



State of Ohio Environmental Protection Agency

STREET ADDRESS:

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Columbus, OH 43216-1049

RECEIVED

AUG 30 2007

OHIO EPA/CDO

August 29, 2007

Bruce Savage
VAP Certified Professional
Geotechnical Consultants, Inc.
720 Greencrest Drive
Westerville, OH 43081

**Re: Approval of the Urban Setting Designation Request for the Harrisburg Pike Shopping Center (a.k.a., Central Point Shopping Center), City of Columbus, Franklin County (05USD048)
Project #125002338002**

Dear Mr. Savage:

The purpose of this letter is to approve your request for an Urban Setting Designation (USD) for the Harrisburg Pike Shopping Center (a.k.a. Central Point Shopping Center) property ("Property"). You made the USD request as a VAP certified professional on behalf of Kin Properties for the Harrisburg Pike Shopping Center property ("USD request"). Ohio EPA received the USD request on October 11, 2005. The Property consists of approximately 10.76 acres. The Property is located at 610 – 690 Harrisburg Pike within the City of Columbus, Franklin County. A legal description of the parcels that make up the Property is included as Attachment 1, and a map of the Property is included as Attachment 2.

The USD request was made pursuant to Ohio Administrative Code (OAC) 3745-300-10(D) (effective October 21, 2002) under the Voluntary Action Program (VAP). As set forth in OAC 3745-300-10(D), a USD serves to eliminate the potable use pathway for ground water based upon the urban nature of the area, the availability and widespread use of public water supplies of potable water, and the lack of use of ground water for potable purposes. The elimination of the potable use pathway is applicable to property within the boundary of the USD.

OAC 3745-300-10(D)(1) provides that a USD may be requested only by a VAP certified professional (CP) who must demonstrate that the threshold criteria contained in OAC 3745-300-10(D)(1)(a) through (g) is met for the proposed USD. The Director of Ohio EPA is authorized to approve a USD request upon consideration of the threshold criteria contained in OAC 3745-300-10(D)(1). The Director may also consider the additional factors set forth in OAC 3745-300-10(D)(2)(e) regarding, among other things, regional water resource needs, existing or potential future uses of ground water and the potential impact of the USD on surrounding jurisdictions. This letter provides an overview of the Director's consideration of the threshold criteria and additional factors.

Ted Strickland, Governor
Lee Fisher, Lieutenant Governor
Chris Korleski, Director

Threshold Criteria: OAC 3745-300-10(D)(1)

The following is a summary of the information in the Harrisburg Pike Shopping Center USD request that demonstrates compliance with the threshold criteria contained in OAC 3745-300-10(D)(1)(a) through (g) for a USD.

The USD request demonstrates that the USD property is located entirely within the corporation boundaries of a city in accordance with OAC 3745-300-10(D)(1)(a).

The USD request demonstrated compliance with the requirements of OAC 3745-300-10(D)(1)(a) by showing that the parcels that make up the proposed USD area have the Franklin County Auditor taxing district prefix code of 010 that applies to the corporation boundaries of the City of Columbus. Therefore, all USD parcels are contained within the corporation limits of the city. Because the proposed USD lies within the corporation boundaries of a city, the USD request has satisfied the requirements of OAC 3745-300-10(D)(1)(a). This information is included in the USD request, Attachment A.

The USD request demonstrated that at least 90% of the parcels within one mile are connected or are capable of being connected to the community water system in accordance with OAC 3745-300-10(D)(1)(b).

To demonstrate compliance, the USD request references the Franklin County Auditor's Office geographic information system (GIS). This information indicates at least 90% of the parcels located within a one mile radius of the proposed USD area are capable of being connected to the city of Columbus community water supply. This information is included in the Harrisburg Pike Shopping Center USD request, Appendix B.

The USD request demonstrated that the Columbus water system is capable of meeting future water needs in accordance with OAC 3745-300-10(D)(1)(d).

To demonstrate that the City of Columbus considers itself capable of meeting its future water supply need, the Harrisburg Pike Shopping Center USD request referenced statements contained in *Water Beyond 2000, Comprehensive Water Treatment and Supply Feasibility Study*, Division of Water – City of Columbus, dated July 6, 1992. This report identifies potential additional water sources including: expanding the existing "South Well Field", and installing "additional wells located along the Scioto River, Big Walnut Creek or Little Walnut Creek in southern Franklin County or northern Pickaway County." The USD application notes that the potential well field areas in this report are located approximately 10 miles or more southeast of the proposed USD area. The report also discusses "upground reservoirs that would withdraw excess flow from the Scioto River in Delaware County". These upground reservoirs are located more than 20 miles north of the proposed USD area. Also, the CP interviewed Roger Huff, Technical Support Manager, city of Columbus, Division of Water who indicated that ground water in the vicinity of the proposed USD is not a resource that the city of Columbus would consider using to provide potable water to the public.

This information is included in the USD request, Appendix C.

The USD request demonstrated that the USD property is not located within a drinking water source protection area for a public water system using ground water in accordance with OAC 3745-300-10(D)(1)(e).

Ohio EPA, Division of Drinking and Ground Waters ("DDAGW") confirmed to the CP that there are no known public water systems using ground water within a one-half mile radius of the proposed USD (Attachment 3). DDAGW also provided a map that indicates no ground water source protection areas located beneath the proposed USD. This information is provided in the Harrisburg Pike Shopping Center Property USD request, Appendix D.

The USD request demonstrated that there are no potable water wells within one-half mile of the USD boundary in accordance with OAC 3745-300-10(D)(1)(f).

The USD request indicated that "according to records obtained from Ohio Department of Natural Resources, OEPA, Franklin county Health Department, and Franklin County Auditor's office, as well as direct communication with select property owners, there are no wells that supply potable water within a one-half (1/2) mile radius of the proposed USD except for one." The one identified well supplied potable water for the Greenlawn Cemetery chapel. The USD request provided ground water modeling applications to document the Property was not upgradient of the capture zone for this one well. However, Ohio EPA's December 28, 2005, comments indicated that: 1) the ground water model application was not appropriate for fractured bedrock and 2) a second "irrigation well" existed at Greenlawn Cemetery with numerous spigots that could easily be used for potable purposes.

As discussed in the May 25, 2007, addendum, these comments were addressed by 1) replacing the Greenlawn Cemetery chapel well water supply with a new buried line accessing Columbus city water, 2) closing the irrigation well and removing spigots, and 3) placing warning signs on four remaining hand pump wells (two within one-half mile and two beyond one-half mile) to restrict potable use. Based upon these changes, the potable uses previously identified within one half mile of the Harrisburg Pike Shopping Center have been eliminated.

This information is included in the USD request, Appendix E and in the May 25, 2007, USD request Addendum.

The USD request demonstrated that the proposed USD is not located over any sole source aquifer or unconsolidated saturated zone capable of sustaining a yield of greater than 100 gpm in accordance with OAC 3745-300-10(D)(1)(g).

The USD request presents a map of sole source aquifers in Ohio obtained from the Ohio EPA, Division of Drinking and Ground Waters web site. The map indicates that there are no sole source aquifers located beneath the Harrisburg Pike Shopping Center USD area.

The 100 gallons per minute (gpm) criteria applies to an unconsolidated aquifer. The USD request cites *Ground Water Pollution Potential of Franklin County, Ohio* by Michael P. Angle (Ground Water Pollution Potential Report No. 40, Ohio Department of Natural Resources, Division of Water, Water Resources Section, September, 1995) for a description of ground water yield. This source indicates that yields from bedrock could reach 500 gpm. However, the unconsolidated material consists of glacial till with sand and gravel lenses "too thin and

discontinuous to constitute an aquifer." Also, the CP reports that environmental drilling at the Harrisburg Pike Shopping Center did not identify a saturated zone in the unconsolidated materials. Based on this information, Ohio EPA has concluded that the USD property does not overlay an unconsolidated saturated zone capable of sustaining a yield of greater than 100 gpm.

This information is provided in the USD request, Appendix F.

Additional criteria Ohio EPA considered for the USD request:
OAC 3745-300-10(D)(2)(e)(ii) through (vii)

In addition to the threshold criteria contained in OAC 3745-300-10(D)(1)(a) through (g), pursuant to OAC 3745-300-10(D)(2)(e)(ii) through (vii) the Director may consider other factors to determine the potential impact of the proposed USD on surrounding jurisdictions and regional water resource needs. The factors the Director may consider for any USD request include:

- Whether the ground water in the USD area is currently or reasonably expected to be used as a future source of potable ground water
- The availability and feasibility of community treatment systems
- Any other factors determined to be relevant to the determination of whether the proposed USD is protective of public health and safety and the environment

The following is a discussion of the factors considered for the proposed USD.

OAC 3745-300-10(D)(2)(e)(ii) through (iii): Potential impact of the USD on surrounding jurisdictions and regional water resource needs.

OAC 3745-300-10(D)(2)(e)(ii) states that the Director of the Ohio EPA may approve or deny a USD request after consulting with the legislative authority or authorized representative of the township, village, or city where the property for which the designation is sought is located. The USD request included three letters (see Attachment 4) supporting the Harrisburg Pike Shopping Center USD:

- Ohio EPA received a letter from Michael B. Coleman, Mayor, City of Columbus, dated October 21, 2005;
- The Franklin Township Trustees received a letter from Thomas D. Shockly, Director of Franklin County Sanitary Engineer's office; and
- The CP (Bruce Savage) received a letter from Tim Guyton, Cheryl Schrack, and Don Cook, Franklin Township Trustees.

Ohio EPA surveyed all jurisdictions located within a 5-mile radius of the proposed USD area to determine if the USD would affect their potential use of ground water. The survey took place on March 27, 2006. The following cities, villages and townships were surveyed: Clinton Township, City of Columbus, Franklin Township, Grandview Heights, Grove City, Hamilton Township, Jackson Township, Marble Cliff, Norwich Township, Prairie Township, Upper Arlington, Urbancrest, and Valleyview. The survey revealed that nearby jurisdictions use City of Columbus community water supply as their principle source of potable water. None of the

jurisdictions plan to use ground water near the proposed USD for their potable water supply. While some unincorporated township areas were identified within the five mile radius of the proposed USD that rely on private water supply wells, none were identified within a half mile radius of the Harrisburg Pike Shopping Center. Based on the above information, Ohio EPA concludes that none of the jurisdictions would be adversely affected by the proposed USD.

Ohio EPA also published a public notice for the Harrisburg Pike Shopping Center USD request on March 5, 2006, in the Columbus Dispatch and in Ohio EPA's *Weekly Review*. The public comment period ended on April 2, 2006. Also, Ohio EPA issued a news release on March 8, 2006, requesting comments by April 3, 2006. Ohio EPA did not receive any comments. Based on the lack of comments received, no public opposition to the proposed USD was identified.

OAC 3745-300-10(D)(2)(e)(iv) through (v): Current or expected future ground water use.

All jurisdictions in the region of the Harrisburg Pike Shopping Center USD area stated that their current sources of water are sufficient to meet the future water resource needs of their communities. None of the communities plan to develop ground water resources in the area of the USD to meet their future potable water needs. Therefore, Ohio EPA concludes that it is unlikely that current and future ground water needs in surrounding jurisdictions will be adversely impacted by the approval of the USD.

OAC 3745-300-10(D)(2)(e)(vi): Availability and feasibility of treatment systems.

Information available to Ohio EPA indicates that the ground water downgradient of the proposed USD property is not currently, nor expected to be, utilized in the region for potable purposes. The evidence submitted suggests that granting the requested USD will not cause an adverse impact on the potable capability of the public water system for the City of Columbus or other surrounding jurisdictions. Therefore, Ohio EPA does not consider the availability and feasibility of community treatment systems to be relevant factors for determining whether approval of this USD will be protective of public health and safety and the environment.

OAC 3745-300-10(D)(2)(e)(vii): Other factors.

Ohio EPA has not received nor identified any other factual information that would indicate the proposed USD would endanger or harm public health and safety and the environment. The City of Columbus has expressed its support of the USD request, and the surrounding jurisdictions have not identified water resource availability concerns related to the USD request. No public comments have been presented to Ohio EPA regarding this USD request.

Conditions of the USD approval

This approval letter is not a final action of the Director. The Harrisburg Pike Shopping Center USD may be used to establish applicable ground water standards for properties located within the bounds of the defined Harrisburg Pike Shopping Center USD property and is not applicable to any other property. The use of the Harrisburg Pike Shopping Center USD to establish applicable standards for ground water at a property is contingent upon the following:

- A demonstration in a no further action letter that the property is eligible for participation in Ohio's Voluntary Action Program, pursuant to Ohio Revised Code §3746.02 and OAC 3745-300-02.
- The CP's verification at the time of submittal of a no further action letter for the property, that no significant change of circumstances has occurred that would affect the criteria upon which the USD is approved, in accordance with OAC 3745-300-10(D)(3) and this letter.

If you have any questions concerning this letter, please contact Amy Yersavich at (614) 644-2285 or Doug Crandall at (614) 387-6181.

Sincerely,



Chris Korleski
Director
Ohio Environmental Protection Agency

Attachments

c: Amy Yersavich, DERR/CO
Doug Crandall, DERR/CDO
Jason Reed, DDAGW/CDO
Ken Schultz, DERR/CDO
Deborah Strayton, DERR/CDO ✓
Ann Fischbein, Legal
DERR/CDO files

Attachment 1

Legal Description of the Harrisburg Pike Shopping Center USD Property

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, Township of Franklin, and being part of Survey No. 422, Virginia Military Lands, and being more particularly described as follows:

Beginning at a point in the centerline of Harrisburg Pike, at the Southwesterly corner of a certain 0.407 acre tract conveyed to Socony Vacuum Oil Company by Deed shown of record in Deed Book 1251, Page 13, Recorder's Office, Franklin County, Ohio, and at the Northwesterly corner of a certain tract conveyed to Big Bear Stores Company by Deed shown of record in Deed Book 1928, Page 486, of the aforementioned records; thence North 68 deg. 00' East, along the Southerly line of said 0.407 acre tract and along the Northerly line of said tract shown of record in Deed Book 1928, page 486, a distance of 224.55 feet to a point; thence continuing along the Southerly line of said 0.407 acre tract and the Northerly line of said tract shown of record in Deed Book 1928, page 486, a distance of 20.13 feet to a point at the Southeastery corner of said 0.407 acre tract and at the Northeastery corner of said tract shown of record in Deed Book 1928, page 486; thence Northerly, along the Easterly line of said 0.407 acre tract, a distance of 130 feet to a point in the Southerly line of West Mound Street; thence Easterly, along the Southerly line of West Mound Street; a distance of 50 feet to a point; thence Southerly and parallel to the Easterly line of said tract shown of record in Deed Book 1928, page 486, and 50 feet Easterly therefrom, as measured at right angles, a distance of 485 feet to a point; thence Easterly and parallel to the Southerly line of West Mound Street, a distance of 15 feet to a point; thence Southerly and parallel to the Easterly line of said tract shown of record in Deed Book 1928, page 486, a distance of 75.40 feet to a point; thence Westerly, a distance of 65 feet to a point in the Easterly line of said tract shown of record in Deed Book 1928, page 486, said point being Northerly, as measured along the Easterly line of said tract shown of record in Deed Book 1928, page 486, a distance of 344.83 feet from the Southeastery corner of said tract; thence South 42 deg. 35' East, along the Easterly line of said tract shown of record in Deed Book 1928, page 486, a distance of 344.83 feet to a point at the Southeastery corner of said tract shown of record in Deed Book 1928, page 486; thence South 58 deg. 55' West, along the Southerly line of said tract shown of record in Deed Book 1928, page 486, and along the Southerly line of a certain 0.619 acre tract, a distance of 186.83 feet to a point; thence South 87 deg. 34' 02" West, and passing the Southeastery corner of a brick wall at 7.42 feet and continuing along the Southerly face of said brick wall, a distance of 161.42 feet to the Southwesterly corner of said brick wall; thence South 87 deg. 27' 20" West, parallel to the Southerly line of said tract shown of record in Deed Book 1928, page 486, and 0.13 feet Southerly therefrom, as measured at right angles, a distance of 189.12 feet to a point; thence South 57 deg. 42' 49" West, a distance of 327.47 feet to a point in the center line of Brown Road; thence North 19 deg. 51' 30" West, along the center line of Brown Road, a distance of 129.17 feet to a point at the intersection of said center line with the center line of Harrisburg Pike; thence North 7 deg. 19' 40" East, along the center line of Harrisburg Pike and passing the Southwesterly corner of said tract shown of record in Deed Book 1928, page 486, at 39.81 feet, a distance of 643.55 feet to the place of beginning.

Excepting parcel 12-WD and parcel 12WD-1 described on Exhibit "B", attached.

Parcel II

Situate in the State of Ohio, County of Franklin, Township of Franklin and being a part of Survey No. 422, Virginia Military Lands and being all of a certain 0.235 acre tract described in a deed to Five Points, Inc. of record in Deed Book 2238, page 76 and part of a 2.304 acre tract described in a deed to Five Points, Inc. of record in Deed Book 2124, page 639, Recorder's Office, Franklin County, Ohio and being more particularly described as follows;

Beginning at an iron pin at the intersection of the Easterly line of Brown Road with the Northerly line of Greenlawn Cemetery Property, also being the Southwesterly corner of the above mentioned 2.304 acre tract, of record in Deed Book 2124, page 639; thence North 19 deg. 49' 40" West and along the Easterly line of Brown Road a distance of 164.36 feet to a point in the Southerly line of the Lincoln National Life Insurance property; thence North 57 deg. 42' 49" East and along the Southerly line of the Lincoln National Life Insurance Company property a distance of 296.99 feet to an angle point in said line; thence North 87 deg. 27' 20" East, and along the Southerly line of the Lincoln National Life Insurance Company property of a distance of 189.12 feet to the Southerly corner of a brick wall; thence North 87 deg. 34' 02" East and continuing along the Southerly face of said brick wall, being the Southerly line of the Lincoln National Life Insurance Company property, a distance of 161.42 feet to a point in the Northerly line of Greenlawn Cemetery property, said point being South 58 deg. 55' West a distance of 186.83 feet from the Southeastery corner of the said Lincoln National Life Insurance Company property; thence South 58 deg. 55' West and along the Northerly line of Greenlawn Cemetery property, the Southerly line of the 2.304 acre tract described in a deed to Five Points, Inc., a distance of 635.56 feet to the place of beginning, containing 1.773 acres.

EXHIBIT "B"

PARCEL NOS. 12-WD
ALL RIGHT, TITLE, INTEREST AND ESTATE IN FEE SIMPLE

Located in the City of Columbus, County of Franklin, State of Ohio, Virginia Military Survey 422, being part of an 8.140 acre tract as described in Deed Book 2166, page 338, in the office of the Franklin County Recorder and specifically described as follows:

Beginning at the grantor's southwesterly property corner, being a point at Station 2+25.98 on the centerline of survey of Harrisburg Pike, said centerline as surveyed by the City of Columbus and recorded in Plat Book 44, page 8, in the office of the Franklin County Recorder;

Thence with said centerline of Harrisburg Pike, N 29° 50' 00" E, 644.71 feet to a point, being the grantor's northwest property corner;

Thence with the grantor's northerly property line, S 89° 28' 18" E, 57.91 feet to a point;

Thence with the Proposed easterly right-of-way line of Harrisburg Pike, the following two (2) courses, S 29° 50' 00" W, 297.88 feet to a point;

Thence, S 32° 07' 26" W, 389.63 feet to a point on the existing east right-of-way line of Brown Road;

Thence, N 35° 07' 20" W, 37.68 feet to the place of beginning, containing 0.711 acres of which the present road occupies 0.454 acres more or less, subject to all easements of record.

This description based on a survey performed by the city of Columbus.

Grantor claims title by instrument of record in Deed Book 2166, pages 338 and 339, Franklin County Recorder's Office.

PARCEL 12 WD-1
ALL RIGHT, TITLE, INTEREST AND ESTATE IN FEE SIMPLE

Located in the City of Columbus, County of Franklin, State of Ohio, Virginia Military Survey 422, being part of an 8.140 acre tract as described in Deed Book 2166, page 338, in the office of the Franklin County Recorder and specifically described as follows:

Beginning at the grantor's northeasterly property corner, being a point 33.00 feet right of Station 31+72.23 on the centerline of survey of West Mound Street, said centerline as surveyed by the City of Columbus and recorded in Plat Book 44, page 8, in the office of the Franklin County Recorder;

Thence with the grantor's easterly property line, S 20° 00' 00" E, 13.00 feet to a point;

Thence with the Proposed south right-of-way line of West Mound Street, S 70° 00' 00" W, 50.00 feet to a point in the grantor's westerly property line;

Thence with said westerly property line, N 20° 00' 00" W, 13.00 feet to a point in the existing south right-of-way line of West Mound Street;

Thence with said south right-of-way line, N 70° 00' 00" E, 50.00 feet to the point of beginning, containing 0.015 acres, more or less, subject to all easements of record.

This description based on a survey performed by the city of Columbus.

Parcel I

0-22-B

All of

(010)

126630

126632

126626

+

126631

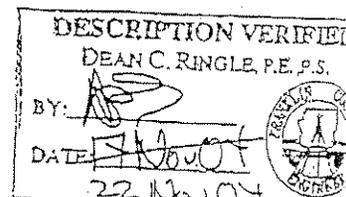
Parcel II

0-22-B

All of

(010)

126624

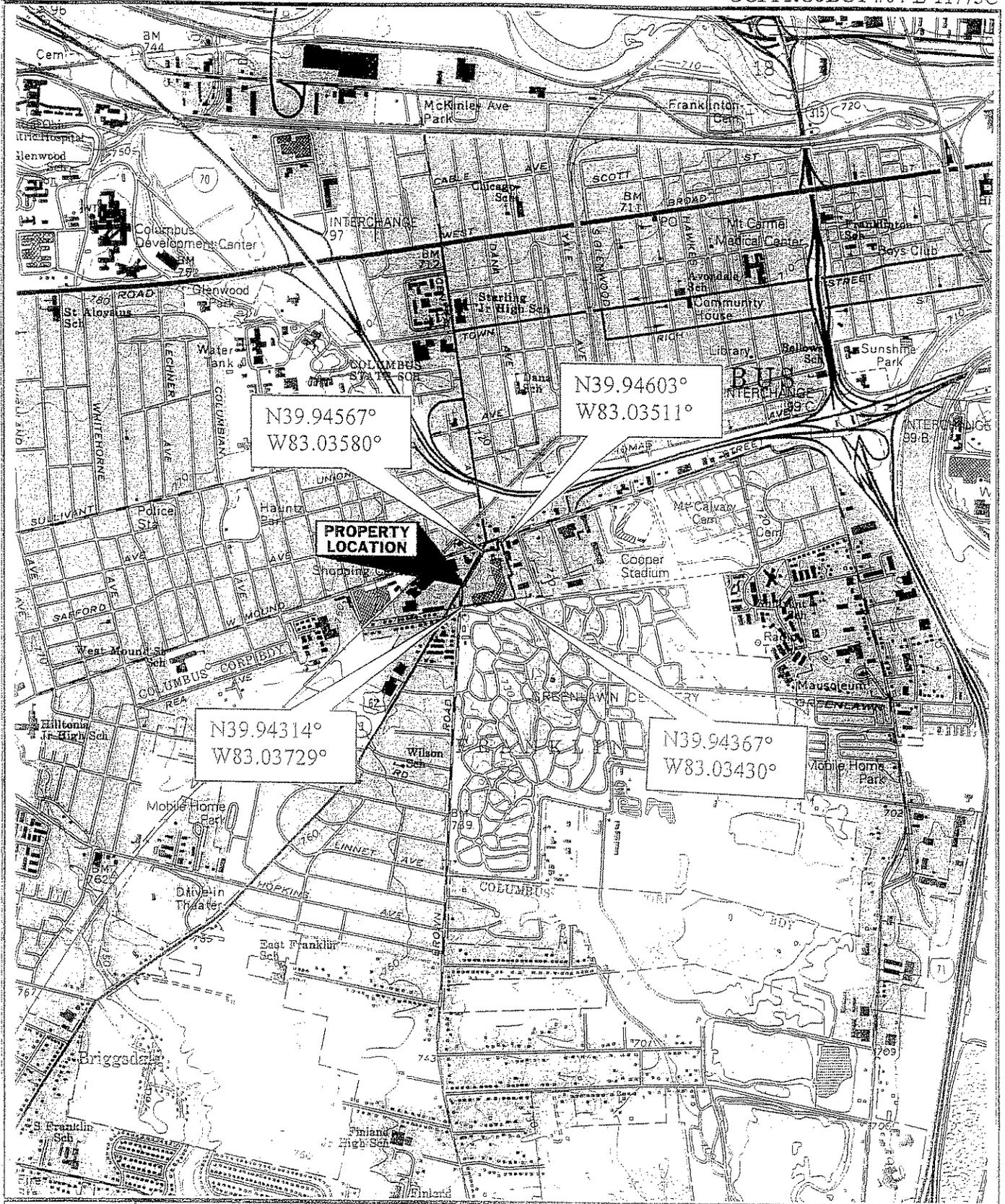


Attachment 2

Map of Harrisburg Pike Shopping Center USD Property

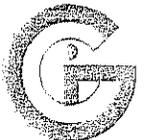
FIGURE 1 - PROPERTY LOCATION ON USGS MAP

GCI PROJECT #04-E-11775C



North

HARRISBURG PIKE SHOPPING CENTER PROPERTY
610 - 690 HARRISBURG PIKE
COLUMBUS, FRANKLIN COUNTY, OHIO 43223

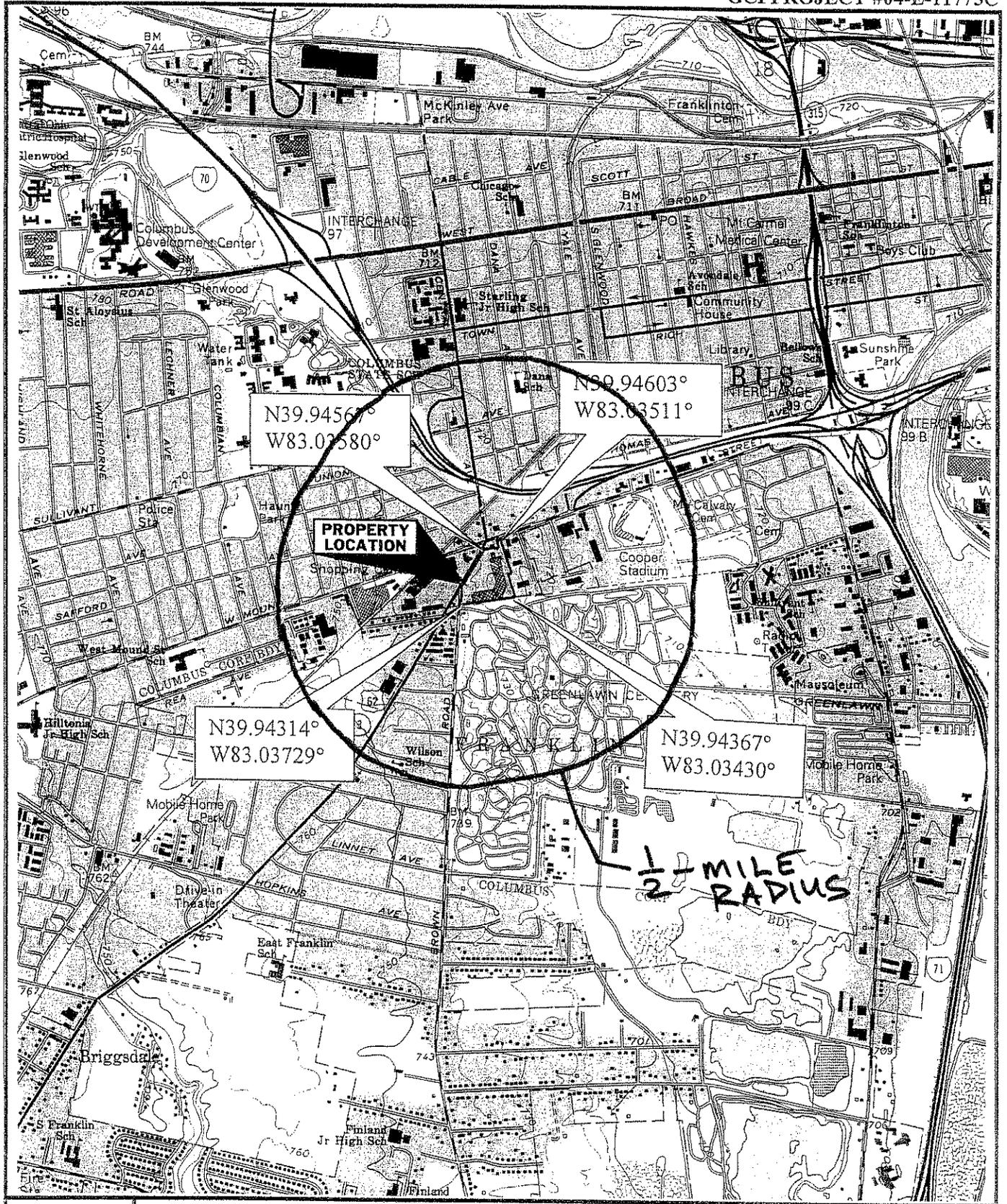


Attachment 3

Map of One-Half Mile Radius from Harrisburg Pike Shopping Center USD Property

FIGURE 1 – PROPERTY LOCATION ON USGS MAP

GCI PROJECT #04-E-11775C



North

HARRISBURG PIKE SHOPPING CENTER PROPERTY
610 – 690 HARRISBURG PIKE
COLUMBUS, FRANKLIN COUNTY, OHIO 43223



GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

Attachment 4

Support Letters



City Of Columbus
Mayor Michael B. Coleman

Office of the Mayor

City Hall / 90 West Broad Street
Columbus, Ohio 43215-9014
614/645-7671
FAX 614/645-8955
TDD 614/645-6200

October 21, 2005

Ms. Amy Yersavich, Manager
Voluntary Action Program
Ohio EPA
122 S. Fourth Street
Columbus, Ohio 43216-1049

Dear Ms. Yersavich:

The City of Columbus supports the efforts of Geotechnical Consultants, Inc. and its client; Kin Properties, in obtaining an Urban Settings Designation (USD) for property located at 610-690 Harrisburg Pike, Columbus, Ohio 43223. (See attached request from Geotechnical Consultants dated October 6, 2005.)

The City of Columbus recognizes the importance of the USD as a valuable tool for the redevelopment of urban brownfields. The reuse of these properties will lead to increased tax valuation, job creation and a stronger, more economically viable central city. The USD allows the development community to view urban properties competitively against suburban greenfield sites.

The City of Columbus looks forward to working cooperatively with Geotechnical Consultants and Kin Properties, along with prospective developers, to redevelop this important site.

Please coordinate your activities with our Economic Development Manager; Gary Guglielmi who can be reached at 614-645-6427.

Thank you for your thoughtful consideration of this matter.

Sincerely,

Michael B. Coleman
Mayor

MBC/gg

FRANKLIN TOWNSHIP

FRANKLIN COUNTY, OHIO

www.franklin-township.com

BOARD OF TRUSTEES

Tim Guyton
Cheryl Schrack
Don Cook

January 12, 2006

OFFICE ADDRESS

2193 Frank Road
Columbus, Ohio 43223

TELEPHONE

614/279-9411

FISCAL OFFICER

Crystal Cook

FAX

614/279-6097

Geotechnical Consultants Inc.
Attn: Mr. Bruce Savage
720 Greencrest Drive
Westerville, Ohio 43081-4902

Re: Urban Setting Designation for 610 – 690 Harrisburg Pike

Dear Bruce,

This letter along with the accompanying letter from the Franklin County Sanitary Engineer, Tom Shockley, serves as notice of our support for the Urban Settings Designation (USD) for property located at 610 – 690 Harrisburg Pike, Columbus, Ohio 43223. We believe this designation will go a long way towards improvement of this property and appreciate what it will do for the areas that abut Franklin Township.

We apologize for the delay in our response but due to concerns for well contamination and the possibility of having to annex to receive water and/or sewer service, we felt it necessary to consult with Mr. Shockley.

If we can be of further service, feel free to contact us through our Business Office at (614) 279-9411.

Sincerely,

Tim Guyton 06

Tim Guyton, Chair

Cheryl Schrack 06

Cheryl Schrack, Vice-Chair

Don Cook 06

Don Cook, Trustee



Where Government Works

Commissioners

Mary Jo Kilroy, President
Dewey R. Stokes
Paula Brooks

Sanitary Engineer

Thomas D. Shockley, Director

January 11, 2006

Franklin Township Trustees
Attn: Timothy Guyton
2193 Frank Road
Columbus, Ohio 43223

REF: Urban Setting Designation
610-690 Harrisburg Pike

Dear Trustees:

I have been asked for a letter of support of the above referenced project as proposed by Geotechnical Consultants and requested to respond to inquires from Trustee Cheryl Schrack and former Trustee Ed Seeger.

I want to express my support for this designation and this project. This project will bring new life to the area that will benefit the entire quadrant of Franklin County including the City of Columbus and the residents from Franklin Township that use this area for shopping and commercial uses.

Specifically, I have been asked to respond to questions concerning the residents in Franklin Township as it relates to water and sewer utility service. I have enclosed a map of the area showing two circles generating around the property in question. The outer radius is a one (1) mile radius and the inner circle is a .5-mile radius. The only area directly affected in Franklin Township by the .5 mile radius are those homes southwest along and between Harrisburg Pike and Brown Road.

The entire area in question is presently served with water and sewer service from projects Franklin County undertook in the late 1940's and early 1950's. The southern most street, Little Avenue presently has water and sewer service between Harrisburg Pike and Brown Road. The water service project, our Water Improvement #235, was an assessment project. Those residents presently on wells or land that is presently undeveloped can receive water service without annexation because of the assessment project that was completed in 1948.

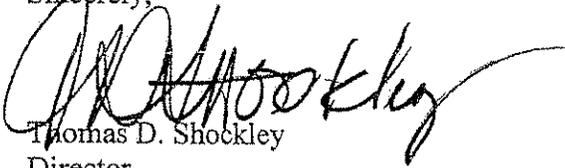
The sewer service was also an assessment project under our Sewer Improvement project #313. These residents currently have sewer service for the most part and those parcels that remain undeveloped can get service without annexation.

Page Two
USD Harrisburg Pike
January 11, 2006

I cannot answer the question of how many residents currently have City of Columbus utilities in this area and I don't believe this to be an issue at this time. The important part of this is that if the residents presently do not have service or their land if vacant but at some time will be developed, service can be obtained without annexation.

I hope this has answered your questions and again, I strongly support this re-development and the Urban Setting Designation for the Harrisburg Pike Shopping Center property.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Shockley", with a long, sweeping horizontal stroke extending to the right.

Thomas D. Shockley
Director

Cc: Geotechnical Consultants, Inc.
Bruce Savage, VP Environmental

ENCLOSURES
GIS Map of Area