consider utilities paid by tenants. The rents reported are typical and do not consider rent concessions or special promotions. When multiple rent levels are offered, we included an average rent.
7. Upon completion of renovations, the subject project will have an improved effective age. We have adjusted the rents at the selected properties to account for age differences among properties.
8. It is anticipated that the subject project as proposed will have an improved appearance, once renovations are complete. We have made adjustments for those properties that we consider to be of superior or inferior quality compared to the subject development.
9. Select properties are located in more desirable neighborhoods than the subject project. We have made an adjustment to account for differences in neighborhood desirability among these projects and the subject project.
11. All of the selected properties have three-bedroom units, with no market-rate comparables offering four-bedroom units. For those projects that do not offer four-bedroom units, we have used the three-bedroom units and made adjustments to reflect the difference in the number of bedrooms offered.
12. The number of bathrooms offered in each unit type varies among some of the selected properties. We have made adjustments of \$15 per half bathroom to reflect the difference in the number of bathrooms offered at the site compared to the selected properties.
13. The adjustment for differences in square footage is based upon the average rent per square foot among the comparable properties. Since consumers do not value extra square footage on a dollar-for-dollar basis, we have used 25% of the average for this adjustment.

- 14.-23. The subject project as proposed will offer unit amenities similar to the selected properties. Positive adjustments reflect the value of features lacking at the selected properties, while negative adjustments reflect the value of features the subject property does not offer.
- 24.-32. The subject project as proposed offers project amenities that will appeal to the targeted demographic. We have made monetary adjustments to reflect the difference between the subject project's and the selected properties' project amenities.
- 33.-39. We have made adjustments to reflect the differences in utility responsibility at each selected property. The utility adjustments were based on the local housing authority's utility cost estimates.

Index of Abbreviations Used for Amenities						
Unit Amenities (Lines 14-23)			Site/Community Amenities (Lines 24-32)			
Item	Abbr.	Description	Item	Abbr.	Description	
AC: Central/Wall	C	Central Air Conditioning	Parking	LOT	Open Lot Parking	
	W	Wall Air Conditioning		A-GAR	Attached Garage	
Range/ Refrigerator	R	Range		D-GAR	Detached Garage	
	F	Refrigerator		P-GAR	Parking Garage	
Washer/Dryer	W/D	Washer/Dryer (in-unit)		C	Carport	
	HU	Washer/Dryer Hookups	G	Security Gate		
	L	Laundry Facility	C	Controlled Access		
Window Treatments	B	Window Blinds	O	Security Officer/Patrol		
	D	Window Drapes	S	Surveillance Cameras		
	SH	Window Shades	CH	Clubhouse		
Floor Coverings	C	Carpet Flooring	Clubhouse/ Meeting Rooms	A	Activity Room	
	T	Tile Flooring		L	Lounge	
	W	Wood Flooring		K	Kitchen	
	V	Vinyl Flooring		C	Chapel	
	N	Concrete Flooring		B	Billiards	
				G	Game Room	
				Pool/ Recreation Areas	P	Pool
					F	Fitness Room
			B		Basketball Court	
			C		Bocce Ball Court	
			F		Shuffleboard	
			P		Putting Green	
			T		Tennis Court	
			V		Volleyball Court	
			Outdoor Areas	B	BBQ Area	
				D	Dog Park/Pet Care Area	
				G	Community Garden	
				P	Picnic Area	
				R	Rooftop Patio	
				W	Walking/Bike Trail	
				Z	Gazebo	
			Services	A	Activities/Events	
				C	Child Care	
				H	Health Care	
				S	Social Services	
				T	Transportation	

VI. Income-Eligible Households

Determination of Income Eligibility

The number of income-eligible households necessary to support the project from the Site PMA is an important consideration in evaluating the subject project's potential.

Under the Low-Income Housing Tax Credit (LIHTC) program, household eligibility is based on household income not exceeding the targeted percentage of Area Median Income (AMI), depending upon household size.

The subject site is within the Columbus, Ohio HUD Metro FMR Area, which has a four-person median household income of \$109,000 for 2025. The following table illustrates the annual HUD median four-person household income estimates over the past 10 years.

Year	HUD Median Four-Person Household Income	
	Income	Percent Change
2015	\$71,000	-
2016	\$69,600	-2.0%
2017	\$74,500	7.0%
2018	\$76,400	2.6%
2019	\$78,000	2.1%
2020	\$84,500	8.3%
2021	\$83,800	-0.8%
2022	\$96,100	14.7%
2023	\$101,100	5.2%
2024	\$103,300	2.2%
2025	\$109,000	5.5%
Average Annual Change (5-year)		5.8%
Average Annual Change (10-year)		5.4%

Source: HUD

The subject property will be restricted to households with incomes of up to 50% and 60% of AMI for the Metro FMR Area. The following table summarizes the maximum allowable income by household size for the Columbus, Ohio HUD Metro FMR Area.

2025 HUD Income Limits - Columbus, OH HUD Metro FMR Area			
Household Size	30%	50%	60%
One-Person	\$22,890	\$38,150	\$45,780
Two-Person	\$26,160	\$43,600	\$52,320
Three-Person	\$29,430	\$49,050	\$58,860
Four-Person	\$32,700	\$54,500	\$65,400
Five-Person	\$35,340	\$58,900	\$70,680
Six-Person	\$37,950	\$63,250	\$75,900
2025 Median Four-Person Household Income: \$109,000			

Maximum Income Limits

The largest units (four-bedroom) at the subject site typically house up to six-person households. Therefore, the maximum allowable income at the subject site is \$75,900.

Minimum Income Requirements

Leasing industry standards typically require households to have rent-to-income ratios of 27% to 40%. Generally, market-rate properties require a lower rent-to-income ratio, while an acceptable rent-to-income ratio for low-income households is typically around 40%. For the purposes of this analysis, we have used a rent-to-income ratio of 35% for this family project.

The subject property's Tax Credit units will have a lowest gross rent of \$735. However, the units that are rent-restricted at 30% of AMI will lapse and will be rent-restricted at 50% of AMI. As such, to be conservative, we have considered a low gross rent of \$1,129 for the two-bedroom units at 50% of AMI.

Over a 12-month period, the minimum annual household expenditure (rent plus tenant-paid utilities) at the subject site is \$13,548. Assuming management qualifies residents with a rent-to-income ratio of 35%, the minimum household income required for residency at the property is \$38,709.

Income-Appropriate Range

Based on the preceding analyses, the income-appropriate range required to live at the subject project are illustrated in the following table.

Program (AMI Level)	Income Range	
	Minimum	Maximum
Tax Credit (Limited to 50% AMI)	\$38,709	\$63,250
Tax Credit (Limited to 60% AMI)	\$40,423	\$75,900
Overall Tax Credit	\$38,709	\$75,900

Project Capture Rate Calculations

Renovations of the subject project are expected to be complete in 2027. Based on the distribution of households by income found in the Demographic Trends section of this report, an estimated 5,876 income-qualified renter households will reside within the Site PMA. The 136 units at the subject site represent a required capture of 2.3%. This calculation is summarized in our capture rate calculator on the following page.

Overall LIHTC Capture Rate Analysis

Income Qualification

Site's Lowest Gross Rent:	\$1,129
Rent to Income Ratio:	35.0%
Capture Rate Income Band:	(\$38,709 - \$75,900)

Renter Households

Income Range	Households		Share Within Range		Qualified Household
					<u>s</u>
\$0-\$9,999	1,110	x	0.0%	=	0
\$10,000-\$19,999	1,379	x	0.0%	=	0
\$20,000-\$29,999	1,509	x	0.0%	=	0
\$30,000-\$39,999	1,980	x	12.9%	=	256
\$40,000-\$49,999	2,291	x	100.0%	=	2,291
\$50,000-\$59,999	1,571	x	100.0%	=	1,571
\$60,000-\$74,999	1,688	x	100.0%	=	1,688
\$75,000-\$99,999	1,935	x	3.6%	=	70
\$100,000-\$124,999	1,294	x	0.0%	=	0
\$125,000-\$149,999	929	x	0.0%	=	0
\$150,000-\$199,999	548	x	0.0%	=	0
\$200,000+	392	x	0.0%	=	0
Total:					5,876

Totals

Renter-Qualified Households:	5,876
Owner-Qualified Households:	-
Total Qualified Households:	5,876

Site Capture Rate

Total Units in Project:	136
Renter-Qualified Households:	5,876
Renter Capture Rate:	2.3%

Source: Vogt Strategic Insights; ESRI

The 2.3% capture rate for the renovated project is low and achievable. When considering the 14 unleased units at the site, the effective capture rate is 0.2%. This is also very low and easily achievable. The proposed rents are below select rents already being charged at the property. The current vacancies are attributed to a transition in management, evictions and slower tenant traffic during winter months.

A detailed unit-specific capture rate analysis has also been conducted by specific income-appropriate and household size requirements. This analysis considers those income-appropriate households who also have an appropriate household size to occupy a site unit, and can be provided upon request.

Tax Credit Penetration Rate Calculation

We have calculated an overall non-subsidized Tax Credit penetration rate that considers all non-subsidized LIHTC rental units in the Site PMA when evaluating the overall capture rate for the site. The income-eligible range for the existing, under construction, planned and proposed Tax Credit units is between \$21,017 and \$75,900. An estimated 8,955 renter households with eligible incomes will reside within the Site PMA in 2027. The 515 existing and planned Tax Credit units represent a penetration rate of 5.8% of the income-eligible renter households, which is summarized in the following table.

	Tax Credit Penetration Rate
Number of LIHTC Units (Existing, Under Construction, Planned and Proposed)	515
Income-Eligible Renter Households – 2027	/8,955
Overall LIHTC Penetration Rate	= 5.8%

It is our opinion that the 5.8% penetration rate for the LIHTC units is achievable, particularly when considering the limited vacancies.

VII. Area Analysis and Description of Public Services

Site Location Description

The subject site, Pheasant Run, is located at 2680 Orono Pike, north of the intersection of Penobscot Boulevard and Tussing Road, in the far eastern portion of Columbus, immediately south of Reynoldsburg. The project has a Reynoldsburg address in Fairfield County, Ohio. The site is 1.9 miles south of downtown Reynoldsburg and 10.5 miles southeast of downtown Columbus. The site visit and corresponding fieldwork were conducted during the week of December 29, 2025. The following aerial map illustrates the boundaries of the subject site.



Surrounding Land Uses

The subject site is in an established neighborhood. Surrounding land uses include single-family and multifamily homes, commercial and institutional buildings and recreational land.

According to Zillow.com, home values within the site area range from \$222,000 to \$374,000.

The subject site's adjacent land uses are detailed as follows:

North

Adjacent north of the site is a line of mature trees, followed by a portion of The Estates at Brentwood Lake apartment development (Map ID 4), in good condition. Interstate 70 follows. Past the interstate is Blacklick Woods Metro Park, which includes walking trails, a nature center and a golf course. Past the park is a residential neighborhood of single-family and multifamily homes, as well as Huber Park and Reynoldsburg Community Center YMCA.

East

A line of mature trees borders the site to the east, followed by a Public Storage facility, a moving company, a water treatment company and an auto-related business. Continuing east are several multifamily developments, including Pendleton Lake East Apartments (Map ID 7), Highland Park Apartments (Map ID 8), Woodland Trace (Map ID 9) and Grand Haven Commons (Map ID 7), all in good to very good condition. Farther east are single-family homes, a Fairfield County Government office building and a portion of Turnberry Golf Course, as well as small, wooded areas lining Blacklick Creek. Beyond is commercial development to the east and west of Hill Road N (State Route 256), including numerous restaurants and retail options. Residential neighborhoods follow.

South

Tussing Road is adjacent south of the site, followed by Tussing Place (Map ID 3) and Brooksedge (Map ID 5) apartment complexes, both in good condition. Tussing Elementary School is to the southwest. Continuing south is a neighborhood of single-family homes in good to very good condition. This neighborhood extends south to Blacklick Creek and Blacklick Trail.

West

A line of mature trees is directly west of the site, followed by a self-storage facility and The Estates at Brentwood Lake (Map ID 4). Continuing west is a cluster of commercial and light industrial businesses and small warehouses, including Kiddie Academy, Hurricane Car Wash and GM Flooring. A place of worship is also in this area. Farther west is an undeveloped area, followed by commercial development surrounding the Brice Road/Interstate 70 interchange, including restaurants, hotels, retail options and car dealerships.

Surrounding Land Uses Summary

Surrounding land uses are in good to very good condition, which adds to the area's desirability. The site is close to amenities to the east, along State Route 256, and west, along Brice Road. The site is also close to major thoroughfares that provide access to Greater Columbus, adding to the site's appeal.

Overall, the subject project fits well with the surrounding land uses, which should contribute to the continued marketability of the site.

Nuisances

No nuisances were noted at the time of the site visit.

Visibility and Access

The site is along the north side of Tussing Road, a moderately traveled roadway. The site has partial visibility from Tussing Road, though mature trees largely obstruct view of the site. Signage is also available along this roadway. Sidewalks are available along internal roadways but not Tussing Road. Turn lanes for Penobscot Boulevard, the entry road to the site, are available along Tussing Road. Access is considered very good, and visibility is good.

Photographs of the site are on the following pages.

Site Photographs

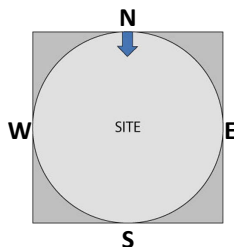
Entryway signage



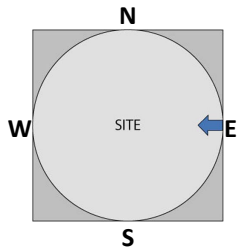
Property photo



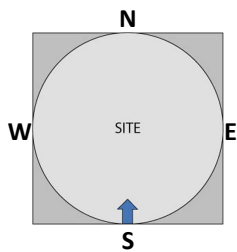
View of site from the north



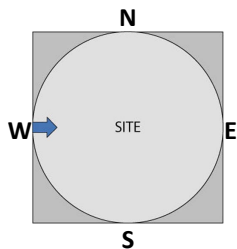
View of site from the east



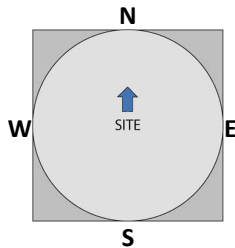
View of site from the south



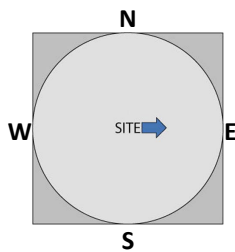
View of site from the west



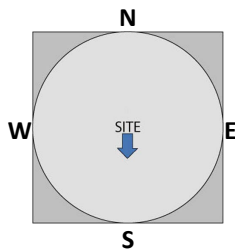
North view from site



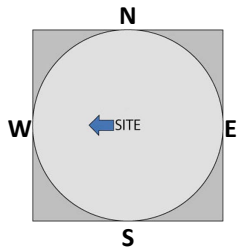
East view from site



South view from site



West view from site



Streetscape: view facing east on Tussing Road



Streetscape: view facing west on Tussing Road



Management/sales office



Community room



Playground



Sports court



Two-bedroom living area



Two-bedroom kitchen



Two-bedroom (full bath)



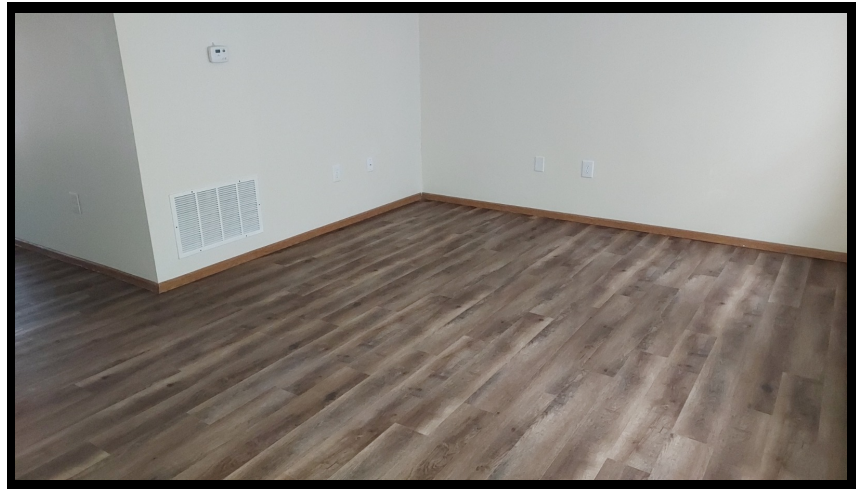
Two-bedroom (master bedroom)



Two-bedroom (second bedroom)



Three-bedroom living
area



Three-bedroom kitchen



Three-bedroom (full bath)



Three-bedroom (half
bath)



Three-bedroom (master
bedroom)



Three-bedroom
(secondary bedroom)



Four-bedroom living area



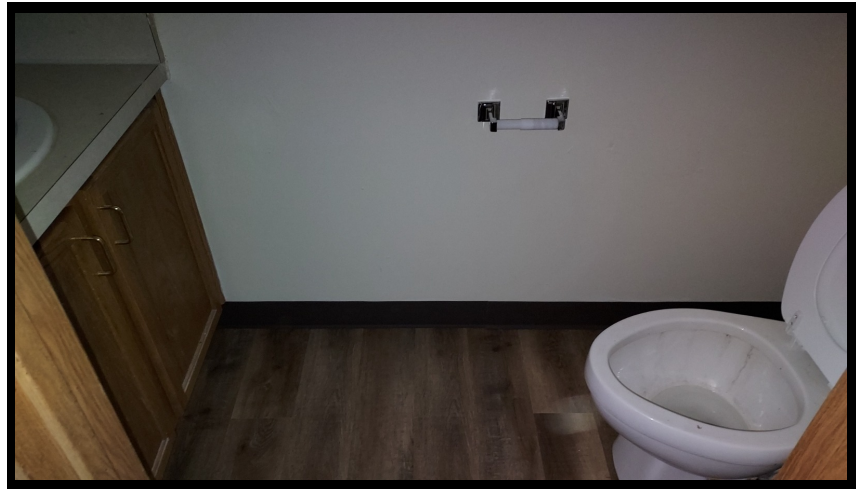
Four-bedroom kitchen



Four-bedroom (full bath)



Four-bedroom (half bath)



Four-bedroom (master bedroom)



Four-bedroom (secondary bedroom)



Proximity to Community Services and Infrastructure

Community Services	Name	Driving Distance from Site (miles)
Major Highways	State Route 256	1.1 East
	State Route 204	1.1 East
	Interstate 70	1.6 Northeast
	U.S. Highway 40	3.1 North
	Interstate 270	3.4 Northwest
Public Transit	Grand Haven (The Link)	0.5 East
	Gender Rd & Brice Rd (COTA)	1.6 West
Grocery Stores	Gordon Food Service Store	1.4 West
	ALDI	2.1 Southeast
	Save A Lot	2.7 Northwest
	Giant Eagle	2.8 Southeast
Superstore	Kroger	3.3 Southeast
	Walmart	2.0 Northeast
	Target	2.0 Northeast
	Sam's Club	2.2 Northeast
Department Stores	Dollar Tree	1.4 West
	Family Dollar	1.5 West
	Marshalls	1.9 Northeast
	Kohl's	2.2 Southeast
	Big Lots	2.6 Northwest
Shopping/Retail Centers	The Shoppes at Stonecreek	2.2 Southeast
	Windmill Square	2.8 Southeast
Major Employers/Employment Centers	Walmart	2.0 Northeast
	JCPenney Logistics Center	2.5 West
	OhioHealth Pickerington Methodist Hospital	2.7 Southeast
	Bath & Body Works	5.9 Northeast
	Victoria's Secret	6.0 North
Elementary Schools	Tussing Elementary School	0.4 Southwest
Middle/Junior High Schools	Harmon Middle School (5-6)	3.6 East
	Pickerington Lakeview Junior High School (7-8)	5.8 East
High Schools	Pickerington High School North	5.2 East
Hospitals/Medical Centers	Pickerington Family Urgent and Primary Care	1.8 East
	OhioHealth Pickerington Methodist Hospital	2.7 Southeast
Police Stations	Reynoldsburg Police Department	3.4 North
Fire Stations	Columbus Fire Station 32	2.4 Southwest
	Truro Township Fire Department	2.6 Northwest
Post Office	United States Postal Service	2.1 Southwest
Gasoline Stations	United Dairy Farmers	1.1 West
	Speedway	1.2 East
	Sheetz	1.5 West
	BP	1.5 West

Continued:

Community Services	Name	Driving Distance from Site (miles)
Convenience Stores	United Dairy Farmers	1.1 West
	Speedway	1.2 East
	Sheetz	1.5 West
	Duchess	1.5 West
Pharmacies	VitaCare Pharmacy	1.3 East
	CVS Pharmacy	2.0 Northeast
	Walgreens	2.5 Southeast
Banks	Chase Bank	1.2 East
	US Bank	1.6 East
	Fifth Third Bank	1.8 Northeast
	Huntington Bank	2.1 Southeast
	KeyBank	2.1 Southeast
Restaurants	Waves Asian Cuisine	1.3 West
	McDonald's	1.4 West
	Chipotle Mexican Grill	1.4 West
	Waffle House	1.5 West
	Cajun Boil Bar	1.6 West
	Applebee's Grill & Bar	1.8 West
Day Care	Tussing Road KinderCare	0.7 West
	La Petite Academy of Pickerington	1.6 East
Libraries	Columbus Metropolitan Library: Reynoldsburg Branch	3.1 Northwest
Fitness Centers	Next Level Fitness & Training	1.1 East
	Life Time	2.2 Southeast
Parks/Recreation	Portman Park	3.6 South
	Huber Park	4.0 North
	Reynoldsburg Community Center YMCA	4.2 North
	Blacklick Woods Metro Park	4.3 North
	Nafzger Park	4.3 West
	Big Walnut Park	4.5 Northwest
Entertainment/Arts	Marcus Pickerington Cinema	1.5 East
	AMA Motorcycle Hall of Fame Museum	1.9 East
	Otherworld	2.0 West

Several highways are near the site, including State Routes 256 and 204, both 1.1 miles east, and Interstate 70, U.S. Highway 40 and Interstate 270 within 3.4 miles. Public transportation is available via The Link, a bus service run by Fairfield County Transit. The nearest stop is 0.5 miles east. A Central Ohio Transit Authority (COTA) bus stop is 1.6 miles west.

Major employers within 2.7 miles include Walmart, JCPenney Logistics Center and OhioHealth Pickerington Methodist Hospital. Bath & Body Works and Victoria's Secret headquarters are also major employers, and both are located within 6.0 miles.

The nearest grocery options are Gordon Food Service Store, 1.4 miles west, and ALDI, 2.1 miles southeast. Additional options within 3.3 miles include Save A Lot, Giant Eagle and Kroger. Walmart, Target and Sam's Club are all within 2.2 miles and offer grocery, retail and pharmacy services. Retail options in the area include two dollar stores within 1.5 miles, as well as Marshalls, Kohl's and Big Lots within 2.6 miles. VitaCare Pharmacy, CVS Pharmacy and Walgreens are all within 2.5 miles.

Four gas stations/convenience stores are within 1.5 miles, five banks are within 2.1 miles and a post office is 2.1 miles southwest. A variety of restaurants are within 1.8 miles, including Waves Asian Cuisine, McDonald's and Chipotle Mexican Grill.

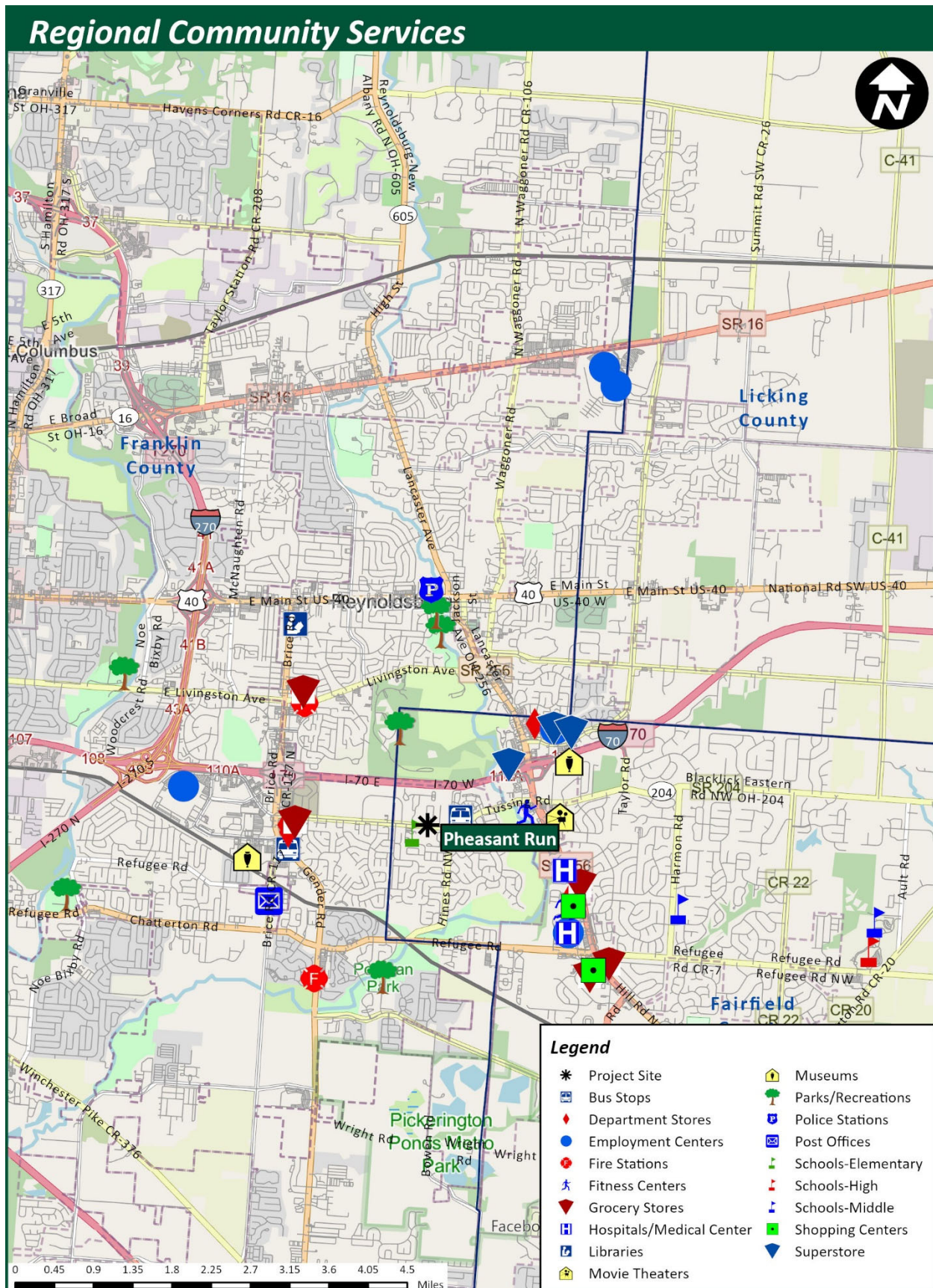
School-age children residing at the site may attend Pickerington Schools, including Tussing Elementary School, 0.4 miles southwest; Harmon Middle School (grades fifth and sixth), 3.6 miles east; Pickerington Lakeview Junior High School (grades seventh and eighth), 5.8 miles east; and Pickerington High School North, 5.2 miles east. Day care is available 0.7 miles west at Tussing Road KinderCare or 1.6 miles east at La Petite Academy of Pickerington. The Reynoldsburg branch of the Columbus Metropolitan Library is 3.1 miles northwest.

Comprehensive medical care is available 2.7 miles southeast at OhioHealth Pickerington Methodist Hospital. Pickerington Family Urgent and Primary Care is 1.8 miles east. The Reynoldsburg Police Department operates a station 3.4 miles north. A Columbus Fire Department station is 2.4 miles southwest, and Truro Township Fire Department is 2.6 miles northwest.

Several parks and the Reynoldsburg Community Center YMCA are within 4.5 miles. Next Level Fitness & Training and Life Time are within 2.2 miles. A movie theater, Marcus Pickerington Cinema, is 1.5 miles east.

Maps illustrating the locations of community services are on the following pages.





Overall Site Evaluation

Surrounding land uses are primarily residential and in good to very good condition, which adds to the area's desirability. The site is close to amenities to the east, along State Route 256, and west, along Brice Road. The site is also close to major thoroughfares that provide access to Greater Columbus, adding to the site's appeal. Visibility is considered good, and access is very good. No significant nuisances were noted during the site visit.

The site is in proximity to opportunities for shopping, employment, recreation, entertainment and education. Health and safety services are within 3.4 miles of the site. The site has convenient access to major highways and public transportation. Overall, we consider the site's location and proximity to community services to have a positive effect on its continued marketability.

Site and Neighborhood Area Condition Summary			
Current Site:	MF Buildings	Site Visibility:	Good
Access to Services:	Very Good	Site Vehicular Access:	Very Good
Current Neighborhood:	Good	Trend:	Developed
Predominant Neighborhood Land Use:	Residential, Commercial, Institutional, Recreational		
Subject Site Walk Score*:	29 (Car-Dependent): "Most errands require a car."		

*Source: www.walkscore.com. Walk Score is a measurement of the walkability of an address, ranging from 0 to 100 (0 being least walkable and 100 being most walkable). The score is based on Walkscore.com's patented system of methodology that includes analyses of road metrics, population density and pedestrian routes to nearby services and amenities.

Neighborhood Trends

The following table compares the demographic characteristics of the subject site's ZIP code with that of the larger Site PMA.

	Site ZIP Code 43068	Site PMA
2010 Population	51,836	67,571
2020 Population	59,585	75,653
2010 – 2020 Population % Change	14.9%	12.0%
2010 Senior (Age 65+) Population	5,307	6,391
2020 Senior (Age 65+) Population	8,006	9,222
2010 – 2020 Senior (Age 65+) Population % Change	50.9%	44.3%
2010 Households	20,806	27,743
2020 Households	22,462	29,909
2010 – 2020 Households % Change	8.0%	7.8%
2020 Median Household Income	\$62,075	\$60,292

Source: 2010, 2020 Census; ESRI; Urban Decision Group; VSI

The overall senior population within the subject site's ZIP Code increased 14.9% between 2010 and 2020, while the number increased by 12.0% within the PMA as a whole. The median income within the ZIP Code is comparable to the Site PMA.

VIII. Federally Subsidized and Tax Credit Properties

Summary

Within the Reynoldsburg Site PMA, we identified a total of nine federally subsidized and/or Tax Credit apartment developments. Based on the OHFA Tax Credit allocation lists and HUD reported data, it is our understanding that all of these projects are still within their compliance period and/or are currently operating as affordable rental housing. These affordable projects are summarized as follows:

All Affordable (Federally Subsidized and Tax Credit) Properties							
Map ID	Project Name	Address	Year Opened/ Renovated	Total Units	Occupancy Rate	Project Type	Target Market
1	Pheasant Run (Site)	2680 Orono Pk.	2000	135+1*	89.6%	Tax Credit	Families; 50% & 60% AMI
6	Grand Haven Commons	7500 Tussing Rd.	2002	49	100.0%	Section 202	Seniors 62+; Section 202
15	Stratford East Senior Living	3401 Quinlan Blvd. 6950 E. Livingston Ave.	2000 / 2024	82	100.0%	Tax Credit	Seniors 62+; 50% & 60% AMI
17	Blacklick Crossing		2019	30	100.0%	Tax Credit	Families; 30%, 50% & 60% AMI
32	Amberly Square Apts.	2730 Brandy Dr.	1972 / 2002	112	100.0%	Tax Credit- Section 8	Families; 60% AMI & Section 8
33	Castleton Gardens Apts.	1620 Lonsdale Rd.	1982 / 2007	50	100.0%	Tax Credit- Section 8	Seniors 62+; 50% AMI & Section 8
34	Marsh Brook Place	5981 Chatterton Rd.	2020	40	100.0%	Tax Credit- Section 8	Families; 30% & 50% AMI & Section 8
35	The Commons at Chantry	5560 Chantry Dr.	2006	100	100.0%	Tax Credit- Section 8	Families; 30%, 40%, 50% & 60% AMI & Section 8
42	Little Brook Place	5911 Little Brook Way	1998	44	100.0%	Section 202 PRAC	Seniors 62+; Section 202 PRAC
PP+A	The Heights on Main	7211 E. Main St.	2027	100**	-	Tax Credit- PBRA	Families; 30%, 60% & 80% AMI; PBRA
PP+A	The Reserve at Chatford	Chatford Dr.	2027	192**	-	Tax Credit	Families; 60% AMI
Total				642+1*+292**	97.8%		

Source: VSI Field Survey, Ohio Housing Finance Agency, HUD

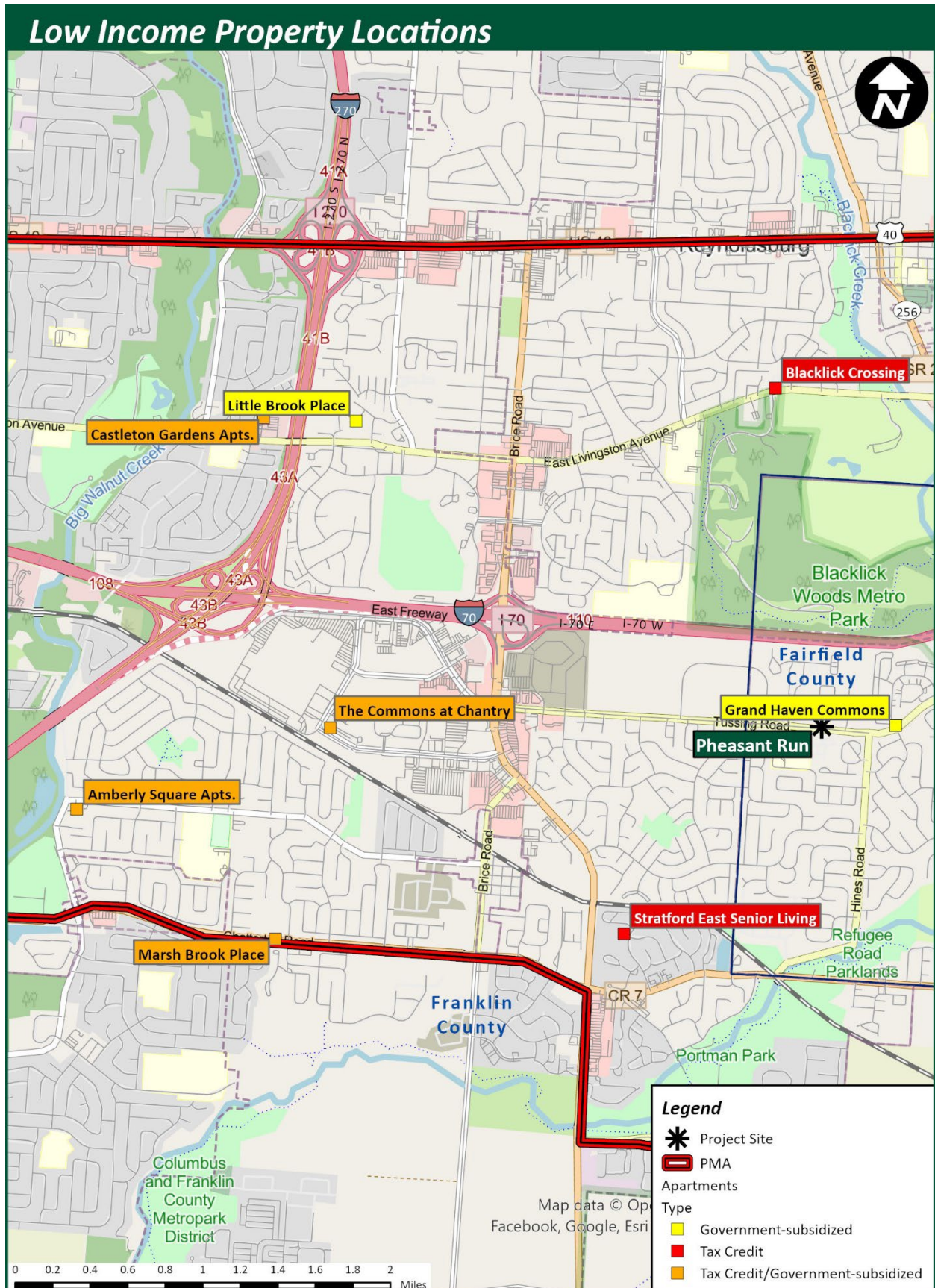
*Units under construction

**Planned units

PP+A – Planned, Proposed and Allocated

Based on our analysis and the preceding table, the Site PMA has a total of 935 affordable rental units that must be considered in the OHFA affordable penetration rate analysis. This affordable penetration rate analysis is found in the following section.

The following map illustrates the location of all affordable rental properties within the Site PMA.



Tax Credit and Federally Subsidized Penetration Rate

The nine existing Tax Credit and federally subsidized units in the market have been considered in the OHFA required penetration rate. Based on the same calculation process used for the subject site, the income-eligible range for the existing and proposed Tax Credit and federally subsidized units is \$75,900 and below. An estimated 11,598 renter households with eligible incomes will reside within the Site PMA in 2027. The existing and proposed Tax Credit and subsidized units represent a penetration rate of 8.1% of the income-eligible renter households, which is summarized in the following table.

	Affordable Penetration Rate Calculation
Number of LIHTC and Subsidized Units (Proposed and Existing)	935
Income-Eligible Renter Households – 2027	/11,598
Overall Market Penetration Rate	= 8.1%

It is our opinion that the 8.1% penetration rate for the LIHTC and federally subsidized units is very low and achievable, particularly when considering the limited affordable vacancies in the market.

Support from Housing Choice Voucher Holders

According to the Fairfield Metropolitan Housing Authority, over 1,100 Housing Choice Voucher holders within the county Housing authority representatives stated that the current waiting list is approximately six months to two years in length. This reflects the continuing need for Housing Choice Voucher assistance.

If the rents do not exceed the local housing authority Payment Standards, households with Housing Choice Vouchers may be eligible to reside at a LIHTC project. The Payment Standards for Fairfield County, according to the Fairfield Metropolitan Housing Authority, and the subject's proposed gross rents are summarized in the following table:

Bedroom Type	Local Payment Standards	Proposed Tax Credit Gross Rents
Two-Bedroom	\$1,302	\$735-\$1,179
Three-Bedroom	\$1,574	\$850-\$1,412
Four-Bedroom	\$1,745	\$948-\$1,628

The proposed gross rents are below current Payment Standards. As such, Voucher holders will continue to be able to reside at the property following renovations. According to management, 42 of the occupied units are occupied by Voucher holders, which represents approximately 35% of the occupied units. We anticipate a similar share of Voucher support following renovations.

Impact on Existing Tax Credit Properties

The anticipated occupancy rates of the existing non-subsidized Tax Credit developments during the first year following renovations are as follows:

Map ID	Project Name	Current Occupancy Rate	Anticipated Occupancy Rate Through 2027
15	Stratford East Senior Living	100.0%	95.0%+
17	Blacklick Crossing	100.0%	95.0%+
32	Amberly Square Apts.	100.0%	95.0%+
33	Castleton Gardens Apts.	100.0%	95.0%+
34	Marsh Brook Place	100.0%	95.0%+
35	The Commons at Chantry	100.0%	95.0%+
PP+A	The Heights on Main	Planned	To Be Determined
PP+A	The Reserve at Chatford	Planned	To Be Determined

Source: VSI Field Survey

PP+A – Planned, Proposed and Allocated

Without knowing the construction timeline of the two planned affordable properties, we are unable to project their occupancy rates. Regardless, we do not anticipate the existing site will negatively impact any of the existing or future LIHTC properties.

IX. Rental Housing Supply Analysis

Overview of Rental Housing

The distributions of the area housing stock within the Reynoldsburg Site PMA in 2020, 2025 (estimated) and 2030 (projected) are summarized in the following table:

Housing Status	2020 (Census)		2025 (Estimated)		2030 (Projected)	
	Number	Percent	Number	Percent	Number	Percent
Total-Occupied	29,909	94.5%	31,043	94.0%	31,471	93.8%
Owner-Occupied	13,692	45.8%	14,385	46.3%	14,899	47.3%
Renter-Occupied	16,217	54.2%	16,658	53.7%	16,572	52.7%
Vacant	1,754	5.5%	1,965	6.0%	2,096	6.2%
Total	31,663	100.0%	33,008	100.0%	33,567	100.0%

Source: 2020 Census; ESRI; Urban Decision Group; VSI

Based on 2025 estimates, of the 33,008 total housing units in the market, 6.0% were vacant. In 2025, it was estimated that homeowner households occupied 46.3% of all occupied housing units, while the remaining 53.7% were occupied by renter households. The share of renter households is high and represents good base of ongoing support in the market for the subject development.

Conventional Apartments

We identified and personally surveyed 43 conventional rental housing projects containing a total of 8,765 units within the Site PMA during our in-person survey in January 2026. This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to the subject site. These rentals have a combined occupancy rate of 97.1%, a high rate for rental housing. The following table summarizes the breakdown of conventional housing units surveyed within the Site PMA.

Summary of Conventional Apartments Survey					
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate	Under Construction
Market-rate	34	8,123	242	97.0%	0
Tax Credit	3	247	14	94.3%	1
Tax Credit/Government-Subsidized	4	302	0	100.0%	0
Government-Subsidized	2	93	0	100.0%	0
Total	43	8,765	256	97.1%	1

Source: VSI Field Survey

As the preceding table illustrates, all project types identified within the Site PMA are reporting stable to very high occupancy rates of 94.3% to 100.0%. This indicates a stable rental housing market.

The existing subject site is included with the Tax Credit projects in the table above and accounts for all 14 of the LIHTC vacancies and the single unit in the under construction column, which is a fire-damaged unit at the site that is currently unrentable.

Note that we have only surveyed better quality housing within the Site PMA. A base of older, functionally obsolete and lower quality housing exists in the market that experiences a higher vacancy rate. This product is not comparable to or competitive with the subject site.

The following table summarizes the breakdown of market-rate and Tax Credit units surveyed within the Site PMA:

Market-rate						
Bedrooms	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Median Gross Rent
Studio	1.0	137	1.7%	7	5.1%	\$932
One-Bedroom	1.0	1,586	19.5%	60	3.8%	\$1,152
One-Bedroom	1.5	57	0.7%	0	0.0%	\$1,202
Two-Bedroom	1.0	1,679	20.7%	62	3.7%	\$1,321
Two-Bedroom	1.5	1,966	24.2%	62	3.2%	\$1,516
Two-Bedroom	2.0	1,513	18.6%	35	2.3%	\$1,602
Two-Bedroom	2.5	509	6.3%	11	2.2%	\$2,195
Three-Bedroom	1.5	66	0.8%	0	0.0%	\$1,439
Three-Bedroom	2.0	264	3.3%	2	0.8%	\$2,110
Three-Bedroom	2.5	329	4.1%	3	0.9%	\$2,333
Three-Bedroom	3.0	17	0.2%	0	0.0%	\$2,180
Total Market-rate		8,123	100%	242	3.0%	-
Overall Median Market-rate Rent						\$1,504
Non-Subsidized Tax Credit						
Bedrooms	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Median Gross Rent
One-Bedroom	1.0	49	19.8%	0	0.0%	\$865
Two-Bedroom	1.0	63	25.5%	3	4.8%	\$1,115
Two-Bedroom	1.5	23	9.3%	0	0.0%	\$1,535
Three-Bedroom	2.0	3	1.2%	0	0.0%	\$1,392
Three-Bedroom	2.5	75	30.4%	6	8.0%	\$1,606
Four-Bedroom	2.5	34	13.8%	5	14.7%	\$1,790
Total Tax Credit		247	100%	14	5.7%	-
Overall Median Tax Credit Rent						\$1,350

Source: VSI Field Survey

The market-rate units are 97.0% occupied and the non-subsidized Tax Credit units are 94.3% occupied. These are both considered stable occupancy rates. The median LIHTC rent is over 10% below the median market-rate rent, indicating affordable rents represent a value in this market, even with many of the market-rate properties being older.

The following is a distribution of non-subsidized units surveyed by year opened for the Site PMA:

Year Opened	Market-rate				Non-Subsidized Tax Credit			
	Projects	Units	Vacancies	Vacancy Rate	Projects	Units	Vacancies	Vacancy Rate
Before 1970	2	1,132	44	3.9%	0	0	0	-
1970 to 1979	3	1,170	45	3.8%	0	0	0	-
1980 to 1989	5	867	26	3.0%	0	0	0	-
1990 to 1999	6	1,204	24	2.0%	0	0	0	-
2000 to 2009	11	2,769	86	3.1%	2	217	14	6.5%
2010 to 2014	2	205	1	0.5%	0	0	0	-
2015 to 2019	3	280	4	1.4%	1	30	0	0.0%
2020	0	0	0	-	0	0	0	-
2021	0	0	0	-	0	0	0	-
2022	0	0	0	-	0	0	0	-
2023	2	496	12	2.4%	0	0	0	-
2024	0	0	0	-	0	0	0	-
2025	0	0	0	-	0	0	0	-
2026*	0	0	0	-	0	0	0	-
Total	34	8,123	242	3.0%	3	247	14	5.7%

Source: VSI Field Survey

*As of January

Among the surveyed properties, 18 market-rate and all LIHTC properties have been built since 2000. As such, there is a good base of modern housing to compare to the renovated site. The proposed renovations will enhance the effective age of the property.

The Reynoldsburg apartment market offers a wide range of rental product in terms of price point and quality. The following table compares the gross rent (the collected rent plus the estimated costs of tenant-paid utilities) of the subject project with the rent range of the existing conventional apartments surveyed in the market.

Bedroom Type	Gross Rent			Units (Share) With Rents Above Proposed Rents
	Proposed Subject	Existing Rentals		
		Median	Range	
Two-Bedroom	\$735-\$1,129-50% \$1,179-60%	\$1,495	\$1,068 - \$3,589	5,753 (100.0%) - 5,556 (96.6%) 5,250 (91.3%)
Three-Bedroom	\$850-\$1,362-50% \$1,299-\$1,412-60%	\$2,110	\$1,214 - \$2,476	754 (100.0%) - 738 (97.9%) 738 (97.9%) - 738 (97.9%)
Four-Bedroom	\$948-\$1,528-50% \$1,628-60%	\$1,645	\$1,645 - \$1,645	34 (100.0%) - 34 (100.0%) 34 (100.0%)

Source: VSI Field Survey

Most of the rents of existing rentals in the market are above the proposed rents at the subject site. As such, the rents should represent a good value. The appropriateness of the proposed rents is evaluated in detail in the Achievable Market and Tax Credit Rent Analysis section of this report beginning on page V-1.

We rated each market-rate and LIHTC property surveyed on a scale of A through F. Our rating system is described as follows, with + and - variations assigned according to variances from the following general descriptions:

- A – Upscale/high quality property
- B – Good condition and quality
- C – Fair condition, in need of minor improvements
- D – Poor condition
- F – Serious disrepair, dilapidated

Following is a distribution of non-subsidized properties by quality rating, units and vacancies.

Market-rate			
Quality Rating	Projects	Total Units	Vacancy Rate
A+	1	95	0.0%
A	12	2,003	2.1%
A-	2	448	2.9%
B+	8	2,808	3.5%
B	8	2,074	3.3%
B-	3	695	3.0%
Non-Subsidized Tax Credit			
Quality Rating	Projects	Total Units	Vacancy Rate
B+	1	30	0.0%
B	2	217	6.5%

Source: VSI Field Survey

Market-rate vacancies are relatively evenly distributed among the various quality groupings, with all LIHTC vacancies at the existing site. The site is expected to have an improved quality rating of B+ following renovations.

Planned Multifamily Development

Based on our research, we identified two planned affordable properties within the Site PMA. These projects are detailed as follows:

The Heights on Main will create 100 units of affordable housing at 7211 E. Main Street in Reynoldsburg. The property will offer one- and two-bedroom units targeting those with incomes up to 30%, 60% and 80% of AMI, with 25 units offering rental assistance. This project will target smaller households than the subject site. This project is 4.3 miles north of the site.

The Reserve at Chatford will offer 192 one- to three-bedroom units, targeting those with incomes up to 60% of AMI on Chatford Drive in the western portion of the Site PMA. This property is approximately 3.4 miles northwest of the project.

We have considered these 267 non-subsidized units in our LIHTC penetration rate analysis and 292 overall affordable units in our overall penetration rate analysis. Given the pent-up demand for affordable housing in the market and the locations of these properties on the periphery of the Site PMA, we do not anticipate any significant impact on the existing project.

Additionally, the former Fort Rapids waterpark is being discussed for redevelopment to create affordable/workforce housing. This project is still in its infancy, with limited project specifics available at this time.

Buy Versus Rent Analysis

According to ESRI, the median home value within the Site PMA was \$239,436. At an estimated interest rate of 7.0% and a 30-year term (and 95% LTV), the monthly mortgage for a \$239,436 home is \$2,034, including estimated taxes and insurance. This is illustrated in the following table.

Buy Versus Rent Analysis	
	Overall
Median Home Price	\$239,436
Mortgaged Value = 95% of Median Home Price	\$227,464
Interest Rate - Bankrate.com	7.0%
Term	30
Monthly Principal & Interest	\$1,513
Estimated Taxes & Insurance*	\$378
Estimated Private Mortgage Insurance**	\$142
Estimated Monthly Mortgage Payment	\$2,034

*Estimated at 25% of principal and interest

**Estimated at 0.75% of mortgaged amount

In comparison, the proposed rents for the subject property range from \$556 to \$1,400. Therefore, the proposed rents will be priced well below the estimated monthly cost for an average area home. While management reported that occasionally residents leave to purchase a home (primarily three- and four-bedroom 60% of AMI residents), typically residents leave to another rental unit or leave the area. The homebuyer market has not impacted the occupancy of the site and there is ample depth to support the site even with occasional residents purchasing homes. Most income-qualifying residents do not have adequate savings or income to pursue homeownership, which we anticipate will continue following renovations.

X. Comparable Tax Credit Analysis

Survey of Tax Credit Properties

We surveyed seven properties within the Reynoldsburg Site PMA that have been developed or renovated under the Low-Income Housing Tax Credit (LIHTC) program, including non-subsidized, subsidized and mixed-income projects. This includes the existing subject site. These surveyed Tax Credit rental projects in the Site PMA include the following:

All Low-Income Housing Tax Credit Projects							
Map ID	Project Name	Year Opened/ Renovated	Total LIHTC Units	Occupancy Rate	Distance To Site	Waiting List	Target Market
1	Pheasant Run (Site)	2000	135 + 1*	89.6%	-	None	Families; 50% & 60% AMI
15	Stratford East Senior Living	2000 / 2024	82	100.0%	2.2 Miles	12 months	Seniors 62+; 50% & 60% AMI
17	Blacklick Crossing	2019	30	100.0%	2.9 Miles	12 months	Families; 30%, 50% & 60% AMI
32	Amberly Square Apts.	1972 / 2002	112	100.0%	3.7 Miles	24 months	Families; 60% AMI & Section 8
33	Castleton Gardens Apts.	1982 / 2007	50	100.0%	3.4 Miles	20+ H.H.	Seniors 62+; 50% AMI & Section 8
34	Marsh Brook Place	2020	40	100.0%	3.1 Miles	3 months	Families; 30% & 50% AMI & Section 8
35	The Commons at Chantry	2006	100	100.0%	2.2 Miles	12 months	Families; 30%, 40%, 50% & 60% AMI & Section 8

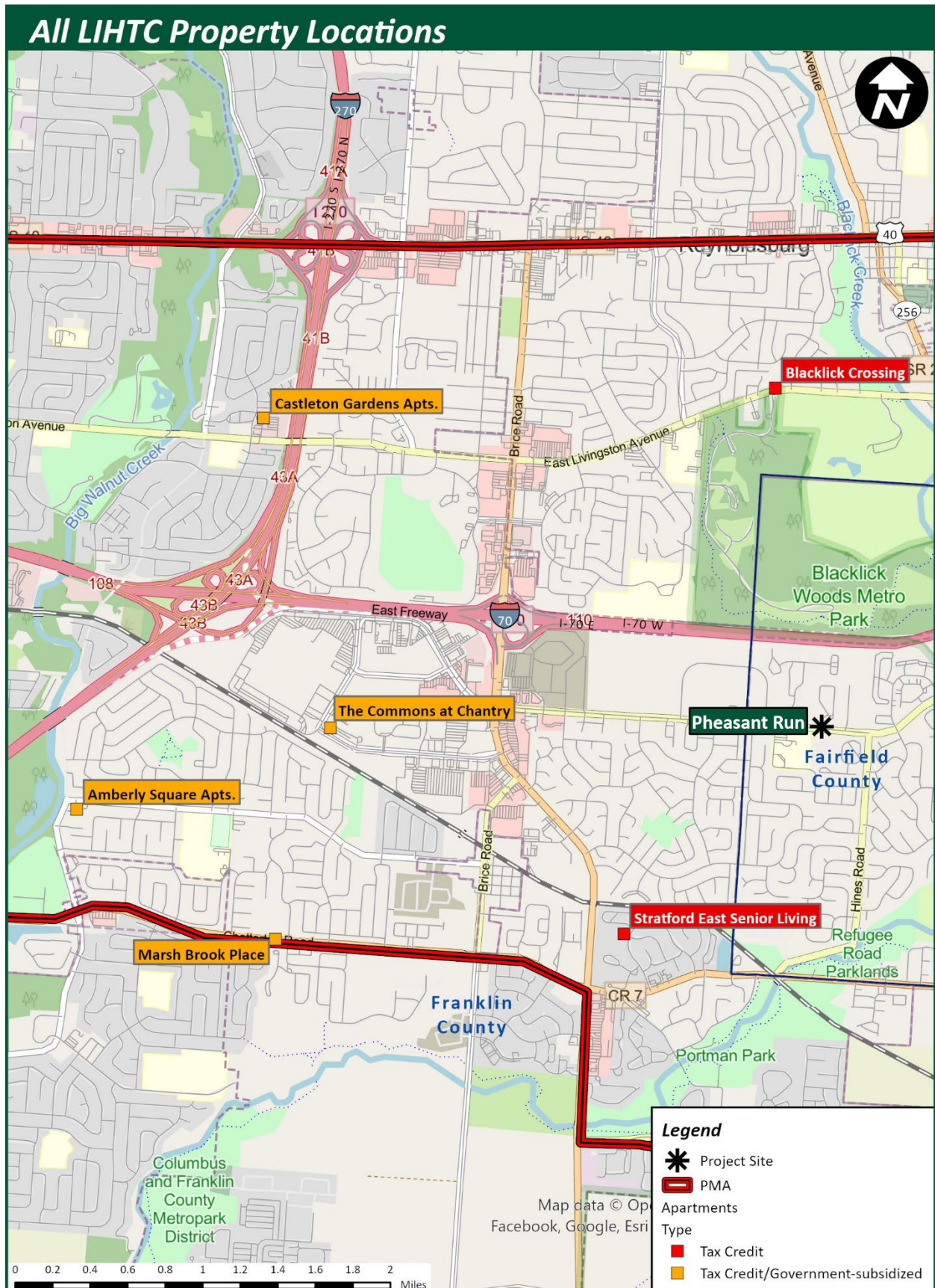
Source: VSI Field Survey

H.H. – Households

*Units under construction

The seven existing LIHTC projects have a combined total of 549 Tax Credit units with an overall occupancy rate of 97.4%, indicating strong demand for affordable housing in the market. Three of these surveyed projects have rent-assisted units, allowing residents to pay just 30% of their income toward rent. The 247 non-subsidized Tax Credit units in the Site PMA have an overall occupancy rate of 94.3%. Only the site is reporting vacancies, which is due to a transition in management, evictions and slower tenant traffic during winter months. Given the occupancy of the other properties, the site's current occupancy rate does not reflect the demand for affordable housing in the market.

The following map illustrates the location of the subject site and all surveyed Tax Credit projects in the Site PMA.



Comparable Tax Credit Properties

Several projects are senior-restricted or offer rental assistance and excluded from this comparable analysis as they target a different population than the subject project. Of the LIHTC properties in the Site PMA, the subject site and one other property were selected as most comparable to the site. Due to the limited number of comparable properties in the Site PMA, we selected four out-of-market properties. All of these properties target general occupancy households with incomes up to 50% or 60% of AMI. The six selected LIHTC properties and the subject development as proposed are summarized as follows (information regarding property address, phone number and utility responsibility is included in the profiles found in this section):

Comparable Tax Credit Projects									
Map ID	Project Name	Year Opened/ Renovated	Total Units	Occup. Rate	Distance To Site	Waiting List	Target Market	Ratings	
								Q.R.	N.R.
Site	Pheasant Run	2000 / 2027	136	89.6%	-	None	Families; 50% & 60% AMI	B+	B
1	Pheasant Run (Site)	2000	135 + 1*	89.6%	-	None	Families; 50% & 60% AMI	B	B
17	Blacklick Crossing	2019	30	100.0%	2.9 Miles	12 months	Families; 30%, 50% & 60% AMI	B+	B
901	Raspberry Glen	1993 / 2014	100	100.0%	6.3 Miles	3-6 months	Families; 50% AMI	B-	C
902	Kimberly Meadows	1996 / 2013	78	100.0%	6.1 Miles	8-36 months	Families; 50% AMI	B-	C
903	Riverside Trail Apts.	2020	248	100.0%	2.7 Miles	48 months	Families; 60% AMI	A-	B
904	Preston Pointe at Shannon Glen I	2004	210	100.0%	4.4 Miles	20 H.H.	Families; 60% AMI	A-	B

Source: VSI Field Survey

Occup. – Occupancy

H.H. – Households

Q.R. – Quality Rating

N.R. – Neighborhood Rating

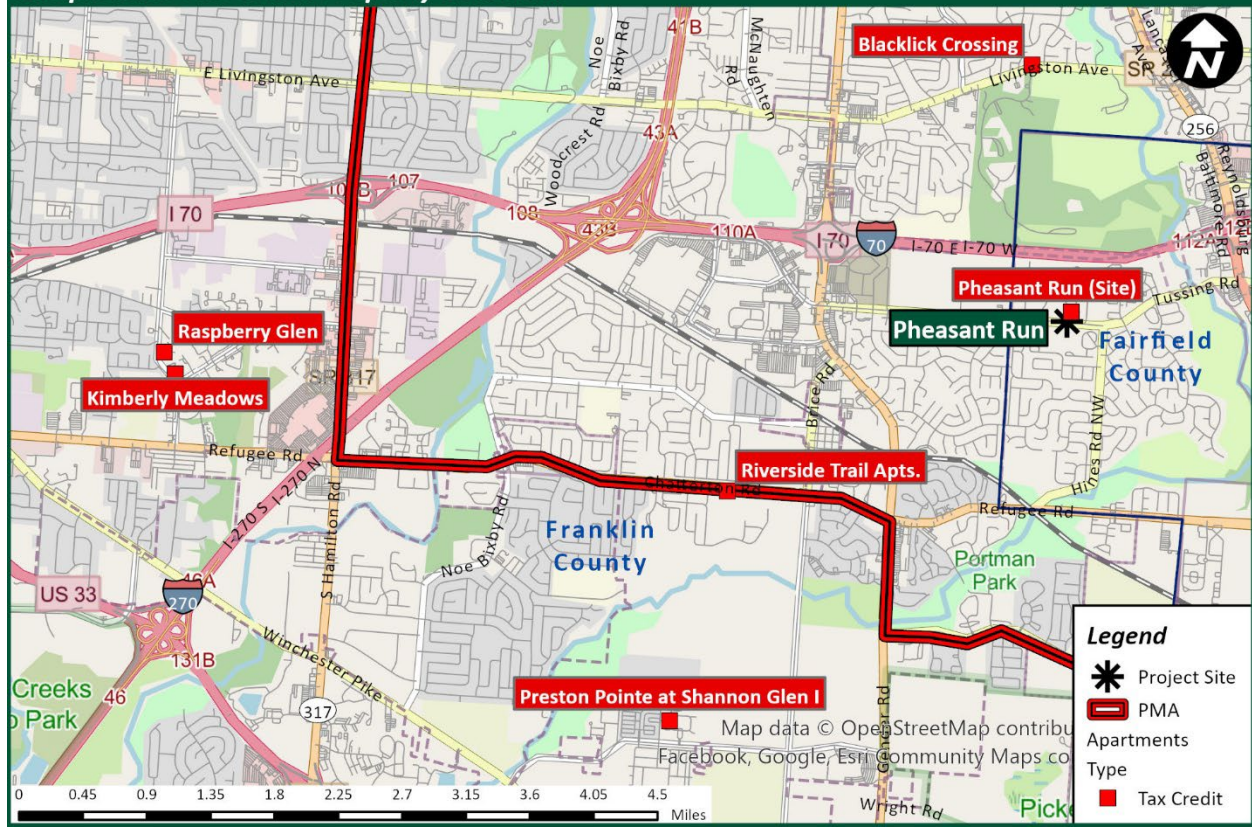
900 Series map codes located outside the PMA

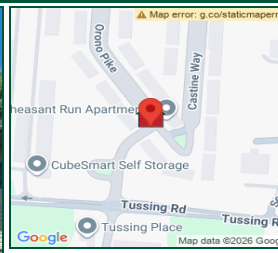
*Units under construction

The six LIHTC projects have a combined occupancy rate of 98.3%. All but the site are fully leased, with five of these projects have waiting lists.

The following map illustrates the subject site location relative to the locations of the comparable Tax Credit properties. Following the comparable properties' locations map are profiles of the selected comparable Tax Credit projects.

Comparable Tax Credit Property Locations





Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Tax Credit

Total Units 135

Occupancy 89.6%

Waiting List None

Year Open 2000

Distance to Site -

Age Restriction None

Unit Amenities:

Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Blinds

Project Amenities:

On-site Management, Clubhouse, Activity Room, Lounge, Kitchen, Playground, Basketball, Surveillance Cameras, BBQ Area, Picnic Area, Activities/Events, Social Services, Courtyard, After School Program Room

Concessions:

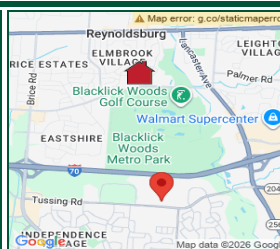
No Rent Specials

Remarks:

50% & 60% AMI; Accepts HCV (42 units); 7 units receive HOME funds; Townhomes have patio; 4-br units have pantry; Utility allowance: 2-br/\$250, 3-br/\$292 & 4-br/\$336; 1 3-br unit down due to fire

Pheasant Run (Site)

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	\$ / Square Foot		
2	1	G	4	1	858	\$976	\$1.14	\$1,122	50%
2	1	G	22	2	853	\$1,144	\$1.34	\$1,290	60%
3	1.5 to 2.5	T	16	2	1,003 - 1,240	\$1,046	\$0.84 - \$1.04	\$1,214	50%
3	1.5 to 2.5	T	59	4	1,003 - 1,240	\$1,314	\$1.06 - \$1.31	\$1,482	60%
4	2.5	T	34	5	1,425	\$1,454	\$1.02	\$1,645	60%



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Tax Credit

Total Units 30

Occupancy 100.0%

Waiting List 12 months

Year Open 2019

Distance to Site 2.9 miles

Age Restriction None

Unit Amenities:

Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds

Project Amenities:

On-site Management, Laundry Facility, Clubhouse, Activity Room, Fitness Center, Playground, Computer/Business Center, Picnic Area, BBQ Area, Community Garden, Social Services, Activities/Events, Child Care

Concessions:

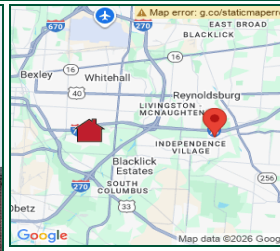
No Rent Specials

Remarks:

30%, 50% & 60% AMI; Accepts HCV (10 units); Utility allowance: 1-br/\$116, 2-br/\$140 & 3-br/\$154

Blacklick Crossing

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	\$ / Square Foot		
1	1	G	1	0	800 - 843	\$581	\$0.69 - \$0.73	\$613	30%
1	1	G	3	0	800 - 843	\$755	\$0.90 - \$0.94	\$958	50%
2	1.5	T	8	0	1,238 - 1,255	\$1,069	\$0.85 - \$0.86	\$1,226	50%
2	1.5	T	15	0	1,238 - 1,255	\$1,395	\$1.11 - \$1.13	\$1,471	60%
3	2	T	1	0	1,330 - 1,475	\$1,238	\$0.84 - \$0.93	\$1,417	50%
3	2	T	2	0	1,330 - 1,475	\$1,611	\$1.09 - \$1.21	\$1,701	60%



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Tax Credit

Total Units 100

Occupancy 100.0%

Waiting List 3-6 months

Year Open 1993

Renovated 2014

Distance to Site 6.3 miles

Age Restriction None

Unit Amenities:

Refrigerator, Range, Disposal, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Blinds

Concessions:

No Rent Specials

Project Amenities:

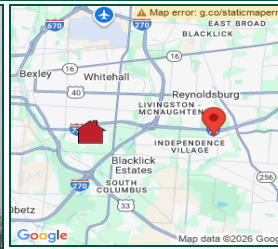
On-site Management, Playground, Storage, Activities/Events, Social Services

Remarks:

50% AMI; Accepts HCV (45 units); Utility allowance: 2-br/\$157 & 3-br/\$179

Raspberry Glen

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	\$ / Square Foot		
2	1	G	1	0	946	\$1,069	\$1.13	\$1,215	50%
2	1	T	63	0	914	\$1,069	\$1.17	\$1,215	50%
3	1.5	G	6	0	1,101	\$1,238	\$1.12	\$1,406	50%
3	1.5	T	30	0	1,122	\$1,238	\$1.10	\$1,406	50%



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Electric
Water	Landlord	
Sewer	Landlord	
Trash	Landlord	

Key Facts

Type Tax Credit

Total Units 78

Occupancy 100.0%

Waiting List 8-36 months

Year Open 1996

Renovated 2013

Distance to Site 6.1 miles

Age Restriction None

Unit Amenities:

Refrigerator, Range, Disposal, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Blinds

Concessions:

No Rent Specials

Project Amenities:

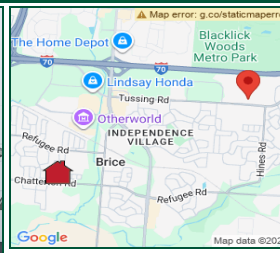
On-site Management, Laundry Facility, Playground, Storage

Remarks:

50% AMI; Accepts HCV (20 units); Waitlist: 2-br/8-12 months & 3-br/24-36 months; Lower rent units receive HOME funds

Kimberly Meadows

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	\$ / Square Foot		
2	1	G	14	0	1,080	\$1,162	\$1.08	\$1,226	50%
2	1	T	40	0	1,080	\$1,162	\$1.08	\$1,226	50%
3	1.5	G	6	0	1,280	\$1,343	\$1.05	\$1,417	50%
3	1.5	T	18	0	1,280	\$1,343	\$1.05	\$1,417	50%



Electric	Tenant	
Heating	Tenant	Electric
Hot Water	Tenant	Electric
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Tax Credit

Total Units 248

Occupancy 100.0%

Waiting List 48 months

Year Open 2020

Distance to Site 2.7 miles

Age Restriction None

Unit Amenities:

Refrigerator, Range, Dishwasher, Disposal, Microwave, Central AC, Carpet, Washer & Dryer, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds

Concessions:

No Rent Specials

Project Amenities:

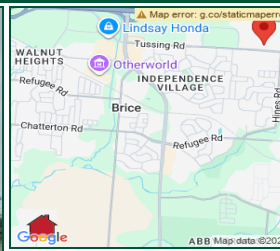
Swimming Pool, On-site Management, Clubhouse, Game Room, Fitness Center, Playground, Storage, Computer/Business Center, Picnic Area, Dog Park/Pet Care Areas, BBQ Area, Bike Racks

Remarks:

60% AMI; Preleasing began 12/2019; Opened 1/2020; Reached stabilized occupancy 1/2021; Utility allowance: 1-br/\$194, 2-br/\$247, 3-br/\$298 & 4-br/\$399

Riverside Trail Apts.

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	\$ / Square Foot		
1	1	G	72	0	809	\$1,053	\$1.30	\$1,226	60%
2	2	G	96	0	1,190	\$1,250	\$1.05	\$1,471	60%
3	2	G	56	0	1,333	\$1,437	\$1.08	\$1,701	60%
4	2	G	24	0	1,443	\$1,588	\$1.10	\$1,897	60%



Electric	Tenant	
Heating	Tenant	Gas
Hot Water	Tenant	Gas
Cooking	Tenant	Electric
Water	Tenant	
Sewer	Tenant	
Trash	Landlord	

Key Facts

Type Tax Credit

Total Units 210

Occupancy 100.0%

Waiting List 20 households

Year Open 2004

Distance to Site 4.4 miles

Age Restriction None

Unit Amenities:

Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Washer/Dryer Hookups, Patio/Deck/Balcony, Ceiling Fan, Blinds

Project Amenities:

Swimming Pool, On-site Management, Laundry Facility, Clubhouse, Lounge, Fitness Center, Playground, Water Feature(s), Computer/Business Center, Gazebo, Picnic Area, BBQ Area, Movie Theater, Courtyard

Concessions:

No Rent Specials

Remarks:

60% AMI; Accepts HCV (18 units); Utility allowance: 1-br/\$166, 2-br/\$197, 3-br/\$228 & 4-br/\$249

Preston Pointe at Shannon Glen I

BRs	Baths	Type	Units	Vacant	Square Feet	Collected Rent		Gross Rent	AMI
						Unit	\$ / Square Foot		
1	1	G	40	0	846	\$1,050	\$1.24	\$1,226	60%
2	1 to 2	G	88	0	999 - 1,281	\$1,274	\$0.99 - \$1.28	\$1,471	60%
3	2.5	T	74	0	1,314	\$1,314	\$1.00	\$1,589	60%
4	2	T	8	0	1,550	\$1,648	\$1.06	\$1,897	60%

Gross rents (which include collected/street rents plus the cost of tenant-paid utilities) for the six LIHTC projects and the proposed rents at the subject site are listed in the following table:

Map ID	Project Name	Gross Rent/Percent of AMI (Units)			
		One-Br.	Two-Br.	Three-Br.	Four-Br.
Site	Pheasant Run	-	\$735-\$1,129/50% (10) \$1,179/60% (16)	\$850-\$1,362/50% (28) \$1,412/60% (48)	\$948-\$1,528/50% (12) \$1,628/60% (22)
1	Pheasant Run (Site)	-	\$1,226/50% (4) \$1,394/60% (22)	\$1,338/50% (16) \$1,606/60% (60)	\$1,790/60% (34)
17	Blacklick Crossing	\$697/30% (1) \$871/50% (3)	\$1,209/50% (8) \$1,535/60% (15)	\$1,392/50% (1) \$1,765/60% (2)	-
901	Raspberry Glen	-	\$1,226/50% (1) \$1,226/50% (63)	\$1,417/50% (6) \$1,417/50% (30)	-
902	Kimberly Meadows	-	\$1,308/50% (14)	\$1,511/50% (6)	-
903	Riverside Trail Apts.	\$1,247/60% (72)	\$1,308/50% (40)	\$1,511/50% (18)	-
904	Preston Pointe at Shannon Glen I	\$1,247/60% (72)	\$1,497/60% (96)	\$1,735/60% (56)	\$1,987/60% (24)
		\$1,216/60% (40)	\$1,471/60% (88)	\$1,542/60% (74)	\$1,897/60% (8)
Weighted Average/Percent of AMI		\$697/30% \$871/50% \$1,236/60%	\$1,259/50% \$1,479/60%	\$1,430/50% \$1,621/60%	\$1,875/60%
Max Allowable Rent/Percent of AMI		\$613/30% \$1,021/50% \$1,226/60%	\$1,226/50% \$1,471/60%	\$1,417/50% \$1,701/60%	\$1,897/60%

Source: VSI Field Survey

900 Series map codes located outside the PMA

The proposed subject gross rents of \$735 to \$1,628 are set below the maximum allowable levels and will be below all of the comparables, including the existing site's 60% of AMI rents. It is of note, the proposed utility allowances are below the current utility allowances at the site. Select properties may be eligible to charge different maximum allowable rents, depending on when they were placed in service, or may utilize project-specific utility allowances that vary from the local housing authority's, which were used in calculating the gross rents when management was not able to provide specific allowances. Regardless, the proposed rents will represent an excellent value and are already being exceeded at the site. Additional analysis of the proposed rent levels can be found in Section V of this report.

The subject project's and comparable properties' square footage and number of bathrooms are illustrated in the following tables:

Map ID	Project Name	Square Footage			
		One-Br.	Two-Br.	Three-Br.	Four-Br.
Site	Pheasant Run	-	853	1,003-1,240	1,425
1	Pheasant Run (Site)	-	853	1,003-1,240	1,425
17	Blacklick Crossing	800 - 843	1,238 - 1,255	1,330 - 1,475	-
901	Raspberry Glen	-	914 - 946	1,101 - 1,122	-
902	Kimberly Meadows	-	1,080	1,280	-
903	Riverside Trail Apts.	809	1,190	1,333	1,443
904	Preston Pointe at Shannon Glen I	846	999 - 1,281	1,314	1,550
Weighted Average		822	1,089	1,269	1,447

Source: VSI Field Survey

900 Series map codes located outside the PMA

Map ID	Project Name	Number of Baths			
		One-Br.	Two-Br.	Three-Br.	Four-Br.
Site	Pheasant Run	-	1.0	1.5-2.5	2.5
1	Pheasant Run (Site)	-	1.0	1.5-2.5	2.5
17	Blacklick Crossing	1.0	1.5	2.0	-
901	Raspberry Glen	-	1.0	1.5	-
902	Kimberly Meadows	-	1.0	1.5	-
903	Riverside Trail Apts.	1.0	2.0	2.0	2.0
904	Preston Pointe at Shannon Glen I	1.0	1.0 - 2.0	2.5	2.0

Source: VSI Field Survey

900 Series map codes located outside the PMA

The subject development garden/flat units are smaller than all other comparables, with the townhomes similarly sized to the weighted averages of the comparables. The 2.5 bathrooms in the townhomes are superior to most other comparables. We consider the unit sizes and configurations to be adequate and marketable to low-income renters.

The following tables compare the appliances and the unit and project amenities of the subject site with existing Tax Credit properties in the market.

Map ID	Renovated Site	1	17	901	902	903
Project Name	Pheasant Run	Pheasant Run (Site)	Blacklick Crossing	Raspberry Glen	Kimberly Meadows	Riverside Trail Apts.
Appliances						
Refrigerator	X	X	X	X	X	X
Icemaker						
Dishwasher	X	X	X			X
Disposal	X	X	X	X	X	X
Range	X	X	X	X	X	X
Microwave	X					X
Pantry	S	S				
Appliance Type	White	White	White	White	White	Stainless
Unit Amenities						
AC - Central	X	X	X	X	X	X
Floor Coverings	Vinyl	Carpet	Carpet	Carpet	Carpet	Carpet
Window Treatments	Blinds	Blinds	Blinds	Blinds	Blinds	Blinds
Washer/Dryer						X
Washer/Dryer Hookups	X	X	X	X	X	X
Patio/Deck/Balcony	S	S	X	X	X	X
Ceiling Fan			X			X
Security (Unit)			Alarm System			
Storage	X	X			X	
Walk-in Closets	X	X			X	X
Parking Options						
Attached Garage			X			
Detached Garage						O / \$100
Surface Parking	X	X	X	X	X	X

Continued:

Map ID	Renovated Site	1	17	901	902	903
Project Name	Pheasant Run	Pheasant Run (Site)	Blacklick Crossing	Raspberry Glen	Kimberly Meadows	Riverside Trail Apts.
Project Amenities						
Swimming Pool						X
On-site Management	X	X	X	X	X	X
Laundry			X		X	
Clubhouse	X	X	X			X
Community Space	Activity Room Lounge Kitchen	Activity Room Lounge Kitchen	Activity Room			Game Room
Fitness Center			X			X
Playground	X	X	X	X	X	X
Computer/Business Center			X			X
Sports Court	Basketball	Basketball				
Storage				X	X	O
Water Feature(s)						
Project Security	Surveillance Cameras	Surveillance Cameras				
Outdoor Areas	BBQ Area Picnic Area	BBQ Area Picnic Area	BBQ Area Community Garden Picnic Area			BBQ Area Dog Park/ Pet Area Picnic Area
Services	Activities/ Events Social Services	Activities/ Events Social Services	Activities/ Events Child Care Social Services	Activities/ Events Social Services		
Movie Theater						
After School Program Room	X	X				
Bike Racks						X
Courtyard	X	X				

Map ID	Renovated Site	904
Project Name	Pheasant Run	Preston Pointe at Shannon Glen I
Appliances		
Refrigerator	X	X
Icemaker		
Dishwasher	X	X
Disposal	X	X
Range	X	X
Microwave	X	
Pantry	S	
Appliance Type	White	White
Unit Amenities		
AC - Central	X	X
Floor Coverings	Vinyl	Carpet
Window Treatments	Blinds	Blinds
Washer/Dryer		
Washer/Dryer Hookups	X	X
Patio/Deck/Balcony	S	X
Ceiling Fan		X
Security (Unit)		
Storage	X	S
Walk-in Closets	X	X
Parking Options		
Attached Garage		
Detached Garage		O / \$115
Surface Parking	X	X

Continued:

Map ID	Renovated Site	904
Project Name	Pheasant Run	Preston Pointe at Shannon Glen I
Project Amenities		
Swimming Pool		X
On-site Management	X	X
Laundry		X
Clubhouse	X	X
	Activity Room	
Community Space	Lounge	Lounge
	Kitchen	
Fitness Center		X
Playground	X	X
Computer/Business Center		X
Sports Court	Basketball	
Storage		
Water Feature(s)		X
Project Security	Surveillance Cameras	
	BBQ Area	BBQ Area
Outdoor Areas	Picnic Area	Picnic Area
	Activities/Events	Gazebo
Services	Social Services	
Movie Theater		X
After School Program Room	X	
Bike Racks		
Courtyard	X	X

The subject amenities will compare similarly with other Tax Credit projects in and near the market. Blacklick Crossing includes garages and Riverside Trails offers in-unit washer/dryers, which are superior to the site's hookups only. However, most comparables offer only hookups as well. Two of the comparables offer pools, which are not essential to compete in the affordable rental market.

Based on our analysis of the square footage, amenities, location, quality and occupancy rates of the existing LIHTC properties within the market, it is our opinion that the subject development as proposed will remain marketable.

XI. Public Housing Authority Concerns and Issues

As required by the Ohio Housing Finance Agency, Vogt Strategic Insights contacted the local Public Housing authority. The housing authority did not respond to our request for its opinion regarding the subject development.

Vogt Strategic Insights will notify both the applicant and Ohio Housing Finance Agency if the housing authority responds to our request. An evaluation of any issues or concerns raised by the housing authority would then be forwarded as well.



January 12, 2025

Housing Authority Director
Fairfield Metropolitan Housing Authority
315 N. Columbus Street, Suite 200
Lancaster, OH 43130

Dear Director:

As per the Ohio Housing Finance Agency (OHFA) market study requirements, this letter serves as notice to solicit comments from your agency about a Low-Income Housing Tax Credit development proposed for your service area.

The subject development, Pheasant Run, is an existing Low-Income Housing Tax Credit (LIHTC) property built in the early 2000s. The project will be renovated again under the Section 42 Low-Income Housing Tax Credit program. The 136-unit project offers two-three- and four-bedroom units for family/general occupancy households at 2680 Orono Pike in Reynoldsburg.

The target population for the proposed development is the area's low-income population, which may be underserved by area housing options.

OHFA guidelines allot your agency 30 days from receipt of this letter to respond to this proposed development with comments. Should you choose not to respond, or if your response is not received by the market analysts within 30 days, the market analysts are not required to address your concerns within the market study. Your response letter will be included with the market study package that OHFA will use to evaluate this property. Please direct all comments to Andrew Mazak at Vogt Strategic Insights, 350 E. 1st Avenue #100, Columbus, OH 43201. If your agency has any concerns about the timeliness of your comments being received, please send them by certified mail, UPS, or another package service with tracking capability so that receipt can be verified.

Thank you in advance for your cooperation.

Sincerely,

A handwritten signature in blue ink that reads 'Andrew W. Mazak'.

Andrew Mazak

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FMHA
315 N. Columbus St. #200
Lancaster, OH 43130



9590 9402 9613 5121 7102 88

2. Article Number (Transfer from service label)

9589 0710 5270 3771 4330 12

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
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- ☒ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
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- ☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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FMHA

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

315 N. Columbus St. #200

Lancaster, OH 43130

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here

1-13-2020

#21552-JJ

9589 0710 5270 3771 4330 12

XII. Market Study Certification

Ohio Housing Finance Agency Market Study Certification

The undersigned, a recognized firm of independent market analysts knowledgeable and experienced in the development of affordable rental properties, completed this Market Study of Pheasant Run for Columbus Housing Partnership, Inc. DBA Homeport.

The market analyst does hereby state, in our best judgment, that a market exists for the proposed project as of January 21, 2026. The market analyst makes no guarantees or assurances that projections or conclusions in the study will be realized as stated.

The market study analyst has reviewed the Ohio Housing Funding Agency (OHFA) Market Study Standards in the most recently published underwriting guidelines and has ensured that the report was made in compliance with those standards. OHFA is an intended user of this market study and OHFA may rely on this report.

All data contained in this report is correct to the extent that the local, State of Ohio and federal recording agencies accurately record and publish this data. All projections were based on current professionally accepted methodology.

The market analyst has no financial interest in the proposed project. The fee assessed for the study was not contingent on the proposed project being approved by the Ohio Housing Finance Agency.

The market analyst made a physical inspection of the market area, reviewed all relevant data and independently established the conclusions for this report.

By: Vogt Strategic Insights (VSI)
(Market Analyst Company/Firm)

By: 
(Jimmy Beery)
Title: Market Analyst

By: 
(Andrew Mazak)
Title: Market Analyst

Date: January 21, 2026

XIII. Data Sources

This study represents a compilation of data gathered from various sources, including the managers of the apartment properties surveyed, local records, and interviews with local officials, real estate professionals, and major employers, as well as secondary demographic material. Although we judge these sources to be reliable, it is impossible to authenticate all data. The analyst does not guarantee the data and assumes no liability for any errors in fact, analysis, or judgment.

The secondary data sources used in this study are the most recent available at the time of the report preparation. Demographic data is provided by ESRI, Urban Decision Group and the 2010 and 2020 Census. Employment statistics are provided by the Chamber of Commerce and the U.S. Bureau of Labor Statistics.

All apartment projects included in the study were personally inspected by a market analyst directly employed by Vogt Strategic Insights (VSI).

The objective of this report is to gather, analyze and present as many market components as reasonably possible within the time constraints agreed upon. The conclusions contained in this report are based on the best judgments of the analysts; we make no guarantees or assurances that the projections or conclusions will be realized as stated.

XIV. Qualifications

The Company

Vogt Strategic Insights is a real estate research firm established to provide accurate and insightful market forecasts for a broad range client base. The principal of the firm, Robert Vogt, has more than 40 years of real estate market feasibility experience throughout the United States.

Serving real estate developers, syndicators, lenders, state housing finance agencies and the U.S. Department of Housing and Urban Development (HUD), the firm provides market feasibility studies for affordable housing, market-rate apartments, condominiums, senior housing, student housing and single-family developments.

Preferred Market Study Provider Confirmation

Vogt Strategic Insights is an approved preferred market study provider on the OHFA Market Study Provider List: <https://ohiohome.org/ppd/documents/MarketStudyProviderList.pdf>

The Staff

Robert Vogt has conducted and reviewed more than 8,000 market analyses over the past 40+ years for market-rate and Low-Income Housing Tax Credit apartments as well as studies for single-family, golf course/residential, office, retail and elderly housing throughout the United States. Mr. Vogt is a founding member and the past chairman of the National Council of Housing Market Analysts (formerly known as the National Council of Affordable Housing Market Analysts), a group formed to bring standards and professional practices to market feasibility. He is a frequent speaker at many real estate and state housing conferences. Mr. Vogt has a bachelor's degree in finance, real estate and urban land economics from The Ohio State University.

Andrew W. Mazak has over 20 years of experience in the real estate market research field. He has personally written thousands of market feasibility studies in markets throughout the United States, Canada, Puerto Rico, the U.S. Virgin Islands and Guam. These studies include the analysis of Low-Income Housing Tax Credit, market-rate and government-subsidized apartments, student housing developments, farmworker housing projects, condominium communities, single-family subdivisions and senior-living developments, as well as overall community, city, county and statewide housing needs assessments. Mr. Mazak has a bachelor's degree in Business Management and Marketing from Capital University in Columbus, Ohio.

Nathan Young has nearly two decades of experience in the real estate profession. He has conducted field research and written market studies in hundreds of rural and urban markets throughout the United States. Mr. Young's real estate experience includes analysis of apartment (subsidized, Tax Credit and market-rate), senior housing (i.e. nursing homes, assisted living, etc.), student housing, condominium, retail, office, self-storage facilities and repositioning of assets to optimize feasibility. Mr. Young has experience in working with the U.S. Department of Housing and Urban Development and has FHA LEAN program training. Mr. Young has a bachelor's degree in Engineering (Civil) from The Ohio State University and a Master of Business Administration from Ohio Dominican University.

Jim Beery has more than 30 years of experience in the real estate market feasibility profession. He has written market studies for a variety of development projects, including multifamily apartments (market-rate, affordable housing, and government-subsidized), residential condominiums, hotels, office developments, retail centers, recreational facilities, commercial developments, single-family developments and assisted living properties for older adults. Other consulting assignments include numerous community redevelopment and commercial revitalization projects. Mr. Beery has attended the HUD MAP Training for industry partners and received continuing education certification from the Lender Qualification and Monitoring Division. Mr. Beery has a bachelor's degree in Business Administration (Finance major) from The Ohio State University.

Jimmy Beery has analyzed real estate markets across the country over the past 13+ years. In this time, Mr. Beery has conducted a broad range of studies, including Low-Income Housing Tax Credit apartments, luxury market-rate apartments, student housing analysis, rent comparability studies, condominium and single-family home communities, mixed-use developments, lodging, retail and commercial space. Mr. Beery has a bachelor's degree in Human Ecology from The Ohio State University.

Tom Mowery has more than 30 years of experience in the housing industry in both the public and private sectors. Prior to joining VSI, Mr. Mowery served as a Vice President at JPMorgan Chase where he analyzed and reviewed market risk and advised on economic results and long-term viability for the national Underwriting effort within Community Development Banking (CDB). He supported \$2.5 billion within four regional portfolios of real estate properties, primarily affordable multifamily. Mr. Mowery has also worked for Arizona Department of Housing and The Danter Company. He is skilled at Market Risk Analysis, Market Study/Appraisal Review, Portfolio Monitoring, Pipeline Management, Affordable/Market-Rate Housing, Underwriting, Community Development and Market Development. Mr. Mowery holds a bachelor's degree in Business Administration and Accounting from Ohio Dominican University.

Eric Pacella has conducted real estate market research in more than 300 markets in more than 45 states since 2014. Mr. Pacella has experience evaluating a broad range of product types, including senior housing, Low-Income Housing Tax Credit apartments, market-rate apartments, subsidized housing, student housing, homeless supportive housing, single-family housing, condominium housing, mixed-use developments and commercial space. Mr. Pacella holds a Bachelor of Arts degree in Journalism from The Ohio State University.

Kyle Reiff has conducted market studies in over 45 states over the past 10+ years. Mr. Reiff has evaluated market conditions for a variety of project types, including Low-Income Housing Tax Credit apartments, homeless supportive housing analysis, student housing analysis, rent comparability studies, condominium and single-family home communities, mixed-use developments, lodging, citywide analysis and workforce housing analysis. Mr. Reiff has a bachelor's degree in Economics from The Ohio State University.

Lewis Burrowes has conducted real estate market research in more than 300 markets in over 40 states and Puerto Rico since 2016. Mr. Burrowes has evaluated a wide range of product types, including Low-Incomes Housing Tax Credit and market-rate apartments; government-subsidized, senior and homeless supportive housing; comparable properties for rent comparability studies; single-family homes; condominiums; mixed-use projects; and commercial space. Mr. Burrowes holds bachelor's degrees in Business, Accountancy and Finance from Wright State University.

Daniel Swartz has analyzed real estate markets across the country in more than 40 states since joining VSI in 2015. During this time, Mr. Swartz has worked on a broad range of analyses, including Low-Income Housing Tax Credit apartments, luxury market-rate apartments, government-subsidized apartments, student housing, mixed-use developments and rent comparability studies. Mr. Swartz has a bachelor's degree in Marketing from Wright State University.

Gavin Heiserman joined VSI in 2021 and has since completed real estate market analyses in more than 35 states. Mr. Heiserman has surveyed thousands of apartment properties, including Low-Income Housing Tax Credit developments, government-subsidized projects, high-end market-rate multifamily rental communities, mixed-use developments and rural housing projects. Prior to joining VSI, Mr. Heiserman gained experience in multifamily property management. Mr. Heiserman earned a bachelor's degree in finance from The Ohio State University.

Field Staff – Vogt Strategic Insights maintains a field staff of professionals experienced at collecting critical on-site real estate data. Each member has been fully trained to evaluate site attributes, area competitors, market trends, economic characteristics and a wide range of issues influencing the viability of real estate development.

A. Field Survey of Conventional Rentals

The following section is a field survey of conventional rental properties identified through a variety of sources, including area apartment guides, government agencies and our own field inspection. The intent of the field survey is to evaluate the overall strength of the existing rental market, identify trends impacting future development and to identify those properties considered most comparable to the subject site. The field survey has been organized by project type; properties are color coded to reflect this and designated as market-rate, Tax Credit, government-subsidized or a combination of these three property types. The field survey is assembled as follows:

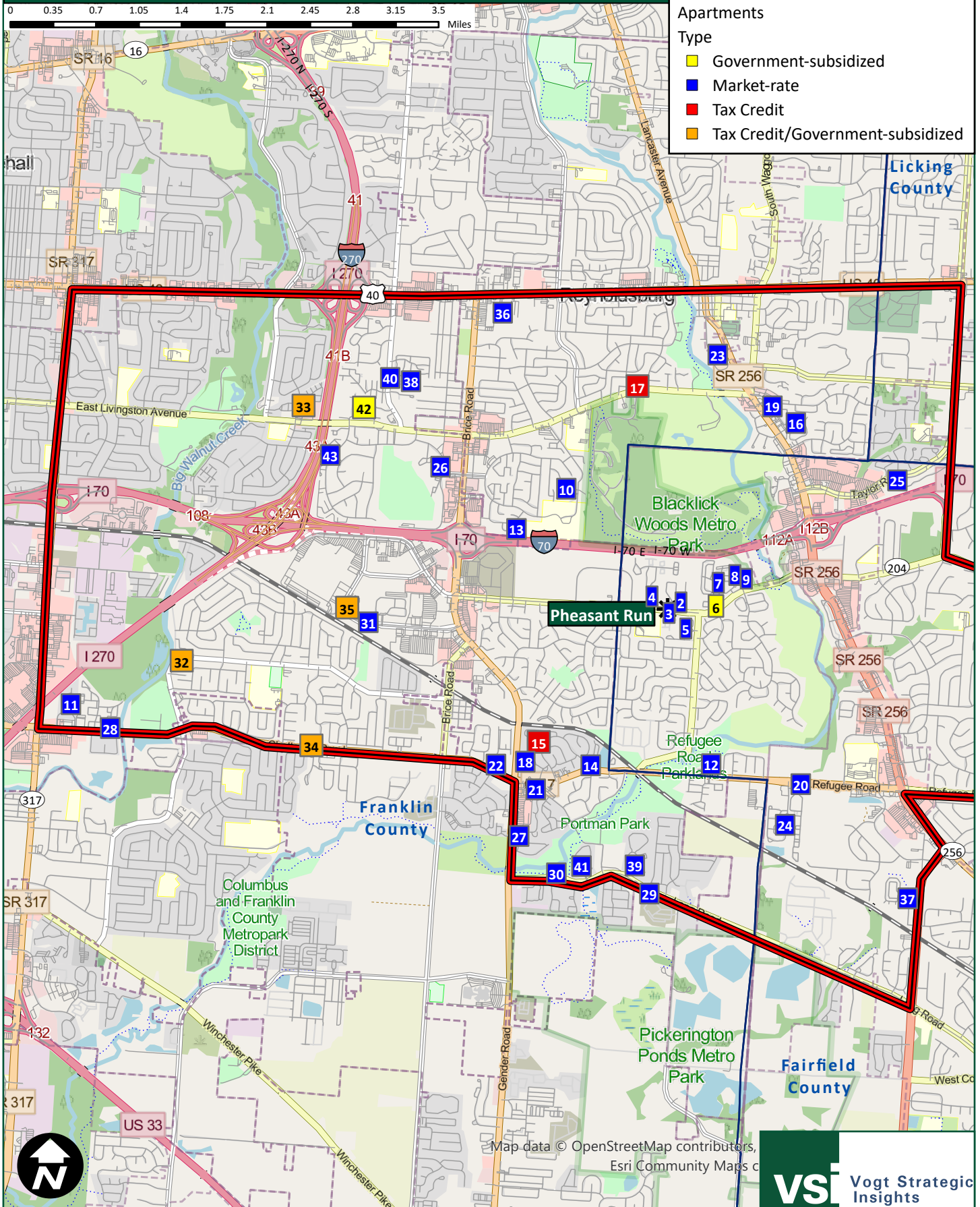
- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Properties surveyed by name, address, telephone number, project type, key amenities, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here.
- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type and bedroom.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- The distribution of market-rate and non-subsidized Tax Credit units are provided by quality rating, unit type and number of bedrooms. The median rent by quality ratings and bedrooms is also reported. Note that rents are adjusted to reflect common utility responsibility.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.

Reynoldsburg, OH Apartment Locations

Legend

-  Project Site
-  PMA
- Apartment Type
 -  Government-subsidized
 -  Market-rate
 -  Tax Credit
 -  Tax Credit/Government-subsidized



Map Identification List

Map ID	Project Name	Project Type	QR	Year Built/Renovated	Total Units	Vacant	Occupancy Rate	DTS
1	Pheasant Run (Site)	TAX	B	2000	135	14	89.6%	-
2	The Arbors at Turnberry	MRR	A	2003 / 2018	367	9	97.5%	0.1
3	Tussing Place	MRR	A	2018	96	4	95.8%	0.0
4	The Estates at Brentwood Lake	MRR	B+	1999 / 2021	464	7	98.5%	0.2
5	Brooksedge	MRR	A-	2000 / 2018	224	8	96.4%	0.4
6	Grand Haven Commons	GSS	A-	2002	49	0	100.0%	0.3
7	Pendleton Lake East	MRR	B-	1991	256	4	98.4%	0.6
8	Highland Park	MRR	B+	1988	238	12	95.0%	0.6
9	Woodland Trace	MRR	B	1990	136	6	95.6%	0.6
10	Chandler Commons	MRR	B	1973 / 2013	182	8	95.6%	3.0
11	Preserve at Canal	MRR	B+	1974 / 2022	264	11	95.8%	4.8
12	Turnberry Creek Luxury Apts.	MRR	A	2005	96	7	92.7%	1.9
13	Cherryblossom Way East	MRR	B	1991	68	3	95.6%	2.4
14	Colony Bay East	MRR	B	1994	156	2	98.7%	1.7
15	Stratford East Senior Living	TAX	B	2000 / 2024	82	0	100.0%	2.2
16	Slate Ridge Commons	MRR	B+	1986 / 2019	170	2	98.8%	2.1
17	Blacklick Crossing	TAX	B+	2019	30	0	100.0%	2.9
18	Stratford Lakes	MRR	B	1996	124	2	98.4%	2.2
19	Traditions at Slate Ridge	MRR	A	2008	87	1	98.9%	2.4
20	Pickerington Ridge	MRR	A	2003 / 2015	276	6	97.8%	2.5
21	Countryview East	MRR	B	1986 / 2002	152	2	98.7%	2.1
22	Commons at Canal Winchester	MRR	A	2006 / 2019	264	3	98.9%	2.2
23	Redwood Reynoldsburg	MRR	A	2017	89	0	100.0%	2.6
24	Redwood Pickerington	MRR	A	2013	117	1	99.1%	2.7
25	Creekside at Taylor Square	MRR	B	2000	532	19	96.4%	2.2
26	Cornerstone Crossing Apts.	MRR	B+	1969 / 2017	770	30	96.1%	2.3
27	Dorothy's Pond	MRR	A	2003	27	0	100.0%	2.4
28	The Life at Edgewater Landing	MRR	B	1974 / 2015	724	26	96.4%	4.4
29	Lawndale Commons	MRR	A	2023	336	10	97.0%	3.5
30	Abbie Cove Apts.	MRR	A	2013	88	0	100.0%	2.9
31	Chantry Village	MRR	B+	2005	240	9	96.3%	2.1
32	Amberly Square Apts.	TGS	B	1972 / 2002	112	0	100.0%	3.7
33	Castleton Gardens Apts.	TGS	B-	1982 / 2007	50	0	100.0%	3.4
34	Marsh Brook Place	TGS	A	2020	40	0	100.0%	3.1
35	The Commons at Chantry	TGS	A	2006	100	0	100.0%	2.2
36	Ashford Hills	MRR	B-	1986	77	3	96.1%	3.4
37	Redbud Commons	MRR	A+	2019	95	0	100.0%	3.4

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

QR - Quality Rating

DTS - Drive Distance To Site (Miles)

Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate	DTS
38	McNaughten Woods	MRR	B+	1985	230	7	97.0%	3.0
39	The Reserve at Abbie Lakes	MRR	B+	2002	432	19	95.6%	3.5
40	Waldren Woods	MRR	A	2023	160	2	98.8%	3.0
41	Abbie Lakes Apts.	MRR	A-	2003	224	5	97.8%	3.2
42	Little Brook Place	GSS	A	1998	44	0	100.0%	3.0
43	Williamsburg Square	MRR	B-	1967 / 2003	362	14	96.1%	3.1

Project Type	Projects Surveyed	Total Units	Vacant	Occupancy Rate	U/C
MRR	34	8,123	242	97.0%	0
TAX	3	247	14	94.3%	1
TGS	4	302	0	100.0%	0
GSS	2	93	0	100.0%	0

Total units do not include units under construction.

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

QR - Quality Rating

DTS - Drive Distance To Site (Miles)

Distribution of Units

Market-Rate						
Bedrooms	Baths	Units	Distribution	Vacant	nPropertyFloorpl	Median Gross Rent
0	1	137	1.7%	7	5.1%	\$932
1	1	1,586	19.5%	60	3.8%	\$1,152
1	1.5	57	0.7%	0	0.0%	\$1,202
2	1	1,679	20.7%	60	3.6%	\$1,321
2	1.5	1,966	24.2%	62	3.2%	\$1,516
2	2	1,513	18.6%	37	2.4%	\$1,602
2	2.5	509	6.3%	11	2.2%	\$2,195
3	1.5	66	0.8%	0	0.0%	\$1,439
3	2	264	3.3%	2	0.8%	\$2,110
3	2.5	329	4.1%	3	0.9%	\$2,333
3	3	17	0.2%	0	0.0%	\$2,180
TOTAL		8,123	100.0%	242	3.0%	

Tax Credit, Non-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	nPropertyFloorpl	Median Gross Rent
1	1	49	19.8%	0	0.0%	\$865
2	1	63	25.5%	3	4.8%	\$1,115
2	1.5	23	9.3%	0	0.0%	\$1,471
3	1.5	37	15.0%	3	8.1%	\$1,482
3	2	3	1.2%	0	0.0%	\$1,417
3	2.5	38	15.4%	3	7.9%	\$1,482
4	2.5	34	13.8%	5	14.7%	\$1,645
TOTAL		247	100.0%	14	5.7%	

1 Units Under Construction

Tax Credit, Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	nPropertyFloorpl	Median Gross Rent
1	1	134	44.4%	0	0.0%	N.A.
2	1	78	25.8%	0	0.0%	N.A.
2	1.5	24	7.9%	0	0.0%	N.A.
3	1.5	30	9.9%	0	0.0%	N.A.
3	2.5	36	11.9%	0	0.0%	N.A.
TOTAL		302	100.0%	0	0.0%	

Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	nPropertyFloorpl	Median Gross Rent
1	1	93	100.0%	0	0.0%	N.A.
TOTAL		93	100.0%	0	0.0%	

Grand Total		8,765	-	256	2.9%	
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Survey of Properties

1

Pheasant Run (Site)



2680 Orono Pk.
Reynoldsburg, OH 43068
Phone (614) 552-3100
Contact Derricka(in person)
Waitlist None

Total Units	135
Vacancies	14
Occupancy	89.6%
Floors	2
Quality	B
Year Built	2000

Comments

50% & 60% AMI; Accepts HCV (42 units); 7 units receive HOME funds; Townhomes have patio; 4-br units have pantry; Utility allowance: 2-br/\$250, 3-br/\$292 & 4-br/\$336; 1 3-br unit down due to fire

3

Tussing Place



7086 Crown Lake Dr.
Reynoldsburg, OH 43068
Phone (614) 253-4708
Contact Casey(by phone)
Waitlist None

Total Units	96
Vacancies	4
Occupancy	95.8%
Floors	2,3
Quality	A
Year Built	2018

Comments

Does not accept HCV

2

The Arbors at Turnberry



3655 Rosslare Harbour Dr.
Pickerington, OH 43147
Phone (614) 866-1995
Contact Stephanie(by phone)
Waitlist None

Total Units	367
Vacancies	9
Occupancy	97.5%
Floors	2,3
Quality	A
Year Built	2003
Renovated	2018

Comments

Accepts HCV (60 units); Townhomes have attached garage; Smaller 2-br garden units have fireplace

4

The Estates at Brentwood Lake



2800 John Steven Way
Reynoldsburg, OH 43068
Phone (614) 575-5000
Contact Kailyn(by phone)
Waitlist None

Total Units	464
Vacancies	7
Occupancy	98.5%
Floors	2
Quality	B+
Year Built	1999
Renovated	2021

Comments

Rent range based on upgrades; Flat fee for water included in reported rents (based on occupancy): 1 person/\$55, 2 persons/\$70 & 3 persons/\$80

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

5 Brooksedge

2870 Kengary Ln.
Reynoldsburg, OH 43068
Phone (614) 575-0005
Contact Carolyn(by phone)
Waitlist None

Total Units 224
Vacancies 8
Occupancy 96.4%
Floors 2
Quality A-
Year Built 2000
Renovated 2018

Comments

Rent range based on unit location; Renovation date estimated

6 Grand Haven Commons

7500 Tussing Rd.
Reynoldsburg, OH 43068
Phone (614) 322-9290
Contact Natasha(by phone)
Waitlist 6-12 months

Total Units 49
Vacancies 0
Occupancy 100.0%
Floors 2
Quality A-
Year Built 2002

Comments**Senior Restricted (62+)**

HUD Section 202; 1 manager unit not included in total

7 Pendleton Lake East

2727 Grand Haven Dr.
Reynoldsburg, OH 43068
Phone (614) 863-9313
Contact Tabitha(by phone)
Waitlist None

Total Units 256
Vacancies 4
Occupancy 98.4%
Floors 2,3
Quality B-
Year Built 1991

Comments

Larger 2-br units have balcony

8 Highland Park

2796 Prendergast Pl.
Reynoldsburg, OH 43068
Phone (614) 868-0511
Contact Star(by phone)
Waitlist None

Total Units 238
Vacancies 12
Occupancy 95.0%
Floors 2,2.5
Quality B+
Year Built 1988

Comments

Rent range based on location; 2-br units have fireplace; LRO rents

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

9**Woodland Trace**

7552 Woodland Trace Dr.
Reynoldsburg, OH 43068
Phone (614) 868-0011
Contact Maria(by phone)
Waitlist None

Total Units 136
Vacancies 6
Occupancy 95.6%
Floors 2
Quality B
Year Built 1990

Comments

Higher rent units have attached garage

10**Chandler Commons**

6592 Steinway Dr.
Reynoldsburg, OH 43068
Phone (614) 696-8153
Contact Anita(by phone)
Waitlist None

Total Units 182
Vacancies 8
Occupancy 95.6%
Floors 2
Quality B
Year Built 1973
Renovated 2013

Comments

Townhomes have washer/dryer hookups; Accepts HCV

11**Preserve at Canal**

2773 Citizens Pl.
Columbus, OH 43232
Phone (614) 866-7651
Contact Name not given(by phone)
Waitlist None

Total Units 264
Vacancies 11
Occupancy 95.8%
Floors 2
Quality B+
Year Built 1974
Renovated 2022

Comments

Rent range based on unit location & upgrades; Unit mix estimated

12**Turnberry Creek Luxury Apts.**

7738 Springoak Ct.
Pickerington, OH 43147
Phone (614) 866-9931
Contact Tawny(by phone)
Waitlist None

Total Units 96
Vacancies 7
Occupancy 92.7%
Floors 3
Quality A
Year Built 2005

Comments

Rent range based on location; Higher rent 3rd-floor units have vaulted ceilings

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

13 Cherryblossom Way East

6320 Rippey Cir.	Total Units	68
Reynoldsburg, OH 43068	Vacancies	3
Phone (614) 861-8733	Occupancy	95.6%
Contact Amy(by phone)	Floors	1,2
Waitlist None	Quality	B
	Year Built	1991

Comments

Accepts HCV (20 units); Select 1- & all 2-br units have dishwasher;
Flat fee for water, sewer & trash included in reported rents: 1-br/\$43 & 2-br/\$48

14 Colony Bay East

3450 Brooke Colony Dr.	Total Units	156
Canal Winchester, OH 43110	Vacancies	2
Phone (614) 833-6064	Occupancy	98.7%
Contact Valerie(by phone)	Floors	2
Waitlist None	Quality	B
	Year Built	1994

Comments**15 Stratford East Senior Living**

3401 Quinlan Blvd.	Total Units	82
Canal Winchester, OH 43110	Vacancies	0
Phone (614) 834-5278	Occupancy	100.0%
Contact Robin(in person)	Floors	2
Waitlist 12 months	Quality	B
	Year Built	2000
	Renovated	2024

Comments

50% & 60% AMI; Accepts HCV (14 units)

Senior Restricted (62+)

16 Slate Ridge Commons

2095 Dornbin Dr.	Total Units	170
Reynoldsburg, OH 43068	Vacancies	2
Phone (614) 864-8814	Occupancy	98.8%
Contact Rita(by phone)	Floors	2
Waitlist None	Quality	B+
	Year Built	1986
	Renovated	2019

Comments

Townhomes have basement; Garden units have walk-in closets;
Flat fee for water, sewer & trash included in reported rents: \$40;
Does not accept HCV

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

17 Blacklick Crossing

6950 E. Livingston Ave.	Total Units	30
Reynoldsburg, OH 43068	Vacancies	0
Phone (614) 437-2523	Occupancy	100.0%
Contact Manda(in person)	Floors	1,2,3
Waitlist 12 months	Quality	B+
	Year Built	2019

Comments

30%, 50% & 60% AMI; Accepts HCV (10 units); Utility allowance: 1-br/\$116, 2-br/\$140 & 3-br/\$154

19 Traditions at Slate Ridge

1929 Opal St.	Total Units	87
Reynoldsburg, OH 43068	Vacancies	1
Phone (614) 860-1919	Occupancy	98.9%
Contact Miguel(by phone)	Floors	2,2.5
Waitlist None	Quality	A
	Year Built	2008

Comments

Does not accept HCV

18 Stratford Lakes

355 Ashton Cross	Total Units	124
Canal Winchester, OH 43110	Vacancies	2
Phone (614) 834-1137	Occupancy	98.4%
Contact Anita(by phone)	Floors	1,2
Waitlist None	Quality	B
	Year Built	1996

Comments**20 Pickerington Ridge**

51 Great Trail Cir.	Total Units	276
Pickerington, OH 43147	Vacancies	6
Phone (614) 418-8900	Occupancy	97.8%
Contact Tyler(by phone)	Floors	2
Waitlist None	Quality	A
	Year Built	2003
	Renovated	2015

Comments

Townhomes have vaulted ceilings; Higher rent townhomes have attached garage; YieldStar rents; Does not accept HCV

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

21 Countryview East

3581 Esquire Dr.
Canal Winchester, OH 43110
Phone (614) 837-3026
Contact Donna(by phone)
Waitlist None

Total Units 152
Vacancies 2
Occupancy 98.7%
Floors 1,2
Quality B
Year Built 1986
Renovated 2002

Comments

Townhomes have central A/C

22 Commons at Canal Winchester

6300 Refugee Rd.
Canal Winchester, OH 43110
Phone (614) 322-9120
Contact Bobbi(by phone)
Waitlist None

Total Units 264
Vacancies 3
Occupancy 98.9%
Floors 2,3
Quality A
Year Built 2006
Renovated 2019

Comments

LRO rents; Units renovated as needed; Townhomes have attached garage, walk-in closets, fireplace & patio; FKA Kensington Commons; Renovation date estimated; Does not accept HCV

23 Redwood Reynoldsburg

1713 Backlick Creek
Reynoldsburg, OH 43068
Phone (614) 779-1991
Contact Drew(by phone)
Waitlist None

Total Units 89
Vacancies 0
Occupancy 100.0%
Floors 1
Quality A
Year Built 2017

Comments

Flat fee for trash included in reported rents: \$17

24 Redwood Pickerington

192 Fullers Cir.
Pickerington, OH 43147
Phone (833) 810-1176
Contact Drew(by phone)
Waitlist None

Total Units 117
Vacancies 1
Occupancy 99.1%
Floors 1,2
Quality A
Year Built 2013

Comments

Does not accept HCV; Unit mix estimated; 1 model unit not included

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

25 Creekside at Taylor Square

2422 Banks Edge Way	Total Units	532
Reynoldsburg, OH 43068	Vacancies	19
Phone (614) 860-8484	Occupancy	96.4%
Contact Blanka(by phone)	Floors	2
Waitlist None	Quality	B
	Year Built	2000

Comments

YieldStar rents; Townhomes have basement & fireplace; Upgraded units have microwave; Flat fee for trash included in reported rents: \$15

26 Cornerstone Crossing Apts.

6033 Lake Club Ct.	Total Units	770
Columbus, OH 43232	Vacancies	30
Phone (614) 861-0334	Occupancy	96.1%
Contact Josh(by phone)	Floors	2,2.5
Waitlist None	Quality	B+
	Year Built	1969
	Renovated	2017

Comments

2-br units have washer/dryer hookups; Townhomes have fireplace; Flat fee for trash included in reported rents: \$4

27 Dorothy's Pond

3698 Dorothys Pond Ln.	Total Units	27
Canal Winchester, OH 43110	Vacancies	0
Phone (614) 723-9619	Occupancy	100.0%
Contact Name not given(by phone)	Floors	2
Waitlist None	Quality	A
	Year Built	2003

Comments

10 additional rental units are privately owned

28 The Life at Edgewater Landing

4592 Channing Ter.	Total Units	724
Columbus, OH 43232	Vacancies	26
Phone (380) 333-3314	Occupancy	96.4%
Contact Christina(by phone)	Floors	2
Waitlist None	Quality	B
	Year Built	1974
	Renovated	2015

Comments

Accepts HCV (12 units); FKA Walnut Glen

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
	Government-subsidized

29 Lawndale Commons

7405 Long Rd.	Total Units	336
Canal Winchester, OH 43110	Vacancies	10
Phone (614) 918-6776	Occupancy	97.0%
Contact Brandon(by phone)	Floors	3
Waitlist None	Quality	A
	Year Built	2023

Comments

Unit mix estimated; Preleasing began 5/2023; Opened 9/2023; Does not accept HCV

31 Chantry Village

5616 Chantry Dr.	Total Units	240
Columbus, OH 43232	Vacancies	9
Phone (614) 501-6666	Occupancy	96.3%
Contact Kleasha(by phone)	Floors	2
Waitlist None	Quality	B+
	Year Built	2005

Comments

Does not accept HCV; Twnhms. have fireplace; Unit mix est.; Flat fee for W/S/T included in reported rents: 1-br/\$30, 2-br/1-bath/\$45, 2-br/2-bath/\$50 & townhomes/\$60; All but smallest 757-sq.-ft. 1-br units have storage

30 Abbie Cove Apts.

6523 Abbie Trails Dr.	Total Units	88
Canal Winchester, OH 43110	Vacancies	0
Phone (614) 321-6991	Occupancy	100.0%
Contact Holly(by phone)	Floors	1
Waitlist 8-12 months	Quality	A
	Year Built	2013

Comments

Unit mix estimated; Flat fee for water, sewer & trash included with reported rents: 1-br/\$42, 2-br/\$47 & 3-br/\$52; Does not accept HCV

32 Amberly Square Apts.

2730 Brandy Dr.	Total Units	112
Columbus, OH 43232	Vacancies	0
Phone (614) 861-8121	Occupancy	100.0%
Contact Tamika(by phone)	Floors	2
Waitlist 24 months	Quality	B
	Year Built	1972
	Renovated	2002

Comments

60% AMI & HUD Section 8

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

33 Castleton Gardens Apts.

1620 Lonsdale Rd.
Columbus, OH 43232
Phone (614) 863-6478
Contact Jessie(by phone)
Waitlist 20+ households

Total Units 50
Vacancies 0
Occupancy 100.0%
Floors 3
Quality B-
Year Built 1982
Renovated 2007

Comments
50% AMI & HUD Section 8; Also serves disabled
Senior Restricted (62+)

34 Marsh Brook Place

5981 Chatterton Rd.
Columbus, OH 43109
Phone (614) 487-6700
Contact Laurie(by phone)
Waitlist 3 months

Total Units 40
Vacancies 0
Occupancy 100.0%
Floors 3
Quality A
Year Built 2020

Comments
30% & 50% AMI & HUD Section 8; Permanent supportive housing for transition-aged youth (ages 18-24) who may struggle with homelessness; Filled by referrals via Rebuilding Lives

35 The Commons at Chantry

5560 Chantry Dr.
Columbus, OH 43232
Phone (614) 863-9772
Contact Bridget(by phone)
Waitlist 12 months

Total Units 100
Vacancies 0
Occupancy 100.0%
Floors 1,2
Quality A
Year Built 2006

Comments
40%, 50% & 60% AMI & HUD Section 8; Accepts HCV (38 units); PBV through Community Shelter Board Program; 2- & 3-br units have dishwasher; 100% homeless; 38 units are 55+

36 Ashford Hills

1367 Beeler Dr.
Reynoldsburg, OH 43068
Phone (614) 522-1745
Contact Amanda(by phone)
Waitlist None

Total Units 77
Vacancies 3
Occupancy 96.1%
Floors 1
Quality B-
Year Built 1986

Comments
Flat fee for water, sewer & trash included in reported rents: studio/\$39, 1-br/\$59 & 2-br/\$69; 1- & 2-br units have washer/dryer & patio/balcony; Rent range based on upgrades

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

37 Redbud Commons

602 Redbud Rd.
 Pickerington, OH 43147
Phone (614) 791-3216
Contact Kathy(by phone)
Waitlist None

Total Units 95
Vacancies 0
Occupancy 100.0%
Floors 1,2
Quality A+
Year Built 2019

Comments**Senior Restricted (55+)****38 McNaughten Woods**

1488 McNaughten Rd.
 Columbus, OH 43232
Phone (614) 861-1912
Contact Cheyenne(by phone)
Waitlist None

Total Units 230
Vacancies 7
Occupancy 97.0%
Floors 2
Quality B+
Year Built 1985

Comments**39 The Reserve at Abbie Lakes**

3795 Lakeview Trl.
 Canal Winchester, OH 43110
Phone (216) 369-1921
Contact Adrian(by phone)
Waitlist None

Total Units 432
Vacancies 19
Occupancy 95.6%
Floors 2,3
Quality B+
Year Built 2002

Comments

YieldStar rents; Rent range based on upgrades; Select 2-br units have icemaker, microwave & patio/balcony; Flat fee for trash included in reported rents: \$25; Does not accept HCV

40 Waldren Woods

1564 McNaughten Rd.
 Columbus, OH 43232
Phone (614) 739-9734
Contact Cheyenne(by phone)
Waitlist 1-br: 3-4 months

Total Units 160
Vacancies 2
Occupancy 98.8%
Floors 3
Quality A
Year Built 2023

Comments

Accepts HCV (45 units); Preleasing began 8/2022; Opened 1/2023; Reached stabilized occupancy 5/2024

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

41 Abbie Lakes Apts.

3833 Abbie Lakes Dr.	Total Units	224
Canal Winchester, OH 43110	Vacancies	5
Phone (614) 920-4700	Occupancy	97.8%
Contact Jenna(by phone)	Floors	2,3
Waitlist None	Quality	A-
	Year Built	2003

Comments

1 unit used as model not included; Does not accept HCV

42 Little Brook Place

5911 Little Brook Way	Total Units	44
Columbus, OH 43232	Vacancies	0
Phone (614) 759-8347	Occupancy	100.0%
Contact Pam(by phone)	Floors	2
Waitlist 25 households	Quality	A
	Year Built	1998

Comments

HUD Section 202 & PRAC

Senior Restricted (62+)**43 Williamsburg Square**

5521 Chatford Sq.	Total Units	362
Columbus, OH 43232	Vacancies	14
Phone (614) 866-7518	Occupancy	96.1%
Contact Name not given(by phone)	Floors	2
Waitlist None	Quality	B-
	Year Built	1967
	Renovated	2003

Comments

Accepts HCV (43 units); Select 2- & 3-br townhomes have basement; YieldStar rents; Short-term leases available at higher rent; Townhomes have pantry

Project Type

■ Market-rate	■ Market-rate/Tax Credit/Government-subsidized
■ Market-rate/Tax Credit	■ Tax Credit
■ Market-rate/Government-subsidized	■ Tax Credit/Government-subsidized
	■ Government-subsidized

Collected Rents

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
1			\$976 - \$1,144					\$1,046 - \$1,314	\$1,454
2			\$1,599 - \$1,790	\$2,105			\$1,773	\$2,034 - \$2,177	
3		\$1,070 - \$1,090	\$1,220 - \$1,335	\$1,475					
4			\$1,215 - \$1,465						
5			\$1,269						
7		\$1,040	\$1,150 - \$1,250						
8		\$1,120	\$1,350 - \$1,384						
9							\$1,233		
10		\$925					\$1,145 - \$1,445	\$1,450	
11		\$950	\$1,250	\$1,350					
12			\$1,299						
13						\$925 - \$1,035	\$1,110		
14			\$930						
15		\$865	\$1,115						
16		\$1,100	\$1,250				\$1,400		
17		\$581 - \$755					\$1,069 - \$1,395	\$1,238 - \$1,611	
18			\$1,249	\$1,625					
19							\$1,950 - \$2,325	\$2,075	
20		\$1,212	\$1,347 - \$1,557				\$1,386 - \$1,760	\$2,150 - \$2,200	
21		\$900 - \$950	\$1,200				\$1,250	\$1,400	
22		\$1,255	\$1,320 - \$1,353	\$1,765			\$1,505	\$1,880	
23			\$2,137						
24			\$1,699 - \$2,275						
25		\$1,014 - \$1,194	\$1,149 - \$1,285				\$1,344 - \$1,545	\$1,955 - \$1,970	
26	\$749 - \$840	\$789 - \$949	\$939 - \$1,039			\$899 - \$999	\$1,089 - \$1,149		
27			\$1,300 - \$1,475						
28	\$625	\$825	\$1,000 - \$1,100	\$1,700			\$1,125 - \$1,150		
29		\$1,135 - \$1,185	\$1,375 - \$1,500	\$1,830					
30		\$1,000	\$1,177 - \$1,324	\$1,493					
31		\$1,024 - \$1,104	\$1,159 - \$1,444				\$1,449 - \$1,540	\$1,694	
36	\$769 - \$834	\$977 - \$1,029	\$1,140 - \$1,175						
37		\$2,278	\$2,783 - \$3,363						
38							\$1,940 - \$2,065		
39			\$1,162 - \$1,303						
40		\$1,195	\$1,490	\$2,190					
41		\$1,045 - \$1,145	\$1,239 - \$1,310						
43		\$829 - \$897	\$1,197			\$999	\$1,208	\$1,254	

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Price Per Square Foot

Studio Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
26	Cornerstone Crossing Apts.	1	504	\$941 - \$1,032	\$1.87 - \$2.05
28	The Life at Edgewater Landing	1	430	\$749	\$1.74
36	Ashford Hills	1	288	\$867 - \$932	\$3.01 - \$3.24
One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
3	Tussing Place	1	678	\$1,253 - \$1,273	\$1.85 - \$1.88
7	Pendleton Lake East	1	793	\$1,153	\$1.45
8	Highland Park	1	790	\$1,317	\$1.67
10	Chandler Commons	1	640	\$1,108	\$1.73
11	Preserve at Canal	1	625	\$1,012	\$1.62
13	Cherryblossom Way East	1	710	\$1,038 - \$1,148	\$1.46 - \$1.62
15	Stratford East Senior Living	1	576	\$865	\$1.50
16	Slate Ridge Commons	1	900	\$1,227	\$1.36
17	Blacklick Crossing	1	800 - 843	\$613 - \$958	\$0.77 - \$1.14
20	Pickerington Ridge	1	750	\$1,415	\$1.89
21	Countryview East	1	800	\$1,041 - \$1,091	\$1.30 - \$1.36
22	Commons at Canal Winchester	1	752	\$1,458	\$1.94
25	Creeside at Taylor Square	1	600 - 750	\$1,217 - \$1,397	\$1.86 - \$2.03
26	Cornerstone Crossing Apts.	1	626 - 864	\$992 - \$1,152	\$1.33 - \$1.58
		1.5	775	\$1,102 - \$1,202	\$1.42 - \$1.55
28	The Life at Edgewater Landing	1	650	\$958	\$1.47
29	Lawndale Commons	1	681	\$1,318 - \$1,368	\$1.94 - \$2.01
30	Abbie Cove Apts.	1	672	\$1,113	\$1.66
31	Chantry Village	1	757 - 782	\$1,173 - \$1,253	\$1.55 - \$1.60
36	Ashford Hills	1	576	\$1,090 - \$1,142	\$1.89 - \$1.98
37	Redbud Commons	1.5	1,206 - 1,219	\$2,475	\$2.03 - \$2.05
40	Waldren Woods	1	681	\$1,378	\$2.02
41	Abbie Lakes Apts.	1	806	\$1,248 - \$1,348	\$1.55 - \$1.67
43	Williamsburg Square	1	700 - 800	\$1,052 - \$1,222	\$1.50 - \$1.53
Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Pheasant Run (Site)	1	853 - 858	\$1,122 - \$1,290	\$1.32 - \$1.50
2	The Arbors at Turnberry	2	1,073 - 1,210	\$1,854 - \$2,045	\$1.69 - \$1.73
		2 to 2.5	1,197 - 1,206	\$2,028	\$1.68 - \$1.69
3	Tussing Place	1	933	\$1,447	\$1.55
		2	965	\$1,562	\$1.62

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
4	The Estates at Brentwood Lake	1.5	987	\$1,353 - \$1,603	\$1.37 - \$1.62
5	Brooksedge	1.5	987	\$1,516	\$1.54
7	Pendleton Lake East	1	908 - 950	\$1,288 - \$1,388	\$1.42 - \$1.46
8	Highland Park	1.5	1,025	\$1,576 - \$1,610	\$1.54 - \$1.57
9	Woodland Trace	1 to 1.5	957	\$1,480	\$1.55
10	Chandler Commons	1.5	990 - 1,045	\$1,372 - \$1,672	\$1.39 - \$1.60
11	Preserve at Canal	1	785 - 840	\$1,321	\$1.57 - \$1.68
12	Turnberry Creek Luxury Apts.	2	1,073	\$1,534	\$1.43
13	Cherryblossom Way East	1 to 1.5	910	\$1,248	\$1.37
14	Colony Bay East	1	908	\$1,068	\$1.18
15	Stratford East Senior Living	1	720	\$1,115	\$1.55
16	Slate Ridge Commons	1.5	1,200 - 1,700	\$1,387 - \$1,537	\$0.90 - \$1.16
17	Blacklick Crossing	1.5	1,238 - 1,255	\$1,226 - \$1,471	\$0.99 - \$1.17
18	Stratford Lakes	2	950 - 990	\$1,495	\$1.51 - \$1.57
19	Traditions at Slate Ridge	2.5	1,348 - 1,945	\$2,185 - \$2,560	\$1.32 - \$1.62
20	Pickerington Ridge	1 to 2	1,010 - 1,050	\$1,582 - \$1,792	\$1.57 - \$1.71
		1.5	1,050	\$1,621 - \$1,696	\$1.54 - \$1.62
		2.5	1,180	\$1,943 - \$1,995	\$1.65 - \$1.69
21	Countryview East	1.5	1,060	\$1,374	\$1.30
		2	1,140 - 1,160	\$1,424	\$1.23 - \$1.25
22	Commons at Canal Winchester	2	970 - 1,024	\$1,567 - \$1,600	\$1.56 - \$1.62
		2.5	1,144	\$1,752	\$1.53
23	Redwood Reynoldsburg	2	1,294 - 1,620	\$2,364	\$1.46 - \$1.83
24	Redwood Pickerington	2	1,123 - 1,428	\$1,954 - \$2,530	\$1.74 - \$1.77
25	Creekside at Taylor Square	1	950 - 1,000	\$1,384 - \$1,520	\$1.46 - \$1.52
		1.5	1,100 - 1,300	\$1,579 - \$1,780	\$1.37 - \$1.44
26	Cornerstone Crossing Apts.	1 to 2	856 - 1,104	\$1,174 - \$1,274	\$1.15 - \$1.37
		1.5	960 - 1,088	\$1,324 - \$1,384	\$1.27 - \$1.38
27	Dorothy's Pond	2	1,117 - 1,343	\$1,526 - \$1,701	\$1.27 - \$1.37
28	The Life at Edgewater Landing	1	790 - 1,011	\$1,146 - \$1,271	\$1.26 - \$1.45
		1.5	1,011	\$1,296	\$1.28
29	Lawndale Commons	2	957	\$1,602 - \$1,727	\$1.67 - \$1.80
30	Abbie Cove Apts.	1	888	\$1,315	\$1.48
		2	938 - 985	\$1,395 - \$1,462	\$1.48 - \$1.49
31	Chantry Village	1	1,000	\$1,325 - \$1,515	\$1.33 - \$1.52
		2	1,159	\$1,490 - \$1,610	\$1.29 - \$1.39

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
31	Chantry Village	2.5	1,152 - 1,174	\$1,615 - \$1,706	\$1.40 - \$1.45
36	Ashford Hills	1	864	\$1,278	\$1.48
		2	891	\$1,313	\$1.47
37	Redbud Commons	2.5	1,379 - 1,600	\$3,009 - \$3,589	\$2.18 - \$2.24
38	McNaughten Woods	2.5	1,877 - 2,035	\$2,195 - \$2,320	\$1.14 - \$1.17
39	The Reserve at Abbie Lakes	1	990	\$1,389	\$1.40
		1.5	987	\$1,462	\$1.48
		2	1,032	\$1,530	\$1.48
40	Waldren Woods	2	957	\$1,717	\$1.79
41	Abbie Lakes Apts.	1	990	\$1,495 - \$1,557	\$1.51 - \$1.57
		2	1,032	\$1,486 - \$1,557	\$1.44 - \$1.51
43	Williamsburg Square	1	1,000	\$1,452	\$1.45
		1.5	988 - 1,020	\$1,463	\$1.43 - \$1.48
Three-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Pheasant Run (Site)	1.5 to 2.5	1,003 - 1,240	\$1,482	\$1.20 - \$1.48
		1.5 to 2.5	1,003 - 1,240	\$1,214	\$0.98 - \$1.21
2	The Arbors at Turnberry	2	1,394	\$2,404	\$1.72
		2.5	1,347 - 1,568	\$2,333 - \$2,476	\$1.58 - \$1.73
3	Tussing Place	2	1,235	\$1,755	\$1.42
10	Chandler Commons	2	1,260	\$1,730	\$1.37
11	Preserve at Canal	1.5	960	\$1,439	\$1.50
17	Blacklick Crossing	2	1,330 - 1,475	\$1,417 - \$1,701	\$1.07 - \$1.15
18	Stratford Lakes	2	1,300	\$1,908	\$1.47
19	Traditions at Slate Ridge	2.5	1,379	\$2,350	\$1.70
20	Pickerington Ridge	2.5	1,420	\$2,425 - \$2,475	\$1.71 - \$1.74
21	Countryview East	2.5	1,280	\$1,617	\$1.26
22	Commons at Canal Winchester	2	1,188	\$2,065	\$1.74
		3	1,353	\$2,180	\$1.61
25	Creekside at Taylor Square	2.5	1,800 - 2,200	\$2,230 - \$2,245	\$1.02 - \$1.24
28	The Life at Edgewater Landing	2	1,200	\$1,868	\$1.56
29	Lawndale Commons	2	1,225	\$2,110	\$1.72
30	Abbie Cove Apts.	2	1,109 - 1,129	\$1,666	\$1.48 - \$1.50
31	Chantry Village	2.5	1,398	\$1,886	\$1.35
40	Waldren Woods	2	1,225	\$2,470	\$2.02
43	Williamsburg Square	1.5 to 2.5	1,220 - 1,330	\$1,549	\$1.16 - \$1.27

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Four Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Pheasant Run (Site)	2.5	1,425	\$1,645	\$1.15

Project Type

Market-rate	Market-rate/Tax Credit/Government-subsidized
Market-rate/Tax Credit	Tax Credit
Market-rate/Government-subsidized	Tax Credit/Government-subsidized
Senior Restricted	Government-subsidized

Average Gross Rent Per Square Foot

Market-Rate			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$1.63	\$1.51	\$1.65
Townhouse	\$1.52	\$1.37	\$1.45

Tax Credit (Non-Subsidized)			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$1.47	\$1.52	\$0.00
Townhouse	\$0.00	\$1.11	\$1.28

Combined			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$1.63	\$1.51	\$1.65
Townhouse	\$1.52	\$1.37	\$1.43

Tax Credit Units

One-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
17	Blacklick Crossing	1	800 - 843	1	30%	\$581
35	The Commons at Chantry	8	650 - 712	1	40%	\$739
35	The Commons at Chantry	30	650 - 712	1	50%	\$739
17	Blacklick Crossing	3	800 - 843	1	50%	\$755
34	Marsh Brook Place	15	664	1	50%	\$829
34	Marsh Brook Place	15	664	1	30%	\$829
◆ 15	Stratford East Senior Living	28	576	1	60%	\$865
◆ 15	Stratford East Senior Living	17	576	1	50%	\$865
◆ 33	Castleton Gardens Apts.	50	550	1	50%	\$916

Two-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
35	The Commons at Chantry	2	927	1.5	50%	\$929
35	The Commons at Chantry	4	927	1.5	60%	\$929
35	The Commons at Chantry	3	927	1.5	60%	\$929
35	The Commons at Chantry	13	927	1.5	50%	\$929
35	The Commons at Chantry	2	927	1.5	30%	\$929
1	Pheasant Run (Site)	4	858	1	50%	\$976
34	Marsh Brook Place	5	918	1	50%	\$1,032
34	Marsh Brook Place	5	918	1	30%	\$1,032
17	Blacklick Crossing	8	1,238 - 1,255	1.5	50%	\$1,069
◆ 15	Stratford East Senior Living	37	720	1	60%	\$1,115
1	Pheasant Run (Site)	22	853	1	60%	\$1,144
17	Blacklick Crossing	15	1,238 - 1,255	1.5	60%	\$1,395

Three-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
1	Pheasant Run (Site)	16	1,003 - 1,240	1.5 - 2.5	50%	\$1,046
17	Blacklick Crossing	1	1,330 - 1,475	2	50%	\$1,238
35	The Commons at Chantry	1	1,006	1.5	60%	\$1,262
35	The Commons at Chantry	3	1,176	2.5	40%	\$1,262
35	The Commons at Chantry	3	1,176	2.5	50%	\$1,262
35	The Commons at Chantry	24	1,176	2.5	60%	\$1,262
35	The Commons at Chantry	6	1,176	2.5	60%	\$1,262
35	The Commons at Chantry	1	1,006	1.5	60%	\$1,262
1	Pheasant Run (Site)	59	1,003 - 1,240	1.5 - 2.5	60%	\$1,314
17	Blacklick Crossing	2	1,330 - 1,475	2	60%	\$1,611

◆ - Senior Restricted

Four-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMI	Collected Rent
1	Pheasant Run (Site)	34	1,425	2.5	60%	\$1,454

Summary of Occupancies By Bedroom Type and AMHI Level																		
AMHI Level	Studio			One-Bedroom			Two-Bedroom			Three-Bedroom			Four-Bedroom			Total		
	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate
30%				1	0	100.0%			0.0%							1	0	100.0%
50%				20	0	100.0%	12	1	91.7%	17	2	88.2%				49	3	93.9%
60%				28	0	100.0%	74	2	97.3%	61	4	93.4%	34	5	85.3%	197	11	94.4%
Total				49	0	100.0%	86	3	96.5%	78	6	92.3%	34	5	85.3%	247	14	94.3%

◆ - Senior Restricted

Quality Rating

Market-Rate Projects and Units								
Quality Rating	Projects	Total Units	conPropertyFlood Rate	Median Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
A+	1	95	0.0%		\$2,475	\$3,009		
A	12	2,003	2.1%		\$1,378	\$1,727	\$2,333	
A-	2	448	2.9%		\$1,248	\$1,516		
B+	8	2,808	3.5%	\$941	\$1,152	\$1,462	\$1,439	
B	8	2,074	3.3%	\$749	\$1,038	\$1,374	\$1,908	
B-	3	695	3.0%	\$867	\$1,120	\$1,452	\$1,549	

Market-Rate Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A+		25	70						
A		237	1119	200			247	200	
A-		84	364						
B+	66	595	1627	44		32	420	24	
B	48	478	724	48		36	624	116	
B-	23	149	257			7	215	44	

Quality Rating

Tax Credit Projects and Units								
Quality Rating	Projects	Total Units	conPropertyFloor Rate	Median Gross Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
B+	1	30	0.0%		\$958	\$1,471	\$1,417	
B	2	217	6.5%		\$865	\$1,115	\$1,482	\$1,645

Tax Credit Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
B+		4					23	3	
B		45	63					75	34

Year Built

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	hPropertyFloorp	Total Units	Distribution
Before 1970	2	1,132	44	3.9%	1,132	13.5%
1970 to 1979	3	1,170	45	3.8%	2,302	14.0%
1980 to 1989	5	867	26	3.0%	3,169	10.4%
1990 to 1999	6	1,204	24	2.0%	4,373	14.4%
2000 to 2009	13	2,986	100	3.3%	7,359	35.7%
2010 to 2014	2	205	1	0.5%	7,564	2.4%
2015 to 2019	4	310	4	1.3%	7,874	3.7%
2020	0	0	0	0.0%	7,874	0.0%
2021	0	0	0	0.0%	7,874	0.0%
2022	0	0	0	0.0%	7,874	0.0%
2023	2	496	12	2.4%	8,370	5.9%
2024	0	0	0	0.0%	8,370	0.0%
2025	0	0	0	0.0%	8,370	0.0%
2026*	0	0	0	0.0%	8,370	0.0%
Total	37	8,370	256	3.1%	8,370	100.0 %

Year Renovated

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	hPropertyFloorp	Total Units	Distribution
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1999	0	0	0	0.0%	0	0.0%
2000 to 2009	2	514	16	3.1%	514	12.0%
2010 to 2014	1	182	8	4.4%	696	4.2%
2015 to 2019	7	2,795	84	3.0%	3,491	65.0%
2020	0	0	0	0.0%	3,491	0.0%
2021	1	464	7	1.5%	3,955	10.8%
2022	1	264	11	4.2%	4,219	6.1%
2023	0	0	0	0.0%	4,219	0.0%
2024	1	82	0	0.0%	4,301	1.9%
2025	0	0	0	0.0%	4,301	0.0%
2026*	0	0	0	0.0%	4,301	0.0%
Total	13	4,301	126	2.9%	4,301	100.0 %

Note: The upper table (Year Built) includes all of the units included in the lower table.

* As of January 2026

Appliances and Unit Amenities

Appliances			
Appliance	Projects	Percent	Units*
Range	37	100.0%	8,370
Refrigerator	37	100.0%	8,370
Icemaker	8	21.6%	1,653
Dishwasher	36	97.3%	8,288
Disposal	35	94.6%	7,557
Microwave	18	48.6%	3,894
Pantry	12	32.4%	2,434
Unit Amenities			
Amenity	Projects	Percent	Units*
AC - Central	35	94.6%	8,150
AC - Window	2	5.4%	68
Floor Covering	37	100.0%	8,370
Washer/Dryer	15	40.5%	3,406
Washer/Dryer Hook-Up	35	94.6%	7,564
Patio/Deck/Balcony	31	83.8%	7,224
Ceiling Fan	21	56.8%	4,410
Fireplace	10	27.0%	2,994
Basement	5	13.5%	1,381
Security	3	8.1%	479
Window Treatments	37	100.0%	8,370
Furnished Units	0	0.0%	
Storage	8	21.6%	1,425
Walk-In Closets	21	56.8%	4,920

* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

Project Amenities

Project Amenities			
Amenity	Projects	Percent	Units
Pool	25	67.6%	6,485
On-site Mangement	36	97.3%	8,281
Laundry	12	32.4%	3,511
Clubhouse	22	59.5%	5,301
Community Space	24	64.9%	5,607
Fitness Center	17	45.9%	3,546
Hot Tub/Sauna	1	2.7%	532
Playground	13	35.1%	4,526
Computer/Business Center	6	16.2%	1,530
Sports Court(s)	4	10.8%	1,016
Storage	3	8.1%	1,302
Water Features	14	37.8%	3,294
Elevator	1	2.7%	82
Security	11	29.7%	1,904
Car Wash Area	1	2.7%	276
Outdoor Areas	22	59.5%	5,783
Services	11	29.7%	2,618
Community Features	9	24.3%	2,444
Library/DVD Library	0	0.0%	
Movie Theater	4	10.8%	895

Utility Distribution

Utility (Responsibility)	Number of Projects	Number of Units	Distribution of Units
Heat			
Landlord			
Electric	3	172	2.0%
Gas	3	425	4.8%
Tenant			
Electric	17	3,404	38.8%
Gas	20	4,764	54.4%
			100.0%
Cooking Fuel			
Landlord			
Electric	4	221	2.5%
Tenant			
Electric	34	7,890	90.0%
Gas	5	654	7.5%
			100.0%
Hot Water			
Landlord			
Electric	3	172	2.0%
Gas	3	425	4.8%
Tenant			
Electric	22	4,272	48.7%
Gas	15	3,896	44.4%
			100.0%
Electric			
Landlord	4	221	2.5%
Tenant	39	8,544	97.5%
			100.0%
Water			
Landlord	18	3,119	35.6%
Tenant	25	5,646	64.4%
			100.0%
Sewer			
Landlord	19	3,271	37.3%
Tenant	24	5,494	62.7%
			100.0%
Trash Pick Up			
Landlord	36	7,201	82.2%
Tenant	7	1,564	17.8%
			100.0%

Utility Allowance

Br	Unit Type	Heating				Hot Water		Cooking		Electric	Water	Sewer	Trash	Cable
		Gas	Electric	Steam	Other	Gas	Electric	Gas	Electric					
0	Garden	\$65	\$26		\$68	\$4	\$17	\$2	\$7	\$48	\$27	\$41	\$20	\$35
1	Garden	\$67	\$31		\$79	\$4	\$20	\$2	\$8	\$54	\$28	\$42	\$20	\$35
1	Townhouse	\$67	\$31		\$79	\$4	\$20	\$2	\$8	\$54	\$28	\$42	\$20	\$35
2	Garden	\$69	\$41		\$92	\$6	\$26	\$3	\$12	\$59	\$36	\$53	\$20	\$35
2	Townhouse	\$69	\$41		\$92	\$6	\$26	\$3	\$12	\$59	\$36	\$53	\$20	\$35
3	Garden	\$71	\$52		\$103	\$8	\$32	\$3	\$15	\$74	\$44	\$63	\$20	\$35
3	Townhouse	\$71	\$52		\$103	\$8	\$32	\$3	\$15	\$74	\$44	\$63	\$20	\$35
4	Garden	\$74	\$62		\$120	\$10	\$37	\$4	\$19	\$88	\$51	\$74	\$20	\$35
4	Townhouse	\$74	\$62		\$120	\$10	\$37	\$4	\$19	\$88	\$51	\$74	\$20	\$35

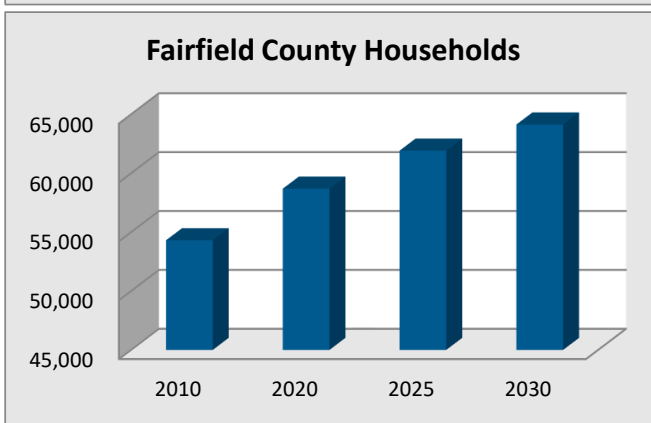
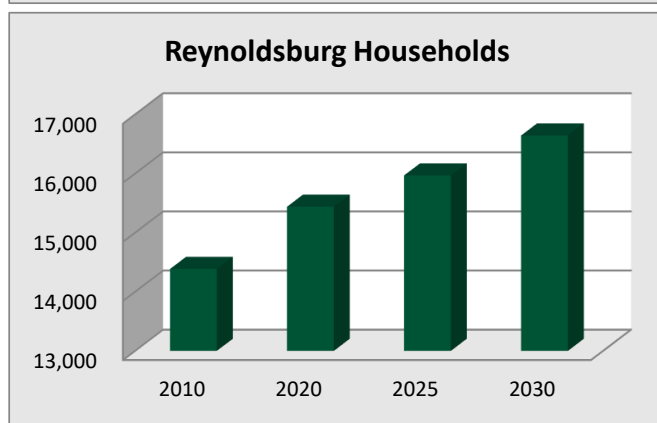
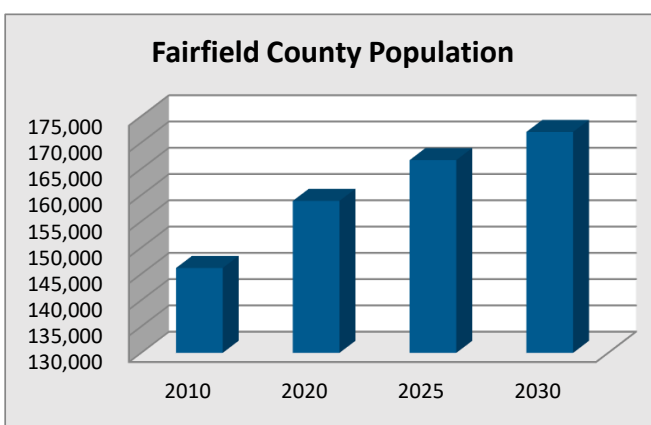
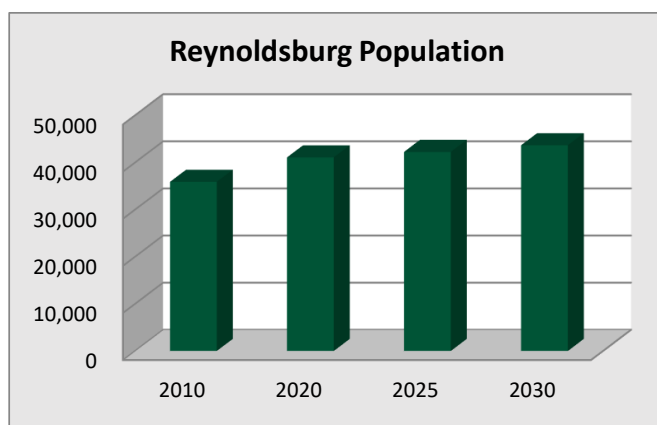
OH-Columbus (4/2025)

Addendum B. Area Demographics

A. Population and Household Overview

Reynoldsburg		Year	Fairfield County	
Population	Households		Population	Households
35,893	14,387	2010 Census	146,156	54,310
41,076	15,439	2020 Census	158,921	58,691
14.4%	7.3%	% Change 2010-2020	8.7%	8.1%
518	105	Average Annual Change	1,277	438
42,236	15,968	2025 Estimate	166,686	61,920
43,656	16,644	2030 Projection	172,043	64,136
3.4%	4.2%	% Change 2025-2030	3.2%	3.6%
284	135	Average Annual Change	1,071	443

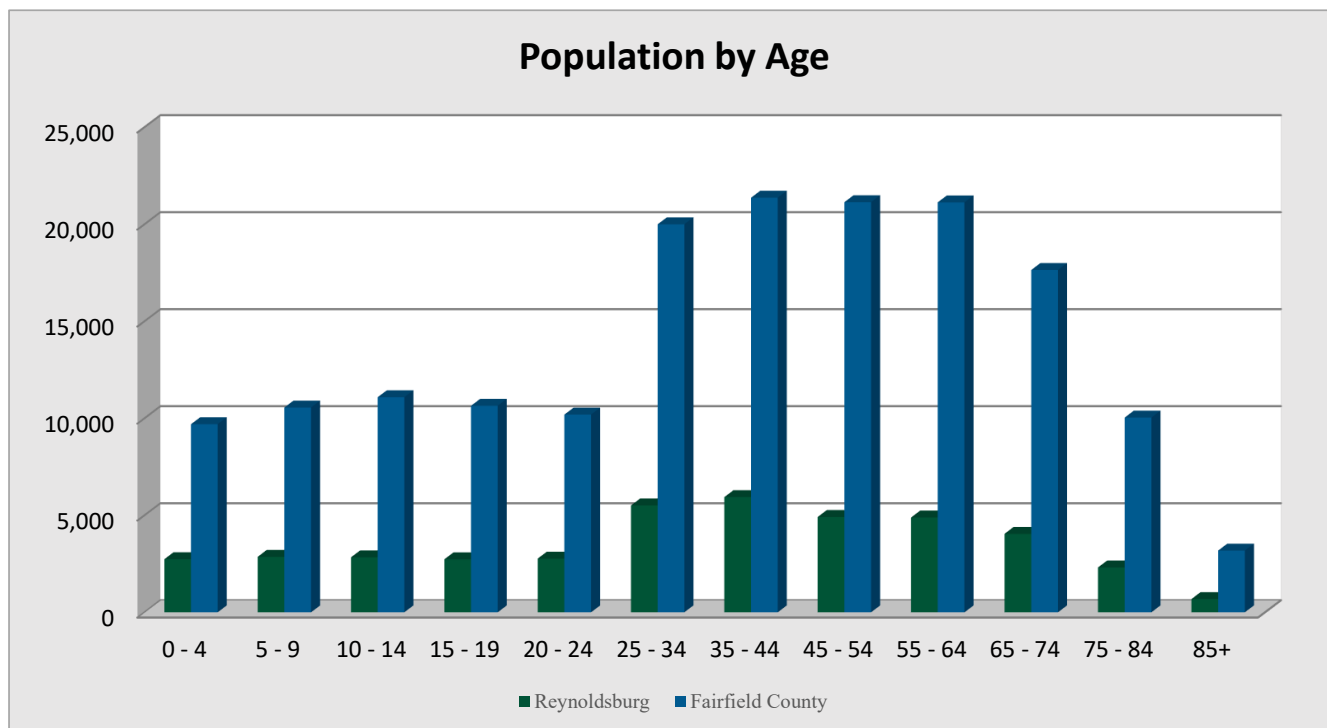
Source: 2010 Census, 2020 Census, ESRI



B. Population Demographics

Population by Age				
Reynoldsburg		Age Range (2025)	Fairfield County	
Number	Percent		Number	Percent
2,737	6.5%	0 - 4	9,697	5.8%
2,859	6.8%	5 - 9	10,556	6.3%
2,837	6.7%	10 - 14	11,087	6.7%
2,735	6.5%	15 - 19	10,647	6.4%
2,767	6.6%	20 - 24	10,190	6.1%
5,511	13.0%	25 - 34	20,001	12.0%
5,941	14.1%	35 - 44	21,371	12.8%
4,915	11.6%	45 - 54	21,141	12.7%
4,887	11.6%	55 - 64	21,131	12.7%
4,045	9.6%	65 - 74	17,644	10.6%
2,314	5.5%	75 - 84	10,039	6.0%
686	1.6%	85+	3,182	1.9%
42,234	100.0%	Total	166,686	100.0%

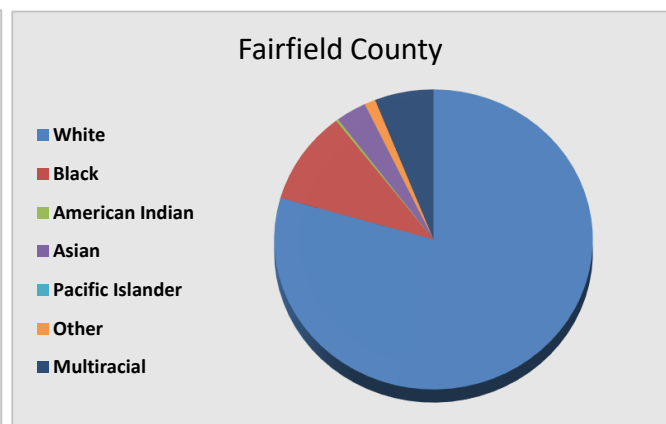
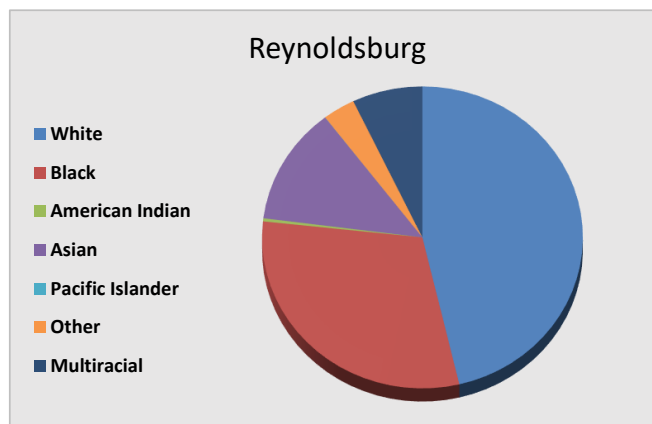
Source: 2020 Census, ESRI



Population by Single Race				
Reynoldsburg		Race (2025)	Fairfield County	
Number	Percentage		Number	Percentage
19,553	46.3%	White	132,463	79.5%
12,837	30.4%	Black	16,750	10.0%
141	0.3%	American Indian	409	0.2%
5,315	12.6%	Asian	5,190	3.1%
6	0.0%	Pacific Islander	39	0.0%
1,385	3.3%	Other	1,868	1.1%
2,998	7.1%	Multiracial	9,967	6.0%
42,235	100.0%	Total	166,686	100.0%
2,567	6.1%	Hispanic *	4,783	2.9%

Source: 2020 Census, ESRI

* Hispanic can refer to any race.



Population by Household Type				
Reynoldsburg		Composition (2020)	Fairfield County	
Number	Percentage		Number	Percentage
27,082	65.9%	Family Households	112,099	70.5%
13,885	33.8%	Nonfamily Households	43,489	27.4%
134	0.3%	Group Qtrs	3,333	2.1%
41,101	100.0%	Total	158,921	100.0%

Source: 2020 Census, ESRI

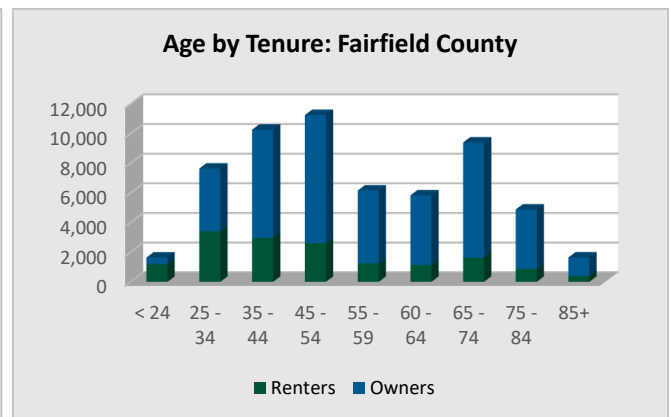
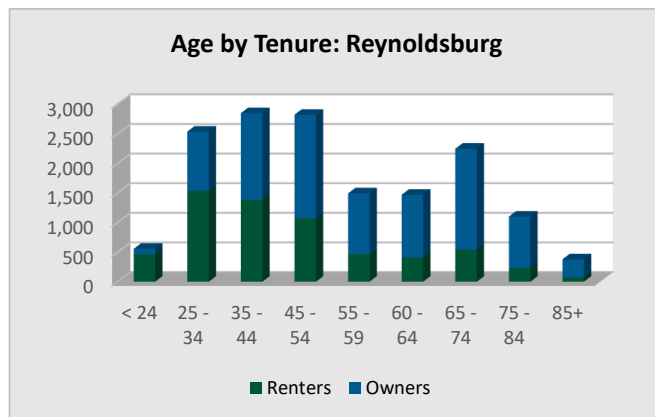
C. Household Demographics

Age by Tenure: Renters				
Reynoldsburg		Age Range (2020)	Fairfield County	
Number	Percentage		Number	Percentage
466	7.5%	< 24 Years	1,199	7.8%
1,536	24.8%	25 - 34 Years	3,405	22.1%
1,383	22.3%	35 - 44 Years	2,962	19.2%
1,072	17.3%	45 - 54 Years	2,602	16.9%
469	7.6%	55 - 59 Years	1,240	8.0%
411	6.6%	60 - 64 Years	1,128	7.3%
543	8.8%	65 - 74 Years	1,624	10.5%
239	3.9%	75 - 84 Years	874	5.7%
79	1.3%	85+ Years	398	2.6%
6,198	100.0%	Total	15,432	100.0%

Source: 2020 Census, ESRI

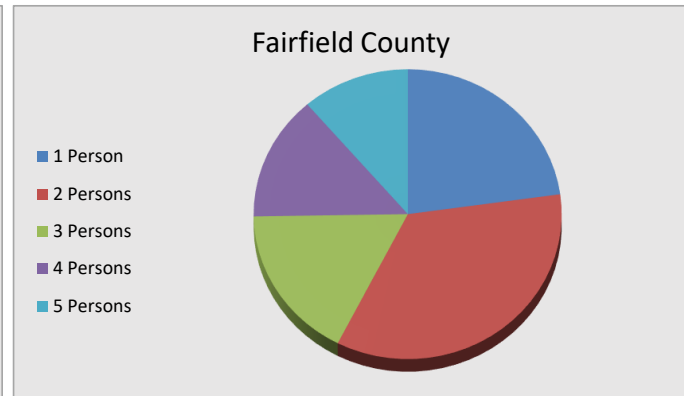
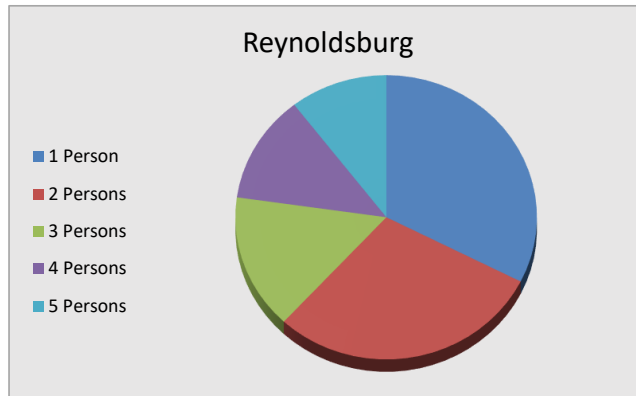
Age by Tenure: Owners				
Reynoldsburg		Age Range (2020)	Fairfield County	
Number	Percentage		Number	Percentage
89	1.0%	< 24 Years	436	1.0%
1,000	10.8%	25 - 34 Years	4,235	9.8%
1,465	15.8%	35 - 44 Years	7,298	16.9%
1,748	18.9%	45 - 54 Years	8,651	20.0%
1,024	11.1%	55 - 59 Years	4,916	11.4%
1,058	11.4%	60 - 64 Years	4,704	10.9%
1,704	18.4%	65 - 74 Years	7,774	18.0%
861	9.3%	75 - 84 Years	4,002	9.3%
300	3.2%	85+ Years	1,243	2.9%
9,249	100.0%	Total	43,259	100.0%

Source: 2020 Census, ESRI



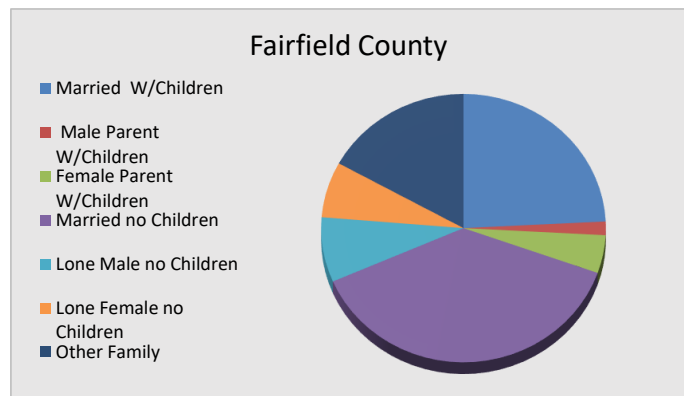
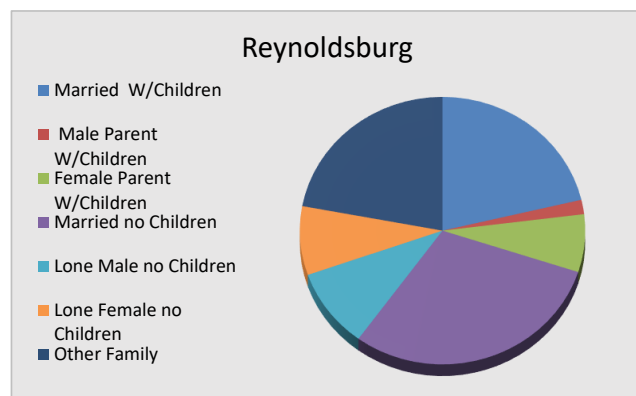
Household Size				
Reynoldsburg		Size (2025)	Fairfield County	
Number	Percentage		Number	Percentage
5,184	32.5%	1 Person	14,121	22.8%
4,696	29.4%	2 Persons	21,493	34.7%
2,455	15.4%	3 Persons	10,673	17.2%
1,964	12.3%	4 Persons	8,626	13.9%
1,669	10.5%	5 Persons	7,008	11.3%
15,968	100.0%	Total	61,920	100.0%

Source: 2020 Census, ESRI



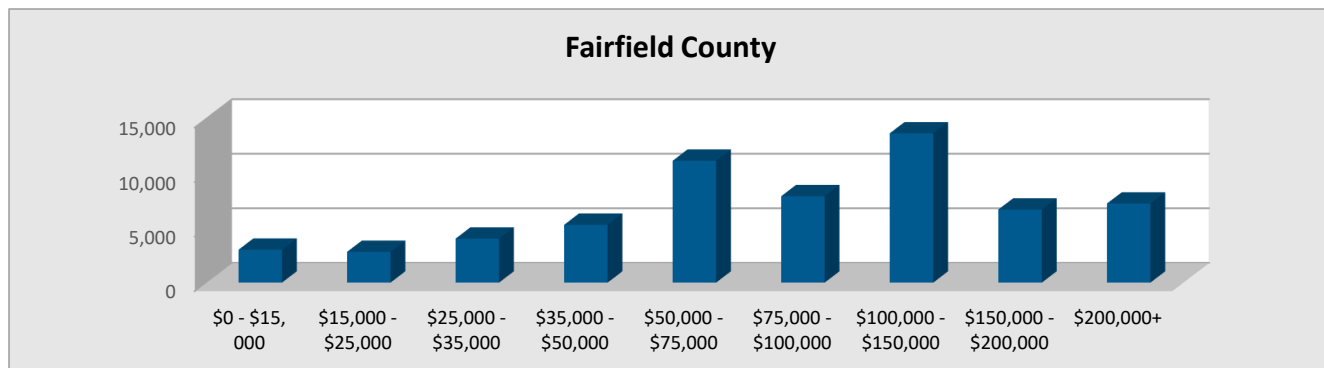
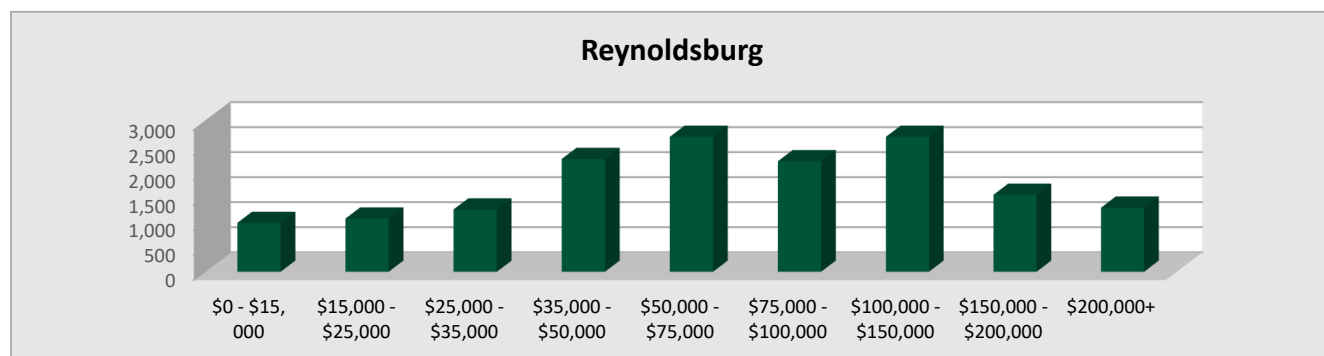
Household Composition				
Reynoldsburg		Composition (2020)	Fairfield County	
Number	Percentage		Number	Percentage
3,289	21.3%	Married W/Children	14,209	24.2%
268	1.7%	Male Parent W/Children	959	1.6%
1,079	7.0%	Female Parent W/Children	2,685	4.6%
4,634	30.0%	Married no Children	22,344	38.1%
1,485	9.6%	Lone Male no Children	4,581	7.8%
1,284	8.3%	Lone Female no Children	3,942	6.7%
3,407	22.1%	Other Family	9,971	17.0%
15,446	100.0%	Total	58,691	100.0%

Source: 2020 Census, ESRI



Households by Income				
Reynoldsburg		Income Range (2025)	Fairfield County	
Number	Percentage		Number	Percentage
977	6.1%	\$0 - \$15,000	3,017	4.9%
1,063	6.7%	\$15,000 - \$25,000	2,821	4.6%
1,246	7.8%	\$25,000 - \$35,000	4,038	6.5%
2,255	14.1%	\$35,000 - \$50,000	5,303	8.6%
2,698	16.9%	\$50,000 - \$75,000	11,174	18.0%
2,210	13.8%	\$75,000 - \$100,000	7,924	12.8%
2,698	16.9%	\$100,000 - \$150,000	13,687	22.1%
1,539	9.6%	\$150,000 - \$200,000	6,703	10.8%
1,282	8.0%	\$200,000+	7,253	11.7%
15,968	100.0%	Total	61,920	100.0%

Source: 2020 Census, ESRI, 2019-2023 ACS



D. Housing Structure Data

Rented Households by Year Built				
Reynoldsburg		Year Built (2019-2023 ACS)	Fairfield County	
Number	Percentage		Number	Percentage
18	0.3%	Built 2020 or Later	233	1.5%
414	6.2%	Built 2010 - 2019	864	5.6%
941	14.1%	Built 2000 - 2009	1,713	11.1%
1,068	16.0%	Built 1990 - 1999	2,416	15.6%
1,295	19.4%	Built 1980 - 1989	1,934	12.5%
1,672	25.0%	Built 1970 - 1979	2,242	14.5%
572	8.6%	Built 1960 - 1969	1,349	8.7%
393	5.9%	Built 1950 - 1959	1,382	8.9%
118	1.8%	Built 1940 - 1949	587	3.8%
191	2.9%	Built 1939 or Earlier	2,740	17.7%
6,682	100.0%	Total	15,460	100.0%

Source: 2019-2023 ACS

Owned Households by Year Built				
Reynoldsburg		Year Built (2019-2023 ACS)	Fairfield County	
Number	Percentage		Number	Percentage
14	0.1%	Built 2020 or Later	767	1.7%
337	3.2%	Built 2010 - 2019	3,361	7.5%
1,719	16.6%	Built 2000 - 2009	7,808	17.5%
2,346	22.6%	Built 1990 - 1999	8,632	19.4%
1,528	14.7%	Built 1980 - 1989	4,164	9.4%
1,691	16.3%	Built 1970 - 1979	6,437	14.5%
1,002	9.7%	Built 1960 - 1969	3,278	7.4%
1,433	13.8%	Built 1950 - 1959	3,498	7.9%
84	0.8%	Built 1940 - 1949	1,067	2.4%
228	2.2%	Built 1939 or Earlier	5,507	12.4%
10,382	100.0%	Total	44,519	100.0%

Source: 2019-2023 ACS

Total Households by Year Built				
Reynoldsburg		Year Built (2019-2023 ACS)	Fairfield County	
Number	Percentage		Number	Percentage
32	0.2%	Built 2020 or Later	1,000	1.7%
751	4.4%	Built 2010 - 2019	4,225	7.0%
2,660	15.6%	Built 2000 - 2009	9,521	15.9%
3,414	20.0%	Built 1990 - 1999	11,048	18.4%
2,823	16.5%	Built 1980 - 1989	6,098	10.2%
3,363	19.7%	Built 1970 - 1979	8,679	14.5%
1,574	9.2%	Built 1960 - 1969	4,627	7.7%
1,826	10.7%	Built 1950 - 1959	4,880	8.1%
202	1.2%	Built 1940 - 1949	1,654	2.8%
419	2.5%	Built 1939 or Earlier	8,247	13.7%
17,064	100.0%	Total	59,979	100.0%

Source: 2019-2023 ACS

Rented Housing Units by Structure Type				
Reynoldsburg		Structure (2019-2023 ACS)	Fairfield County	
Number	Percentage		Number	Percentage
1,252	18.7%	1 Detached	6,042	39.1%
728	10.9%	1 Attached	851	5.5%
569	8.5%	2 Units	1,175	7.6%
923	13.8%	3 - 4 Units	2,222	14.4%
1,134	17.0%	5 - 9 Units	2,538	16.4%
1,243	18.6%	10 - 19 Units	1,219	7.9%
171	2.6%	20 - 49 Units	445	2.9%
571	8.5%	50+ Units	770	5.0%
91	1.4%	Mobile Home	198	1.3%
0	0.0%	Other	0	0.0%
6,682	100.0%	Total	15,460	100.0%

Source: 2019-2023 ACS

Owned Housing Units by Structure Type				
Reynoldsburg		Structure (2019-2023 ACS)	Fairfield County	
Number	Percentage		Number	Percentage
9,095	87.6%	1 Detached	41,634	93.5%
450	4.3%	1 Attached	1,360	3.1%
13	0.1%	2 Units	81	0.2%
85	0.8%	3 - 4 Units	149	0.3%
8	0.1%	5 - 9 Units	64	0.1%
0	0.0%	10 - 19 Units	0	0.0%
15	0.1%	20 - 49 Units	0	0.0%
106	1.0%	50+ Units	89	0.2%
610	5.9%	Mobile Home	1,142	2.6%
0	0.0%	Other	0	0.0%
10,382	100.0%	Total	44,519	100.0%

Source: 2019-2023 ACS

Total Housing Units by Structure Type				
Reynoldsburg		Structure (2019-2023 ACS)	Fairfield County	
Number	Percentage		Number	Percentage
10,347	60.6%	1 Detached	47,676	79.5%
1,178	6.9%	1 Attached	2,211	3.7%
582	3.4%	2 Units	1,256	2.1%
1,008	5.9%	3 - 4 Units	2,371	4.0%
1,142	6.7%	5 - 9 Units	2,602	4.3%
1,243	7.3%	10 - 19 Units	1,219	2.0%
186	1.1%	20 - 49 Units	445	0.7%
677	4.0%	50+ Units	859	1.4%
701	4.1%	Mobile Home	1,340	2.2%
0	0.0%	Other	0	0.0%
17,064	100.0%	Total	59,979	100.0%

Source: 2019-2023 ACS

Year Moved-Into Renter-Occupied Household				
Reynoldsburg		Year Moved-In (2019-2023 ACS)	Fairfield County	
Number	Percentage		Number	Percentage
965	14.4%	2021 or Later	2,905	18.8%
2,860	42.8%	2018 - 2020	5,629	36.4%
2,371	35.5%	2010 - 2017	5,181	33.5%
406	6.1%	2000 - 2009	1,261	8.2%
62	0.9%	1990 - 1999	261	1.7%
18	0.3%	1989 or Earlier	223	1.4%
6,682	100.0%	Total	15,460	100.0%

Source: 2019-2023 ACS

Year Moved Into Owner-Occupied Household				
Reynoldsburg		Year Moved-In (2019-2023 ACS)	Fairfield County	
Number	Percentage		Number	Percentage
481	4.6%	2021 or Later	2,271	5.1%
1,742	16.8%	2018 - 2020	6,619	14.9%
3,266	31.5%	2010 - 2017	12,320	27.7%
2,357	22.7%	2000 - 2009	10,466	23.5%
1,335	12.9%	1990 - 1999	6,916	15.5%
1,201	11.6%	1989 or Earlier	5,927	13.3%
10,382	100.0%	Total	44,519	100.0%

Source: 2019-2023 ACS

Year Moved Into All Households				
Reynoldsburg		Year Moved-In (2019-2023 ACS)	Fairfield County	
Number	Percentage		Number	Percentage
1,446	8.5%	2021 or Later	5,176	8.6%
4,602	27.0%	2018 - 2020	12,248	20.4%
5,637	33.0%	2010 - 2017	17,501	29.2%
2,763	16.2%	2000 - 2009	11,727	19.6%
1,397	8.2%	1990 - 1999	7,177	12.0%
1,219	7.1%	1989 or Earlier	6,150	10.3%
17,064	100.0%	Total	59,979	100.0%

Source: 2019-2023 ACS

Gross Rent Paid				
Reynoldsburg		Gross Rent (2019-2023 ACS)	Fairfield County	
Number	Percentage		Number	Percentage
0	0.0%	Less than \$200	147	1.0%
28	0.4%	\$200 - \$299	464	3.0%
58	0.9%	\$300 - \$399	288	1.9%
11	0.2%	\$400 - \$499	204	1.3%
24	0.4%	\$500 - \$599	479	3.1%
134	2.0%	\$600 - \$699	673	4.4%
154	2.3%	\$700 - \$799	844	5.5%
448	6.7%	\$800 - \$899	1,282	8.3%
476	7.1%	\$900 - \$999	1,271	8.2%
2,185	32.7%	\$1,000 - \$1,249	3,686	23.8%
1,440	21.6%	\$1,250 - \$1,499	2,030	13.1%
1,208	18.1%	\$1,500 - \$1,999	2,332	15.1%
465	7.0%	\$2,000+	965	6.2%
51	0.8%	No Cash Rent	795	5.1%
6,682	100.0%	Total	15,460	100.0%
\$1,227		Median Gross Rent	\$1,114	

Source: 2019-2023 ACS

Building Permits for Housing Units: Reynoldsburg			
Year	Single Family Structure	Multifamily Units	Total
2015	33	24	57
2016	9	53	62
2017	18	62	80
2018	1	50	51
2019	1	0	1
2020	2	148	150
2021	29	88	117
2022	65	62	127
2023	39	470	509
2024	148	128	276
Total	345	1,085	1,430
Percent	24.1%	75.9%	100.0%

Source: SOCDS Building Permits Database

Building Permits for Housing Units: Fairfield County			
Year	Single Family Structure	Multifamily Units	Total
2015	338	4	342
2016	376	78	454
2017	442	229	671
2018	565	117	682
2019	497	54	551
2020	633	111	744
2021	667	208	875
2022	572	0	572
2023	450	6	456
2024	452	12	464
Total	4,992	819	5,811
Percent	85.9%	14.1%	100.0%

E. Total NAICS Business and Employment Statistics

Reynoldsburg		Category (2025)	Fairfield County	
Business	Employees		Business	Employees
2	7	11-Agriculture	37	131
0	0	21-Mining	4	17
1	4	22-Utilities	15	393
61	362	23-Construction	402	3,374
28	314	31-Manufacturing	150	4,377
15	157	42-Wholesale Trade	124	1,081
159	3,517	44-Retail Trade	555	7,128
22	198	48-Transportation	92	793
19	102	51-Information	69	496
78	459	52-Finance	209	1,988
79	745	53-Real Estate	221	1,696
103	650	54-Professional	313	1,889
0	0	55-Management	7	26
45	1,171	56-Administration	163	926
39	1,052	61-Educational Services	140	5,226
219	2,648	62-Health Care	523	7,635
24	160	71-Arts & Entertainment	114	866
108	1,903	72-Accommodation & Food	322	5,391
181	983	81-Other Services	618	3,114
37	1,482	92-Public Administration	195	3,870
80	8	99-Nonclassifiable	211	45
1,300	15,922	Total	4,484	50,462

Source: InfoGroup USA

Addendum C – Scope of Renovations

MEMORANDUM

Date: January 7, 2025

Attention: Aaron Wasserman – Homeport
Drew May – Homeport

CC: Josh Howell, JJ Cybulski – Berardi, Joel Perry – American Structurepoint

Subject: Pheasant Run – Outline Scope of Work

1. **General:** The purpose of this memorandum is to identify and record the Scope of Work to rehab the Homeport property Pheasant Run, including site amenities, site features, community areas, dwelling units and building envelopes.
 - a. Unless otherwise indicated due to structural impracticality of existing conditions, all new construction shall be congruent with current Accessibility Standards and FHFC Universal Design Features to the greatest extent possible. Appliances, mechanical systems and lighting to be Energy Star rated. Plumbing fixtures to be WaterSense-labeled. All paints, primers, adhesives, sealants, composite wood products and flooring are to meet FHFC green standards
 - b. Sustainable Design Requirements: This Project will be developed to meet Enterprise Green Communities and will meet all prerequisite requirements as well as select elective credits. Homeport has hired Sol Design as the project's Green Rater.
 - c. PCNA: Immediate repair and replacement repair items identified as Critical Repair (CR) or Deferred maintenance (DM). The most recent Physical Capital Needs Assessment is from October 2015. Homeport is updating the PCNA in January 2026 so that the PCNA reflects the property's current condition and meets OHFA's Design and Architectural Standards.
 - d. Replacement scope to be coordinated with scheduled and completed maintenance records. Recently replaced items to be excluded from rehabilitation scope.
2. **Project Summary**
 - a. Pheasant Run is an existing, affordable-housing property, in Reynoldsburg, Ohio, with 136 units in 25 residential buildings, built in 1999-2000. All residential buildings have two stories. There is also a one-story community building, including the property manager's office and common space for an afterschool program and summer camp, at the property. The proposed renovation of Pheasant Run includes site, exterior and interior common area and dwelling unit improvements. The proposed renovation will be completed in phases.
 - Address: 2680 Orono Pike, Reynoldsburg, OH 43068
 - County: Fairfield
 - Parcel Number: 0580204700
 - Zoning: Limited Apartment Residential District (L-AR-12, HT-35), see City of Columbus zoning decision Z97-096.
 - Commission: Far East Area Commission
3. **Existing Development**
 - a. Twenty-five (25) residential buildings – and one (1) community building on about 13.32 acres.
 - b. One hundred and twenty (136) total units:
 - Twenty-six (26) units with two bedrooms and one bathroom in a one-story flat.
 - Ten (10) units with three bedrooms and 1.5 bathrooms in a one-story flat.
 - Sixty-six (66) units with three bedrooms and 2.5 bathrooms in a two-story townhome.
 - Thirty-four (34) units with four bedrooms and 2.5 bathrooms in a two-story townhome.

- c. Two-hundred-seventy-two (272) existing parking spaces, including which include 9 spaces designated for handicap accessibility – all parking spaces are at grade.
- d. The rehab will require 14 accessible units for individuals with mobility impairments and three (3) units for individuals with sensory impairments.

4. Environmental

- a. Phase I Environmental Site Assessment – Homeport has commissioned a Phase I environmental assessment that will be complete in January 2026.
- b. Asbestos – Homeport has commissioned a survey of suspect asbestos-containing materials, to determine if any asbestos abatement is required prior to select demolition during construction. The survey will be completed in January 2026.

5. Site

- a. General
- b. Parking and Paving
 - Mill and repave asphalt parking area and drives.
 - Replace curbs.
 - Restripe asphalt parking area.
 - Replace accessible parking signage at accessible parking spaces. Confirm layout of accessible spaces meets the City of Columbus' requirements and adjust spaces' layouts as necessary.
 - Provide handicap van accessible parking space(s) and signage. (PCNA CR)
- c. Concrete Flatwork
 - The site's accessible circulation path will have sidewalks at a width of at least 5'0". The accessible circulation path will be defined with the civil engineer.
 - Other site sidewalk paths to be at least 3'0" in width.
 - Repair concrete sidewalk "trippers" – see site plan for locations (survey needed).
 - Repair concrete curbs – see site plan for locations (survey needed).
 - Provide curb cuts at accessible parking spaces. (PCNA CR)
 - Provide accessible route to patio near office and picnic/grill area. (PCNA CR)
 - Provide accessible route to trash compactor (PCNA CR)
- d. Landscaping
 - Prune bushes and trees back from buildings' elevations.
 - Remove excess mulch from planting beds and re-mulch.
 - Install a new fence around the property's stormwater-detention pond, for aesthetics and security. Investigate with the civil engineer the pond's drainage, to prevent algae and debris build-up in the pond.
- e. Utilities
 - Site lighting – evaluate site for dark spots and provide additional building-mounted lighting, quantity to be determined.
 - Replace lights at pole-mounted light fixtures with LED lights.
- f. Other
 - Remove and replace existing mailboxes with new mailboxes. Repair existing mailbox structure.
 - Security cameras: Homeport and management staff will catalogue the security cameras at the property and identify locations for new cameras.
 - Trash enclosures and bulk trash area – Relocate property's existing trash enclosure and bulk trash area from current location on Tussing Road's frontage. Add multiple, smaller enclosures throughout the property, to replace the one, central location.

Coordinate with the civil engineer on locations for impact on grading, accessibility and parking spaces. Construction to be treated or paintable wood. Provide heavy duty paving or concrete at approach to trash enclosures.

- OHFA: Refuse collection stations must be screened with permanent enclosures. Paved areas adjacent to the collection stations must be designed to provide adequate bearing for heavy garbage trucks.
- Trash enclosure should be moved further on-site to avoid use by non-residents.
- Accessible route – provide accessible route from accessible units to site amenities (leasing office, playground, trash enclosures, mailboxes).
- Inspect fences for condition and replace as needed.
- Replace playground and adjust finish grading around perimeter of basketball hoop. Add seating, including areas for individuals using wheelchairs to stop and rest, near benches or other seating.

6. Building Exteriors

a. Community Building

- Exterior Finishes
 - Clean existing siding and replace damaged locations
 - OHFA: new vinyl siding to be 0.042"-0.055" thickness
 - Clean brick veneer. Tuck point masonry joints
- Windows
 - Remove and replace windows
 - OHFA: Energy Star-rated for zone 5 and wind rated for 90mph or DP-20 minimum
 - Ohio Building Code: Provide window opening control devices.
- Roofing
 - Remove and replace shingles, including roofing felt underlayment and ice/water guard. Replace flashing and roofing penetration flashing.
 - OHFA: Replacement asphalt shingles to be 30-year shingles
 - Homeport Standard: Asphalt, 30-year dimensional
 - Remove and replace gutters, downspouts, and fascia aluminum wrap.
 - OHFA: Provide splash blocks.
- Insulation: Existing wall insulation to remain in place unaltered.
 - OHFA: Insulation must meet ASHRAE 90.1-2012, or current Ohio adopted standard
 - Roofs/Attics: Insulate to R-49

b. Apartment Buildings

- Exterior Finishes
 - Clean existing siding and replace damaged locations
 - OHFA: new vinyl siding to be 0.042" - 0.055" thickness
 - Clean brick veneer. Tuck point masonry joints
- Windows
 - Remove and replace windows
 - OHFA: Energy Star-rated for zone 5 and wind rated for 90mph or DP-20 minimum
- Remove and replace existing exterior entrance doors, service doors and patio doors
 - OHFA: Exterior doors must be insulated core
 - Homeport Standard: Entry doors at accessible and "semi-ambulatory" units to have stainless steel kick plates.

- Replace knob door handles with lever handles.
 - PCNA CR: Provide lever-style door hardware at exterior doors
 - Roofing
 - Remove and replace shingles, including roofing felt underlayment and ice/water guard. Replace flashing and roofing penetration flashing.
 - OHFA: Replacement asphalt shingles to be 30-year shingles
 - Remove and replace gutters, downspouts, and fascia aluminum wrap.
 - OHFA: Provide splash blocks in situations where tying into storm drain is infeasible.
 - Allowance for roof sheathing replacement.
 - Insulation: Existing wall insulation to remain in place unaltered.
 - OHFA: Insulation must meet ASHRAE 90.1-2012, or current Ohio adopted standard
 - Roofs/Attics: Insulate to R-49
7. **Community Building (including maintenance area and storage area)**
- a. Review with Homeport and on-site staff the floor plan of the community building, focused on the 2015 addition used for the property's afterschool and summer programs. Consider revisions to the floor plan to improve the programs' use of the space.
 - b. Finishes
 - Repair existing drywall, prime, and paint.
 - Provide new base trim in restroom.
 - Remove and replace existing flooring with luxury vinyl plank in community room, management office, and circulation spaces; and with ceramic tile in bathrooms.
 - OHFA: Materials to have a 30-year Expected Useful Life. Materials with which the Remaining Useful Life of 50% is equal to seven (7) years or less, may be replaced through the OHFA Exception Request process
 - Homeport Standard: Walls to be painted Eggshell, trim and doors to be painted semi-gloss, ceilings to be painted flat, ceilings in wet areas to be painted semi-gloss, and trim to be stained satin polyurethane
 - Homeport Standard: Provide white 2" faux-wood louver blinds
 - c. Doors and Hardware
 - Remove and replace door hardware. Door hardware to be lever-operated. Exterior doors to be Grade 1 and interior doors to be Grade 2.
 - PCNA CR: Lever hardware
 - Homeport Standard: Interior door stops to be rigid base stops.
 - Remove and replace existing exterior entrance doors
 - OHFA: Exterior doors must be insulated core
 - Homeport Standard: Vestibule entry door with electric opener will have a handle and be keyed to the Grand Master
 - Homeport Standard: Entry doors to have stainless steel kick plates.
 - Homeport Standard: Entry doors to have stainless steel kick plates.
 - Replace knob door handles with lever handles.
 - PCNA CR: Install lever hardware at entrance and exit doors.
 - Re-design entrance from vestibule into community room with storefront door with sidelights.
 - d. Kitchen
 - Add second kitchenette in the portion of the community building used by the afterschool and summertime program.

- Remove and replace existing appliances.
- Add low countertop workspace with 30" clearance minimum
 - OHFA: Countertop to be plastic laminate on moisture resistant, high-density fiberboard substrate
 - OHFA: Cabinets to have solid wood doors/fronts, wood stile with plywood panel, and plywood frame
 - Homeport Standard: Cabinets to have a finished toe kick
 - Homeport Standard: All countertops to have a radius edge on all outside corners.
- e. Restroom
 - Reconfigure restroom to provide a compliant accessible toilet compartment.
 - Remove and replace existing water closet at the correct accessible location. Install new water closet 16"-18" for adjacent side wall.
 - Provide 36" rear wall horizontal grab bar, 42" side wall horizontal grab bar, and 18" side wall vertical grab bar
 - Provide wall mount lavatory installed to 34" above finish floor to rim of sink
 - Provide mirror (24" W x 36" H) at new lavatory installed so that the bottom of the reflecting surface is 40" above finish floor. (PCNA CR)
 - Provide toilet accessories at accessible locations including toilet paper holder, paper towel dispenser, soap dispenser, coat hook, shower rod, shower curtain, robe hook, towel bar
 - Replace knob door handles with lever handles.
- f. Manager's Office:
 - Rent drop box to be recessed installed with access from inside managers office.
- g. Homeport Standards:
 - Knox box at main entry and mechanical room entry.
 - Locked mailbox for residents to submit rent.
 - Ensure viewing window in office so management can monitor traffic.
 - Provide key boxes (per code) to be mounted in maintenance room.
- 8. **Dwelling Units – All Units (for specific items see Accessible and Standard below)**
 - a. Living Room
 - See Finishes
 - b. Dining Room & Kitchen
 - See Handicap and Standard Units
 - Replace refrigerators with Energy Star-rated refrigerators.
 - Replace dishwashers in units where it is already installed and install dishwasher in units without dishwasher. Add power where dishwasher is being installed. Kitchen casework and layout to be reconfigured in units currently without a dishwasher.
 - Replace ranges and range hoods. Change ranges to electric and add power. Replace microwave where it already exists. Install microwave in each unit kitchen where not already provided.
 - Replace cabinets and countertops.
 - Homeport Standard: Appliances to be Energy Star.
 - Homeport Standard: Fire suppression cannisters to be provided and installed on underside of range hood.
 - Homeport Standard: Cabinets to have a finished toe kick.
 - Homeport Standard: Cabinet hardware to be u-shaped in brushed nickel

- Homeport Standard: Kitchen base cabinets to have one (1) roll-out shelf
- Homeport Standard: All countertops to have a radius edge on all outside corners.
- PCNA: Provide grease shield behind ranges adjacent to side walls.
- PCNA CR: Provide removable base cabinetry at kitchen sink in all units to allow for accessible forward approach to sinks and vanities.
- Provide 15" clear space at all appliances
- Provide clear floor space at appliances (PCNA CR)
- c. Laundry
 - See Finishes
- d. Bathrooms
 - Replace bathroom vanities.
 - Replace fixtures.
 - Replace faucets.
- e. Bedrooms
 - See Finishes
- f. Finishes
 - Replace flooring throughout each dwelling unit. All replacement flooring to be vinyl plank flooring.
 - Vinyl flooring to be non-slip, anti-glare
 - Homeport: Replace carpet with vinyl plank flooring
 - Patch, repair, finish drywall walls and ceilings, and repaint.
 - Homeport Standard: Wood base and shoe mold installed on all hard surface flooring except Laundry and Mechanical Rooms.
 - Vinyl-plank flooring to be Patcraft.
 - Homeport Standard: Walls to be painted Egg-shell, trim and doors to be painted semi-gloss, ceilings to be painted flat, ceilings in wet areas to be painted semi-gloss, and trim to be stained satin polyurethane
 - Homeport Standard: Provide white 2" faux wood horizontal louver blinds
- g. Doors, Frames, and Hardware
 - Homeport Standard: Interior door stops to be rigid base stops.
 - Homeport Standard: Interior 6-panel doors
 - Homeport Standard: Entry doors to have stainless steel kick plates.
 - Remove bifold closet doors at laundry appliances.
 - Replace knob door handles with lever handles.
 - Replace interior doors.

9. Dwelling Units – Handicap Only

- a. Living Room
 - See Finishes
- b. Dining Room & Kitchen
 - Remove and replace cabinets. Countertop to be installed so that the sink rim is installed at 34" above finish floor. Wall cabinets to be installed so that top of bottom shelf is 47" above finish floor.
 - Provide ADA scald and abrasion protection at under-sink piping.
 - Provide sink base cabinet with removable front or plumbing shield at sink.
 - Provide new 30" range with front controls, or 30" drop-in range with front controls.
 - Provide new 28 cu. ft. refrigerator and range hood or venting microwave. See

mechanical for venting.

- OHFA: Energy Star certified

- c. Laundry
- d. Bathrooms
- e. Bedrooms
- f. Doors, Frames, and Hardware

10. Dwelling Units – Standard Only

- a. Living Room
 - See Finishes
- b. Dining Room & Kitchen
 - Replace cabinets, solid wood, standard kitchen.
 - Replace countertops, laminate, standard kitchen
- c. Laundry
- d. Bathrooms
- e. Bedrooms
 - Replacement carpet to be provided with carpet pad.
- f. Doors, Frames, and Hardware

11. Plumbing

- a. Site
 - None at this time.
- b. Community Building
 - Remove and replace kitchen and restroom plumbing fixtures and fittings. Plumbing controls to be lever-operated.
 - Remove and replace polybutylene pipes from floor penetration to the fixture, if found; underslab piping to remain in place.
- c. Dwelling Units
 - All Dwelling Units
 - Remove and replace kitchen and bathroom plumbing fixtures and fittings. Plumbing controls to be lever-operated.
 - Remove and replace polybutylene pipes from floor penetration to the fixture, if found; underslab piping to remain in place.
 - Replace all water heaters with new high-efficiency type water heaters, unless property records identify a unit's water heater was replaced in 2022 or later.
 - Homeport Standards:
 - All faucets to be polished chrome, single lever operation
 - Vanity faucets to have pop-up drain with "bar and rod" mechanism (0.5 gpm)
 - Kitchen sink to be minimum 18-gauge, double equal bowl
 - Water closet to be 17"-19" high (1.28 gpm)
 - Garbage disposal to be 1/2 HP
 - Accessible Dwelling Units
 - Remove existing showers and replace with 60" roll-in shower. Install trench drain at the edge of the roll-in shower, for water management.
 - Standard Dwelling Units
 - Replace bathtubs, tub controls, including faucets, temperature controls and showerheads.
 - Replace fiberglass shower surround and replace tile surround, where it exists, with fiberglass.

12. Mechanical

- a. Community Building
 - Remove and replace Community Building air handlers with RUL less than 75%
 - Remove and replace Community Building condensing units (or heat pumps) with RUL less than 75%.
- b. Dwelling Units
 - All Dwelling Units
 - Existing water-heated furnace shall be replaced with gas-fired furnace.
 - Provide new condensing units and mounting pad.
 - All ductwork cleaned.
 - Air devices shall be repainted, damaged devices replaced like-for-like.
 - Remove and replace dwelling unit air handlers with RUL less than 75%
 - Remove and replace dwelling unit condensing units (or heat pumps) with RUL less than 75%.
 - Homeport Standards:
 - All duct to be sealed with tape and mastic (BPI recommends heavy duty mastic)
 - Gas fired, forced air, minimum 92% AFUE furnace with 20 year warranty on heat exchanger
 - Furnace filter to be 1" thick with minimum of 8 MERV

13. Electric

- a. Site
 - Site lighting – evaluate site for dark spots and provide additional building-mounted lighting, quantity to be determined.
 - Replace lights at pole-mounted light fixtures with LED lights.
- b. Community Building
 - Remove and replace exterior and interior lighting fixtures with LED fixtures.
- c. Dwelling Units
 - All Dwelling Units
 - Remove and replace exterior and interior lighting fixtures with LED fixtures.
 - Remove and replace smoke detectors – must be MAP compliant
 - Homeport Standards:
 - All switches to be rocker style and located opposite of the hinge side of doors upon entering the room
 - Replace bathroom exhaust fans.
 - Handicap Dwelling Units
 - Provide new programmable thermostats that are easily readable installed to the accessible height.
 - Standard Dwelling Units
 - Provide sensory impaired devices in 2% of dwelling units (3 total). Connect devices to the units' doorbells and smoke and carbon-monoxide detectors. Sensory-impaired devices to be installed in these three units' living rooms and bedrooms.
 - Provide new programmable thermostats that are easily readable.

14. Exceptions

- a. Will need to request exceptions for the turning radius in accessible units' kitchens and for the lack of a canopy at some units' entrance doors.
 - We also need to discuss



- 1) if all unit types will be able to have accessible units,
- 2) unit sizes,
- 3) bedroom sizes, and
- 4) width of accessible walking paths,
- or if any of these will be another "Exception Request" submitted to OHFA

Please review for accuracy and completeness and advise Berardi + Partners, Inc. of any errors or omissions within five (5) business days of issuance.

End of Memorandum

Compiled by:

Melissa Spires, Director of Operations

BERARDI+

BERARDI+COLUMBUS

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212 P 614.221.1110 F 614.221.0831

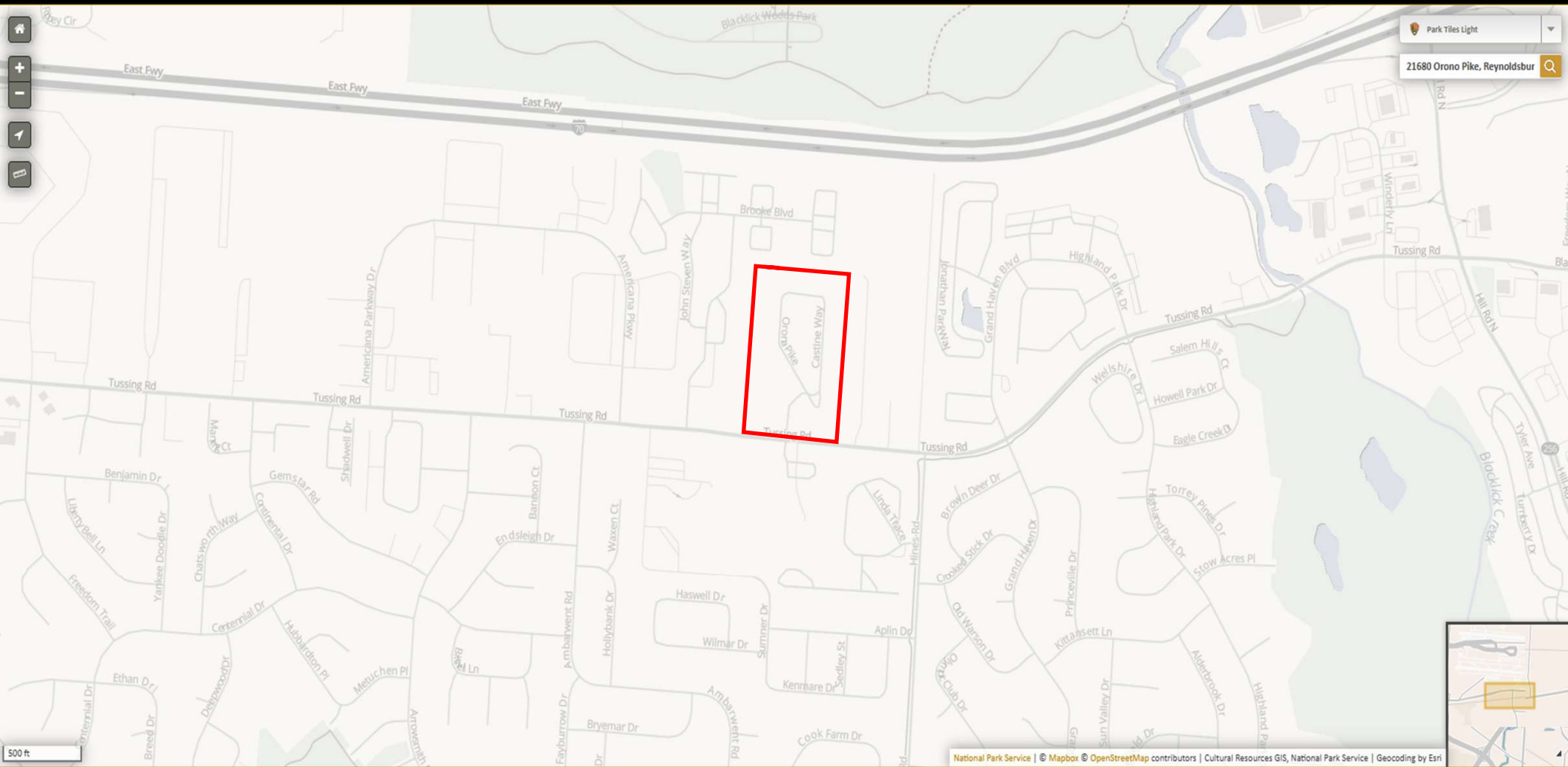
berardipartners.com

**Appendix E -
Historical Preservation Documentation**

National Register of Historic Places

Public, non-restricted data depicting National Register spatial data processed by the Cultural Resources GIS facility. Last minor update, September 2020.

National Park Service
U.S. Department of the Interior



Park Tiles Light

21680 Orono Pike, Reynoldsburg

National Park Service | Mapbox | OpenStreetMap contributors | Cultural Resources GIS, National Park Service | Geocoding by Esri



In reply, please refer to:
2026-FAI-67894

March 30, 2026

Zach Goetsch
August Mack Environmental, Inc.
7830 North Central Drive, Suite B
Lewis Center, OH 43035

RE: Pheasant Run Apartments Rehabilitation | August Mack Project No.: JZ2326.721.0004
2680 Orono Pike, Reynoldsburg, Fairfield County, Ohio

Dear Mr. Goetsch:

This letter is in response to correspondence received on March 18, 2026. The comments of the Ohio State Historic Preservation Office (SHPO) are made in accordance with the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 306108 [36 CFR 800]).

The client is proposing to use funding from the Ohio Housing Finance Agency (OHFA) and the Ohio Department of Development (ODOD) HOME Investment Partnership Program. The proposed undertaking consists of the rehabilitation of the existing multi-family apartment complex, specifically the replacement of unit features including, but not limited to, plumbing, lighting fixtures, windows, cabinetry, and exterior unit doors. No new construction or tree or land clearing will take place. You have requested the comments of SHPO regarding the effects of the proposed undertaking on historic properties.

A check of our records indicates that this property is not listed in the National Register of Historic Places or included in the Ohio Historic Inventory. Based on the information provided, our office has determined that the property does not meet the minimum criteria for inclusion in the National Register of Historic Places. Therefore, it is the opinion of the SHPO that the proposed rehabilitation will have no effect on historic properties. No further coordination with this office is necessary unless the project changes.

If you have any questions, please contact me at gdoty@ohiohistory.org or (614) 298-2040. Thank you for your cooperation.

Sincerely,

A handwritten signature in dark ink that reads "Gabrielle Doty".

Gabrielle Doty, Project Reviews Manager for
Resource Protection and Review
State Historic Preservation Office

RPR Serial No: 1113311

Appendix F -
Floodplain Documentation



North

PHEASANT RUN APARTMENTS PROPERTY
2680 ORONO PK.
COLUMBUS, FAIRFIELD COUNTY, OHIO



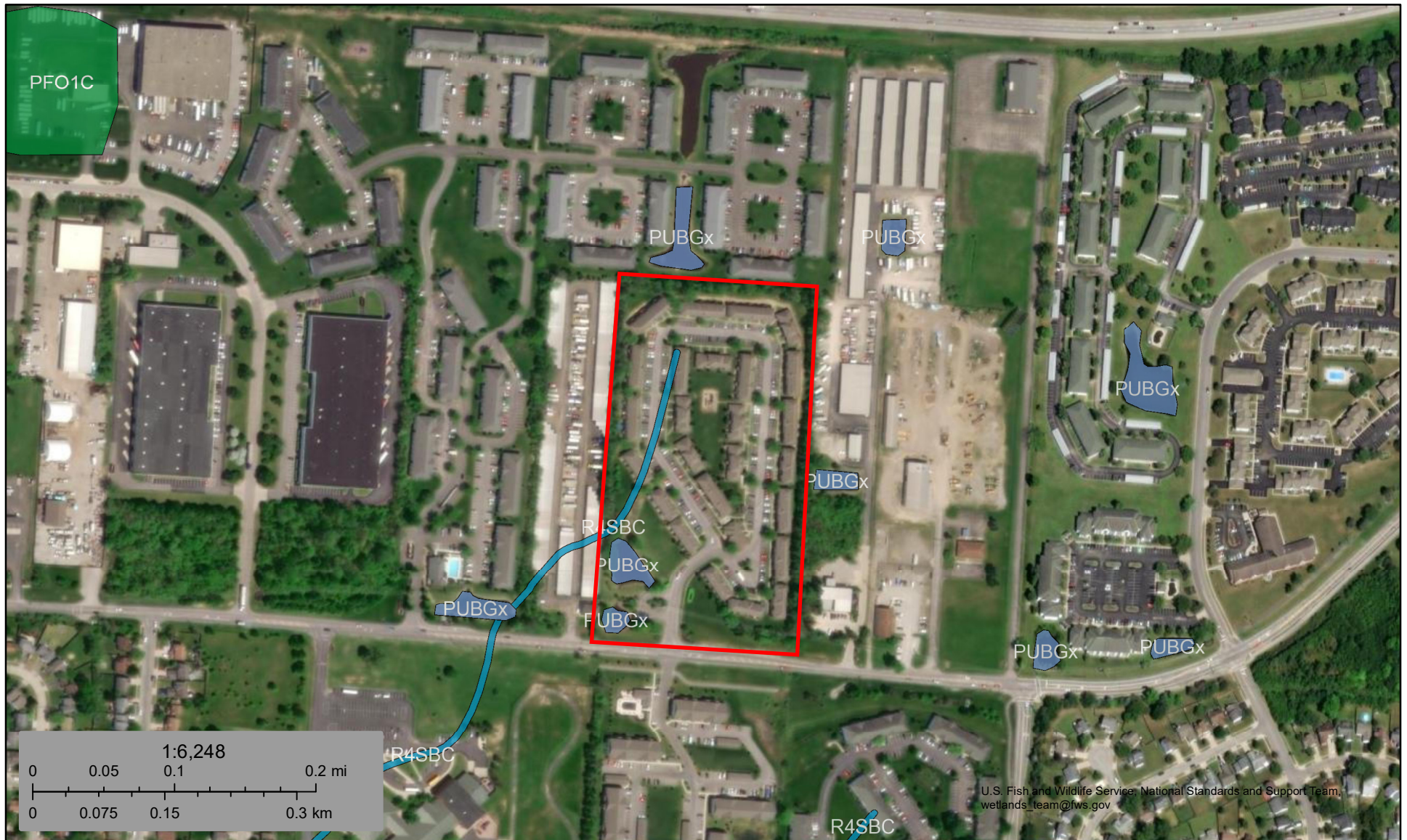
**Appendix G -
Wetland Documentation**



U.S. Fish and Wildlife Service

National Wetlands Inventory

Pheasant Run



February 17, 2026

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

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

Hydric Rating by Map Unit—Fairfield County, Ohio
(Pheasant Run, 21680 Orono Pike, Reynoldsburg)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fairfield County, Ohio
Survey Area Data: Version 26, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2024—Jul 1, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BeA	Bennington silt loam, 0 to 2 percent slopes	8	3.8	28.4%
BeB	Bennington silt loam, 2 to 6 percent slopes	6	2.2	16.5%
Crd1B1	Cardington silt loam, 2 to 6 percent slopes	7	0.2	1.7%
Pe	Pewamo silty clay loam, low carbonate till, 0 to 2 percent slopes	94	7.1	53.5%
Totals for Area of Interest			13.3	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

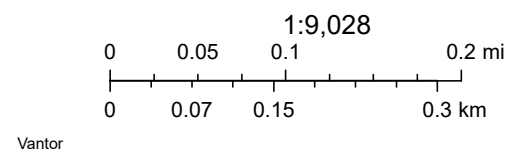
Tie-break Rule: Lower

Appendix H - Coastal Management

Ohio Coastal Atlas Map Viewer



February 17, 2026



Appendix I -
Sole Source Aquifer Map

U.S. EPA Map of Sole Source Aquifers



2/17/2026, 12:38:03 PM

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

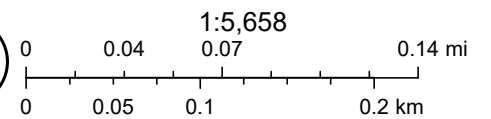
High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata



Vantor



**Appendix J -
Endangered Species Evaluation**



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Ohio Ecological Services Field Office

4625 Morse Road, Suite 104

Columbus, OH 43230-8355

Phone: (614) 416-8993 Fax: (614) 416-8994



In Reply Refer To:

02/17/2026 17:51:19 UTC

Project Code: 2026-0050854

Project Name: Pheasant Run

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Requests for additional technical assistance or consultation from the Ohio Field Office should be submitted following guidance on the following page <https://www.fws.gov/office/ohio-ecological-services/request-project-review>. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Ohio Ecological Services Field Office

4625 Morse Road, Suite 104

Columbus, OH 43230-8355

(614) 416-8993

PROJECT SUMMARY

Project Code: 2026-0050854

Project Name: Pheasant Run

Project Type: Commercial Development

Project Description: The proposed project involves rehabilitation of the Pheasant Run apartment complex in Reynoldsburg, Ohio.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@39.9276284,-82.80577147738074,14z>



Counties: Fairfield County, Ohio

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered

CLAMS

NAME	STATUS
Round Hickorynut <i>Obovaria subrotunda</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9879	Threatened
Salamander Mussel <i>Simpsonaias ambigua</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6208	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

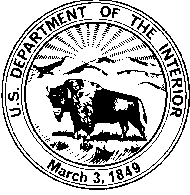
THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Caitlin Downey
Address: 1302 N. Meridian St.
Address Line 2: Ste. 300
City: Indianapolis
State: IN
Zip: 46202
Email: cdowney086@gmail.com
Phone: 3179168000

United States Department of the Interior



FISH AND WILDLIFE SERVICE

Ecological Services
4625 Morse Road, Suite 104
Columbus, Ohio 43230
(614) 416-8993 / FAX (614) 416-8994



March 20, 2026

Project Code: 2026-0050854

Dear Mr. Goetsch:

The U.S. Fish and Wildlife Service (Service) received your recent correspondence requesting information about the subject proposal. We offer the following comments and recommendations to assist you in minimizing and avoiding adverse effects to threatened and endangered species pursuant to the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq), as amended (ESA).

Federally Threatened and Endangered Species: Due to the project, type, size, and location, we do not anticipate any effect to federally endangered, threatened, or proposed species or proposed or designated critical habitat. If there are any project modifications during the term of this action, or additional information for listed or proposed species or their critical habitat becomes available, or if new information reveals effects of the action that were not previously considered, then please contact us for additional project review.

Bald Eagle: The project is in the range of the bald eagle (*Haliaeetus leucocephalus*), which is protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d). We recommend that you visit <https://ohiodnr.gov/discover-and-learn/animals/birds/bald-eagle> to determine if the project is within 0.5 mile of a documented eagle nest. Additionally, because not all eagle nests in the state have been mapped, we recommend that an on-site examination be conducted to determine if any large stick nests are visible from project area. If the project is within 0.5 mile of a documented eagle nest or the on-site examination reveals the presence of a potential eagle nest, we recommend visiting <https://www.fws.gov/story/do-i-need-eagle-take-permit> to determine if an eagle take permit is required.

If you have questions, or if we can be of further assistance in this matter, please contact our office at (614) 416-8993 or ohio@fws.gov.

Sincerely,

Erin Knoll
Field Office Supervisor



Office of Real Estate & Land Management

Tara Paciorek - Chief
2045 Morse Road – E-2
Columbus, Ohio 43229-6693

April 14, 2026

Zach Goetsch
August Mack Environmental
4401 Rockside Road, Suite 300
Independence, Ohio 44131

Re: 26-0499_Pheasant Run Apartments

Project: The proposed project involves the rehabilitation of the Pheasant Run Apartments.

Location: The proposed project is located in Violet Township, Fairfield County, Ohio.

Center Coordinates: (39.9278, -82.8057)

The Ohio Department of Natural Resources (ODNR) has completed a review of the above referenced project. These comments were generated by an inter-disciplinary review within the Department. These comments have been prepared under the authority of the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.), the National Environmental Policy Act, the Coastal Zone Management Act, Ohio Revised Code and other applicable laws and regulations. These comments are also based on ODNR's experience as the state natural resource management agency and do not supersede or replace the regulatory authority of any local, state, or federal agency nor relieve the applicant of the obligation to comply with any local, state, or federal laws or regulations.

Natural Heritage Database: A review of the Ohio Natural Heritage Database indicates there are no records of state or federally listed plants or animals within one mile of the specified project area. Records searched date from 1980.

Please note that Ohio has not been completely surveyed and we rely on receiving information from many sources. Therefore, a lack of records for any particular area is not a statement that rare species or unique features are absent from that area.

Fish and Wildlife: The Division of Wildlife (DOW) has the following comments.

The DOW recommends that impacts to streams, wetlands and other water resources be avoided and minimized to the fullest extent possible, and that Best Management Practices be utilized to minimize erosion and sedimentation.

The project is within the vicinity of records for the little brown bat (*Myotis lucifugus*), a state endangered species. Because presence of state endangered bat species has been established in the area, summer tree clearing is not recommended, and additional summer surveys would not constitute

presence/absence in the area. However, limited summer tree clearing inside this buffer may be acceptable after further consultation with DOW (contact Eileen Wyza at Eileen.Wyza@dnr.ohio.gov).

In addition, the entire state of Ohio is within the range of the Indiana bat (*Myotis sodalis*), a state endangered and federally endangered species, the northern long-eared bat (*Myotis septentrionalis*), a state endangered and federally endangered species, the little brown bat (*Myotis lucifugus*), a state endangered species, and the tricolored bat (*Perimyotis subflavus*), a state endangered species. During the spring and summer (April 1 through September 30), these bat species predominately roost in trees behind loose, exfoliating bark, in crevices and cavities, or in clusters of dead leaves on tree limbs. However, these species are also dependent on the forest structure surrounding roost trees. The DOW recommends tree and/or tree limb clearing only occur from October 1 through March 31, conserving trees with loose, shaggy bark and/or crevices, holes, or cavities, as well as trees with a Diameter Breast Height (DBH) $\geq 20''$ if possible.

For every project, the DOW also recommends that a winter bat habitat assessment is conducted to determine if potential hibernacula are present within the project area. This is to limit possible disturbances that seasonal tree clearing and/or subsurface work (e.g., trenching, blasting, etc.) may cause to hibernating bats. Potential hibernacula include rocky outcroppings, caves, and underground mines. Direction on how to conduct winter habitat assessments can be found in the joint guidance [OHIO DIVISION OF WILDLIFE AND U.S. FISH AND WILDLIFE SERVICE \(OH-FIELD OFFICE\) JOINT GUIDANCE FOR BAT SURVEYS](#). If a potential or known hibernaculum is found, the DOW recommends a 0.25-mile permanent tree clearing buffer around the hibernaculum entrance. Limited summer or winter tree clearing may be acceptable after consultation with the DOW. If a habitat assessment for projects involving subsurface disturbance finds that a potential hibernaculum is present within 5 miles of the project area, please consult with Eileen Wyza for project recommendations. If no tree clearing or subsurface impacts to a hibernaculum are proposed, this project is not likely to impact these species.

The project is within the range of the northern brook lamprey (*Ichthyomyzon fossor*), a state endangered fish, and the popeye shiner (*Notropis ariommus*), a state endangered fish. The DOW recommends no in-water work in perennial streams from March 15 through June 30 to reduce impacts to indigenous aquatic species and their habitat. If no in-water work is proposed in a perennial stream, this project is not likely to impact these or other aquatic species.

The project is within the range of the eastern massasauga (*Sistrurus catenatus*), a state endangered and a federally threatened snake species. The eastern massasauga uses a range of habitats including wet prairies, fens, and other wetlands, as well as drier upland habitat. Due to the location, the type of habitat within the project area, and the type of work proposed, this project is not likely to impact this species.

The project is within the range of the sandhill crane (*Antigone canadensis*), a state threatened species. Sandhill cranes are primarily a wetland-dependent species. On their wintering grounds, they will utilize agricultural fields; however, they roost in shallow, standing water or moist bottomlands. On breeding grounds, they require a rather large tract of wet meadow, shallow marsh, or bog for nesting. If grassland, prairie, or wetland habitat will be impacted, construction should be avoided in this habitat during the species' nesting period of April 1 through August 31. If this habitat will not be impacted, this project is not likely to have an impact on this species.

Due to the potential for impacts to federally listed species, as well as to state-listed species, we recommend that this project be coordinated with the US Fish & Wildlife Service.

Water Resources: The Division of Water Resources has not conducted a project specific review and/or comments, however, the guidance provided below should be reviewed by the Environmental Review applicant for applicability on this project and subsequent compliance.

If the subject project is in a floodplain regulated by the Federal Emergency Management Agency (FEMA), the [local floodplain administrator](#) should be contacted concerning the possible need for any floodplain permits or approvals. The FEMA National Flood Hazard Layer (NHFL) Viewer [website](#) can be utilized to see if the project is in a FEMA regulated floodplain. If the project is not in a FEMA regulated floodplain, then no further action is required.

Ohio Revised Code (ORC) Section 1521.16 mandates that any owner of a property or a facility that has the capacity of withdrawing 100,000 gallons per day (gpd) of water from groundwater, surface water, or both must register with the Division of Water Resources' [Water Withdrawal Facilities Registration \(WWFR\) Program](#) and report their withdrawals annually.

Additional coordination may be required depending on the location of the withdrawal and consumptive use. Permitting may be required for:

- New or increased consumptive use of water averaging 2 million gallons per day (mgd) within 30 days within the Ohio River basin.
- New or increased withdrawal and consumptive water use in the Lake Erie watershed averaging 1 million gallons per day (mgd) or more in 90 days.
- New or increased water withdrawal directly from Lake Erie averaging 2.5 million gallons per day (mgd) or more in 90 days.
- Diversion or movement of water across the Ohio River and Lake Erie basin divide.

If the project does not involve activities that are subject to water withdrawal regulatory requirements as described above, then no further action is required. For more information, visit the [Water Inventory & Planning website](#).

ODNR appreciates the opportunity to provide these comments. Please contact Mike Pettegrew (Environmental Services Administrator) at mike.pettegrew@dnr.ohio.gov if you have questions about these comments or need additional information.

Expiration: *ODNR Environmental Reviews are typically valid for 2 years from the issuance date. If the scope of work, project area, construction limits, and/or anticipated impacts to natural resources have changed significantly from the original project submittal, then a new Environmental Review request should be submitted.*

Appendix K -
Wild and Scenic Rivers Maps



THE RIVERS ▾

A NATIONAL SYSTEM ▾

RIVER RESOURCES ▾

SEARCH



Find a River

State

State
Ohio

Classification

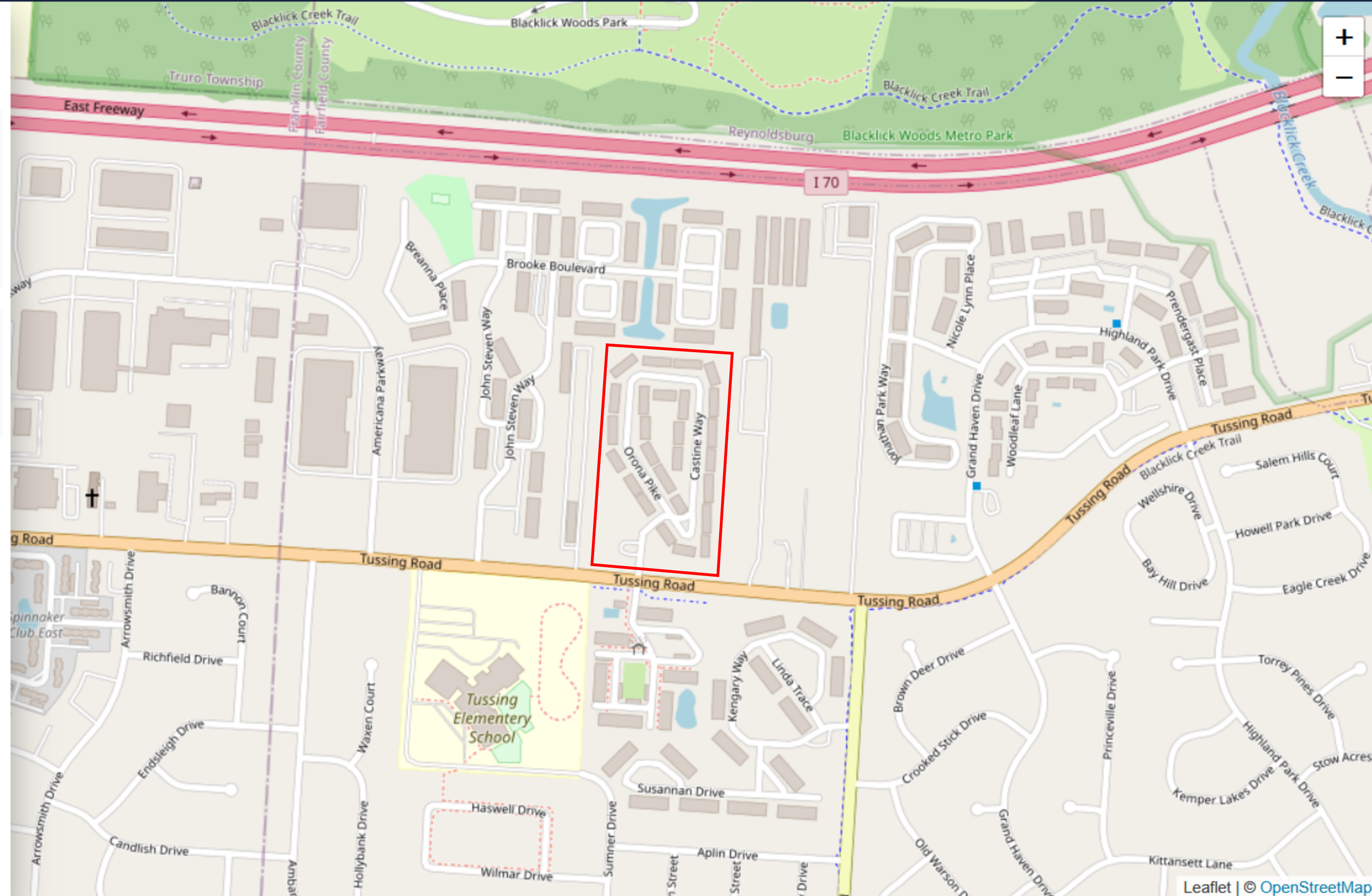
Outstandingly Remarkable Values

Results

Big & Little Darby Creeks

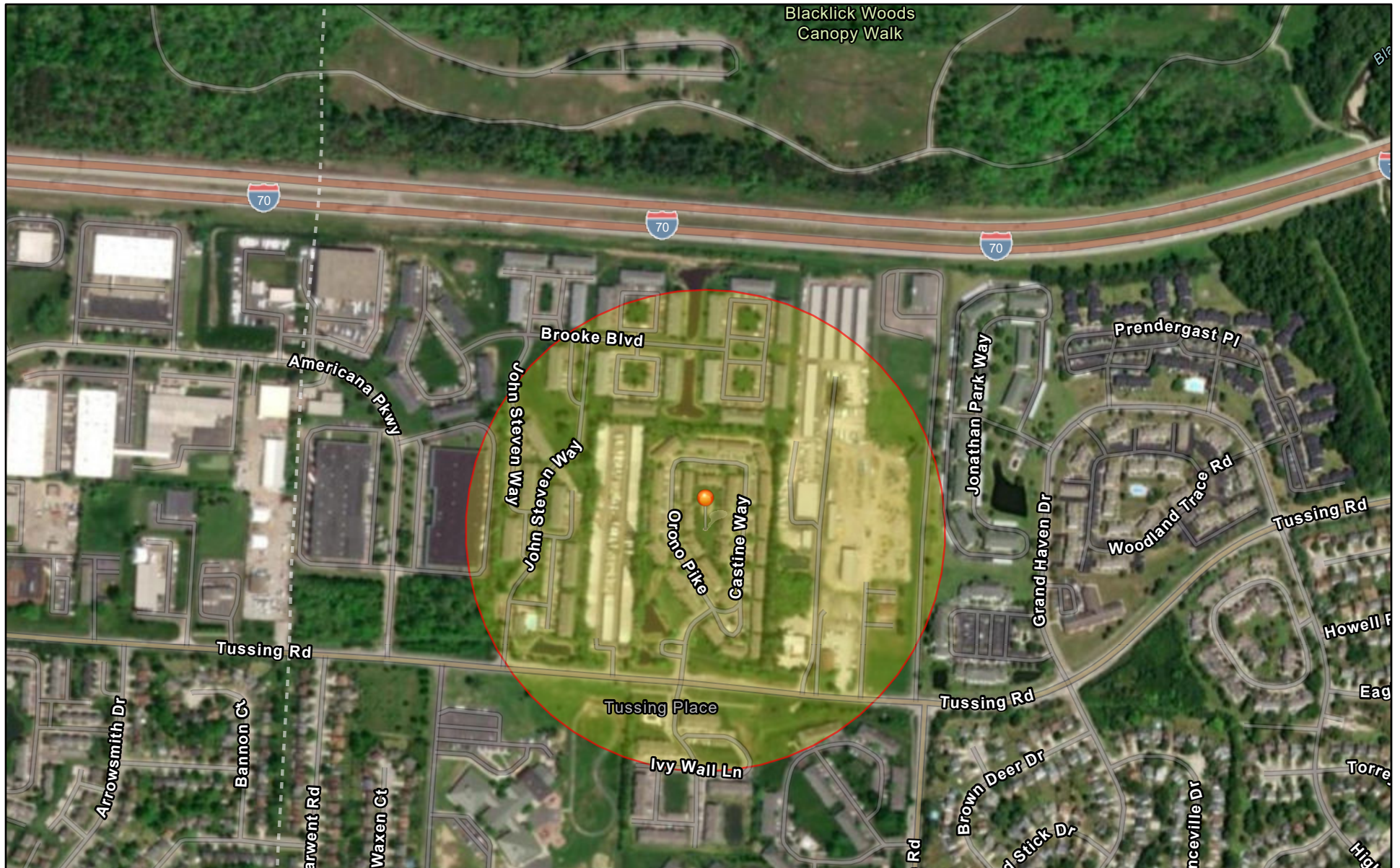
Little Beaver Creek

Little Miami River



Appendix L - NAAQS

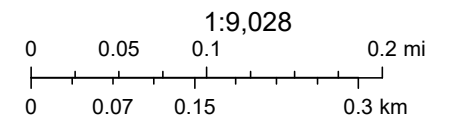
AIRS & TRIS Facilities



February 17, 2026

 Project Buffer

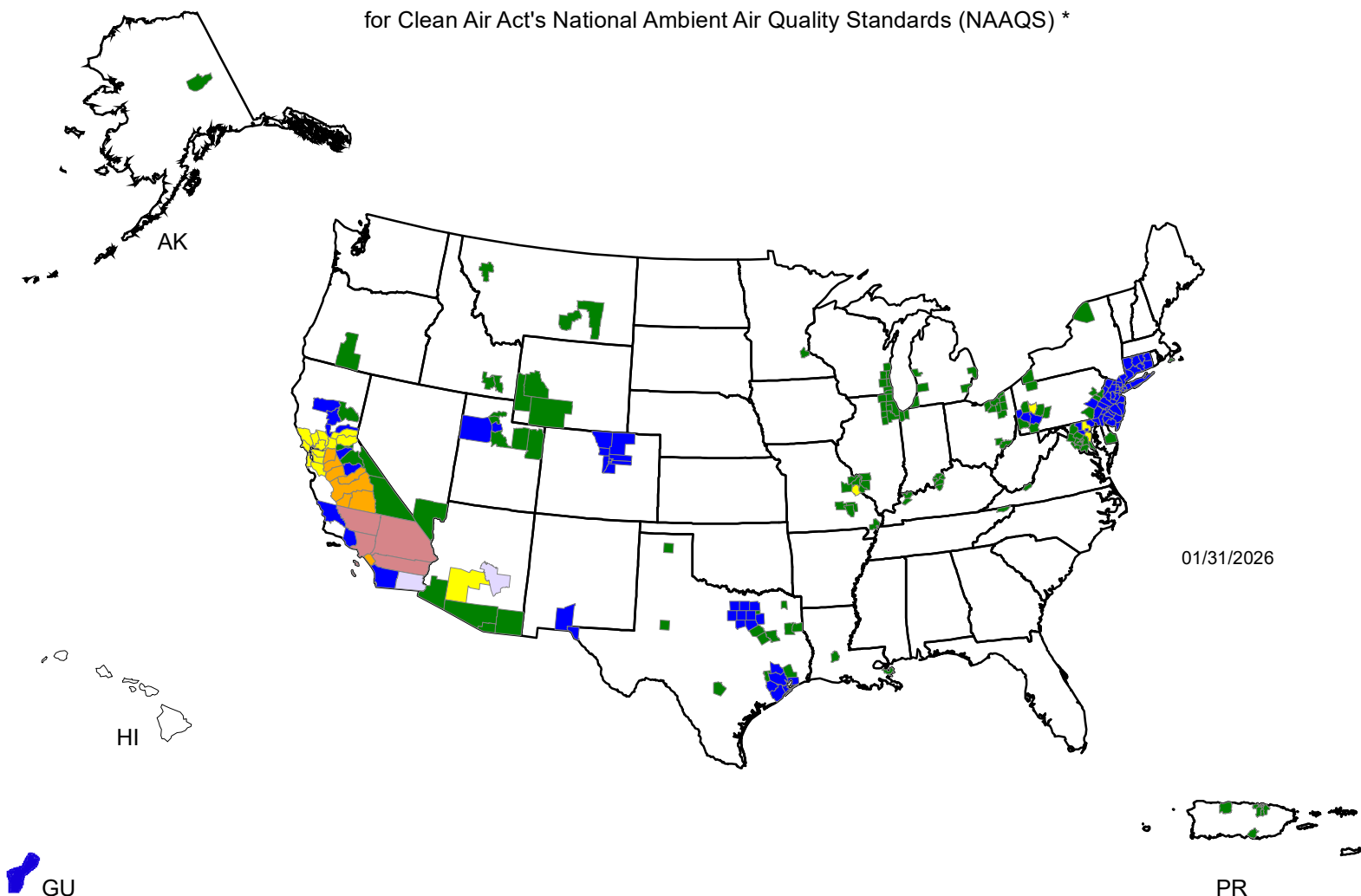
 Pheasant Run



Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c)
OpenStreetMap contributors, and the GIS User Community

Counties Designated "Nonattainment"

for Clean Air Act's National Ambient Air Quality Standards (NAAQS) *



Legend **

- County Designated Nonattainment for 6 NAAQS Pollutants
- County Designated Nonattainment for 5 NAAQS Pollutants
- County Designated Nonattainment for 4 NAAQS Pollutants
- County Designated Nonattainment for 3 NAAQS Pollutants
- County Designated Nonattainment for 2 NAAQS Pollutants
- County Designated Nonattainment for 1 NAAQS Pollutant

* The National Ambient Air Quality Standards (NAAQS) are health standards for Carbon Monoxide, Lead (1978 and 2008), Nitrogen Dioxide, 8-hour Ozone (2008), Particulate Matter (PM-10 and PM-2.5 (1997, 2006 and 2012), and Sulfur Dioxide.(1971 and 2010)

** Included in the counts are counties designated for NAAQS and revised NAAQS pollutants. Revoked 1-hour (1979) and 8-hour Ozone (1997) are excluded. Partial counties, those with part of the county designated nonattainment and part attainment, are shown as full counties on the map.

Appendix M - Asbestos Survey



GEOTECHNICAL
CONSULTANTS INC.



GCI PROJECT #25-E-30892

Asbestos Survey Report

Pheasant Run Apartments Property
2680 Orono Pk.
Reynoldsburg, Fairfield County, OH 43068

Prepared for:
Columbus Housing Partnership/d/b/a Homeport

January 7, 2026



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January 7, 2025

Columbus Housing Partnership, Inc. d/b/a Homeport
c/o Aaron Wasserman
3443 Agler Rd., Ste. 200
Columbus, OH 43219
Phone No. 614-545-4822

Email: aaron.wasserman@homeportohio.org

Reference: **Asbestos Survey Report**
 Pheasant Run Apartments Property
 2680 Orono Pk.
 Reynoldsburg, Fairfield County, OH 43068
 GCI Project No. 25-E-30892

INTRODUCTION

As you authorized, Geotechnical Consultants, Inc. (GCI) performed an asbestos survey of the above-referenced apartment complex. The attached **Figure 1** shows the location of the buildings on a Fairfield County Auditor's GIS map. The purpose of this service was to survey the buildings for asbestos-containing materials (ACM) in accordance with the requirements of 40 CFR (Code of Federal Regulations) 61, Subpart M, "National Emission Standard for Asbestos" (NESHAP regulations) prior to renovation. GCI prepared this report in accordance with the requirements of Ohio Administrative Code (OAC) 3745-20-02(A), effective 7/8/2024. Building owners and employers also must comply with 29 CFR 1910 and 1926, the OSHA rules governing occupational exposure to asbestos, in addition to the NESHAP rules governing asbestos handling and waste disposal in building demolition and renovation.

GCI representative Ethan Kunkler (Ohio EPA Asbestos Hazard Evaluation Specialist Certification Number ES36430, expires March 29, 2026) visited the site on December 18, 2025 to conduct the survey. The interior and exterior portions of the buildings were visually observed to identify the presence of suspect ACM. Concealed materials, which may be present beneath solid floors, above solid ceilings and between solid walls, if any, were not accessible for observation or sampling.

BUILDING DESCRIPTION

According to the Fairfield County Auditor's website¹, the property contains approximately 25 apartment buildings and a leasing office constructed in 2001. The property buildings are of slab-on-grade construction and range in size from 851± square feet (s.f.) to 4,432± s.f. The apartment buildings are mostly two-stories with some buildings having single-story portions. The leasing office is a single-story building. Exterior building materials

¹ <https://www.co.fairfield.oh.us/auditor/>

present at the complex include brick, vinyl siding, and asphalt shingle roofing materials. Interior building materials include drywall system, laminate flooring, carpet, vinyl floor tile (VFT), sheet vinyl flooring, and fiberglass insulation. The apartment buildings and leasing office are heated by natural gas-powered furnaces.

SAMPLING METHODOLOGY

Asbestos containing building materials are grouped in three categories: surfacing materials (e.g., plaster, ceiling texture, fire-proofing), thermal system insulation (e.g., pipe and mechanical insulation) and miscellaneous materials (e.g., ceiling panels, floor tile, wallboard). These categories assist in determining the appropriate number of samples to collect and analyze during an asbestos survey.

ACM can be friable, category I non-friable or category II non-friable. Friable materials include materials that can be crumbled, pulverized or reduced to powder by hand pressure when dry (e.g., pipe insulation, acoustical ceiling tile). Non-friable materials are materials that cannot be crumbled, pulverized or reduced to powder with hand pressure. Under NESHAP, non-friable ACM is divided into two categories. Category I non-friable ACM are resilient floor coverings, mastics, asphalt roofing products, packings and gaskets. All other non-friable materials are considered category II non-friable ACM (e.g. hard plaster, cement board).

For non-burning building demolition, NESHAPs requires all ACM which would become friable during demolition activities be removed prior to demolition. For demolition by intentional burning, all ACM is required to be removed prior to burning. For renovation, ACM should be removed if it will be disturbed (by sanding, grinding, abrading, drilling, cutting or chipping into the material) during renovation activities.

GCI collected bulk samples in accordance with the Asbestos Hazard Emergency Response Act (AHERA) 40 CFR Part 763.86 [as required by O.A.C. 3745-22-06(C)(9)]. Bulk samples of surfacing materials were collected in a statistically random manner for each homogeneous area. The minimum number of bulk samples was determined by the 3-5-7 rule which depends on the square footage of the material in the building; however, additional samples may be collected at the discretion of the inspector. Bulk samples of thermal system insulation (TSI) typically include at least three bulk samples for each homogeneous area in a randomly distributed manner; however, fewer than three samples may be collected if the TSI will be assumed ACM and limited sampling is for the purpose of providing confirmation (e.g. to the client) that the TSI contains asbestos. Bulk samples of miscellaneous materials were collected in a manner sufficient to determine whether the material is ACM or not ACM.

BULK SAMPLE TESTING

GCI collected 36 bulk samples of suspect ACM during the survey. Suspect ACM observed and sampled in and on the buildings included drywall system, ceiling texture, VFTs and mastics, vinyl flooring and mastic, sink undercoating, sheet vinyl floorings and mastics, and asphalt shingle roofing materials. The suspect ACMs are classified as miscellaneous materials with the following exception:

- The amount of ceiling texture, a surfacing material, is greater than 5,000 s.f. Therefore, the inspector collected at least seven (7) bulk samples of this material for laboratory analysis.

Descriptions of the suspect ACM sampled are summarized in the attached Bulk Sample Log. GCI shipped the bulk samples to Quantem/Pace Laboratories in Oklahoma City, Oklahoma for asbestos analysis by Polarized Light Microscopy (PLM). Results of the analysis of bulk samples to determine asbestos content are detailed in the bulk sample log and the attached laboratory test results.

FINDINGS

Based on laboratory test results, no samples contained asbestos.

CLOSE

This report is an instrument of professional service prepared by GCI for the sole use of Columbus Housing Partnership, Inc. dba Homeport, its contractors, and other parties designated jointly by Columbus Housing Partnership, Inc. dba Homeport and GCI. Any other party that wishes to use or rely upon this report, or that wishes to duplicate, otherwise reproduce or copy, or excerpt from, or quote this report must apply for authorization to do so. Any unauthorized use of or reliance on this report shall release GCI from any liability resulting from such use or reliance. Any unauthorized duplication, other reproduction or copying, or excerpt or quotation of this report shall expose the violator to all legal remedies available to GCI.

GCI appreciates the opportunity to provide our services on this project. Please contact our office if you have any questions about this report or if you need more information.

Respectfully Submitted,

Geotechnical Consultants, Inc.



Ethan J. Kunkler

Asbestos Hazard Evaluation Specialist No. ES36430, exp. 03/29/26

Attachments: Figure 1 – Fairfield County Auditor's GIS Map
Fairfield County Auditor Property Card (7 pages)
Bulk Sample Log (3 pages)
Quantem/Pace Laboratories Report No. 500201 (13 pages)
Photographs (Photo 1 through Photo 12)

cc: GCI File



GEOTECHNICAL
CONSULTANTS INC.



ATTACHMENTS

FIGURE 1 - FAIRFIELD COUNTY AUDITOR'S GIS MAP

GCI PROJECT #25-E-30892



North

PHEASANT RUN APARTMENT PROPERTY
2680 ORONO PK.
COLUMBUS, FAIRFIELD COUNTY, OHIO



Summary

Parcel Number	0580204700
Location Address	2680 ORONO PIKE REYNOLDSBURG OH 43068
Legal Description	R 20 T 16 S 19 SW (Note: Not to be used on legal documents.)
Property Class	C - COMMERCIAL
Land Use	(403) C - APARTMENTS 40 OR MORE RENTAL UNITS
Neighborhood	00734000
Legal Acres	13.32
City	COLUMBUS
Township	MONTGOMERY TOWNSHIP
School District	PICKERINGTON L.S.D.
Owner Occupancy Credit	NO
Homestead Reduction	NO

[View Map](#)

Owner

Owner
TUSSING ROAD HOMES LIMITED PARTNERSHIP
%BRUCE A LUECKE
3443 AGLER RD STE 200
COLUMBUS OH 43219
Tax Mailing Address
TUSSING ROAD HOMES LIMITED PARTNERSHIP
ATTN: SERVICING-TAX ADMINISTRATION
2001 ROSS AVE, STE 1900
DALLAS TX 75201

Submit Mailing / Site Address Correction Request

Valuation

Tax Year 2025 Certified Valuation

Tax Year	2025
Land Value	\$1,583,340.00
Building Value	\$14,119,310.00
Total Value (Appraised 100%)	\$15,702,650.00
Land Value	\$554,170.00
Building Value	\$4,941,760.00
Total Value (Assessed 35%)	\$5,495,930.00
Land CAUV Value	\$0.00
Taxable Value	\$5,495,930.00

Valuation History

Tax Year 2025 Certified Valuation

Tax Year	Appraised Land Value	Appraised Building Value	Appraised Total Value	Assessed Land Value	Assessed Building Value	Assessed Total Value	CAUV	Taxable Value
2025	\$1,583,340	\$14,119,310	\$15,702,650	\$554,170	\$4,941,760	\$5,495,930	\$0	\$5,495,930
2024	\$1,279,800	\$3,267,570	\$4,547,370	\$447,930	\$1,143,650	\$1,591,580	\$0	\$1,591,580
2023	\$1,279,800	\$3,267,570	\$4,547,370	\$447,930	\$1,143,650	\$1,591,580	\$0	\$1,591,580
2022	\$1,279,800	\$3,267,570	\$4,547,370	\$447,930	\$1,143,650	\$1,591,580	\$0	\$1,591,580
2021	\$1,279,800	\$3,267,570	\$4,547,370	\$447,930	\$1,143,650	\$1,591,580	\$0	\$1,591,580
2020	\$1,279,800	\$3,267,570	\$4,547,370	\$447,930	\$1,143,650	\$1,591,580	\$0	\$1,591,580
2019	\$1,279,800	\$3,267,570	\$4,547,370	\$447,930	\$1,143,650	\$1,591,580	\$0	\$1,591,580
2018	\$989,700	\$2,435,300	\$3,425,000	\$346,400	\$852,360	\$1,198,760	\$0	\$1,198,760
2017	\$989,700	\$2,435,300	\$3,425,000	\$346,400	\$852,360	\$1,198,760	\$0	\$1,198,760
2016	\$989,700	\$2,435,300	\$3,425,000	\$346,400	\$852,360	\$1,198,760	\$0	\$1,198,760
2015	\$989,700	\$2,435,300	\$3,425,000	\$346,400	\$852,360	\$1,198,760	\$0	\$1,198,760
2014	\$989,700	\$2,435,300	\$3,425,000	\$346,400	\$852,360	\$1,198,760	\$0	\$1,198,760
2013	\$989,700	\$2,435,300	\$3,425,000	\$346,400	\$852,360	\$1,198,760	\$0	\$1,198,760
2012	\$2,097,000	\$1,683,000	\$3,780,000	\$733,950	\$589,050	\$1,323,000	\$0	\$1,323,000

Land

Disclaimer: Acreage and Lot Sizes within this section do NOT represent the Legal Survey or Deeded Acreage of the parcel.
Lots Sizes shown here are intended for valuation purposes only.

Description	Acres	Square Feet	Value
Primary Site	8.0000	348,480	\$1,320,000
Residual	5.3200	231,739	\$263,340

Total Acres:
13.3200
Total Land-Value:
\$1,583,340

Commercial Improvement Information

Card	1	Year Built	2001
Structure	CLUB HOUSE	Effective Year	0
Building No	1	Grade	B-
Number of Units	136	Identical Units	1

Card	2	Year Built	2001
Structure	GARDEN APT	Effective Year	0
Building No	2	Grade	B-
Number of Units	0	Identical Units	1

Card	3	Year Built	2001
Structure	GARDEN APT	Effective Year	0
Building No	3	Grade	B-
Number of Units	0	Identical Units	6

Card	4	Year Built	2001
Structure	GARDEN APT	Effective Year	0
Building No	4	Grade	B-
Number of Units	0	Identical Units	10

Card	5	Year Built	2001
Structure	GARDEN APT	Effective Year	0
Building No	5	Grade	B-
Number of Units	0	Identical Units	5

Card	6	Year Built	2001
Structure	GARDEN APT	Effective Year	0
Building No	6	Grade	B-
Number of Units	0	Identical Units	2

Card	7	Year Built	2001
Structure	GARDEN APT	Effective Year	0
Building No	7	Grade	B-
Number of Units	0	Identical Units	1

Interior/Exterior Information

Card 1

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		2399	218	9	OFFICES	3	4	397,900	2,240	400,520	63	0	\$252,330
2	2	02	02	0				2001	0		851	128	9	OFFICES	3	4	145,830	0	145,830	63	0	\$91,870

Card 2

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		2952	260	9	APT	3	3	412,870	3,760	417,270	56	0	\$233,670
2	1	02	02	0				2001	0		3096	252	9	APT	3	3	415,370	0	415,370	56	0	\$232,610

Card 3

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		3220	276	9	APT	3	3	447,640	8,680	457,800	56	0	\$256,370
2	1	02	02	0				2001	0		3292	276	9	APT	3	3	444,440	0	444,440	56	0	\$248,890

Card 4

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		4100	346	9	APT	3	3	568,110	5,640	574,710	56	0	\$321,840
2	1	02	02	0				2001	0		4324	330	9	APT	3	3	572,330	0	572,330	56	0	\$320,510

Card 5

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		3554	322	9	APT	3	3	500,230	4,180	505,120	56	0	\$282,870
2	1	02	02	0				2001	0		1422	158	9	APT	3	3	205,650	0	205,650	56	0	\$115,160

Card 6

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		4216	356	9	APT	3	3	584,180	5,390	590,490	56	0	\$330,670
2	1	02	02	0				2001	0		4432	336	9	APT	3	3	585,850	0	585,850	56	0	\$328,080

Card 7

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		3470	288	9	APT	3	3	479,110	2,300	481,800	56	0	\$269,810
2	1	02	02	0				2001	0		1532	160	9	APT	3	3	217,940	0	217,940	56	0	\$122,050

Improvements

Card 1

Type	Description	Quantity	Year	Size	Area	Grade	Cond	Appraised Value	Assessed Value
C11	ASPHALT OR BLACKTOP PAVING	1	2001		85,700	C	A	\$154,260	\$53,990

Other Features

Card 1

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	PR1	PORCH, OPEN	5	15	0	1	\$2,240

Card 2

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
2	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
3	LP3	PATIO CNC RTE	6	10	0	4	\$1,480

Card 3

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	PR1	PORCH, OPEN	4	16	0	1	\$1,920
2	PR1	PORCH, OPEN	4	16	0	1	\$1,920
3	RS1	UTL BLDG-FRM	5	8	0	1	\$840
4	RS1	UTL BLDG-FRM	5	8	0	1	\$840
5	RS1	UTL BLDG-FRM	5	8	0	1	\$840
6	RS1	UTL BLDG-FRM	5	8	0	1	\$840
7	LP3	PATIO CNC RTE	6	10	0	4	\$1,480

Card 4

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
2	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
3	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
4	LP3	PATIO CNCRTE	6	10	0	6	\$2,220

Card 5

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	PR1	PORCH, OPEN	3	6	0	1	\$540
2	PR1	PORCH, OPEN	3	6	0	1	\$540
3	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
4	LP3	PATIO CNCRTE	10	10	0	2	\$1,220
5	LP3	PATIO CNCRTE	6	10	0	2	\$740

Card 6

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	RS1	UTL BLDG-FRM	6	5	0	1	\$630
2	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
3	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
4	RS1	UTL BLDG-FRM	6	5	0	1	\$630
5	LP3	PATIO CNCRTE	6	10	0	5	\$1,850

Card 7

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
2	LP3	PATIO CNCRTE	6	8	0	4	\$1,160

Sales

Transfer Date	Sale Date	Seller	Buyer	Sale Price	Sale Validity	Book - Page	Instrument #
	2/26/1998	TUSSING ROAD HOMES LIMITED PARTNERSHIP	TUSSING ROAD HOMES LIMITED PARTNERSHIP	\$728,000	RELATED INDIVIDUALS OR CORPORATIONS	669-432	
	2/26/1998	CLIFFORD GEORGE W	TUSSING ROAD HOMES LIMITED PARTNERSHIP	\$728,000	RELATED INDIVIDUALS OR CORPORATIONS	669-432	

Permits

Date	Number	Amount	Purpose
04/16/2020	DMDM2002580	\$126,167	ALTER
07/26/2013	1320789	\$135,000	COMM
07/22/1998	B9906108	\$210,370	APTS

Tax History

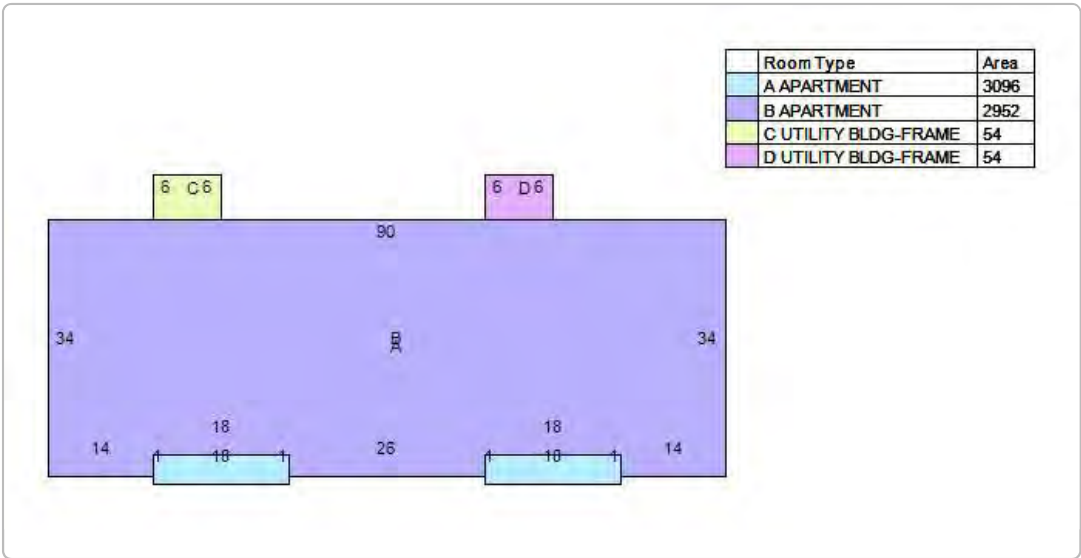
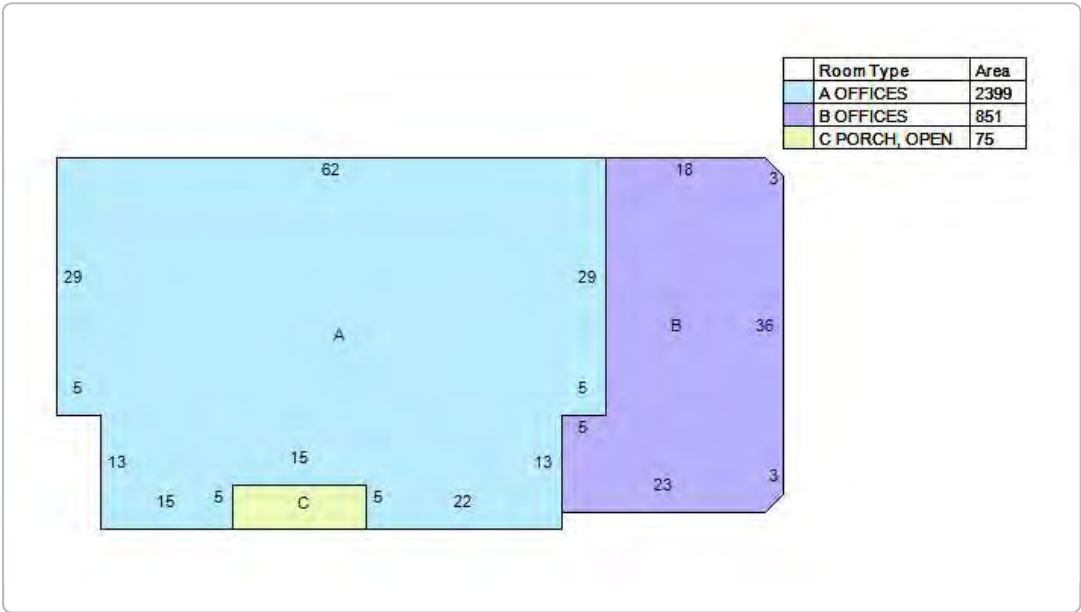
2025 taxes have not yet been calculated. Any amounts shown here represent unpaid charges from prior years.

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Half Year Due	Full Year Due
2025 Pay 2026	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2024 Pay 2025	\$0.00	\$94,876.12	\$94,876.12		
2023 Pay 2024	\$0.00	\$95,247.84	\$95,247.84		
2022 Pay 2023	\$0.00	\$93,007.44	\$93,007.44		
2021 Pay 2022	\$0.00	\$94,292.94	\$94,292.94		
2020 Pay 2021	\$0.00	\$94,802.52	\$94,802.52		

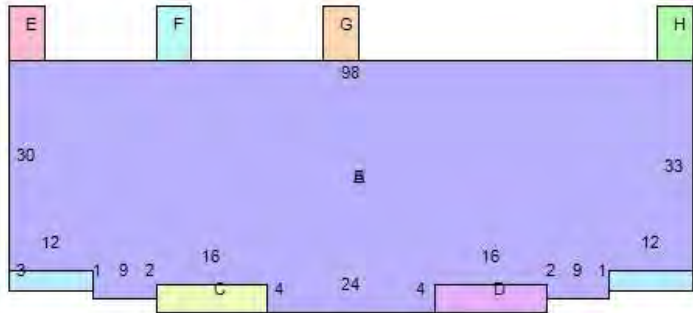
Payments

Date	Amount
7/1/2025	(\$47,438.06)
2/6/2025	(\$47,438.06)
6/20/2024	(\$47,623.92)
2/5/2024	(\$47,623.92)
7/17/2023	(\$46,503.72)
2/9/2023	(\$46,503.72)
7/14/2022	(\$47,146.47)
2/17/2022	(\$47,146.47)

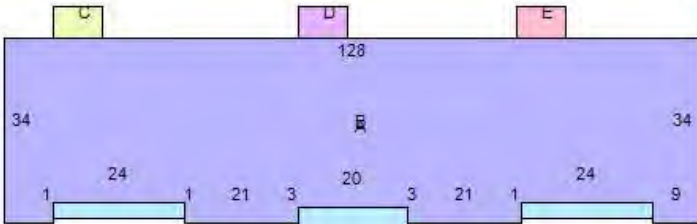
Sketches



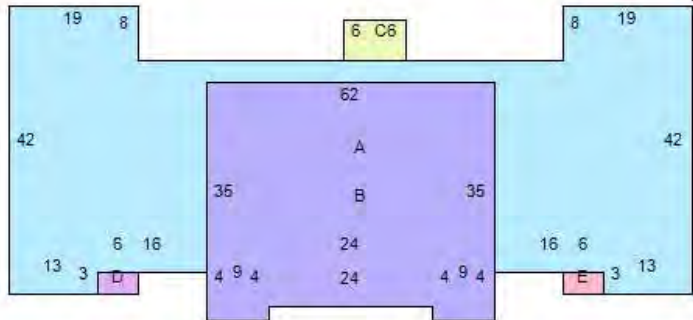
Room Type	Area
A APARTMENT	3292
B APARTMENT	3220
C PORCH, OPEN	64
D PORCH, OPEN	64
E UTILITY BLDG-FRAME	40
F UTILITY BLDG-FRAME	40
G UTILITY BLDG-FRAME	40
H UTILITY BLDG-FRAME	40

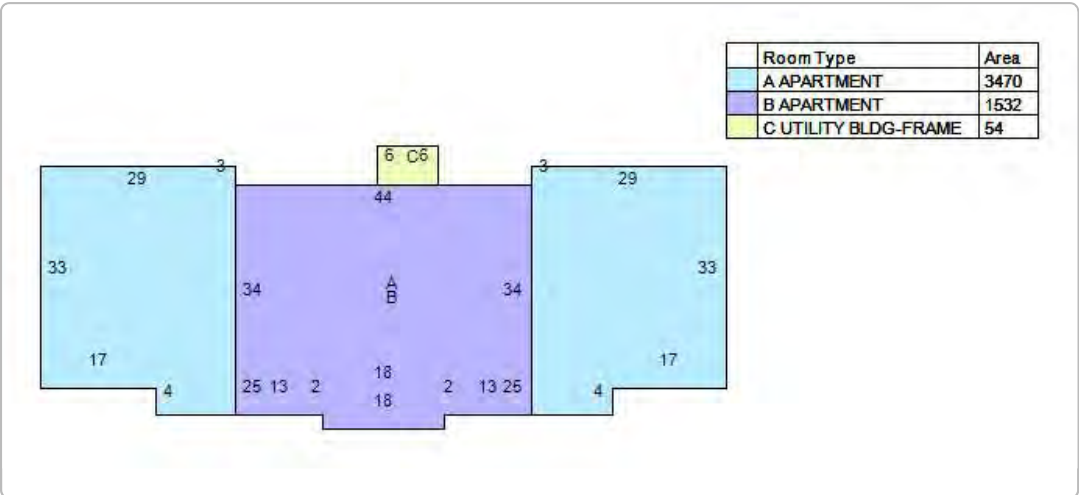
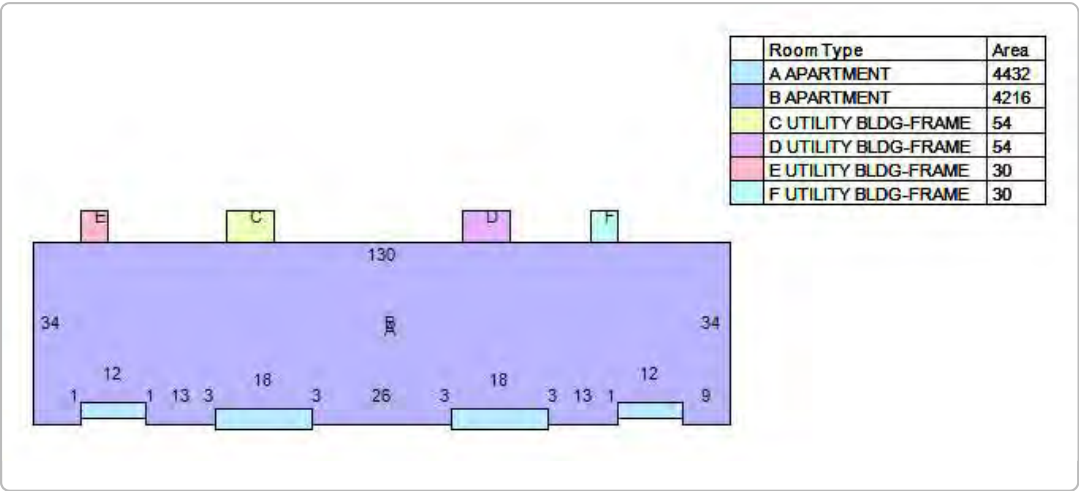


Room Type	Area
A APARTMENT	4324
B APARTMENT	4100
C UTILITY BLDG-FRAME	54
D UTILITY BLDG-FRAME	54
E UTILITY BLDG-FRAME	54



Room Type	Area
A APARTMENT	3554
B APARTMENT	1422
C UTILITY BLDG-FRAME	54
D PORCH, OPEN	18
E PORCH, OPEN	18





Tax Bill

Taxes shown below HAVE BEEN certified by the Fairfield County Auditor.

Tax Bill

Property Card

Property Card

Pay Your Taxes Online

Pay Taxes

Please verify exact amounts with the Treasurer's Office at (740) 652-7140

No data available for the following modules: Soils, Dwellings, Special Assessments.

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 Last Data Upload: 12/10/2025, 8:05:29 AM

Contact Us

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SCHNEIDER
 GEOSPATIAL

BULK SAMPLE LOG

Pheasant Run Apartments
2680 Orono Pk., Reynoldsburg, Fairfield Co., OH 43068
GCI Project No. 25-E-30892

Sample Date: December 18, 2025

Sample No.	H.A.	Description	% Asbestos	Sample Location	Quantity	Friability
P-1 P-1a P-5 P-5a P-9 P-9a P-13 P-13a P-18 P-18a P-23 P-23a P-25 P-25a P-31 P-31a	1	Drywall system	NAD NAD NAD NAD NAD NAD NAD NAD NAD NAD NAD NAD NAD NAD NAD NAD	Leasing office, S side of kitchen Leasing office, furnace closet Unit 2603, by SW bedroom window Unit 2696, W side of dining room Unit 2718, N bedroom entrance Unit 2657, E bedroom entrance Unit 2662, N wall of living room Unit 2717, S entrance wall	N/A	N/A
P-2 P-6 P-7 P-8 P-12 P-14 P-16 P-19 P-20 P-24	2	Ceiling texture	NAD NAD NAD NAD NAD NAD NAD NAD NAD NAD NAD	Leasing office, S side of kitchen Leasing office, W side of common room Unit 2603, E side of living room Unit 2696, in front of furnace Unit 2603, outside 1st fl. restroom Unit 2696, NE side of living room Unit 2718, top of stairs Unit 2718, in front of furnace Unit 2657, entrance to unit Unit 2662, entrance to unit	>5,000 s.f.	N/A

Chrys.: Chrysotile asbestos
NAD: No asbestos detected
N/A: Not applicable
H.A.: Homogeneous area

BULK SAMPLE LOG

Pheasant Run Apartments

2680 Orono Pk., Reynoldsburg, Fairfield Co., OH 43068

GCI Project No. 25-E-30892

Sample Date: December 18, 2025

Sample No.	H.A.	Description	% Asbestos	Sample Location	Quantity	Friability
P-3 P-3a P-3b P-4 P-4a P-4b	3	Stone-look square pattern sheet vinyl flooring and underlying beige vinyl floor tile (VFT) and mastic	NAD NAD NAD NAD NAD NAD	Leasing office, women's restroom Leasing office, men's restroom	N/A	N/A
P-10 P-10a P-10b P-17 P-17a P-17b	4	Wood-look vinyl flooring and mastic	NAD NAD NAD NAD NAD NAD	Unit 2603, NW corner of living room Unit 2718, entrance to restroom	N/A	N/A
P-11 P-11a P-15 P-15a	5	White VFT and mastic	NAD NAD NAD NAD	Unit 2696, in front of furnace Unit 2696, 2nd floor restroom entrance	N/A	N/A
P-21 P-22 P-26	6	Sink undercoating	NAD NAD NAD	Unit 2657, E side of kitchen sink Unit 2657, W side of kitchen sink Unit 2662, kitchen sink	N/A	N/A
P-27 P-27a P-28 P-28a	7	Large square-pattern sheet vinyl flooring and mastic	NAD NAD NAD NAD	Unit 2662, adjacent to kitchen sink Unit 2662, entrance to furnace closet	N/A	N/A
P-29 P-29a P-30 P-30a	8	Small square-pattern sheet vinyl flooring and mastic	NAD NAD NAD NAD	Unit 2662, E side of 2nd fl. restroom Unit 2662, W side of 2nd fl. restroom	N/A	N/A

Chrys.: Chrysotile asbestos

NAD: No asbestos detected

N/A: Not applicable

H.A.: Homogeneous area

BULK SAMPLE LOG

Pheasant Run Apartments

2680 Orono Pk., Reynoldsburg, Fairfield Co., OH 43068

GCI Project No. 25-E-30892

Sample Date: December 18, 2025

Sample No.	H.A.	Description	% Asbestos	Sample Location	Quantity	Friability
P-33	9	Asphalt shingle roofing materials	NAD	Outside unit 2719	N/A	N/A
P-33a			NAD			
P-33b			NAD			
P-34			NAD	Outside unit 2699		
P-34a			NAD			
P-34b			NAD			
P-35			NAD	Outside leasing office entrance		
P-35a			NAD			
P-35b			NAD			
P-36			NAD	Shed near leasing office		
P-36a			NAD			

Chrys.: Chrysotile asbestos

NAD: No asbestos detected

N/A: Not applicable

H.A.: Homogeneous area



Polarized Light Microscopy Asbestos Analysis Report

Pace Set ID	500201	Client:	Geotechnical Consultants, Inc.
Account Number:	69-000097		720 Greencrest Drive
Date Received:	12/23/2025		Westerville, OH 43081
Received By:	Amanda Bass	Project:	Pheasant Run
Date Analyzed:	12/29/2025	Project Location:	2680 Orono Pk., Columbus OH
Analyzed By:	Benjamin Hill	Project Number:	25-E-30892
Methodology:	EPA/600/R-93/116		

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	P-1	Layered	White Joint Compound	Asbestos Not Present	NA	CaCO3 Paint
001a		Layered	White Drywall	Asbestos Not Present	Cellulose	10 Gypsum
002	P-2	Homogeneous	White Ceiling Texture	Asbestos Not Present	NA	CaCO3 Paint
003	P-3	Layered	Tan Sheet Vinyl	Asbestos Not Present	Glass Fiber	5 Vinyl CaCO3 Foam
003a		Layered	Beige Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
003b		Layered	Yellow Mastic	Asbestos Not Present	NA	Glue
004	P-4	Layered	Tan Sheet Vinyl	Asbestos Not Present	Glass Fiber	5 Vinyl CaCO3 Foam

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Polarized Light Microscopy Asbestos Analysis Report

Pace Set ID	500201	Client:	Geotechnical Consultants, Inc.
Account Number:	69-000097		720 Greencrest Drive
Date Received:	12/23/2025		Westerville, OH 43081
Received By:	Amanda Bass	Project:	Pheasant Run
Date Analyzed:	12/29/2025	Project Location:	2680 Orono Pk., Columbus OH
Analyzed By:	Benjamin Hill	Project Number:	25-E-30892
Methodology:	EPA/600/R-93/116		

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
004a		Layered	Beige Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
004b		Layered	Yellow Mastic	Asbestos Not Present	NA	Glue
005	P-5	Layered	White Joint Compound	Asbestos Not Present	NA	CaCO3
005a		Layered	White Drywall	Asbestos Not Present	Cellulose Glass Fiber	10 Gypsum 2
006	P-6	Homogeneous	White Ceiling Texture	Asbestos Not Present	NA	CaCO3 Paint
007	P-7	Homogeneous	White Ceiling Texture	Asbestos Not Present	NA	CaCO3 Paint
008	P-8	Homogeneous	White Ceiling Texture	Asbestos Not Present	NA	CaCO3 Paint

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Date Received:	12/23/2025		
Received By:	Amanda Bass		
Date Analyzed:	12/29/2025	Project:	Pheasant Run
Analyzed By:	Benjamin Hill	Project Location:	2680 Orono Pk., Columbus OH
Methodology:	EPA/600/R-93/116	Project Number:	25-E-30892

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
009	P-9	Layered	White Joint Compound	Asbestos Not Present	NA	CaCO3 Paint
009a		Layered	White Drywall	Asbestos Not Present	Cellulose	10 Gypsum
010	P-10	Layered	Brown Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
010a		Layered	Cream Mastic	Asbestos Not Present	NA	Glue
010b		Layered	Gray Sheet Vinyl	Asbestos Not Present	Glass Fiber	5 Vinyl CaCO3 Foam
011	P-11	Layered	Beige Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
011a		Layered	Yellow Mastic	Asbestos Not Present	NA	Glue

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Received By:	Amanda Bass		
Date Analyzed:	12/29/2025	Project:	Pheasant Run
Analyzed By:	Benjamin Hill	Project Location:	2680 Orono Pk., Columbus OH
Methodology:	EPA/600/R-93/116	Project Number:	25-E-30892

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
012	P-12	Homogeneous	White Ceiling Texture	Asbestos Not Present	NA	CaCO3
013	P-13	Layered	White Joint Compound	Asbestos Not Present	NA	CaCO3 Paint
013a		Layered	White Drywall	Asbestos Not Present	Cellulose 10	Gypsum
014	P-14	Homogeneous	White Ceiling Texture	Asbestos Not Present	NA	CaCO3
015	P-15	Layered	Beige Floor Tile	Asbestos Not Present	NA	CaCO3 Vinyl
015a		Layered	Black Mastic	Asbestos Not Present	NA	Glue CaCO3
016	P-16	Homogeneous	White Ceiling Texture	Asbestos Not Present	NA	CaCO3 Paint

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Analyzed By:	Benjamin Hill	Project Location:	2680 Orono Pk., Columbus OH
Methodology:	EPA/600/R-93/116	Project Number:	25-E-30892

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
017	P-17	Layered	Brown Sheet Vinyl	Asbestos Not Present	Glass Fiber	5 Vinyl CaCO ₃ Foam
017a		Layered	Clear Mastic	Asbestos Not Present	NA	Glue
017b		Layered	Off-White Sheet Vinyl	Asbestos Not Present	Glass Fiber	5 Vinyl CaCO ₃ Foam
018	P-18	Layered	White Joint Compound	Asbestos Not Present	NA	CaCO ₃ Paint
018a		Layered	White Drywall	Asbestos Not Present	Cellulose	10 Gypsum
019	P-19	Homogeneous	White Ceiling Texture	Asbestos Not Present	NA	CaCO ₃
020	P-20	Homogeneous	White Ceiling Texture	Asbestos Not Present	NA	CaCO ₃ Paint

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Polarized Light Microscopy Asbestos Analysis Report

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			Westerville, OH 43081
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Date Analyzed:	12/29/2025	Project:	Pheasant Run
Analyzed By:	Benjamin Hill	Project Location:	2680 Orono Pk., Columbus OH
Methodology:	EPA/600/R-93/116	Project Number:	25-E-30892

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
021	P-21	Homogeneous	Cream Sink Undercoat	Asbestos Not Present	Cellulose	25 CaCO3
022	P-22	Homogeneous	Cream Sink Undercoat	Asbestos Not Present	Cellulose	25 CaCO3
023	P-23	Layered	White Joint Compound	Asbestos Not Present	NA	CaCO3 Paint
023a		Layered	White Drywall	Asbestos Not Present	Cellulose	10 Gypsum
024	P-24	Homogeneous	White Ceiling Texture	Asbestos Not Present	NA	CaCO3 Paint
025	P-25	Layered	White Joint Compound	Asbestos Not Present	NA	CaCO3 Paint
025a		Layered	White Drywall	Asbestos Not Present	Cellulose	10 Gypsum

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Polarized Light Microscopy Asbestos Analysis Report

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Received By:	Amanda Bass		
Date Analyzed:	12/29/2025	Project:	Pheasant Run
Analyzed By:	Benjamin Hill	Project Location:	2680 Orono Pk., Columbus OH
Methodology:	EPA/600/R-93/116	Project Number:	25-E-30892

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
026	P-26	Homogeneous	Cream Sink Undercoat	Asbestos Not Present	Cellulose	25 CaCO ₃
027	P-27	Layered	White/Gray Sheet Vinyl	Asbestos Not Present	Glass Fiber	5 Vinyl CaCO ₃ Foam
027a		Layered	Clear Mastic	Asbestos Not Present	NA	Glue
028	P-28	Layered	White/Gray Sheet Vinyl	Asbestos Not Present	Glass Fiber	5 Vinyl CaCO ₃ Foam
028a		Layered	Clear Mastic	Asbestos Not Present	NA	Glue
029	P-29	Layered	Tan Sheet Vinyl	Asbestos Not Present	Cellulose	10 Vinyl CaCO ₃
029a		Layered	Yellow Mastic	Asbestos Not Present	NA	Glue

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Polarized Light Microscopy Asbestos Analysis Report

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			Westerville, OH 43081
Date Received:	12/23/2025		
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Date Analyzed:	12/29/2025	Project:	Pheasant Run
Analyzed By:	Benjamin Hill	Project Location:	2680 Orono Pk., Columbus OH
Methodology:	EPA/600/R-93/116	Project Number:	25-E-30892

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
030	P-30	Layered	Tan Sheet Vinyl	Asbestos Not Present	Cellulose 10	Vinyl CaCO3
030a		Layered	Yellow Mastic	Asbestos Not Present	NA	Glue
031	P-31	Layered	White Joint Compound	Asbestos Not Present	NA	CaCO3 Paint
031a		Layered	White Drywall	Asbestos Not Present	Cellulose 10	Gypsum
032	P-32	Homogeneous	White Ceiling Texture	Asbestos Not Present	NA	CaCO3 Paint
033	P-33	Layered	Multi-Color Shingle	Asbestos Not Present	Glass Fiber 25	Tar Sand
033a		Layered	Black Tar	Asbestos Not Present	NA	Tar

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Polarized Light Microscopy Asbestos Analysis Report

Pace Set ID	500201	Client:	Geotechnical Consultants, Inc.
Account Number:	69-000097		720 Greencrest Drive
			Westerville, OH 43081
Date Received:	12/23/2025		
Received By:	Amanda Bass		
Date Analyzed:	12/29/2025	Project:	Pheasant Run
Analyzed By:	Benjamin Hill	Project Location:	2680 Orono Pk., Columbus OH
Methodology:	EPA/600/R-93/116	Project Number:	25-E-30892

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
033b		Layered	Black Tar Paper	Asbestos Not Present	Cellulose	65 Tar
034	P-34	Layered	Black Shingle	Asbestos Not Present	Glass Fiber	25 Tar Sand
034a		Layered	Black Tar	Asbestos Not Present	NA	Tar
034b		Layered	Black Roofing	Asbestos Not Present	Glass Fiber	25 Tar CaCO3 Sand
035	P-35	Layered	Black Shingle	Asbestos Not Present	Glass Fiber	25 Tar Sand
035a		Layered	Black Tar	Asbestos Not Present	NA	Tar
035b		Layered	Black Shingle	Asbestos Not Present	Glass Fiber	25 Tar Sand

Unless otherwise noted, upon receipt the condition of the sample was acceptable for analysis. Pace Analytical is a NVLAP accredited Testing PLM laboratory (Lab Code: 101959-0). This report relates only to the specific items tested. NVLAP accreditation applies only to analysis performed utilizing EPA—40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples; and EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials. This report may not be used to claim product endorsement by NVLAP or any agency of the US Government. This report may not be reproduced except in full, without the written approval of the laboratory. If submitted samples are inhomogeneous in nature, then subsamples of the components will be analyzed separately. Samples determined to contain asbestos fibers, will have the following acceptable error ranges (1% = 0-3%, 5% = 1-9%, 10% = 5-15%, 20% = 10-30%, 50% = 40-60%, etc.) as specified per EPA Method 600/R-93/116, Table 2-1.



Polarized Light Microscopy Asbestos Analysis Report

Pace Set ID	500201	Client:	Geotechnical Consultants, Inc.
Account Number:	69-000097		720 Greencrest Drive
			Westerville, OH 43081
Date Received:	12/23/2025		
Received By:	Amanda Bass		
Date Analyzed:	12/29/2025	Project:	Pheasant Run
Analyzed By:	Benjamin Hill	Project Location:	2680 Orono Pk., Columbus OH
Methodology:	EPA/600/R-93/116	Project Number:	25-E-30892

Pace Sample ID	Client Sample ID	Composition	Color / Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
036	P-36	Layered	Black Shingle	Asbestos Not Present	Glass Fiber	25 Tar Sand
036a		Layered	Blue/Black Roofing	Asbestos Not Present	Synthetic	20 Plastic Binder

Benjamin Hill

Benjamin Hill, Assistant Laboratory Manager

12/29/2025

Date of Report

Unless otherwise noted, upon receipt the condition of the sample was acceptable for analysis. Pace Analytical is a NVLAP accredited Testing PLM laboratory (Lab Code: 101959-0). This report relates only to the specific items tested. NVLAP accreditation applies only to analysis performed utilizing EPA—40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples; and EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials. This report may not be used to claim product endorsement by NVLAP or any agency of the US Government. This report may not be reproduced except in full, without the written approval of the laboratory. If submitted samples are inhomogeneous in nature, then subsamples of the components will be analyzed separately. Samples determined to contain asbestos fibers, will have the following acceptable error ranges (1% = 0-3%, 5% = 1-9%, 10% = 5-15%, 20% = 10-30%, 50% = 40-60%, etc.) as specified per EPA Method 600/R-93/116, Table 2-1.



ASBESTOS CHAIN OF CUSTODY

2033 Heritage Park Drive, Oklahoma City, OK 73120-7502
(800) 822-1650 • (405) 755-7272 • Fax: (405) 755-2058

Page 1 of 3

LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

For Lab Use Only	
Lab No. <u>500201</u>	
☒ Accept	☐ Reject

Contact Information		Project Information		Report Results (☒ one box)
Company: Geotechnical Consultants, Inc.	Phone: (614) 818-1128	Project Name: Pheasant Run		☒ QuanTEM Website
Contact: Ethan Kunkler	Cell Phone: (614) 623-0361	Project Location: 2680 Orono Pk., Columbus OH		☒ Email <u>ekunkler@gci2000.com</u>
Account #:	E-mail: <u>ekunkler@gci2000.com</u>	Project ID: 25-E-30892		☐ Other _____
SAMPLED BY: Name: Ethan Kunkler	Date: 12/18/25	P.O. Number:		

RELINQUISHED BY	DATE & TIME	VIA	RECEIVED BY	DATE & TIME
	<u>12/18/25 PM</u>	<u>FEDEX</u>		<u>12/23/25 2:50</u>

REQUESTED SERVICES (Please ☒ the Appropriate Boxes)

PLM	PLM	TEM	TEM	TURNAROUND TIME
☒ Bulk Analysis (EPA 600/R-93/116)	☐ Vermiculite Attic Insulation (EPA 600/R-04/004)	☐ Air- AHERA	☐ Bulk- Presence / Absence EPA600/R-93/116	☐ Rush
☐ 400 Point Count	☐ Other	☐ Air- NIOSH 7402	☐ Bulk- Quantitative [weight%]- Chatfield	☐ Same Day
☐ 1000 Point Count		☐ Air- ISO 10312	☐ Dust- Presence / Absence	☐ 24 - Hour
☐ Gravimetric Preparation	PCM	☐ Drinking Water- EPA 100.2	☐ Dust- Quantitative [fibers/sq.cm]- ASTM D5755	☒ 3 - Day
☐ Particle ID	☐ NIOSH 7400	☐ Waste Water- EPA 600/4-83-043	☐ Other	☐ 5 - Day

No.	Sample ID (10 Characters Max)	☒ To Be Analyzed	Color	Description	Volume / Area (as applicable)	Comments / Notes
1	P-1	☒		drywall system		
2	P-2	☒		ceiling texture		
3	P-3	☒		sheet vinyl flooring and vinyl floor tile		
4	P-4	☒		sheet vinyl flooring and vinyl floor tile		
5	P-5	☒		drywall system		
6	P-6	☒		ceiling texture		
7	P-7	☒		ceiling texture		
8	P-8	☒		ceiling texture		
9	P-9	☒		drywall system		
10	P-10	☒		vinyl flooring		

SATURDAY FEDEX SAMPLE DELIVERY - CALL TO SCHEDULE • Use this address for Saturday Delivery only: 4220 N. Santa Fe Ave., Oklahoma City, OK 73105-8517 • Mark Package "Hold for Saturday Pickup"
Please Note - UPS and USPS are NOT available for Saturday Delivery



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LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

Page 2 of 3

For Lab Use Only
Lab No. <u>500201</u>
☒ Accept ☐ Reject

Project Information						
Company: Geotechnical Consultants, Inc.		Project Name: Pheasant Run	Project Location: 2680 Orono Pk., Columbus OH			
No.	Sample ID (10 Characters Max)	☒ To Be Analyzed	Color	Description	Volume / Area (as applicable)	Comments / Notes
11	P-11	☒		vinyl floor tile		
12	P-12	☒		ceiling texture		
13	P-13	☒		drywall system		
14	P-14	☒		ceiling texture		
15	P-15	☒		vinyl floor tile		
16	P-16	☒		ceiling texture		
17	P-17	☒		vinyl flooring		
18	P-18	☒		drywall system		
19	P-19	☒		ceiling texture		
20	P-20	☒		ceiling texture		
21	P-21	☒		sink undercoating		
22	P-22	☒		sink undercoating		
23	P-23	☒		drywall system		
24	P-24	☒		ceiling texture		
25	P-25	☒		drywall system		
26	P-26	☒		sink undercoating		
27	P-27	☒		sheet vinyl flooring		
28	P-28	☒		sheet vinyl flooring		
29	P-29	☒		sheet vinyl flooring		
30	P-30	☒		sheet vinyl flooring		



ASBESTOS CHAIN OF CUSTODY

2033 Heritage Park Drive, Oklahoma City, OK 73120-7502
(800) 822-1650 • (405) 755-7272 • Fax: (405) 755-2058

LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

For Lab Use Only
Lab No. <u>500201</u>
☒ Accept ☐ Reject

Project Information						
Company: Geotechnical Consultants, Inc.		Project Name: Pheasant Run	Project Location: 2680 Orono Pk., Columbus OH			
No.	Sample ID (10 Characters Max)	☒ To Be Analyzed	Color	Description	Volume / Area (as applicable)	Comments / Notes
31	P-31	☒		drywall system		
32	P-32	☒		ceiling texture		
33	P-33	☒		asphalt shingle roofing materials		
34	P-34	☒		asphalt shingle roofing materials		
35	P-35	☒		asphalt shingle roofing materials		
36	P-36	☒		asphalt shingle roofing materials		
37		☐				
38		☐				
39		☐				
40		☐				
41		☐				
42		☐				
43		☐				
44		☐				
45		☐				
46		☐				
47		☐				
48		☐				
49		☐				
50		☐				

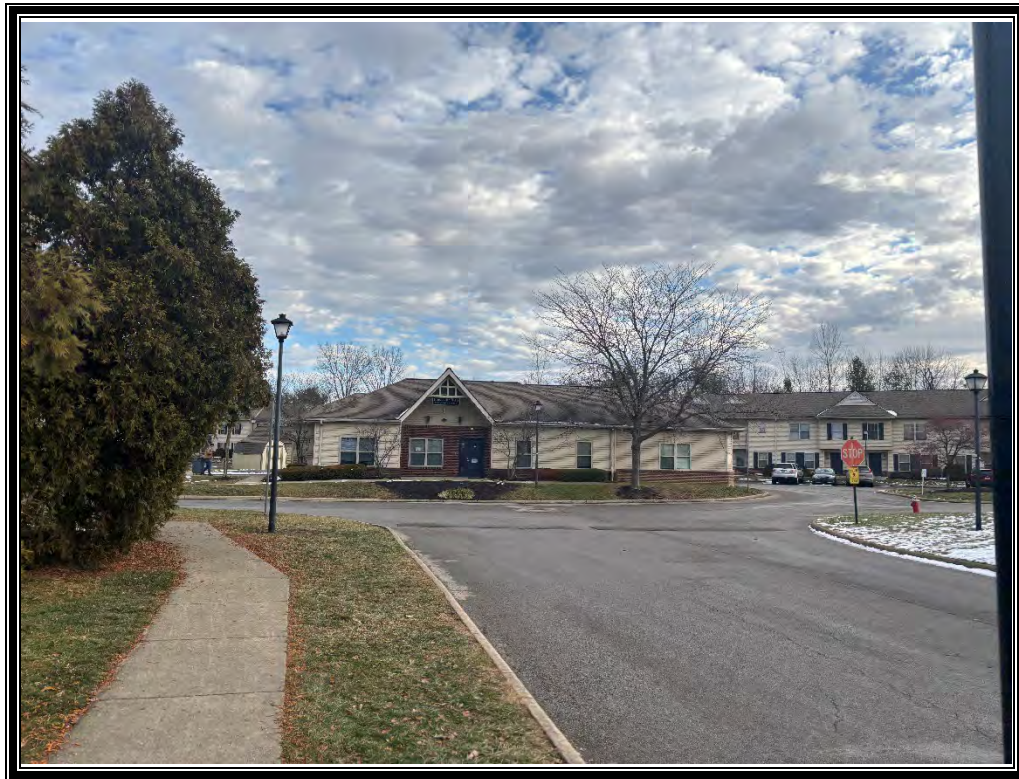


Photo 1: View of the leasing office.

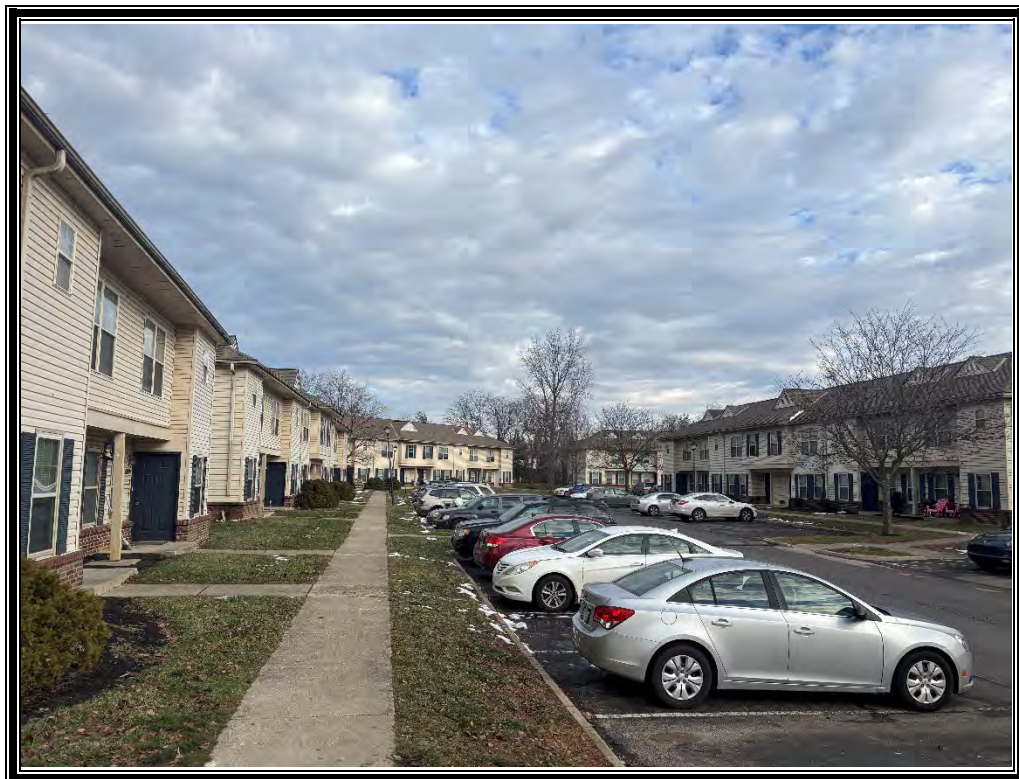


Photo 2: Representative view of the fronts of apartment buildings on the property.



Photo 3: Representative view of the rear of an apartment building on the property.



Photo 4: View of the mailbox structure and shed located near the leasing office.



Photo 5: View of the kitchen in the leasing office.



Photo 6: View of the community room in the leasing office.



Photo 7: View of the furnace in the leasing office.

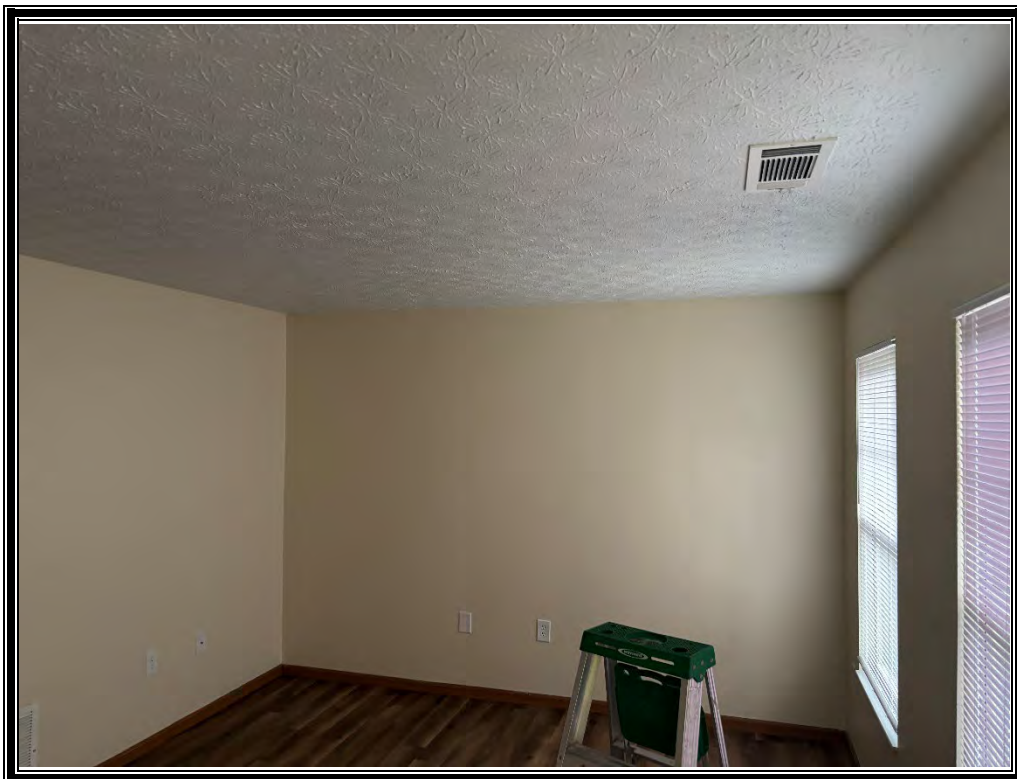


Photo 8: Representative view of a unit's living room on the property.



Photo 9: Representative view of a unit's bedroom on the property.



Photo 10: Representative view of a unit's restroom on the property.



Photo 11: Representative view of a unit's kitchen on the property.

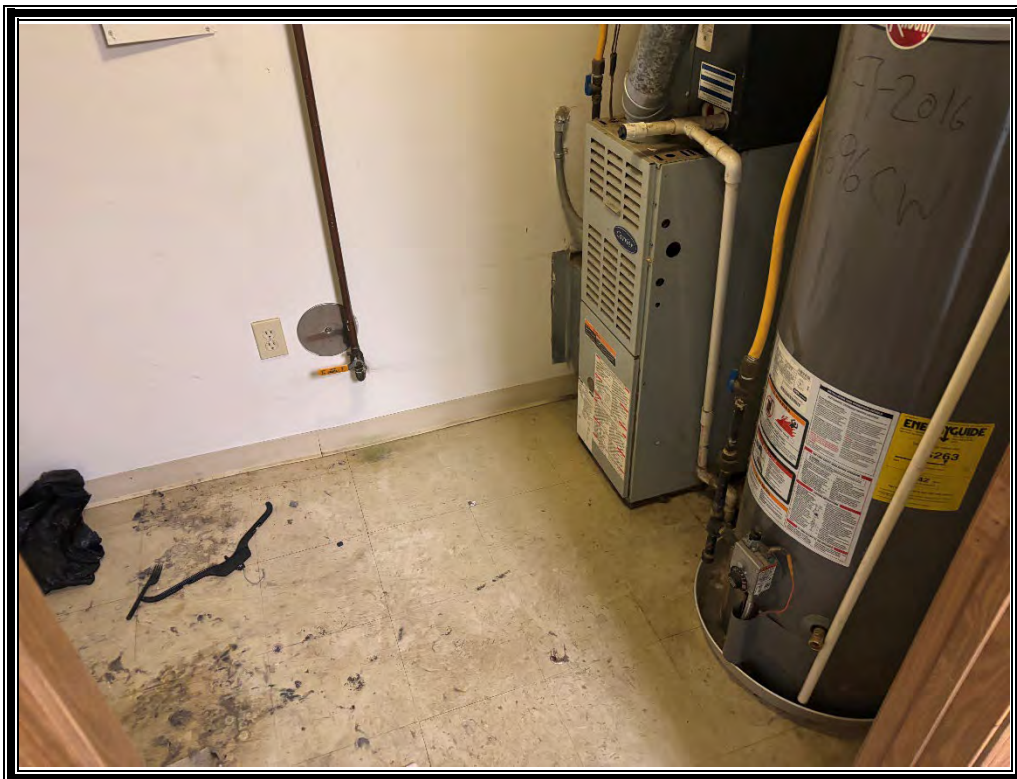


Photo 12: Representative view of a unit's utility closet on the property.

**Appendix N -
Farmland Protection Evaluation**

Farmland Classification—Fairfield County, Ohio
(Pheasant Run, 21680 Orono Pike, Reynoldsburg)



Farmland Classification—Fairfield County, Ohio
(Pheasant Run, 21680 Orono Pike, Reynoldsburg)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

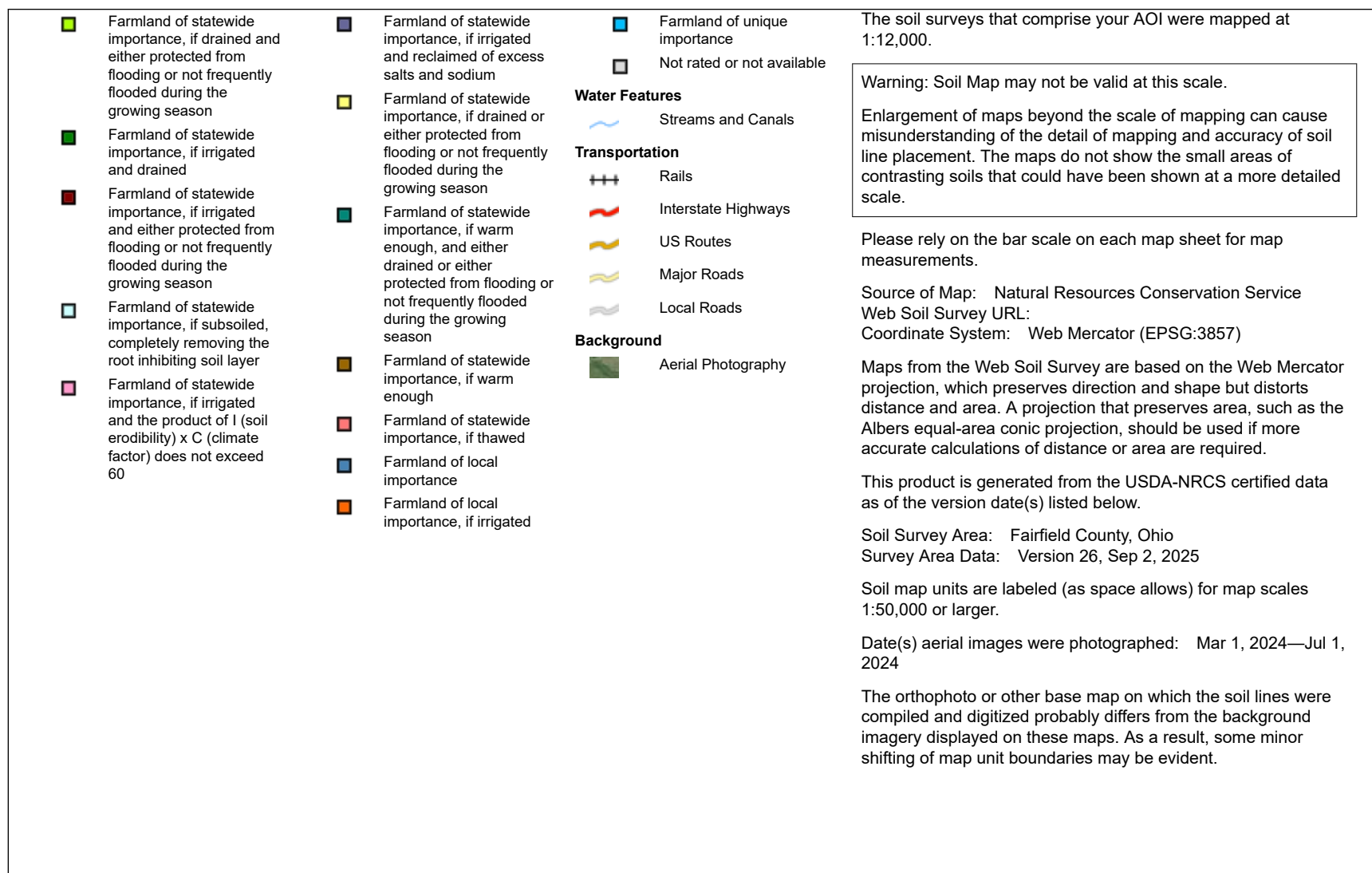
Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Fairfield County, Ohio
(Pheasant Run, 21680 Orono Pike, Reynoldsburg)

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not rated or not available		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Soil Rating Points		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance						Not prime farmland		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer				Prime farmland if drained		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if warm enough		Prime farmland if irrigated		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of statewide importance, if thawed		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
					Farmland of local importance				
					Farmland of local importance, if irrigated				
									

Farmland Classification—Fairfield County, Ohio
(Pheasant Run, 21680 Orono Pike, Reynoldsburg)



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BeA	Bennington silt loam, 0 to 2 percent slopes	Prime farmland if drained	3.8	28.4%
BeB	Bennington silt loam, 2 to 6 percent slopes	Prime farmland if drained	2.2	16.5%
Crd1B1	Cardington silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.2	1.7%
Pe	Pewamo silty clay loam, low carbonate till, 0 to 2 percent slopes	Prime farmland if drained	7.1	53.5%
Totals for Area of Interest			13.3	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

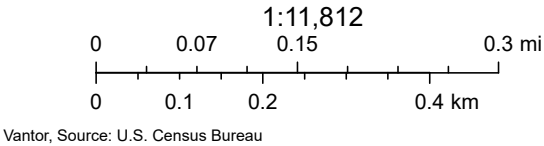
Tie-break Rule: Lower

Urban Areas - U.S. Census Bureau



February 22, 2026

Counties 2020 Urban Areas Counties
States 2020 Urban Areas States



Appendix O - Noise Evaluation

Road & Railway Noise Sources

Pheasant Run Apartments
21680 Orono Pike, Reynoldsburg OH

Legend

 Major Roadway Search Radius (1,000 feet)

 Pheasant Run Apartments

 Railroad Search Radius (3,000 feet)

 Tussing Road

Google Earth

Airport Noise Sources

Pheasant Run Apartments
21680 Orono Pike, Reynoldsburg OH

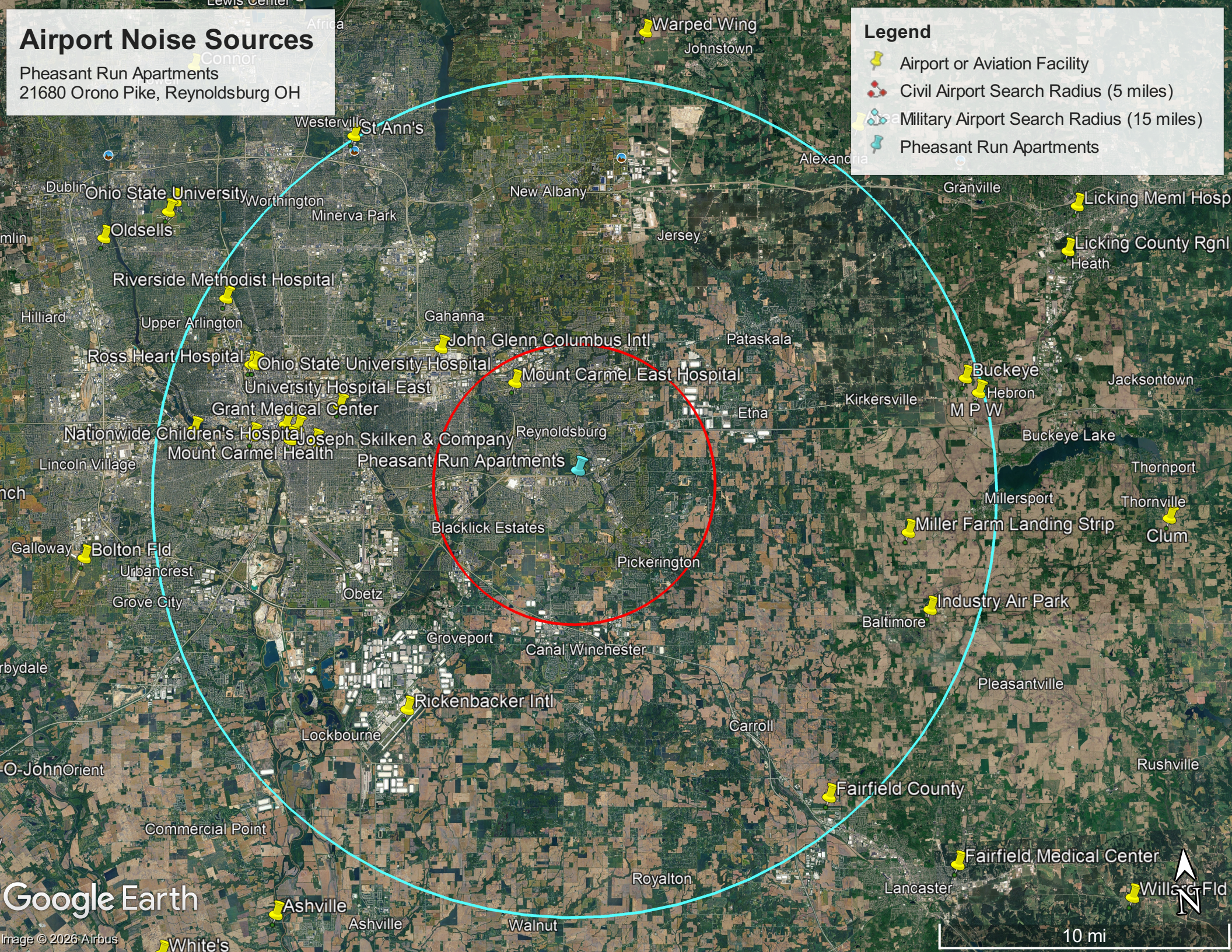
Legend

 Airport or Aviation Facility

 Civil Airport Search Radius (5 miles)

 Military Airport Search Radius (15 miles)

 Pheasant Run Apartments



NAL Map

Pheasant Run Apartments
21680 Orono Pike, Reynoldsburg OH 43068

Legend

- Major Roadway Search Radius (1,000 feet)
- NAL 1
- NAL 1 to Tussing Road
- Pheasant Run Apartments
- Tussing Road

NAL 1 to Tussing Road effective distance = 119 feet



NAL Map
Pheasant Run Apartments
21680 Orono Pike
Reynoldsburg, Fairfield County, Ohio

PROJECT NO.: JZ2326.721.0004

— Project Site



HomeLocateLocate AllEmail ThisAuto-Locate: ☐

List View

Record1 of 1Goto Recordgo

Location ID	847300	MPO ID	
Type	SPOT	HPMS ID	
On NHS		On HPMS	
LRS ID	TFAITR00110**C	LRS Loc Pt.	0.659
SF Group	Urban Minor Arterial (4);Collector(5-6);Local(7) (2025)	Route Type	TR
AF Group	URBAN_MINOR_ARTERIAL (2025)	Route	00110
GF Group	URBAN_MINOR_ARTERIAL (2025)	Active	Yes
Class Dist Grp		Category	HPMS Collector
Seas Clss Grp	Urban Minor Arterial (4);Collector(5-6);Local(7) (2024)		
WIM Group			
QC Group	Default		
Funct'l Class	4 - Minor Arterial	Milepost	
Located On	-		
Loc On Alias			
More Detail			

STATION DATA

Directions: 2-WAYEBWB?

AADT?

	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2025	13,008 ³						Grown from 2024
	2024	12,828 ³		10	57			Grown from 2023
	2023	12,663 ³		10	57			Grown from 2022
	2022	12,464 ³		10	57			Grown from 2021
	2021	12,464	1,244	10	57			

<<<<>>>>1-5 of 11

VOLUME COUNT

Date	Int	Total
Wed 6/23/2021	15	13,953

VOLUME TREND?

Year	Annual Growth
2025	1%

Google

Orono Pike, Reynoldsburg OH

Locate

Tools

Location

Location ID: 847300

Located On: -

Direction: 2-WAY

AADT: 13008 (2025)

EB Count: 7700 (2025)

WB Count: 8275 (2025)

[View Detail in a New Search](#)

[Go to Record in Current Search](#)

Google

Keyboard shortcutsMap data ©2026 Google100 mTermsReport a map error

Traffic Estimates -- Ten Year Projections

Roadway: Tussing Road			
Year	Total Traffic	Total Cars	Total Trucks
2026	13008	12617	391
2027	13138	12743	395
2028	13269	12871	399
2029	13402	12999	403
2030	13536	13129	407
2031	13672	13261	411
2032	13808	13393	415
2033	13946	13527	419
2034	14086	13662	423
2035	14227	13799	428
2036	14369	13937	432
2037	14513	14076	436

Data for the percentage of cars versus trucks on Tussing Road was not available through the Ohio Department of Transportation's (ODOT) Transportation Data Management System. In the above calculation, August Mack assumed automobiles (including passenger cars and medium trucks) accounted for 97% of traffic. Heavy trucks (including buses) accounted for the remaining 3%.

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > Day/Night Noise Level (DNL) Calculator

Day/Night Noise Level (DNL) Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	Pheasant Run Apartments
Record Date	02 / 25 / 2026 
User's Name	August Mack Environmental, Inc.

Road # 1 Name:	Tussing Road
----------------	--------------

Vehicle Type	Cars ☒	Medium Trucks ☐	Heavy Trucks ☒
Effective Distance	119		119
Distance to Stop Sign			
Average Speed	35		35
Average Daily Trips (ADT)	14076		436
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	60	0	65
Calculate Road #1 DNL	66	Reset	

Add Road Source

Add Rail Source

Airport Noise Level

Loud Impulse Sounds?

☐ Yes ☒ NoCombined DNL for all
Road and Rail sources

Combined DNL including Airport

Site DNL with Loud Impulse Sound

Calculate

Reset

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - Contact your Field or Regional Environmental Officer (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers.
 - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

Federal Railroad Administration Railroad Operations Data Sources (<https://www.hudexchange.info/resource/6027/federal-railroad-administration-railroad-operations-data-sources/>)

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > STraCAT

Sound Transmission Classification Assessment Tool (STraCAT)

Overview

The Sound Transmission Classification Assessment Tool (STraCAT) is an electronic version of Figures 17 and 19 in The HUD Noise Guidebook. The purpose of this tool is to document sound attenuation performance of wall systems. Based on wall, window, and door Sound Transmission Classification (STC) values, the STraCAT generates a composite STC value for the wall assembly as a whole. Users can enter the calculated noise level related to a specific Noise Assessment Location in front of a building façade and STraCAT will generate a target required attenuation value for the wall assembly in STC. Based on wall materials, the tool will state whether the composite wall assembly STC meets the required attenuation value.

How to Use This Tool

Location, Noise Level and Wall Configuration to Be Analyzed

STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

Exterior wall configurations associated with an NAL include those with parallel (facing) or near-parallel exposure as well as those with perpendicular exposure. When a façade has parallel or perpendicular exposure to two or more NALs, you should base the required attenuation on the NAL with the highest calculated noise level. For corner units where the unit interior receives exterior noise through two facades, the STraCAT calculation should incorporate the area of wall, window and door materials pertaining to the corner unit's total exterior wall area (i.e., from both walls).

Information to Be Entered

Users first enter basic project information and the NAL noise level that will be used as the basis for required attenuation. This noise level must be entered in whole numbers. STraCAT users then enter information on wall, window and door component type and area. Again, as noted above, the wall, window and door entries are based on one unit, and one wall (except for corner units as discussed above). The tool sums total wall square footage based on the combined area of walls, doors and windows for the façade being evaluated.

Users may input STC values for materials in one of two ways. The tool includes a dropdown menu

of common construction materials with STC values prefilled. If selected construction materials are not included in this dropdown menu, the user may also enter the STC for a given component manually. Verification of the component STC must be included in the ERR. Documentation includes the architect or construction manager's project plans showing wall material specifications. For new construction or for components that will be newly installed in an existing wall, documentation also includes the manufacturer's product specification sheet (cut sheet) documenting the STC rating of selected doors and windows.

Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

For detailed guidance, review the **STraCAT User Guide** (<https://www.hudexchange.info/resource/2829/sound-transmission-classification-assessment-tool/>).

Part I - Description

Project

Pheasant Run Apartments

Sponsor/Developer

Homeport

Location

21680 Orono Pike, Reynoldsburg, Ohio

Prepared by

August Mack Environmental

Noise Level

66

Date

6/24/2026



Primary Source(s)

Tussing Road

Part II - Wall Components

Part II - Wall Components

Wall Construction Detail	Area	STC
4" face brick one course	4200	45
Add new wall		
4,200 Sq. Feet		45

Window Construction Detail	Quantity	Sq Ft/Unit	STC
6'x5' wood-framed picture window single panel glazed double strength	2	30	29
32"x24"x24" wood-framed aluminum clad double-hung window each sash has one 3/32" and one 1/8" glass panel 13/16" air space	24	10.67	29
Add new window			

Door Construction Detail	Quantity	Sq Ft/Unit	STC
3'x7' hollow-core wood door 1 3/4" thick	4	21	20
Add new door			

Part III - Results

Part III - Results

Wall Statistics

Stat	Value
Area:	4200 ft ²
Wall STC:	45

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	26	316.08 ft ²	7.53%
Doors:	4	84 ft ²	2%

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	66
Combined STC for wall assembly:	34.9
Required STC rating:	25

Does wall assembly meet requirements?

Yes

Print

Part 4 - Tips

Part 4 Tips

What do you do if the preferred wall design is not sufficient to achieve the required attenuation? Another wall design with more substantial materials will work, but may not be the most cost-effective solution. Try adding some other elements for just a little more attenuation.

For example:

- Staggering the studs in a wall offers approximately 4dB of additional protection.
- Increasing the stud spacing from 16" on center to 24" can increase the STC from 2-5dB.
- Adding a 2" air space can provide 3dB more attenuation.
- Increasing a wall's air space from 3" to 6" can reduce noise levels by an additional 5dB.
- Adding a layer of ½" gypsum board on "Z" furring channels adds 2dB of attenuation.
- Using resilient channels and clips between wall panels and studs can improve the STC from 2-5dB.
- Adding a layer of ½" gypsum board on resilient channels adds 5dB of attenuation.
- Adding acoustical or isolation blankets to a wall's airspace can add 4-10dB of attenuation.
- A 1" rockwool acoustical blanket adds 3dB to the wall's STC.
- Filling the cells of lightweight concrete masonry units with expanded mineral loose-fill insulation adds 2dB to the STC.

Appendix P -

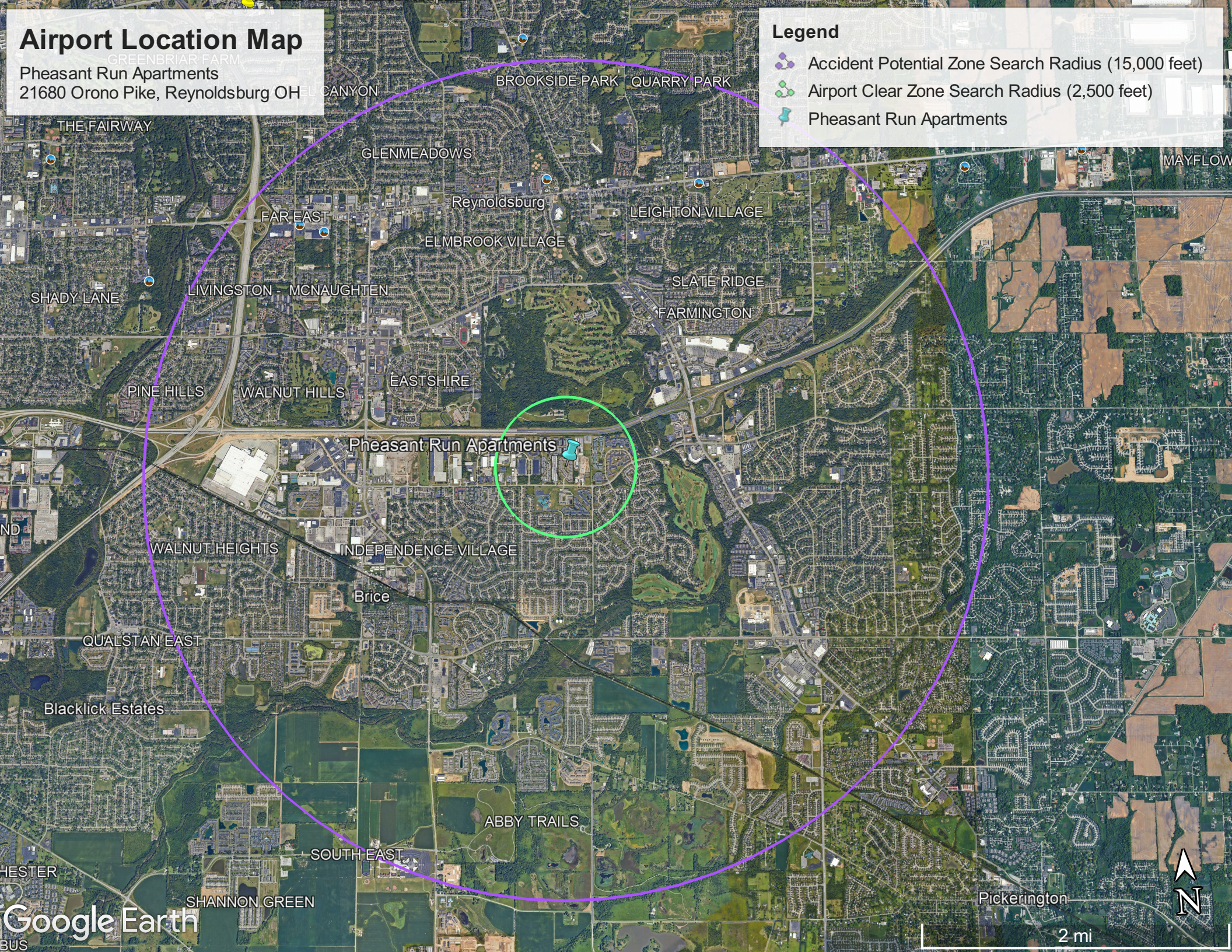
Airport Location Map

Airport Location Map

Pheasant Run Apartments
21680 Orono Pike, Reynoldsburg OH

Legend

-  Accident Potential Zone Search Radius (15,000 feet)
-  Airport Clear Zone Search Radius (2,500 feet)
-  Pheasant Run Apartments



Appendix Q - Explosion Hazard Evaluation

Ohio Oil & Gas Wells Map

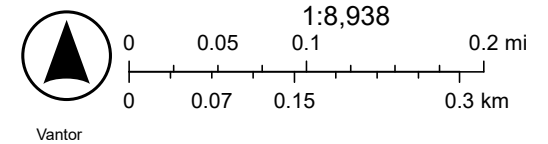


2/22/2026, 3:53:26 PM

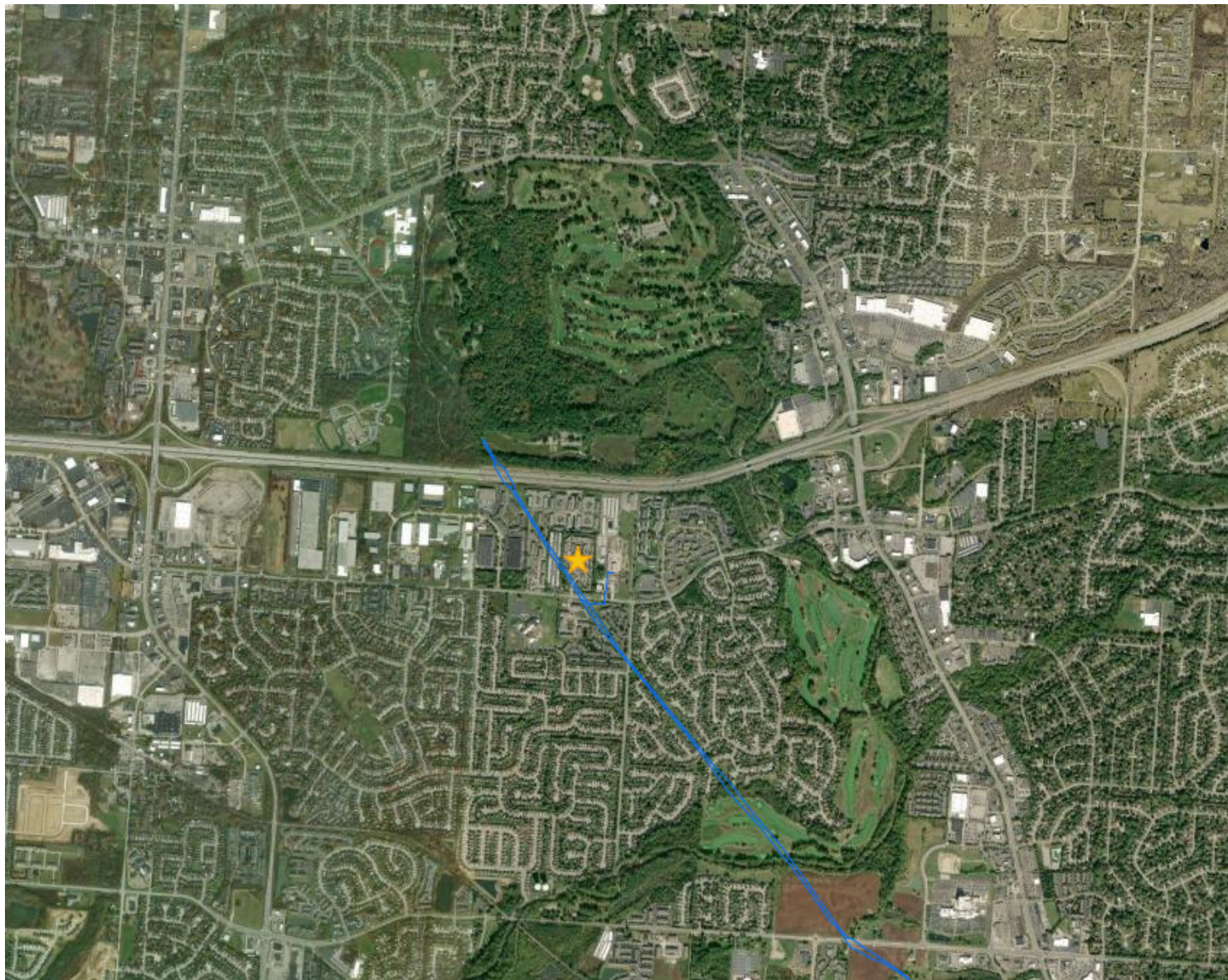
-  Address
-  Counties
-  Current Township

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations
2.4m Resolution Metadata



NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Accidents (Liquid)
- Incidents (Gas)
- LNG Plants
- Breakout Tanks
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- Abandoned Pipelines



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

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

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

Projection: Web Mercator

Datum: WGS84

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

Date Printed: Feb 17, 2026



PIPELINE ATTRIBUTES - OPERATOR ID	PIPELINE ATTRIBUTES - OPERATOR NAME	PIPELINE ATTRIBUTES - SYSTEM NAME
2616	COLUMBIA GAS TRANSMISSION, LLC	TCO
2616	COLUMBIA GAS TRANSMISSION, LLC	TCO

PIPELINE ATTRIBUTES - SUBSYSTEM NAME	PIPELINE ATTRIBUTES - PIPELINE ID	PIPELINE ATTRIBUTES - MILES
B115	3041290	15.26
B100	3040740	15.3

PIPELINE ATTRIBUTES - COMMODITY CATEGORY	PIPELINE ATTRIBUTES - COMMODITY DESCRIPTION
Natural Gas	NATURAL GAS
Natural Gas	NATURAL GAS

PIPELINE ATTRIBUTES - INTERSTATE DESIGNATION	PIPELINE ATTRIBUTES - PIPELINE STATUS CODE	PIPELINE ATTRIBUTES - REVISION DATE
Y	Active (filled)	4/22/2025
Y	Active (filled)	4/22/2025

GENERAL CONTACT - ENTITY	GENERAL CONTACT - PHONE	GENERAL CONTACT - EMAIL	GENERAL CONTACT - CITY
Public Awareness	(855) 458-6715	public_awareness@tcenergy.com	Calgary
Public Awareness	(855) 458-6715	public_awareness@tcenergy.com	Calgary

GENERAL CONTACT - STATE	GENERAL C	PIPELINE ATTRIBUTES - INSPECTION AUTHORITY	PIPELINE ATTRIBUTES - ABANDONED BY OPID
AB	T2P5H1	State	
AB	T2P5H1	State	

Appendix R - Phase I ESA



GEOTECHNICAL
CONSULTANTS INC.



GCI PROJECT #25-E-30892

Phase I Environmental Site Assessment Report

Pheasant Run Apartments Property
2680 Orono Pk.
Reynoldsburg, Fairfield County, OH 43068

Prepared for:
Columbus Housing Partnership/d/b/a Homeport

January 7, 2026



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**REPORT OF
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**PHEASANT RUN APARTMENTS PROPERTY
2680 ORONO PK.
COLUMBUS, FAIRFIELD COUNTY, OHIO**

GCI PROJECT NO. 25-E-30892

Prepared for:

**Ohio Housing Finance Agency
and
Columbus Housing Partnership, Inc. dba Homeport
c/o Aaron Wasserman
3443 Agler Rd. Suite 200
Columbus, Ohio 43219**

Prepared by:

**GEOTECHNICAL CONSULTANTS, INC. (GCI)
720 Green Crest Dr.
Westerville, OH 43081**

January 7, 2025

TABLE OF CONTENTS

1.0	<u>SUMMARY</u>	1
2.0	<u>INTRODUCTION</u>	1
2.1	PURPOSE	1
2.2	SPECIAL TERMS AND CONDITIONS	2
2.3	SCOPE OF SERVICES AND REPORT METHODOLOGY USED	2
2.4	LIMITATIONS AND EXCEPTIONS OF ASSESSMENT	3
2.5	USER-PROVIDED INFORMATION	4
2.6	ENVIRONMENTAL LIEN SEARCH	4
3.0	<u>PROPERTY LOCATION</u>	5
3.1	LOCATION	5
3.2	PROPERTY AND VICINITY CHARACTERISTICS	5
4.0	<u>RECORDS REVIEW</u>	5
4.1	PHYSICAL SETTING	5
4.1.1	USGS TOPOGRAPHIC MAP REVIEW	5
4.1.2	COUNTY GROUND WATER RESOURCES MAP	6
4.1.3	WELL LOG REVIEW	6
4.1.4	COUNTY SOIL SURVEY REVIEW	6
4.1.5	STATE GEOLOGIC MAP	7
4.2	HISTORICAL USE INFORMATION	7
4.2.1	COUNTY RECORD REVIEW	7
4.2.2	AERIAL PHOTOGRAPH REVIEW	7
4.2.3	HISTORICAL TOPOGRAPHIC MAP REVIEW	8
4.2.4	HISTORICAL FIRE INSURANCE MAPS	8
4.2.5	REVIEW OF CITY DIRECTORIES	8
4.2.6	PREVIOUS ENVIRONMENTAL REPORT REVIEW	9
4.3	STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE	9
4.3.1	NATIONAL PRIORITY LIST (NPL)	9
4.3.2	DELISTED NATIONAL PRIORITY LIST (DNPL)	9
4.3.3	COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM (CERCLIS)	9
4.3.4	CERCLIS NO FURTHER REMEDIAL ACTION PLANNED (NFRAP)	9
4.3.5	RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) – CORRECTIVE ACTION SITES (CORRACTS)	10
4.3.6	RESOURCE CONSERVATION AND RECOVERY ACT – TREATMENT, STORAGE, AND DISPOSAL FACILITIES (RCRA TSD)	10
4.3.7	RESOURCE CONSERVATION AND RECOVERY ACT – LARGE AND SMALL QUANTITY GENERATORS (RCRA GENERATOR)	10
4.3.8	FEDERAL BROWNFIELD SITES	10
4.3.9	FEDERAL INSTITUTIONAL AND ENGINEERING CONTROL SITES (FEDERAL IC/EC)	10
4.3.10	EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)	11
4.3.11	OHIO/TRIBAL SOLID WASTE FACILITIES LIST (SWL)	11
4.3.12	OHIO/TRIBAL LEAKING UNDERGROUND STORAGE TANK LIST (LUST)	11
4.3.13	OHIO/TRIBAL UNDERGROUND STORAGE TANK LIST (UST)	11
4.3.14	OHIO/TRIBAL VCP (VOLUNTARY CLEANUP PROGRAMS)	11
4.3.15	OHIO/TRIBAL BROWNFIELD SITES	12
4.3.16	OHIO/TRIBAL DERR SITES LIST	12

4.3.17 OHIO/TRIBAL DRYC (DRY CLEANERS)	12
4.3.18 UNMAPPED SITES	12
4.4 ADDITIONAL RECORD SOURCES	12
4.4.1 FIRE DEPARTMENT INQUIRY	12
4.4.2 HEALTH DEPARTMENT INQUIRY	13
4.4.3 POLICE DEPARTMENT INQUIRY	13
4.4.4 CITY SCHOOLS INQUIRY	13
<u>5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS.....</u>	<u>13</u>
5.1 ENVIRONMENTAL PROFESSIONAL, DATE AND WEATHER CONDITIONS	13
5.2 METHODOLOGY	13
5.3 LIMITING CONDITIONS OF THE SITE RECONNAISSANCE	13
5.4 CURRENT USES OF THE PROPERTY	13
5.5 DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON THE PROPERTY	14
5.6 PAST USES OF THE PROPERTY	14
5.7 CURRENT AND PAST USES OF ADJOINING PROPERTIES	14
5.8 STORAGE TANKS	14
5.9 POTENTIAL HAZARDOUS SUBSTANCES OR PETROLEUM AND IDENTIFIED USES	15
5.10 ODORS.....	15
5.11 INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBs).....	15
5.12 INDICATIONS OF SOLID WASTE	15
5.13 PHYSICAL SETTING ANALYSIS	15
5.14 INTERVIEWS	16
5.15 VAPOR ENCROACHMENT SCREEN	16
<u>6.0 ADDITIONAL CONSIDERATIONS REQUIRED BY OHFA.....</u>	<u>17</u>
6.1 FLOODPLAINS	17
6.2 WETLANDS	17
6.3 NOISE	17
6.4 AIR QUALITY	17
6.5 MOLD.....	18
6.6 FARMLAND PROTECTION.....	18
6.7 ENVIRONMENTAL JUSTICE.....	18
6.8 RADON.....	18
6.9 TRAFFIC HAZARDS	18
6.10 EXPLOSION HAZARDS.....	19
6.11 UNDERGROUND MINES, SINK HOLES, OR TUNNELS	19
6.12 ZONING CODE VIOLATIONS	19
6.13 SOIL SUITABILITY	19
6.14 STEEP SLOPES, LAKES, PONDS, OR CULVERTS	20
6.15 LEAD-BASED PAINT	20
6.16 ASBESTOS.....	20

6.17 HISTOPLASMOSIS	21
6.18 LEAD IN DRINKING WATER.....	21
<u>7.0 DATA GAPS, DATA FAILURES, AND DEVIATIONS</u>	<u>21</u>
<u>8.0 FINDINGS, OPINIONS, AND CONCLUSIONS.....</u>	<u>22</u>
<u>9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS.....</u>	<u>22</u>
<u>10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS PARTICIPATING IN THE PHASE I ENVIRONMENTAL ASSESSMENT</u>	<u>23</u>

APPENDIX A – MAPS AND PHYSICAL SETTING INFORMATION

General Property Location Map
Property Location Map
Fairfield County Auditor's GIS Map
2023 USGS Topographic Map
ODNR Ground Water Well Location Map and Well Logs (6 pages)
USDA Web Soil Survey Map
FEMA Flood Insurance Rate Map
National Wetlands Inventory Map
Ohio EPA Map of Radon Zones
DOT National Pipeline Mapping System
ODNR Oil and Gas Wells of Ohio Map
ODNR Karst Areas Map
ODNR Mines of Ohio Map
City of Columbus Zoning Map

APPENDIX B – OWNERSHIP AND HISTORICAL INFORMATION

Fairfield County Auditor Parcel Information Sheet (7 pages)
Aerial Photographs dated 1955, 1960, 1976, 1979, 1989, 1994, 2000, 2006, 2015, 2018, 2020, and 2025
USGS Topographic Maps dated 1925, 1964, 1973, 1985, and 1994
EDR Certified Sanborn® Map Report (2 pages)

APPENDIX C – REGULATORY DOCUMENTATION

Banks Environmental Data Regulatory Database Report (35 pages)
Columbus Fire Prevention Bureau Request (2 pages)
Columbus Fire Prevention Bureau Response
Fairfield County Public Health Department Request
Fairfield County Public Health Department Response
Columbus Police Department Request
Pickerington Local Schools Request
Pickerington Local Schools Response (2 pages)

APPENDIX D – SITE RECONNAISSANCE AND OTHER INFORMATION

User Questionnaire
American Title Research Environmental Lien and AUL Search Report (8 pages)
Site Reconnaissance Map
Property Photographs (Photo 1 to Photo 16)

1.0 SUMMARY

Columbus Housing Partnership, Inc. dba Homeport retained Geotechnical Consultants, Inc. (GCI) to perform a Phase I environmental site assessment (Phase I ESA) of the Pheasant Run Apartments property located at 2680 Orono Pk. in Reynoldsburg, Fairfield County, Ohio (the "property"). The property contains 25 apartment buildings and a leasing office constructed in 2001± on 8± acres of land identified by Fairfield County parcel number 0580204700.

Reviewed historical resources indicate the property was vacant land prior to 1925. A single-family residence was constructed on the property between 1925 and 1955. The single-family residential structures were removed by 2000 when construction for the existing property buildings began.

The Phase I ESA has revealed no recognized environmental conditions (REC), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with this property. Therefore, it is the opinion of GCI that additional assessment of the property for a REC is not necessary at this time.

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

Further information is provided in the following sections of this report, which should be read entirely.

2.0 INTRODUCTION

GCI is a geo-professional consulting firm performing environmental assessment, remediation, wetlands consulting and permitting assistance, geotechnical engineering, construction monitoring, laboratory analysis, and subsurface exploration services. Please contact our office by telephone at (614) 895-1400 or visit our web site at <http://www.GCI2000.com> for more information.

2.1 PURPOSE

The purpose of a Phase I ESA is to assess property for *recognized environmental conditions* (RECs). GCI performed a site reconnaissance, a driving tour of the vicinity, a review of agency databases, and a review of historical data in an effort to achieve this objective.

ASTM International defines RECs as: "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.¹" In performing this Phase I ESA report, GCI has striven to balance between competing goals of identifying signs of RECs and a scope of services limited by both cost and time constraints.

¹ ASTM Designation E1527-21 Section 3.2.73.

ASTM International defines a controlled REC (CREC) as: “a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).”

ASTM International defines a historical REC (HREC) as: “a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).”

Special terms and conditions are outlined in our proposal and Terms and Conditions with our client dated December 3, 2025. This assessment is intended to permit the user to satisfy one of the requirements to qualify for the Comprehensive Environmental Response, Compensation and Liability Act’s (CERCLA’s) landowner liability protections (LLPs): *innocent landowners*, *contiguous property owners*, or *bona fide prospective purchasers*. This practice does not address specific requirements of local, state, or federal laws other than the *all appropriate inquiries* (AAI) provisions of the LLPs. Users are cautioned that local, state, and federal laws may impose environmental assessment obligations that are beyond the scope of this assessment. The users should also be aware that there may be other legal obligations with regard to hazardous substances or petroleum products on the property that are not addressed in this assessment and could pose a risk of civil and/or criminal sanctions for non-compliance.

2.2 SPECIAL TERMS AND CONDITIONS

This report is an instrument of professional service prepared by GCI for the sole use of Columbus Housing Partnership, Inc. dba Homeport; Ohio Housing Finance Agency (OHFA); and other parties that may be designated jointly by Columbus Housing Partnership, Inc. dba Homeport and GCI. Any other party that wishes to use or rely upon this report, or that wishes to duplicate, otherwise reproduce or copy, or excerpt from, or quote this report must apply with GCI for authorization to do so. Any unauthorized use of or reliance on this report shall release GCI from any liability resulting from such use or reliance. Any unauthorized duplication, other reproduction or copying, or excerption or quotation of this report shall expose the violator to all legal remedies available to GCI.

2.3 SCOPE OF SERVICES AND REPORT METHODOLOGY USED

In accordance with our proposal #PQ011192 dated December 3, 2025, the scope of the Phase I ESA included the following: historical background research; review of local, state, federal, and tribal environmental agency data; visual property observations; review of area geology; and interviews.

GCI performed this Phase I ESA in accordance with ASTM practice E 1527-21 guidelines; 40 CFR Part 312, Standards and Practices for All Appropriate Inquiry, Final Rule; 2017 Ohio Housing Finance Agency (OHFA) Environmental Review Standards for HOME and OHTF Funded Projects (revised 5/11/2016 and 5/1/2017, respectively) requirements; and the generally accepted practices of environmental professionals performing similar services in the same locale under similar circumstances at the time of this assessment.

2.4 **LIMITATIONS AND EXCEPTIONS OF ASSESSMENT**

It is important to note that unexpected conditions may arise on any property. Identifying such conditions may not be attainable through the scope and limitations of ASTM practice E 1527-21. Having an AAI-compliant Phase I conducted will not protect a user from all forms of liability. For instance, AAI is limited to liability under federal CERCLA law but does not provide protection from liability under other federal statutes, state law, or common law. Likewise, AAI is only the first step of establishing a CERCLA defense and will not necessarily protect an owner from CERCLA litigation, particularly if the owner ignores the applicable continuing obligations over the course of property ownership. According to AAI, CERCLA liability rests with the owner or operator of the property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property.

AAI also does not address environmental compliance issues or health and safety compliance issues, nor is AAI designed for use in stock purchase arrangements because such deals do not involve transfers of real property. AAI is not a cure all for any environmental due diligence need. Often, the major driver for having a Phase I ESA conducted is to protect the owner from buying a problem property. Depending on the property, an AAI-compliant scope may or may not be appropriate. In some cases, a modified AAI approach may be more fitting. What the user wants to do with the property first can significantly affect what the scope of the Phase I ESA. It is therefore critical that the user be engaged upfront to identify what their goals are and to determine the appropriate methods for reaching those goals.

The following are beyond the scope of the Phase I ESA: assessing ASTM-defined “business environmental risks”; asbestos assessments / surveys; sampling / testing of building materials, soil, air or water; jurisdictional waters (wetlands / streams) delineation; cultural resources review including state historic preservation office (SHPO) inquiries; endangered or unique habitats or species inquiry; meetings with regulatory agencies; land surveying; an industrial hygiene survey; testing for biological pollutants (e.g., mold, fungi, bacteria, etc.), radon, air quality, lead-based paints, or other testing; measurement of quantities of wastes on the property; a compliance audit of existing or former operations; and meetings to discuss the property or report findings.

Subsurface conditions were not field investigated and they may differ from the conditions implied by observations of the ground surface. This Phase I ESA is not intended to quantify soil impacts, waste emplacement, or ground water impacts. This study does not eliminate the possibility of unobserved or undocumented environmental conditions that may affect the economic viability of the subject property.

A Phase I ESA is not intended to wholly eliminate uncertainty regarding the possibility of recognized environmental conditions regarding the property. This report is intended to reduce, but not eliminate, uncertainty regarding the possibility of recognized environmental conditions regarding the property.

GCI made appropriate inquiries in the performance of this Phase I ESA. This does not mean an exhaustive search was performed; the cost of information or time required gathering it may outweigh its usefulness.

Not every property needs the same level of assessment. The appropriate level of inquiry regarding the property subject to a Phase I ESA is guided by type of property, the judgment of environmental professionals, and information developed during the assessment.

For the prospective purchaser to claim protection from CERCLA liabilities, the acquisition of the subject property must be completed within 180 days after the commencement date of the Phase I ESA. The practicability of information contained in the Phase I ESA is presumed to be valid for a period of 180 days after date of issuance. The exception is its use as a historical informational source for future environmental site assessments.

The information in this report is true to the best of our knowledge. GCI obtained some of the information presented in this report from other persons/agencies. GCI assumes no responsibility for the accuracy or completeness of information provided by others. This report does not represent a legal opinion. No warranty, express or implied, is given by GCI. GCI's original files/reports shall govern in the event of any dispute regarding the content of electronic documents furnished to others.

The conclusions presented in this report are professional opinions based on data collected between the commencement date and the report date. They are intended for the purpose, property location, and project indicated. This report is not a definitive study of contamination at the property and should not be interpreted as such. An evaluation of subsurface soil and ground water conditions was not performed as part of this ESA. No sampling or laboratory chemical analysis was performed as part of this ESA. GCI performed activities appropriate and necessary to evaluate the environmental status of the property under current Phase I ESA guidelines.

2.5 USER-PROVIDED INFORMATION

GCI submitted a User Questionnaire (appended) to Aaron Wasserman who represents Aaron Wasserman, our client, to request background information pertaining to the property. The questionnaire responses indicated they had no knowledge of any environmental liens at the property, no knowledge of activity and/or land use limitations placed on the property such as engineering or institutional controls, no knowledge of recognized environmental conditions regarding the property or property vicinity, no knowledge of the property that would indicate a value reduction in price due to environmental conditions, and no awareness of any obvious indicators of contamination at the property based on knowledge or experience with the property. Mr. Wasserman indicated an affiliate of Columbus Housing Partnership, Inc. is the property owner and that the property has been multi-family residential in use for the past approximate 25 years.

2.6 ENVIRONMENTAL LIEN SEARCH

GCI engaged American Title Research to provide a search of title records for activity and use limitations (AULs) or environmental liens in connection with the property. This search did not identify the existence of AULs or environmental liens in connection with the property. Their report is provided in Appendix D.

3.0 PROPERTY LOCATION

This section provides a general portrayal of the property and its vicinity. Information from visual observations of the property and adjoining properties is provided in § 5.0 *Information from Site Reconnaissance and Interviews*.

3.1 LOCATION

Information provided in this section specifically describes the location of the property, as was provided by our client, the property owner, governmental agencies, or any combination thereof.

The property is located north of Tussing Road and south of Interstate 70 in Reynoldsburg, Fairfield County, Ohio. Kittery Lane, Castine Way, and Orono Pike are located on the property. The property address is 2680 Orono Pk. Property location maps and a Fairfield County Auditor's Geographic Information System (GIS) map showing the property location are provided in Appendix A.

3.2 PROPERTY AND VICINITY CHARACTERISTICS

This section describes the property and vicinity by generalizing a description whether they exist in a setting that may be industrial, residential, commercial, agricultural, etc. or any combination thereof. This information is a brief description that is combined from various sources. A broader description of specific adjoining properties and the property are provided under § 5.0 *Information from Site Reconnaissance and Interviews*.

The property is residential in use in a residential and commercial area in Reynoldsburg, Fairfield County, Ohio.

4.0 RECORDS REVIEW

This section provides information from public ascertainable recorded documents, government environmental databases, and historical information relative to identifying recognized environmental conditions regarding the property.

4.1 PHYSICAL SETTING

The following subsections describe reviewed information pertaining to geologic, hydrogeologic, or topographic characteristics of a property. This information is useful in identifying possible contaminant migratory pathways related to the surface, subsurface, and ground water of the property and off-property sources.

4.1.1 USGS TOPOGRAPHIC MAP REVIEW

GCI reviewed the 2023 *Reynoldsburg, Ohio* United States Geological Survey (USGS) 7.5-minute series topographic map. This map indicates the property elevation ranges from approximately 840 feet above mean sea level (AMSL) on the southwest portion of the property to approximately 850 feet AMSL on the northeast portion of the property. Surface grades in the property vicinity generally decrease in elevation in a southwesterly direction towards Blacklick Creek, which is located 4,900± feet south of the property. A copy of a portion of this map depicting the property area is provided in Appendix A.

4.1.2 COUNTY GROUND WATER RESOURCES MAP

GCI reviewed *The Ground Water Resources of Fairfield County, Ohio* map, published by Ohio Department of Natural Resources (ODNR) - Division of Water in 1981. According to the map, the property is in an area of relatively thick clay layers interbedded with water-bearing sand and gravel.

4.1.3 WELL LOG REVIEW

GCI researched *Well Log and Drilling Report* information available from the ODNR, Division of Water Resources website² for ground water supply wells in the property area. This review identified one registered ground water well at or near the west side of the property. Well number 123203 was drilled to a depth of 66 feet below ground surface (bgs) on February 10, 1984. Subsurface materials encountered in this well include clay, sand, and gravel. Bedrock was not encountered within the depth of this well. The static water level was 38 feet bgs at the time of drilling.

Reviewed well logs of ground water wells in the property area indicate a general subsurface profile of clay, sand, and gravel. Bedrock was not encountered within the depths of these wells. The static water levels in two of the reviewed area wells were 28 and 29 feet bgs at the time of drilling. An ODNR ground water well location map and copies of reviewed well logs for the property area are attached in Appendix A.

4.1.4 COUNTY SOIL SURVEY REVIEW

GCI reviewed the *US Department of Agriculture Web Soil Survey* website³ for the property area. This publication indicates the property soils are:

Map ID	Map Unit Name	% Slope	Hydric Classification
BeA	Bennington silt loam	0 to 2	Non-hydric with hydric components
BeB	Bennington silt loam	2 to 6	Non-hydric with hydric components
Cr1B1	Cardington silt loam	2 to 6	Non-hydric with hydric components
Pe	Pewamo silty clay loam, low carbonate till	0 to 2	Hydric

Bennington silt loam, 0 to 2 percent slopes (BeA) is described as a very deep, somewhat poorly drained soil with moderately low to moderately high permeability and moderate available water capacity.

Bennington silt loam, 2 to 6 percent slopes (BeB) is described as a very deep, somewhat poorly drained soil with moderately low to moderately high permeability and moderate available water capacity.

² <http://water.ohiodnr.gov/>

³ <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

Cardington silt loam, 2 to 6 percent slopes (Crd1B1) is described as a very deep, moderately well-drained soil, with moderately low to moderately high permeability and moderate available water capacity.

Pewamo silty clay loam, low carbonate till, 0 to 2 percent slopes (Pe) is described as a very deep, very poorly drained soil with moderately high permeability and moderate available water capacity.

The reviewed USDA Web Soil Survey map is provided in Appendix A.

4.1.5 STATE GEOLOGIC MAP

GCI reviewed the *Bedrock Geologic Map of Ohio map*, published in 2006 by ODNR, Geologic Survey. This map indicates the property is underlain by shale, siltstone, and very fine-grained sandstone.

4.2 HISTORICAL USE INFORMATION

The following subsections provide a history of previous uses of the property and surrounding properties. This helps to identify the possibility of past uses having led to recognized environmental conditions concerning the property.

4.2.1 COUNTY RECORD REVIEW

GCI reviewed records available from the Fairfield County Auditor's website⁴ to research information pertaining to the property. According to these records, the property comprises 8± acres of land identified by Fairfield County parcel number 0580204700. Tussing Road Homes Limited Partnership has owned the property dating to February 26, 1998. The prior owner of the property is identified as George Clifford. The property contains multiple apartment buildings and a leasing office constructed in 2001±. A Fairfield County parcel information sheet is provided in Appendix B.

4.2.2 AERIAL PHOTOGRAPH REVIEW

GCI reviewed aerial photographs dated 1955, 1960, 1976, 1979, 1989, 1994, 2000, 2006, 2015, 2018, 2020, and 2025 from the Ohio Department of Transportation – Office of CADD and Mapping, and the Fairfield County Auditor. Copies of the reviewed aerial photographs are included in Appendix B of this report.

The 1955 through 1976 aerial photographs depict a house and associated access drive on the southwest portion of the property. The remainder of the property is agricultural cropland and wooded land. Vacant land adjoins the north and east sides of the property. A roadway borders the south side of the property with vacant land south of the roadway. A house adjoins the west side of the property.

The 1979 through 1994 aerial photographs indicate the western portion of the property became increasingly overgrown. The 1994 aerial photograph depicts commercial-sized buildings adjoining the east side of the property. A roadway borders the south side of the property with a house-sized building south of the roadway. A house and vacant land adjoin the west side of the property.

⁴ <https://realestate.co.fairfield.oh.us/>

The 2000 aerial photograph depicts disturbed soil and the development of multiple multi-family residential buildings on the property. A stormwater management pond is depicted on the southwest portion of the property. Multi-family residential buildings adjoin the north side of the property. Commercial-sized buildings adjoin the east side of the property. The south adjoining property appears similar in use as the 1994 aerial photograph. Vacant land adjoins the west side of the property.

The 2006 through 2025 aerial photographs depict the existing multi-family residential buildings and leasing office on the property. The north adjoining property appears similar in use as shown on the 2000 aerial photograph. The 2006 aerial photograph depicts the existing commercial-sized buildings adjoining the east side of the property. The 2006 aerial photograph depicts the development of the existing storage buildings adjoining the west side of the property. The 2018 aerial photograph depicts disturbed soil and the development of multiple buildings on the south adjoining property. The 2020 aerial photograph depicts the development of the existing multi-family residential buildings adjoining the south side of the property.

4.2.3 HISTORICAL TOPOGRAPHIC MAP REVIEW

GCI reviewed the 1925 *East Columbus, Ohio* 15-minute series USGS topographic map. This map depicts no buildings on the property or the north, east, or south adjoining properties. A roadway borders the south side of the property with houses along the roadway. A house-sized building is west of the property.

GCI reviewed the 1964, 1973, 1985, and 1994 *Reynoldsburg, Ohio* 7.5-minute series USGS topographic maps. These maps depict a house-sized building on the southwest portion of the property. A pipeline crosses the property in a northwest-southeast orientation. No buildings are depicted on the north or east adjoining properties. A roadway borders the south side of the property with a house-sized building south of the roadway. House-sized buildings adjoin the west side of the property.

Reviewed historic topographic maps are provided in Appendix B.

4.2.4 HISTORICAL FIRE INSURANCE MAPS

GCI requested historical Sanborn® fire insurance maps covering the property area from Environmental Data Resources, Inc. (EDR). EDR indicated there was no Sanborn® map coverage of the property area. The EDR Certified Sanborn® Map report indicating the property area has no coverage is provided in Appendix B.

4.2.5 REVIEW OF CITY DIRECTORIES

Adequate property occupancy/use information was available from other sources cited in this report; therefore, GCI did not review city directories for this property.

4.2.6 PREVIOUS ENVIRONMENTAL REPORT REVIEW

GCI is not aware of previous environmental assessment reports pertaining to this property.

4.3 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE

GCI engaged Banks Environmental Data (Banks) to provide a review of state and federal government environmental agency database records. Their review lists the number of database sites identified within the search radius distances of each respective database, and identities of plotted sites. The following subsections represent the databases reviewed.

The subject property was not identified in the databases provided by Banks. The Banks report is appended.

4.3.1 NATIONAL PRIORITY LIST (NPL)

The NPL is the list of high priority hazardous waste sites in the United States eligible for long-term remedial action financed under the federal Superfund program and CERCLIS. Also known as Superfund sites, the EPA will only add sites to the NPL list based upon completion of the Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and after all comments have been addressed.

The Banks report identified no NPL facilities within a 1-mile radius of the property.

4.3.2 DELISTED NATIONAL PRIORITY LIST (DNPL)

The DNPL is a list of sites that have been deleted from the EPA NPL list. These sites are taken off the NPL list usually due to no further response or remedial action being required on them. Notices to delete NPL sites are published in the Federal Register and become effective unless the EPA receives significant adverse or critical comments during the 30-day public comment period.

The Banks report identified no Delisted NPL facilities within a ½-mile radius of the property.

4.3.3 COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM (CERCLIS)

CERCLIS sites come from the Comprehensive Environmental Response, Compensation, and Liability Act, a federal law designed to clean up abandoned hazardous waste sites. These sites are either proposed, listed, or under review currently to be a part of the National Priority List.

The Banks report identified no CERCLIS facilities within a ½-mile radius of the property.

4.3.4 CERCLIS NO FURTHER REMEDIAL ACTION PLANNED (NFRAP)

CERCLIS sites designated 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.

The Banks report identified no CERCLIS NFRAP facilities within a ½-mile radius of the property.

4.3.5 RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) – CORRECTIVE ACTION SITES (CORRACTS)

These sites are registered hazardous waste generator or handlers that fall under RCRA and subject to corrective action activity.

The Banks report identified no CORRACTS facilities within a 1-mile radius of the property.

4.3.6 RESOURCE CONSERVATION AND RECOVERY ACT – TREATMENT, STORAGE, AND DISPOSAL FACILITIES (RCRA TSD)

This database lists treatment, storage, and disposal of hazardous material sites that fall under the RCRA.

The Banks report identified no RCRA TSD facilities within a ½-mile radius of the property.

4.3.7 RESOURCE CONSERVATION AND RECOVERY ACT – LARGE AND SMALL QUANTITY GENERATORS (RCRA GENERATOR)

The EPA regulates Hazardous Waste Generators subject to the RCRA. They are classified by the quantity of hazardous waste generated. A Small Quantity Generator (SQG) generates between 100 kg and 1,000 kg of waste per month. A Large Quantity Generator (LQG) generates over 1,000 kg of waste per month. A Conditionally Exempt SQG (CEG) generates less than 100 kg of waste per month.

The Banks report identified no RCRA generating facilities on the property or adjoining the property.

4.3.8 FEDERAL BROWNFIELD SITES

This database contains a listing of sites that assist the EPA in collecting, tracking, and updating information of sites in relation to the Small Business Liability Relief and Brownfields Revitalization Act. These sites are real property that are either abandoned or underutilized where redevelopment or expansion is complicated by real or perceived environmental contamination.

The Banks report identified no Federal Brownfield facilities within a ½-mile radius of the property.

4.3.9 FEDERAL INSTITUTIONAL AND ENGINEERING CONTROL SITES (FEDERAL IC/EC)

This is a listing of Brownfield Management System (BMS) sites that have had Institutional Controls (ICs) or Engineering Controls (ECs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the

potential for human exposure to known contamination by ensuring appropriate land or resource use. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination. ICs are meant to supplement Engineering Controls and will rarely be the sole remedy at a site. ICs and ECs are a type of Activity and Use Limitation (AUL).

The Banks report identified no Federal IC/EC facilities on the property.

4.3.10 EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)

ERNS is a national database used to store information on unauthorized releases of oil and hazardous substances that have been reported to the National Response Center (NRC) since 2001. The NRC is the sole federal point of contact for reporting oil and chemical spills. Prior to 2001 this information was maintained by the EPA.

The Banks report identified no ERNS incidents on the property or adjoining properties.

4.3.11 OHIO/TRIBAL SOLID WASTE FACILITIES LIST (SWL)

The Ohio EPA maintains this listing of statewide solid waste landfills. The listing includes the following types of landfills or facilities; Construction & Demolition Debris, Municipal Solid Waste, Municipal Solid Waste Transfer facilities, Scrap Tire Facilities, and Industrial & Residual Waste landfills.

The Banks report identified no SWL facilities within a ½-mile radius of the property.

4.3.12 OHIO/TRIBAL LEAKING UNDERGROUND STORAGE TANK LIST (LUST)

The Ohio LUST list provides information on known leaking underground storage tank incidents and tank removal actions in the State of Ohio. LUST incidents in Ohio are regulated by the Bureau of Underground Storage Tank Regulations (BUSTR).

The Banks report identified no LUST incidents within a ½-mile radius of the property.

4.3.13 OHIO/TRIBAL UNDERGROUND STORAGE TANK LIST (UST)

The Ohio UST list provides the location of registered underground storage tanks.

The Banks report identified no UST facilities on the property or adjoining properties.

4.3.14 OHIO/TRIBAL VCP (VOLUNTARY CLEANUP PROGRAMS)

This database tracks sites maintained by the Ohio Voluntary Action Program (VAP). The VAP sets standards for contaminated site assessments and provides covenants not to sue (CNS).

The Banks report identified no State/Tribal VCP facilities within a ½-mile radius of the property.

4.3.15 OHIO/TRIBAL BROWNFIELD SITES

The records in this dataset are from Ohio Brownfields Inventory which is maintained by the Ohio EPA Department of Environmental Response and Revitalization (DERR).

The Banks report identified no Brownfield facilities within a ½-mile radius of the property.

4.3.16 OHIO/TRIBAL DERR SITES LIST

This database contains records maintained by Ohio EPA Division of Environmental Response and Revitalization (DERR). The DERR database is an index of basic site information for potentially contaminated sites for which the Ohio district offices maintain files. The sites in this database may or may not be contaminated.

The Banks report identified no DERR Database properties within a 1-mile radius of the property.

4.3.17 OHIO/TRIBAL DRYC (DRY CLEANERS)

The Ohio Environmental Protection Agency maintains this listing of permitted dry cleaning facilities in the state of Ohio.

The Banks report identified no DRYC facilities within a ¼-mile radius of the property.

4.3.18 UNMAPPED SITES

Banks provides a listing of sites that could not be located and mapped by a street address, but were within the postal zip code of the property area.

The Banks report identified multiple Occurrences Not Mapped sites. GCI reviewed the limited facility name and address information provided in the Banks report to determine the locations of Occurrences Not Mapped Sites. Based on GCI's review, these sites were beyond the ASTM-designated search radius from the property for each respective database.

4.4 ADDITIONAL RECORD SOURCES

The following subsections describe information obtained from governmental agencies directly contacted by GCI to provide information relative to the property. Copies of the information records are included in Appendix C of this report.

4.4.1 FIRE DEPARTMENT INQUIRY

GCI requested the Columbus Fire Prevention Bureau to provide information pertaining to hazardous emergency responses, ASTs, AST releases, USTs, UST releases, spills, remediation, or commonly known information at the property. Their response dated December 16, 2025 indicates no requested records are on file for the property.

4.4.2 HEALTH DEPARTMENT INQUIRY

GCI requested the Fairfield County Public Health Department to provide information pertaining to permits, septic tanks, wells, landfills, complaints, violations, or commonly known information at the property. Their response dated December 10, 2025 indicates no requested records are on file for the property.

4.4.3 POLICE DEPARTMENT INQUIRY

GCI requested the Columbus Police Department to provide information pertaining to criminal activity in the project area, response time for emergency calls, and traffic violations or accidents near the project site. Their response is pending.

4.4.4 CITY SCHOOLS INQUIRY

GCI requested the Pickerington City School District to provide information pertaining to the schools in the property area. The Pickerington City School District responded on December 16, 2025.

5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

The following subsections provide information from observations on the property and interviews indicating a likelihood of identifying recognized environmental conditions concerning the property. Copies of photographs taken during our site reconnaissance are provided in *Appendix D*.

5.1 ENVIRONMENTAL PROFESSIONAL, DATE AND WEATHER CONDITIONS

GCI representative Ethan Kunkler performed a site reconnaissance during the morning on December 18, 2025. Weather conditions at that time included mostly cloudy skies and a temperature of approximately 50° Fahrenheit.

5.2 METHODOLOGY

This subsection provides the method used by the environmental professional(s) to conduct the site reconnaissance for this report (e.g., systematic approaches used in observing the property exterior or building interior).

GCI observed the property by walking through select building interior spaces and across the ground at the property exterior.

5.3 LIMITING CONDITIONS OF THE SITE RECONNAISSANCE

This subsection describes conditions present during the site reconnaissance that limited observations, such as bodies of water, vegetation coverage, structures, snow, etc.

Property observations were limited to observing those areas visible and unlocked and unenclosed, without removing structural components of the property. The property is mostly covered by buildings and pavements. These features limited our ability to view the ground surface.

5.4 CURRENT USES OF THE PROPERTY

The property contains the Pheasant Run multi-family residential complex.

5.5 DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON THE PROPERTY

This subsection describes buildings, pavements, utilities, heating and cooling systems, drains, sumps, pits, ponds, lagoons, ground water wells, septic systems, etc.

The property contains a leasing office building, shed, mail box structure, and approximately 25 apartment buildings. Exterior building materials include brick, vinyl siding, wood siding, and asphalt shingle roofing materials. Interior building materials include drywall, vinyl flooring, wood, and carpet. The leasing office and apartment buildings are heated by natural gas-powered furnaces.

The property exterior includes Orono Pike, Kittery Lane, and Castine Way access drives. A playground is located on the central portion of the property. Stormwater management ponds are located on the southwestern portion of the property. GCI observed stormwater drains in multiple locations on the property.

GCI did not observe sumps, pits, lagoons, ground water wells, or septic systems on the property.

5.6 PAST USES OF THE PROPERTY

This subsection describes past uses of the property by means of visual observations only.

No uses, other than current uses, were apparent from observing the property.

5.7 CURRENT AND PAST USES OF ADJOINING PROPERTIES

This subsection describes current and past uses of adjoining properties that were evident when viewed from the subject property. Adjoining properties are considered those properties that border contiguous or partially contiguous to the property, and that would be contiguous or partially contiguous with the property, but are separated by a street or other public thoroughfare.

A multi-family residential complex adjoins the north side of the property.

A self-storage facility and Chardon Laboratories adjoin the east side of the property.

Tussing Road borders the south side of the property. A multi-family residential complex is south of Tussing Road from the property.

A self-storage facility adjoins the west side of the property.

No past uses of adjoining properties were apparent from onsite observations. No indications of recognized environmental conditions at adjoining properties were observed. GCI did not observe wastewater generated from industrial/manufacturing process on the property or adjoining the property.

5.8 STORAGE TANKS

This subsection describes identified aboveground and underground storage tanks (ASTs/USTs), or possible vent pipes, fill pipes or access ways generally associated with storage tanks, if any, on the property.

GCI did not observe signs of USTs or ASTs at the property.

5.9 POTENTIAL HAZARDOUS SUBSTANCES OR PETROLEUM AND IDENTIFIED USES

This subsection describes identified potential hazardous substances, petroleum products, and their respective containers (i.e. drums, totes, and intermediate bulk containers) and uses, if any, beyond the storage tanks previously identified in Section 5.8. Additionally, treatment, storage, disposal of hazardous substances or petroleum products, stressed vegetation, and identifiable stains, slicks, spills, pools of liquid, etc., if any, are discussed.

GCI observed containers of paints and building maintenance chemicals in the leasing office building. GCI did not observe evidence of a significant release in the vicinity of chemical storage on the property. GCI did not observe stressed vegetation, standing surface water, pools or sumps containing liquids likely to be hazardous substances or petroleum products, or other signs of hazardous substances or petroleum products at the property.

5.10 ODORS

This subsection describes odors observed at the property.

GCI did not observe any strong, pungent, or noxious odors during the site reconnaissance.

5.11 INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBs)

PCBs belong to the broad family of organic compounds known as chlorinated hydrocarbons. They were manufactured approximately between the years 1927 to 1977 and used in various products until about 1979. PCBs are regulated by the US EPA under the Toxic Substances Control Act (TSCA) and the PCB regulations found at 40 CFR 761.

GCI observed multiple pad- and pole-mounted electrical transformers on the property. Most of these units are labeled with “non-PCB” placards. GCI did not observe evidence of a significant release in the vicinities of these units.

5.12 INDICATIONS OF SOLID WASTE

This subsection describes solid waste at the property.

GCI did not observe signs of landfilling or dumping on the property. A trash bin enclosure is located on the southwestern portion of the property. GCI did not observe apparent hazardous substances or petroleum products among the discarded items near the trash bin enclosure.

5.13 PHYSICAL SETTING ANALYSIS

This subsection describes observations at the property of topographic conditions in conjunction with information provided in § 4.1 *Physical Setting*. This information aids in providing an analytical approach to approximate possible migratory pathways of hazardous substances or petroleum products into soil and ground water, which could impact the property or impact other properties from the property.

Ground surface elevations on the property generally slope in a southwesterly direction, toward Blacklick Creek, which is located 4,900± feet south of the property. Under normal

hydrogeologic conditions ground water within a shallow aquifer (e.g., ground water in soil, sand, and/or gravel layer) would typically mimic the drop in regional ground surface elevation. Therefore, ground water in the uppermost saturated zone on the property likely flows in a south-southwesterly direction.

Several factors influence the actual ground water flow direction (i.e. utility traces, surface topography, underground structures, seasonal fluctuations, soil and bedrock geology, production wells, etc.). Assessment of these factors and determination of actual ground water flow direction are beyond the scope of this Phase I ESA.

5.14 INTERVIEWS

This subsection documents interview information between GCI's representative and property manager(s), representative(s), occupant(s) and/or owner(s), either at the property, or by telephone or mail (see § 4.0 *Records Review* for interviews with governmental agencies).

The purpose of interviews is to obtain information in good faith regarding current and past uses of the property, and whether the interviewee(s) had knowledge of the existence of RECs at the property.

GCI interviewed Dericka McCallum, community manager for the property, during the site reconnaissance on December 18, 2025. Ms. McCallum indicated she has been familiar with the property for less than a year. Ms. McCallum indicated the property has had some mold and pest issues that have been resolved. Ms. McCallum indicated she is unaware of USTs, ground water wells, septic systems, areas prone to flooding, or environmental concerns pertaining to the property.

5.15 VAPOR ENCROACHMENT SCREEN

GCI performed a Tier 1 vapor encroachment screen (VES) to assess the potential for vapors to occur in the subsurface below the property structures from volatile chemicals of concern (COCs). The goal of conducting a VES is to identify a vapor encroachment condition (VEC), which ASTM defines as: the presence or likely presence of COCs vapors in the vadose zone of the target property caused by the release of vapors from contaminated soil and/or ground water either on or near the target property.

The VES considers search distance to determine if there are known or suspected contaminated properties in the area of concern (AOC), and applies a critical distance from the contaminated properties to the subject property, to assess the likelihood of a VEC. The AOC is 0.33-mile (1,742 feet) for COCs including petroleum hydrocarbon light nonaqueous phase liquid (LNAPL), and 0.10-mile (528 feet) for other petroleum hydrocarbon COCs.

The critical distance is defined as the lineal distance in any direction between the nearest edge of the contaminated plume and the nearest property boundary, and is equal to 100 feet for COCs including petroleum hydrocarbon LNAPL and 30 feet for other petroleum hydrocarbons COCs. For down-gradient contaminated properties, the AOC is equal to the critical distance.

For this VES, GCI utilized the review of state and federal government environmental agency database records previously discussed in this report. In addition, review of

historical information, site reconnaissance, interviews and other information from this Phase I ESA were also used to identify potentially contaminated properties within the AOC.

Review of the Banks report identified no facilities located within the 0.33-mile AOC for COCs or the 0.10-mile AOC for petroleum hydrocarbon COCs.

Based on the VES (the database review and GCI's review of historical information, site reconnaissance, interviews and other information from the Phase I ESA), sources of a likely release of COCs were not identified in the soil or ground water on or near the property. Therefore, a VEC from COCs does not exist in the subsurface at the property.

6.0 ADDITIONAL CONSIDERATIONS REQUIRED BY OHFA

6.1 FLOODPLAINS

GCI reviewed the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the property area. This map indicates the property is within Zone X, which is described as areas of minimal flood hazard. A FEMA Flood Insurance Rate Map for the property is provided in Appendix A.

6.2 WETLANDS

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

GCI reviewed the attached US Fish and Wildlife Service, *National Wetlands Inventory* (NWI) *Map* for the property area. The NWI map depicts a stream on the west portion of the property. This stream has a R4SBC designation indicating an intermittent riverine system with a streambed that is seasonally flooded. Two wetland symbols are depicted on the southwest portion of the property. These wetlands have a PUBGx designation indicating an excavated palustrine system with an unconsolidated bottom that is intermittently exposed. The USDA Web Soil Survey indicates the presence of one hydric soil type on the property. GCI's site reconnaissance observations indicate these features are for stormwater management. The property is proposed for renovations and these areas are unlikely to be impacted.

6.3 NOISE

Interstate 70 is located 750± feet north of the property. No other 4-lane or larger roadways are located within 1,000 feet of the property.

There are no railroads located within 3,000 feet of the property. There are no airports located within five miles of the property.

6.4 AIR QUALITY

The attached Banks report includes a search of the property area for Aerometric Information Retrieval (AIRS) and Toxic Release Inventory System (TRIS) facilities within 0.5±-mile of the property. The report identified no AIRS or TRIS facilities within 0.5±-mile of the property.

GCI reviewed the Interactive Map of Air Quality Monitors map⁵, which includes air quality information for criteria pollutants. This map indicates an active ozone facility is located approximately 3-miles northeast of the property. This map depicts the property area within nonattainment areas for ozone 8-hr (2015, 2008, and 1997 standards) and PM2.5 (1997 standard).

6.5 MOLD

GCI did not observe visual evidence of mold in the property buildings at the time of the property inspection. Visual observation of floor, walls, and ceilings indicated an absence of mold growth. No misty odors or damp areas were encountered during the property inspection. As described in Section 5.14 of this report, the community manager for the property indicated minor mold issues have occurred at the property and that those issues have been resolved.

Consequently, mold does not appear to be a concern at this time. However, note that most mold conditions arise in areas or spaces that are dark and/or inaccessible (e.g. covered by building materials or finishes), limiting the ability of the inspector to identify mold in early stages of growth.

6.6 FARMLAND PROTECTION

The USDA Web Soil Survey indicates the property soils are Bennington silt loam (BeA and BeB), Cardington silt loam, and Pewamo silty clay loam. Bennington silt loam and Pewamo silty clay loam are described as prime farmland if drained. Cardington silt loam is described as prime farmland. GCI is not aware of existing farmland preservation agreements or areas pertaining to the property.

6.7 ENVIRONMENTAL JUSTICE

US EPA EJScreen information was not available at the time of this report's issuance.

6.8 RADON

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in soil and bedrock. The EPA action level for annual residential exposure to radon is 4.0 picocuries per liter of air (pCi/L).

Review of the attached EPA Map of Radon Zones indicates the property is located in Zone 1 with a predicted average indoor radon screening level exceeding 4.0 pCi/L.

Note that GCI was not contracted to perform radon testing at the property. To determine actual site-specific radon levels, it would be necessary to perform radon tests by a state-certified radon professional.

6.9 TRAFFIC HAZARDS

Orono Pike, Kittery Lane, and Castine Way are access drives on the property. Sidewalks are present along these drives. Tussing Road, a two-way, two-lane, asphalt-paved roadway borders the south side of the property. Limited sidewalks are present along Tussing Road in the property area. Roadways in the property area are improved with

⁵ <https://www.epa.gov/outdoor-air-quality-data/interactive-map-air-quality-monitors>

modern traffic signals and signs. A traffic count study was beyond the scope of this Phase I ESA.

6.10 EXPLOSION HAZARDS

The *National Pipeline Mapping System (NPMS) Public Viewer* website⁶ indicates a high-pressured buried gas line crosses the southwestern portion of the property. A National Pipeline Mapping System map depicting the property and property area is provided in Appendix A.

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

GCI reviewed the *Oil and Gas Well Locator* map, available from the Ohio Department of Natural Resources (ODNR) – Division of Oil and Gas Resources website⁷ in order to research oil and gas wells in the property vicinity. According to the map, no oil or gas wells were identified at the property or within a 1-mile radius of the property. A copy of the reviewed map is provided in Appendix A.

6.11 UNDERGROUND MINES, SINK HOLES, OR TUNNELS

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

GCI reviewed the ODNR *Mines of Ohio* available on the ODNR – Division of Mineral Resources website⁸. According to this map, no known abandoned underground mines are located in the property vicinity. A copy of the reviewed map is provided in Appendix A.

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

6.12 ZONING CODE VIOLATIONS

According to the attached City of Columbus Zoning Map, the property is zoned as residential, which is consistent with the property use.

6.13 SOIL SUITABILITY

The USDA Web Soil Survey describes the suitability and limitation ratings for the property soils as:

⁶ <https://pvnpm.phmsa.dot.gov/PublicViewer/>

⁷ <http://oilandgas.ohiodnr.gov/>

⁸ <http://minerals.ohiodnr.gov/>

Soil Map ID	Rating Class for Dwellings with Basements	Rating Class for Dwellings without Basements	Rating Class for Shallow Excavations	Rating Class for Small Commercial Buildings
BeA	Very limited	Very limited	Very limited	Very limited
BeB	Very limited	Very limited	Very limited	Very limited
Crđ1B1	Very limited	Very limited	Very limited	Very limited
Pe	Very limited	Very limited	Very limited	Very limited

Limitation: Note that the soil survey information provides general information regarding soil suitability for different uses and is not a site-specific resource.

GCI did not perform a property-specific traditional geotechnical engineering subsurface exploration of the property. In order to determine site-specific soil conditions and/or soil suitability for proposed development, a subsurface exploration with a geotechnical engineering report would be required.

6.14 STEEP SLOPES, LAKES, PONDS, OR CULVERTS

GCI did not observe steep slopes, lakes, ponds, or culverts on the property.

6.15 LEAD-BASED PAINT

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

No cracking, flaking, or peeling of painted surfaces was observed on the painted surfaces on the property. Based on the age of the property buildings (2001), LBP is not suspected to be present on the property.

6.16 ASBESTOS

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

As described in GCI's Asbestos Survey Report for the property dated January 7, 2025, no asbestos-containing building materials were identified on or in the property buildings. Please refer to GCI's Asbestos Survey Report for the property for additional information pertaining to building materials.

6.17 HISTOPLASMOSIS

GCI did not observe significant concentrations of bat or bird droppings in the property buildings at the time of the site reconnaissance. As described in Section 5.14 of this report, the community manager for the property indicated she was unaware of ongoing pest issues.

6.18 LEAD IN DRINKING WATER

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

Public water systems are required to monitor lead in water levels from their systems. The property building has a public water supply; therefore, water provided to the building by the public water system must meet the federal action level for lead. Furthermore, due to the age of the property buildings (constructed in 2001), it is unlikely lead was used in the water supply plumbing system within the building.

The property is in an area with a public water supply provided and controlled by the City of Columbus, a municipal system required under EPA regulations to monitor and control water quality. GCI reviewed the 2024 Consumer Confidence Report for the City of Columbus, which indicates concentrations of lead met federal guidelines.

7.0 DATA GAPS, DATA FAILURES, AND DEVIATIONS

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

ASTM International defines data gap as: “a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).”

ASTM International defines data failure as: “a failure to achieve the historical research objectives ... even after reviewing the standard historical sources...that are reasonably ascertainable and likely to be useful.” Data failure is one type of data gap.

GCI believes there were no data gaps or data failures of historic research, interviews, or requested information (as defined in ASTM E 1527-21 Section 3.2.18 and Section 3.2.19) that would result in altering our findings, opinions, and conclusions listed below. It is important to note that unexpected conditions may arise on any property. Identifying such conditions may not be attainable through the scope and limitations of ASTM practice E 1527-21.

In our opinion, there were no major deviations in this report from ASTM practice E 1527-21.

8.0 FINDINGS, OPINIONS, AND CONCLUSIONS

GCI performed a Phase I ESA in substantial conformance with the scope and limitations of ASTM Practice E 1527-21 of the property. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. The property contains 25 apartment buildings and a leasing office constructed in 2001± on 8± acres of land identified by Fairfield County parcel number 0580204700.

Reviewed historical resources indicate the property was vacant land prior to 1925. A single-family residence was constructed on the property between 1925 and 1955. The single-family residential structures were removed by 2000 when construction for the existing property buildings began.

The Phase I ESA has revealed no recognized environmental conditions (REC), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with this property. Therefore, it is the opinion of GCI that additional assessment of the property for a REC is not necessary at this time.

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

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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

Prepared by:



Ethan J. Kunkler, PG
Project Manager – Environmental Services



Amanda E. Apicella
Environmental Scientist – Environmental Services

Reviewed by:



Kevin J. Fulk, EP
Vice President – Director of Environmental Services

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

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



GEOTECHNICAL
CONSULTANTS INC.

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

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

DAYTON OFFICE
2155 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

www.gci2000.com

Ethan J. Kunkler, PG, EP Project Manager

▪ **Education:**

2015 A.A.S. – Geo-environmental Science – Hocking College, Nelsonville, OH
2017 B.S. – Geological Sciences – Ohio University, Athens, OH

▪ **Active Registrations & Certifications:**

2014-present OSHA 40-Hour Hazardous Waste Operations
2019-present Ohio EPA - Asbestos Hazard Evaluation Specialist No. ES36430
2019-present American Institute of Professional Geologists (AIPG) – Professional Member
2020-present Land Science® Certified Vapor Barrier Inspector
2023-present Board of Registration for Professional Geologists – Professional Geologist –
Registration No. 283027

Mr. Kunkler graduated from the *Fundamentals of Professional Practice* (FOPP) course in 2021.

▪ **Experience & Qualifications:**

Mr. Kunkler's project management experience includes Phase I and II environmental site assessments (ESAs), soil stockpile sampling, ground water sampling and monitoring projects, indoor air studies, jurisdictional waters assessments, asbestos surveys, and hazardous materials surveys. Mr. Kunkler's environmental reporting includes satisfying additional, beyond ASTM scope considerations for private lender and federal and state regulations including the U.S. Department of Housing and Urban Development (HUD) and the Ohio Housing and Finance Agency (OHFA) requirements.

With over five years of environmental consulting experience, Mr. Kunkler has managed numerous Phase I and Phase II ESAs of residential, commercial, industrial, and agricultural properties across the Midwest region. Mr. Kunkler has managed pre-demolition and pre-renovation asbestos surveys of residential and commercial buildings throughout Ohio.

Mr. Kunkler is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation and ASTM Practice E1527-21.

▪ **Selected Projects**

- Phase I ESAs and asbestos surveys of numerous apartment complexes across Ohio, West Virginia, Indiana, Kentucky, and Wisconsin;
- Phase I and II ESAs and asbestos surveys of multiple school facilities across Ohio;
- Phase I and II ESAs and asbestos surveys of multiple medical facilities ranging in size from small clinics to regional hospitals across Ohio and West Virginia;
- Phase I and II ESAs of multiple former filling station sites across Ohio;
- Phase I and II ESAs of a dry cleaner in Springfield, Ohio for a proposed restaurant;
- Phase I and II ESAs of a former sheet metal foundry in Columbus, Ohio for proposed residential development;
- Phase II ESA and indoor air study of a chemical warehouse in Columbus, Ohio;
- Phase I and II ESAs of a former mirror factory in Marysville, Ohio for proposed retail development; and
- Phase II ESA of a former dry cleaning plant in Columbus, Ohio for proposed residential development.



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www.gci2000.com

Amanda Apicella **Environmental Scientist – Environmental Services**

Education:

2017 - B.S. – Geology and Environmental Science – Ohio Wesleyan University,
Delaware, OH

Experience & Qualifications:

Since joining GCI in 2021, Ms. Apicella has been responsible for assisting in conducting environmental site assessments (ESAs) and Preliminary Jurisdictional Waters Assessments on sites for numerous properties across Ohio, Indiana, and Kentucky. Ms. Apicella's environmental reporting includes satisfying additional, beyond ASTM scope considerations for private lender and federal and state regulations including the U.S. Department of Housing and Urban Development (HUD) and the Ohio Housing and Finance Agency (OHFA) requirements.

Selected Projects

- Performed a Phase I ESA for a former hydraulic manufacturing plant in Waverly, Ohio.
- Performed a Phase I ESA and a Preliminary Jurisdictional Waters Assessment for a proposed commercial property in Columbus, Ohio.
- Performed a Phase I ESA for a composite material manufacturer in Frazeesburg, Ohio.
- Performed a Phase I ESA for a former oil company and auto repair facility in Plain Township, Ohio.
- Performed a Phase I ESA of a former filling station and dry cleaning facility in Newark, Ohio.
- Performed a Phase I ESA of a former dry cleaner in Columbus, Ohio.
- Performed Phase I ESAs of numerous tracts of agricultural and wooded land proposed for residential development in Delaware County, Ohio.
- Performed a Phase I ESA of a former foundry in Plain City, Ohio.
- Performed Phase I ESA for a former fire department property proposed for commercial development in Kettering, Ohio.
- Performed Phase I ESA for a multi-tenant residential property in Columbus, Ohio.
- Performed Phase I ESA for a commercial warehouse property in Columbus, Ohio.
- Performed multiple Phase I ESAs in compliance with OHFA requirements across Ohio



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www.gci2000.com

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

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

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

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

With more than 30 years' experience as an environmental consultant, Mr. Fulk has provided field monitoring of asbestos abatement projects; collected water and soil samples for laboratory analysis; environmental proposal/report preparation; and in-house report reviews.

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

Mr. Fulk is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation and ASTM Practice E1527-21. Mr. Fulk is a Trustee and President in the Ohio Valley Chapter of the Environmental Information Association. Mr. Fulk served as a speaker for the ASTM Phase I ESA Standard Update at the Ohio State Bar Association annual seminar in 2022.

Selected Projects:

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



GEOTECHNICAL
CONSULTANTS INC.



APPENDIX A – Maps and Physical Setting Information



North

PHEASANT RUN APARTMENTS PROPERTY
2680 ORONO PK.
COLUMBUS, FAIRFIELD COUNTY, OHIO





North

PHEASANT RUN APARTMENTS PROPERTY
2680 ORONO PK.
COLUMBUS, FAIRFIELD COUNTY, OHIO

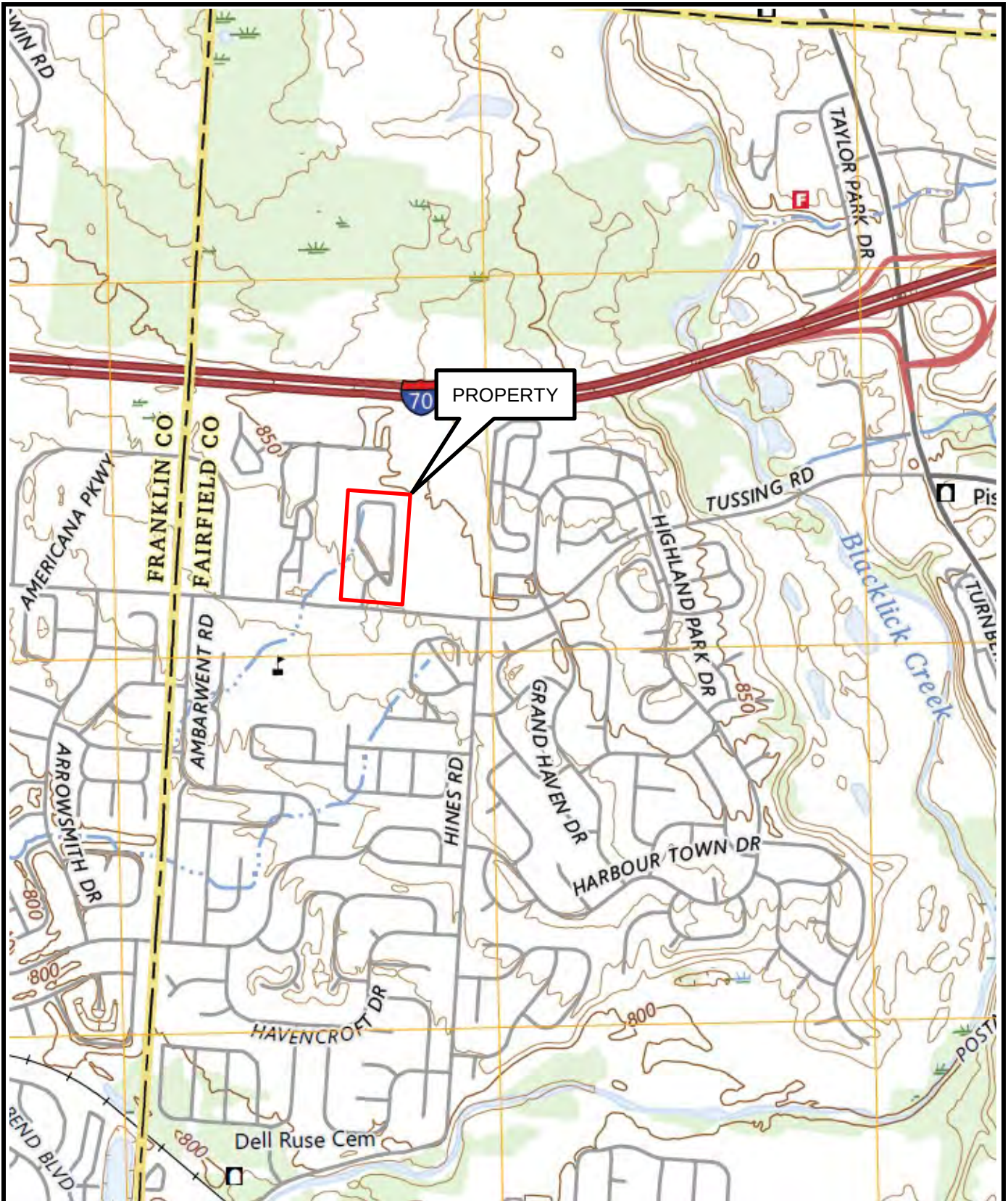




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PHEASANT RUN APARTMENTS PROPERTY
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 COLUMBUS, FAIRFIELD COUNTY, OHIO

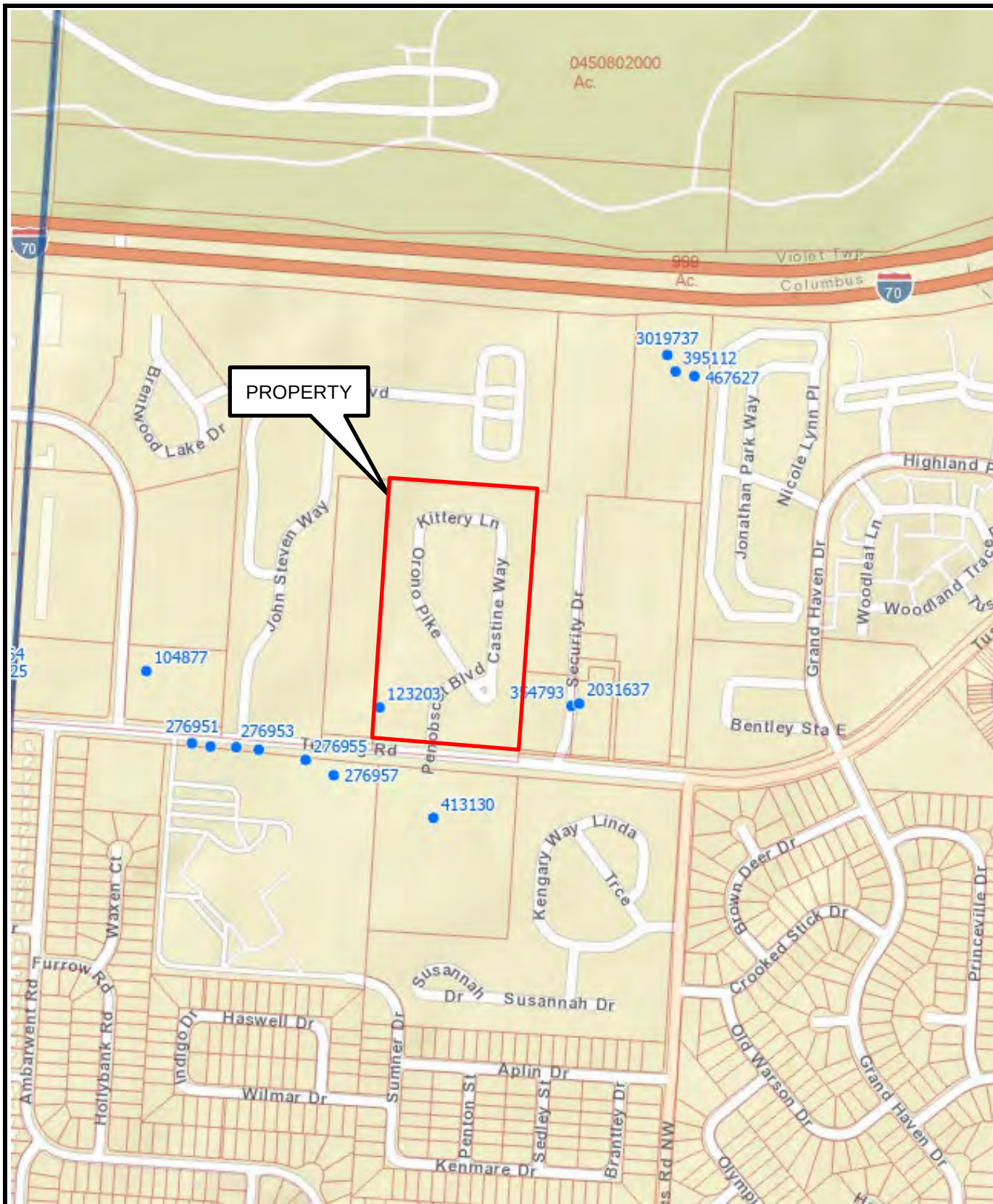




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WATER WELL LOG & DRILLING REPORT

Ohio Department of Natural Resources
Division of Geological Survey
Phone: 614-265-6740

Well Log Number: 123203

Original Owner & Location

Original Owner Name: *GEORGE WALKER*

County: *FAIRFIELD*

Address: *LUSSING RD*

City:

Location Number: *3*

Latitude: *39.926659*

Township: *VIOLET*

State: *OH*

Location Map Year: *1969*

Longitude: *-82.806825*

Section Number: *19*

Zip Code:

Location Area:

Construction Details

Borehole Diameter 1: *in.*

Casing Diameter 1: *4.25 in.*

Casing Height Above Ground: *ft.*

Date of Completion: *02/10/1984*

Drilling Company Name: *LANE (WILLIAM F)*

Borehole Depth 1: *66 ft.*

Casing Length 1: *ft.*

Aquifer Type: *SAND & GRAVEL*

Total Depth: *66*

Depth to Bedrock: *ft.*

Casing Thickness 1: *in.*

Well Use: *DOMESTIC*

Well Test Details

Static Water Level: *38 ft.*

Drawdown: *28 ft.*

Test Rate: *1 gpm*

Test Duration: *hrs.*

Associated Documents:

Comments

Drilling Log

Formations:

CLAY

QUICKSAND

CLAY

SAND

CLAY

SAND & GRAVEL

WATER AT

From:

0

14

16

28

36

0

0

To:

14

16

28

36

66

0

0



WATER WELL LOG & DRILLING REPORT

Ohio Department of Natural Resources
Division of Geological Survey
Phone: 614-265-6740

Well Log Number: 276957

Original Owner & Location

Original Owner Name: *KENNITH COOK*

County: *FAIRFIELD*

Address: *TUSSING RD*

City:

Location Number: *142*

Latitude: *39.925931*

Township: *VIOLET*

State: *OH*

Location Map Year: *1980*

Longitude: *-82.807465*

Section Number:

Zip Code:

Location Area:

Construction Details

Borehole Diameter 1: *in.*

Casing Diameter 1: *6 in.*

Casing Height Above Ground: *ft.*

Date of Completion: *08/23/1962*

Drilling Company Name: *SHORT DRILLING*

Borehole Depth 1: *50 ft.*

Casing Length 1: *50 ft.*

Aquifer Type: *SAND & GRAVEL*

Total Depth: *50*

Depth to Bedrock: *ft.*

Casing Thickness 1: *in.*

Well Use: *DRY/NO WATER*

Well Test Details

Static Water Level: *ft.*

Drawdown: *ft.*

Test Rate: *gpm*

Test Duration: *hrs.*

Associated Documents:

Comments

Drilling Log

Formations:

GRAVEL & CLAY

GRAVEL & CLAY

SAND & GRAVEL

From:

0

20

46

To:

20

46

50



WATER WELL LOG & DRILLING REPORT

Ohio Department of Natural Resources
Division of Geological Survey
Phone: 614-265-6740

Well Log Number: 276955

Original Owner & Location

Original Owner Name: *KENNITH COOK*

County: *FAIRFIELD*

Address: *TUSSING RD*

City:

Location Number: *141*

Latitude: *39.926095*

Township: *VIOLET*

State: *OH*

Location Map Year: *1980*

Longitude: *-82.807857*

Section Number:

Zip Code:

Location Area:

Construction Details

Borehole Diameter 1: *in.*

Casing Diameter 1: *4.25 in.*

Casing Height Above Ground: *ft.*

Date of Completion: *08/22/1962*

Drilling Company Name: *SHORT DRILLING*

Borehole Depth 1: *51 ft.*

Casing Length 1: *54 ft.*

Aquifer Type: *SAND & GRAVEL*

Total Depth: *51*

Depth to Bedrock: *ft.*

Casing Thickness 1: *in.*

Well Use: *DRY/NO WATER*

Well Test Details

Static Water Level: *ft.*

Drawdown: *ft.*

Test Rate: *gpm*

Test Duration: *hrs.*

Associated Documents:

Comments

Drilling Log

Formations:

GRAVEL & CLAY

GRAVEL & CLAY

SAND & GRAVEL

From:

0

20

47

To:

20

47

51



WATER WELL LOG & DRILLING REPORT

Ohio Department of Natural Resources
Division of Geological Survey
Phone: 614-265-6740

Well Log Number: 2031637

Original Owner & Location

Original Owner Name: *WOODWARD EXCAVATING*

County: *FAIRFIELD*

Township: *VIOLET*

Section Number:

Address: *7320 TUSSING RD*

City: *REYNOLDSBURG*

State: *OH*

Zip Code: *43068*

Location Number:

Location Map Year:

Location Area:

Latitude: *39.9267*

Longitude: *-82.804033*

Construction Details

Borehole Diameter 1: *7.88 in.*

Borehole Depth 1: *46 ft.*

Depth to Bedrock: *ft.*

Casing Diameter 1: *5 in.*

Casing Length 1: *46 ft.*

Casing Thickness 1: *0.265 in.*

Casing Height Above Ground: *1.2 ft.*

Aquifer Type: *SAND & GRAVEL*

Well Use: *COMMERCIAL*

Date of Completion: *01/18/2011*

Total Depth: *46*

Drilling Company Name: *STAGE INC (DBA R C BARRY)*

Screen Diameter: *5 in.*

Slot Size: *0.032 in.*

Screen Length: *3 ft.*

Type: *MACHINE-SLOTTED*

Material: *PVC*

Set Between: *40 and 43 ft.*

Gravel Pack Material/Size: *#4 SAND*

Vol/Wt Used: *400#*

Method of Installation: *PUMPED WITH TREMIE PIPE*

Placed: *36 to 43 ft.*

Grout Material/Size: *BENTONITE SLURRY*

Vol/Wt Used: *80GAL/200#*

Method of Installation: *PUMPED WITH TREMIE PIPE*

Placed: *0 to 36 ft.*

Well Test Details

Static Water Level: *28 ft.*

Test Rate: *12 gpm*

Drawdown: *4 ft.*

Test Duration: *1 hrs.*

Associated Documents:

Comments

WELL DRILLED BY MARK CANTRELL #2859

Drilling Log

Formations:	From:	To:
CLAY & GRAVEL	0	30
SAND & GRAVEL	30	45
CLAY	45	46
WATER AT	30	45



WATER WELL LOG & DRILLING REPORT

Ohio Department of Natural Resources
Division of Geological Survey
Phone: 614-265-6740

Well Log Number: 413130

Original Owner & Location

Original Owner Name: *K & H BUILDERS*

County: *FAIRFIELD*

Address: *11675 TUSSING RD*

City:

Location Number: *143*

Latitude: *39.925473*

Township: *VIOLET*

State: *OH*

Location Map Year: *1980*

Longitude: *-82.806071*

Section Number:

Zip Code:

Location Area:

Construction Details

Borehole Diameter 1: *in.*

Casing Diameter 1: *4.25 in.*

Casing Height Above Ground: *ft.*

Date of Completion: *05/22/1971*

Drilling Company Name: *PLUMMER & SONS*

Borehole Depth 1: *41 ft.*

Casing Length 1: *41 ft.*

Aquifer Type: *GRAVEL*

Total Depth: *41*

Depth to Bedrock: *ft.*

Casing Thickness 1: *in.*

Well Use:

Well Test Details

Static Water Level: *29 ft.*

Drawdown: *0 ft.*

Test Rate: *7 gpm*

Test Duration: *hrs.*

Associated Documents:

Comments

Drilling Log

Formations:

CLAY

SAND & GRAVEL

SAND

GRAVEL

From:

0

24

32

38

To:

24

32

38

41



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 COLUMBUS, FAIRFIELD COUNTY, OHIO





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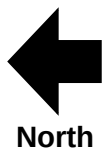
National Wetlands Inventory (NWI) Map



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

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

December 10, 2025	Wetlands	Lake	Other	Riverine
	Freshwater Emergent Wetland			
	Freshwater Forested/Shrub Wetland			
	Freshwater Pond			
	Estuarine and Marine Deepwater			
	Estuarine and Marine Wetland			



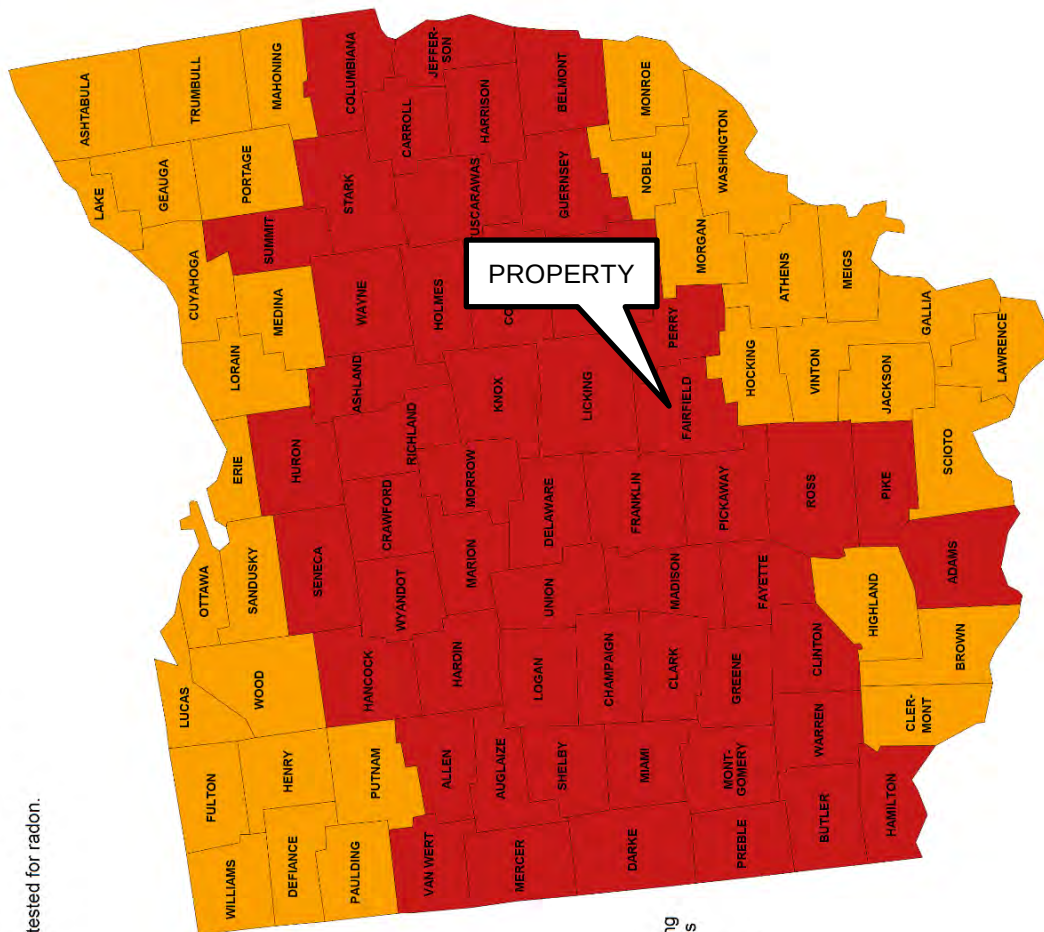
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COLUMBUS, FAIRFIELD COUNTY, OHIO



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

This map is not intended to determine if a home in a given zone should be tested for radon.

All homes should be tested, regardless of zone designation.

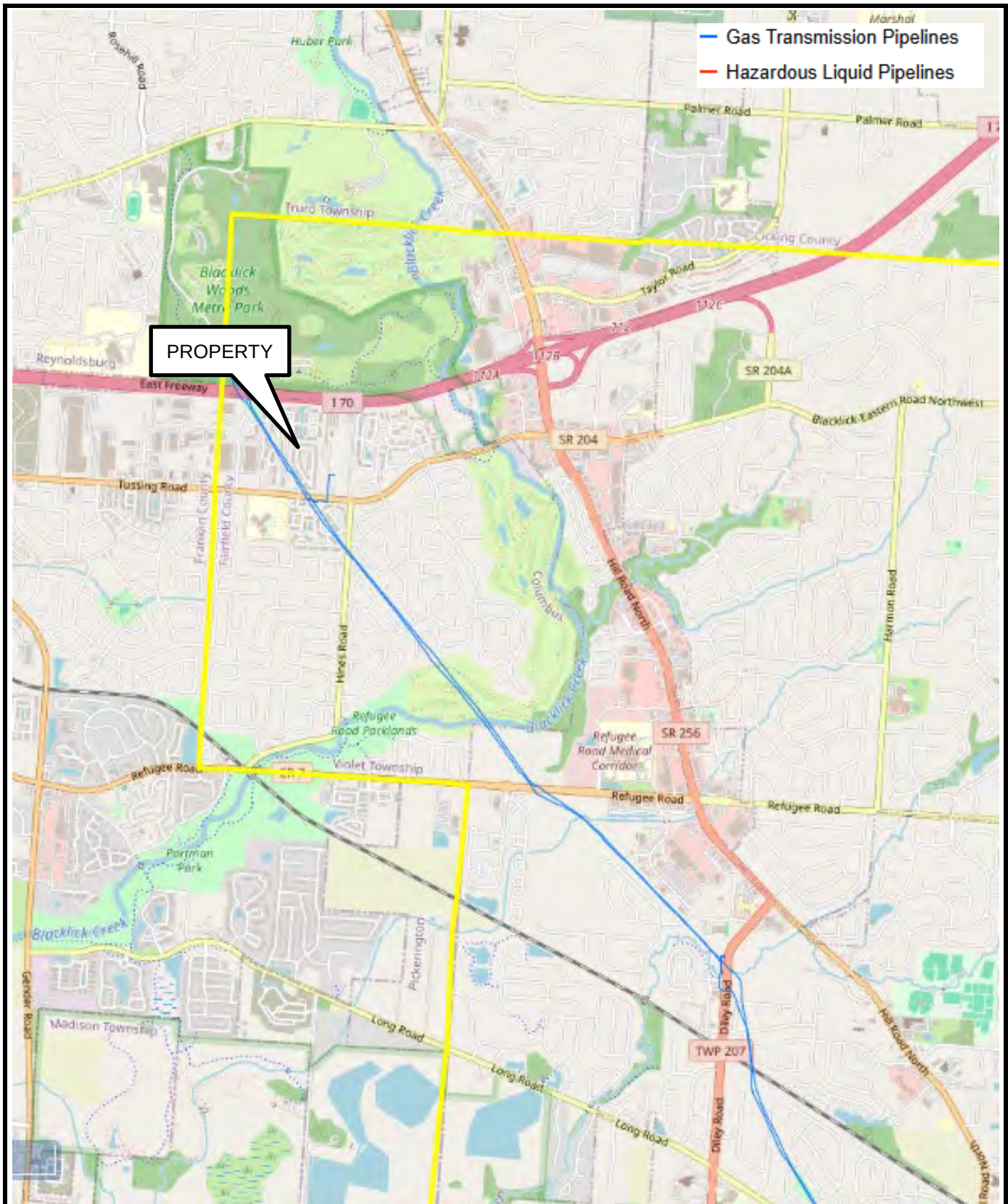


IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Ohio" (USGS Open-file Report 93-292-E) before using this map. <http://energy.or.usgs.gov/radon/grpinfo.html> This document contains information on radon potential variations within counties. EPA also recommends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



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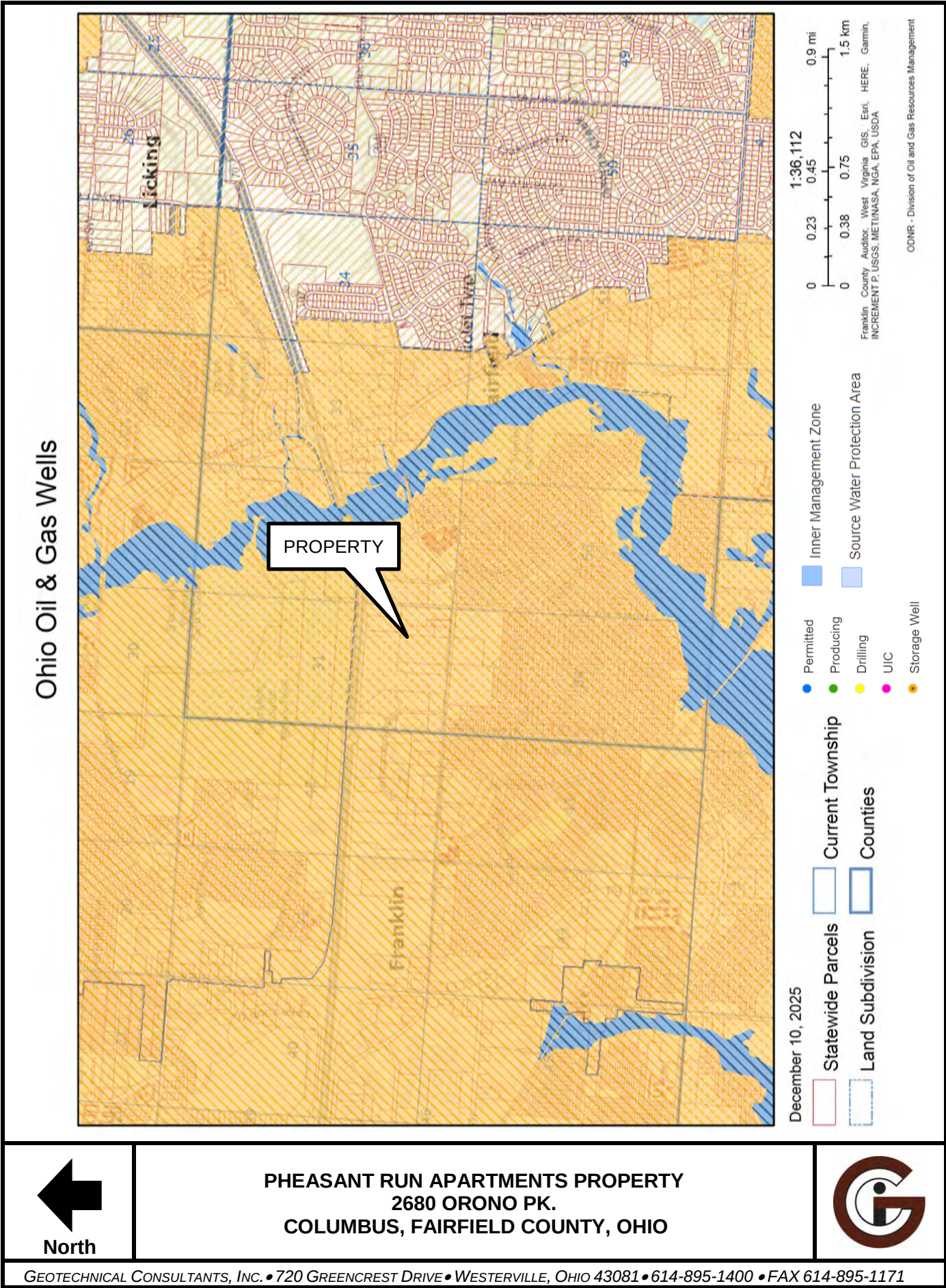




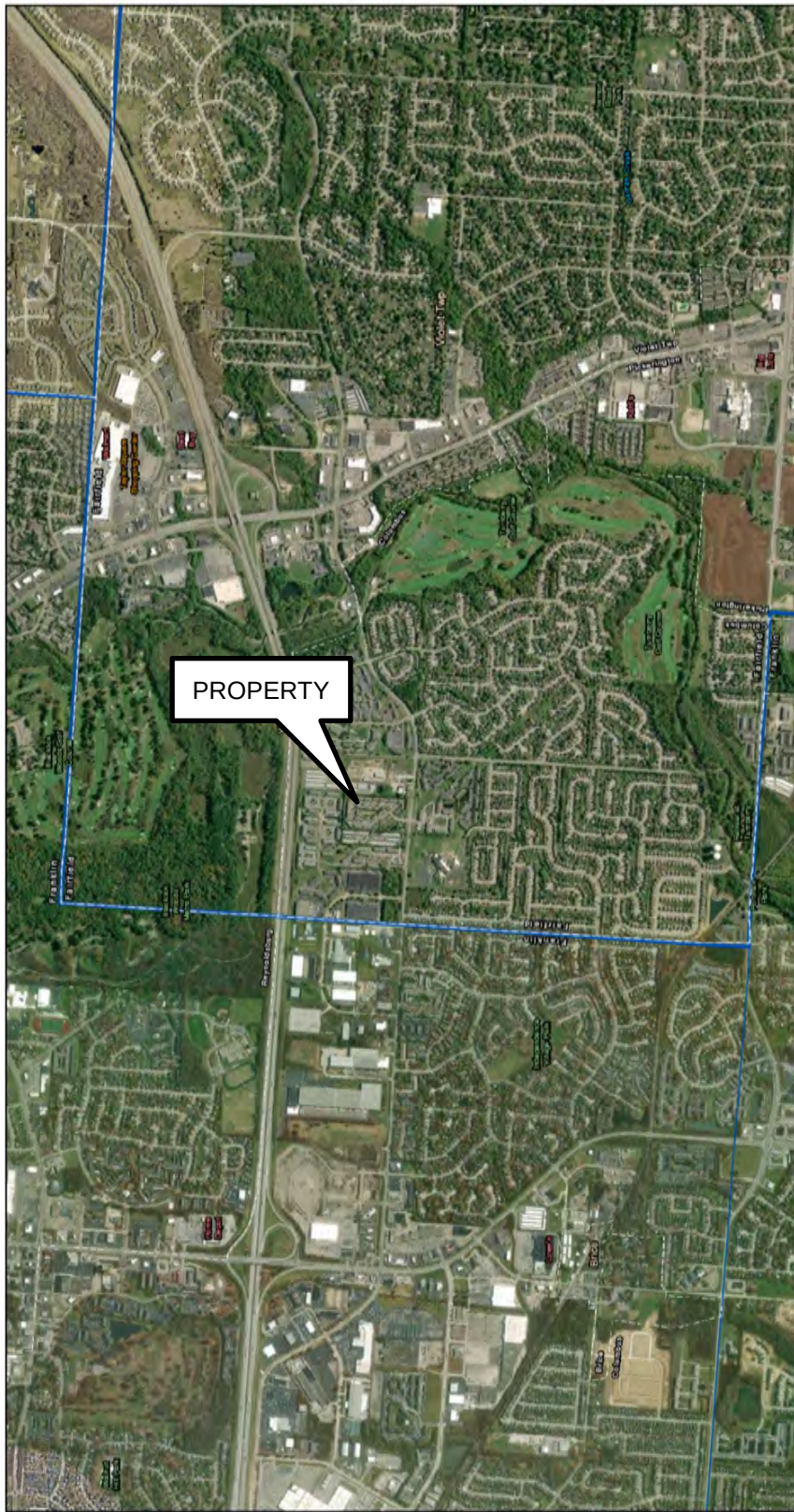
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ODNR Karst Areas Map

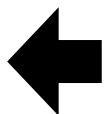
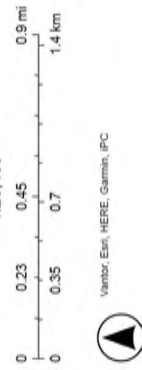


12/10/2025, 2:05:43 PM

World_Boundaries_and_Places
 Karst - Field Verified
 Karst - Suspect - Field Visited
 Karst - Suspect - Not Visited
 Spring

World Imagery
 Low Resolution 15m Imagery
 High Resolution 60cm Imagery

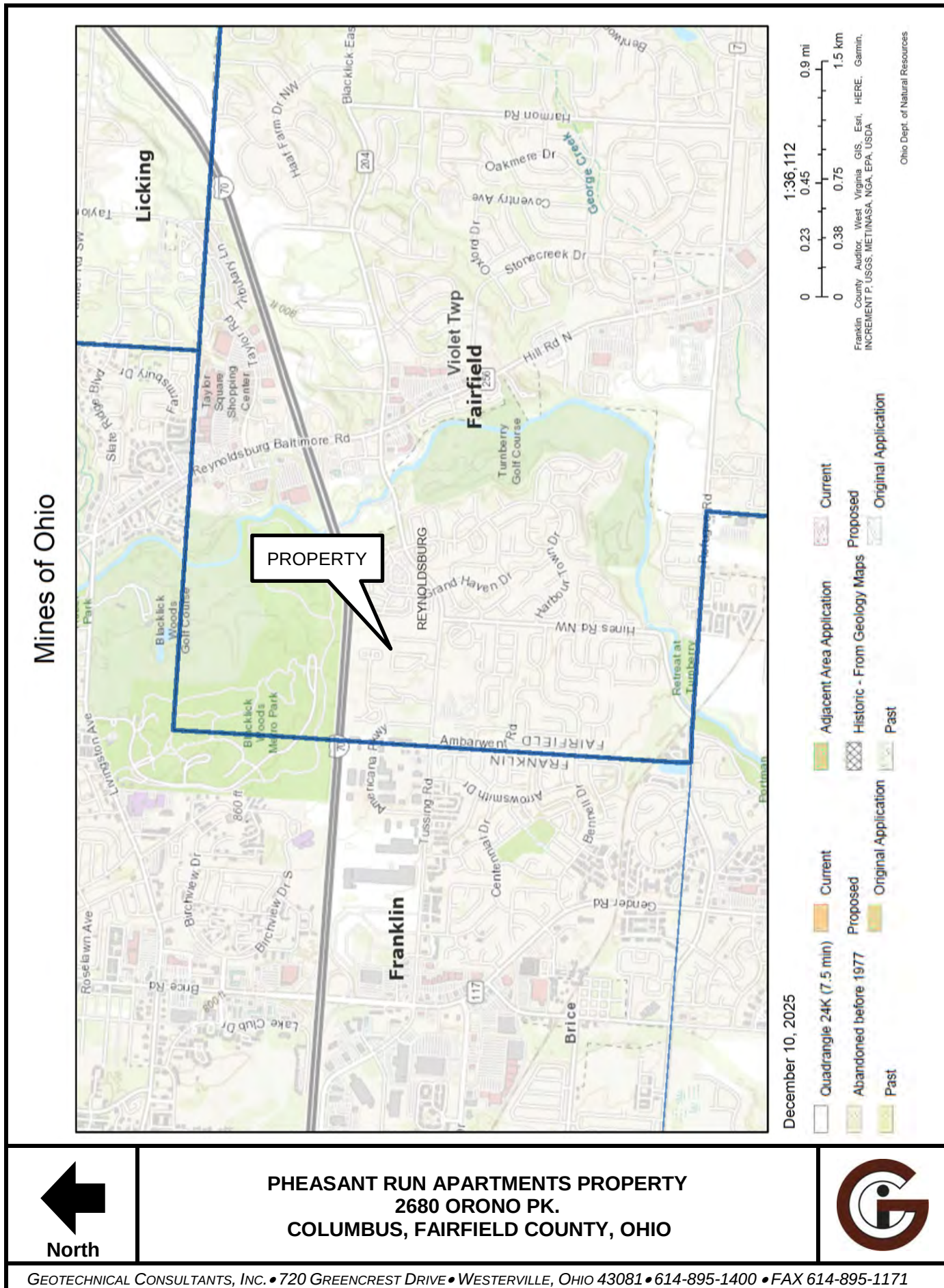
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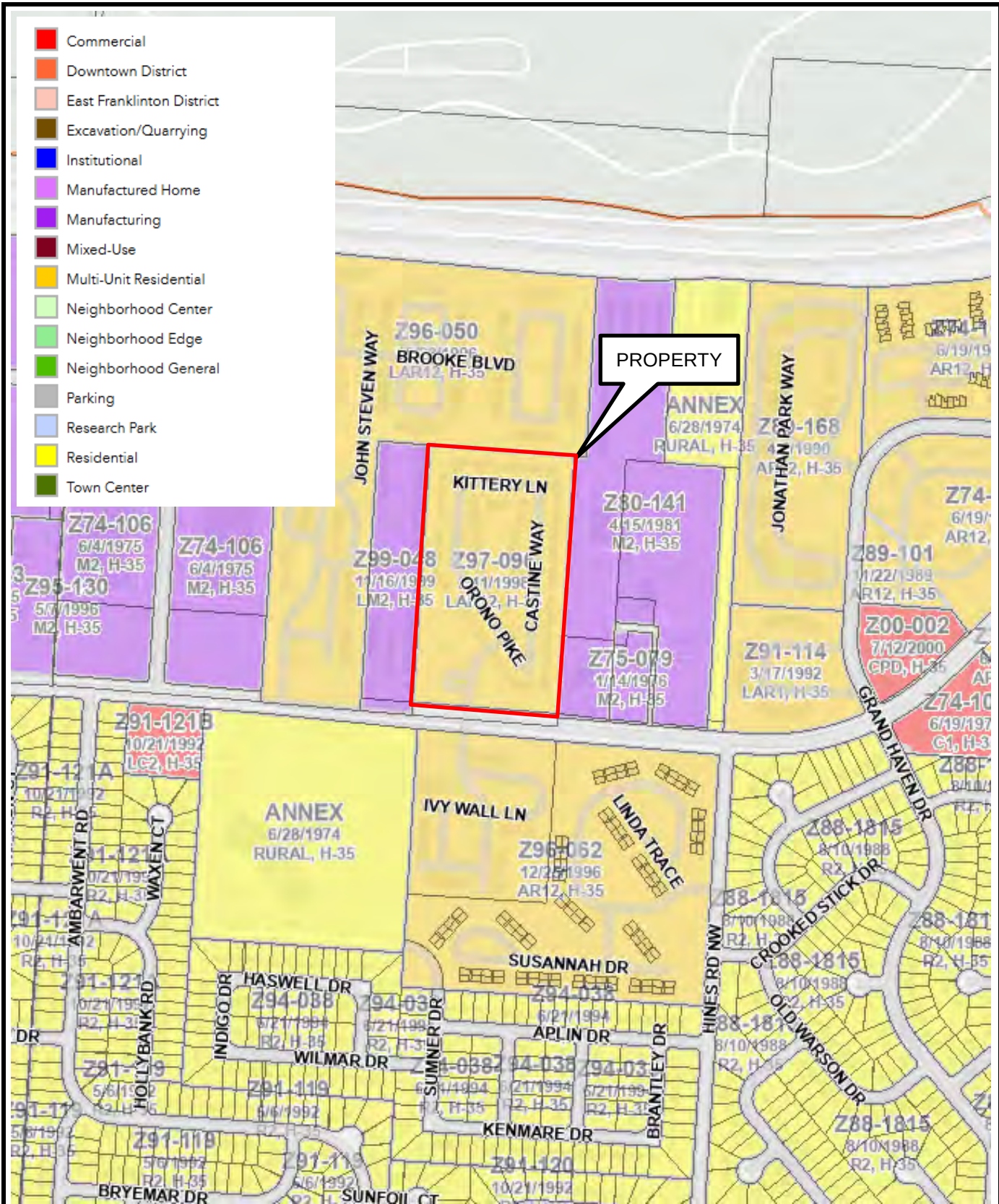


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APPENDIX B – Ownership and Historical Information

Summary

Parcel Number	0580204700
Location Address	2680 ORONO PIKE REYNOLDSBURG OH 43068
Legal Description	R 20 T 16 S 19 SW (Note: Not to be used on legal documents.)
Property Class	C - COMMERCIAL
Land Use	(403) C - APARTMENTS 40 OR MORE RENTAL UNITS
Neighborhood	00734000
Legal Acres	13.32
City	COLUMBUS
Township	MONTGOMERY TOWNSHIP
School District	PICKERINGTON L.S.D.
Owner Occupancy Credit	NO
Homestead Reduction	NO

[View Map](#)

Owner

Owner
TUSSING ROAD HOMES LIMITED PARTNERSHIP
%BRUCE A LUECKE
3443 AGLER RD STE 200
COLUMBUS OH 43219
Tax Mailing Address
TUSSING ROAD HOMES LIMITED PARTNERSHIP
ATTN: SERVICING-TAX ADMINISTRATION
2001 ROSS AVE, STE 1900
DALLAS TX 75201

Submit Mailing / Site Address Correction Request

Valuation

Tax Year 2025 Certified Valuation

Tax Year	2025
Land Value	\$1,583,340.00
Building Value	\$14,119,310.00
Total Value (Appraised 100%)	\$15,702,650.00
Land Value	\$554,170.00
Building Value	\$4,941,760.00
Total Value (Assessed 35%)	\$5,495,930.00
Land CAUV Value	\$0.00
Taxable Value	\$5,495,930.00

Valuation History

Tax Year 2025 Certified Valuation

Tax Year	Appraised Land Value	Appraised Building Value	Appraised Total Value	Assessed Land Value	Assessed Building Value	Assessed Total Value	CAUV	Taxable Value
2025	\$1,583,340	\$14,119,310	\$15,702,650	\$554,170	\$4,941,760	\$5,495,930	\$0	\$5,495,930
2024	\$1,279,800	\$3,267,570	\$4,547,370	\$447,930	\$1,143,650	\$1,591,580	\$0	\$1,591,580
2023	\$1,279,800	\$3,267,570	\$4,547,370	\$447,930	\$1,143,650	\$1,591,580	\$0	\$1,591,580
2022	\$1,279,800	\$3,267,570	\$4,547,370	\$447,930	\$1,143,650	\$1,591,580	\$0	\$1,591,580
2021	\$1,279,800	\$3,267,570	\$4,547,370	\$447,930	\$1,143,650	\$1,591,580	\$0	\$1,591,580
2020	\$1,279,800	\$3,267,570	\$4,547,370	\$447,930	\$1,143,650	\$1,591,580	\$0	\$1,591,580
2019	\$1,279,800	\$3,267,570	\$4,547,370	\$447,930	\$1,143,650	\$1,591,580	\$0	\$1,591,580
2018	\$989,700	\$2,435,300	\$3,425,000	\$346,400	\$852,360	\$1,198,760	\$0	\$1,198,760
2017	\$989,700	\$2,435,300	\$3,425,000	\$346,400	\$852,360	\$1,198,760	\$0	\$1,198,760
2016	\$989,700	\$2,435,300	\$3,425,000	\$346,400	\$852,360	\$1,198,760	\$0	\$1,198,760
2015	\$989,700	\$2,435,300	\$3,425,000	\$346,400	\$852,360	\$1,198,760	\$0	\$1,198,760
2014	\$989,700	\$2,435,300	\$3,425,000	\$346,400	\$852,360	\$1,198,760	\$0	\$1,198,760
2013	\$989,700	\$2,435,300	\$3,425,000	\$346,400	\$852,360	\$1,198,760	\$0	\$1,198,760
2012	\$2,097,000	\$1,683,000	\$3,780,000	\$733,950	\$589,050	\$1,323,000	\$0	\$1,323,000

Land

Disclaimer: Acreage and Lot Sizes within this section do NOT represent the Legal Survey or Deeded Acreage of the parcel.
Lots Sizes shown here are intended for valuation purposes only.

Description	Acres	Square Feet	Value
Primary Site	8.0000	348,480	\$1,320,000
Residual	5.3200	231,739	\$263,340

Total Acres:
13.3200
Total Land-Value:
\$1,583,340

Commercial Improvement Information

Card	1	Year Built	2001
Structure	CLUB HOUSE	Effective Year	0
Building No	1	Grade	B-
Number of Units	136	Identical Units	1

Card	2	Year Built	2001
Structure	GARDEN APT	Effective Year	0
Building No	2	Grade	B-
Number of Units	0	Identical Units	1

Card	3	Year Built	2001
Structure	GARDEN APT	Effective Year	0
Building No	3	Grade	B-
Number of Units	0	Identical Units	6

Card	4	Year Built	2001
Structure	GARDEN APT	Effective Year	0
Building No	4	Grade	B-
Number of Units	0	Identical Units	10

Card	5	Year Built	2001
Structure	GARDEN APT	Effective Year	0
Building No	5	Grade	B-
Number of Units	0	Identical Units	5

Card	6	Year Built	2001
Structure	GARDEN APT	Effective Year	0
Building No	6	Grade	B-
Number of Units	0	Identical Units	2

Card	7	Year Built	2001
Structure	GARDEN APT	Effective Year	0
Building No	7	Grade	B-
Number of Units	0	Identical Units	1

Interior/Exterior Information

Card 1

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		2399	218	9	OFFICES	3	4	397,900	2,240	400,520	63	0	\$252,330
2	2	02	02	0				2001	0		851	128	9	OFFICES	3	4	145,830	0	145,830	63	0	\$91,870

Card 2

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		2952	260	9	APT	3	3	412,870	3,760	417,270	56	0	\$233,670
2	1	02	02	0				2001	0		3096	252	9	APT	3	3	415,370	0	415,370	56	0	\$232,610

Card 3

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		3220	276	9	APT	3	3	447,640	8,680	457,800	56	0	\$256,370
2	1	02	02	0				2001	0		3292	276	9	APT	3	3	444,440	0	444,440	56	0	\$248,890

Card 4

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		4100	346	9	APT	3	3	568,110	5,640	574,710	56	0	\$321,840
2	1	02	02	0				2001	0		4324	330	9	APT	3	3	572,330	0	572,330	56	0	\$320,510

Card 5

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		3554	322	9	APT	3	3	500,230	4,180	505,120	56	0	\$282,870
2	1	02	02	0				2001	0		1422	158	9	APT	3	3	205,650	0	205,650	56	0	\$115,160

Card 6

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		4216	356	9	APT	3	3	584,180	5,390	590,490	56	0	\$330,670
2	1	02	02	0				2001	0		4432	336	9	APT	3	3	585,850	0	585,850	56	0	\$328,080

Card 7

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				2001	0		3470	288	9	APT	3	3	479,110	2,300	481,800	56	0	\$269,810
2	1	02	02	0				2001	0		1532	160	9	APT	3	3	217,940	0	217,940	56	0	\$122,050

Improvements

Card 1

Type	Description	Quantity	Year	Size	Area	Grade	Cond	Appraised Value	Assessed Value
C11	ASPHALT OR BLACKTOP PAVING	1	2001		85,700	C	A	\$154,260	\$53,990

Other Features

Card 1

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	PR1	PORCH, OPEN	5	15	0	1	\$2,240

Card 2

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
2	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
3	LP3	PATIO CNC RTE	6	10	0	4	\$1,480

Card 3

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	PR1	PORCH, OPEN	4	16	0	1	\$1,920
2	PR1	PORCH, OPEN	4	16	0	1	\$1,920
3	RS1	UTL BLDG-FRM	5	8	0	1	\$840
4	RS1	UTL BLDG-FRM	5	8	0	1	\$840
5	RS1	UTL BLDG-FRM	5	8	0	1	\$840
6	RS1	UTL BLDG-FRM	5	8	0	1	\$840
7	LP3	PATIO CNC RTE	6	10	0	4	\$1,480

Card 4

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
2	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
3	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
4	LP3	PATIO CNCRTE	6	10	0	6	\$2,220

Card 5

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	PR1	PORCH, OPEN	3	6	0	1	\$540
2	PR1	PORCH, OPEN	3	6	0	1	\$540
3	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
4	LP3	PATIO CNCRTE	10	10	0	2	\$1,220
5	LP3	PATIO CNCRTE	6	10	0	2	\$740

Card 6

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	RS1	UTL BLDG-FRM	6	5	0	1	\$630
2	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
3	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
4	RS1	UTL BLDG-FRM	6	5	0	1	\$630
5	LP3	PATIO CNCRTE	6	10	0	5	\$1,850

Card 7

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	RS1	UTL BLDG-FRM	6	9	0	1	\$1,140
2	LP3	PATIO CNCRTE	6	8	0	4	\$1,160

Sales

Transfer Date	Sale Date	Seller	Buyer	Sale Price	Sale Validity	Book - Page	Instrument #
	2/26/1998	TUSSING ROAD HOMES LIMITED PARTNERSHIP	TUSSING ROAD HOMES LIMITED PARTNERSHIP	\$728,000	RELATED INDIVIDUALS OR CORPORATIONS	669-432	
	2/26/1998	CLIFFORD GEORGE W	TUSSING ROAD HOMES LIMITED PARTNERSHIP	\$728,000	RELATED INDIVIDUALS OR CORPORATIONS	669-432	

Permits

Date	Number	Amount	Purpose
04/16/2020	DMDM2002580	\$126,167	ALTER
07/26/2013	1320789	\$135,000	COMM
07/22/1998	B9906108	\$210,370	APTS

Tax History

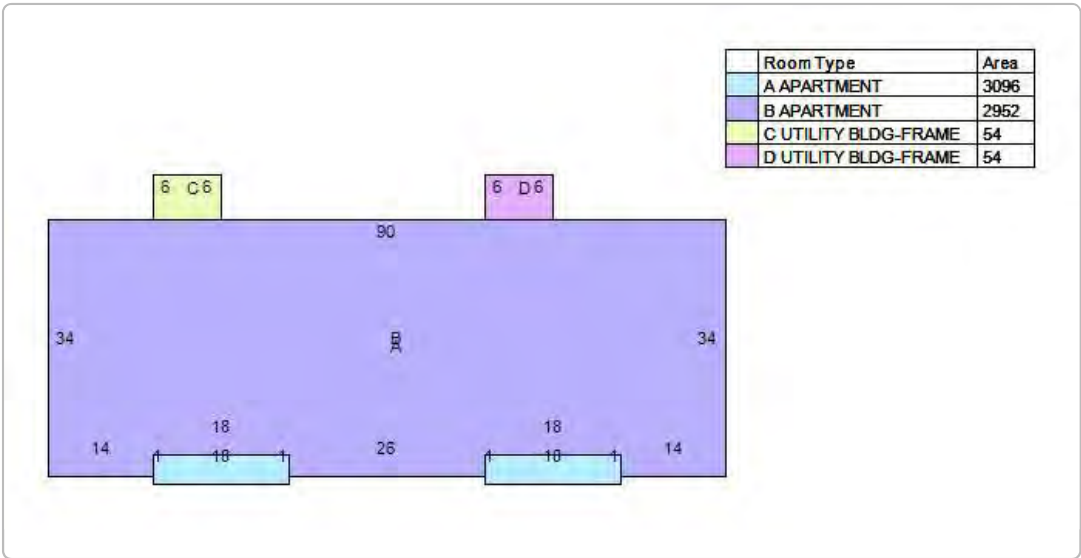
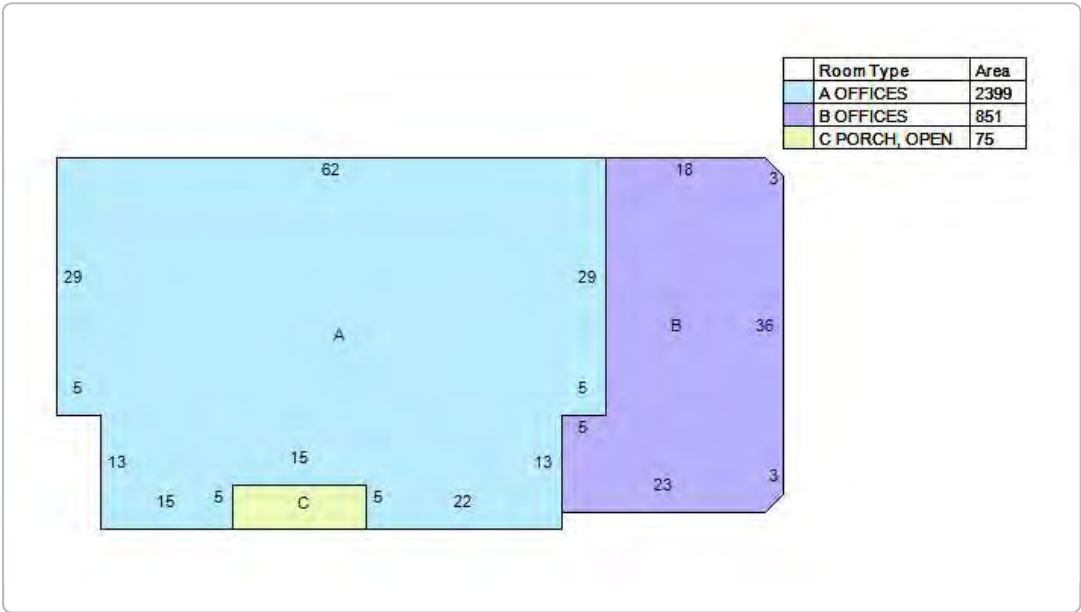
2025 taxes have not yet been calculated. Any amounts shown here represent unpaid charges from prior years.

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Half Year Due	Full Year Due
2025 Pay 2026	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2024 Pay 2025	\$0.00	\$94,876.12	\$94,876.12		
2023 Pay 2024	\$0.00	\$95,247.84	\$95,247.84		
2022 Pay 2023	\$0.00	\$93,007.44	\$93,007.44		
2021 Pay 2022	\$0.00	\$94,292.94	\$94,292.94		
2020 Pay 2021	\$0.00	\$94,802.52	\$94,802.52		

Payments

Date	Amount
7/1/2025	(\$47,438.06)
2/6/2025	(\$47,438.06)
6/20/2024	(\$47,623.92)
2/5/2024	(\$47,623.92)
7/17/2023	(\$46,503.72)
2/9/2023	(\$46,503.72)
7/14/2022	(\$47,146.47)
2/17/2022	(\$47,146.47)

Sketches

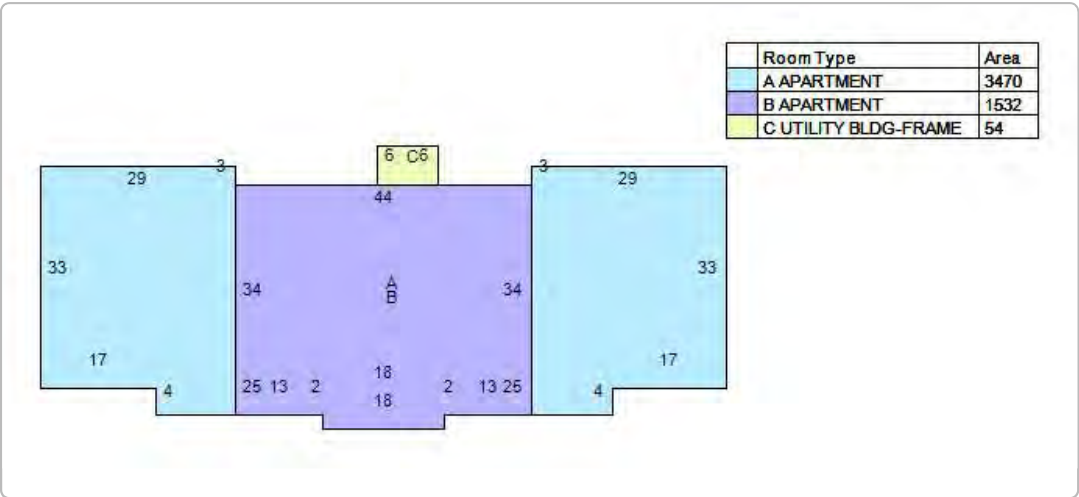
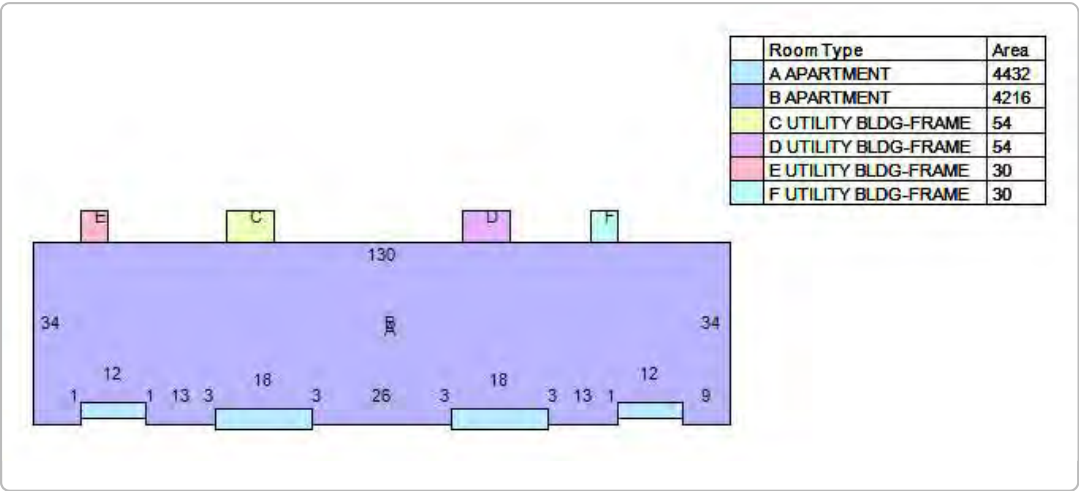


[illegible]

Figure 1 shows a rectangular area of 128 units by 34 units. The area is divided into three horizontal sections. The top section is divided into three colored blocks: green (C), purple (D), and red (E). The middle section is a large purple block labeled B. The bottom section is divided into three cyan blocks. Dimensions are given for each section and block.

Section / Block	Color	Width (x-axis)	Height (y-axis)
Top Section	Green (C), Purple (D), Red (E)	128	34
Middle Section	Purple (B)	128	34
Bottom Section	Cyan	128	34
Block C	Green	24	1
Block D	Purple	20	3
Block E	Red	24	1

The diagram shows a 10x10 grid with several colored regions and numbers. The regions are: a light blue region on the left, a light blue region on the right, a yellow region at the top center, a purple region in the center, and two pink regions at the bottom left and bottom right. The numbers are: 19, 8, 6, C6, 8, 19, 42, 62, A, 35, B, 35, 24, 16, 6, 13, 3, D, 4, 9, 4, 24, 4, 9, 4, E, 3, 13.



Tax Bill

Taxes shown below HAVE BEEN certified by the Fairfield County Auditor.

Tax Bill

Property Card

Property Card

Pay Your Taxes Online

Pay Taxes

Please verify exact amounts with the Treasurer's Office at (740) 652-7140

No data available for the following modules: Soils, Dwellings, Special Assessments.

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 Last Data Upload: 12/10/2025, 8:05:29 AM

Contact Us

Developed by
SCHNEIDER
 GEOSPATIAL



North

PHEASANT RUN APARTMENTS PROPERTY
2680 ORONO PK.
COLUMBUS, FAIRFIELD COUNTY, OHIO





North

PHEASANT RUN APARTMENTS PROPERTY
2680 ORONO PK.
COLUMBUS, FAIRFIELD COUNTY, OHIO





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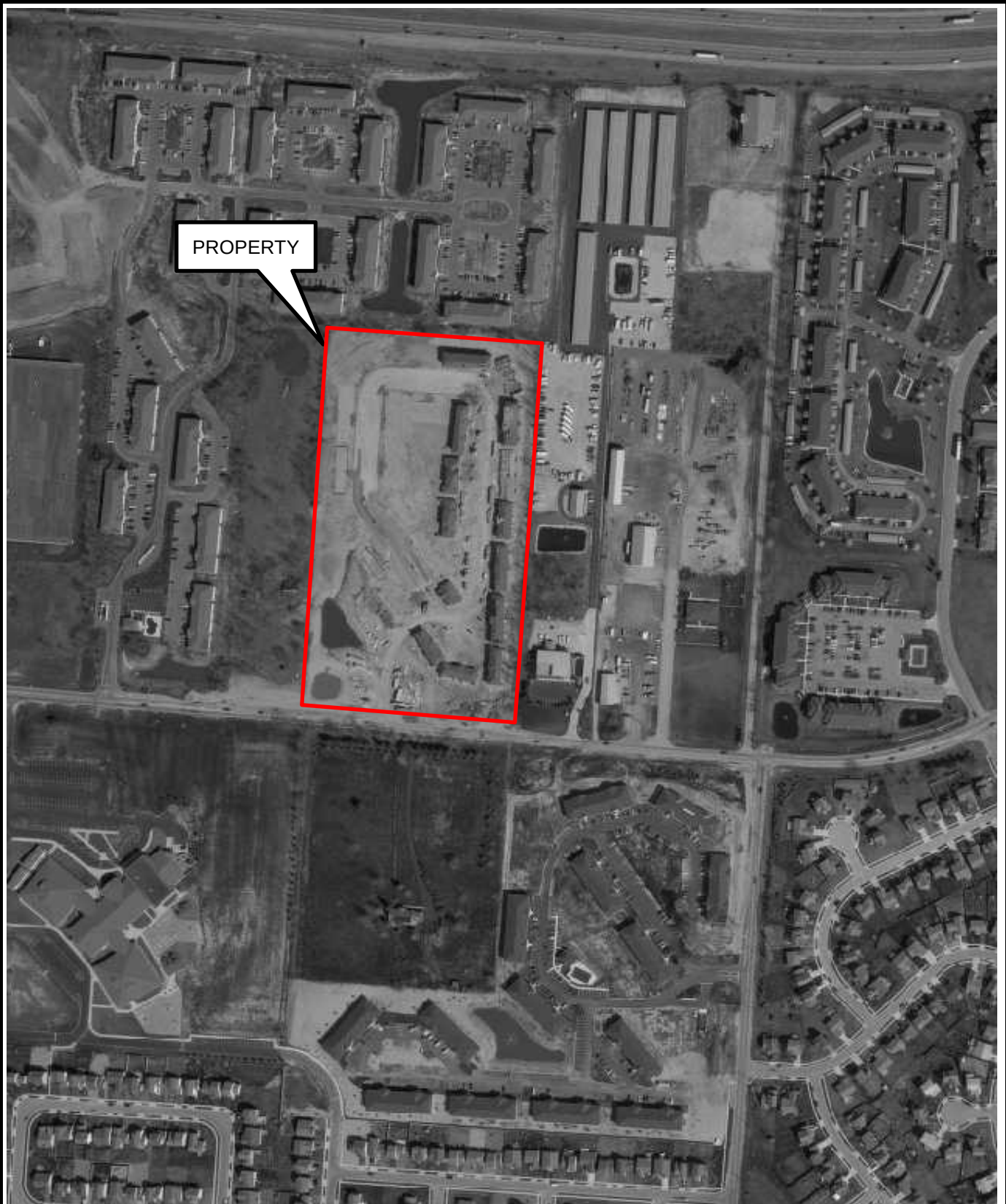




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2680 ORONO PK.
COLUMBUS, FAIRFIELD COUNTY, OHIO

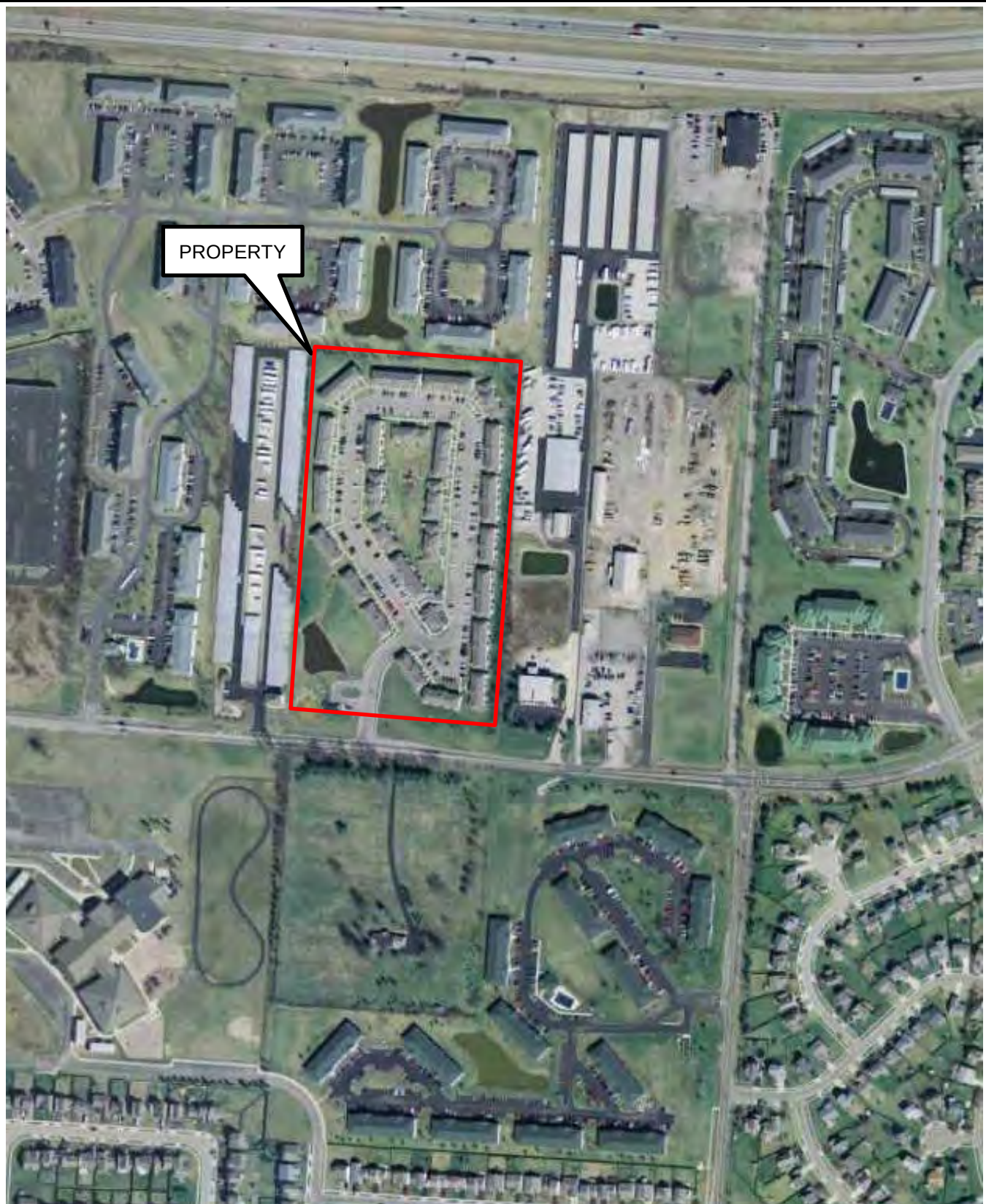




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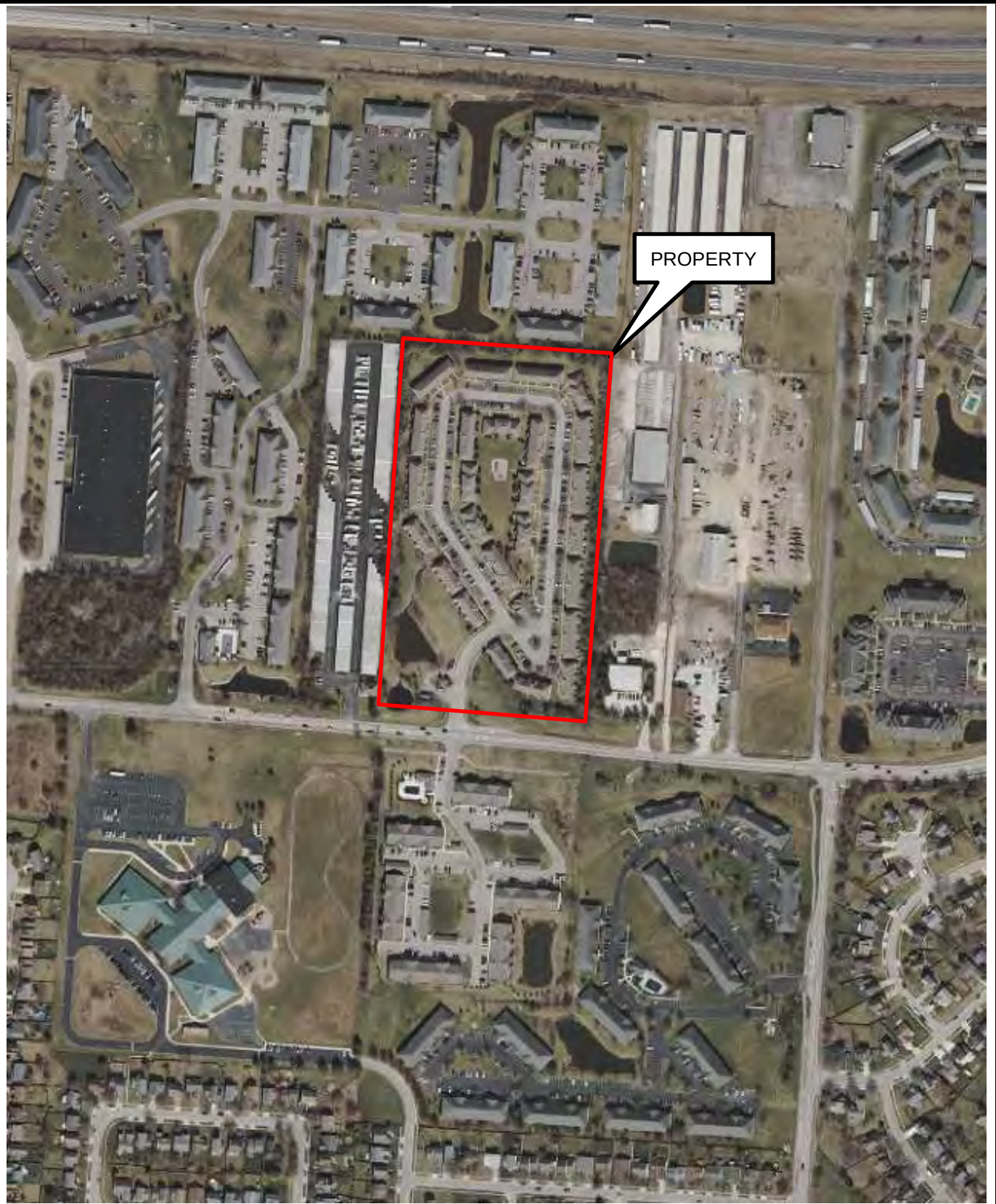




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COLUMBUS, FAIRFIELD COUNTY, OHIO

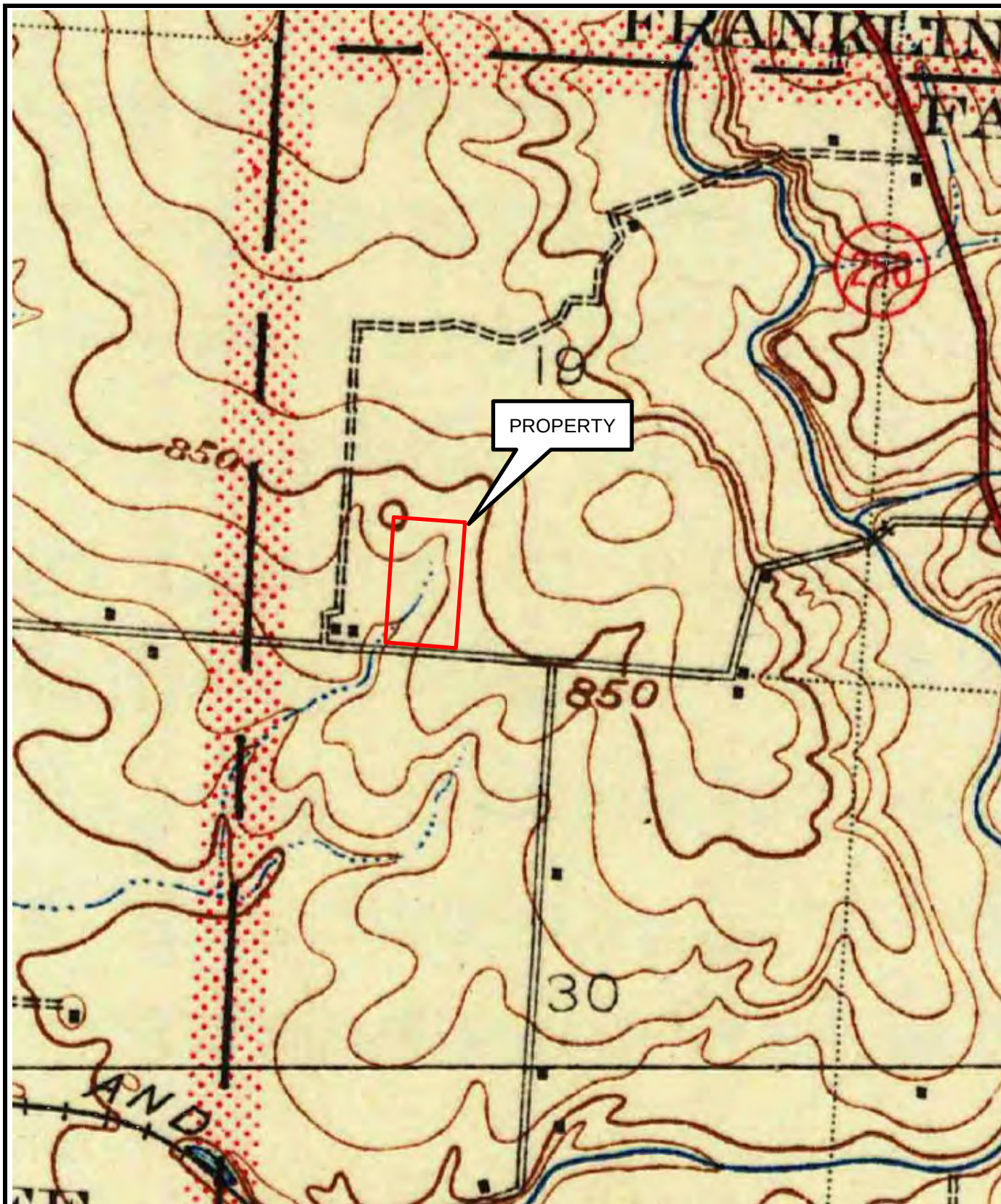




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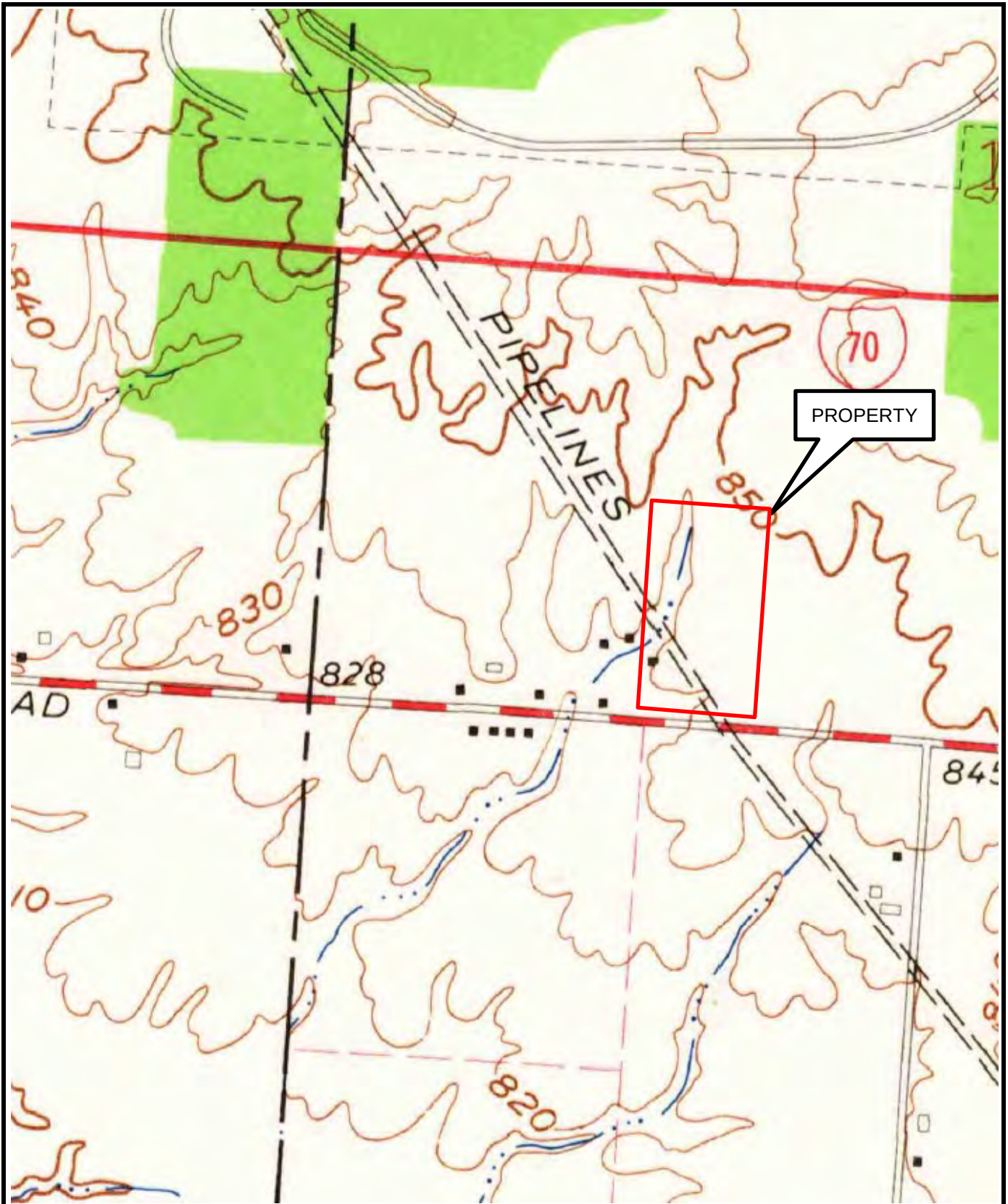




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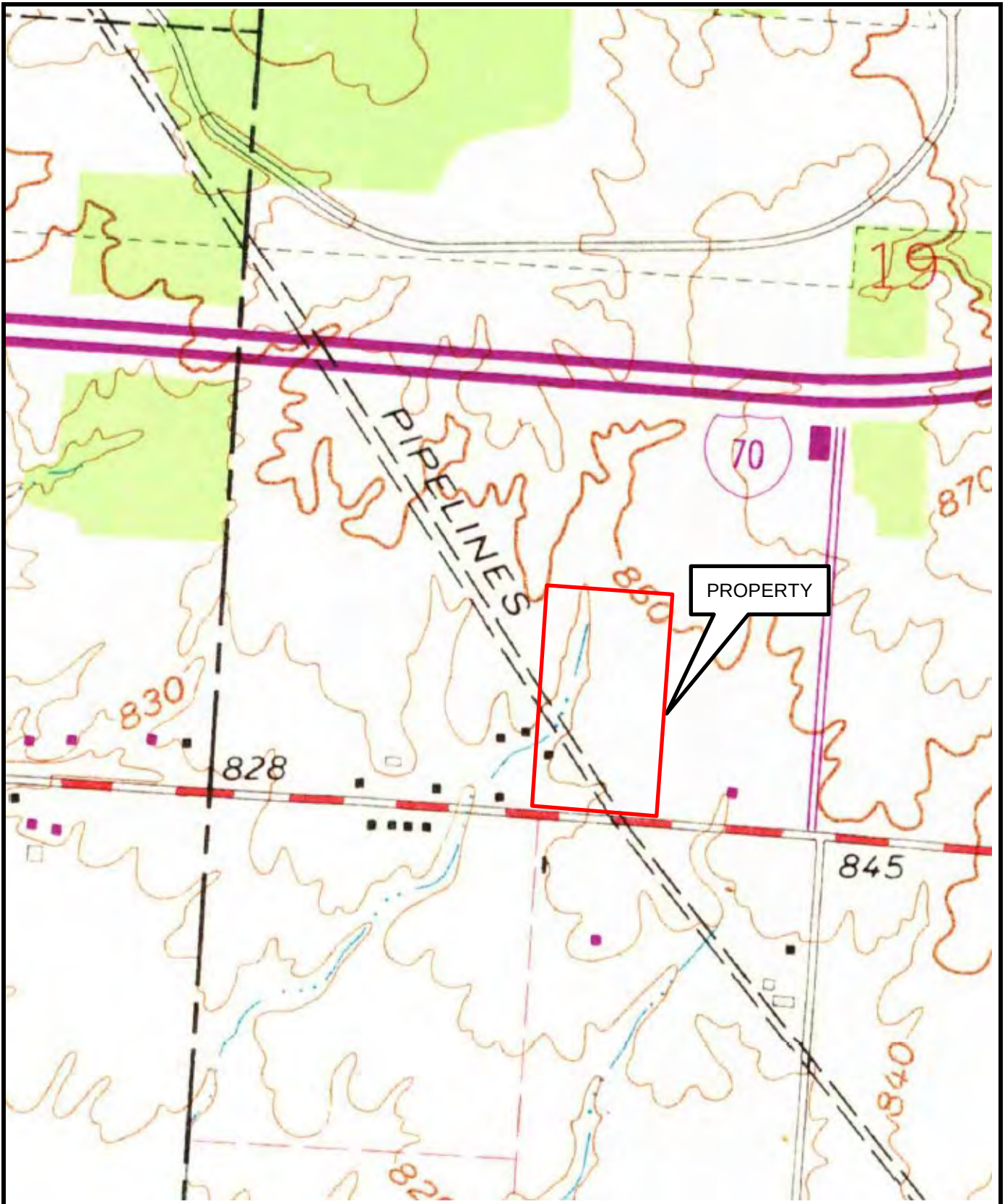




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 COLUMBUS, FAIRFIELD COUNTY, OHIO

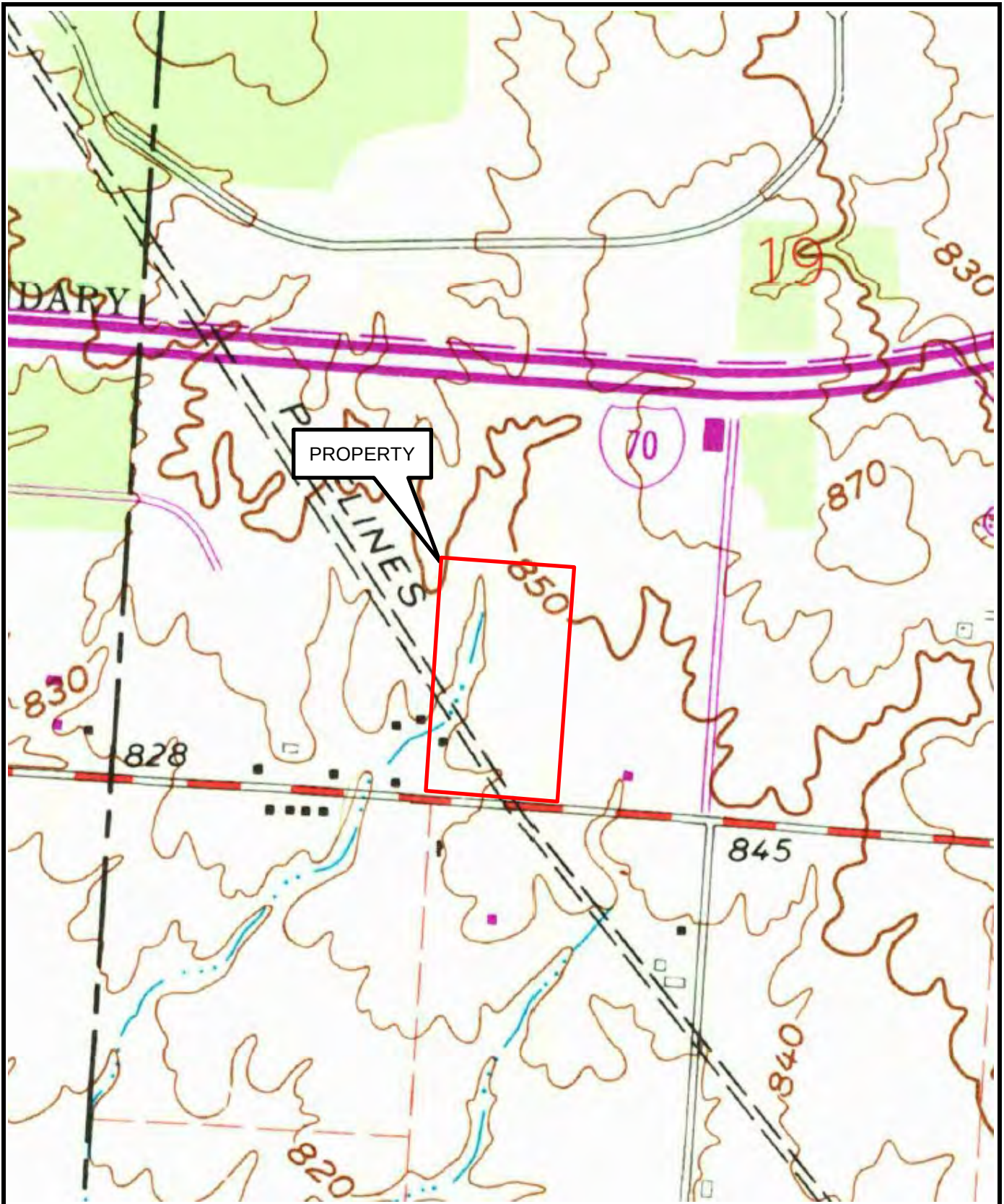




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COLUMBUS, FAIRFIELD COUNTY, OHIO

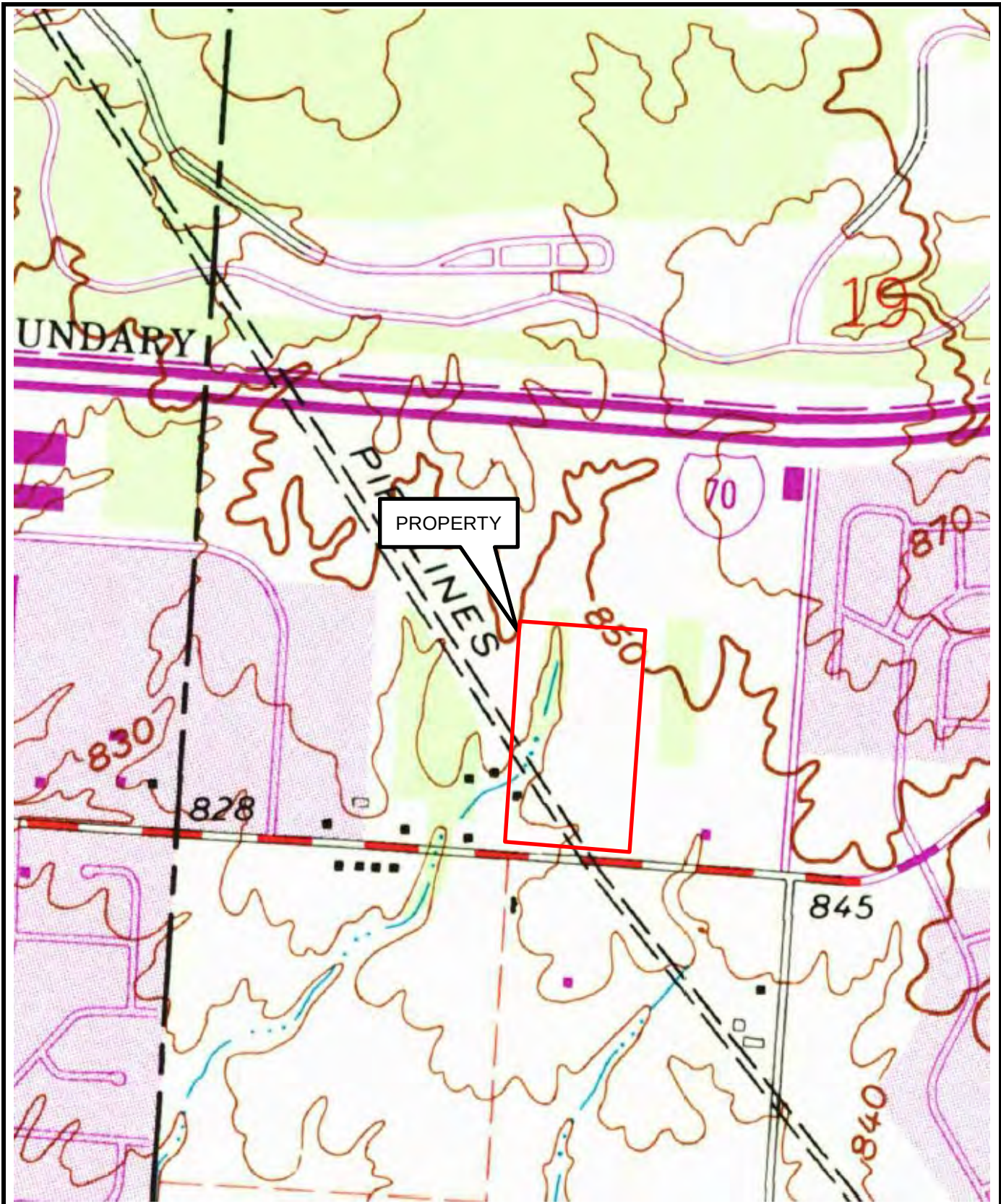




North

PHEASANT RUN APARTMENTS PROPERTY
2680 ORONO PK.
COLUMBUS, FAIRFIELD COUNTY, OHIO





North

PHEASANT RUN APARTMENTS PROPERTY
2680 ORONO PK.
COLUMBUS, FAIRFIELD COUNTY, OHIO





Pheasant Run Apartments Property

2680 Orono Pk.

Reynoldsburg, OH 43068

Inquiry Number: 8199208.1

December 12, 2025

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/12/25

Site Name:

Pheasant Run Apartments Proj
2680 Orono Pk.
Reynoldsburg, OH 43068
EDR Inquiry # 8199208.1

Client Name:

Geotechnical Consultants Inc.
720 Greencrest Drive
Westerville, OH 43081
Contact: Amanda Apicella



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Certified Sanborn Results:

Certification # 1209-4250-B31C

PO # 25-E-30892

Project Pheasant Run Apartments Proper

UNMAPPED PROPERTY

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Sanborn® Library search results

Certification #: 1209-4250-B31C

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- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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GEOTECHNICAL
CONSULTANTS INC.



APPENDIX C – Regulatory Documentation

Prepared for:
GEOTECHNICAL CONSULTANTS, INC
720 Greencrest Drive
Westerville, Ohio 43081



Regulatory Database Report

ASTM E1527-21/AAI Compliant
Pheasant Run Apartments Property
2680 Orono Pk.
Reynoldsburg, OH
PO #: 25-E-30892
ES-146924
Wednesday, December 10, 2025

Table of Contents



Geographic Summary	3
Dataset Summary	4
Summary Map - 0.25 Mile Radius	6
Summary Map - 0.5 Mile Radius	7
Summary Map - 1.0 Mile Radius	8
Water/Oil & Gas Wells Map - 0.25 Mile Radius	9
Water/Oil & Gas Wells Summary	10
Soil Survey Map - 0.25 Mile Radius	11
Soils Details	12
Soils Descriptions	18
Topographic Overlay Map - 1.0 Mile Radius	19
Current Imagery Overlay Map - 0.5 Mile Radius	20
Zip Code Map - 1.0 Mile Radius	21
Mapped Sites Summary	22
Unmapped Sites Summary	23
Mapped Sites Details	24
Unmapped Sites Details	27
Dataset Descriptions	30
Disclaimer	35

Geographic Summary



Location

OH

Subject property is 12.93 acres, 0.020 square miles, and has a 0.58 mile perimeter

Coordinates (centroid)

Lat/Long in Degrees Minutes Seconds 39° 55' 39.69", -82° 48' 20.58"

Lat/Long in Decimal Degrees 39.927693000000005, -82.8057175

X/Y in NAD83 / UTM Zone 17N 345697.5343128935, 4421292.674743375

Elevation (centroid)

Subject Property lies 840.16 feet above sea level.

Zip Codes Searched

Search Distance	Zip Codes
-----------------	-----------

Subject Property	43068
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0.25 miles	43068, 43147
------------	--------------

0.5 miles	43068, 43147
-----------	--------------

1.0 miles	43110, 43068, 43147
-----------	---------------------

Topos Searched

Search Distance	Topo Name
-----------------	-----------

Subject Property	Reynoldsburg (1983)
------------------	---------------------

0.25 miles	Reynoldsburg (1983)
------------	---------------------

0.5 miles	Reynoldsburg (1983)
-----------	---------------------

1.0 miles	Reynoldsburg (1983)
-----------	---------------------

Dataset Summary



Datasets Searched		Distance	Mapped	Unmapped	Total
Federal - ASTM 1527-21/AAI Required					
CERCLIS (CER)	●	0.5	0	0	0
CERCLIS - Delisted National Priority List (CER DNPL)	●	0.5	0	0	0
CERCLIS - No Further Remedial Action Planned (CER NFRAP)	●	0.5	0	0	0
CERCLIS - National Priority List (CER NPL)	●	1.0	0	0	0
Dry Cleaner (DRYC)	●	0.25	0	0	0
Emergency Response Notification System (ERNS)	●	0.25	0	3	3
Federal Brownfield (FED BF)	●	0.5	0	0	0
Federal Engineering Control (FED EC)	●	0.25	0	0	0
Federal Institutional Control (FED IC)	●	0.25	0	0	0
PFAS Contamination (PFAS)	●	0.25	0	0	0
RCRA (RCRA)	●	0.25	0	0	0
RCRA - Corrective Actions (RCRA COR)	●	1.0	0	0	0
RCRA - Large Quantity Generators (RCRA LQG)	●	0.25	0	0	0
RCRA - Small Quantity Generators (RCRA SQG)	●	0.25	0	0	0
RCRA - Treatment, Storage, Disposal (RCRA TSD)	●	0.5	0	0	0
RCRA - Very Small Quantity Generators (RCRA VSG)	●	0.25	1	0	1
Tribal - ASTM 1527-21/AAI Required					
Tribal Region 5 - Leaking Petroleum Storage Tank (LPST)	●	0.5	0	0	0
Tribal Region 5 - Petroleum Storage Tank (PST)	●	0.25	0	0	0
State - ASTM 1527-21/AAI Required					
State Brownfield (BF)	●	0.5	0	0	0

Dataset Summary



Division of Emergency Response and Revitalization (DERR)	●	1.0	0	0	0
Dry Cleaner (DRYC)	●	0.25	0	0	0
State Engineering Control (EC)	●	0.25	0	0	0
State Institutional Control (IC)	●	0.25	0	0	0
Leaking Petroleum Storage Tank (LPST)	●	0.5	0	0	0
Municipal Setting Designation (MSD)	●	0.25	0	0	0
Petroleum Storage Tank (PST)	●	0.25	0	0	0
Spill (SPILL)	●	0.25	1	0	1
Solid Waste (SW)	●	0.5	0	0	0
Voluntary Cleanup Program (VCP)	●	0.5	0	0	0
Federal - Non-ASTM 1527-21/AAI Required					
Aerometric Information Retrieval System (AIRS)	●	0.5	0	0	0
Toxic Release Inventory (TRI)	●	0.5	0	0	0
State - Non-ASTM 1527-21/AAI Required					
Aerometric Information Retrieval System (AIRS)	●	0.5	0	0	0
Local - Non-ASTM 1527-21/AAI Required					
Leaking Petroleum Storage Tank (LPST)	●	0.5	0	0	0
Petroleum Storage Tank (PST)	●	0.25	0	0	0
Total Sites Found			2	3	5

Summary Map - 0.25 Mile Radius



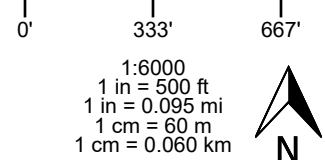
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Pheasant Run Apartments Property

- | | | |
|-------------------------|-------------------------|-------------------------|
| ▼ Single site (below) | ▼ Single site (below) | ▼ Single site (below) |
| ● Single site (same) | ● Single site (same) | ● Single site (same) |
| ▲ Single site (above) | ▲ Single site (above) | ▲ Single site (above) |
| ▼▲ Cluster site (below) | ▼▲ Cluster site (below) | ▼▲ Cluster site (below) |
| ●▲ Cluster site (same) | ●▲ Cluster site (same) | ●▲ Cluster site (same) |
| ▲▲ Cluster site (above) | ▲▲ Cluster site (above) | ▲▲ Cluster site (above) |
| ■ Polygon site | ■ Polygon site | ■ Polygon site |

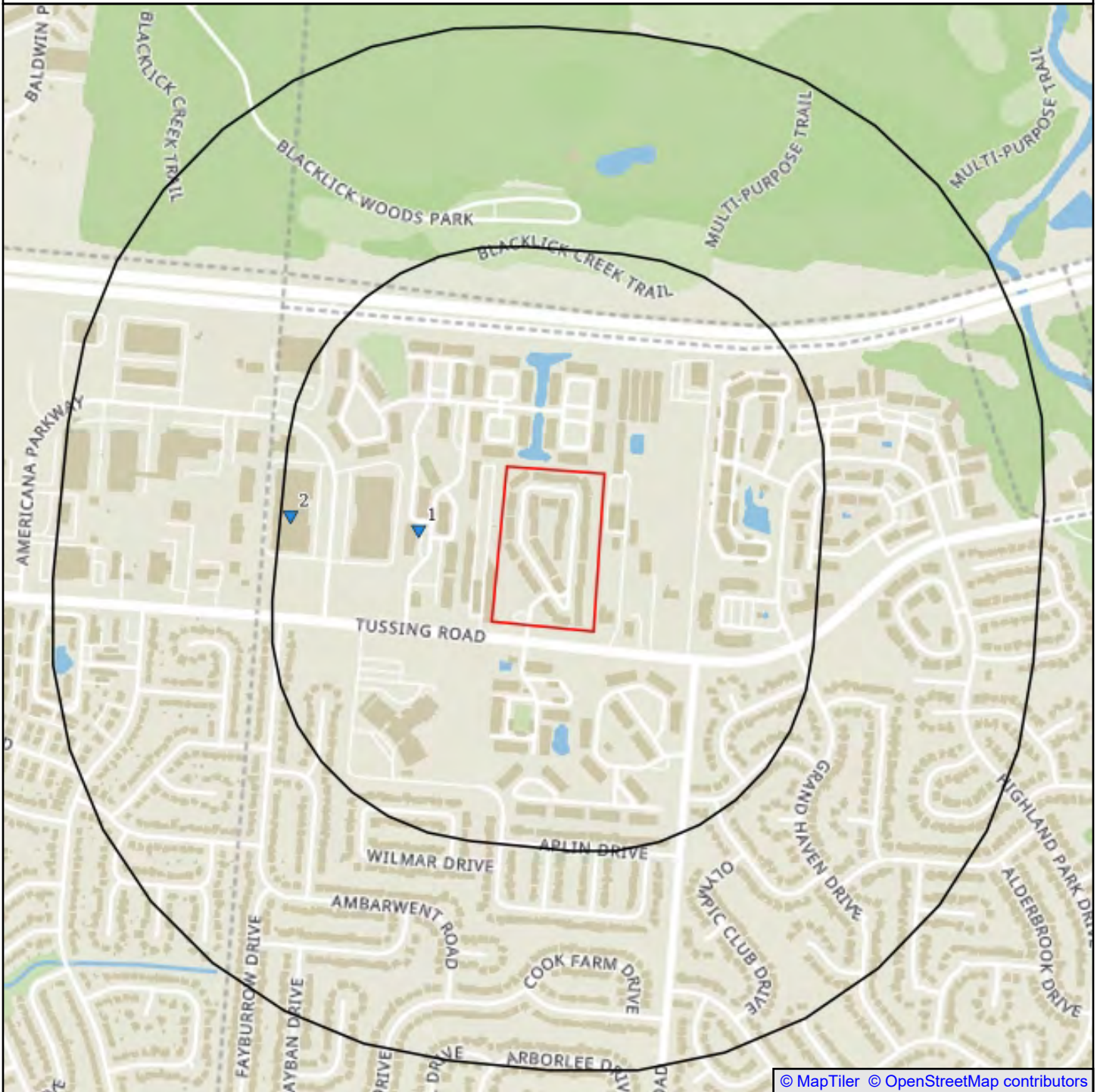
RCRA VSG.SPILL

- Subject Site
□ Search Buffer



NAD83 / UTM Zone 17N
North American Datum 1983
Western Meridian: 84 0' 00" West
Eastern Meridian: 78 0' 00" West
Latitude of Origin: 0 0' 00" North

Summary Map - 0.5 Mile Radius



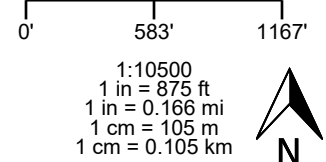
© MapTiler © OpenStreetMap contributors

Pheasant Run Apartments Property

- | | | |
|-------------------------|-------------------------|-------------------------|
| ▼ Single site (below) | ▼ Single site (below) | ▼ Single site (below) |
| ● Single site (same) | ● Single site (same) | ● Single site (same) |
| ▲ Single site (above) | ▲ Single site (above) | ▲ Single site (above) |
| ▼▲ Cluster site (below) | ▼▲ Cluster site (below) | ▼▲ Cluster site (below) |
| ●▲ Cluster site (same) | ●▲ Cluster site (same) | ●▲ Cluster site (same) |
| ▲▲ Cluster site (above) | ▲▲ Cluster site (above) | ▲▲ Cluster site (above) |
| ■ Polygon site | ■ Polygon site | ■ Polygon site |

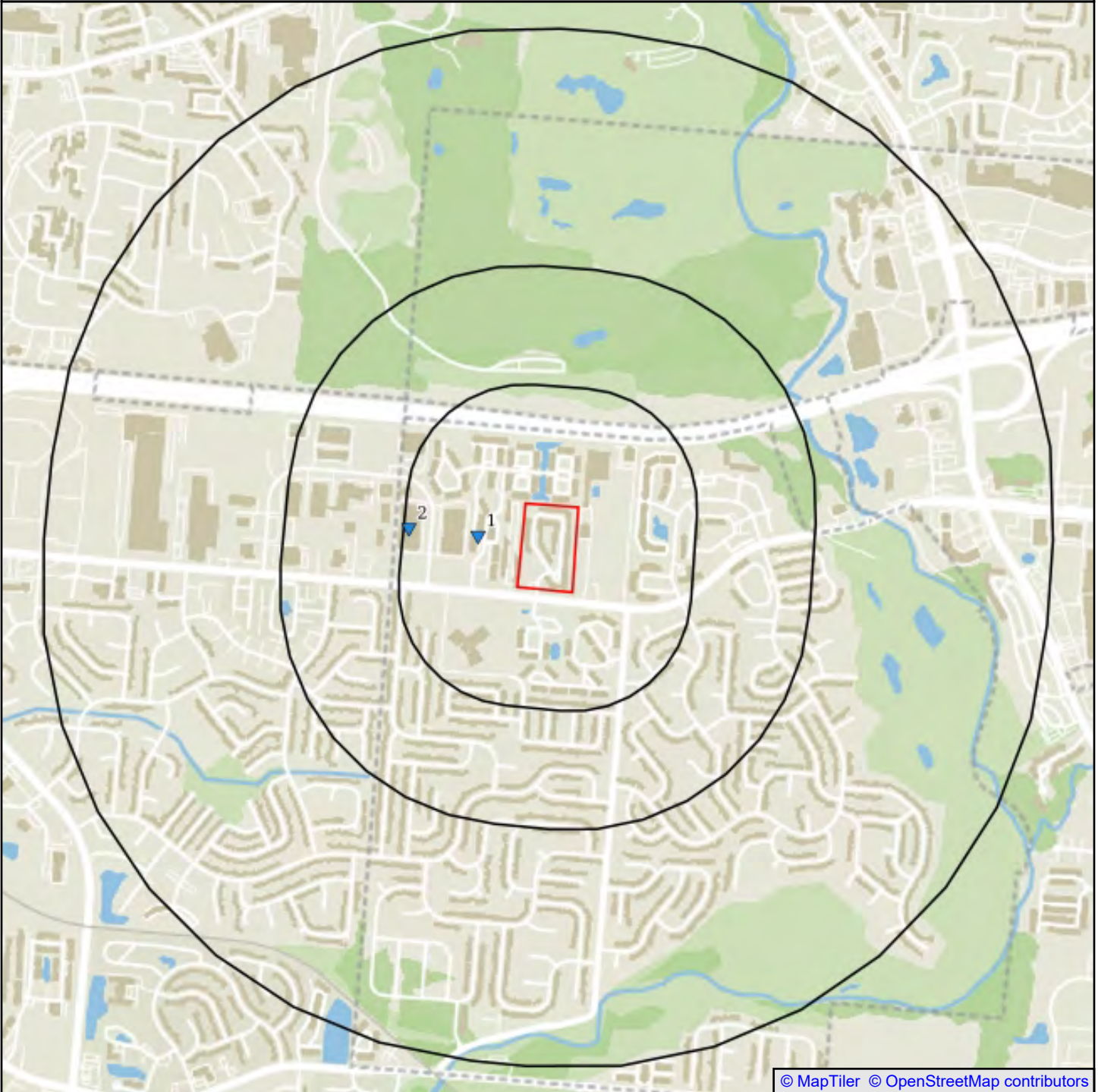
RCRA VSG.SPILL

- Subject Site
□ Search Buffer



NAD83 / UTM Zone 17N
North American Datum 1983
Western Meridian: 84 0' 00" West
Eastern Meridian: 78 0' 00" West
Latitude of Origin: 0 0' 00" North

Summary Map - 1.0 Mile Radius



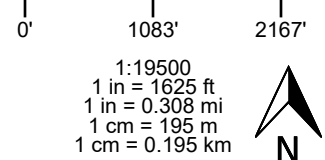
© MapTiler © OpenStreetMap contributors

Pheasant Run Apartments Property

- | | | |
|------------------------|------------------------|------------------------|
| ▼ Single site (below) | ▼ Single site (below) | ▼ Single site (below) |
| ● Single site (same) | ● Single site (same) | ● Single site (same) |
| ▲ Single site (above) | ▲ Single site (above) | ▲ Single site (above) |
| ▼ Cluster site (below) | ▼ Cluster site (below) | ▼ Cluster site (below) |
| ● Cluster site (same) | ● Cluster site (same) | ● Cluster site (same) |
| ▲ Cluster site (above) | ▲ Cluster site (above) | ▲ Cluster site (above) |
| ■ Polygon site | ■ Polygon site | ■ Polygon site |

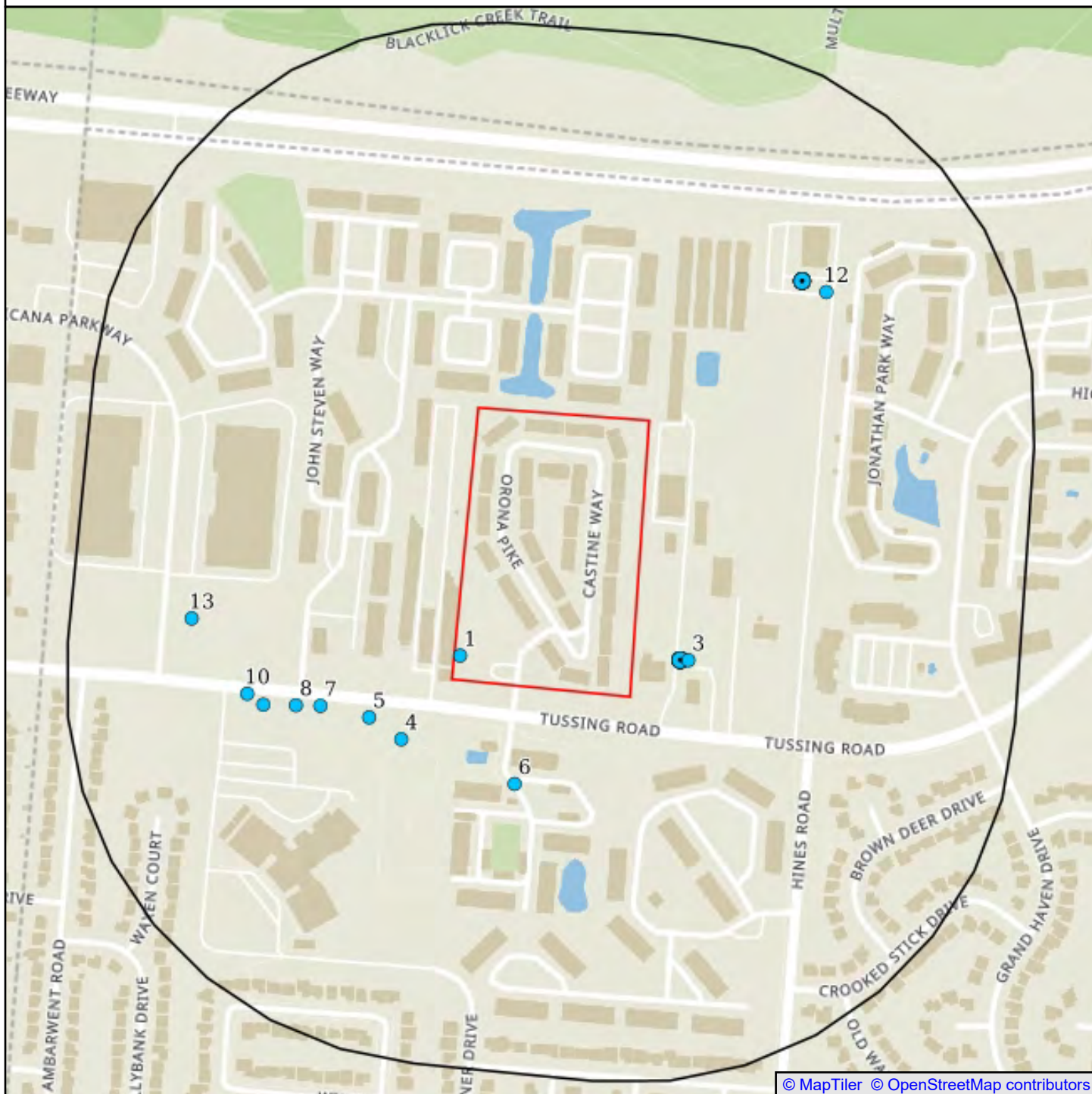
RCRA VSG.SPILL

- Subject Site
□ Search Buffer



NAD83 / UTM Zone 17N
North American Datum 1983
Western Meridian: 84 0' 00" West
Eastern Meridian: 78 0' 00" West
Latitude of Origin: 0 0' 00" North

Water/Oil & Gas Wells Map - 0.25 Mile Radius



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Pheasant Run Apartments Property

- Single Water Well
- Water Well Cluster
- Single Oil/Gas Well
- Oil/Gas Well Cluster

- Subject Site
- Search Buffer
- Land Survey

0' 333' 667'

1:6000
1 in = 500 ft
1 in = 0.095 mi
1 cm = 60 m
1 cm = 0.060 km



NAD83 / UTM Zone 17N
North American Datum 1983
Western Meridian: 84 0' 00" West
Eastern Meridian: 78 0' 00" West
Latitude of Origin: 0 0' 00" North

Water/Oil & Gas Wells Summary



Map ID	Well ID	Owner	Well Type	Elevation
1	123203		WW: D	838.88 ft
2	430254		WW: D	841.96 ft
2	413428		Water Well	841.96 ft
2	422887		WW: D	841.96 ft
2	372080		WW: D	841.96 ft
2	354793		Water Well	841.96 ft
3	2031637		WW: COM	840.81 ft
4	276957		WW: DRY	832.55 ft
5	276955		WW: DRY	835.20 ft
6	413130		Water Well	838.02 ft
7	276954		WW: DRY	834.97 ft
8	276953		WW: DRY	836.91 ft
9	276952		WW: DRY	836.94 ft
10	276951		WW: DRY	835.76 ft
11	395112		WW: D	862.14 ft
11	420434		WW: D	862.14 ft
11	393471		Water Well	862.14 ft
11	422888		Water Well	862.14 ft
11	353577		WW: D	862.14 ft
12	467627		Water Well	862.63 ft
13	104877		WW: D	835.11 ft

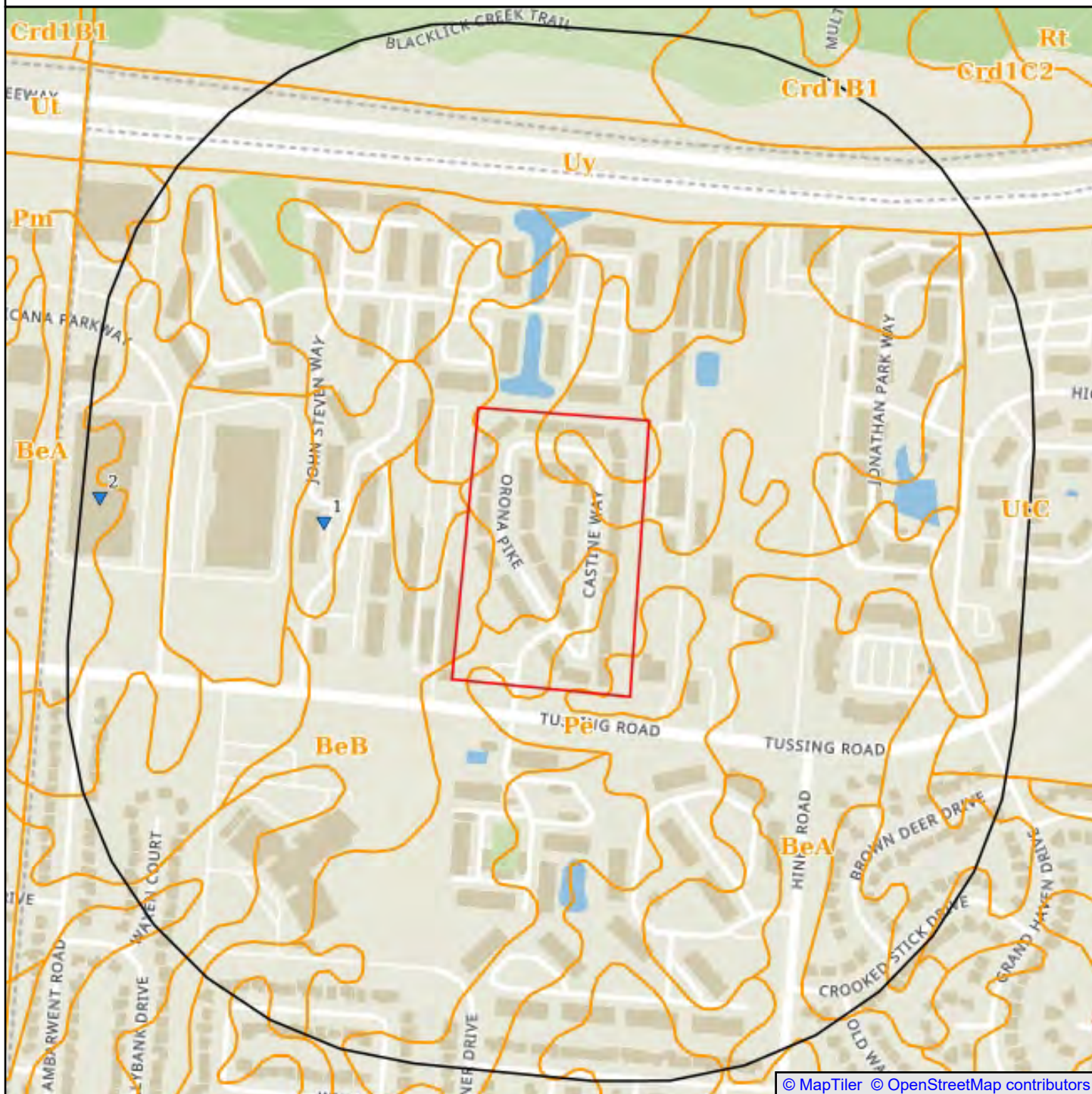
Source

U.S. Geological Survey, Ohio Department of Natural Resources

Disclaimer

This well scan from Banks Environmental Data, Inc. has included a digital search of state and federal wells currently digitized in our geospatial database. Since this scan includes only well data that is currently mapped in our geospatial database, more wells could exist within the search area. For a complete well search or to locate more details, please contact Banks to obtain a full Water Well Report or Oil & Gas Well/Pipeline Search Report. More detailed individual well records can also be obtained from Banks for an additional cost, please reference a Well ID # from this well scan. All well locations are based on information obtained from state and federal sources. Although Banks performs quality assurance and quality control on all data, inaccuracies of the records and mapped locations could possibly be traced to the specific regulatory authority or individual well driller. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the data or well location(s) of the maps and records maintained by the state and federal agencies.

Soil Survey Map - 0.25 Mile Radius



Pheasant Run Apartments Property

- | | | |
|-------------------------|-------------------------|-------------------------|
| ▼ Single site (below) | ▼ Single site (below) | ▼ Single site (below) |
| ● Single site (same) | ● Single site (same) | ● Single site (same) |
| ▲ Single site (above) | ▲ Single site (above) | ▲ Single site (above) |
| ▼▲ Cluster site (below) | ▼▲ Cluster site (below) | ▼▲ Cluster site (below) |
| ●▲ Cluster site (same) | ●▲ Cluster site (same) | ●▲ Cluster site (same) |
| ▲▲ Cluster site (above) | ▲▲ Cluster site (above) | ▲▲ Cluster site (above) |
| ■ Polygon site | ■ Polygon site | ■ Polygon site |

RCRA VSG.SPILL

- Subject Site
- Search Buffer
- Soils Boundary

0' 333' 667'

1:6000
1 in = 500 ft
1 in = 0.095 mi
1 cm = 60 m
1 cm = 0.060 km



NAD83 / UTM Zone 17N
North American Datum 1983
Western Meridian: 84 0' 00" West
Eastern Meridian: 78 0' 00" West
Latitude of Origin: 0 0' 00" North

Soils Details

Soil Types Found

Subject Property BeA, BeB, Pe, Crd1B1

Within 0.25 miles of Subject Property UtC, Uy

Soil Type Descriptions

BeA - Bennington silt loam, 0 to 2 percent slopes

Percent Hydric 8

Minimum Depth to Bedrock

Bennington (85%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Somewhat poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	0 cm	25 cm	A-4, A-6	CL, ML
BCt	Silty clay loam	74 cm	107 cm	A-6	CL
Bt	Silty clay loam	25 cm	74 cm	A-6, A-7	CL, CH
C	Clay loam	107 cm	200 cm	A-4, A-6	CL-ML, CL

Cardington (7%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Moderately well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	0 cm	20 cm	A-4, A-6	CL-ML, ML, CL
BC	Silty clay loam	86 cm	107 cm	A-6, A-7	CL
Bt	Silty clay loam	20 cm	86 cm	A-6, A-7	CH, CL
C	Clay loam	107 cm	200 cm	A-4, A-6	CL-ML, ML, CL

Condit (5%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	0 cm	25 cm	A-4, A-6	CL, ML
Bt	Silty clay loam	25 cm	137 cm	A-6, A-7	CL, CH
C	Silty clay loam	137 cm	200 cm	A-4, A-6	CL-ML, CL

Soils Details

Pewamo, low carbonate till (3%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Very poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silty clay loam	0 cm	30 cm	A-6, A-7	CL
BCg	Silty clay loam	120 cm	145 cm	A-6, A-7	CL
Btg1	Silty clay loam	30 cm	86 cm	A-6, A-7-6	CL, CH
Btg2	Silty clay loam	86 cm	120 cm	A-6, A-7-6	CL, CH
Cg	Clay loam	145 cm	200 cm	A-6	CL

BeB - Bennington silt loam, 2 to 6 percent slopes

Percent Hydric 6

Minimum Depth to Bedrock

Bennington (85%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Somewhat poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	0 cm	23 cm	A-4, A-6	ML, CL
BCt	Silty clay loam	74 cm	102 cm	A-6	CL
Bt	Silty clay loam	23 cm	74 cm	A-6, A-7	CH, CL
C	Clay loam	102 cm	200 cm	A-4, A-6	CL-ML, CL

Cardington (9%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Moderately well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	0 cm	20 cm	A-4, A-6	CL-ML, CL, ML
BC	Silty clay loam	86 cm	107 cm	A-6, A-7	CL
Bt	Silty clay loam	20 cm	86 cm	A-6, A-7	CL, CH
C	Clay loam	107 cm	200 cm	A-4, A-6	CL-ML, CL, ML

Condit (3%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Soils Details

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	0 cm	25 cm	A-4, A-6	CL, ML
Bt	Silty clay loam	25 cm	137 cm	A-6, A-7	CL, CH
C	Silty clay loam	137 cm	200 cm	A-4, A-6	CL, CL-ML

Pewamo, low carbonate till (3%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Very poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silty clay loam	0 cm	30 cm	A-6, A-7	CL
BCg	Silty clay loam	120 cm	145 cm	A-6, A-7	CL
Btg1	Silty clay loam	30 cm	86 cm	A-6, A-7-6	CL, CH
Btg2	Silty clay loam	86 cm	120 cm	A-6, A-7-6	CL, CH
Cg	Clay loam	145 cm	200 cm	A-6	CL

Pe - Pewamo silty clay loam, low carbonate till, 0 to 2 percent slopes

Percent Hydric 94

Minimum Depth to Bedrock

Pewamo, low carbonate till (85%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Very poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silty clay loam	0 cm	30 cm	A-6, A-7	CL
BCg	Silty clay loam	120 cm	145 cm	A-6, A-7	CL
Btg1	Silty clay loam	30 cm	86 cm	A-6, A-7-6	CL, CH
Btg2	Silty clay loam	86 cm	120 cm	A-6, A-7-6	CL, CH
Cg	Clay loam	145 cm	200 cm	A-6	CL

Condit (9%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	0 cm	25 cm	A-4, A-6	ML, CL
Bt	Silty clay loam	25 cm	137 cm	A-7, A-7-6	CH, CL
C	Silty clay loam	137 cm	200 cm	A-4, A-6	CL-ML, CL

Soils Details

Bennington (6%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Somewhat poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	0 cm	23 cm	A-4, A-6	CL, ML
Bt	Silty clay loam	23 cm	107 cm	A-6, A-7	CL, CH
C	Clay loam	107 cm	200 cm	A-4, A-6	CL, CL-ML

Crd1B1 - Cardington silt loam, 2 to 6 percent slopes

Percent Hydric 7

Minimum Depth to Bedrock

Cardington (85%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Moderately well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	0 cm	23 cm	A-4, A-6	CL-ML, CL, ML
BC	Silty clay loam	86 cm	107 cm	A-6, A-7	CL
Bt	Silty clay loam	23 cm	86 cm	A-6, A-7	CL, CH
C	Clay loam	107 cm	200 cm	A-4, A-6	CL-ML, CL, ML

Bennington (8%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Somewhat poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	0 cm	23 cm	A-4, A-6	ML, CL
BC	Silty clay loam	74 cm	102 cm	A-6	CL
Bt	Silty clay loam	23 cm	74 cm	A-6, A-7	CH, CL
C	Clay loam	102 cm	200 cm	A-4, A-6	CL-ML, CL

Condit (4%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silt loam	0 cm	25 cm	A-4, A-6	CL, ML
Btg	Silty clay loam	25 cm	137 cm	A-6, A-7	CL, CH
C	Silty clay loam	137 cm	200 cm	A-4, A-6	CL-ML, CL

Soils Details

Pewamo, low carbonate till (3%)

Hydrologic Group Moderately high runoff potential when drained and high runoff potential undrained

Soil Drainage Class Very poorly drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
Ap	Silty clay loam	0 cm	30 cm	A-6, A-7	CL
BCg	Silty clay loam	120 cm	145 cm	A-6, A-7	CL
Btg1	Silty clay loam	30 cm	86 cm	A-6, A-7-6	CL, CH
Btg2	Silty clay loam	86 cm	120 cm	A-6, A-7-6	CL, CH
Cg	Clay loam	145 cm	200 cm	A-6	CL

UtC - Urban land-Cardington complex, 2 to 12 percent slopes

Percent Hydric 10

Minimum Depth to Bedrock

Urban land (45%)

Hydrologic Group

Soil Drainage Class

Corrosion Potential - Uncoated Steel

Depth to Restrictive Feature

Cardington (35%)

Hydrologic Group Moderately high runoff potential

Soil Drainage Class Moderately well drained

Corrosion Potential - Uncoated Steel High

Depth to Restrictive Feature

Horizon	Soil Texture	Upper Boundary	Lower Boundary	AASHTO	Unified
H1	Silt loam	0 cm	25 cm	A-6, A-7	CL, ML
H2	Silty clay loam	25 cm	76 cm	A-6, A-7, A-7-6	CL, CH
H3	Clay loam	76 cm	203 cm	A-4, A-6	CL, CL-ML, ML

Bennington (10%)

Hydrologic Group

Soil Drainage Class Somewhat poorly drained

Corrosion Potential - Uncoated Steel

Depth to Restrictive Feature

Pewamo (10%)

Hydrologic Group

Soil Drainage Class Very poorly drained

Corrosion Potential - Uncoated Steel

Depth to Restrictive Feature

Soils Details



Uy - Urban land-Udorthents complex

Percent Hydric 0

Minimum Depth to Bedrock

Urban land (60%)

Hydrologic Group

Soil Drainage Class

Corrosion Potential - Uncoated Steel

Depth to Restrictive Feature

Udorthents (40%)

Hydrologic Group

Soil Drainage Class

Corrosion Potential - Uncoated Steel

Depth to Restrictive Feature

Soils Descriptions

AASHTO Classification Definitions

A-1, A-1-a, A-1-b	Granular materials (35% or less passing No. 200 sieve), some fragments, gravel and sand
A-2, A-2-4, A-2-5, A-2-6, A-2-7	Granular materials (35% or less passing No. 200 sieve), silty or clayey gravel and sand
A-3	Granular materials (35% or less passing No. 200 sieve), fine sand
A-4	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
A-5	Silt-Clay materials (more than 35% passing No. 200 sieve), silty soils
A-6	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
A-7, A-7-5, A-7-6	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils
A-8	Silt-Clay materials (more than 35% passing No. 200 sieve), clayey soils

Unified Classification Definitions

CH	Fine-grained soils, silts and clays (liquid limit is 50% or more), Fat Clay
CL, CL-A (proposed), CL-K (proposed), CL-ML, CL-O (proposed), CL-T (proposed)	Fine-grained soils, silts and clays (liquid limit is less than 50%), Lean Clay
GC, GC-GM	Coarse-grained soils, Gravels, gravel with fines, Clayey Gravel
GM	Coarse-grained soils, Gravels, gravel with fines, Silty Gravel
GP, GP-GC, GP-GM	Coarse-grained soils, Gravels, clean gravels, Poorly Graded Gravel
GW, GW-GC, GW-GM	Coarse-grained soils, Gravels, clean gravels, Well-Graded Gravel
MH, MH-A, MH-K, MH-O, MH-T	Fine-grained soils, silts and clays (liquid limit is 50% or more), Elastic Silt
ML, ML-A (proposed), ML-K (proposed), ML-O (proposed), ML-T (proposed)	Fine-grained soils, silts and clays (liquid limit is less than 50%), Silt
OH, OH-T (proposed)	Fine-grained soils, silts and clays (liquid limit is 50% or more), Organic Clay or Organic Silt
OL	Fine-grained soils, silts and clays (liquid limit is less than 50%), Organic Clay or Organic Silt
PT	Highly organic soils, Peat
SC, SC-SM	Coarse-grained soils, Sands, sands with fines, Clayey Sand
SM	Coarse-grained soils, Sands, sands with fines, Silty Sand
SP, SP-SC, SP-SM	Coarse-grained soils, Sands, clean sands, Poorly Graded Sand
SW, SW-SC, SW-SM	Coarse-grained soils, Sands, clean sands, Well-Graded Sand

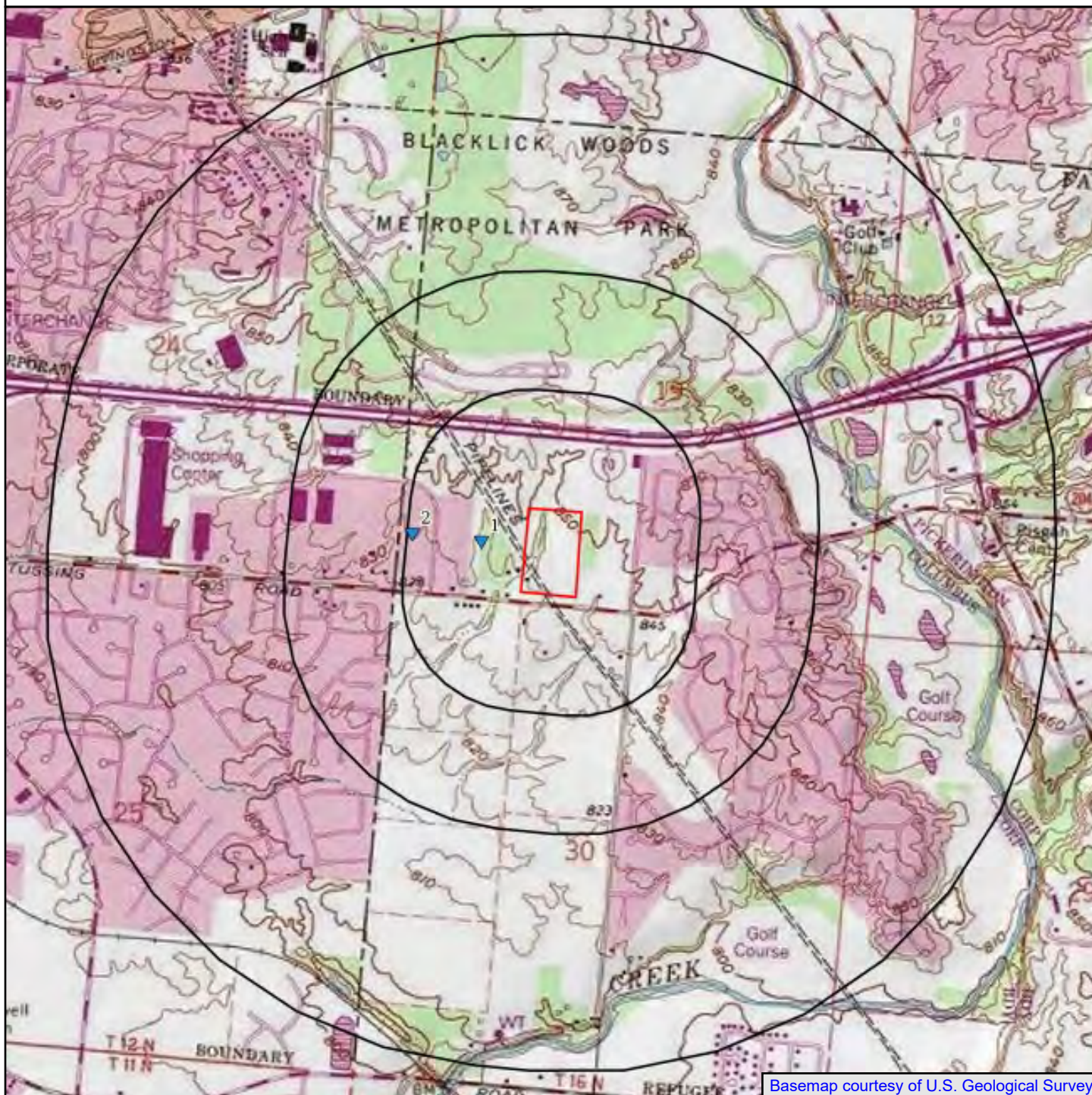
Source

Natural Resources Conservation Service, Soil Survey Geographic (SSURGO) Database.

Disclaimer

This Soils Survey from Banks Environmental Data, Inc. has searched Natural Resources Conservation Service (NRCS) and the Soil Survey Geographic Database (SSURGO). All soil data presented on the map and in the details section are based on information obtained from NRCS. Although Banks performs quality assurance and quality control on all data, inaccuracies of the data and mapped locations could possibly be traced to the source. Banks Environmental Data, Inc. cannot fully guarantee the accuracy of the SSURGO database maintained by NRCS.

Topographic Overlay Map - 1.0 Mile Radius



Basemap courtesy of U.S. Geological Survey

Pheasant Run Apartments Property

- | | | |
|------------------------|------------------------|------------------------|
| ▼ Single site (below) | ▼ Single site (below) | ▼ Single site (below) |
| ● Single site (same) | ● Single site (same) | ● Single site (same) |
| ▲ Single site (above) | ▲ Single site (above) | ▲ Single site (above) |
| ▼ Cluster site (below) | ▼ Cluster site (below) | ▼ Cluster site (below) |
| ● Cluster site (same) | ● Cluster site (same) | ● Cluster site (same) |
| ▲ Cluster site (above) | ▲ Cluster site (above) | ▲ Cluster site (above) |
| ■ Polygon site | ■ Polygon site | ■ Polygon site |

RCRA VSG.SPILL

- Subject Site
- Search Buffer

Subject Property Quad Name(s)
See Geographic Summary

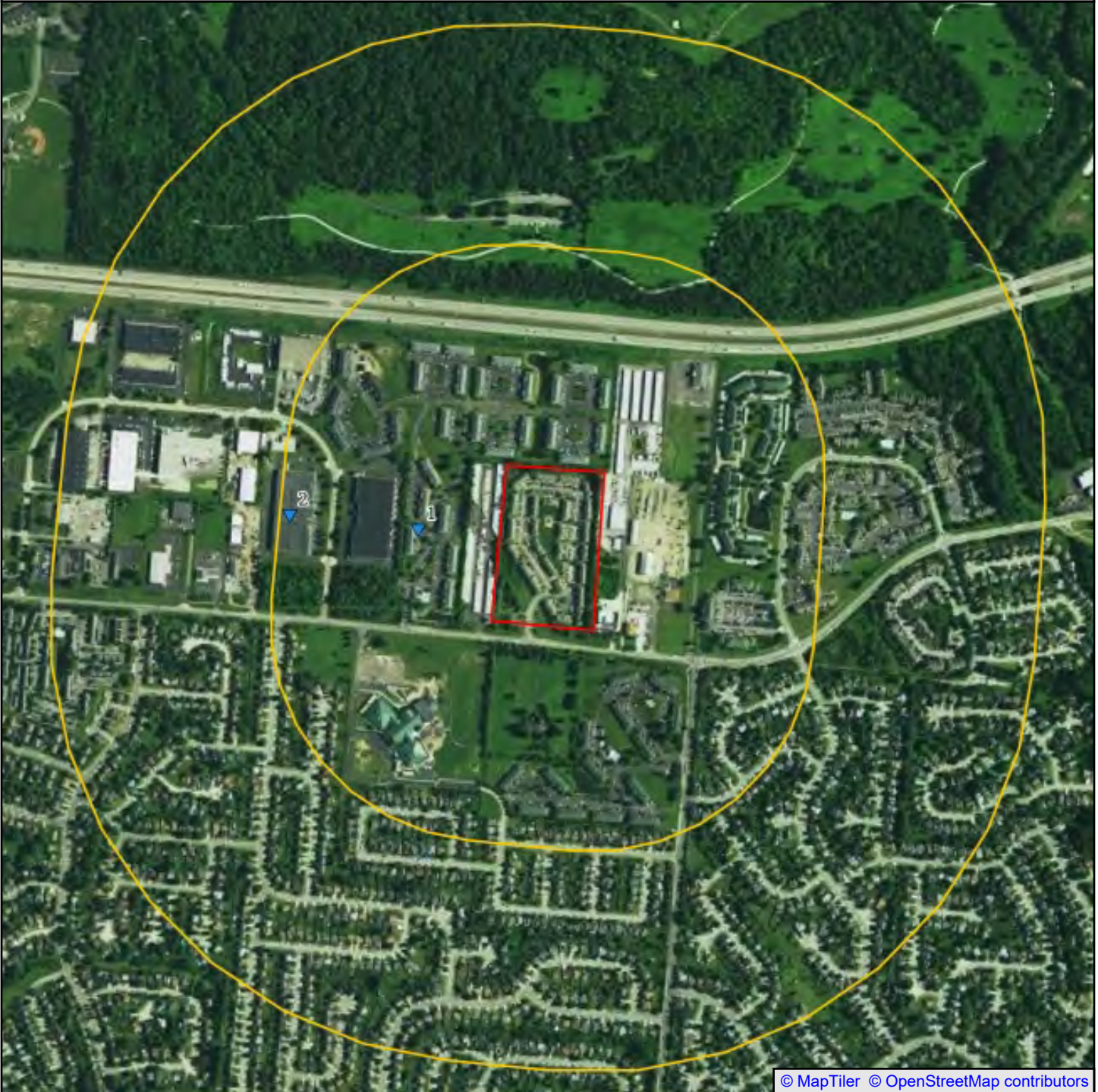
0' 1083' 2167'

1:19500
1 in = 1625 ft
1 in = 0.308 mi
1 cm = 195 m
1 cm = 0.195 km



NAD83 / UTM Zone 17N
North American Datum 1983
Western Meridian: 84 0' 00" West
Eastern Meridian: 78 0' 00" West
Latitude of Origin: 0 0' 00" North

Current Imagery Overlay Map - 0.5 Mile Radius



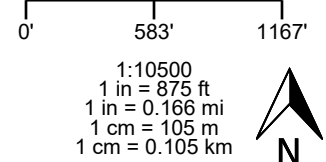
© MapTiler © OpenStreetMap contributors

Pheasant Run Apartments Property

- | | | |
|------------------------|------------------------|------------------------|
| ▼ Single site (below) | ▼ Single site (below) | ▼ Single site (below) |
| ● Single site (same) | ● Single site (same) | ● Single site (same) |
| ▲ Single site (above) | ▲ Single site (above) | ▲ Single site (above) |
| ▼ Cluster site (below) | ▼ Cluster site (below) | ▼ Cluster site (below) |
| ● Cluster site (same) | ● Cluster site (same) | ● Cluster site (same) |
| ▲ Cluster site (above) | ▲ Cluster site (above) | ▲ Cluster site (above) |
| ■ Polygon site | ■ Polygon site | ■ Polygon site |

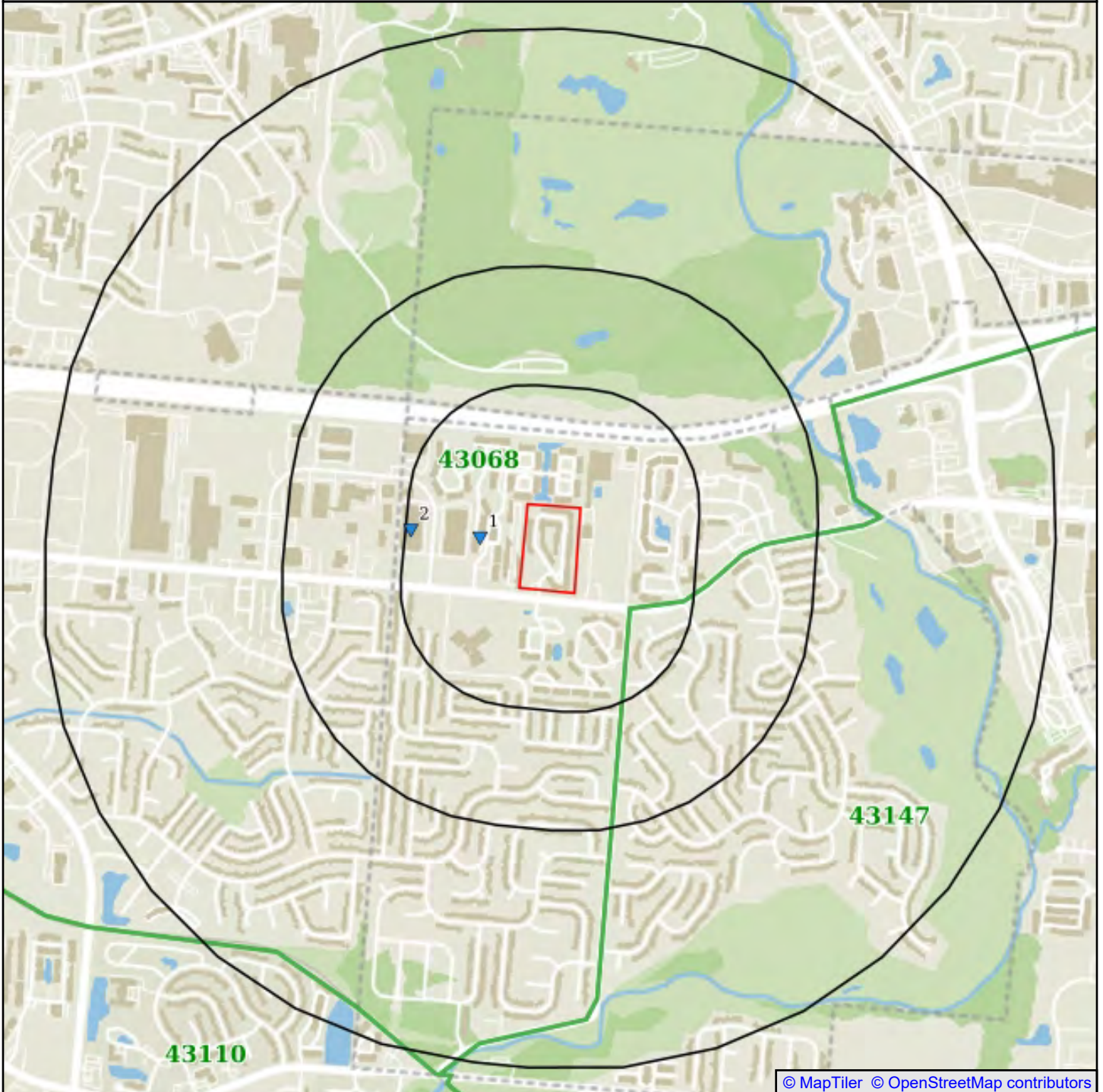
RCRA VSG.SPILL

- Subject Site
■ Search Buffer



NAD83 / UTM Zone 17N
North American Datum 1983
Western Meridian: 84 0' 00" West
Eastern Meridian: 78 0' 00" West
Latitude of Origin: 0 0' 00" North

Zip Code Map - 1.0 Mile Radius



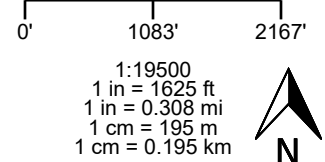
Pheasant Run Apartments Property

- | | | |
|------------------------|------------------------|------------------------|
| ▼ Single site (below) | ▼ Single site (below) | ▼ Single site (below) |
| ● Single site (same) | ● Single site (same) | ● Single site (same) |
| ▲ Single site (above) | ▲ Single site (above) | ▲ Single site (above) |
| ▼ Cluster site (below) | ▼ Cluster site (below) | ▼ Cluster site (below) |
| ● Cluster site (same) | ● Cluster site (same) | ● Cluster site (same) |
| ▲ Cluster site (above) | ▲ Cluster site (above) | ▲ Cluster site (above) |
| ■ Polygon site | ■ Polygon site | ■ Polygon site |

RCRA VSG, SPILL

- Subject Site
- Search Buffer

- Zip Code Boundary



NAD83 / UTM Zone 17N
North American Datum 1983
Western Meridian: 84 0' 00" West
Eastern Meridian: 78 0' 00" West
Latitude of Origin: 0 0' 00" North

Mapped Sites Summary



Dataset	Distance	Elevation	Map ID	Facility Site Name	Facility Site Address	Details Page #
RCRA VSG	0.24mi W	-6.82 ft	2	AMERICAN KENDA RUBBER IND CO LTD	7095 AMERICANA PKWY, REYNOLDSBURG, OH 43068-4118	24
SPILL	0.09mi W	-5.31 ft	1		COLUMBUS	26

*Sites are sorted by database tier, dataset, and distance from the subject property.

End of Mapped Sites Summary

Unmapped Sites Summary



Dataset	Facility Site Name	Facility Site Address	Details Page #
ERNS		INTERSTATE 70 EASTBOUND	27
ERNS		INTERSTATE 70 MM: 93	28
ERNS		INTERSTATE 70 EAST, MM 103	29

*Sites are sorted by database tier, database, and distance from the subject property.

End of Unmapped Sites Summary

RCRA VSG - RCRA - Very Small Quantity Generators

Map ID: 2	RCRA VSG - RCRA - Very Small Quantity Generators	Source: EPA
EPA Handler ID: OHR000116079		Banks ID: OHR000116079
AMERICAN KENDA RUBBER IND CO LTD		Rel. Loc.: 0.24mi W
7095 AMERICANA PKWY, REYNOLDSBURG, OH 43068-4118		Elevation: 833.33 ft (-6.82 ft)
Active Site Indicator:	Handler	
Activity Location:	OH	
Non Notifier:	Not a non-notifier	
Receive Date:	2005-07-21	
Accessibility:	Not provided	
Region:	05	
State:	OH	
Generator Status Universe:	VSG	
Mailing Address:	7095 AMERICANA PKWY	
Mailing City:	REYNOLDSBURG	
Mailing State:	OH	
Mailing Zip Code:	43068-4118	
Contact Name:	JOE MARCHIO	
Contact Address:	7095 AMERICANA PARKWAY	
Contact City:	REYNOLDSBURG	
Contact State:	OH	
Contact Zip:	43068	
Contact Title:		
Owner Name:	AMERICAN KENDA RUBBER IND CO LTD	
Operator Name:	AMERICAN KENDA RUBBER IND CO LTD	
Operator Type:	Private	
Operator Seq Num:	2	
Naics Description:	TIRE AND TUBE WHOLESALERS, OTHER CHEMICAL AND ALLIED PRODUCTS WHOLESALERS, OTHER BUILDING MATERIAL DEALERS	
Importer Activity:	N	
Transporter Activity:	N	
Transfer Facility:	N	
Recycler Activity:	N	
Onsite Burner Exemption:	N	
Furnace Exemption:	N	
Underground Injection Activity:	N	
Receives Waste From Offsite:	N	
Universal Waste:	N	
Universal Waste Dest Facility:	N	
Used Oil Universe:	NNNNNNNN	
Federal Universal Waste:	N	
Federal Indicator:	---	
Hsm:	N	
Gpra Permit Baseline:	Not on the Baseline	
Gpra Renewals Baseline:	Not on the Baseline	
Permit Renewal Workload:	-----	
Permit Workload Universe:	-----	

Permit Progress Universe:	-----
Post Closure Workload Universe:	-----
Closure Workload Universe:	-----
Under Discretionary Auth Universe:	N
Environmental Control Indicator:	N
Institutional Control Indicator:	N
Human Exposure Indicator:	N
Groundwater Controls Indicator:	N
Full Enforcement Universe:	-----
Snc Universe:	N
Unaddressed Snc:	N
Addressed Snc:	N
Snc With Compliance Sched:	N
Financial Assurance Required:	-----
Handler Date Of Last Change:	2015-04-28
Federal Waste Gen Code Owner:	HQ
Federal Waste Gen Code:	CEG
State Waste Gen Code Owner:	OH
State Waste Gen Code:	S
Generator Status Owner:	OH
Generator Status:	S
Generator Status Description:	Same as Federal
Short Term Generator:	N
Mixed Waste Generator:	N

End of RCRA VSG Section

Map ID 1: SPILL**SPILL - Spill****Map ID: 1****Source: OH EPA****Case Number: 2407EPA0001116****SPILL - Spill****Banks ID: 2407EPA0001116****COLUMBUS****Rel. Loc.: 0.09mi W****Elevation: 834.84 ft (-5.31 ft)**

Object Id	Reported Product	Reported Amount	Reported Unit Of Measure	Recovered Amount
54533516	OIL HYDRAULIC FLUID(S)	40	GAL	
54533517	OIL TRANSFORMER NON PCB			40

Recovered Unit	Recovered Product Type	Spill Month	Spill Day	Spill Year	Reported Date
	Oils and Grease	July	3	2024	2024-07-03
GAL	Transformer Oil (Non-PCB)	July	3	2024	2024-07-03

Ohio Epa District	Spill Waterway
CDO	
CDO	

End of SPILL Section**End of Mapped Sites Details Section**

Unmapped Site: ERNS (755101)



Source: EPA/National Response
Center

Unmapped Site

NRC Report #: 755101

ERNS - Emergency Response
Notification System

Banks ID: 755101

INTERSTATE 70 EASTBOUND, COLUMBUS, OH

Incident Date Time: 2005-04-07 03:00:00

Responsible Company: A&R TRANSPORT

Source: TELEPHONE

ERNS Details

Additional Info: NONE ADDITIONAL INFORMATION

Additional Medium Info: ON TO THE ROAD

Any Fatalities: Y

Description Of Incident: CALLER STATED # 2 DIESEL FUEL RELEASED DUE TO AUTOMOBILE ACCIDENT INVOLVING A TRACTOR TRAILER. NO OTHER DETAILS AVAILABLE.

Desc Remedial Action: OHIO EPA IS ON THE SCENE, CLEAN UP DUE TO START SHORTLY

Incident Cause: TRANSPORT ACCIDENT

Incident Date Time: 2005-04-07 03:00:00

Incident Location:

Medium Desc: LAND

Number Fatalities: 1.0

Pipeline Type:

Railroad Name:

Responsible Company: A&R TRANSPORT

Seqnos: 755101

Source: TELEPHONE

Type Of Incident: MOBILE

Materials Involved

Name Of Material: OIL, FUEL: NO. 2-D

Seqnos: 755101

Unmapped Site: ERNS (1121493)



Source: EPA/National Response
Center

Unmapped Site

ERNS - Emergency Response
Notification System

NRC Report #: 1121493

Banks ID: 1121493

INTERSTATE 70 MM: 93, COLUMBUS, OH

Incident Date Time: 2015-07-01 06:05:00

Responsible Company: HOS TRANSPORT

Source: TELEPHONE

ERNS Details

Additional Info:

Additional Medium Info: / ROADWAY

Any Fatalities: N

Description Of Incident: CALLER IS REPORTING THAT A TANKER TRUCK ROLLED OVER AND THE UNIT IS ON FIRE AND IS CARRYING ETHANOL.

Desc Remedial Action: ENVIRONMENTAL CONTRACTOR EN ROUTE.

Incident Cause: OTHER

Incident Date Time: 2015-07-01 06:05:00

Incident Location:

Medium Desc: LAND

Number Fatalities:

Pipeline Type:

Railroad Name:

Responsible Company: HOS TRANSPORT

Seqnos: 1121493

Source: TELEPHONE

Type Of Incident: MOBILE

Materials Involved

Name Of Material: ETHANOL

Seqnos: 1121493

Unmapped Site: ERNS (987100)



Source: EPA/National Response
Center

Unmapped Site

ERNS - Emergency Response
Notification System

NRC Report #: 987100

Banks ID: 987100

INTERSTATE 70 EAST, MM 103, COLUMBUS, OH

Incident Date Time:	2011-08-25 08:30:00
Responsible Company:	CENTRAL TRANSPORT
Source:	WEB REPORT

ERNS Details

Additional Info:	WEB REPORT. NO ADDITIONAL INFORMATION.
Additional Medium Info:	STORM DRAIN
Any Fatalities:	N
Description Of Incident:	A TRACTOR TRAILER ROLLED OVER RESULTING IN THE RELEASE OF 140 GALLONS OF DIESEL FUEL ONTO THE ROADWAY AND IMPACTING A NEARBY STORM DRAIN.
Desc Remedial Action:	ENVIRONMENTAL CONTRACTOR DISPATCHED TO THE SITE WITH A VAC TRUCK TO COLLECT THE RELEASED DIESEL FUEL/.
Incident Cause:	TRANSPORT ACCIDENT
Incident Date Time:	2011-08-25 08:30:00
Incident Location:	DIESEL FUEL RELEASE
Medium Desc:	WATER
Number Fatalities:	
Pipeline Type:	
Railroad Name:	
Responsible Company:	CENTRAL TRANSPORT
Seqnos:	987100
Source:	WEB REPORT
Type Of Incident:	MOBILE

Materials Involved

Name Of Material:	OIL: DIESEL
Seqnos:	987100

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Requested Date	Received Date	Update Date	Source Update Date
RCRA COR - RCRA - Corrective Actions (FED)	EPA	These sites are registered hazardous waste generators or handlers that fall under the Resource Conservation and Recovery Act (RCRA) and subject to corrective action activity.	Quarterly	2025-11-04	2025-11-04	2025-11-11	2025-11-03
RCRA TSD - RCRA - Treatment, Storage, Disposal (FED)	EPA	This database lists all treatment, storage and disposal of hazardous material sites that fall under the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence.	Quarterly	2025-11-04	2025-11-04	2025-11-11	2025-11-03
RCRA - RCRA (FED)	EPA	This database lists all sites that fall under the Resource Conservation and Recovery Act (RCRA) and are not classifiable as treatment, storage, disposers of hazardous material, hazardous waste generator or subject to corrective action activity.	Quarterly	2025-11-04	2025-11-04	2025-11-11	2025-11-03
CER NPL - CERCLIS - National Priority List (FED)	EPA	NPL is the list of high priority hazardous waste sites in the United States eligible for long-term remedial action financed under the federal Superfund program or SEMS database (formerly known as the CERCLIS database). The EPA will only add sites to the NPL list based upon completion of the Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site, and after all comments have been addressed.	Quarterly	2025-10-27	2025-10-27	2025-10-30	2025-09-29
CER - CERCLIS (FED)	EPA	The EPA maintains the SEMS database to track sites under the Comprehensive Environmental Response, Compensation, and Liability Act, a federal law designed to clean up abandoned hazardous waste sites. These sites are either proposed, listed or under review currently to be a part of the National Priority List.	Quarterly	2025-10-27	2025-10-27	2025-10-30	2025-09-29
CER NFRAP - CERCLIS - No Further Remedial Action Planned (FED)	EPA	From the Superfund Enterprise Management System (SEMS) database No Further Remedial Action Planned or NFRAP have been removed from the listing. 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.	Quarterly	2025-10-27	2025-10-27	2025-10-30	2025-09-29
CER DNPL - CERCLIS - Delisted National Priority List (FED)	EPA	DNPL is a list of all sites that have been deleted from the EPA NPL list (SEMS database). These sites are taken off the NPL list usually due to no further response or remedial action being required on them. Notices to delete NPL sites are published in the Federal Register and become effective unless the EPA receives significant adverse or critical comments during the 30-day public comment period.	Quarterly	2025-10-27	2025-10-27	2025-10-30	2025-09-29
FED BF - Federal Brownfield (FED)	EPA	A listing of sites that assist the EPA in collecting, tracking, and updating information of sites in relation to the Small Business Liability Relief and Brownfields Revitalization Act. These sites are real property that is either abandoned or underutilized where redevelopment or expansion is complicated by real or perceived environmental contamination.	Quarterly	2025-12-01	2025-12-01	2025-12-03	2025-12-01

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Requested Date	Received Date	Update Date	Source Update Date
AIRS - Aerometric Information Retrieval System (OH)	OH EPA	A Permit-by-Rule (PBR) is an optional permit provision in the Ohio Administrative Code (OAC) that applies only to a certain type of air pollution source or facility. The PBR contains qualifying criteria, emission limitations, conditions for operation and requirements for record-keeping and reporting.	Quarterly	2025-10-20	2025-10-20	2025-10-20	2025-10-20
AIRS - Aerometric Information Retrieval System (FED)	EPA	This database contains information on air releases in the Aerometric Information Retrieval System and is used to report air emissions estimates for pollutants under the Clean Air Act. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Air release information specifically relates to industrial plants and their components (stacks, points, and segments).	Annually	2025-02-21	2025-02-21	2025-02-24	2025-02-11
ERNS - Emergency Response Notification System (FED)	EPA/National Response Center	ERNS is a national database used to store information on unauthorized releases of oil and hazardous substances that have been reported to the National Response Center since 2001. The NRC is the sole federal point of contact for reporting oil and chemical spills. Prior to 2001 this information was maintained by the EPA.	Annually	2025-01-28	2025-01-28	2025-01-29	2025-01-28
FED EC - Federal Engineering Control (FED)	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Engineering Controls (ECs) placed on them. ECs are physical methods or modifications put into place on a site to reduce or eliminate the possibility of human exposure to known contamination. ECs are a type of Activity and Use Limitation (AUL).	Quarterly	2025-12-01	2025-12-01	2025-12-03	2025-12-01
PFAS - PFAS Contamination (FED)	US Environmental Protection Agency	This dataset originates from the U.S. Environmental Protection Agency's (EPA) cross-agency effort to address per and polyfluoroalkyl substances (PFAS) and make that work transparent. The tools are intended to provide states, tribes, federal partners, and the public with information on PFAS manufacture, release, and occurrence in the environment as well as facilities potentially handling PFAS. These tools combine multiple data sources so that the user can explore various PFAS data in a region, state, or community. This source does not include all PFAS data, information, or resources.	Quarterly	2025-09-12	2025-09-12	2025-09-12	2025-09-12
TRI - Toxic Release Inventory (FED)	EPA	The Toxics Release Inventory (TRI) contains information about facilities that manage and release toxic chemicals into the environment. Manufacturers of these chemicals are required to report the locations and quantities of these chemicals to state and local governments who then submit them on to the EPA.	Quarterly	2025-09-24	2025-09-24	2025-09-24	2025-09-17
RCRA VSG - RCRA - Very Small Quantity Generators (FED)	EPA	The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Very Small Quantity Generator (VSG) generates less than 100 kg of waste per month.	Quarterly	2025-11-04	2025-11-04	2025-11-11	2025-11-03

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Requested Date	Received Date	Update Date	Source Update Date
RCRA LQG - RCRA - Large Quantity Generators (FED)	EPA	The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Large Quantity Generator (LQG) generates over 1,000 kg of waste per month.	Quarterly	2025-11-04	2025-11-04	2025-11-11	2025-11-03
FED IC - Federal Institutional Control (FED)	EPA	This is a listing of Brownfield Management System (BMS) sites that have had Institutional Controls (ICs) placed on them. ICs are administrative restrictions, such as legal controls, that help minimize the potential for human exposure to known contamination by ensuring appropriate land or resource use. ICs are meant to supplement Engineering Controls and will rarely be the sole remedy at a site. ICs are a type of Activity and Use Limitation (AUL).	Quarterly	2025-12-01	2025-12-01	2025-12-03	2025-12-01
RCRA SQG - RCRA - Small Quantity Generators (FED)	EPA	The EPA regulates all Hazardous Waste Generators subject to the Resource Conservation and Recovery Act (RCRA). They are classified by the quantity of hazardous waste generated. A Small Quantity Generator (SQG) generates between 100kg and 1,000 kg of waste per month.	Quarterly	2025-11-04	2025-11-04	2025-11-11	2025-11-03
BF - State Brownfield (OH)	OH EPA	The records in this dataset are from Ohio Brownfields Inventory which is maintained by the Ohio Environmental Protection Agency Department of Environmental Response and Revitalization.	Quarterly	2025-10-03	2025-10-03	2025-10-03	2025-10-03
LPST - Leaking Petroleum Storage Tank (OH)	OH DOC	This database lists all releases from regulated tanks which is maintained by Ohio Department of Commerce Division of State Fire Marshal Bureau of Underground Storage Tank Regulations.	Quarterly	2025-10-03	2025-10-03	2025-10-03	2025-10-03
DERR - Division of Emergency Response and Revitalization (OH)	OH EPA	This database contains all records maintained by Ohio Environmental Protection Agency Division of Environmental Response and Revitalization (DERR). The DERR database is an index of basic site information for potentially contaminated sites for which the Ohio district offices maintain files. The sites in this database may or may not be contaminated.	Quarterly	2025-10-15	2025-10-15	2025-10-15	2025-08-13
DERR - Division of Emergency Response and Revitalization (OH)	OH EPA	This is an archived database available from Ohio Environmental Protection Agency Division of Environmental Response and Revitalization. The database is no longer maintained by the state agency and may contain outdated information. This listing represents pits, ponds, and lagoons where various types of sludge were dumped on site.	Historical	2015-04-01	2015-04-01	2015-04-24	2014-08-26
DERR - Division of Emergency Response and Revitalization (OH)	OH EPA	This is an archived database available from Ohio Environmental Protection Agency Division of Environmental Response and Revitalization. The database is no longer maintained by the state agency and may contain outdated information. This listing includes coal gas generator plants which produced liquid coal tar.	Historical	2015-04-01	2015-04-01	2015-04-24	2014-08-26

Dataset Descriptions and Sources

Dataset	Source	Dataset Description	Update Schedule	Requested Date	Received Date	Update Date	Source Update Date
SW - Solid Waste (OH)	OH EPA	This is an archived database available from Ohio Environmental Protection Agency Division of Environmental Response and Revitalization. The database is no longer maintained by the state agency and may contain outdated information. This listing was developed by Ohio EPA staff notebooks and other information dating from the mid-70s. The sites include old abandoned dumps or landfills.	Historical	2015-04-01	2015-04-01	2015-05-01	2015-04-01
LPST - Leaking Petroleum Storage Tank (TR5)	EPA	The Tribal LUST database (maintained by EPA Region 5) provides leaking underground storage tank information on tribal lands in Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin, and Tribal Nations.	Quarterly	2025-11-17	2025-11-17	2025-11-17	2025-04-21
SW - Solid Waste (OH)	OH EPA	The Ohio Environmental Protection Agency maintains this listing of statewide solid waste landfills. The listing includes the following types of landfills or facilities- Construction & Demolition Debris, Municipal Solid Waste, Municipal Solid Waste Transfer facilities, Scrap Tire Facilities, and Industrial & Residual Waste landfills.	Quarterly	2025-07-09	2025-07-09	2025-09-16	2025-07-09
VCP - Voluntary Cleanup Program (OH)	OH EPA	This database tracks all sites maintained by the Ohio Voluntary Action Program. The VAP sets standards for contaminated site assessments and provides covenants not to sue (CNS).	Quarterly	2025-10-03	2025-10-03	2025-10-03	2025-09-11
MSD - Municipal Setting Designation (OH)	Ohio EPA	A USD recognizes that cleaning up the ground water to drinking water standards is not necessary because no one will be drinking the ground water. Other possible exposures to contaminated ground water (such as exposures to wildlife or streams in the area, or volatilization of contaminants to indoor air) still must be addressed even when a USD is granted for an area. USDs can be granted only by the director of Ohio EPA.	Annually	2025-10-15	2025-10-15	2025-10-15	2025-10-15
IC - State Institutional Control (OH)	Ohio Div. of Env. Response and Remediation	This database contains all records maintained by Ohio Environmental Protection Agency Division of Environmental Response and Revitalization (DERR). The DERR database is an index of basic site information for potentially contaminated sites for which the Ohio district offices maintain files. The sites in this database may or may not be contaminated.	Quarterly	2025-10-15	2025-10-15	2025-10-15	2025-08-13
DRYC - Dry Cleaner (OH)	OH EPA	The Ohio Environmental Protection Agency maintains this listing of permitted dry cleaning facilities in the state of Ohio.	Quarterly	2025-10-03	2025-10-06	2025-10-07	2025-10-06
SPILL - Spill (OH)	OH EPA	Spills and releases as reported to Ohio EPA	Quarterly	2025-11-03	2025-11-03	2025-11-03	2025-07-08
EC - State Engineering Control (OH)	Ohio Div. of Env. Response and Remediation	This database contains all records maintained by Ohio Environmental Protection Agency Division of Environmental Response and Revitalization (DERR). The DERR database is an index of basic site information for potentially contaminated sites for which the Ohio district offices maintain files. The sites in this database may or may not be contaminated.	Quarterly	2025-10-15	2025-10-15	2025-10-15	2025-08-13
DRYC - Dry Cleaner (FED)	Banks Environmental Data	This is a listing of sites generated through internal research at Banks Environmental Data which once contained a dry cleaning facility	Historical	2023-07-19	2023-07-19	2023-07-19	2023-07-19

Dataset Descriptions and Sources



Dataset	Source	Dataset Description	Update Schedule	Requested Date	Received Date	Update Date	Source Update Date
PST - Petroleum Storage Tank (TR5)	EPA	The Tribal UST database (maintained by EPA Region 5) provides underground storage tank information on tribal lands in Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin, and Tribal Nations.	Quarterly	2025-11-17	2025-11-17	2025-11-17	2025-04-21
PST - Petroleum Storage Tank (OH)	OH COM	This database contains all registered tank facilities maintained by Ohio Department of Commerce Division of State Fire Marshal Bureau of Underground Storage Tank Regulations.	Quarterly	2025-11-20	2025-11-20	2025-11-20	2025-07-31

Disclaimer



The Banks Environmental Data Regulatory Database Report was prepared based upon data obtained from State, Tribal, and Federal sources known to Banks Environmental Data at the time the data was obtained. Great care has been taken by Banks in obtaining the best available data from the best available sources. However, there is a possibility that there are sources of data applicable or pertaining to this report's target property, and/or surrounding properties, to which Banks does not have access or has not accessed. Furthermore, although Banks Environmental Data performs quality assurance and quality control on all data, including data it obtains, Banks recognizes that inaccuracies in data from these sources may, and do, exist; accordingly, inaccurate data may have been used or relied upon in the preparation of this report. Even though Banks Environmental Data performs a thorough and diligent search to locate and fix any inaccuracies in the data relied upon in the preparation of this report, Banks cannot guarantee or warrant the accuracy of the locations, information, data, or report. The purchaser of this report accepts this report "as is" and assumes all risk related to any potential inaccuracy contained in the report or not reported in it, whether due to a reliance by Banks Environmental Data on inaccurate data, or for any other reason [including but not limited to the negligence or express negligence of Banks Environmental Data]. If this report is being used for the Records Review section of a Phase I Site Assessment according to the ASTM 1527-21, for EPA's All Appropriate Inquiry, or for any other purpose (public or private), all liability and responsibility is assumed by the Environmental Professional or other individual or entity acquiring the report.

CITY OF COLUMBUS**COLUMBUS DIVISION OF FIRE****FIRE PREVENTION BUREAU****3639 PARSONS AVENUE, Rm 148****COLUMBUS, OHIO 43207**

614-645-7641, EXT. 0

FAX 614-645-6637Environmentalreportrequest@columbus.gov**ENVIRONMENTAL RESEARCH / REQUEST FORM**Date December 15, 2025Business Name Geotechnical Consultants Inc.Address 720 Greencrest Dr.City WestervilleState OHZip 43081Phone Number (614) 895-1400Fax (614) 895-1171Contact Person Amanda ApicellaAddress(es) 2680 Orono Pk. Reynoldsburg, Fairfield County, Ohio

Type of information Requested:

Outstanding Fire Code Violations	☐	Fire Dept. Responses for spills, etc.	☒
Underground Tanks	☒	Any permits issued for said address(es)	☐

The information is available under the Freedom of Information Act, however, there is still a charge of **\$5.00 per address, per business to process multiple address request.*** (This includes multiple businesses at shopping centers, malls, apartment complexes, etc.) **No** charge for single address request.

Make check Payable To: City of Columbus-Fire**(This section to be completed by Columbus Division of Fire Personnel Only)**

Date Payment Received _____ Transaction # _____

The information requested will be mailed, faxed, or available for pickup.* **All Fees must be paid upon request, request will not be processed prior to payment.** Call 614-645-7641, ext. 0 if you have any questions.



GEOTECHNICAL
CONSULTANTS INC.

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

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

DAYTON OFFICE
2155 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

www.gci2000.com

December 10, 2025

Columbus Fire Department **email: environmentalreportrequest@columbus.gov**
3639 Parsons Ave.
Columbus, Ohio 43207

Reference: Data Request for Environmental Review
2680 Orono Pk, Reynoldsburg, Fairfield County, Ohio
GCI Project No. 25-E-30892

To Whom It May Concern:

Geotechnical Consultants, Inc. (GCI) is requesting information on behalf of the Ohio Housing Finance Agency in connection with the environmental review record for the property located at 2680 Orono Pk., Reynoldsburg, Fairfield County, Ohio. The property is approximately 8 acres of land identified as Fairfield County parcel number 0580204700.

Please provide the following information:

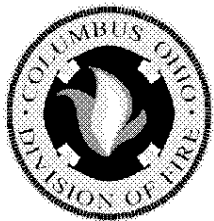
1. Are you aware of any USTs at or near the project site?
2. Are you aware of any hazardous-material responses or other environmental concerns in the project area?
3. Do you have file(s) available for the project site that can be made available for review, or can copies be provided?
4. What station will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

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

Thank you for your assistance in this matter. If there are any questions regarding this request for information, please contact this office.

Sincerely,
Geotechnical Consultants, Inc.

Amanda Apicella
Environmental Scientist
cc: File



Fire Prevention Bureau
3639 Parsons Ave., Room 148
Columbus, OH 43207
Phone: (614) 645-7641
Fax: (614) 645-6637

Email: Environmentalreportrequest@columbus.gov

Website: www.columbus.gov/public-safety/fire

Date December 16, 2025

To: Amanda Apicella	From: Ms. Bert
Company: Geotechnical Consultants	Fire Prevention Bureau
Fax #: (614) 895-1171	Fax # (614) 645-6637
No. of Pages (Including cover sheet)	Phone # (614) 645-7641 EXT - 0

Environmental Research Response Request

**Address with
or w/o Parcel
ID**

1.	2680 Orono Pike
2.	

Check #

Payable to: Columbus City Treasurer/Fire

**Information
Requested:**

☒	Spills and / or Hazardous Responses
☒	Underground / Aboveground Storage Tank Information
	Outstanding Fire Code Violations/Permits

Findings:

	No File on Record. – Address is not in our system.
☒	File Contains NO Occurrences of Requested Information.
	Address Attached
	Unable to Research/No Mailing Address
	See attached report for spill, not other fires/incidents
	NO VIOLATIONS AS OF LAST INSPECTION



GEOTECHNICAL
CONSULTANTS INC.

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614.895.1171 **fax**

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Boardman, OH 44514
330.965.1400 **phone**
330.965.1410 **fax**

DAYTON OFFICE
2155 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

www.gci2000.com

December 10, 2025

Cindy Sharpe *email: cindy.sharpe@fairfieldcountyohio.gov*
Fairfield County Public Health
1550 Sheridan Dr., Suite 100
Lancaster, OH 43130

Reference: Data Request for Environmental Review
2680 Orono Pk., Reynoldsburg, Fairfield County, OH
GCI Project No. 25-E-30892

Hello,

Geotechnical Consultants, Inc. (GCI) is requesting information on behalf of the Ohio Housing Finance Agency in connection with the environmental review record for the property located at 2680 Orono Pk., Reynoldsburg, Fairfield County, Ohio. This property is approximately 8 acres of land identified as Fairfield County parcel number 0580204700.

Please provide the following information:

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

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

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

Thank you for your assistance in this matter. If there are any questions regarding this request for information, please contact me at this office.

Respectfully submitted,
Geotechnical Consultants, Inc.

Amanda Apicella
Environmental Scientist
pc: file



Form PR-1

Public Records Request Form

Date of Request: 12-10-2025

Name of Employee Taking Request: C SHARPE

Name of Person Requesting Information: (not required) Amanda Apicella

How was request made: mail email phone office visit

How do we contact requester to supply information: email

.....

(For office use only)

The records/information requested:

Legal Authority Cited _____
(if applicable)

- ☐ Is available and will be ready to requester on
- ☐ Is not maintained by this office (*office will attempt to direct requester to correct office*)
- ☐ Is overly ambiguous (despite efforts to clarify). ORC 149.43 (B)(2)
- ☒ Does not exist and/or no obligation to create ORC 149.40
- ☐ Has been disposed pursuant to Retention Schedule RC-2
- ☐ Is no subject to release in its entirety (Cite Legal Authority) _____
- ☐ Is subject to release, however the following redaction have been made to protect exempted information ORC 149.43(B)(1)-(3)

Prepared by: C Sharpe

Date: 12-10-2025

This form must be completed for each public records request. The parties requesting the information is not required to give name, address, phone number, or reason/purpose for request. The Fairfield Department of Health does have the right to ask general questions so that the request can be completed to the requester's satisfaction. Charges: There is a charge of \$.11 cents per page for making the copies or the cost of the electronic media device used to store information, which must be paid before the copies or electronic file can be given to you.



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330.965.1410 **fax**

DAYTON OFFICE
2155 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

www.gci2000.com

December 10, 2025

Email: sroutree@columbuspolice.org

Columbus Police Department
7240 E. Main St.
Reynoldsburg, OH 43068

Attn: Public Records Unit

**Re: Data Request for Environmental Review
Pheasant Run Apartments Property
2680 Orono Pk.
Reynoldsburg, Fairfield County, Ohio**

To whom it may concern:

We are requesting information on behalf of the Ohio Housing Finance Agency in connection with the environmental review record for the Pheasant Run Apartments Properties located on 2680 Orono Pk. In Reynoldsburg, Fairfield County, Ohio. Please provide the following information:

1. Is criminal activity a significant problem in the area of the project site, as compared with the city in general? If so, what steps can the project take to promote safety in the area?
2. What is the approximate response time for emergency calls?
3. Are numerous traffic violations or accidents reported at the intersections near the project site? Is the area safe for pedestrian traffic?

Thank you for your assistance in this matter. If there are any questions regarding this request for information, please contact me at my email or phone number provided below.

Sincerely,

Geotechnical Consultants, Inc.

Amanda Apicella
Environmental Scientist
aapicella@gci2000.com
614-818-1128



GEOTECHNICAL
CONSULTANTS INC.

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2155 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

www.gci2000.com

December 10, 2025

Pickerington City Schools
Superintendent Office
90 N. East St.
Pickerington, OH 43147

Email: charles_smialek@plsd.us

**Re: Data Request for Environmental Review
Pheasant Run Apartments Property
2680 Orono Pk.
Reynoldsburg, Fairfield County, Ohio**

To Whom It May Concern:

We are requesting information on behalf of the Ohio Housing Finance Agency in connection with the environmental review record for the Pheasant Run Apartments Property located 2680 Orono Pk., Reynoldsburg, Fairfield County, Ohio. Please provide the following information:

1. Which schools within the system will students attend?
2. Can the schools adequately absorb an influx of students that may result from the construction?
3. Will these students be on bus routes or will students walk to school?
4. Are pre-school and adult education classes available through the school system?
5. If available, please provide literature regarding the school system.

Thank you for your assistance in this matter. If there are any questions regarding this request for information, please contact me using the email or phone number provided below.

Sincerely,

Geotechnical Consultants, Inc.

Amanda Apicella
Project Manager
aapicella@gci2000.com
614-818-1128

Amanda Apicella

From: Charles Smialek <charles_smialek@plsd.us>
Sent: Tuesday, December 16, 2025 3:55 PM
To: Amanda Apicella
Subject: Re: Information Request

Please see below:

1. Which schools within the system will students attend?

Tussing Elementary; Harmon Middle School; Lakeview Junior High School; Pickerington High School North

2. Can the schools adequately absorb an influx of students that may result from the construction?

I am unaware of construction. This is an existing apartment site that currently has PLSD students. Can construction details be provided?

3. Will these students be on bus routes or will students walk to school?

Students will be provided a bus for all four tiers.

4. Are pre-school and adult education classes available through the school system?

Yes for Preschool. I'm not 100% certain about adult classes.

5. If available, please provide literature regarding the school system.

<https://www.plsd.us/about/about-pickerington-schools>

On Mon, Dec 15, 2025 at 6:33 PM Amanda Apicella <aapicella@gci2000.com> wrote:

To Whom It May Concern:

We are requesting information on behalf of the Ohio Housing Finance Agency in connection with the environmental review record for the Pheasant Run Apartments Property located 2680 Orono Pk., Reynoldsburg, Fairfield County, Ohio. Please provide the following information:

1. Which schools within the system will students attend?
2. Can the schools adequately absorb an influx of students that may result from the construction?

3. Will these students be on bus routes or will students walk to school?
4. Are pre-school and adult education classes available through the school system?
5. If available, please provide literature regarding the school system.

Thank you for your assistance in this matter. If there are any questions regarding this request for information, please contact me using the email or phone number provided below.

Sincerely,

Amanda Apicella
Project Scientist, Environmental Services



Geotechnical Consultants, Inc.
720 Greencrest Dr.
Westerville, OH 43081
Phone: (614) 895-1400; Fax: (614) 895-1171
aapicella@gci2000.com; www.gci2000.com

Providing our clients value in geotechnical, environmental and construction monitoring services since 1979.

This communication and attachments are intended only for the person to whom it is addressed and may contain confidential and/or privileged material that is the exclusive property of Geotechnical Consultants, Inc. It is being sent to you as a convenience and may not have passed through our standard review process. Design data and recommendations included herein may be subject to alteration. If you are not the intended recipient of this communication or received it in error, you are hereby notified that any use, review, retransmission, dissemination, distribution, reproduction or any action taken in reliance upon this message is prohibited. Also please contact the sender and delete the material from any of your computers. Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of Geotechnical Consultants, Inc.

--
Charlie



GEOTECHNICAL
CONSULTANTS INC.



APPENDIX D – Site Reconnaissance and Other Information

USER QUESTIONNAIRE

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

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

What is the reason for performing this Phase I ESA?

☒ **Financing** ☐ **Refinancing** ☐ **Property transfer** ☐ **Personal use**
☒ **Other** Application to the Ohio Housing Finance Agency for Low Income Housing Tax Credits

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

☐ **No** ☒ **Yes** (If yes, when can GCI receive the information?)

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

☒ **No** ☐ **Yes** (if yes, please explain)

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

☒ **No** ☐ **Yes** (if yes, please explain)

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

☒ **No** ☐ **Yes** (if yes, please explain)

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

☒ **No** ☐ **Yes** (if yes, please explain)

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

☐ **No** ☒ **Yes** (if yes, please explain) An affiliate of Columbus Housing Partnership, Inc. is the property's owner. We know that the property has operated for about 25 years as a multifamily residential development.

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

☒ **No** ☐ **Yes** (if yes, please explain)

Aaron Wasserman

Signature

12/8/25

Date

Thank you!

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



Environmental Lien and AUL Search Report

Tussing Road Homes Limited Partnership

For property at:
**2680 Orono Pike
Reynoldsburg, OH**

Prepared for:
**Geotechnical Consultants, Inc
720 Greencrest Drive
Westerville, OH 43081
Attn: Amanda Apicella**

ATR Order Number: **250763**
Geotechnical Consultants Project Number **25-E-30892**

Saturday, December 13, 2025



prepared by:

American Title Research, LLC.
7658 W. Irwin Ave.
Laveen, AZ 85339

<https://americantitleresearchllc.com>
(480) 277-9693

Table of Contents

Table of Contents	2
Declaration and Disclaimer	3
Property Information	4
Environmental Liens	5
General Warranty Deed:1	6

Declaration and Disclaimer

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

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

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

Thank you for your business

Please contact ATR at (480) 277-9693
with any questions or comments

Disclaimer - Copyright and Trademark Notice

This report was prepared for the use of American Title Research and Geotechnical Consultants, Inc exclusively. This report is neither a guarantee of title, a commitment to insure, nor a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** American Title Research (ATR) specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

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Property Information

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

TARGET PROPERTY INFORMATION

**2680 Orono Pike
Reynoldsburg, OH**

RESEARCH SOURCE

LEGAL DESCRIPTION

13.32 acres more or less commonly known as 2680 Orono Pike, Reynoldsburg, Fairfield County, Ohio

Assessors Parcel Number(s): **0580204700**

ENVIRONMENTAL LIEN

Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULS)

Not Found

MISCELLANEOUS

George W. Clifford and Annabelle M, Clifford husband and wife acquired title prior to 1980 by deed in Book 461 Page 616

DEED INFORMATION

Type of Instrument: **General Warranty Deed**

Grantor: **George W. Clifford and Annabelle M, Clifford husband and wife**

Grantee: **Tussing Road Homes, Limited Partnership**

Deed Dated:

Deed Recorded: **1998-02-26**

Book: **669**

Page: **432**

Environmental Liens

Environmental Lien Not Found

F 97080265 D

V# 669 PAGE 432

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that George W. Clifford and Annabelle M. Clifford, husband and wife, of Franklin County, for valuable consideration paid, grant (s) with general warranty covenants to Tussing Road Homes Limited Partnership whose tax mailing address is 562 E. Main St., Columbus OH 43215

the following REAL PROPERTY:

Being a 13.98 acre parcel of land and being more fully described on EXHIBIT "A" incorporated herein and by reference made a part hereof.

PARCEL NO: 043-02047-00 Tussing Road, Columbus, Ohio 43068

Prior Instrument Reference: Deed Book 461, page 616, of the Deed Records of Fairfield County, Ohio.

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions, restrictions and easements, if any, contained in former instruments of record for said premises, subject to all of which this conveyance is made.

WITNESS their hand(s) this 26th day of February, 1998.

Signed and acknowledged in presence of:

Craig A. Stutz
printed name Craig A. Stutz

George W. Clifford
George W. Clifford

Annabelle M. Clifford
printed name Annabelle M. Clifford

Annabelle M. Clifford
Annabelle M. Clifford

STATE OF OHIO
COUNTY OF Franklin

BE IT REMEMBERED, That on this 26th of February, 1998, before me, the subscriber, a notary public in and for said state, personally came George W. Clifford and Annabelle M. Clifford the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

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



LAWRENCE D. GOLDBACH
Notary Public, State of Ohio
My Commission Expires July 30, 2000

Lawrence D. Goldbach
NOTARY PUBLIC

This instrument was prepared by: Thomas W. Connor & Associates, 150 E. Mound St., Columbus, Ohio 43215

REAL ESTATE CONVEYANCE

Fee \$ 728.00

TRANSFERRED

Exempt #

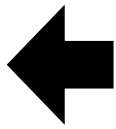
FEB 26 1998

Barbara Curtis
Auditor, Fairfield County

Barbara Curtis
County Auditor, Fairfield County, Ohio

3800004425
Filed for Record in
FAIRFIELD CO, OH
GENE WOOD
On 02-26-1998 At 10:57 am.
DEED 18.00
Book DR Vol. 569 Pg. 432 - 434

2-16-17
Colin L...



North

PHEASANT RUN APARTMENTS PROPERTY
2680 ORONO PK.
COLUMBUS, FAIRFIELD COUNTY, OHIO





Photo 1: View of a stormwater pond on the southwestern portion of the property.



Photo 2: Northerly view of apartment buildings on the western portion of the property.



Photo 3: View of the leasing office on the central portion of the property.



Photo 4: Representative view of a pad-mounted electrical transformer on the property.



Photo 5: Representative view of apartment buildings on the property.



Photo 6: View of the playground on the central portion of the property.



Photo 7: View of the community room in the leasing office.

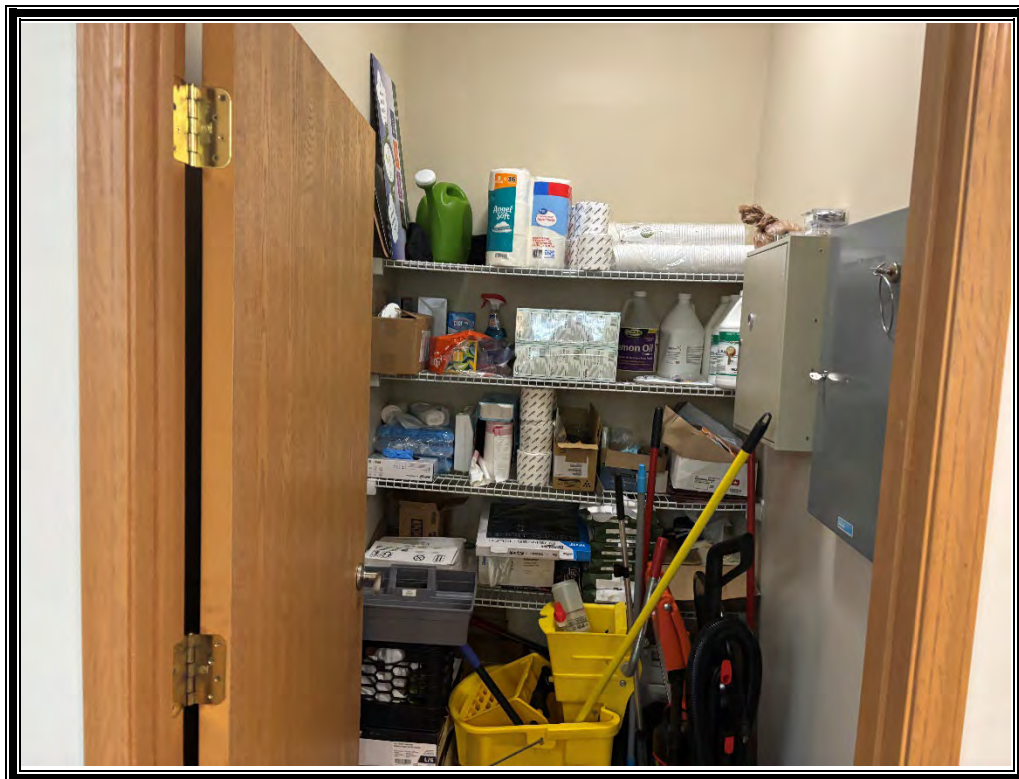


Photo 8: View of janitorial chemical storage in the leasing office.



Photo 9: View of the maintenance storage area in the leasing office.



Photo 10: Interior view of the shed near the leasing office.



Photo 11: Representative view of a unit's utility closet on the property.



Photo 12: Representative view of a unit's kitchen on the property.



Photo 13: View of the south adjoining multi-family residential complex.



Photo 14: View of the west adjoining self-storage facility.



Photo 15: View of the north adjoining multi-family residential complex.



Photo 16: View of the east adjoining self-storage facility.



GEOTECHNICAL
CONSULTANTS INC.

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

DAYTON OFFICE
2155 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

www.gci2000.com

January 7, 2026

Office of Planning, Preservation & Development
Ohio Housing Finance Agency
2600 Corporate Exchange Dr., Suite 300
Columbus, Ohio 43231

Re: Phase I ESA for Pheasant Run Apartments Property
2680 Orono Pk.
Reynoldsburg, Franklin County, Ohio
GCI Project Number 25-E-30892

Dear Project Administration Manager:

Please find enclosed the Phase I Environmental Site Assessment for the subject property dated January 7, 2026 to the Ohio Housing Finance Agency and the Ohio Development Services Agency (ODSA).

It is my understanding that the information contained in the Environmental Site Assessment will be used by OHFA in considering proposed financing of residential development of the property and, furthermore, that OHFA and ODSA may rely upon the Environmental Site Assessment as if it were issued to OHFA and ODSA.

I **certify** that the attached is a true, correct and complete copy of the Environmental Site Assessment and that the report represents my professional opinion of the site as of this date. I also confirm the evaluation, recommendations and conclusions contained in the Environmental Site Assessment as of this date and that the Environmental Site Assessment has been performed in conformance with the scope of limitations of **both** the ASTM Practice E1527-21, and OHFA's Environmental Review Requirements.

Sincerely,

Geotechnical Consultants, Inc.

Name: Kevin J. Fulk, EP

Title: Vice President – Environmental Services



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/4/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Edgewood Partners Ins Center 3780 Mansell Rd. Suite 370 Alpharetta GA 30022	CONTACT NAME: ACEC Certificate Specialist PHONE (A/C, No, Ext): 770-552-4225 E-MAIL ADDRESS: ACECcertificates@greyling.com	FAX (A/C, No):
INSURED American Structurepoint, Inc. 9025 River Road Suite #200 Indianapolis IN 46240	INSURER(S) AFFORDING COVERAGE INSURER A: Valley Forge Insurance Company INSURER B: The Continental Insurance Company INSURER C: Travelers Casualty & Surety Co America INSURER D: Transportation Insurance Company INSURER E: INSURER F:	NAIC # 20508 35289 31194 20494

COVERAGES**CERTIFICATE NUMBER:** 2020066052**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR \$1M/\$1M/\$1M GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:			6050367892	11/1/2025	11/1/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$15,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
D	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			6050364572	11/1/2025	11/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			6050364555	11/1/2025	11/1/2026	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	650364569	11/1/2025	11/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Professional Liability incl. Pollution Liability			108437405	5/29/2026	11/1/2027	Per Claim \$5,000,000 Aggregate \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Any person or organization, as required by written contract or agreement requiring insurance, is included as additional insured with respect to the General Liability and Automobile Liability policies. Coverage on the General Liability and Automobile policies is primary and non-contributory where required by written contract or agreement. A waiver of subrogation in favor of any person or organization, signed prior to a loss, as required by written contract or agreement requiring insurance, applies with respect to the General Liability, Automobile Liability and Employers Liability policies. Umbrella is follow form. OHFA is named as an Additional Insured with respects to General Liability where required by written contract.

CERTIFICATE HOLDER**CANCELLATION**

Homeport 3443 Agler Road Columbus OH 43219	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

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Appendix S - Radon Map

OHIO - EPA Map of Radon Zones

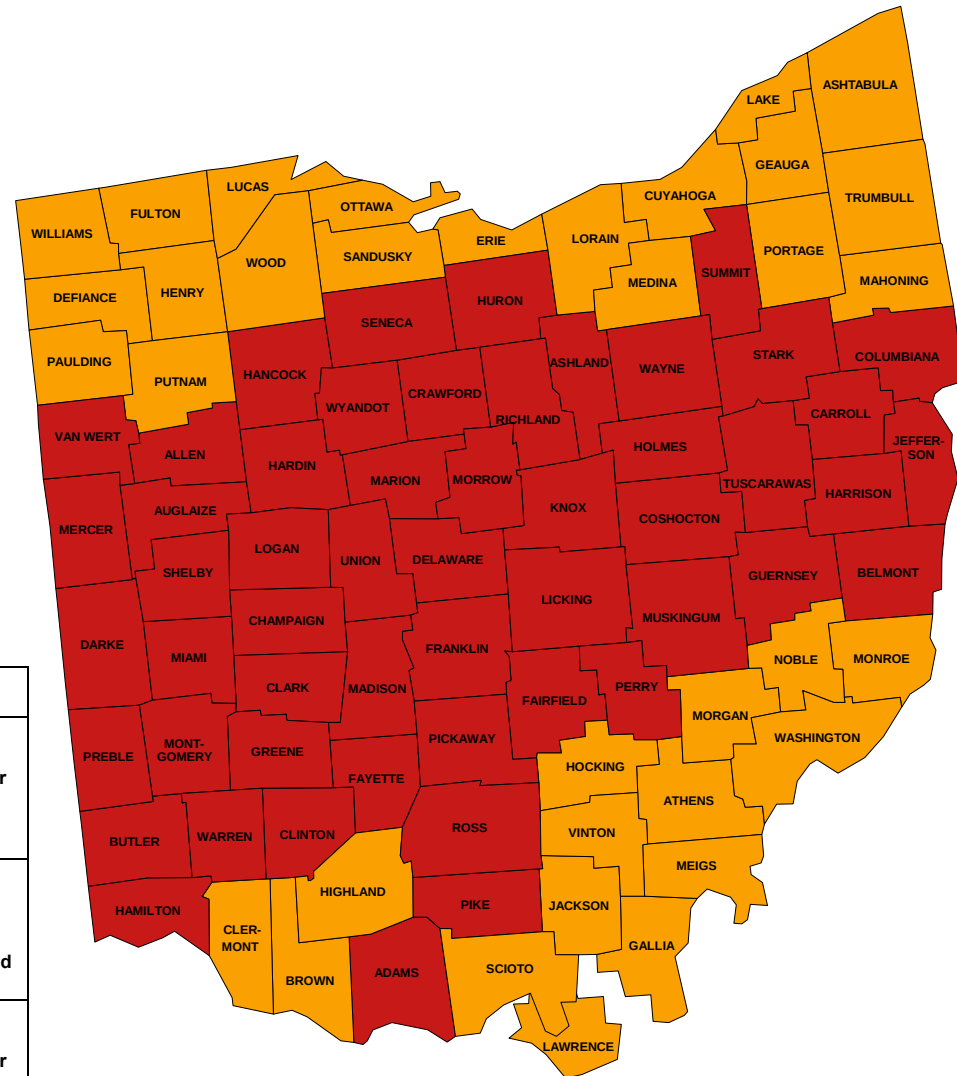
<https://www.epa.gov/radon/epa-map-radon-zones>

The Map of Radon Zones was developed in 1993 to identify areas of the U.S. with the potential for elevated indoor radon levels. The map is intended to help governments and other organizations target risk reduction activities and resources. The Map of Radon Zones should not be used to determine if individual homes need to be tested. No matter where you live, test your home for radon—it's easy and inexpensive. Fix your home if your radon level is 4 picocuries per liter (pCi/L) (150 becquerels per meter cubed (Bq/m³)) or higher. Consider fixing if your level is between 2 and 4 pCi/L (75 - 150 Bq/m³).

The Map of Radon Zones was developed using data on indoor radon measurements, geology, aerial radioactivity, soil parameters, and foundation types. The EPA recommends that this map be supplemented with any available local data to further understand and predict the radon potential for a specific area.

All homes should be tested, regardless of zone designation.

IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Ohio" (USGS Open-file Report 93-292-E) before using this map. See <https://doi.org/10.3133/ofr93292E>. This document contains information on radon potential variations within counties. The EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.



What do the colors mean?

Color	Zone	Description
	Zone 1 (red zones)	Highest potential Counties have a predicted average indoor screening level > (Greater) than 4 pCi/L (picocuries per liter) (150 Bq/m ³ (becquerels per meter cubed))
	Zone 2 (orange zones)	Moderate potential Counties have a predicted average screening level ≥ (Greater than and equal to) 2 pCi/L (75 Bq/m ³) and ≤ (less than and equal to) 4 pCi/L (150 Bq/m ³)
	Zone 3 (yellow zones)	Low potential Counties have a predicted average indoor screening level < (Less than) 2 pCi/L (75 Bq/m ³)

**Appendix T -
Zoning Documentation**

41

Zoning

Pheasant Run
2025 4% LIHTC with BGF
Application



homeport

41 Zoning, Pheasant Run

Enclosed are the following materials to demonstrate that Pheasant Run's current use as a multifamily rental development conforms with the property's zoning:

- Letter from the City of Columbus' Department of Building and Zoning Services, confirming that the property is zoned in the City's Apartment Residential Low-Density District (AR12). The property address is 2680 Orono Pike, Reynoldsburg, OH 43068 and its parcel number is 0580204700.
- Excerpts from the City of Columbus' zoning ordinance, showing that an apartment complex is a permitted use on a lot at least 20,000 square feet in size (3333.02) and that the AR12 permits a density of 2,500 square feet per dwelling unit (3333.11), or 12.1 units per acre.
 - Pheasant Run consists of 136 housing units, and the property is 13.32 acres in size – a density of 10.0 units per acre.
- 1998-01-12 Zoning Approval LAR12, Tussing Road Home LP

July 18, 2025

Drew May
Director of Acquisitions
Homeport
3443 Agler Road, Suite 200
Columbus, OH 43219

Re: Zoning Confirmation for 2680 Orono Pike, Columbus, Ohio 43068
Fairfield County Parcel Number 0580204700

To whom it may concern:

It is our understanding that Columbus Housing Partnership d/b/a Homeport will be applying for the Low-Income Housing Tax Credit program on the property referenced above. The intent of this letter is to identify the current zoning of this property for purposes of Homeport's application for the project.

The use of this property for multi-unit residential development is permissible under the applicable City of Columbus zoning ordinances. Our records indicate that the property is zoned L-AR-12, Limited Apartment Residential District under Rezoning Application Z97-096 (Ordinance #0001-98), which allows a multi-unit residential development at a density of 12.1 units per acre.

If you need additional information or wish to discuss this site in more detail, please feel free to contact me directly.

Sincerely,



Shannon Pine
Chief Zoning Official
spine@columbus.gov
614-645-2208



Main Offices: 111 North Front Street | Columbus, Ohio 43215 | **P:** (614) 645-7433 | **F:** (614) 645-0082 | columbus.gov/bzs
License, Weights & Measures Offices: 4252 Groves Road | Columbus, Ohio 43232 | **P:** (614) 645-8366 | **F:** (614) 645-8912

Building Compliance Section (614) 645-1733
Building Plan Review (614) 645-7562
Code Enforcement (614) 645-2202
Customer Service Center (614) 645-6090

Director's Office
Engineering Plan Review
License Section
Research/Records Center

(614) 645-7776
(614) 645-0032
(614) 645-8366
(614) 645-6082

Weights & Measures Section
Zoning Clearance
Zoning Confirmation Letters
Zoning Public Hearings

(614) 645-7397
(614) 645-8637
(614) 645-8637
(614) 645-4522

3333.02 - AR-12, ARLD and AR-1 apartment residential district use.

Within an AR-12, ARLD or AR-1 apartment residential district, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for other than one or more of the following specified uses:

- (1) Apartment house, as defined in Chapter 3303, C.C., containing five or more dwelling units;
- (2) Apartment complex, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (3) Dwelling containing one, two, three, or four dwelling units, as defined in Chapter 3303, C.C., and in accordance with R-4 standards;
- (4) Multiple dwelling development, as defined in Chapter 3303, C.C. and located on a lot of no less than 20,000 square feet;
- (5) Town house development, as defined in Chapter 3303, C.C., containing no more than eight town houses in a row and no fewer than three town houses in a row, and in accordance with town house development standards;
- (6) Religious Facility;
- (7) School, as defined in Chapter 3303, C.C.;
- (8) Public playground;
- (9) Public park;
- (10) Public library;
- (11) Public museum;
- (12) Public recreation building;
- (13) Water supply reservoir, well, water tower, or filter bed;
- (14) Public or parochial college or university (other than a trade or business institution);
- (15) In accordance with C.C. 3333.055, one single-unit or two-unit dwelling, as defined in Chapter 3303, C.C.
- (16) Adult or child day care center.

(Ord. 998-90; Ord. No. 0239-2010, § 2, 4-5-2010 Ord. No. 1501-2022 § 11, 6-13-2022; Ord. No. 1871-2023 § 1, 7-31-2023)

COMMITTEE
ZONING
INTRODUCED BY

MATTHEW HARBASH
DATE OF FIRST READING

JAN 12 1998

97 DEC 29 PM 4:36

COLUMBUS CITY COUNCIL

ORIGINAL
0001-98

Ordinance No.

Resolution No.

30 Day

Emergency

CONFORMANCE

This is to certify that the attached ordinance is in conformance with the adopted Capital Improvements Budget as amended of the City of Columbus, Ohio

Department of Finance

Date

CITY ATTORNEY: This ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

By

Date

FLOOR ACTION
(Clerks Office Only)

JAN 12 1998

JAN 12 1998

~~JAN 12 1998~~

Waived 2nd reading 6-0

HABASH ABSENT
HABASH ABSENT

AUDITOR'S CERTIFICATE

I hereby certify that there is in the treasury, or anticipated to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within ordinance.

Date

No.

Fd No.

Div No

Ch.

By

Amr

City Auditor or Deputy Auditor

EXPLANATION OF LEGISLATION

CITY COUNCIL
CITY HALL
COLUMBUS, OHIO

Rezoning Application Z97-096

HONORABLE MEMBERS OF COUNCIL:

The attached legislation is submitted for Council action.

APPLICANT: CHP Tussing Inc.; c/o Theodore L. K. Jones; 562 East Main Street; Columbus, Ohio 43215.

PROPOSED USE: Multi-family residential development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on October 9, 1997.

CITY DEPARTMENTS' RECOMMENDATION: Approval. City staff recognizes that the proposed L-AR-12, Limited Apartment Residential District is inconsistent with the land use recommendations set forth in the Brice/Tussing Area Plan. However, deviation from that Plan's land use recommendation is warranted due to the introduction of multi-family residential zoning as evidenced by the adjacent L-AR-12 district established in 1996. The submitted limitation text contains lighting, screening, and setback controls identical to those of the adjacent L-AR-12 district thereby creating uniform development standards for multi-family residential development on the north side of Tussing Road.

Margaret Reynolds, 645-4522
Development Regulation

Contact: For Questions - Phone
on this Legislation

Approved (Division Head)

Approved (Department Head)

TITLE (BRIEF DESCRIPTION)

To rezone **7230 TUSSING ROAD (43068)**, being 14.0± acres located on the north side of Tussing Road, 750± feet west of Hines Road, **From: R, Rural District, To: L-AR-12, Limited-Apartment Residential District.**

MAYOR'S ACTION

JAN 13 1998

COUNCIL ACTION

JAN 12 1998

SIGNED

DATE

DATE PASSED/ADOPTED

PRESIDENT OF COUNCIL

VETO

DATE

CITY CLERK

WHEREAS, application #Z97-096 is on file with the Division of Development Regulation requesting rezoning of 14.0± acres from R, Rural District, to L-AR-12, Limited-Apartment Residential District, and;

WHEREAS, the Development Commission recommends approval of said zoning change, and:

WHEREAS, the City Departments recommend approval of said zoning change because City staff recognizes that the proposed L-AR-12, Limited Apartment Residential District is inconsistent with the land use recommendations set forth in the Brice/Tussing Area Plan. However, deviation from that Plan's land use recommendation is warranted due to the introduction of multi-family residential zoning as evidenced by the adjacent L-AR-12 district established in 1996. The submitted limitation text contains lighting, screening, and setback controls identical to those of the adjacent L-AR-12 district thereby creating uniform development standards for multi-family residential development on the north side of Tussing Road, now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Zoning Map attached to Ordinance No. 1620-77, passed September 19, 1977, and as subsequently amended be, and the same is hereby revised by changing the zoning of the property as follows:

7230 TUSSING ROAD (43068), being 14.0 acres located on the north side of Tussing Road, 750± feet west of Hines Road, and being more particularly described as follows:

PARCEL I

Located in the south part of the south-west quarter of section 19, township 16, range 20, Violet township, Fairfield County, Ohio:

Beginning at a stone on the section line of the south side of the Blacklick Road, at the south-west corner of the land owned by George Walker; thence north 1073.2 feet to a stone; thence west 123.4 feet to a stone; thence south 1073.2 feet to a stone on said section line; thence east 123.4 feet along said section line to the place of beginning, and containing three (3) acres more or less.

PARCEL II

Located in the South-Central part of the south-west Quarter of Section 19, Township 16, Range 20:

Beginning at a stone on the section line of the south side of Blacklick Road, at the south-west corner of the lands owned by Dr. Nessley and Lulu Nessley, husband and wife; thence North 1073.2 feet to a stone; thence west 446.6 feet to an iron pin; thence south 1073.2 feet to a stone of said section line of the South side of said Blacklick Road; thence East along said section line 446.6 feet to the place of beginning, containing eleven (11) acres, more or less.

To Rezone From: R, Rural District,

To: L-AR-12, Limited-Apartment Residential District.

Section 2. That a Height District of Thirty-five (35) feet is hereby established on the L-AR-12, Limited-Apartment Residential District on this property.

Section 3. That the Regulation Administrator of the Development Regulation Division be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Development Regulation Division and shall register a copy of the approved L-AR-12, Limited-Apartment Residential District and Application among the records of the Development Department as required by Section 3370.03 of the Columbus City Codes; said text being titled, "**LIMITATION OVERLAY TEXT - DEVELOPMENT PLAN**," signed by Eldridge Edgcombe, Representative for the Applicant, dated October 20, 1997, and reading as follows:

LIMITATION OVERLAY TEXT
DEVELOPMENT PLAN

Proposed District: L-AR-12, Limited Apartment Residential District
Proposed Address: 7230 Tussing Road, Columbus, Ohio 43082
Owner: George and Annabelle Clifford
Applicant: CHP Tussing, Inc. c/o Columbus Housing Partnership, Inc.
Date of Text: 10/20/97
Application Number: Z97-096

- 1. Introduction: Multi-family residential development is an appropriate use of the subject property. However, a limitation overlay is necessary to establish appropriate screening, lighting, and setback controls.

- 2. Permitted Uses: AR-12; Columbus City Code Chapter 3333

- 3. Development Standards:
 - A. Density, Height, Lot and/or Setback commitments.
 - 1. A minimum twenty-five (25) foot parking and thirty-five (35) foot building setback shall be established on the perimeter of the site, except as set forth below.
 - 2. A minimum of fifty (50) parking and building setback shall be established for the frontage along Tussing Road.
 - 3. Structures shall not exceed thirty-five (35) feet in height.
 - B. Access, Loading, Parking and/or other Traffic related commitments.
 - 1. Curb cuts, access points and left turning lane shall be designated and located to the specification of the City of Columbus Division of Traffic Engineering or any other appropriate governmental agency.
 - 2. All parking areas shall be designed and constructed to promote safety. Such designs shall provide for efficient circulation with respect to public streets, service roads, and adjacent uses.
 - 3. In the event that the property to the west of the subject property is zoned multi-family, a stub street will be provided to the west for future connection.
 - C. Buffering, Landscaping, Open Space and/or Screening commitments.
 - 1. The following are the requirements for the twenty-five (25) foot parking setback: along the west side of the parcel, so long as the use of the adjacent property is zoned single family residential, and the east side of the parcel. A landscaped mound, which mound need not be continuous, shall be located within this setback. Where the mounding is not continuous, planting materials will be interspersed to meet a required seventy-five percent (75%) opacity. All landscaping shall be uniformly placed and shall consist of deciduous shade trees (minimum two (2) inch caliper upon planting), ornamental trees (minimum one (1) inch caliper upon planting) and evergreen trees (height four (4) feet to six (6) feet upon planting). Evergreen and/or deciduous shrubs and mounding may be used.

2. The following are the requirements for the fifty (50) foot building and parking setback along Tussing Road. Landscaping shall be required for a minimum opacity of sixty-five percent (65%) of the frontage along Tussing Road. All landscaping shall be uniformly placed within the parking setback at a minimum distance of twenty (20) feet from the right-of-way. The landscaping shall consist of deciduous shade trees (minimum two (2) inch caliper upon planting), ornamental trees (minimum one (1) inch caliper upon planting) and evergreen trees (height four (4) feet to six (6) feet upon planting). Evergreen and/or deciduous shrubs may be used. To ensure the utilization of a variety of plant material, two (2) evergreen trees, two (2) ornamental trees, two (2) shade trees, and at least three (3) shrubs shall be used for every one hundred (100) feet of frontage.
 3. Drainage shall not adversely affect storm water drainage on adjacent and downstream properties, streets, and the storm drainage system.
- D. Building Design and/or Interior-Exterior treatment commitments.
1. All building exteriors shall be constructed of wood, brick, stone, stucco, glass, vinyl siding, wood shingles, or a combination of these materials.
- E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.
1. All external outdoor lighting shall be cut-off fixtures (down lighting), except there may be accent lighting (up-lighting) on landscaping in the front of structures and ground signs, provided the fixtures are screened with landscaping to prevent glare.
 2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturer's type to ensure aesthetic compatibility.
 3. Except for decorative lighting, all other light poles shall be metal and such light poles shall be of the same color. Light poles in the parking lots shall not exceed 28 feet in height.
 4. All lighting shall be so positioned as to not be directed toward any abutting single-family area.
 5. Dumpsters shall be screened by structures and/or landscaping to a minimum height of six (6) feet.
- F. Graphics and Signage commitments.
- N/A
- G. Miscellaneous commitments.
- N/A

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 1997

2.	APPLICATION:	Z97-096
	Location:	7230 TUSSING ROAD (43068) , being 14.0± acres located on the north side of Tussing Road, 750± feet west of Hines Road.
	Existing Zoning:	R, Rural District.
	Request:	L-AR-12, Limited-Apartment Residential District.
	Proposed Use:	Multi-family residential development.
	Applicant(s):	CHP Tussing Inc.; c/o Theodore L. K. Jones; 562 East Main Street; Columbus, Ohio 43215.
	Property Owner(s):	George and Annabelle Clifford; 3148 Easton Place; Columbus, Ohio 43221.

BACKGROUND:

- This site consists of approximately 14 acres of undeveloped land zoned in the R, Rural District since annexation in 1974. The applicant requests to rezone to the L-AR-12, Limited Apartment Residential District and intends to develop multi-family residential uses.
- A vacant single family residence lies to the west on a 5± acre lot zoned in the R, Rural District. Land farther to the west and north of the site consisting of 31.6± acres is undeveloped and zoned in the L-AR-12, Limited Apartment Residential District. That rezoning (Z96-050) was not supported by city staff or the Development Commission on the basis that this area is identified by the Brice/Tussing Area Plan as appropriate for office/warehouse development. Land to the east is developed with private storage and warehouse uses in the M-2, Manufacturing District. Land to the south, across Tussing Road, is undeveloped and zoned in the AR-12, Apartment Residential District. That rezoning (Z96-062) was supported by city staff and the Development Commission due to its compliance with the land use recommendations of the Brice/Tussing Area Plan.
- The submitted limitation text includes development standards identical to those of the adjacent L-AR-12 district. Those commitments address necessary lighting, screening, and setback controls.
- Tussing Road is identified by the Columbus Thoroughfare Plan as a 4-2 arterial requiring a minimum 50 feet of right of way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

City staff recognizes that the proposed L-AR-12, Limited Apartment Residential District is inconsistent with the land use recommendations set forth in the Brice/Tussing Area Plan. However, deviation from that Plan's land use recommendation is warranted due to the introduction of multi-family residential zoning as evidenced by the adjacent L-AR-12 district established in 1996. The submitted limitation text contains lighting, screening, and setback controls identical to those of the adjacent L-AR-12 district thereby creating uniform development standards for multi-family residential development on the north side of Tussing Road.

I-70

Z96-050
LARI2

289-168
ARI2
4-2-90

ANNEX
R
6-20-74

Z80-141
M2
4-15-81

ANNEX
R
6-28-74

Z91.114
LARI
3.16.92

Z-74-107
C1
H-35
6-19-75

Z95-130
M2
 H35
 5-6-96

ANNEX
R
6-29-74

ANNEX
R
6-28-74

291-1218
LC2
H35
10-21-92

SUBJECT SITE

Z75-07
 M2
 H-35
 1-14-76

796-062
ARI2
12-25-96

791-121A
R2
10-21-92

Z94-038
R2
 6-20-84

791 - 120
R2
10-21-92

Z97-096

(C1) HAVENCROFT DR.

(MAHAFFEY CT)

790-082
R2
JUL 14 1961

MAHAFFY DR.

Z91 - 119
R2
5-6-92

page
-76

Project Disclosure Statement

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 297-096

Roxanne Buchanan being first duly cautioned and sworn
NAME

562 East Main Street, Columbus, Ohio 43215
COMPLETE ADDRESS

deposes and states that (he/she) she is the employee of the APPLICANT or DULY-AUTHORIZED ATTORNEY
~~FOR SAME~~ and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the
project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Columbus Housing Partnership, Inc.</u>	<u>562 East Main Street Columbus, OH 4321</u>

SIGNATURE OF AFFIANT

R. Buchanan

Development Specialist for
Columbus Housing Partnership, Inc.

Subscribed to me in my presence and before me this 5th day of August, 1997

SIGNATURE OF NOTARY PUBLIC

AMY D. KLABEN, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Amy D. Klaben

ZC 25 10/93

TD0: 614 645-3293

297-096

page
7

Appendix U -
Consumer Confidence Report (CCR)

ANNUAL WATER QUALITY REPORT

Reporting Year 2024



Presented By
**Reynoldsburg Water
Department**

यह सूचना महत्वपूर्ण है ।
कृपया कारक किमी से :सका अनुवाद कराये ।

PWS ID#: OH2503203

Our Commitment

We are pleased to present you this year's annual water quality report. This report is a snapshot of last year's water quality, covering all testing performed between January 1 and December 31, 2024. Included are details about your source of water, what it contains, and how it compares to standards set by regulatory agencies. Our constant goal is to provide a safe and dependable drinking water supply. We want you to understand our efforts to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water and providing you with this information because informed customers are our best allies.

City of Columbus's Water Treatment Process

The treatment process consists of a series of steps. First, raw water is drawn from the source and sent to an aeration tank, which allows for oxidation of high iron levels. The water then goes to a mixing tank where polyaluminum chloride and soda ash are added. Adding these substances causes small particles called floc to adhere to one another, making them heavy enough to settle into a basin from which sediment is removed. Chlorine is then added for disinfection. At this point, the water is filtered through fine coal and silicate sand layers. As smaller suspended particles are removed, turbidity disappears and clear water emerges.

Chlorine is added again as a precaution against any bacteria that may still be present. (We carefully monitor the amount of chlorine, adding the lowest quantity necessary to protect the safety of your water without compromising taste.) Finally, soda ash (to adjust the final pH and alkalinity), fluoride (to prevent tooth decay), and a corrosion inhibitor (to protect distribution system pipes) are added before the water is pumped to sanitized underground reservoirs and water towers and into your home or business. The City of Reynoldsburg monitors chlorination and turbidity daily and records the results.

Where Does My Water Come From?

The City of Reynoldsburg purchases its water from the City of Columbus. We receive our water through six master meters. The water from Columbus entering Reynoldsburg on East Main Street and along East Broad Street is treated at the Hap Cremean Water Plant, which uses surface water from the Hoover Reservoir on Big Walnut Creek. The water entering Reynoldsburg on State Route 256 is treated at the Parsons Avenue Water Plant, which draws from a groundwater supply. We purchased 1.203 billion gallons of drinking water from Columbus in 2024, an average daily use of 3.288 million gallons.

Important Health Information

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health-care providers.

U.S. Environmental Protection Agency (U.S. EPA)/Centers for Disease Control and Prevention (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791) or epa.gov/drink/hotline.



Community Participation

Public participation and comments are encouraged at Reynoldsburg City Council's regular meetings. The council meets on the second and fourth Monday of each month at 6:30 p.m. (except August and holidays) at City Hall, 7232 East Main Street. You can view all meetings on the city's website.



Additional Information

Due to human error, two chlorine (Cl₂) samples were missed on May 11 and September 29. This did not in any way affect the quality of the water during these times.

QUESTIONS?

For more information about this report or any questions about your drinking water, please call Paul Hellman, Superintendent of Water/Wastewater, at (614) 322-4503. You may also view this Consumer Confidence Report (CCR) at reynoldsburg.gov/346/Annual-Water-Quality-Report. The CCR for the City of Columbus is available at columbus.gov/Services/Public-Utilities/Information-for-Customers/Current-Consumer-Confidence-Report. Hard copies are available by calling (614) 322-6811.

Substances That Could Be in Water

To ensure that tap water is safe to drink, the U.S. EPA prescribes regulations that limit the amount of specific contaminants in water provided by public water systems. Food and Drug Administration regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Drinking water, including bottled water, may contain at least small amounts of some contaminants. The presence of contaminants does not necessarily mean that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Safe Drinking Water Hotline (800-426-4791) or visiting epa.gov/safewater.



The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the land's surface or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material and can pick up substances resulting from the presence of animals or human activity. Contaminants that may be present in source water include:

Microbial Contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic Contaminants, such as salts and metals, which can occur naturally in the soil or groundwater or may result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

Pesticides and Herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.

Radioactive Contaminants, which can occur naturally or from oil and gas production and mining activities.

Organic Chemical Contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production and can also come from gas stations, urban stormwater runoff, and septic systems.

For more information about contaminants and potential health effects, call the U.S. EPA's Safe Drinking Water Hotline at (800) 426-4791.

What Are PFAS?

Per- and polyfluoroalkyl substances (PFAS) are a group of manufactured chemicals used worldwide since the 1950s to make fluoropolymer coatings and products that resist heat, oil, stains, grease, and water. During production and use, PFAS can migrate into the soil, water, and air. Most PFAS do not break down; they remain in the environment, ultimately finding their way into drinking water. Because of their widespread use and their persistence in the environment, PFAS are found all over the world at low levels. Some PFAS can build up in people and animals with repeated exposure over time.

The most commonly studied PFAS are perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS). PFOA and PFOS have been phased out of production and use in the United States, but other countries may still manufacture and use them.

Some products that may contain PFAS include:

- Some grease-resistant paper, fast food containers/wrappers, microwave popcorn bags, pizza boxes
- Nonstick cookware
- Stain-resistant coatings used on carpets, upholstery, and other fabrics
- Water-resistant clothing
- Personal care products (shampoo, dental floss) and cosmetics (nail polish, eye makeup)
- Cleaning products
- Paints, varnishes, and sealants

Even though recent efforts to remove PFAS have reduced the likelihood of exposure, some products may still contain them. If you have questions or concerns about products you use in your home, contact the Consumer Product Safety Commission at (800) 638-2772. For a more detailed discussion on PFAS, please visit bit.ly/3Z5AMm8.

Community Water Fluoridation

The safety and benefits of fluoride are well documented. For over 70 years, U.S. citizens have benefited from drinking water containing fluoride, leading to better dental health. Drinking fluoridated water keeps the teeth strong and has reduced tooth decay by approximately 25 percent in children and adults.



Over the past several decades, there have been major improvements in oral health. Still, tooth decay remains one of the most common chronic diseases of childhood. Community water fluoridation has been identified as the most cost-effective method of delivering fluoride to all members of the community, regardless of age, educational attainment, or income level.

Nearly all water contains some fluoride, but usually not enough to help prevent tooth decay or cavities. Public water systems can add the right amount of fluoride to the local drinking water to prevent tooth decay. Community water fluoridation is recommended by nearly all public health, medical, and dental organizations in the U.S. Because of its contribution to the dramatic decline in tooth decay, the CDC named community water fluoridation one of the greatest public health achievements of the 20th century (cdc.gov/fluoridation).

Test Results

Our water is monitored for many different kinds of substances on a very strict sampling schedule, and the water we deliver must meet specific health standards. Here, we only show those substances that were detected in our water (a complete list of all our analytical results is available upon request). Remember that detecting a substance does not mean the water is unsafe to drink; our goal is to keep all detects below their respective maximum allowed levels.

Note that we have a current, unconditioned license to operate our water system.

The state recommends monitoring for certain substances less than once per year because the concentrations of these substances do not change frequently. In these cases, the most recent sample data is included, along with the year in which the sample was taken.

Regulated Substances														
				Reynoldsburg Water Distribution System		Hap Cremean Water Plant		Parsons Avenue Water Plant						
Substance (Unit of Measure)	Year Sampled	MCL [MRDL]	MCLG [MRDLG]	Amount Detected	Range Low-High	Amount Detected	Range Low-High	Amount Detected	Range Low-High	Violation	Typical Source			
Atrazine (ppb)	2024	3	3	NA	NA	<0.10	<0.10–0.11	ND	NA	No	Runoff from herbicide used on row crops			
Barium (ppm)	2024	2	2	NA	NA	0.03	NA	NA	NA	No	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits			
Chlorine (ppm)	2024	[4]	[4]	1.08	0.4–1.77	1.42	1.32–1.53	0.97	0.91–1.06	No	Water additive used to control microbes			
Fluoride (ppm)	2024	4	4	NA	NA	1.01	0.86–1.04	0.96	0.76–1.00	No	Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and aluminum factories			
Haloacetic Acids [HAAs] (ppb)	2024	60	NA	25.70	9.0–42.4	37.9	11.4–38.9	5.2	5.0–5.2	No	By-product of drinking water disinfection			
Nitrate (ppm)	2024	10	10	NA	NA	2.6	<0.5–2.6	ND	NA	No	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits			
Potassium (ppm)	2024	NS	NA	NA	NA	4.3	3.6–5.1	3.4	1.5–4.5	No	Naturally occurring			
Total Alkalinity (ppm)	2024	NS	NA	NA	NA	39	36–47	41	39–44	No	Naturally occurring			
Total Organic Carbon [TOC] (removal ratio)	2024	TT ¹	NA	NA	NA	2.52	2.25–2.74	NA	NA	No	Naturally present in the environment			
TTHMs [total trihalomethanes] (ppb)	2024	80	NA	60.4	23.0–97.8 ²	60.1	22.0–93.4	24.9	19.4–28.8	No	By-product of drinking water disinfection			
Turbidity ³ (NTU)	2024	TT	NA	NA	NA	0.24	NA	NA	NA	No	Soil runoff			
Turbidity (lowest monthly percent of samples meeting limit)	2024	TT = 95% of samples meet the limit	NA	NA	NA	100	NA	NA	NA	No	Soil runoff			
Tap water samples were collected for lead and copper analyses from sample sites throughout the community														
				Reynoldsburg Water Distribution System			Hap Cremean Water Plant			Parsons Avenue Water Plant				
Substance (Unit of Measure)	Year Sampled	AL	MCLG	Amount Detected (90th %ILE)	Range Low-High	Sites Above AL/Total Sites	Amount Detected (90th %ILE)	Range Low-High	Sites Above AL/Total Sites	Amount Detected (90th %ILE)	Range Low-High	Sites Above AL/Total Sites	Violation	Typical Source
Copper (ppm)	2023	1.3	1.3	0.0323	0.0045–0.1620	0/32	ND	NA	0/50	ND	NA	0/50	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead (ppb)	2023	15	0	2.060	ND–21.9	1/32	<1 ⁴	NA	0/50	<1	NA	0/50	No	Corrosion of household plumbing systems; Erosion of natural deposits

Secondary Substances											
				Reynoldsburg Water Distribution System		Hap Cremean Water Plant		Parsons Avenue Water Plant			
Substance (Unit of Measure)	Year Sampled	SMCL	MCLG	Amount Detected	Range Low-High	Amount Detected	Range Low-High	Amount Detected	Range Low-High	Violation	Typical Source
Chloride (ppm)	2024	250	NA	NA	NA	26.3	21.0–38.0	56.0	52–61	No	Runoff/leaching from natural deposits
pH (units)	2024	6.5-8.5	NA	NA	NA	7.8	7.7–7.9	7.9	7.8–7.9	No	Naturally occurring
Total Dissolved Solids [TDS] (µS/cm)	2024	500	NA	NA	NA	271	194–337	642	506–745	No	Runoff/leaching from natural deposits

UNREGULATED SUBSTANCES								
		Reynoldsburg Water Distribution System		Hap Cremean Water Plant		Parsons Avenue Water Plant		
SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AMOUNT DETECTED	RANGE LOW-HIGH	AMOUNT DETECTED	RANGE LOW-HIGH	AMOUNT DETECTED	RANGE LOW-HIGH	TYPICAL SOURCE
Hardness (ppm)	2024	NA	NA	90	79–108	122	121–125	Naturally occurring
Hardness (grains/gal)	2024	NA	NA	5.3	4.6–6.3	7.1	7.0–7.3	Naturally occurring
Perfluorobutanoic Acid [PFBA] (ppt)	2024	5	ND–5.00	ND	NA	3.0	ND–6.0	Human-made chemical used in products to make them resistant to stains, grease, heat, and water
Perfluoropentanoic Acid [PFPeA] (ppt)	2024	ND	NA	NA	NA	1.7	ND–3.3	Human-made chemical used in products to make them resistant to stains, grease, heat, and water
Sodium (ppm)	2024	NA	NA	15.6	14.6–17.3	82.6	40.3–105.1	Naturally occurring; Water treatment process

¹ The value reported under Amount Detected for TOC is the lowest ratio of percentage of TOC actually removed to the percentage of TOC required to be removed. A value of greater than 1 indicates that the water system is in compliance with TOC removal requirements. A value of less than 1 indicates a violation of the TOC removal requirements.

² Three out of four samples in the third quarter contained 83.5, 85.7, and 97.8 ppb, respectively, exceeding the MCL, but the running average was well below the MCL at 51.56 ppb. Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous system and may have an increased risk of getting cancer.

³ Turbidity is a measure of the cloudiness of the water. It is monitored because it is a good indicator of water quality and the effectiveness of disinfectants. All samples should be <1 NTU, 95% of them <0.3 NTU.

⁴ Sampled in 2023.

Definitions

90th %ile: The levels reported for lead and copper represent the 90th percentile of the total number of sites tested. The 90th percentile is equal to or greater than 90% of our lead and copper detections.

AL (Action Level): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

grains/gal (grains per gallon): Grains of compound per gallon of water.

MCL (Maximum Contaminant Level): The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

MCLG (Maximum Contaminant Level Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

MRDL (Maximum Residual Disinfectant Level): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

MRDLG (Maximum Residual Disinfectant Level Goal): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

NA: Not applicable.

ND (Not detected): Indicates that the substance was not found by laboratory analysis.

NS: No standard.

NTU (Nephelometric Turbidity Units): Measurement of the clarity, or turbidity, of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

ppb (parts per billion): One part substance per billion parts water (or micrograms per liter).

ppm (parts per million): One part substance per million parts water (or milligrams per liter).

ppt (parts per trillion): One part substance per trillion parts water (or nanograms per liter).

removal ratio: A ratio between the percentage of a substance actually removed to the percentage of the substance required to be removed.

SMCL (Secondary Maximum Contaminant Level): These standards are developed to protect aesthetic qualities of drinking water and are not health based.

TT (Treatment Technique): A required process intended to reduce the level of a contaminant in drinking water.

µS/cm (microsiemens per centimeter): A unit expressing the amount of electrical conductivity of a solution.

Lead in Home Plumbing

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high-quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead, you may wish to have your water tested. A list of laboratories certified in Ohio to test for lead may be found at epa.ohio.gov/ddagw or by calling (614) 644-2752. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline at (800) 426-4791 or epa.gov/safewater/lead.

Per the Lead and Copper Rule, public water systems were required to develop and maintain a service line inventory. A service line is the underground pipe that supplies your home or building with water. To view the service line inventory, which lists your location's material types, you can visit <https://reynoldsburg.gov/424/Water-Service-Line-Inventory>. Click the map and then Proceed to Site. In the search box in the upper right corner, type in your address and click Enter; this will take you to your home. If the circle is solid green, you don't need to do anything. If it is half blue, then you need to call us to schedule a scratch test immediately. For self-reporting your service line, visit the link above, double-click on the map, type your address in the search bar, and hit enter. Please follow the instructions to self-report your material.

Source Water Assessment for City of Columbus

A high-quality source water supply allows the Columbus Division of Water to provide consumers with quality water at a reasonable cost. Protection of raw water sources requires investments to secure the needs of a growing population, now and in the future. As part of its ongoing efforts to maintain regulatory compliance and monitor our water supply, the Columbus Division of Water has completed a source water assessment process.

The City of Columbus water system uses surface water from the Scioto River and Big Walnut Creek as well as groundwater pumped from sand-and-gravel deposits of the Scioto River valley. All three sources of water have a relatively high susceptibility to contamination from spills or releases of chemicals. The groundwater pumped at the Parsons Avenue plant is susceptible (compared to other groundwater systems) because there is no significant clay overlaying and protecting the aquifer deposits. Scioto River and Big Walnut Creek are even more susceptible because they are more accessible and less protected from spills.

The drinking water source protection area for the City of Columbus's three water sources contains numerous potential contamination sources, especially the protection area for the Dublin Road water treatment plant, which extends along the Scioto River. The City of Columbus treats the water to meet drinking water quality standards, but no single treatment protocol can address all potential contaminants. The city has been proactive in pursuing measures to further protect its source waters. These include land stewardship programs and incentive-driven programs to reduce erosion and runoff of pesticides and fertilizers into the Scioto River and Big Walnut Creek and their reservoirs. More detailed information is provided in the City of Columbus Drinking Water Source Assessment Report, which can be viewed by calling the Watershed section at (614) 645-1721. Visit columbus.gov/watershed/ for more details about watershed management and the land stewardship program.

What Are PPCPs?

When cleaning out your medicine cabinet, what do you do with your expired pills? Many people flush them down the toilet or toss them into the trash. Although this seems convenient, these actions could threaten our water supply.

Recent studies are generating a growing concern over pharmaceuticals and personal care products (PPCPs) entering water supplies. PPCPs include human and veterinary drugs (prescription or over-the-counter) and consumer products such as cosmetics, fragrances, lotions, sunscreens, and housecleaning products. From 2006 to 2010, the number of U.S. prescriptions increased 12 percent to a record 3.7 billion, while nonprescription drug purchases held steady at around 3.3 billion. Many of these drugs and personal care products do not biodegrade and may persist in the environment for years.

The best and most cost-effective way to ensure safe water at the tap is to keep our source waters clean. Never flush unused medications down the toilet or sink. Instead, check to see if the pharmacy where you made your purchase accepts medications for disposal, or contact your local health department for information on proper disposal methods and drop-off locations. You can also visit goo.gl/aZPgeB to find more information about disposal locations in your area.

Individual Lead Samples Exceeding Action Level

One sample tested in 2023 was above the action level (AL) for lead: Site LC 286, 21.9 parts per billion (ppb).

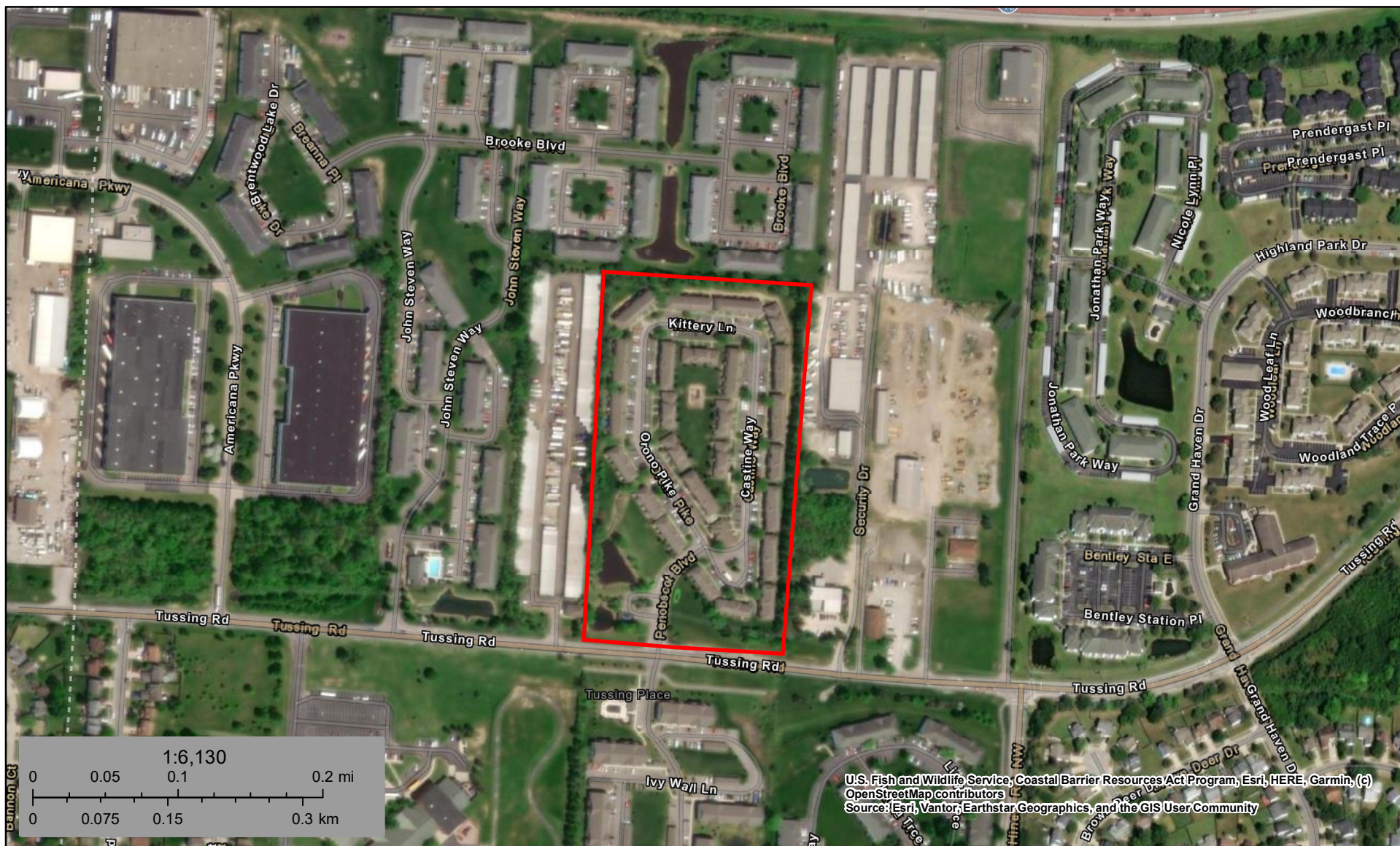


Appendix V -
Coastal Barrier Resources Map



U.S. Fish and Wildlife Service Coastal Barrier Resources System

Pheasant Run Apartments



February 22, 2026

 CBRS Buffer Zone

CBRS Units

-  Otherwise Protected Area
-  System Unit

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

Appendix W -
Standard Mitigations Signed Agreement

Attachment A: Standard Mitigations

1. No construction activity, purchase of property, or other choice limiting activities (as detailed in Section II of the OHFA Environmental Review Standards dated May 2016) will occur in advance of the completion of the environmental review record.
2. Any proposed changes to the project must be conveyed to OCD and OHFA promptly. The Environmental Review must be reevaluated by OCD and OHFA prior to initiation of any proposed changes.
3. Project personnel shall be notified, both verbally and through notations on the final construction drawings, that work shall be halted and OCD and OHFA notified immediately if archaeological remains are discovered during construction to allow for coordination with SHPO regarding appropriate actions.
4. If an additional phase or affiliated project is proposed by a member of the current project team, this additional work must be coordinated with SHPO, prior to initiation and regardless of the funding source.
5. Best Management Practices and Reasonably Available Control Measures [OAC Rule 3745-17-08(B)] shall be employed by the Contractor to control fugitive dusts during construction activities.
6. Construction drawings/specifications shall be modified to include the following statement: "The Contractor shall at no time incorporate any materials that are composed of or contain any amount of asbestos. The substitution of materials that contain any amount of asbestos will in no circumstances be acceptable. Upon completion of the project, the Contractor and Project Architect shall submit written statements or certifications asserting that no asbestos containing materials were used in any portion of the construction."
7. Noise-producing construction activities should be avoided during the designated noise-sensitive period (10:00 pm to 7:00 am).
8. Project personnel shall be notified, both verbally and through notations on the final construction drawings, that work shall be halted if indicators of contamination (fill other than "clean hard fill," discolored soils or chemical/petroleum odors) are identified during construction to allow for a qualified environmental professional to inspect the site and make recommendations regarding appropriate actions.
9. Unless the project provides documentation that it is exempt, a site specific Storm Water Pollution Prevention Plan must be developed in accordance with the NPDES Construction Storm Water Permit, which will detail the appropriate Best Management Practices to control erosion until final site stabilization is achieved. In accordance with the construction storm water permit, site inspections must be conducted at least every 7 days and within 24 hours after a significant rain event. During the site inspections, erosion control measures should be observed to ensure

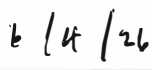
they are functioning correctly. If the project is exempt from construction storm water permitting, no Storm Water Pollution Prevention Plan is required but the Contractor must follow storm water management best practices during construction to prevent erosion and siltation of runoff from any excavated or exposed soils.

10. The Project Sponsor/Project Developer shall ensure that contractors arrange for proper disposal at appropriately-licensed facilities of all solid and/or hazardous waste generated by the construction, as well as any materials currently dumped on the property. The Property Manager will contract with a public or private hauler for removal of waste generated by the occupant households, or will ensure that residents have arranged for trash removal with the local service provider. For elderly residents, the Property Manager shall ensure that trash removal is arranged for residents who are not physically capable of removing their household wastes.
11. The Property Manager shall notify prospective tenants that the unit was constructed as part of a federally funded project and that an environmental review of the project was completed as required under the National Environmental Policy Act. The Property Manager shall advise tenants that the review will be maintained on file by the Project Sponsor throughout the tax credit period and is available for review by the prospective tenant.
12. The Project will follow Occupational Safety and Health Administration (OSHA) recommendations and guidelines during construction activities to ensure worker and public safety. This will include safety equipment to be worn by workers and barriers to public access.
13. Prior to move-in, management shall advise tenants, in person, of safety precautions, including use of locks and other safety features, 911 emergency service, and available neighborhood watch programs.
14. All units shall be equipped with air conditioning systems
15. A spill response kit should be present on the site during construction activities and chemical storage on-site should be minimized.

I have reviewed the above listed standard mitigations for federally funded projects in the state of Ohio and agree to comply with them upon implementation of the project. I understand that project specific mitigations will be developed during the course of the environmental review record, and a review of these additional mitigations will also be necessary.



Name



Date

**Appendix X -
Field Notes Checklist**

Field Notes Checklist

6/99

This checklist is to be completed by the person constructing the environmental review record (ERR) during the field visit to the project site and is to be attached to the Statutory and/or Environmental Assessment (EA) Checklist(s). It will constitute full documentation for some factors in the EA Checklist, and partial documentation for other factors. Some factors on the Checklist require other kinds of documentation (e.g., contacts and correspondence with the State Historic Preservation Office, interviews and correspondence with fire and police, schools, zoning officials, etc.), so those factors are not included in this checklist.

Aggregate all activities that comprise the project (fund with HOME, ESG, CDBG, or any other funds. Provide answers to all questions that can be observed during the field visit. Use spaces provided for any supplemental information and/or for recording any recommended mitigation measures. Use additional sheets, if necessary, but key additional information to the relevant questions.

Several different types of maps will be useful on the field visit, such as project plan or plat map, location map showing major features and facilities in the vicinity, USGS topographical map, zoning map, and land use map. Many of the conditions observed can and should be recorded directly on the project plan. Distances to major features and facilities (e.g., schools and fire stations) and a description of the surrounding area are examples. The plan can then be referenced as "source/documentation" on the EA form.

Section 1: General Project Information

The Site visit was conducted by: Zach Goetsch, Due Diligence Manager with August Mack on February 25, 2026

Grant Agreement Number(s): N/A

Single year or Multi-Year: N/A

General or Tier Review: N/A

Project Name: Pheasant Run Apartments

Activity Name(s) and Grant Agreement Attachment A Number: OHFA Tracking Number: 28-0415

Location (Street Address, City, Township, County): 21680 Orono Pike, Reynoldsburg, Ohio 43068

1. Project is in a location described as: ☐ Central City ☒ Suburban ☐ Infill Urban Development
☐ In a Developing Rural Area ☐ In an Undeveloped Area
2. Project is served by: ☒ Paved Access ☒ Public Water ☒ Public Sanitary Sewer ☒ Public Storm Sewers
☒ Gas ☒ Electric ☐ Other Utilities (Specify)
3. Is the project an addition to existing development? ☒ Yes ☐ No
4. Are there existing buildings on the site? ☒ Yes ☐ No
5. Is the site covered with trees and non-agricultural vegetation? ☒ Yes ☐ No
6. Is the site presently being farmed? ☐ Yes ☒ No

Section 2: Noise

7. Is the project within 1,000 feet of a major road/highway/freeway? ☒ Yes ☐ No
8. Is the project within 3,000 of a railroad? ☐ Yes ☒ No
9. Is the project within 15 miles of a military airfield? ☐ Yes ☒ No
10. Is the project within 5 miles of a civil airport? ☐ Yes ☒ No

If yes was answered to any question 7 - 10, then a noise assessment must be conducted. For airports use adopted Decibel Noise Level Contours can be requested from the airport, if available. For projects environments that exceed HUD noise standards, mitigation measures must be conducted.

Section 3: Floodplain/Wetlands/Coastal Zones

11. Are there drainage, streams, rivers, or coastlines on or near the site? ☒ Yes ☐ No

12. Is the project or access in the floodplain? ☐ Yes ☒ No _____
(If the project is in the floodplain compliance will require following the 8-step process.)
12. Are there ponds, marshes, bogs, or evidence of jurisdictional wetlands on or near the site? ☒ Yes ☐ No

13. Are there soils or vegetation characteristic of wetlands on or near the site? ☐ Yes ☒ No

Section 4: Hazards

14. Are industrial facilities handling explosive or fire-prone material such as liquid propane, gasoline, or other storage tanks visible from the project site? ☐ Yes ☒ No _____
If yes, check for compliance with 24 CFR Part 51 C, using HUD Hazards Guidebook
15. Is the project within 3,000 feet from the end of a runway at a civil airport? ☐ Yes ☒ No _____
If yes, check for compliance requirements at 24 CFR Part 51.
16. Is the project within 2 ½ miles from the end of a runway at a military airfield? ☐ Yes ☒ No _____
If yes, check for compliance requirements at 24 CFR Part 51.
17. Is the project near dump or landfill site? ☐ Yes ☒ No _____
18. Is the project near an industry disposing of chemicals or hazardous wastes? ☐ Yes ☒ No _____

Section 5: Compatibility with Surrounding Development

19. Is the project compatible with surrounding area in terms of:

	Yes	No		Yes	No
Land Use	☒	☐	Texture, Materials	☒	☐
Height, Bulk, Mass	☒	☐	Building Type (Low/high Rise)	☒	☐
Building Density	☒	☐	Building Arrangement	☒	☐
Population Density	☒	☐	Light/shadow and Ventilation	☒	☐
Set Back	☒	☐	Landscaping	☒	☐

20. Will the project be unduly influenced by:

	Yes	No		Yes	No
Building Obsolesce	☐	☒	Transition of Land Uses	☐	☒
Vacant Buildings	☐	☒	Transition in Density	☐	☒
Building Deterioration	☐	☒	Non-conforming Conversions	☐	☒
Postponed Maintenance	☐	☒	Incompatible Land Uses	☐	☒
Obsolete Public Facilities	☐	☒	In Adequate Off-street Parking	☐	☒
Buildings Crowding Land	☐	☒			

Section 6: Site Accessibility, Parks and Recreation, Commercial/Retail, Transportation

21. Is the project accessible to employment, shopping, and services? ☒ Yes ☐ No

22. Are parks and play spaces available on site or nearby? ☒ Yes ☐ No

23. Are commercial/retail shopping centers nearby? ☒ Yes ☐ No

24. Are public transportation services available? ☐ Yes ☒ No

Section 7: Physical Site Suitability

25. Slopes are: ☐ Not applicable ☐ Steep ☐ Moderate ☒ Slight

26. Is there evidence of slope erosion? ☐ Yes ☒ No _____
(Such as extensive gullies/small ravines? Bowed retaining walls? Washing away of top-soil and grasses? Tree movement? Fire scars?)

27. Is there evidence of unstable slope conditions? ☐ Yes ☒ No _____
(Such as trees perpendicular to slope? Vertical cracks at top of slope? Titled utility poles? Hummocky-undulations on mid to lower slopes?)

28. Is there evidence of ground subsidence on the site? ☐ Yes ☒ No _____

Section 8: Soil Suitability and Erodibility

29. Soils are: ☒ Loose, Fine Grained Silts ☐ Gravel/sands ☒ Clay Hard/dry ☐ Non-expansive ☐ Moderately Expansive ☐ Highly Expansive ☐ Mix of (Check Appropriate Boxes) _____

30. Are there visual indications of filled ground? ☐ Yes ☒ No _____
(Materials loosely piled on ground? Loose vegetation? Earth has graded appearance or topography appears unnatural as related to the vicinity?)

31. Are there active rills and gullies on site? ☐ Yes ☒ No _____

32. Is there off-site drainage to site? ☒ Yes ☐ No _____

Section 9: Natural Hazards

33. Will the project be affected by:

	Yes	No		Yes	No
Faults, Fractures	☐	☒	Fire Hazards	☐	☒
Cliffs, Bluffs, Crevices	☐	☒	Wind/sand Storms	☐	☒
Slope-failures from Rains	☐	☒	Poisonous Plants, Insects, Animals	☐	☒
Unprotected Water Bodies	☐	☒			
Hazardous Terrain Features	☐	☒			

Section 10: Man-made Hazards and Nuisances

34. Will the project be affected by:

	Yes	No		Yes	No
Hazardous Street Conditions	☐	☒	Rail Crossing Hazards	☐	☒
Dangerous Intersections	☐	☒	Hazards in Vacant Lots	☐	☒
Inadequate Street Lighting	☐	☒	Chemical Tank-car Terminals	☐	☒
Sanitary Landfills or Mining Operations	☐	☒	Trucking Terminals	☐	☒
Industrial Operations	☐	☒	Other Hazardous Chemical Storage	☐	☒
High Pressure Gas Transmission Lines	☐	☒	Overhead Transmission Lines	☐	☒
Hazardous Cargo Transportation Routes	☐	☒	Oil and Gas Wells	☐	☒
Through Traffic Problems	☐	☒	ASTM Phase I Identified Hazards	☐	☒
Inadequate Screened Drainage Catchment Structures	☐	☒	Children's Play Area Located near High Volume Traffic Ways	☐	☒
Inadequate Separation of Pedestrian And Vehicle Traffic	☐	☒	Unscreened Quarries or Other Excavations	☐	☒

35. Will the project be affected by:

	Yes	No		Yes	No
Gas, Smoke, Fumes	☐	☒	Unsightly Land Uses	☐	☒
Odors	☐	☒	Front-lawn Parking	☐	☒
Vibration	☐	☒	Abandoned Vehicles	☐	☒
Glare from Parking Areas	☐	☒	Rodent and Vermin Problem	☐	☒
Billboard Encroachment	☐	☒	Industrial Nuisances	☐	☒
Vacant/boarded up Buildings	☐	☒	Other _____	☐	☒

Section 11: Air Quality

36. Are there air pollution generators nearby which would adversely affect the site?

	Yes	No		Yes	No
Heavy industry	☐	☒	Large parking facilities (1,000+)	☐	☒
Incinerators	☐	☒	Six lanes of traffic	☐	☒
Power generating plants	☐	☒	Indoor black mold	☐	☒
Oil refineries	☐	☒	Lead	☐	☒
Asbestos	☐	☒			

Section 12: Unique Natural Features and Areas

37. Is the project near natural features such as bluffs and cliffs? ☐ Yes ☒ No _____

38. Is the project near public or private scenic rivers or areas? ☐ Yes ☒ No _____

39. Are there natural resources visible on the site or in the vicinity? ☐ Yes ☒ No _____

Section 13: Additional Documentation

Appendix Y -

Published Notice: Finding of No Significant Impact (FONSI) and Notice of Intent to Request Release of Funds (NOI/RROF)

**No documents have been associated
with this appendix.**

Appendix Z -
Request for Release of Funds (RROF)

**No documents have been associated
with this appendix.**

**Appendix BA -
Release of Funds (ROF)**

**No documents have been associated
with this appendix.**