

1.0 EXECUTIVE

SUMMARY..... 1

.. 1

1.1 Property
Summary..... 1

1.2 Property
Description..... 1

1.3 Recommendations &
Discussion 2

2.0 PURPOSE, SCOPE AND

LIMITATIONS 3

2.1
Purpose 3

2.2 Scope
of Work 3

2.3
Limitations 6

2.4 Property Access and Non-Access
Disclosure 7

2.5 User
Reliance 7

3.0 PROPERTY

DESCRIPTION..... 8

.. 8

3.1 Property
Details 8

3.2 Utilities and Service
Providers 8

3.3 Neighboring
Properties 9

4.0 ENVIRONMENTAL

SETTING..... 10

4.1
Topography 10

4.2 Surface Water
Bodies 10

4.3 Geology and
Hydrology 11

4.4 Environmental
Summary/Conclusions 11

5.0 PRIOR USE

HISTORY..... 13

13

5.1

<u>Interviews/Records</u>	
.....	13
5.2 <u>Previous</u>	
<u>Reports</u>	
16	
5.3 <u>Historical</u>	
<u>Maps</u>	16
5.4 <u>Aerial Photographs/Topographic</u>	
<u>Maps</u>	17
5.5 <u>City</u>	
<u>Directories</u>	
..	19
5.6 <u>Chain of</u>	
<u>Title</u>	21
5.7 <u>Historical</u>	
<u>Summary/Conclusions</u>	21

6.0 ENVIRONMENTAL DATABASE

REVIEW 22

6.1 <u>Subject</u>	
<u>Property</u>	
23	
6.2 <u>NPL, CERCLIS & NFRAP</u>	
<u>Sites</u>	23
6.3 <u>RCRA</u>	
<u>Facilities</u>	
..	23
6.4 <u>ERNS Incidents and Spills-1990</u>	
<u>Sites</u>	24
6.5 <u>FINDS & TRIS</u>	
<u>Sites</u>	24
6.6 <u>State</u>	
<u>Sites</u>	
....	24
6.7 <u>SWL</u>	
<u>Facilities</u>	
...	25
6.8 <u>UST & LUST</u>	
<u>Sites</u>	25
6.9 <u>Environmental Database</u>	
<u>Summary</u>	26

7.0 PROPERTY

<u>RECONNAISSANCE</u>	
27	
7.1 <u>Visual</u>	
<u>Observations</u>	
.. 27	
7.2 <u>Storage</u>	
<u>Tanks</u>	
.. 29	
7.3 <u>PCB-Containing</u>	
<u>Equipment</u>	30
7.4 <u>Preliminary Asbestos</u>	
<u>Evaluation</u>	31
7.5 <u>Radon</u>	
<u>Review</u>	
.. 32	
7.6 <u>Lead-Based Paint</u>	
<u>Evaluation</u>	32
7.7 <u>Drinking Water</u>	
<u>Evaluation</u>	33

APPENDICES

- Appendix 1 - Property Photographs
- Appendix 2 - List of References
- Appendix 3 - Municipal and/or Regulatory Agency Correspondence
- Appendix 4 - Personnel Qualifications
- Appendix 5 - Property Questionnaire and Supporting Information
- Appendix 6 - Property Maps and Drawings
- Appendix 7 - Historical Documentation
- Appendix 8 - Environmental Database

1.1 Property Summary

Property Name: Property AM General Facility 2000 Watkins
 Address: Glen Drive Franklin, Warren County,
 City/County/State/Zip Code: Ohio 45005 Office/Light Industrial

Property Usage:

SECTION	ACCEPTABLE	O&M PROGRAM	ROUTINE SOLUTION	ADDITIONAL STUDY	ESTIMATED COST
1.0	Environmental Setting	X			
5.0	Property History	X			
5.0	Database Review	X			
7.1	Visual Observations		X		Tenant responsibility
7.2	Storage Tanks	X			
7.3	PCBs	X			
7.4	Asbesios	X			
7.5	Radon	X			
7-6	Lead-Based Paint	X			
7.7	Drinking Water	X			

1.2 Property Description

The subject property consists of a triangular-shaped parcel of land totaling 17.1117 acres. It is improved with one, single-story building containing office and manufacturing space and totaling 90,000 square feet (SF) and containing a single tenant, General Engine Products. The building, which was constructed in 2000, is of concrete tilt-wall construction with interior steel framing. The concrete tilt walls serve as the exterior walls. The roof is low pitched and covered with standing-seam metal. The surrounding grounds consist of asphalt-paved driveways and parking areas, concrete loading areas, cast in place concrete sidewalks, and landscaped areas. A retention basin and undeveloped land are present on the northeast portion of the property.

AM General Facility
 2000 Watkins Glen Drive
 Franklin, Warren County, Ohio 45005
 Aaron & Wrighi Project No. 041962T.MJC

Landscaping: In-house personnel

Pest Control:

In-house personnel

3.3 Neighboring Properties

Northeast: Undeveloped land

West: Undeveloped land, single family residences
and chicken coops.

Southeast: Watkins Glen Drive, followed by undeveloped
land

Aaron & Wright has attempted to determine the general environmental setting of the subject property. Information regarding topography, surface water, geology and hydrology are used to evaluate the likelihood of hazardous substances or petroleum products migrating onto the subject property, or within or from the subject property, into groundwater or soil.

4.1 Topography

Property Elevation: The elevation ranges from approximately 800 feet above mean sea level (msl) on the southern portion of the property to 780 feet above msl on the northern portion of the property.

Topography: The subject property is located on the side of a ridge. The subject property slopes to the northeast towards the creek.

USGS Topographic Map: Source: United States Geologic Survey (USGS) Topographic Map, Franklin, OH Quadrangle, 7.5 minute series

Property Drainage: A copy of the topographic map is included in Appendix 6.

Drainage for the subject property is provided by drop inlets and surface runoff to storm drains located throughout the asphalt and concrete pavement that connect to the municipal storm water system.

4.2 Surface Water Bodies

On-Site Water Bodies: Nearest There are no surface water bodies on or bordering the subject property.

Surface Water Body: A creek is located approximately 600 feet to the north-northeast of the subject property.

Flood Plain Designation: Zone C; defined as areas of minimal flooding

Source: Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Panel No. 3900556 0005C

Flood Plain Map: A copy of the flood plain map is included in Appendix 6.

Indications of Wetlands: Aaron & Wright did not observe any water bodies or vegetation indicative of wetlands on the subject property. The subject property is covered with the building, concrete, asphalt and landscaping. It is unlikely that portions of the subject property would be classified as wetlands.

AM General Facility
2000 Watkins Glen Drive

Franklin, Wairen County, Ohio 45005
Aaron & Wright Project No. 041962T.MJC

4.3 Geology and Hydrology

Soil Type:
types, the

The subject property is located within two soil

Russell-Miamian silt loams with 2 to 6 percent slopes and the Miamian-Russell silt loam with 6 to 12 percent slopes. The difference between these two series besides the slope is the predominant soil type. The soil that is listed first is predominant. Russell-Miamian silt loam soils are located on glacial till landscapes. The Miamian-Russell silt loam has the Miamian soil on the upper convex slope and the Russell soil on the lower concave slopes. The Russell portion of these series is a deep, well drained soil that was formed partly in loess and partly in underlying Wisconsin age till. The Miamian portion is a well drained soil that is moderately deep to calcareous till. These soils were formed partly in silty material deposited by the wind and partly in the underlying calcareous loam till of the Wisconsin age. This series has medium to rapid runoff with the hazard of erosion. The permeability is moderately slow.

Source: Soil Survey of Warren County, Ohio

Estimated Depth to Groundwater: The estimated depth to ground water is 10 to 18 feet below grade surface (bgs).

Anticipated Flow Direction: Groundwater flow under the west portion of the site is toward the north while flow under the east portion is towards the northeast

Basis of Flow Direction: Based on the results of a previous Phase n investigation.

4.4 Environmental Summary/Conclusions

Findings: Based on a review of the topographic map, no special hazards, such as sinkholes, oil and gas wells, gravel pits or landfills were indicated on the subject or adjacent properties. No concerns related to surface water bodies, flood plains or wetlands were noted.

The topographic map indicated and visual observations confirmed the presence of a pipeline traversing the southeast corner of the subject property. The pipeline is identified as belonging to Cincinnati Gas and Electric (CG&E). CG&E was contacted to obtain additional information about the pipeline. CG&E would only comment that the pipeline contained natural gas and did not provide any additional information. Aaron & Wright did not observe any signs of spills or releases at or near the pipeline. In addition, there are no records of spills or releases associated with this pipeline in the environmental database nor was the local fire department aware of any incidents of environmental concern associated with this pipeline. Based on visual observations and no reported incidents of spills or releases, the presence of this is pipeline on the subject property

AM General Facility

*Property Condition Assessment
Of
AM General Facility
2000 Watkins Glen Drive
Franklin, Warren County, Ohio 45005*

Aaron & Wright Project No. 041962T.MJC

*Prepared for: DBSI Housing, Inc.
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Meridian, ID 83642*

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September 24, 2004

Locations Nationwide

TABLE OF CONTENTS

1.0 EXECUTIVE

SUMMARY

1

1.1 Property
Summary
.. 1

1.2 Property
Description
.. 1

1.3 General Physical
Condition 2

1.4 Recommendations &
Discussion 2

2.0 PURPOSE, SCOPE AND

LIMITATIONS 4

2.1
Purpose
..... 4

2.2 Scope of
Work
4

2.3
Limitations
..... 7

2.4 Property Access and Non-Access
Disclosure 8

2.5
Interviews/Records
..... 8

2.6 User
Reliance
.... 10

3.0 PROPERTY

DESCRIPTION

11

3.1 Property
Details
11

3.2 Tenants and
Leases 11

3.3 Utilities and Service
Providers 12

3.4 Neighboring
Properties 12

4.0 CODE

COMPLIANCE

..... 13

4.1 Building, Fire & Health
Departments 13

4.2 Zoning
Information
14

5.0

PROPERTY.....
..... **15**

5.1 Topography and
Drainage 15

5.2 Paving and
Curbing
16

5.3
Flatwork.....
..... 17

5.4 Landscaping and
Appurtenances 18

5.5 Ancillary
Structures 19

6.0 FRAME AND

ENVELOPE
20

6.1
Substructure
..... 20

6.2
Superstructure
..... 20

6.3
Roofing
..... 21

6.4
Facades
..... 22

7.0 INTERIOR

ELEMENTS.....
.. **25**

7.1
Finishes
..... 25

7.2
Fixtures
..... 26

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8.0 PLUMBING. MECHANICAL & ELECTRICAL

8.1 Plumbing
8.2 Heating, Ventilation and Air Conditioning

8.3 Electrical

8.4 Elevators & Escalators

9.0 MISCELLANEOUS ISSUES

9.1 Life Safety Systems . . .

9.2 ADA Issues

APPENDICES

Appendix 1 - Property Photographs

Appendix 2 - List of References

Appendix 3 - Municipal and/or Regulatory Agency Correspondence

Appendix 4 - Personnel Qualifications

Appendix 5 - Property Questionnaire

Appendix 6 - Property Maps and Drawings

1.0 EXECUTIVE SUMMARY

1.1 Property Summary

Property Name: Properly AM General Facility 2000 Watkins
 Address: City Glen Drive Franklin, Warren County,
 /County/State/Zip Code: Ohio 45005 Office/Light Industrial
 Property Usage:

Based upon the walk-through of the subject property conducted by Aaron & Wright, the following immediate needs or capital expenditures are recommended.

IMMEDIATE NEEDS		
REPAIR ITEM	COST BASIS	ESTIMATED COST
Install required ADA vertical signage	5 signs® \$125	\$625
	TOTAL	\$625

Based upon the inspection and analysis of the subject property conducted by Aaron & Wright, the following table summarizes the replacement reserves anticipated for the subject property.

PHYSICAL NEEDS RESERVE			SUMMARY	
TERM	UNINFLATED RESERVE	ANNUAL COST PERSF	INFLATED RESERVE	ANNUAL COST PERSF
10 YEAR	\$65,030	\$0.07	\$73,354	\$0,08
12 YEAR	\$107,890	\$0.10	\$128,851	\$0,12

1.2 Property Description

The subject property consists of a triangular-shaped parcel of land totaling 17.1117 acres. It is improved with one, single-story building containing office and manufacturing space and totaling 90,000 square feet (SF) and containing a single tenant, General Engine Products. The building, which was constructed in 2000, is of concrete tilt-wall construction with interior steel framing. The concrete tilt walls serve as the exterior walls. The roof is low pitched and covered with standing-seam metal. The surrounding grounds consist of

asphalt-paved driveways and parking areas, concrete loading areas, cast in place concrete sidewalks, and landscaped areas. A retention basin and undeveloped land are present on the northeast portion of the property.

1.3 General Physical Condition

General Condition:	Good
Level of Maintenance:	Good
Expected Remaining Useful Life:	45 to 50 years
Recent Capital Improvements:	<ul style="list-style-type: none">• The asphalt was sealed and striped in 2003
Planned Capital Improvements:	<ul style="list-style-type: none">• None reported

1.4 Recommendations & Discussion

The property has a total of 127 parking spaces, five of which are noted as being handicapped accessible with the appropriate pavement markings. The subject property would not be considered in compliance with ADA regulations. The designated ADA spaces do not have the appropriate vertical signage. Aaron & Wright recommends the installation of the appropriate vertical signage including signage for a van accessible space.

No building components or systems were identified that would require additional investigation. No additional investigation is warranted prior to finalizing the immediate needs estimates or the physical needs reserves estimates. A detailed physical needs reserve calculation is provided in the table below.

