

PUCO EXHIBIT FILING

Date of Hearing: 11-15-12

BEFORE THE OHIO POWER SITING BOARD

In the Matter of the :
Application of Champaign :
Wind LLC for a :
Certificate to Construct : Case No. 12-0160-EL-BGN
a Wind-Powered Electric :
Generating Facility in :
Champaign County, Ohio. :

VOLUME IV

List of exhibits being filed:

Per Michael Settineris Request

UNU- 17
18

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BEFORE THE OHIO POWER SITING BOARD

In the Matter of the Application of)
Champaign Wind, LLC, for a)
Certificate to Install Electricity) Case No. 12-0160-EL-BGN
Generating Wind Turbines in)
Champaign County)

**DIRECT TESTIMONY OF JULIA F. JOHNSON ON BEHALF OF
UNION NEIGHBORS UNITED, INC., ROBERT AND
DIANE McCONNELL, AND JULIA F. JOHNSON**

Q. Please state your name and home address.

A. Julia F. Johnson, 4891 E. US Route 36, Urbana, Ohio.

Q. What is your profession?

A. Currently I manage my own and my family's farming interests in Union Township. Prior to returning to Champaign County in 2004, I was Senior Vice President of Banc One Corporation (now J.P. Morgan Chase) and responsible for the corporation's economic and community development initiatives across the country. From 1976-1984, I was on the Director's staff of the Ohio Department of Development. I currently serve on the Board of the Philander Chase Corporation in Knox County, a farmland preservation organization.

Q. On whose behalf are you offering testimony in this case?

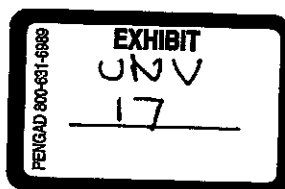
A. I am offering testimony on behalf of Union Neighbors United, Inc., Robert and Diane McConnell, and myself.

Q. How long have you lived at your current residence?

A. Since April of 2005.

Q. Are you a member of Union Neighbors United, Inc.?

A. Yes. I am a member and Trustee of Union Neighbors United, Inc.



1 **Q. Please describe Union Neighbors United, Inc.**

2 A. Union Neighbors United, Inc. (we refer to it by its initials, U-N-U) is a nonprofit corporation
3 that was formed for the purpose of promoting the safety and well-being of our community by
4 addressing issues relating to the siting of industrial wind turbines in Champaign County.

5 **Q. Who are the other officers and members of Union Neighbors United, Inc.?**

6 A. James L. Bartlett, Trustee, 6044 E. U.S. Highway 36, Cable, Ohio.

7 Larry L. Gordon, Trustee, 7400 State Route 161, Mechanicsburg, Ohio.

8 Diane E. McConnell, Trustee, 4880 E. U.S. Route 36, Urbana, Ohio.

9 Mildred I. Peace, Trustee, 466 Cambrian Rd., Cable, Ohio.

10 Glenda L. Rodriguez, Trustee, 6047 E. U.S. Highway 36, Cable.

11 Robert B. McConnell, President, 4880 E. U.S. Route 36, Urbana, Ohio.

12 Larry J. Peace, Vice President, 466 Cambrian Rd., Cable, Ohio.

13 Anita K. Bartlett, Secretary, 044 E. U.S. Highway 36, Cable, Ohio.

14 Linda A. Gordon, Treasurer, 7400 State Route 161, Mechanicsburg, Ohio.

15 **Q. Do all of the trustees and officers of Union Neighbors United live within the area**
16 **affected by the Buckeye II Wind Project?**

17 A. Yes.

18 **Q. Please identify the attached Exhibit A.**

19 A. It is the Articles of Incorporation of Union Neighbors United, Inc.

20 **Q. Please identify attached Exhibits B through G.**

21 A. These are certified copies of the deeds for each of the residences and other properties owned
22 by UNU members in the area that will be affected by the Buckeye II Wind Project. Attached

1 to each deed is a copy of the Champaign County Auditor's record indicating the parcel
2 number for that property, as well as a photograph of the residence on that property.

3 **Q. Please identify attached Exhibit H.**

4 A. This is a set of maps showing the locations of residences and other properties owned by
5 Union Neighbors United trustees and officers within the area affected by the Buckeye II
6 Wind Project. They were created based on the maps contained in the Power Siting Staff's
7 Report of Investigation.

8 **Q. Please identify attached Exhibit I.**

9 A. This is a map showing the locations of UNU member residences superimposed on a noise
10 modeling map from the Buckeye II Application. The map that was used for the Exhibit is
11 "Plot 5—Predicted Cumulative Sound Emissions (dBA) from both the Buckeye I & II
12 Projects" as set forth in Exhibit O of the Application.

13 **Q. Champaign Wind characterizes the area proposed for the Project as agricultural. Is**
14 **that an accurate characterization?**

15 A. No. Agriculture plays a significant role economically in our county, and when measured by
16 area, a much of the land is agricultural. However, our community is also home to many
17 residents who are not farmers. In fact, the majority of the population residing in Champaign
18 County and in Union Township do not derive their primary income from farming. The
19 township where I live, Union Township, has experienced significant residential growth since
20 2000, as have Wayne and Salem Townships. The impact of Honda Manufacturing in
21 Marysville accounts for some of this residential growth. But many residents, including me,
22 were attracted by the beauty and open space of the area, which is a significant element of our
23 county's identity.

1 **Q. Please identify attached Exhibit J.**

2 A. It is a collection of photographs showing residences and other features in our community.

3 **Q. Are these photographs accurate representations of the residences and other features**
4 **shown at the addresses and locations specified?**

5 A. Yes.

6 **Q. How long have you been involved with Union Neighbors United?**

7 A. Since it was formed in early 2007. Before it was incorporated in September of 2008, UNU
8 was an unincorporated group of citizens.

9 **Q. Please tell me about the purpose and activities of Union Neighbors United.**

10 A. UNU has been actively engaged in educating ourselves and our community on issues related
11 to wind development. For example, in September, 2007 I sent a letter to the editor of our
12 local paper urging the community to engage in thoughtful land use planning to designate
13 areas appropriate for wind. In 2007-2008, two UNU representatives—Diane McConnell and
14 I—participated as members of the Champaign County Wind Turbine Study Group
15 established by our County Prosecutor, Nick Selvaggio. I became a member of the Ohio
16 Wind Working Group in 2007 and in December of that year was invited to serve as a
17 “Stakeholder” entitled to full participation representing consumer interests. UNU also
18 submitted written comments on the Power Siting Board’s proposed wind turbine siting rules,
19 and participated as an intervenor in the evidentiary hearing on the Buckeye I Wind Farm,
20 Case No. 08-666-EL-BGN.

21 **Q. What are Union Neighbors United’s concerns about the Buckeye II Wind Project?**

1 A. UNU is concerned about a number of issues. UNU is concerned about noise and shadow
2 flicker and their effects on nearby residents, including potential adverse effects that have
3 been experienced at other wind farms.
4

5 A big concern of our group is the way this project will industrialize our community,
6 particularly since the Power Siting Board has already approved the construction and
7 operation of up to fifty-four turbines in the same community. (*Matter of Buckeye I Wind*
8 *Farm*, OPSB Case No. 08-666-EL-BGN). These turbines are far taller than any structures
9 currently in our community, and the impact of fifty-six more 492' turbines—110 in total
10 when combined with Buckeye I--will destroy our landscape. The pulsing red aviation
11 warning lights will obliterate the view of the night sky.
12

13 UNU is also concerned about public safety in light of risks of ice shedding, high winds,
14 lightning strikes, blade throw and tower collapse. We are concerned about the impact of
15 construction activities, especially excavation, on the drinking water wells that neighboring
16 residents rely upon.
17

18 Diminution of surrounding property values is a significant concern of the group, as well as
19 the resulting tax decreases associated with diminished property values. We're concerned
20 about the impact of this project on our economy if nobody wants to live here.
21

1 We are concerned about the impact of the Buckeye II Wind project on wildlife. We're
2 concerned that our community may be left with rusting eyesores on our landscape if
3 Champaign Wind should go bankrupt or otherwise abandon the project.

4
5 We are concerned about the hazards that the Project poses to aviation, particularly the impact
6 on emergency medical helicopter service to our communities.

7
8 All of the above concerns are compounded due to the cumulative effect of the previously-
9 approved Buckeye I Wind Farm with the proposed Buckeye II Wind Farm. We are
10 concerned that these cumulative effects have not been adequately considered and that the
11 harms resulting from the construction and operation of up to 110 industrial wind turbines in
12 eastern Champaign County will far outweigh the benefits.

13
14 **Q. Has Union Neighbors United advocated for safe setbacks in connection with the**
15 **Buckeye II Wind Project?**

16 A. Yes, the issue of safe setbacks has been the major focus of UNU.

17 **Q. In the course of your work with the Champaign County Wind Turbine Study Group**
18 **and the Ohio Wind Working Group, did you do research concerning wind turbine**
19 **manufacturers' recommendations for setbacks?**

20 A. Yes.

21 **Q. Please identify attached Exhibit K.**

22 A. It is Page 32 of the Vestas publication "Safety Regulations for Operators and Technicians."

23 **Q. Who is Vestas?**

1 A. Vestas is a wind turbine manufacturer.

2 **Q. How did you find this document?**

3 A. It was part of an Appendix to the Application for the Roxbury/Stamford wind energy project
4 in New York, which I found through an internet search.

5 **Q. How is this document relevant to the issue of safe setbacks?**

6 A. Under Item 2 it states, "Do not stay within a radius of 400m (1300 ft.) from the turbine unless
7 it is necessary." This indicates that the turbine may present a hazard to individuals at
8 distances of less than 1,300 feet.

9 **Q. Please identify attached Exhibit L.**

10 A. It is a planning aid published by turbine manufacturer Nordex discussing micrositng of
11 turbines.

12 **Q. How did you find UNU Exhibit L?**

13 A. I found it by going to the Nordex website.

14 **Q. When did you find UNU Exhibit L?**

15 A. In May, 2008.

16 **Q. How is UNU Exhibit L relevant to the issue of safe setbacks?**

17 A. It states, "It is important to keep a distance to the next residences in order not to disturb the
18 inhabitants by noise emission and shadow flickering of the turbine. Normally there have to
19 be at least 500 m between the WTG and the next residence."

20 **Q. How many feet are in 500 meters?**

21 A. One thousand six hundred forty feet (1,640'). By using the term "at least" I view this as a
22 minimum requirement and a greater distance is probably preferable.

23 **Q. Please identify attached Exhibit M.**

1 A. It is a document prepared by GE Energy entitled, "Extreme Wind Speed—Risk and
2 Mitigation."

3 **Q. How is this document relevant to the issue of safe setbacks?**

4 A. In this document, GE discusses the risk of blade failure or tower collapse resulting from high
5 winds. GE states that there is no modeling capability in place that can predict the impact on
6 a wind plant if an extreme wind event should occur. It states that if a turbine's yaw control
7 should go inactive as a result of a power outage, the loss of yaw control could increase the
8 likelihood of damage or turbine failure in the case of an extreme wind event. GE observes
9 that siting turbines in remote areas usually tends to reduce the potential for collateral damage
10 in the event of storming winds.

11 **Q. Do you have any concerns or reservations about the recommendations in the above**
12 **documents?**

13 A. I agree to the extent that all of them recommend siting turbines a safe distance away from
14 neighbors, roads, and other public areas. But I strongly disagree with those
15 recommendations to the extent that they base setbacks only on distances from houses or
16 occupied structures, since setbacks should protect all of a neighbor's property. Also, I am
17 not qualified to assess whether the recommended setbacks are sufficient to protect neighbors
18 from the impacts of turbines. I think they are relevant simply because they show that even
19 the turbine manufacturers are recommending setbacks in excess of the minimum setbacks
20 currently in Ohio law.

21 **Q. Why do you disagree with setbacks based on distances from houses or occupied**
22 **structures?**

1 A. If the setbacks are designed to mitigate safety or nuisance impacts, a setback measured from
2 an adjacent house might address the impacts on the house itself, but it would not adequately
3 mitigate safety hazards or nuisance impacts on the rest of the property. If only residence-
4 based setbacks are applied by a government entity such as the Power Siting Board, the Board
5 would be approving the establishment of safety hazards and nuisances on nonparticipating
6 neighboring properties. That would be an unjust interference with the rights of those
7 neighbors.

8 **Q. Please identify and describe the attached Exhibit N.**

9 A. Exhibit N consists of ten aerial photographs showing the ten locations at which David
10 Hessler measured background sound in the Buckeye Wind II project area for purposes of
11 preparing Exhibit O to Champaign Wind's application. I used the information on pages 6
12 through 15 and Graphic A of Exhibit O to identify these locations. I then visited each of the
13 locations to look at them and photograph them.

14 **Q. Please identify and describe the attached Exhibit O.**

15 A. Exhibit O contains photographs taken of the locations at which David Hessler made the
16 background sound measurements that I described in my previous answer. Exhibit O also
17 contains my notes about the characteristics of these locations based on my personal
18 observations.

19 **Q. Based on your familiarity with the area in which David Hessler took his background**
20 **sound measurements, how would you characterize the amount of traffic that uses the**
21 **roads near his measurement stations?**

1 A. While some of these roads are lightly used, Mr. Hessler's sound measurement locations 1, 3,
2 5, 8, 9, and 10 were located near heavily traveled roads. Monitoring station 7 was located
3 near a road with moderate traffic.

4 **Q. Are you familiar with the residence and property of Robert and Diane McConnell**
5 **located at 4880 E. U.S. Route 36, Urbana, Ohio?**

6 A. Yes. The McConnells live near me.

7 **Q. Have you been to their house?**

8 A. Yes, on many occasions.

9 **Q. Please describe it.**

10 A. The McConnell house sits toward the back of a long, narrow lot that is about 50 acres in area.
11 They have a beautifully-appointed house that has a finished area of 4556 square feet, not
12 including porches and garage. The house has a wonderful view out large back windows
13 toward a woods of about 17 acres. (All of these area estimates are according to the
14 Champaign County Auditor records attached as attached Exhibit F). I am personally aware
15 that the McConnells host equestrian events on their property and in their woods.

16 **Q. Please describe your own house and property.**

17 A. My house is approximately 3,000 square feet with two decks and a screened porch. It sits on
18 28 acres of land bordered by woods to the south and west and by the Urbana Country Club
19 golf course to the north and east. There are two ponds on the property and abundant wildlife.

20 **Q. What was important to you when you selected this property for your home?**

21 A. The privacy and serenity of the property was very important. Also, the view was very
22 important. My property is located on top of a ridge that provides a panoramic view of the
23 surrounding area. Also of significance was the extent to which the many floor to ceiling

1 windows and skylights filled the home with natural light creating a feeling of being outside
2 even when you are inside. As one who enjoys wildlife, the home is an ideal location for
3 observing turkeys, fox, deer, mink, heron, ducks and many birds. Weather permitting, I like
4 to keep the doors and windows open. I own a dog and enjoy walking every day with my dog.
5 It was important to me that I be able to enjoy the full extent of the property with my dog.

6 **Q. Did you expect that you would be able to enjoy the quiet and the nature when you**
7 **purchased the property?**

8 A. Absolutely. Those expectations were a significant part of my decision to buy the property.

9 **Q. Do you own other property within the Buckeye II Wind Project Area?**

10 A. Yes. I own an additional 184 acres of undeveloped property adjacent to my residential
11 property to the south and east, identified as Parcel Nos. J35-10-00-45-00-006-00, J35-10-00-
12 47-00-026-00 and J37-10-00-47-00-025-00. Approximately 22 acres of the land is wooded.

13 **Q. When did you purchase that undeveloped property?**

14 A. In May of 2008.

15 **Q. If the Buckeye II Wind Project is approved as proposed in the Application, what**
16 **concerns do you have about how it affect you and your property?**

17 A. I share all of the same concerns as UNU. For example, according to Champaign Wind's
18 Visual Impact Analysis (Exhibit Q of the Application), it appears that I will be able to see all
19 56 wind turbines from the Buckeye II project. Those are in addition to the 50 or more wind
20 turbines that the Buckeye I application (Exhibit I) said I could see from my property. I am
21 concerned that I will experience more noise and shadow flicker than from the Buckeye I
22 Wind Farm alone. I am concerned about the potential impact of these increased project
23 effects on my health.

1
2 I am also concerned about the impact the project will have on the value of my property and
3 my ability to use it to its best potential. I own 162 acres of farmland. I am concerned that
4 the proximity of turbines so close to my property line may impair or prevent my ability to use
5 aerial chemical application of agricultural chemicals in the future.

6
7 I am also concerned that this will not be the only industrial wind development in my
8 community. At the time Buckeye Wind, LLC applied for a certificate for the Buckeye I
9 Wind Farm, it did not disclose to the public that it or its parent company, EverPower, was
10 planning or considering a second phase. Now that another EverPower subsidiary is seeking
11 authorization of Phase II, I am concerned about the possibility of yet further future expansion
12 of this project in my community.

13 **Q. Do you recall attending a meeting with Kim Wissman of the Power Siting Board Staff**
14 **and Senator William Seitz?**

15 A. Yes. The meeting took place on June 10, 2008. Klaus Lambeck of the Power Siting Board
16 Staff and Tom Stacy were also in attendance. The meeting was to express concern that the
17 Staff would interpret the statutory minimum turbine setbacks as default standards. In the
18 course of the discussion, it was noted that two separate wind developers were pursuing leases
19 in eastern Champaign County. Ms. Wissman assured us that there would never be more than
20 one project in our community, and the developer who applied to the Board first would have
21 priority.

1 **Q. Please state whether you travel on the following roads regularly: Hickory Grove Road**
2 **(aka County Road 236), Mutual Union Road (aka County Road 167), Dolly Varden Road,**
3 **or State Route 161.**

4 A. Yes, I travel on each of those roads regularly.

5 **Q. Does this conclude your direct testimony?**

6 A. Yes.



DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	PENALTY	CERT	COPY
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MARTIN BROWNE HULL & HARPER PLL
PO BOX 1488
ONE SOUTH LIMESTONE ST
SPRINGFIELD, OH 45501

STATE OF OHIO CERTIFICATE

Ohio Secretary of State, Jennifer Brunner

1804972

It is hereby certified that the Secretary of State of Ohio has custody of the business records for
UNION NEIGHBORS UNITED, INC.

and, that said business records show the filing and recording of:

Document(s)
DOMESTIC ARTICLES/NON-PROFIT

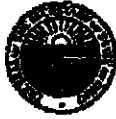
Document No(s):
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United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of
the Secretary of State at Columbus,
Ohio this 9th day of September,
A.D. 2008.

Ohio Secretary of State



Prescribed by

Ohio Secretary of State
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<input checked="" type="radio"/> Yes	PO Box 1380 Columbus, OH 43261 — Applicable to filers of this form —
<input type="radio"/> No	PO Box 670 Columbus, OH 43261

INITIAL ARTICLES OF INCORPORATION
 (For Domestic Profit or Nonprofit)
 Filing Fee \$125.00

THE UNDERSIGNED HEREBY STATES THE FOLLOWING:

CHOOSE ONLY ONE TO FILE

<input type="radio"/> (1) Articles of Incorporation Profit (14-407) OSC 001	<input checked="" type="radio"/> (2) Articles of Incorporation Nonprofit (14-408) OSC 002	<input type="radio"/> (3) Articles of Incorporation Professional 170-AR01 Profession SBO 100
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Complete the proper information in this section for the type of corporation you are filing.

FIRST: Name of Corporation: Union Neighbors United, Inc.

SECOND: Location: Urban Champaign
 (City) (County)

Effective Date: (Optional) _____ Date specified cannot be more than 90 days after date of filing. If date is specified, the date must be a date on or after the date of filing.
 (Month/Day/Year)

☒ Check here if additional provisions are attached

Complete the information in this section if you are filing a corporation that is not a corporation.

THIRD: Purpose for which corporation is formed:
See Exhibit A attached hereto.

Complete the information in this section if you are filing a corporation that is not a corporation.

FOURTH: The number of shares which the corporation is authorized to have outstanding (Please state if shares are common or preferred and their par value if any):
 (Indicate in parentheses if needed)

(100,000)	(750)	(Preferred)
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Continuation of information for (S) category of support

FFDk: The following are the names and addresses of the individuals who are to serve as (S) Directors.

See Exhibit A attached hereto.

(Name) _____

(Title) _____

(Address) _____

(City) _____ (State) _____ (Zip Code) _____

(Name) _____

(Title) _____

(Address) _____

(City) _____ (State) _____ (Zip Code) _____

(Name) _____

(Title) _____

(Address) _____

(City) _____ (State) _____ (Zip Code) _____

NOTE: P.O. Box Address is NOT acceptable.

ACKNOWLEDGMENT
Must be notarized
(signed) by an authorized
representative
(See Instructions)

Diane C. McConnell
Authorized Representative
Diane C. McConnell
(Print name)

9/08/08
(Date)

Glenda L. Rodriguez
Authorized Representative
Glenda L. Rodriguez
(Print name)

9/08/08
(Date)

James L. Bartlett
Authorized Representative
JAMES L. BARTLETT
(Print name)

9/08/08
(Date)

Complete the information in this section if you are a new (N) or renewing (R) agent.

ORIGINAL APPOINTMENT OF STATUTORY AGENT

The undersigned, being at least a majority of the incorporation of Union Neighbors United, Inc.
 hereby appoints the following to be statutory agent upon whom any process, notice or demand required or permitted by
 statute to be served upon the corporation may be served. The complete address of the agent is

Lauren M. Ross
 (Name)
One South Limestone Street, Suite 800
 (Street) NOTE: P.O. Box Address are NOT acceptable.
Springfield 01104 45502
 (City) (State) (Zip Code)

Must be authorized by an
 authorized representative

<u>Diane C. McConnell</u> Authorized Representative	<u>9/03/08</u> Date
<u>Blanca L. Rodriguez</u> Authorized Representative	<u>9/03/08</u> Date
<u>James D. Brattin</u> Authorized Representative	<u>9/4/08</u> Date

ACCEPTANCE OF APPOINTMENT

The Undersigned, Lauren M. Ross, hereby accepts or for
 Statutory agent for, Union Neighbors United, Inc.
 hereby acknowledges and accepts the appointment of statutory agent for said entity.

Signature: Lauren M. Ross
 (Statutory Agent)

EXHIBIT A

TO INITIAL ARTICLES OF INCORPORATION

THIRD: The purposes for which this corporation is formed are (1) to address issues related to the placement of wind turbines in Champaign County, Ohio and other locations by educating the public and communicating concerns to public officials and others so as to promote the safety of the citizens of the community and to further the betterment of the community; and (2) to engage in any other activities and to do and perform all things that a corporation organized under the Ohio Nonprofit Corporation Law may legally engage in, do, or perform.

FIFTH: The following persons, not less than three, shall serve said corporation as the initial directors.

James L. Bartlett
6044 E. U.S. Hwy. 36
Urbana, OH 43078

Diane C. McConnell
4880 E. U.S. Hwy. 36
Urbana, OH 43078

Larry L. Gordon
7400 St. Rt. 161
Mechanicsburg, OH 43044

Mildred I. Peace
466 Cambridge Rd.
Cable, OH 43009

Julia F. Johnson
4891 E. U.S. Hwy. 36
Urbana, OH 43078

Glenda L. Rodriguez
6047 E. U.S. Hwy. 36
Cable, OH 43009

CHAMPAIGN CO., OH
TRANSFERRED

MAY 19 2000

By BONNIE M. WARMAN, AUDITOR
pkite Deputy

This Conveyance has been examined and
the Grantor has complied with Section
319.202 of the Revised Code.

FEE \$ 44.40

EXEMPT

CONVEYANCE 00-342

BONNIE M. WARMAN
Champaign, Co. Auditor

General Warranty Deed

(Statutory Form O.R.C. 5302.05)

THOMAS S. PETERS, UNMARRIED, for valuable consideration paid, grants, with general warranty, covenants, to LARRY L. GORDON and LINDA A. GORDON, HUSBAND AND WIFE, for their joint lives, remainder to the survivor of them, whose tax mailing address is 700 West Eva Circle, Springfield, Ohio 45504, the following real property:

Being situate in the State of Ohio, County of Champaign, Township of Union and being a part of Virginia Military Survey 6195, and being more particularly described as follows:

Being for reference at a PK nail found at the intersection of the centerline of Talbot Road (Township Highway 169) and State Route 161 from which another PK nail found bears S. 0 degrees 17'13" E. 1.29' (feet);

thence with the centerline of State Route 161 the following 4 courses:

(1) N. 62 degrees 40'22" E. 171.04' (feet) to a point at Centerline Station 79 + 09.78;

(2) with a curve to the right having a radius of 8594.42' (feet), an arc distance of 401.27' (feet) to a point at Centerline Station 83 + 11.04, the chord of which bears N. 63 degrees 39'25" E. 401.23' (feet);

(3) N. 64 degrees 58'13" E. 231.62' (feet) to a railroad spike found at Centerline Station 85 + 42.55

(4) with a curve to the right having a radius of 2291.83' (feet), an arc distance of 525.31' (feet) to a Mag Nail set at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described, the chord of which bears N. 71 degrees 32'38" E. 524.16' (feet);

thence N. 14 degrees 40'08" W. 272.64' (feet) to a wood corner post, passing for reference an iron bar set on the right of way line of State Route 161 at 30.04' (feet) and also passing for reference an iron bar set at 267.64' (feet);

thence N. 1 degree 04'01" W. 909.69' (feet) to an iron bar set;

thence N. 86 degrees 34'41" E. 749.30' (feet) to an iron bar set on the West line of a 172.984 acre tract conveyed to Carl W. Moody by deed recorded in Official Record 143, Page 665 of the Champaign County Records;

thence with the West line of said Moody's tract, S. 0 degrees 09'02" W. 1139.60' (feet) to a Mag Nail set on the aforementioned centerline of State Route 161, passing for reference an iron bar set on the right of way line of State Route 161 at 1109.40' (feet);

Certified

Vol 304 Pg 334 - 336

Date Oct. 20, 2009

Robin K. Edwards
Recorder
Champaign Co., Ohio

By Robin K. Edwards
Deputy

VOL. 304 PAGE 334

JOHNSON
EXHIBIT B

Prior Instrument Reference: Volume 263, Page 758

Witness his hand this 19th day of May, 2000.

Susan Flora
SUSAN FLORA

Thomas S. Peters
THOMAS S. PETERS

Brett A. Gilbert
BRETT A. GILBERT

State of OHIO, CHAMPAIGN County, SS.

On this 19th day of May, A.D. 2000, before me, a Notary Public in and for said County, personally came THOMAS S. PETERS, the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

Brett A. Gilbert
Notary Public

This instrument prepared by:
HARLEY A. DAVIDSON, ATTORNEY AT LAW
117 WEST COURT STREET, URBANA, OHIO 43078



BRETT A. GILBERT, ATTORNEY AT LAW
Notary Public - State of Ohio
My Commission has no expiration date
Section 147.13 O.R.C.

200000003161
Filed for Record in
CHAMPAIGN COUNTY, OHIO
CAROLYN J. DOWNING
On 05-19-2000 At 04:04 pm.
WARRANTY DEED 18.00
OR Book 304 Page 334 - 336

Warranty Deed

TO

Transferred

19

County Auditor

200000003161
BRETT GILBERT
BOX

Law Offices

WAGNER, MAURICE, DAVIDSON
& GILBERT CO., L.P.A.
117 WEST COURT STREET
URBANA, OHIO
43078

VOL. 304 PAGE 335

ATTACHMENT TO WARRANTY DEED
(LEGAL DESCRIPTION CONTINUED)

thence with the centerline of State Route 161 the following 3 courses:

(1) with a curve to the right having a radius of 9037.39' (feet), an arc distance of 173.83' (feet) to a railroad spike found, the chord of which bears S. 84 degrees 05'34" W. 173.83' (feet);

(2) S. 84 degrees 38'39" W. 228.81' (feet) to a railroad spike found;

(3) with a curve to the left having a radius of 2291.83' (feet), an arc distance of 261.36' (feet) to the place of beginning, the chord of which bears S. 81 degrees 22'38" W. 261.22' (feet).

Containing 19.331 ACRES, 0.488 ACRE of which is within the road right of way, but being subject to the rights of all legal highways and all easements of record.

Vol of J.55-10 (1-41-00) 042-00
Being a part of the same premises conveyed to THOMAS PETERS by deed recorded in Official Record 263, Page 758, Tract 2, of the Champaign County Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, April 26, 2000. All iron bars set are 5/8" x 30" iron re-bar with a yellow plastic cap stamped "EDWARDS P.S. 4792, P.S. 7574". The basis of bearings for the herein described tract is the centerline of Talbot Road per an assumed bearing of N. 0 degrees 50'12" W.

Champaign County Property Record Card

Parcel: J35-10-00-41-00-042-01

Card: 1

GENERAL PARCEL INFORMATION

Property Address 7400 ST RTE 161
 Owner GORDON LARRY L & LINDA A J&S
 Owner Address 7400 ST RTE 161
 MECHANICSBURG OH 43044
 Tax Address 7400 ST RTE 161
 MECHANICSBURG OH 43044
 Land Use 111 - CAUV CASH GRAIN
 Legal Description RTS 00-00-00 __ 6195 RUFFIN

VALUATION

	Appraised	Assessed
Land Value	\$69,330.00	\$24,270.00
Improvements Value	\$222,010.00	\$77,700.00
CAUV Value	\$28,540.00	\$9,990.00
Total Value	\$291,340.00	\$87,690.00
Taxable Value		\$87,690.00

LAND

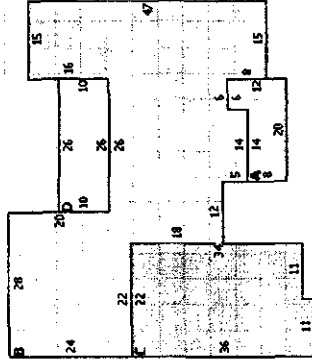
Land Type	Acreage	Depth	Frontage	Depth	Value
A1 - Homesite	1	0	0	100	18000
A2 - Tillable	18.331	0	0	100	51330

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
A2 - Tillable	C -	AG	0.076	30
A2 - Tillable	C -	CNA	2.444	900
A2 - Tillable	C -	MLC	1.004	320
A2 - Tillable	C -	CNB	1.145	410
A2 - Tillable	C -	BSA	13.662	8860

Scales: 5/8"

PR1 184 sqft
 1 s Fr/B 2133 sqft
 Fr RA1 770 sqft
 ST1 260 sqft



TAX

	1st Half	2nd Half
Charge:	\$2,411.18	\$2,411.18
Credit:	(\$527.50)	(\$527.50)
Rollback:	(\$188.37)	(\$188.37)
Reduction:	\$0.00	\$0.00
Homestead:	\$0.00	\$0.00
Sales Credit:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Penalties/Adjustments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Net Owed:	\$2,939.02	\$2,939.02
Net Paid:	\$0.00	\$0.00
Net Due:	\$2,939.02	\$2,939.02

RESIDENTIAL

Building Style	Year Built	RANCH	Full Baths	Half Baths	Stories	Finished Basement Area	First Floor Area	Half Floor Area	Upper Floor Area	Rooms	Bedrooms	Family Rooms
Full Basement	2002	2002	1	1	1	2133	2133	0	0	0	0	0
Heating	2133	2133	0	0	0	0	0	0	0	0	0	0
Cooling	0	0	0	0	0	0	0	0	0	0	0	0
Exterior Wall	0	0	0	0	0	0	0	0	0	0	0	0
Attic	8	8	0	0	0	0	0	0	0	0	0	0
Number of Fireplace Openings	4	4	0	0	0	0	0	0	0	0	0	0
Number of Fireplace Stacks	1	1	0	0	0	0	0	0	0	0	0	0

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Open Frame	184	2002	\$4,020.00
RA1 - Garage Attached	770	2002	\$14,160.00
ST1 - Masonry	260	2002	\$2,820.00

IMPROVEMENTS

Description	Year Built	Dimension Area	Value
Garage FR or CB	2002	50x30	\$22,030.00

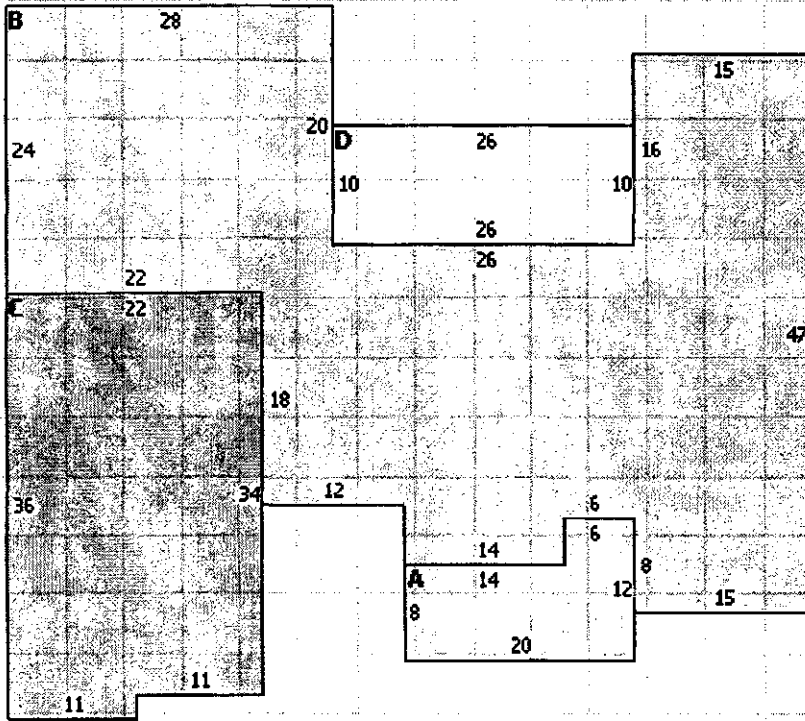
SALES

Date	Buyer	Seller	Price
5/19/2000	GORDON LARRY L & LINDA		49327

COMMERCIAL

Scale: 5ft

- A** PR1
184 sqft
- B** 1 s Fr/B
2133 sqft
- C** Fr RA1
770 sqft
- D** ST1
260 sqft





CHAMPAIGN CO., OH
TRANSFERRED

APR 06 2006

BONNIE M. WARMAN, AUDITOR
Deputy

Instrument 200600002280 OR Book 452 Page 15

Transfer on Death Deed

(Statutory Form O.R.C. 5302.22)

SAMUEL RODRIGUEZ and GLENDA LEE RODRIGUEZ, Husband and Wife, for valuable consideration paid, grant with general warranty covenants to GLENDA LEE RODRIGUEZ, whose tax mailing address is P.O. Box 44, Cable, Ohio 43009, transfer on death to SAMUEL RODRIGUEZ, beneficiary, the following described property:

Situate in the City of Urbana, in the County of Champaign and the State of Ohio.

Being Lot No. 1 as designated on the recorded plat of Storms' Addition to said City of Urbana, Ohio, except 50 feet off the West side of said lot heretofore sold to Charles Hilbert.

Parcel Number: K48-25-00-01-18-002-00

Prior Instrument Reference: Volume 158, Page 654

200600002280
Filed for Record in
CHAMPAIGN COUNTY, OHIO
CAROLYN J BOWLING
04-06-2006 at 02:02 pm.
TRANS DEATH 28.00
UR Book 452 Page 15 - 15

SAMUEL RODRIGUEZ and GLENDA LEE RODRIGUEZ, Husband and Wife, who as Grantors herein, each release all rights of dower therein.

Executed this 6th day of April, 2006

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE \$
EXEMPT 0190000
CONVEYANCE

BONNIE M. WARMAN
Champaign, Co. Auditor

Samuel Rodriguez
SAMUEL RODRIGUEZ

Glenda Lee Rodriguez
GLENDA LEE RODRIGUEZ

State of Ohio
Champaign County, SS.

On this 6th day of April, A.D. 2006, before me, a Notary Public in and for said County, personally came SAMUEL RODRIGUEZ and GLENDA LEE RODRIGUEZ, the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

Susan Flom
Notary Public



This instrument prepared by:
ALLEN R. MAURICE, Attorney at Law
117 W. Court St., Urbana, OH 43078

Certified
Vol 452 Pg 15
Date Oct. 20, 2009

Robin K. Edwards
Recorder
Champaign Co., Ohio

By *Robin K. Edwards*
Deputy

JOHNSON
EXHIBIT C

Champaign County Property Record Card

Parcel: J37-10-00-46-00-036-00

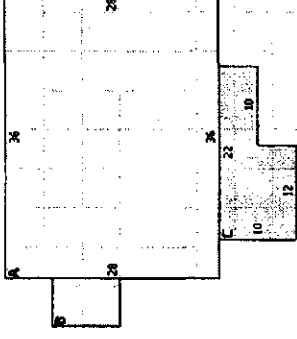
Card: 1

GENERAL PARCEL INFORMATION

Property Address 6047 E US HWY 36
 Owner RODRIGUEZ SAMUEL & GLENDA LEE
 Owner Address 6047 E US HWY 36 - PO BOX 44
 CABLE OH 43009
 Tax Address RODRIGUEZ SAMUEL &
 PO BOX 44
 CABLE OH 43009
 Land Use 511 - 1 FAM DWLG 0-9 A
 Legal Description RTS 00-00-00 __ 4181

Scale: 1" = 100' FT

A 1 s ft/B 1000 sq ft
 B PR2 54 sq ft
 C W/D1 170 sq ft



TAX

	1st Half	2nd Half
Charge:	\$626.84	\$626.84
Credit:	(\$125.32)	(\$125.32)
Rollback:	(\$50.15)	(\$50.15)
Reduction:	(\$11.34)	(\$11.34)
Homestead:	(\$147.63)	(\$147.63)
Sales Credit:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Penalties/Adjustments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Net Owed:	\$584.80	\$584.80
Net Paid:	(\$584.80)	(\$584.80)
Net Due:	\$0.00	\$0.00

VALUATION

	Appraised	Assessed
Land Value	\$24,780.00	\$8,670.00
Improvements Value	\$49,540.00	\$17,340.00
CAUV Value	\$0.00	\$0.00
Total Value	\$74,320.00	\$26,010.00
Taxable Value		\$26,010.00

RESIDENTIAL

Building Style	Year Built	Stories	Finished Area	Half Floor Area	Upper Floor Area	Rooms	Bedrooms	Family Rooms
RANCH	1953	1	1008	1008	0	5	3	0
Full Baths								
Half Baths								
Basement								
Finished Basement Area								
Heating								
Cooling								
Exterior Wall								
Attic								
Number of Fireplace Openings								
Number of Fireplace Stacks								

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Barn Pole 4 Side	1960	32x27	864	\$350.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
A1 - Homestead	1	0	0	100	18000
AR - Acre Residual	1.13	0	0	100	6780

ADDITIONS

Description	Area	Year Built	Value
PR2 - Porch Enclosed	54	1953	\$3,480.00
W/D1 - Wood Deck SF	170	1953	\$2,040.00

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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SALES

Date	Buyer	Seller	Price
10/13/1997	RODRIGUEZ SAMUEL &		0
10/25/1996	RODRIGUEZ SAMUEL &		0

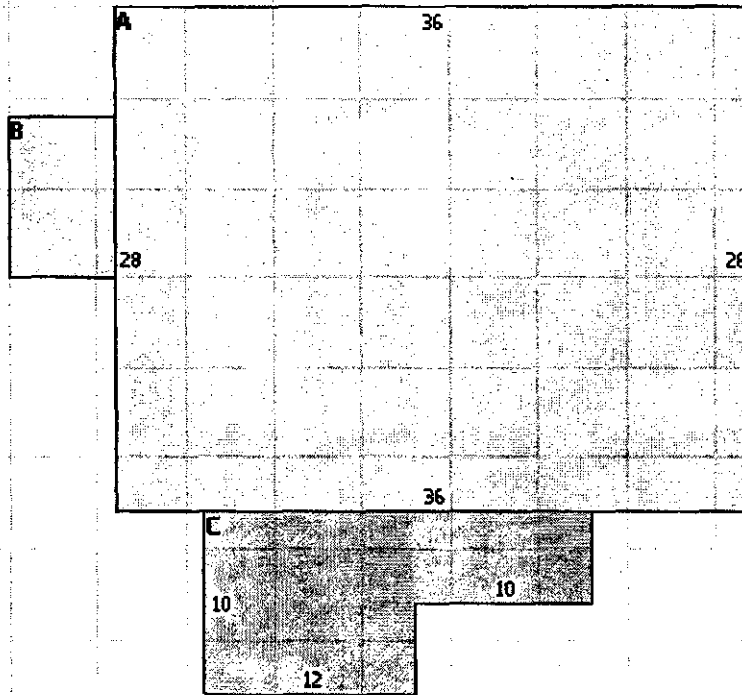
COMMERCIAL

Scale: 5ft

A 1 s Fr/B
1008 sqft

B PR2
54 sqft

C WD1
170 sqft





Know all Men by these Presents

That KENNETH C. NUZUM & BETTY A. NUZUM, husband and wife, and
MARTHA E. LEWIS, a widow,

in consideration of One Dollar and other good and valuable considerations of Champaign County, Ohio,

to them in hand paid by LARRY JAMES PEACE & MILDRED IRENE PEACE,
husband and wife,
whose address is Cable, Ohio

do hereby Grant, Bargain, Sell and Convey
to the said LARRY JAMES PEACE & MILDRED IRENE PEACE

assigns forever, the following described Real Estate, situate in the Township of Union in the County of Champaign
and State of Ohio, bounded and described as follows:

Being a tract of land situated in Virginia Military Survey 1386 and more particularly described as follows: Beginning at a stone in the Southeast corner of said Virginia Military Survey 1386; thence with the South line of said Virginia Military Survey North 89 degrees 42 minutes West, 394.0 feet to a point; thence North 17 degrees 00 minutes West, beginning of the tract of land hereinafter described; thence, North 89 degrees 42 minutes West 271.0 feet to a point; thence, North 89 degrees 23 minutes West 710.7 feet to an iron pin in the property line between Perry Craig and Wilma Reams; thence, North 9 degrees 40 minutes West 97.6 feet to an iron pipe; thence North 84 degrees 07 minutes East 557.6 feet to an iron pin in the center line of Township Highway 160B; thence, South 15 degrees 31 minutes East 164.0 feet to the beginning, containing 1.68 acres, more or less, and subject to the rights of all legal highways.

and all the Estate, Right, Title and Interest of the said grantor in and to said premises;
Do here and to hold the same, with all the privileges and appurtenances thereunto
belonging, to said grantees, their heirs and assigns forever.

And the said

Martha E. Lewis, a Widow, and

KENNETH C. NUZUM & BETTY ANN NUZUM, husband and wife,

do hereby Covenant and Warranty that the title so conveyed is Clear, Free and
Unincumbered, and that they will defend the same against all lawful claims of
all persons whomsoever, SAVE AND EXCEPT easements and restrictions of
record and SAVE AND EXCEPT taxes and assessments due and payable
with the December, 1967, installment and thereafter that the
grantees herein assume and agree to pay as part of the purchase
price.

Certified

Vol. 197 Pg. 348-349

Date Oct 20, 2009

Robin K. Edwards
Recorder
Champaign Co., Ohio

By Robin K. Edwards Deputy

JOHNSON

EXHIBIT D

VOL. 197 PAGE 348

In Witness Whereof, the said MARTHA E. LEWIS, a widow, and
KENNETH C. NUZUM & BETTY A. NUZUM, husband and wife,

and x respective each of, who m
hereby release their/ right and expectancy of dower in said premises, have
hereunto set their hands, this 3rd. day of November
in the year A. D. nineteen hundred and Sixty-Seven (1967)
Signed and acknowledged in presence of us:

[Signature]
[Signature]

[Signature]
Kenneth C. Nuzum
[Signature]
Betty A. Nuzum
[Signature]
Martha E. Lewis

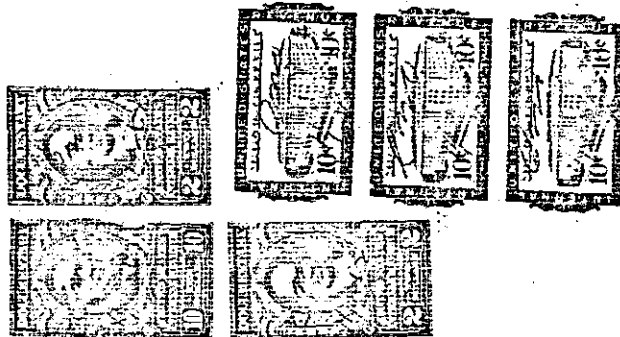
State of Ohio, CHAMPAIGN County, ss.

On this 3rd. day of November A. D. 1967, before me, a Notary Public
in and for said County, personally came MARTHA E. LEWIS, a widow, and
KENNETH C. NUZUM & BETTY A. NUZUM, husband and wife,

acknowledged the signing thereof to be the grantor s in the foregoing deed, and
their voluntary act and deed.
Witness my official signature and seal on the day last above mentioned.



[Signature]
Notary Public
State of Ohio



This instrument prepared by Joseph P. Valore, Atty. at Law, Urbana, Ohio

45877

Champaign

KENNETH C. NUZUM &
Betty A. Nuzum,
husband and wife,
and MARTHA E. LEWIS,
a widow, TO

MARY JAMES PEACE &
EDWARD BRENS PENCE,
CHAMPAIGN, OHIO

TRANSFERRED

NOV 4 1967

PAUL E. RIE, Auditor

[Signature] Deputy

COUNTY AUDITOR

STATE OF OHIO

NTY OF Champaign ss

CEIVED FOR RECORD ON THE

day of November 19 67

at 11:47 A.M.

RECORDED November 7 19 67 in

Book 197 Page 348-349

C. V. Coffey

COUNTY RECORDER

RDERS FEE \$

JOSEPH P. VALORE

ATTORNEY AT LAW

8 MONUMENT SQUARE

URBANA, OHIO

STARS 14 32

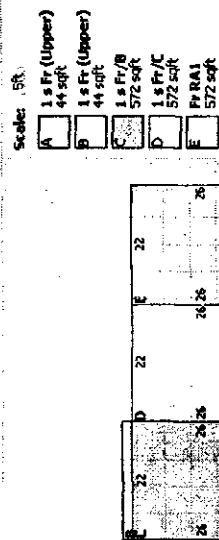
Champaign County Property Record Card

Parcel: J37-10-00-42-00-011-00

Card: 1

GENERAL PARCEL INFORMATION

Property Address 486 CAMBRIAN RD
 Owner PEACE LARRY JAMES & MILDRED IRENE
 Owner Address 486 CAMBRIAN RD
 URBANA OH 43078
 Tax Address PEACE LARRY J
 486 CAMBRIAN RD
 CABLE OH 43009
 Land Use 511 - 1 FAM DWLG 0-9 A
 Legal Description RTS 00-00-00 1386



Scale: 50'

1 s Fr (Upper)
 44 sq ft
 1 s Fr (Lower)
 44 sq ft
 1 s Fr/B
 572 sq ft
 1 s Fr/C
 572 sq ft
 FRA1
 572 sq ft

TAX

Charge: \$1,314.90
 Credit: (\$262.89)
 Rollback: (\$105.20)
 Reduction: (\$24.99)
 Homestead: (\$147.63)
 Sales Credit: \$0.00
 CAUV Recoupment: \$0.00
 Special Assessments: \$0.00
 Penalties/Adjustments: \$0.00
 Delinquencies: \$0.00
 Net Owed: \$1,548.38
 Net Paid: (\$1,548.38)
 Net Due: \$0.00

VALUATION

Land Value \$22,080.00
 Improvements Value \$133,810.00
 CAUV Value \$0.00
 Total Value \$155,890.00
 Taxable Value \$54,560.00

RESIDENTIAL

Building Style Year Built 1992
 Stories 1
 Finished Area 1232
 First Floor Area 1144
 Half Floor Area 0
 Upper Floor Area 88
 Rooms 6
 Bedrooms 3
 Family Rooms 1

Full Baths 2
 Half Baths 0
 Basement PT BASEMENT 25% - 75%
 Finished Basement Area 572
 Heating CENTRAL SYS- GAS/PROPANE
 Cooling CENTRAL SYSTEM
 Exterior Wall ALUM/VINYL
 Attic NONE
 Number of Fireplace Openings 0
 Number of Fireplace Stacks 0

LAND

Land Type A1 - Homesite
 Acreage 1
 Depth 0
 Frontage 0
 Value 18000

ADDITIONS

Description RA1 - Garage Attached
 Area 572
 Year Built 1992
 Value \$10,600.00

IMPROVEMENTS

Description Shed Frame Utility
 Year Built 1993
 Dimension Area 20x20
 Value \$3,400.00






AGRICULTURAL

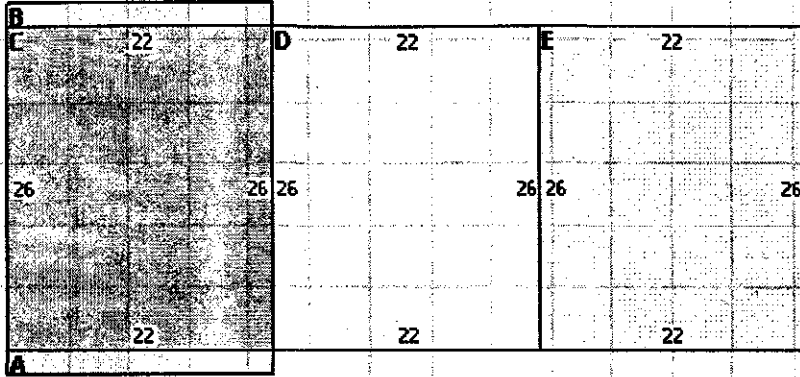
Land Type Land Usage Soil Type Acres Value

SALES

COMMERCIAL

Scale: 5ft

-  **A** 1 s Fr (Upper)
44 sqft
-  **B** 1 s Fr (Upper)
44 sqft
-  **C** 1 s Fr/B
572 sqft
-  **D** 1 s Fr/C
572 sqft
-  **E** Fr RA1
572 sqft





11/3/2000 10:01am

Certified
Vol. 444 Pg. 3061
Date Oct 20, 2009

Instrument 200500006038 DR 444 3061
Book Page
WARRANTY DEED
SURVIVORSHIP

Robin K. Edwards
Recorder
Champaign Co., Ohio

By Robin K. Edwards County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to JAMES L. BARTLETT and ANITA K. BARTLETT, for their joint lives, remainder to the survivor of them, whose tax mailing address will be 6044 East Route 36, Cable, Ohio, the following property:

Real estate situated in the Township of Union, County of Champaign and State of Ohio.

Being a part of a 17.5 acre tract situated in Virginia Military Survey Number 4181, Union Township, Champaign County, Ohio, and more particularly described as follows:

Beginning, for reference, at a R.R. spike found in the point of the intersection of the centerline of C.R. 167 aka Mutual Union Road and U.S.R. 36; thence North 69° 30' East 1414.83 feet in said centerline of U.S.R. 36 to the principal place of beginning of the tract hereinafter described; thence North 20° 30' West 205.00 feet to an iron pin set, passing a R.R. spike found at 0.38 feet; thence North 69° 30' East 30.00 feet to an iron pin set; thence North 7° 00' West 100.00 feet to an iron pin set; thence North 22° 21' West 132.10 feet to an iron pin set in the South line of a 24.63 acre tract now owned by Charles N. McDaniel as recorded in Vol. 187, Page 703, Champaign County Deed Records; thence South 83° 31' 30" East 375.00 feet in said McDaniels South line to an iron pin set in the west line of a 129.98 acre tract now owned by Richard Palmer as recorded in Vol. 184, Page 321, Champaign County Deed Records; thence South 5° 08' West 293.00 feet in said Palmer's West line to a R.R. spike found in said centerline of U.S.R. 36; thence South 69° 30' West 265.53 feet in said centerline of U.S.R. 36 to the principal place of beginning; said tract as surveyed contains 2.536 acres, more or less, of which 0.188 acre is subject to right-of-way requirements for said U.S.R. 36.

Survey and description by Benjamin H. Cartwright, Registered Surveyor No. 5456, Urbana, Ohio, dated February 26, 1977.

Prior Instrument Reference: Volume 223, Page 332, Champaign County Deed Records

Parcel Number: J37-10-00-46-00-054-00

SUBJECT TO ALL VALID AND ENFORCEABLE CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY AND HIGHWAYS OF RECORD.

ANITA K. BARTLETT, wife of the Grantor, releases all rights of dower therein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the 31 day of August, 2005.

James L. Bartlett
James L. Bartlett

Anita K. Bartlett
Anita K. Bartlett

STATE OF OHIO
LOGAN COUNTY, SS:

200500006038
Filed for Record in
CHAMPAIGN COUNTY, OHIO
CAROLYN J. DOWNING
09-07-2005 At 10:56 am.
WARRANTY DEED 28.00

I hereby certify that on the 31 day of August, 2005, the undersigned, a Notary Public, in and for said county, personally appeared JAMES L. BARTLETT, grantor in the foregoing instrument, and ANITA K. BARTLETT, his wife, acknowledged the signing thereof to be their voluntary act and deed for the uses and purposes therein mentioned.



Christopher J. Moell, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O.R.C.

Christopher J. Moell
NOTARY PUBLIC

Brandt & Moell
Counselors at Law
109 S. Detroit St.
P.O. Box 910
West Liberty, OH 43357
937-465-2002
937-465-2023 Fax

Prepared by Christopher J. Moell, Brandt & Moell Counselors at Law, 109 South Detroit Street, West Liberty, Ohio 43357.
Phone: 937-465-2002 FAX: 937-465-2023. X:\Shared\Bartlett\EastPlan\Deed2.535ac.wpd

JOHNSON

EXHIBIT E

Champaign County Property Record Card

Parcel: J37-10-00-46-00-054-00

Card: 1

GENERAL PARCEL INFORMATION

Property Address 6044 E US HWY 36
 Owner BARTLETT JAMES L & ANITA K J&S
 Owner Address 6044 E US HWY 36
 CABLE OH 43009
 Tax Address BARTLETT JAMES L &
 6044 E US HWY 36
 CABLE OH 43009
 Land Use 511 - 1 FAM DWLG 0-9 A
 Legal Description RTS 00-00-00 __ 4181

VALUATION

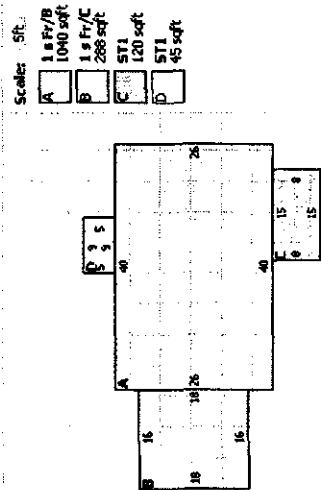
	Appraised	Assessed
Land Value	\$27,220.00	\$9,530.00
Improvements Value	\$74,810.00	\$26,180.00
CAUV Value	\$0.00	\$0.00
Total Value	\$102,030.00	\$35,710.00
Taxable Value		\$35,710.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
A1 - Homesite	1	0	0	100	18000
AR - Acre Residual	1.536	0	0	100	9220

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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TAX

	1st Half	2nd Half
Charge:	\$860.61	\$860.61
Credit:	(\$172.06)	(\$172.06)
Rollback:	(\$68.86)	(\$68.86)
Reduction:	(\$14.93)	(\$14.93)
Homestead:	\$0.00	\$0.00
Sales Credit:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Penalties/Adjustments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Net Owed:	\$1,209.52	\$1,209.52
Net Paid:	(\$1,209.52)	(\$1,209.52)
Net Due:	\$0.00	\$0.00

RESIDENTIAL

Building Style	RANCH	Full Baths	1
Year Built	1954	Half Baths	0
Stories	1	Basement	0
Finished Area	1328	Finished Basement Area	0
First Floor Area	1328	Heating	CENTRAL SYS- OIL
Half Floor Area	0	Cooling	NONE
Upper Floor Area	0	Exterior Wall	ALUM/VINYL
Rooms	6	Attic	NONE
Bedrooms	3	Number of Fireplace Openings	1
Family Rooms	0	Number of Fireplace Stacks	1

ADDITIONS

Description	Area	Year Built	Value
ST1 - Masonry	120	1954	\$1,810.00
ST1 - Masonry	45	1954	\$1,190.00

IMPROVEMENTS

Description	Year Built	Dimension Area	Value
Garage FR or CB	1954	24x24	\$4,310.00

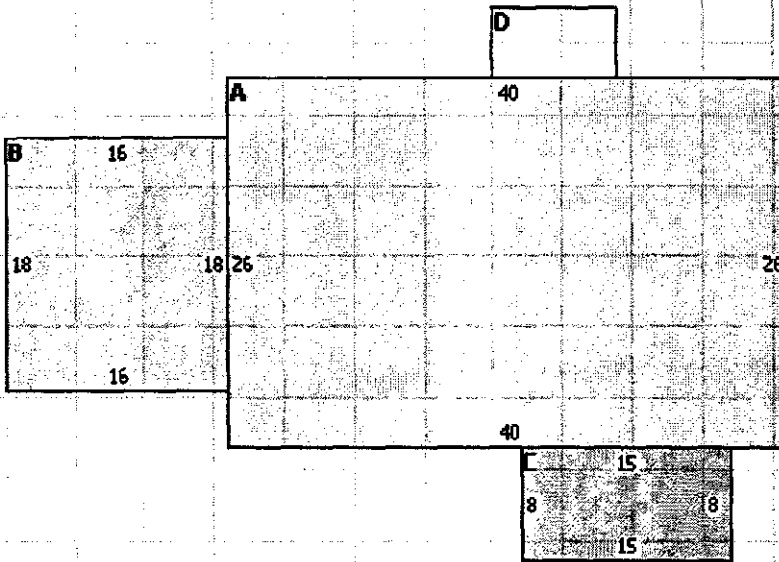
SALES

Date	Buyer	Seller	Price
9/7/2005	BARTLETT JAMES L &	BARTLETT JAMES L	0

COMMERCIAL

Scale: 5ft

- A 1 s Fr/B
1040 sqft
- B 1 s Fr/C
288 sqft
- C ST1
120 sqft
- D ST1
45 sqft





Certified

Vol 210

Pg 211-214

Date Oct. 20, 2009

FORM 621 - OHIO WARRANTY DEED Rev. 9/9

Robin K. Edwards
Recorder
Champaign Co., Ohio

TUTTLEBANK REGISTERED U. S. PATENT OFFICE
TUTTLEBANK PRINT, PUBLISHERS, RUTLAND, VT 05702

By Robin K. Edwards
Deputy

Know all Men by these Presents

That

TIMOTHY SMITH, unmarried

in consideration of one dollar and other valuable considerations

to him

paid by DIANE E. MCCONNELL, a married person

Whose address is: 4522 N. St. Rt. 560, Urbana, OH 43078

the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said DIANE E MCCONNELL

the following described real estate: her heirs and assigns forever,

Being part of Lot No. 4 as Platted and Recorded in Chancery Record 32 of the Court of Common Pleas, Page 61-68, in case Leantha Lessinger v. Elizabeth Reason et al., as described as follows: Part of Military Survey No. 4186, beginning at a large elm tree in original survey line between 4181 and 4186, being the northwest corner of Jessie Guthridge land in survey 4181; thence S $1\frac{1}{4}^{\circ}$ W with that line 120 poles to a stone in the center of the Milford Road; thence S $59\frac{3}{4}^{\circ}$ W. with said road 55 poles to a stone, a corner of Lot 1; thence N 15° W 23 $\frac{3}{4}$ poles to a stone; thence N $83\frac{1}{2}^{\circ}$ W. 3.42 poles to a stone; thence $1\frac{1}{4}^{\circ}$ E 175 poles to a stone in the line of Sampson Stout land in same survey; thence S $88\frac{1}{2}^{\circ}$ E with that line 44.88 poles to a stone, a corner to Lot No. 5; thence S. $1\frac{1}{4}^{\circ}$ W 27 poles to a stone, thence S $88\frac{3}{4}^{\circ}$ E 12 poles to a stone in the Original Survey line; thence S $1\frac{1}{4}^{\circ}$ W. 22 poles with survey line to place of beginning, containing 63 $\frac{3}{4}$ acres, more or less.

SAVE AND EXCEPT Real estate situated in Union Township, Champaign County, Ohio; in V.M.S. 4186, being part of the 63.75 acre tract of Timothy Smith (Official Record 51, page 1010 and Official Record 154, page 389) and being further bounded and described as follows:

Beginning at a pony spike set on the point common to the centerline of U.S. Rt 36 (60 feet wide) and the easterly line of V.M.S. 4186;

thence with the centerline of US Rt 36, 180.36 feet on a curve to the left, having a radius of 3125.23 feet, the chord of which bears South $65^{\circ} 39' 26''$ W, 180.33 feet to a pony spike set on the point of curvature of a curve (sta 1069+52.42);

thence continuing with the centerline of said US Rt 36, S $64^{\circ} 00' 14''$ W, 269.64 feet to a pony spike set;

JOHNSON
EXHIBIT F

VOL 210 PAGE 211

thence the following two (2) consecutive courses entering said Smith 63.75 acre tract and making a new division thereof:

1. N 05°19'58" E, 1640.66 feet to an iron pipe set in an existing fence line;
2. S 75° 09' 10" E, 392.41 feet with said existing fence line to an iron pipe set on the point common to the east line of said VMS 4186 and the west line of a 66.902 acre tract of land owned by Boyd W. McCarty (Deed Record 220, page 355), said point bears S 05° 19' 58" W, 645.78 feet from a corner post found on the northwest corner of said McCarty 66.902 acre tract;

thence S 05°19' 58" W, 1346.32 feet with the line common to said V.M.S. 4186, the west line of said McCarty 66.902 acre tract and the west line of a 1.308 acre tract of land owned by Lafayette F. and Betty J. Jones (Official Record 124, Page 48) to the point of beginning (passing a 5/8 inch diameter iron bar found at 1308.86 feet and over a railroad spike found at 1342.06 feet).

Bearing (S 70° 09' 14" W) assumed from a previous survey by Page Engineering, Inc. (J.N. 90-57) and surveyed for Terrance Grogan, M.D..

continued on page 4

and all the Estate, Title and Interest of the said

Timothy Smith

either in Law or in Equity of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues, and profits thereof: To have and to hold the same to the only proper use of the said Diane E McConnell

her heirs, and assigns forever,

And the said

Timothy Smith

for himself and his heirs, executors and administrators, do hereby Covenant with the said Diane E McConnell

her heirs, and assigns,

that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered;

And Further, That he does Warrant and will Defend the same against all claim or claims, of all persons whomsoever;

Save and Except as to taxes and assessments, if any, beginning with the December 1997 installment, which grantees assume and agree to pay as part of the consideration for this conveyance; ALSO save and except as to all legal highways and restrictions and easements of record or in use.

In Witness Whereof, The said Timothy Smith, unmarried

who hereby ~~has~~ ~~conveyed~~ ~~all~~ ~~his~~ ~~right~~ ~~and~~ ~~interest~~ ~~in~~ ~~the~~ ~~premises~~ ~~has~~
hereunto set his hand this 3rd
day of April in the year of our Lord one thousand nine hundred
ninety-seven (1997).

Signed and acknowledged in presence of

Marilyn M. Freyhof
Marilyn M. Freyhof

Richard H. Freyhof
Richard H. Freyhof

Timothy Smith
Timothy Smith

State of Ohio, County of Champaign, ss.

Be it Remembered, That on this

3rd day of

April

, in the year of our Lord one thousand nine hundred

ninety-seven

, before me, the subscriber, a notary public

in and for said county, personally came

Timothy Smith

the grantor in the foregoing Deed, and acknowledged the signing
thereof to be his voluntary act and deed

This Conveyance has been examined and
the Grantor has complied with Section
319.202 of the Revised Code.
FEE \$ 120.00
EXEMPT
CONVEYANCE 97-291
BONNIE M. WARMAN
Champaign, Co. Auditor

CHAMPAIGN CO., OH
TRANSFERRED

MAY 12 1997

BONNIE M. WARMAN, AUDITOR
By Paul R. Kite Deputy

In Testimony Whereof, I have hereunto subscribed
my name and affixed my notarial seal
on the day and year last aforesaid.

Richard H. Freyhof
Notary Public

Comm. exp. 1-15-98

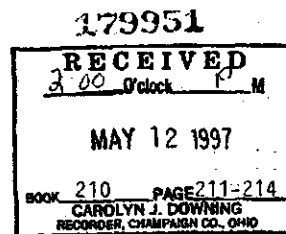
VOL 210 PAGE 213

Continued from page 2

The tract as described from an actual field survey performed on or about December 17, 1996, by registered surveyor James A. Page (S-6034) of Page Engineering, Inc., Marysville, Ohio, contains 13.249 acres, more or less, of which 0.310 acre is subject to the road right-of-way, subject to all previous easements and rights-of-way of record. All iron pipes are set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034/S-5456. The survey is on file in the office of the Champaign County Engineer. This parcel is out of 10-00-47-00-009-00.

This deed conveys 50.501 acres.

Prior Deed Reference: Volume 154, Page 389



Warranty Deed

TO

Transferred 19

COUNTY AUDITOR

VOL 210 PAGE 214

HOUSTON & HARRIS
ATTORNEYS AT LAW
URBANA, OHIO

Champaign County Property Record Card

Parcel: J37-10-00-47-00-009-00

Card: 1

GENERAL PARCEL INFORMATION

Property Address 4880 E US HWY 36
 Owner MCCONNELL DIANE E
 Owner Address 4880 E US HWY 36
 Tax Address URBANA OH 43078
 MCCONNELL ROBERT & DIANE
 4880 E US HWY 36 OH 43078
 Land Use URBANA
 Legal Description 111 - CAUV CASH GRAIN
 RTS 00-00-00 __ 4186 BELLEFIELD

VALUATION

	Appraised	Assessed
Land Value	\$130,760.00	\$45,770.00
Improvements Value	\$525,960.00	\$184,090.00
CAUV Value	\$30,630.00	\$10,720.00
Total Value	\$686,720.00	\$194,810.00
Taxable Value		\$194,810.00

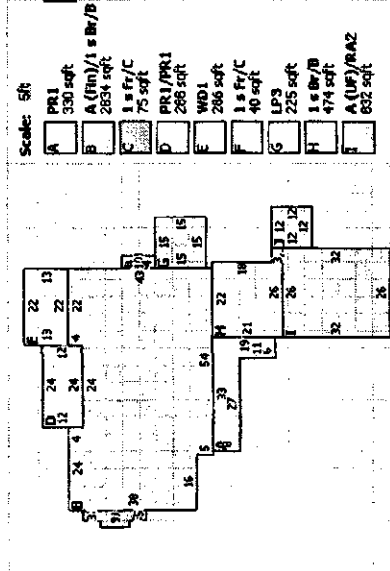
LAND

Land Type	Acreage	Depth	Frontage	Value
A1 - Homesite	1	0	0	18000
A2 - Tillable	21.411	0	0	59950
A3 - Pasture	10.487	0	0	22020
A4 - Woodland	17.103	0	0	30790
A9 - Road or Ditch	0.5	0	0	0

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
A2 - Tillable	C -	BSA	2.328	1510
A2 - Tillable	C -	MLC2	1.144	270
A3 - Pasture	P - Pasture	BSA	0.71	460
A3 - Pasture	P - Pasture	CNB	0.276	100
A3 - Pasture	P - Pasture	BSB	1.618	890
A4 - Woodland W - Woodland	MLC2	MLC2	1.106	110
A4 - Woodland W - Woodland	MLC	MLC	3.67	370
A4 - Woodland W - Woodland	MLB2	MLB2	6.63	660
A4 - Woodland W - Woodland	MLA	MLA	1.697	170
A3 - Pasture	P - Pasture	MLC2	3.078	740

Property Record Card generated 10/22/2009 10:00:07 AM for Champaign County, Ohio



TAX

	1st Half	2nd Half
Charge:	\$4,694.92	\$4,694.92
Credit:	(\$938.65)	(\$938.65)
Rollback:	(\$375.63)	(\$375.63)
Reduction:	(\$91.78)	(\$91.78)
Homeslead:	(\$147.63)	(\$147.63)
Sales Credit:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Penalties/Adjustments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Net Owed:	\$6,282.46	\$6,282.46
Net Paid:	\$0.00	\$0.00
Net Due:	\$6,282.46	\$6,282.46

RESIDENTIAL

Building Style	Year Built	CAPE COD	Full Baths	Half Baths	Basement	Finished Basement Area	Heating	Cooling	Exterior Wall	Attic	Number of Fireplace Openings	Number of Fireplace Stacks
Stories	2001	2001	4	1	1	4556	0	0	8	4	1	1
First Floor Area						3423	0	0	4	0		
Half Floor Area												
Upper Floor Area												
Rooms												
Bedrooms												
Family Rooms												

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Open Frame	330	2001	\$6,360.00
PR1 - Porch Open Frame	288	2001	\$5,560.00
WD1 - Wood Deck SF	286	2001	\$3,130.00
LP3 - Patio Concrete SF	225	2005	\$1,130.00
RA2 - Garage Attached	832	2001	\$16,470.00
LP3 - Patio Concrete SF	144	2001	\$860.00
PR1 - Porch Open Frame	288	2001	\$5,560.00

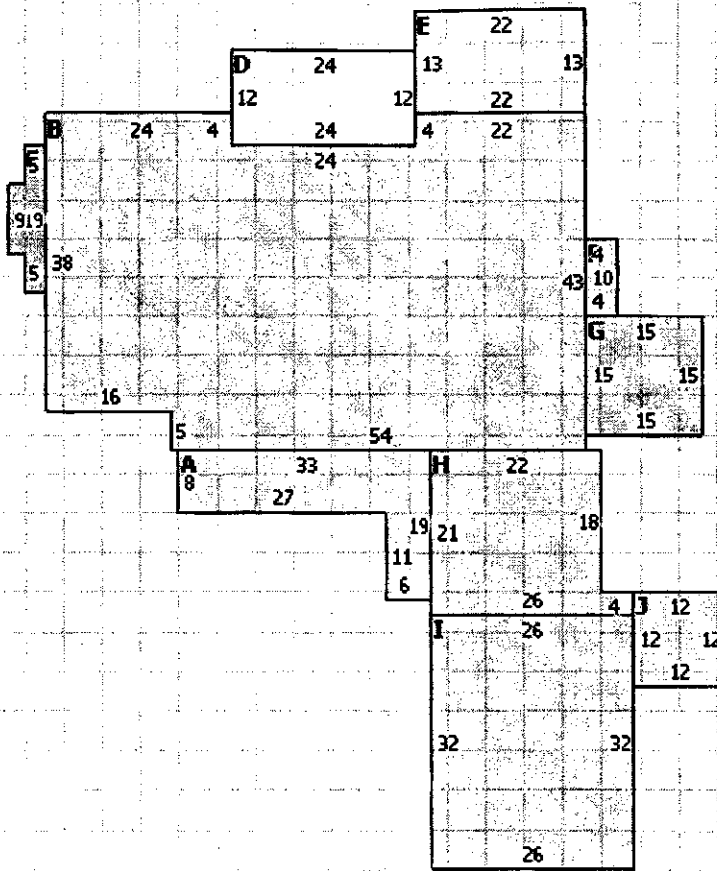
IMPROVEMENTS

Full Baths	Half Baths	Basement	Finished Basement Area	Heating	Cooling	Exterior Wall	Attic	Number of Fireplace Openings	Number of Fireplace Stacks
4	1	1	4556	0	0	8	4	1	1
			3423	0	0	4	0		

SALES

Date	Buyer	Seller	Price
5/12/1997	MCCONNELL DIANE E	SMITH TIMOTHY E	120000
3/9/1995	SMITH TIMOTHY E		0

COMMERCIAL



Scale: 5ft

- A PR1
330 sqft
- B A (Fin)/1 s Br/B
2834 sqft
- C 1 s Fr/C
75 sqft
- D PR1/PR1
288 sqft
- E WD1
286 sqft
- F 1 s Fr/C
40 sqft
- G LP3
225 sqft
- H 1 s Br/B
474 sqft
- I A (UF)/RA2
832 sqft
- J LP3
144 sqft



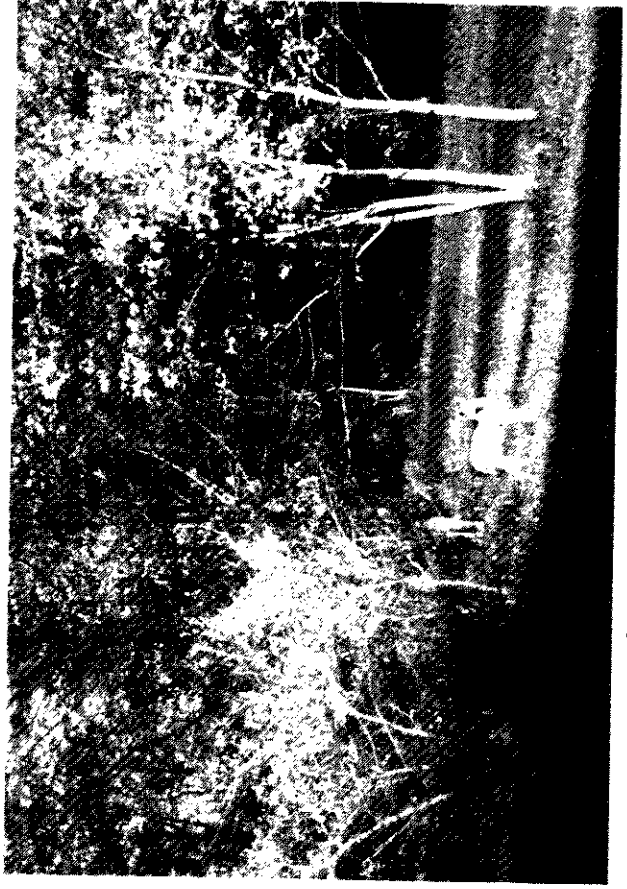
4880 E. U.S. 36 front driveway



4880 E. U.S. 36



4880 E. U.S. 36 front garden



4880 E. U.S. 36 side yard



4880 E. U.S. 36 woods



4880 E. U.S. 36 back yard



4880 E. U.S. 36 front garden



4880 E. U.S. 36 front garden

CHAMPAIGN CO., OH
TRANSFERRED

APR 01 2005

BONNIE M. WARMAN, AUDITOR
By D.R. Neel Deputy

General Warranty Deed

(Statutory Form O.R.C. 5302.05)

JOSEPH P. VALORE, Unmarried, of Champaign County, Ohio, for valuable consideration paid, grants with general warranty covenants to JULIA FULLER JOHNSON, her heirs and assigns forever, whose tax mailing address is 4891 East U.S. Highway 36, Urbana, Ohio 43078, the following real property:

SEE ATTACHED EXHIBIT "A"

200500002117
Filed for Record in
CHAMPAIGN COUNTY, OHIO
CAROLYN J. DOWNING
04-01-2005 At 12:29 pm.
WARRANTY DEED 44.00
OR Book 439 Page 1284 - 1287

Prior Instrument Reference: Volume 338, Page 979

Executed this 1st day of April, 2005.

Joseph P. Valore
JOSEPH P. VALORE

State of Ohio
Champaign County, SS.

On this 1st day of April, A.D. 2005, before me, a Notary Public in and for said County, personally came JOSEPH P. VALORE, the grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.
FEE \$ 1060.00
EXEMPT
CONVEYANCE 05-0254
BONNIE M. WARMAN
Champaign, Co. Auditor

Brett A. Gilbert
Notary Public
BRETT A. GILBERT, ATTORNEY AT LAW
Notary Public - State of Ohio
My Commission Expires
Section 147.03 O.R.C.

This instrument prepared by:
BRETT A. GILBERT, Attorney at Law
117 W. Court Street, Urbana, OH 43078

Certified
Vol 439 Pg 1284-1287
Date Oct. 20, 2009
Robin K. Edwards
Recorder
Champaign Co., Ohio
By Robin K. Edwards
Deputy

JOHNSON
EXHIBIT G

EXHIBIT "A"

Being situate in the State of Ohio, County of Champaign, Township of Union, and being a part of Virginia Military Survey 4186, and being more particularly described as follows:

Beginning for reference at a 1" diameter iron pipe with "Page" cap found on the East line of said Virginia Military Survey 4186 at the Southwest corner of Virginia Military Survey 4181, also being at the Northwest corner of Virginia Military Survey 4157 and at the Northeast corner of a 10.75 acre tract conveyed to the Urbana Country Club by Deed recorded in Official Record 77, Page 863, of the Champaign County Records;

thence with the East line of said Virginia Military Survey 4186 and the West line of said Virginia Military Survey 4157 and the West line of a 30.229 acre tract conveyed to the Urbana Country Club by Official Record 75, Page 801, of the Champaign County Records, S-5°14'00"-W, 600.00' (feet) to a 1" diameter iron pipe with "Page" cap found at the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described, said iron pipe found also being at the Southeast corner of the aforementioned 10.75 acre tract conveyed to the Urbana Country Club;

thence continuing with East line of Virginia Military Survey 4186 and the West line of Virginia Military Survey 4157, also being the West line of the aforementioned 30.229 acre tract conveyed to the Urbana Country Club, S-5°14'00"-W, 1551.76' (feet) to a 5/8" diameter iron bar found at the Northeast corner of a 33.35 acre tract conveyed to J. J. Donahoe, Trustee, by Deed recorded in Official Record 322, Page 526, of the Champaign County Records, also being at the Northwest corner of an 11.913 acre tract also conveyed the Urbana Country Club by Deed recorded in Official Record 76, Page 958, of the Champaign County Records;

thence N-84°53'48"-W, 1011.90' (feet) to a 5/8" diameter iron bar found on the East line of a 114.779 acre tract conveyed to Sean M. & Andrea S. Tullis by Deed recorded in Official Record 194, Page 449, of the Champaign County Records and also being at the Northwest corner of said Donahoe's 33.35 acre tract;

thence with the East line of said Tullis' tract N-5°14'57"-E, 864.56' (feet), to an 8" diameter wood post found on the South line of a 62.25 acre tract conveyed to the Urbana Country Club by Deed recorded in Deed Volume 112, Page 32, of the Champaign County Deed Records and at the Northeast corner of said Tullis' tract;

thence with the South line of said 62.25 acre tract, S-77°24'09"-E, 248.12' (feet) to a 5/8" diameter iron bar found at the South corner of a 4 acre tract conveyed to the Urbana Country Club by Deed recorded in Deed Volume 163, Page 645, of the Champaign County Deed Records, passing for reference an iron bar set at 3.00' (feet);

thence with the bounds of said Urbana Country Club's 4 acre tract the following two (2) courses:

1. N-39°42'18"-E, 641.59' (feet) to a 5/8" diameter iron bar set;
2. N-42°09'27"-W, 260.26' (feet) to a 1" diameter iron pipe with "Page" cap found at the Southwest corner of the aforementioned 10.75 acre tract owned by the Urbana Country Club;

thence with the South line of said 10.75 acre tract, S-86°19'34"-E, 594.22' (feet) to the place of beginning.

Containing 28.623 acres, but being subject to the rights of all legal highways and all easements of record.

Being the remaining area of an original 54.4 acre tract conveyed to Joseph P. Valore by Deed recorded in Official Record 338, Page 979, of the Champaign County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, February 14, 2005. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the East line of Virginia Military Survey 4186 per Official Record 77, Page 863, of the Champaign County Records (S-5°14'00"-W).

Parcel Number: J37-10-00-47-00-030-00

(Description continued on next page)

Approved by Champaign County Engineer

By Mark Moraw

Date 28 MARCH 2005

Tract (s) 28.623 Ac

EXHIBIT "A" CONTINUED

ALSO, a permanent easement for the purpose of ingress and egress described as follows:

Real estate situated in Union Township of Champaign County, Ohio; in the Virginia Military Survey Number 4186; being part of the 62.25 acre tract of land owned by Urbana Country Club (Deed Record 112, page 32); for the purpose of ingress and egress to certain 28.6 acre tract of land (more or less) lying on the south side of a 10.750 acre tract of land conveyed this same date to The Urbana Country Club; and being further bounded and described as follows:

Beginning at a p.k. nail found on the centerline of U.S. Route 36 (60 feet wide) at a point common to the northwest corner of a 54.40 acre tract of land owned by Martha J. L. Valore (Deed Record 218, page 883) and the northeast corner of a 62.25 acre tract of land owned by The Urbana Country Club (Deed Record 112, page 32);

thence the following two (2) consecutive courses along lines common to said Valore 54.40 acre tract and said The Urbana Country Club 62.25 acre tract:

1. South 15 degrees 25 minutes 13 seconds East, 488.27 feet to a 5/8 inch diameter iron bar found on a corner thereof;
2. South 01 degree 08 minutes 26 seconds West, 398.88 feet to a 5/8 inch diameter iron bar found on the north corner of a 4.0 acre tract of land owned by The Urbana Country Club (Deed Record 163, page 645);

thence North 42 degrees 09 minutes 27 seconds West, 87.49 feet on a prolongation of the northeasterly line of said The Urbana Country Club 4.0 acre tract to a point;

thence North 01 degree 08 minutes 26 seconds East, 335.20 feet to a point;

thence North 20 degrees 53 minutes 13 seconds West, 478.39 feet to a railroad spike found on said centerline of U.S. Route 36;

thence North 77 degrees 22 minutes 56 seconds East, 103.21 feet along said centerline of U.S. Route 36 to the point of beginning.

Bearing assumed from adjacent surveys.

The easement as described from an actual field survey performed on or about November 4, 1991, by registered surveyor Benjamin H. Cartwright (S-5456) of Page Engineering, Inc. of Marysville, Ohio, is subject to all previous easements and rights-of-way of record. The survey is on file in the Office of the Champaign County Engineer.

(Description continued on next page)

DESCRIPTION APPROVED

Champaign County Engineer

As of 28 MARCH 2005

EXHIBIT "A" CONTINUED

ALSO, a permanent 60 feet wide easement across the aforementioned property, which easement is described as follows:

Real estate situated in Union Township of Champaign County, Ohio; in the Virginia Military Survey Number 4186; being part of the 54.40 acre tract of land owned by Martha J. L. Valore (Deed Record 218, page 883), for the purpose of ingress and egress across the southwesterly side of the foregoing described 10.750 acre tract of land to a certain 28.6 acre tract of land (more or less) lying on the south side of said 10.750 acre tract; and being further bounded and described as follows:

Beginning for reference at a p.k. nail found on the centerline of U.S. Route 36 (60 feet wide) at a point common to the northwest corner of a 54.40 acre tract of land owned by Martha Valore (Deed Record 218, page 883) and the northeast corner of a 62.25 acre tract of land owned by The Urbana Country Club (Deed Record 112, page 32);

thence the following two (2) consecutive courses along lines common to said Valore 54.40 acre tract and said The Urbana Country Club 62.25 acre tract:

1. South 15 degrees 25 minutes 13 seconds East, 488.27 feet to a 5/8 inch diameter iron bar found on corner thereof;
2. South 01 degree 08 minutes 26 seconds West, 398.88 feet to a 5/8 inch diameter iron bar found on the north corner of a 4.0 acre tract of land owned by said The Urbana Country Club (Deed Record 163, page 645) and the point of beginning of the sixty (60) foot wide easement to be described;

thence North 01 degree 08 minutes 26 seconds East, 87.49 feet along the last described course to a point;

thence South 42 degrees 09 minutes 27 seconds East, 414.33 feet to a point on the line common to said 10.750 acre tract and said 28.6 acre tract;

thence North 86 degrees 19 minutes 34 seconds West, 86.11 feet to an iron pipe set on the northeasterly line of said The Urbana Country Club 4.0 acre tract;

thence North 42 degrees 09 minutes 27 seconds West, 288.89 feet along said northeasterly line of said The Urbana Country Club 4.0 acre tract to the point of beginning.

Bearing (South 05 degrees 14 minutes 00 seconds West) assumed from adjacent survey by Page Engineering, Inc.

The tract as described from an actual field survey performed on or about November 4, 1991, by registered surveyor Benjamin H. Cartwright (S-5456) by Page Engineering, Inc. of Marysville, Ohio, contains 10.750 acres, more or less, subject to all previous easements and rights-of-way of record. All iron pipes found and set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034/S-5456. The survey is on file in the office of the Champaign County Engineer.

DESCRIPTION APPROVED

Champaign County Engineer

As of 28 MARCH 2005

Certified
Vol 472 Pg 2687-2690
Date Oct 22, 2009
Robin K. Edwards
Recorder
Champaign Co., Ohio
By Robin K. Edwards Deputy

General Warranty Deed

(Statutory Form O.R.C. 5302.05)

200800002923
Filed for Record in
CHAMPAIGN COUNTY, OHIO
CAROLYN J. DOWNING
05-22-2008 At 03:31 pm.
WARRANTY DEED 44.00
OR Book 472 Page 2687 - 2690

ANN DONAHUE, SUCCESSOR TRUSTEE OF THE JAMES J. DONAHUE FAMILY TRUST DATED MAY 16, 2000; ANN DONAHUE, SUCCESSOR TRUSTEE OF THE MILLIE L. DONAHUE TRUST AGREEMENT DATED MAY 16, 2000; WILLIAM N. WHITE, MARRIED; JEFFREY B. WHITE, MARRIED; and JAMES ROBERT WHITE, MARRIED, for valuable consideration paid, grants, with general warranty, covenants to JULIA F. JOHNSON, whose tax mailing address is P.O. Box 230, Urbana, Ohio 43078, the following real property:

SEE ATTACHED EXHIBIT "A"

Prior Instrument Reference: Official Record Volume 464, Page 552

Jennie M. White, Wife of Grantor, William N. White; Karen S. White, Wife of Grantor, Jeffrey B. White; and Susan M. White, Wife of Grantor, James Robert White, each hereby release all rights of dower therein.

Executed this 11 day of May, 2008.

ANN DONAHUE, SUCCESSOR TRUSTEE OF THE JAMES J. DONAHUE FAMILY TRUST DATED MAY 16, 2000

WILLIAM N. WHITE

JEFFREY B. WHITE

JAMES ROBERT WHITE

ANN DONAHUE, SUCCESSOR TRUSTEE OF THE MILLIE L. DONAHUE TRUST AGREEMENT DATED MAY 16, 2000

JENNIE M. WHITE

KAREN S. WHITE

SUSAN M. WHITE

State of Ohio,
Champaign County, SS.

On this 11 day of May, A.D. 2008, before me, a Notary Public in and for said County, personally came ANN DONAHUE, SUCCESSOR TRUSTEE OF THE JAMES J. DONAHUE FAMILY TRUST DATED MAY 16, 2000; and ANN DONAHUE, SUCCESSOR TRUSTEE OF THE MILLIE L. DONAHUE TRUST AGREEMENT DATED MAY 16, 2000, the grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

CHAMPAIGN CO., OH
TRANSFERRED

MAY 20 2008

BONNIE M. WARMAN, AUDITOR
By H. Bayman Deputy

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE \$ 1480.00
EXEMPT
CONVEYANCE OK-0371

BONNIE M. WARMAN
Champaign, Co. Auditor

Notary Public



Kathleen J. Fitzwater
Notary Public - State of Ohio
My Commission Expires March 31, 2012

STATE OF OHIO
Champaign COUNTY, SS:

On this 15 day of May, A.D. 2008, before me, a Notary Public in and for said County, personally came WILLIAM N. WHITE and JENNIE M. WHITE, the Grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



SHANNEN R. MICHAEL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 1, 2008

Shannen R. Michael
Notary Public

STATE OF OHIO
Champaign COUNTY, SS:

On this 15 day of May, A.D. 2008, before me, a Notary Public in and for said County, personally came JEFFREY B. WHITE and KAREN S. WHITE, the Grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



SHANNEN R. MICHAEL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 1, 2008

Shannen R. Michael
Notary Public

STATE OF OHIO
Champaign COUNTY, SS:

On this 15 day of May, A.D. 2008, before me, a Notary Public in and for said County, personally came JAMES ROBERT WHITE and SUSAN M. WHITE, the Grantors in the foregoing deed and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.



SHANNEN R. MICHAEL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 1, 2008

Shannen R. Michael
Notary Public

This instrument prepared by:
HARLEY A. DAVIDSON, ATTORNEY AT LAW
117 West Court Street, Urbana, OH 43078

Warranty Deed

TO

Transferred

20

County Auditor

Law Offices
WAGNER, MAURICE, DAVIDSON
& GILBERT CO., L.P.A.
117 WEST COURT STREET
URBANA, OHIO
43078

EXHIBIT "A"

Situated in the Township of Union, in the County of Champaign and State of Ohio, being parts of Surveys Nos. 4157 and 4186 and being Lots numbered four (4), five (5) and six (6) containing respectively fifty-four and three-fourths (53-3/4), fifty-five (55) and fifty-five (55) ACRES, more or less, as surveyed and numbered on the plat of the subdivision made among the heirs of Abner Barrett, deceased, in the partition proceedings in the Court of Common Pleas of said County in which proceedings Maddox W. Fisher and Sarah L. Fisher were Plaintiff and John Barrett et al, defendants;

ALSO the following in the same Township and County and being part of Military Survey No. 4157 beginning at the Northeast corner of a tract of land formerly willed by R.M. Turner to Elizabeth Coffinbarger; thence South 1 degree 25' West thirty-nine and one-half poles to a stone; thence North 88-1/2 degrees West fifty-six and seventy-five one hundredths poles to a stone; thence North 1 degree 35' East thirty-nine and one-half poles to a stone; thence South 88 degrees East fifty-six-eight hundredths poles to the beginning, containing fourteen (14) acres, more or less, being the same premises conveyed to Harry P. Madden and Cliff C. Madden by Jacob Coffinbarger.

ALSO the following described premises situated in Union Twp., in the County of Champaign and in the State of Ohio, and being part of Military Surveys Nos. 4186 and 4407. Beginning at a stone in the North line of Military Survey No. 4407 and the Southeast corner of the Inskeep land in Survey No. 4186; thence North 0 degrees 30' East 62 rods 9 links to the Southwest corner of W.R. Warnock's land in the same survey; thence with said Warnock's line South 88 degrees East 61 rods 7 links to a stone in the West line of Military Survey No. 4157; thence South 1 degree 50' West with said No. 4157 Military line 61 rods 18 links to a stone and passing the Southeast corner of Military Survey No. 4186 at 51 rods 1 link; thence South 87 degrees 55' West 59 rods 23 links to the place of beginning. Containing 21.6 ACRES in Survey No. 4186 and 2 ACRES in Survey No. 4407 making in all 23.6 ACRES hereby conveyed.

Parcel # J35-10-00-47-00-026-00
Parcel # J37-10-00-47-00-025-00
Parcel # J35-10-00-45-00-006-00

DESCRIPTION APPROVED

Champaign County Engineer

As of May 12, 2008 *AR*

SAVE AND EXCEPT 1.30 ACRES, heretofore conveyed to ALVA T. TIMMONS ET UX by deed dated Aug. 21, 1959 and recorded in Deed Volume 172, Page 229 of Deed Records of Champaign County, Ohio, leaving 201.05 ACRES, more or less, conveyed hereby.

SAVE AND EXCEPT a 1.161 acre tract conveyed to COBY G. BOWLING and RUBY L. BOWLING by warranty deed dated November 20, 1970, Vol. 204, Page 833-834.

ALSO SAVE AND EXCEPT a 1.408 acre tract conveyed to MARY LOU CLEMENS by warranty deed dated October 31, 1973, Vol. 213, Page 531-532.

(continued)

EXHIBIT "A" CONTINUED

ALSO SAVE AND EXCEPT real estate situated in Union Township, of Champaign County, Ohio, in the Virginia Military Survey Number 4157; being part of the 160.882 acre tract of E. Noel White, Jeffrey B. White, William N. White and James Robert White (Deed Record 241, Page 453) and being further bounded and described as follows:

Beginning, for reference, at an iron pipe found on a corner common to Virginia Military Survey Number 4157, Virginia Military Survey 4181 and being on the East line of Virginia Military Survey 4186;

thence South 05 degrees 14 minutes 00 seconds West (reference bearing) 2151.74 feet along the line common to said Virginia Military Survey Number 4157 and said Virginia Military Survey Number 4186 to a 5/8 inch diameter iron bar found on the North line of said E. Noel White, et al. 160.882 acre tract and the point of beginning of the land to be described, said iron bar being on the Southwest corner of a 30.229 acre tract of land owned by Peggy Grogan (Official Record 24, Page 348);

thence South 84 degrees 32 minutes 40 seconds East, 865.79 feet along the South line of said Peggy Grogan 30.229 acre tract and along the South line of a 23.886 acre tract of land owned by Terrance Grogan, M.D. and Peggy Grogan (Official Record 72, Page 52) to an iron pipe found on the Southeast corner of said Grogan 23.886 acre tract (passing over an iron pipe found at 376.28 feet);

thence South 05 degrees 24 minutes 18 seconds West, 600.00 feet to an iron pipe set;

thence North 84 degrees 32 minutes 40 seconds West, 864.00 feet to an iron pipe set on said line common to said Virginia Military Survey Number 4157 and said Virginia Military Survey Number 4186;

thence North 05 degrees 14 minutes 00 seconds East, 600.00 feet on said line common to said Virginia Military Survey Number 4157 and said Virginia Military Survey Number 4186 to the point of beginning.

Bearing (South 05 degrees 14 minutes 00 seconds West) assumed from adjacent survey by Page Engineering, Inc.

The tract as described from an actual field survey performed on or about November 4, 1991 by registered surveyor Benjamin H. Cartwright (S-5456) of Page Engineering, Inc. of Marysville Ohio, contains **11.913 ACRES**, more or less, subject to all previous easements and rights of way of record. All iron pipes found and set are 3/4" x 30" galvanized pipe with yellow survey caps stamped "S-6034/S-5456". The survey is on file in the office of the Champaign County Engineer.

CONTAINING, AFTER SAID EXCEPTIONS, 186.569 ACRES, MORE OR LESS.

Champaign County Property Record Card

Parcel: J37-10-00-47-00-030-00

Card: 1

GENERAL PARCEL INFORMATION

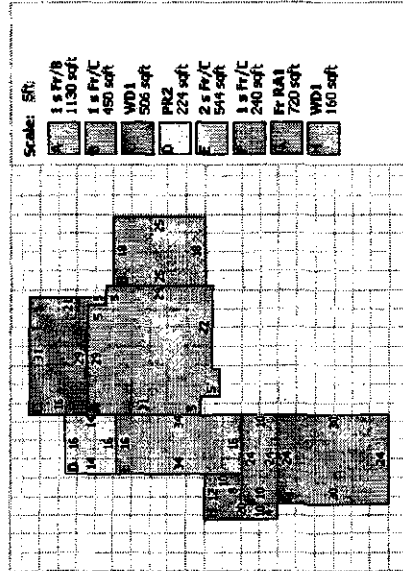
Property Address 4891 E US HWY 36
 Owner JOHNSON JULIA FULLER
 Owner Address 4891 E US HWY 36
 URBANA OH 43078
 Tax Address JOHNSON JULIA FULLER
 4891 E US HIGHWAY 36
 URBANA OH 43078
 Land Use 111 - CALV CASH GRAIN
 Legal Description RTS 00-00-00 BELLEFIELD TRACT #2

VALUATION

	Appraised	Assessed
Land Value	\$86,540.00	\$30,290.00
Improvements Value	\$263,490.00	\$92,220.00
CAUV Value	\$26,640.00	\$8,320.00
Total Value	\$350,030.00	\$101,540.00
Taxable Value		\$101,540.00

LAND

Land Type	Acreage	Depth	Frontage	Value
A1 - Homesite	1	0	0	18000
A2 - Tillable	24.48	0	0	68540
A9 - Road or Ditch	3.143	0	0	0



TAX

	1st Half	2nd Half
Charge:	\$2,447.11	\$2,447.11
Credit:	(\$489.25)	(\$489.25)
Rollback:	(\$195.79)	(\$195.79)
Reduction:	(\$47.49)	(\$47.49)
Homestead:	\$0.00	\$0.00
Sales Credit:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Penalties/Adjustments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Net Owed:	\$3,429.16	\$3,429.16
Net Paid:	(\$3,429.16)	(\$3,429.16)
Net Due:	\$0.00	\$0.00

RESIDENTIAL

Building Style	Year Built	Full Baths	Half Baths
CONTEMPORARY	1987	2	2
Stories	2	Basement	1
Finished Area	2908	Finished Basement Area	0
First Floor Area	2364	Heating	PT BASEMENT 25% - 75%
Half Floor Area	0	Cooling	CENTRAL SYS - ELECTRIC
Upper Floor Area	544	Exterior Wall	CENTRAL SYSTEM
Rooms	10	Attic	FRAME
Bedrooms	3	Number of Fireplace Openings	NONE
Family Rooms	1	Number of Fireplace Stacks	1

ADDITIONS

Description	Area	Year Built	Value
WD1 - Wood Deck SF	506	1987	\$4,220.00
RA1 - Garage Attached	720	1987	\$13,260.00
WD1 - Wood Deck SF	160	1987	\$1,920.00
PR2 - Porch Enclosed	224	2001	\$8,680.00

IMPROVEMENTS

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
A2 - Tillable	C -	CRA	2.688	1020
A2 - Tillable	C -	MMC3	0.731	70
A2 - Tillable	C -	MLB2	2.343	680
A2 - Tillable	C -	MLA	4.685	1780
A2 - Tillable	C -	CNB	10.236	3690
A2 - Tillable	C -	CRB	3.797	1400

SALES

Date	Buyer	Seller	Price
4/1/2005	JOHNSON JULIA FULLER	VALORE JOSEPH P	530000
3/11/2005	VALORE JOSEPH P	VALORE JOSEPH P	0
9/11/2001	VALORE JOSEPH P	VALORE JOSEPH P	0

COMMERCIAL

Champaign County Property Record Card

Parcel: J35-10-00-45-00-006-00

Card: 1

A sketch is unavailable for this parcel.

GENERAL PARCEL INFORMATION

Property Address S MUTUAL UNION RD
 Owner JOHNSON JULIA F
 Owner Address PO BOX 230
 URBANA OH 43078
 Tax Address JOHNSON JULIA F
 PO BOX 230
 URBANA OH 43078
 Land Use 110 - CAUV VACANT
 Legal Description RTS 00-00-00 4157 SMITH
 NO FURTHER TRANSFER W/O SURVEY MUST GO

VALUATION

	Appraised	Assessed
Land Value	\$438,060.00	\$153,320.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$22,600.00	\$7,910.00
Total Value	\$438,060.00	\$7,910.00
Taxable Value		\$7,910.00

LAND

Land Type	Acreage	Depth	Frontage	Value
A2 - Tillable	143.307	0	100	401260
A3 - Pasture	17.491	0	100	36730
A5 - Wasteland	0.69	0	100	70
A9 - Road or Ditch	0.48	0	153	0

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
A2 - Tillable	C -	CNB	0.948	340
A2 - Tillable	C -	MMD3	1.48	150
A3 - Pasture	P - Pasture	MLD	4.198	630
A3 - Pasture	P - Pasture	FNB	2.75	280
A3 - Pasture	P - Pasture	FMB	0.72	70
A3 - Pasture	P - Pasture	FLB	5.726	570
A3 - Pasture	P - Pasture	CRB	0.076	30
A2 - Tillable	C -	MMD3	6.257	630
A2 - Tillable	C -	MLD	12.701	1910
A2 - Tillable	C -	FMB	16.837	1680

Property Record Card generated 10/22/2009 9:49:24 AM for Champaign County, Ohio

TAX

	1st Half	2nd Half
Charge:	\$234.33	\$234.33
Credit:	(\$51.27)	(\$51.27)
Rollback:	(\$18.31)	(\$18.31)
Reduction:	\$0.00	\$0.00
Homestead:	\$0.00	\$0.00
Sales Credit:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Penalties/Adjustments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Net Owed:		\$329.50
Net Paid:		(\$329.50)
Net Due:		\$0.00

RESIDENTIAL

ADDITIONS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price
5/20/2008	JOHNSON JULIA F	DONAHUE J J FAMILY & M	740000
6/7/2007	DONAHUE J J FAMILY & M	DONAHUE J J & M L TRST	0
2/11/2003	DONAHUE J J & M L TRST		0
3/10/2001	DONAHUE J J & M L TRST		0
11/2/1999	DONAHUE JAMES 1/2 &		0

COMMERCIAL

Champaign County Property Record Card

Parcel: J35-10-00-47-00-026-00
Card: 1

A search is unavailable for this parcel.

GENERAL PARCEL INFORMATION	
Property Address	S MUTUAL UNION RD
Owner	JOHNSON JULIA F
Owner Address	PO BOX 230
Tax Address	URBANA OH 43078
	JOHNSON JULIA F
	PO BOX 230
	URBANA OH 43078
Land Use	110 - CAUV VACANT
Legal Description	RTS 00-00-00 - 4407 HAINES
	NO FURTHER TRANSFERS W/O SURVEY MUST GO

RESIDENTIAL

VALUATION	Appraised	Assessed
Land Value	\$5,600.00	\$1,980.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$200.00	\$70.00
Total Value	\$5,800.00	\$70.00
Taxable Value		\$70.00

ADDITIONS

LAND	Acreage	Depth	Frontage	Depth	Value
A2 - Tillable	2	0	0	100	5600

IMPROVEMENTS

TAX	1st Half	2nd Half
Charge:	\$2.07	\$2.07
Credit:	(\$0.45)	(\$0.45)
Rollback:	(\$0.16)	(\$0.16)
Reduction:	\$0.00	\$0.00
Homestead:	\$0.00	\$0.00
Sales Credit:	\$0.00	\$0.00
CAUV Recoupment:	\$0.00	\$0.00
Special Assessments:	\$0.00	\$0.00
Penalties/Adjustments:	\$0.00	\$0.00
Delinquencies:	\$0.00	\$0.00
Net Owed:		\$2.92
Net Paid:		(\$2.92)
Net Due:		\$0.00

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
A2 - Tillable	C -	FNA	2	200

SALES

Date	Buyer	Seller	Price
5/20/2008	JOHNSON JULIA F	DONAHUE J J FAMILY & M	740000
6/7/2007	DONAHUE J J FAMILY & M	DONAHUE J J & M L TRST	0
2/11/2003	DONAHUE J J & M L TRST		0
3/10/2001	DONAHOE J J & M L TRST		0
11/2/1899	DONAHOE JAMES 1/2 &		0

COMMERCIAL

Champaign County Property Record Card

Parcel: J37-10-00-47-00-025-00

Card: 1

A sketch is unavailable for this parcel.

GENERAL PARCEL INFORMATION	
Property Address	S MUTUAL UNION RD
Owner	JOHNSON JULIA F
Owner Address	PO BOX 230
Tax Address	URBANA OH 43078
	JOHNSON JULIA F
	PO BOX 230
	URBANA OH 43078
Land Use	110 - CAUV VACANT
Legal Description	RTS 00-00-00 BELLEFIELD 4186
	NO FURTHER TRANSFERS/W/O SURVEY MUST GO

VALUATION	
Land Value	\$55,810.00
Improvements Value	\$0.00
CAUV Value	\$3,250.00
Total Value	\$55,810.00
Taxable Value	\$1,140.00

Assessed	
Land Value	\$19,530.00
Improvements Value	\$0.00
CAUV Value	\$1,140.00
Total Value	\$1,140.00
Taxable Value	\$1,140.00

ADDITIONS	
Land Type	Area
A2 - Tillable	14.936
A3 - Pasture	6.864

IMPROVEMENTS	
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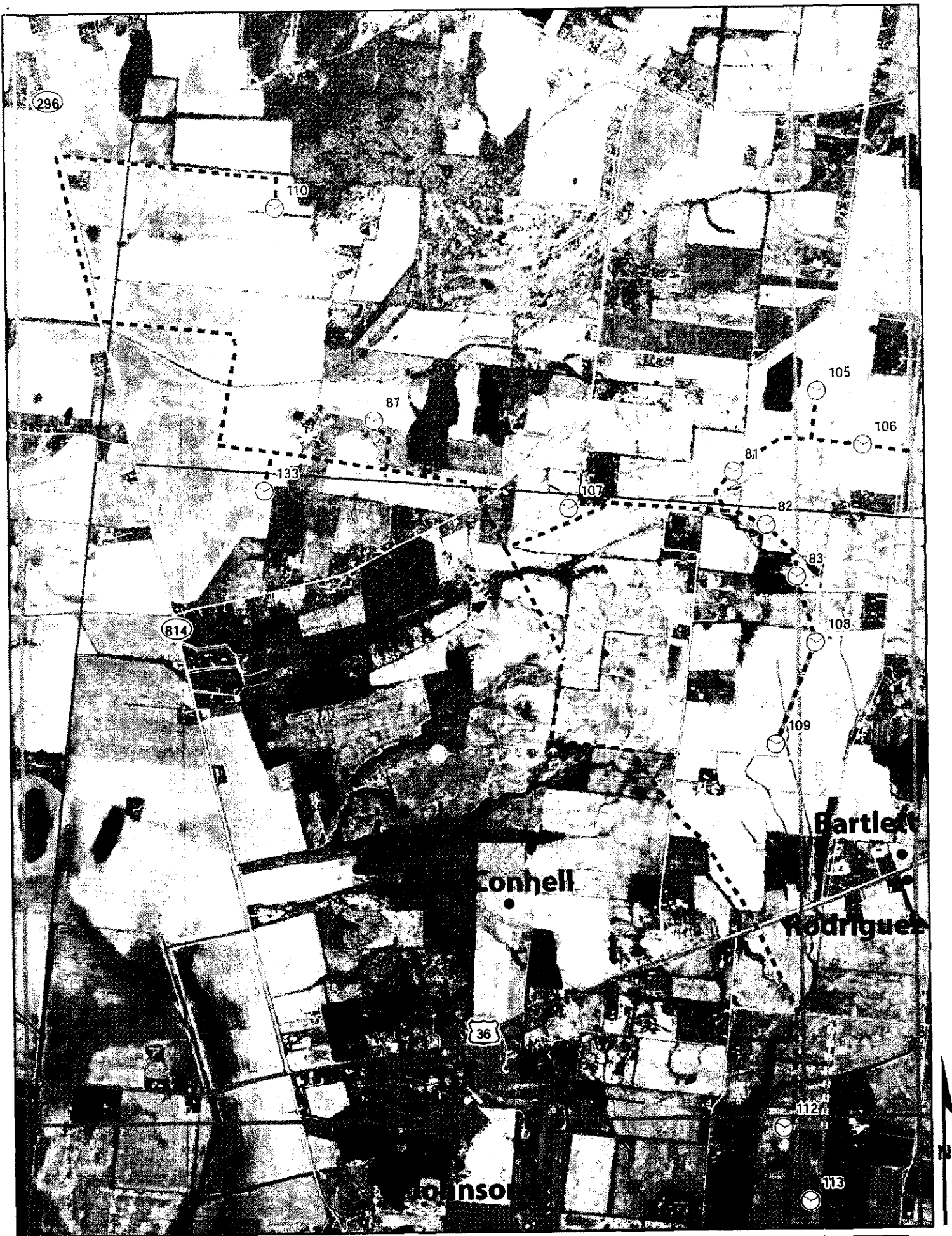
AGRICULTURAL					SALES			COMMERCIAL	
Land Type	Land Usage	Soil Type	Acres	Value	Date	Buyer	Seller	Price	
A2 - Tillable	C -	FLB	7.189	720	5/20/2008	JOHNSON JULIA F	DONAHUE J J FAMILY & M	740000	
A2 - Tillable	C -	MLB2	0.394	110	6/7/2007	DONAHUE J J FAMILY & M	DONAHUE J J & M L TRST	0	
A2 - Tillable	C -	MLC	0.131	40	2/11/2003	DONAHUE J J & M L TRST		0	
A2 - Tillable	C -	MMC3	4.366	440	3/10/2001	DONAHOE J J & M L TRST		0	
A3 - Pasture	P - Pasture	CNB	3.25	1170	11/2/1989	DONAHOE JAMES 1/2 &		0	
A3 - Pasture	P - Pasture	MMC3	3.414	340	1/19/1985	WHITE E NOEL LE REM TO		0	
A2 - Tillable	C -	MLD	2.856	430					

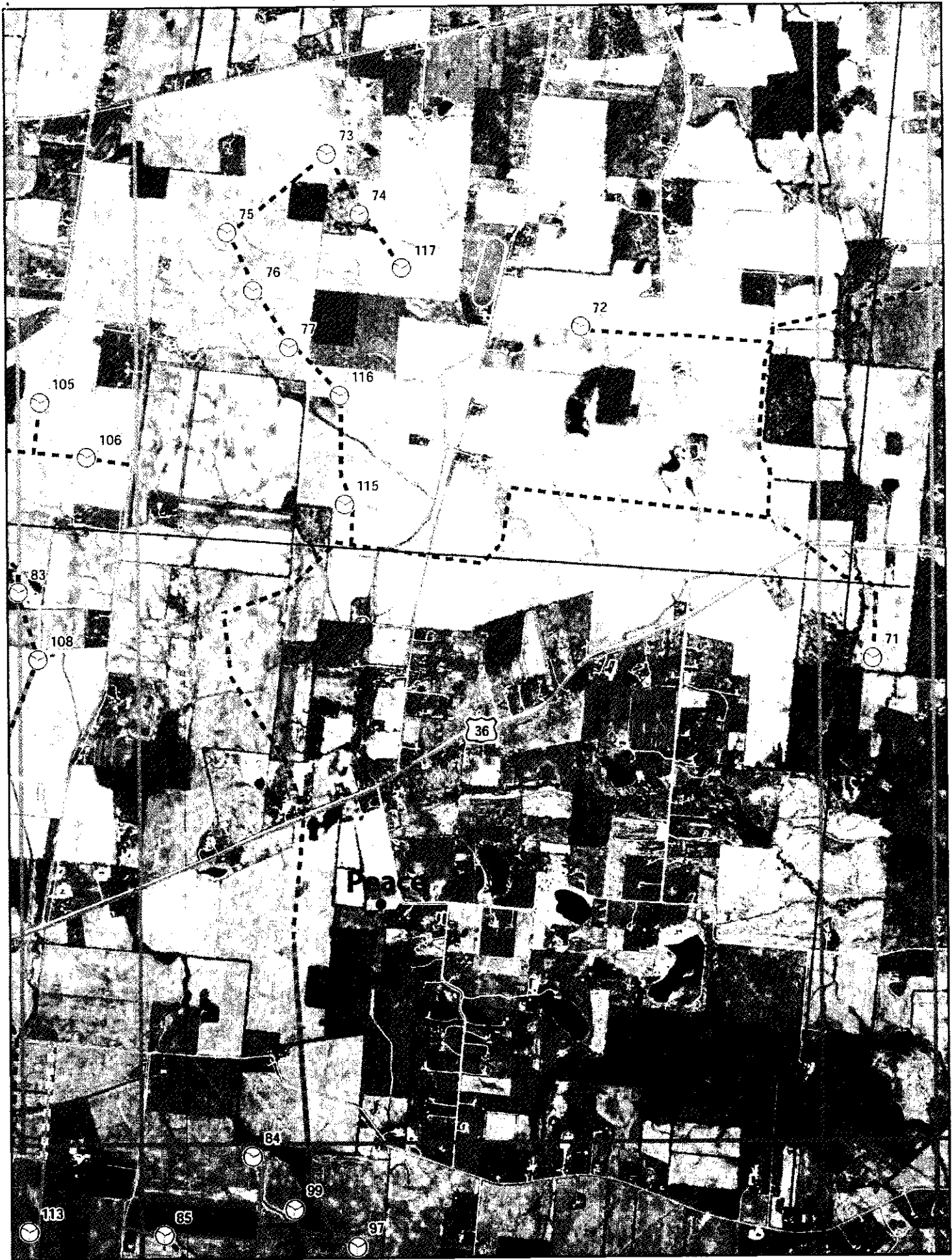
SALES				COMMERCIAL			
Date	Buyer	Seller	Price				
5/20/2008	JOHNSON JULIA F	DONAHUE J J FAMILY & M	740000				
6/7/2007	DONAHUE J J FAMILY & M	DONAHUE J J & M L TRST	0				
2/11/2003	DONAHUE J J & M L TRST		0				
3/10/2001	DONAHOE J J & M L TRST		0				
11/2/1989	DONAHOE JAMES 1/2 &		0				
1/19/1985	WHITE E NOEL LE REM TO		0				

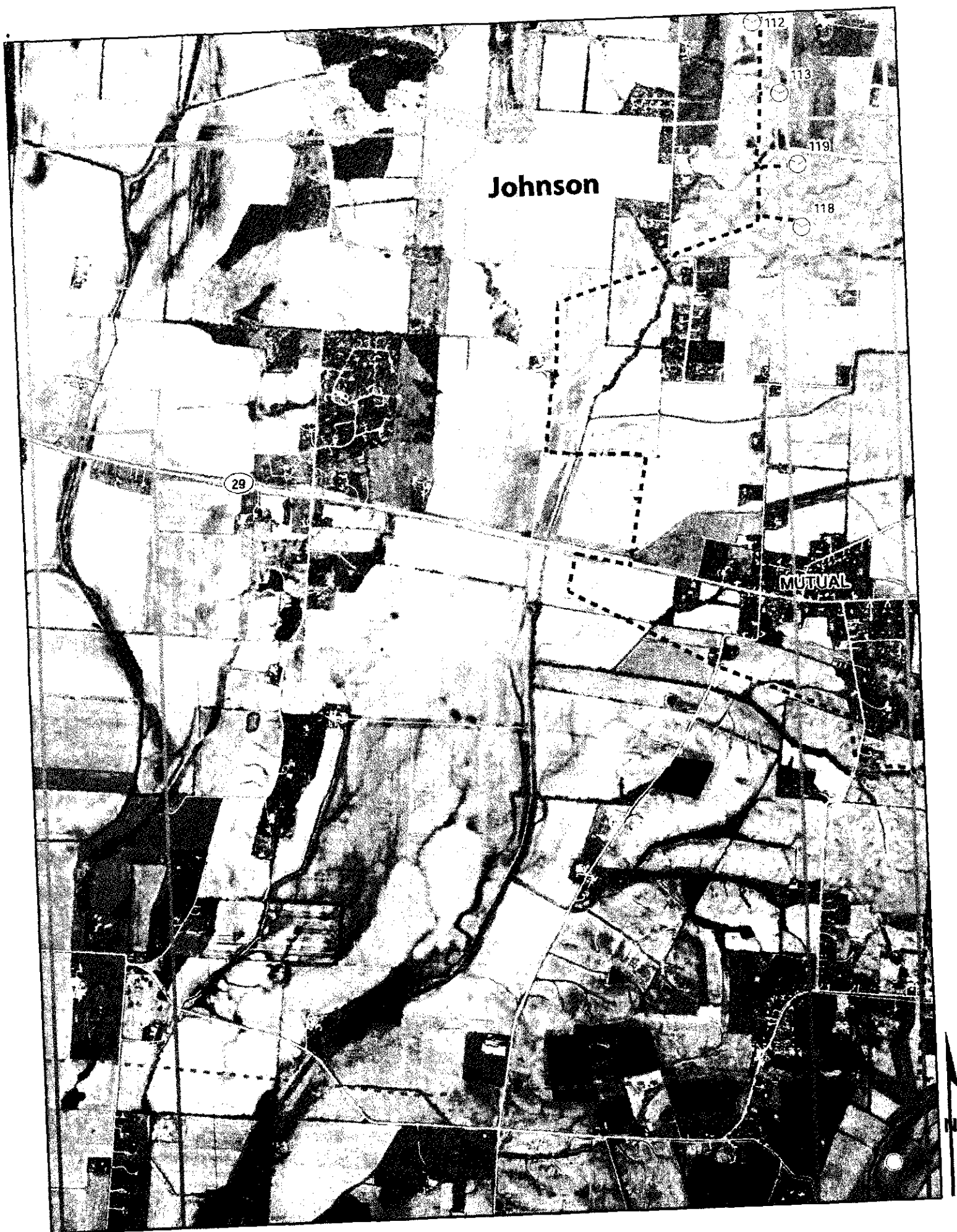
COMMERCIAL

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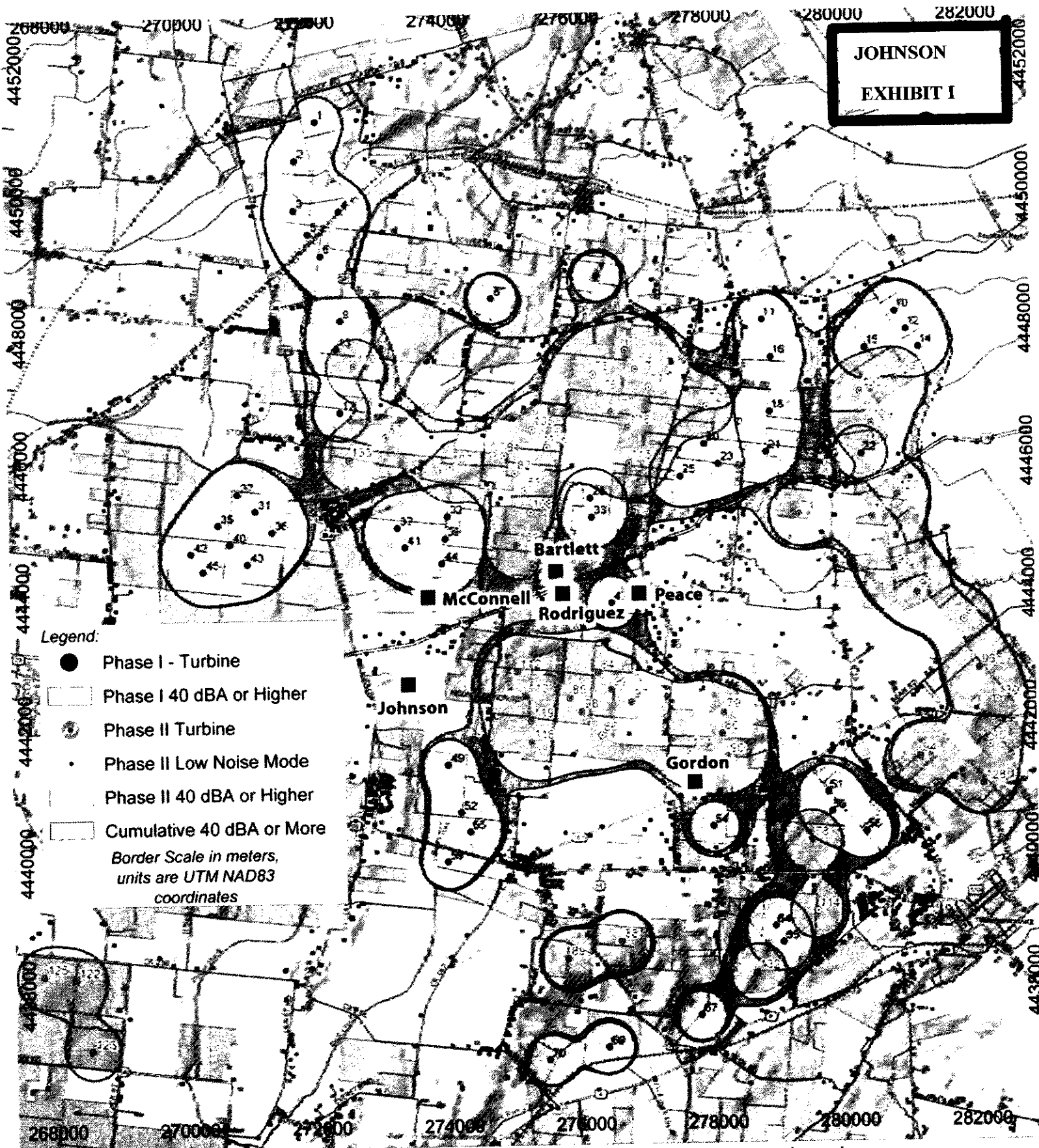








JOHNSON
EXHIBIT I



Legend:

- Phase I - Turbine
 - Phase I 40 dBA or Higher
 - Phase II Turbine
 - Phase II Low Noise Mode
 - Phase II 40 dBA or Higher
 - Cumulative 40 dBA or More
- Border Scale in meters,
units are UTM NAD83
coordinates

Legend:

- Nearby Non-Participating Residence
- Non-Participating Residence or Unknown
- ▨ Participating Property

Project:

Buckeye II

Prepared for:

Champaign Wind, LLC

Date:

Drawing #:

February 20, 2012 BII-Rev-E-3-2

Description:

Plot 5

**Predicted Cumulative Sound Emissions (dBA) from
both the Buckeye I & II Projects
Projected to 40 dBA
6 m/s Wind Conditions**

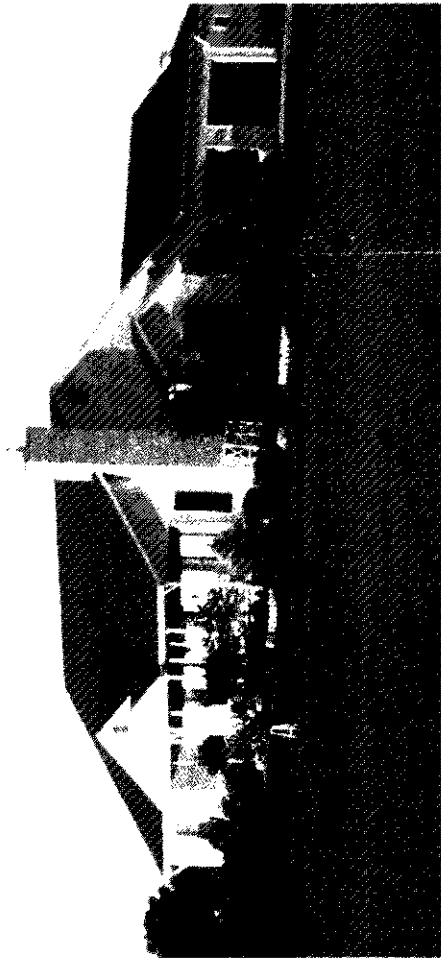
Hessler Associates, Inc.

3862 Clifton Manor Place, Suite B
Haymarket VA, 20169
www.hesslernoise.com

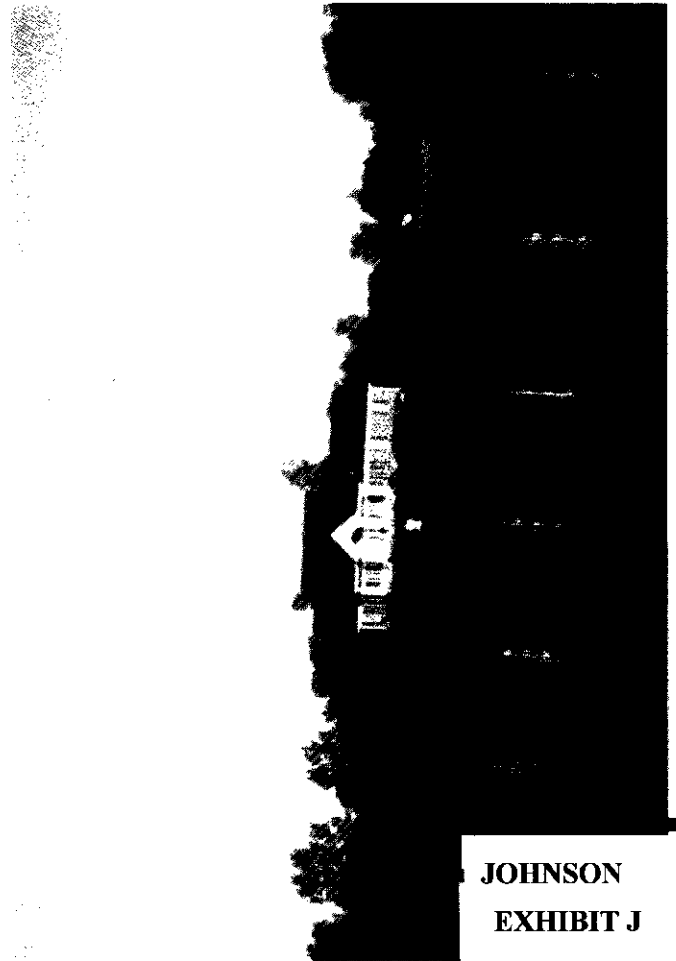




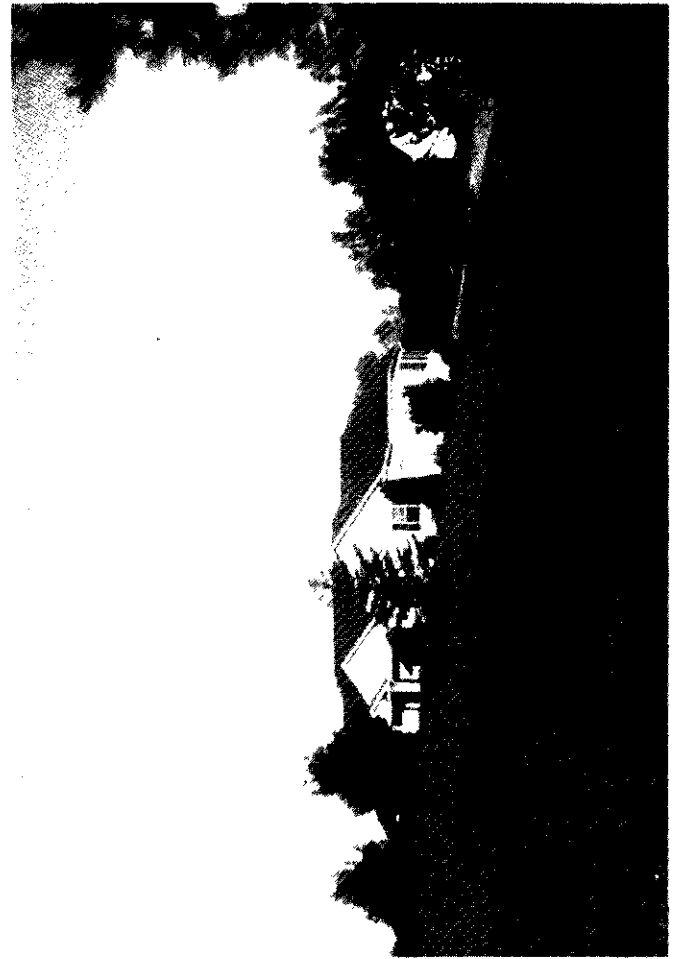
431 Cambrian Rd.



833 Cambrian Rd.



1011 Cambrian Rd.



1043 Cambrian Rd.



1169 Cambrian Rd.



1990 S. Ludlow Rd.



1262 Cambrian Rd.



1990 S. Ludlow Rd.



1596 S. Ludlow Rd.



1596 S. Ludlow Rd.



4626 E. U.S. 36



4762 E. U.S. 36



4668 E. U.S. 36



4668 E. U.S. 36 looking west toward 16 turbines



4891 E. U.S. 36 Urbana Country Club grounds



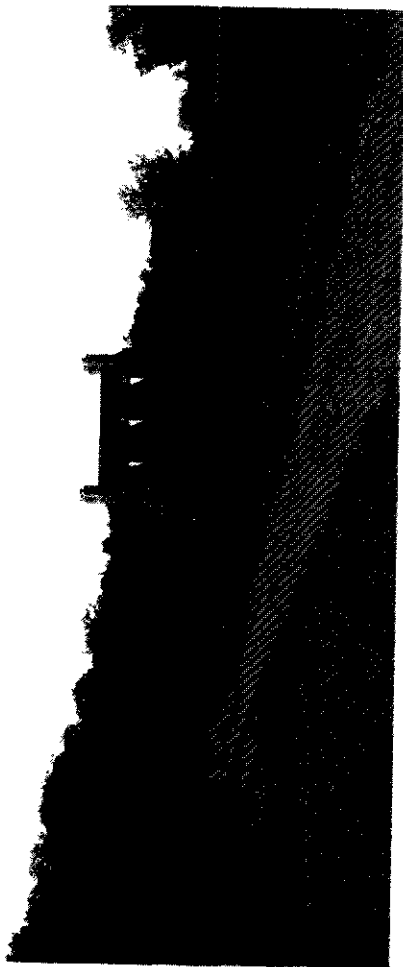
5065 E. U.S. 36 Urbana Country Club grounds



4883 E. U.S. 36



4761 E. U.S. 36 Urbana Country Club



4883 E. U.S. 36



4761 E. U.S. 36



Going west on 36



4880 E. U.S. 36 front drive



4761 E. U.S. 36 Urbana Country Club



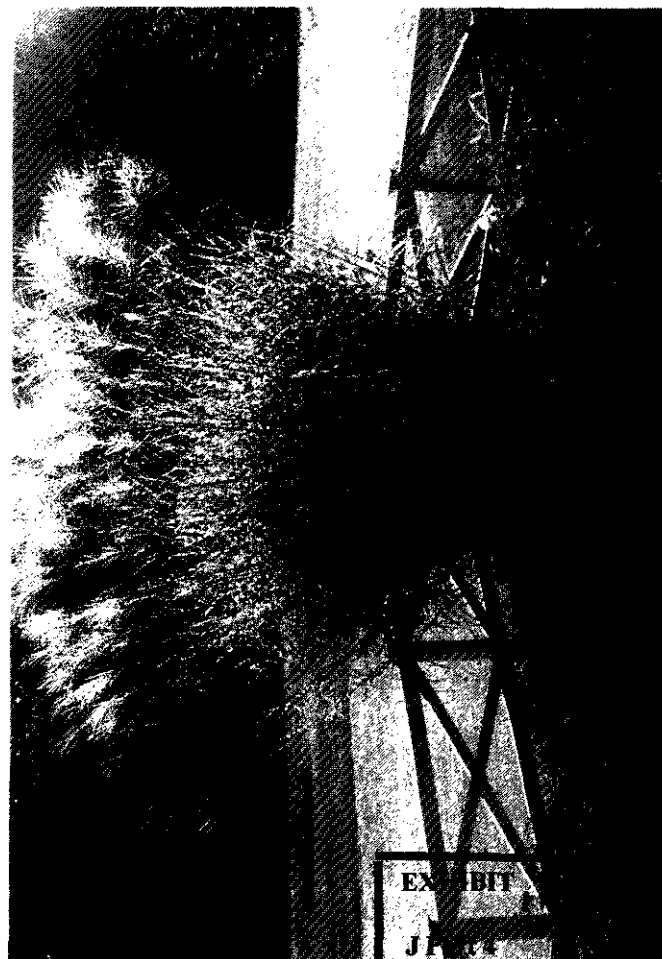
West on 36



4880 E. U.S. 36 front driveway



4880 E. U.S. 36



4880 E. U.S. 36 front garden



4880 E. U.S. 36 side yard



4880 E. U.S. 36 woods



903 Ault Rd.



53 N. Mutual Union



Grimes Field in Urbana

1. Introduction

A turbine connected to the grid implies certain elements of danger if it is handled without exercising proper caution.

For safety reasons, at least two persons have to be present during a work procedure.

The work must be properly carried out in accordance with this manual and other related manuals. This implies, among other things that personnel must be instructed in and familiar with relevant parts of this manual.

Furthermore, personnel must be familiar with the contents of the "Substances and Materials" regulations.

Caution must especially be exerted in situations where measurement and work is done in junction boxes that can be connected to power.

Consequently the following safety regulations must be observed.

2. Stay and Traffic by the Turbine

Do not stay within a radius of 400m (1300ft) from the turbine unless it is necessary. If you have to inspect an operating turbine from the ground, do not stay under the rotor plane but observe the rotor from the front.

Make sure that children do not stay by or play nearby the turbine. If necessary, fence the foundation. The access door to the turbine must be locked in order to prevent unauthorised persons from stopping or damaging the turbine due to mal-operation of the controller.

3. Address and Phone Number of the Turbine

Note the address and the access road of the turbine in case an emergency situation should arise. The address of the turbine can often be found in the service reports in the ring binders next to the ground controller. Find the phone number of the local life-saving service.

JOHNSON

EXHIBIT K

Micrositing

Choosing the type of wind turbine (WTG) and its exact position are very important parts of the planning work of a wind park. This process is called *micrositing*.

During micrositing many aspects have to be regarded:

- wind conditions (statistic data concerning wind speed and wind direction)
- building requirements (e.g. distances to residences)
- ownership structure of the area
- accessibility (existing roads)
- influence of the WTG on the environment (e.g. shadow flickering, noise emission)
- distances between the individual turbines in a park

The knowledge of the wind conditions is very important for the decision about the development of a wind park. It is always the best to have measured data of the planned site for a period of at least two years. But this is not always possible. In case of a shorter measurement period wind consultants can find out the conditions by an interpolation of long-term measurements of near-by weather-stations.

Based on the information about the wind conditions it is possible to choose the type of turbine and the park layout which provides the highest energy production while keeping the external requirements. Based on a realistic forecast of the energy production it is possible to decide whether to invest in wind energy or not.

It is important to keep a distance to the next residences in order to not disturb the inhabitants by *noise emission* and *shadow flickering* of the turbine. Normally there have to be at least 500 m between the WTG and the next residence.

But it is also very important to keep the distance between the turbines in the park. A layout of a wind farm where the turbines are placed too close to each other could endanger the material and reduce the operating life of the turbines. A rotor of a WTG causes high turbulences that reduce the energy output of the next turbine. Compared with a single stand-alone turbine there are also higher loads on the following turbine because of increased turbulences in the wind park. Therefore the minimum distance between two turbines depends on the wind conditions and may be e.g. 6 rotor diameters (D) in the main wind direction and 4 diameters in other directions. As a matter of principle the turbulence intensities at the WTG should not exceed the certificated turbulence intensities.

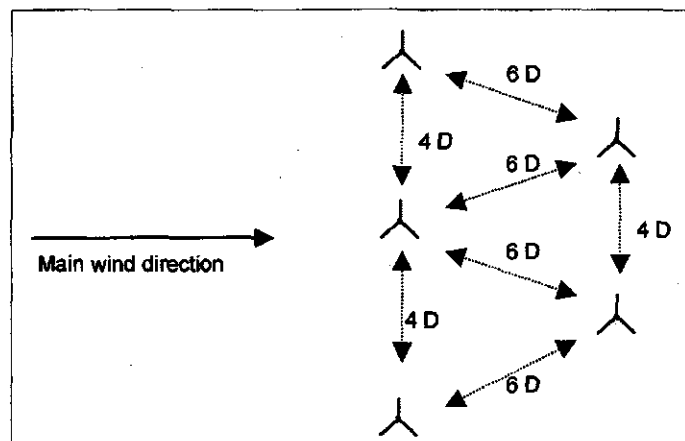


Figure 1: Distances between the turbines in a wind park

The distances between the turbines also have a strong effect on the energy output of the wind park. This effect is described by the park efficiency, the relation between the output of the park and the output of the same number of stand-alone turbines. Therefore the layout has to be planned carefully.

JOHNSON
EXHIBIT L

GE
Energy

Extreme Wind Speed – Risk and Mitigation

Vinicius Ubarana
Philippe Giguere

Wind Application Engineering
Greenville, SC



JOHNSON
EXHIBIT M

Extreme Wind Speed – Risk and Mitigation

Introduction

Certain wind project sites may experience extreme wind speeds caused by a severe weather situation, such as a hurricane or tornado. Since extreme wind events may result in mechanical load levels that can lead to damage or failure of wind turbine components, the purpose of this document is to inform customers about risk from extreme wind events and suggest risk mitigation actions that are based on recognized industry practices.

GE's wind turbines are designed to withstand a certain level of loading caused by an extreme wind event. As defined in the IEC 61400-1 wind turbine design/safety standard, the largest wind speed to be considered is called "Ve50," which is the maximum gust over a 50-year return period for a 3-second averaging time. In a Ve50 situation, the control system of the wind turbine is assumed to be able to pitch the blades in a feathered position, resulting in minimal rotor torque. Table 1 lists the Ve50 limits for different GE wind turbines for the site conditions specified in the IEC 61400-1 standard.

Turbine Model	Ve50 (m/s) at Hub Height
1.5Xle or 2.3	52.5
1.5Sle	55
1.5S, 2.5S, or 2.5Xl	59.5
1.5Se	70

Table 1. 50-year, 3-sec wind speed gust (Ve50) limits for GE wind turbines at hub height.
(For site conditions specified in the IEC 61400-1 standard.)

Actual Ve50 limits can vary based on site-specific conditions, and the Ve50 limits in Table 1 assume the following site conditions (1):

- Maximum flow inclination angle: 8 degrees
- Air density: 1.225 kg/m³ (sea level)
- Vertical wind shear exponent: 0.11

The Ve50 limits in Table 1 apply as long as the site-specific conditions

are within those specified by the IEC standard.⁽¹⁾ If any or several of the site conditions in terms of flow inclination angle, air density, and vertical wind shear exceed those specified in the IEC 61400-1 standard, the actual Ve50 limit of the wind turbine of interest may be lower than that listed in Table 1 and GE should review these conditions. Also, if one or several blades should fail to pitch to a feathered position, the maximum wind speed the wind turbine can sustain may be lower than the values listed in Table 1, for given site conditions.

Risk

Wind turbine component damage or failure can occur when extreme wind produces forces on the wind turbine plant buildings/machines above the Ve50 design limit. Failures may not only prohibit the operation of the wind turbine, but could also lead to third party risk. Natural disasters such as hurricanes and tornadoes are well documented and the areas they affect are well defined, but their occurrence and behavior are not well anticipated.⁽²⁾

Furthermore, other natural storming wind producers such as—but not limited to—squall lines, microburst, or extra-tropical cyclones can occur at anytime, regardless of the location on the globe. With today's meteorological knowledge, predicting the maximum wind speed from a storm is unrealistic in most cases.⁽³⁾

The mode of failure of a wind turbine due to an extreme wind event cannot be generalized and depends on the turbine type and configuration, as well as the specifics of the extreme wind event and site conditions. Examples of possible failure scenarios include blade failure or a tower buckling or overturning. When winds are above the cut-out speed, the wind turbine should have its blades idling in a position creating minimal torque on the rotor. This is the only safety mechanism other than the yaw control. If a grid failure were to occur in conjunction with an extreme wind event—which is a likely scenario—the yaw control will become inactive. The loss of yaw control could increase the likelihood of damage/failure in the case of an extreme wind event. Also, the grid components/structures could also be part of the potential windborne debris. At this time, GE has no modeling capability in place that can predict the impact made to a wind plant if an extreme wind event occurs.

Risk Mitigation

The decision to build a wind site and to protect the public from negative impacts of an extreme wind event is the responsibility of the project developer/owner. For some types of wind events—such as tropical cyclones—there is meteorological expertise/data to quantify the probability of occurrence of a wind gust above the design limit of the wind turbine that is being considered for a particular area.^[4] Based upon recognized industry practices, GE suggests that the following actions be considered when siting turbines in order to mitigate risk resulting from extreme wind speed events:

- **Turbine Siting.** For sites located in well-known storm areas, where winds could lead to extreme damaging gusts, a good approach is to assess the remoteness of the potential wind plant. As mentioned before, some natural disasters could lead to extreme wind speeds above the design limit of GE's wind turbines. Remote areas usually tend to reduce the potential for collateral damage in the event of storming winds, however the risk to wind turbine equipment is independent of the remoteness of the site.
- **Physical and Visual Warnings.** Should a customer decide to build on a site with extreme wind risk, GE recommends that the site be made private by using a fence and visual warning signs at the boundary of every site—regardless of its location.
- **Turbine Deactivation.** Ensure that equipment is in good working order and that turbine control systems designed to protect equipment in the event of an extreme wind speed occurrence are operational.
- **Operator Safety.** Restrict access to the wind plant by site personnel while extreme wind speed conditions exist. If site personnel must access the site while extreme wind speed conditions either exist or are probable, safety precautions may include remotely shutting down the turbine, yawing to place the turbine rotor on the opposite side of the tower access door, and parking vehicles at a safe distance from the tower. Operating a wind turbine that has experienced an extreme wind event may not be safe and the wind turbine should be thoroughly inspected before normal operation is resumed.

References

The following informative papers address the topic of wind turbines/extreme wind events and safety. These papers are created and maintained by other public and private organizations. GE does not control or guarantee the accuracy, relevance, timeliness, or completeness of this outside information. Further, the order of the references is not intended to reflect their importance, nor is it intended to endorse any views expressed or products or services offered by the authors of the references.

^[1] *International Standard – IEC 61400-1, Wind Turbines – Part 1: Design Requirements*. Third Edition 2005-8 – IEC ref # IEC 61400-1:2005 (E).

^[2] *Hurricanes...Unleashing Nature's Fury: A Preparedness Guide*, National Oceanic and Atmospheric Administration – NOAA.

^[3] Hironori Kikugawa and Bogusz Bienkiewicz, *Wind Damages and Prospects for Accelerated Wind Damage Reduction in Japan and in the United States*.

^[4] Christopher W. Landsea*, Craig Anderson**, Noel Charles***, Gilbert Clark***, Jason Dunion*, Jose Fernandez-Portagas*****, Paul Hungerford***, Charlie Neumann*****, Mark Zimmer***: *The Atlantic Hurricane Database Re-analysis Project Documentation for 1851-1910. Alterations and Addition to the HURDAT Database*.

*NOAA/Hurricane Research Division, Miami, Florida, USA

**NOAA/Climate Diagnostics Center, Boulder, Colorado, USA

***Florida International University, Miami

****SAIC, Miami

*****Deceased, Contributed as a Chapter for the RPI Book, Revised – 6 January 2003.

^[5] Fujita, T.T., 1971, *Proposed Characterization of Tornadoes and Hurricanes by Area and Intensity*. Satellite and Meso-meteorology Research Project Report 91, Univ. of Chicago, 42 pp. See Table A-1 (Potential wind damages according to wind speed for supporting technical information.)

Appendix

Potential Wind Damages According to Wind Speed Distribution

Scale wind speed (mph - m/s)	Damage description
40-72 - 17.9-32.7	Some damage to chimneys and TV antennae; breaks twigs off trees, pushes over shallow-rooted trees.
73-112 - 32.1-49.5	Peels surfaces off roofs; windows broken; light trailer houses pushed over or overturned; some trees uprooted or snapped; moving automobiles pushed off road.
113-157 - 50.0-69.6	Roofs torn off frame houses leaving strong upright walls; weak buildings in rural areas demolished; trailer houses destroyed; large trees snapped or uprooted; railroad boxcars pushed over; light object missiles generated; cars blown off highway.
158-206 - 70.6-92.09	Roofs and some walls torn off frame houses; some rural buildings completely demolished; trains overturned; steel-framed hangar-warehouse type structures torn; cars lifted off the ground; most trees in a forest uprooted, snapped, or leveled.
207-260 - 92.53-116.23	Whole frame houses leveled, leaving piles of debris; steel structures badly damaged; trees debarked by small flying debris; cars and trains thrown some distance or rolled considerable distances; large missiles generated.
261-318 - 116.68-142.16	Whole frame houses tossed off foundations; steel-reinforced concrete structures badly damaged.

Table A-1. Potential wind damages according to wind speed distribution.
(See Ref. 1³ for technical source material.)



857 Mutual Union Rd S. Cable, OH 43009, USA

Co Hwy 167

Position 1
© 2012 Google

Mt Vernon Dr

Imagery Date: 5/11/2012 1994

40°06'10.98" N 83°38'33.81" W elev: 1190 ft

Google earth

Eye alt: 2988 ft

JOHNSON
EXHIBIT N



Position 2

1108 Avill Rd, Urbana, OH 43078, USA



© 2012 Google

Avill Rd

Google Earth

Imagery Date: 5/11/2012

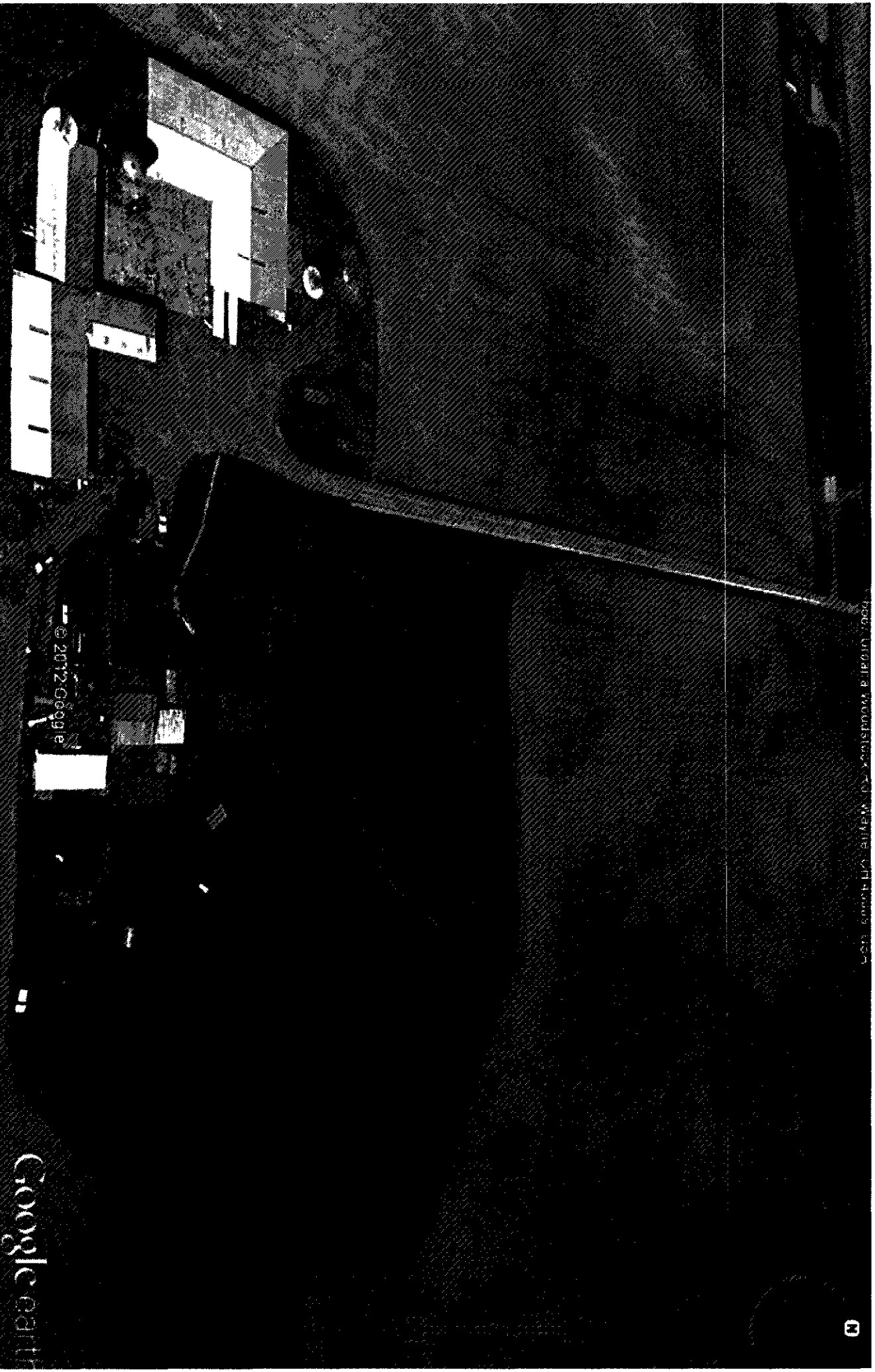
1994

40°07'50.92" N 83°38'40.42" W elev: 1282 ft

Eye alt: 2609 ft

1000' UTM 18 T WGS84 4329 4329

10



© 2012 Google

Google Earth

Image Date: 5/11/2012 1994

40.0905, 15.1°N 83.3653, 5.7°W elev: 1289 ft

Eye at: 1788 ft

Google earth

© 2012 Google

Yocom Rd

773 Yocom Rd, CABLE OH 43009 USA

Position 4



Co Hwy 10

1319 Parkview Rd N, Woodstock, OH 43084, US

Position 5

© 2012 Google

Google earth

Imagery Date: 7/2/2010



1994

40°09'05.93" N 83°35'04.12" W 8.6v 1211 ft

Eye alt: 2008 ft

Position 6

Township Hwy 205

1499 Bullard-Rutan Rd Mechanicsburg, OH 43044, USA

© 2012 Google

Google Earth

Image Date: 5/30/2010 1994

40° 07' 03.36" N 83° 33' 37.18" W elev. 1118 ft

Eye alt 2244 ft

Imagery Date: 5/30/2010 1994

Bean Rd

Sound Monitoring 7

© 2012 Google

40°06'04.75" N 83°34'06.56" W elev 1140 ft

Google earth

Eye alt 2418 ft

8158 Ohio 161, Mechanicsburg, OH 43044, USA

Position 8

161

© 2012 Google

Google earth

Imagery Date: 5/11/2012

1994

40°05'24.51" N 83°35'27.87" W elev 1227 ft

Elev at

5143 ft

Imagery Date: 5/11/2012 1994

40° 04' 44.16" N, 83° 35' 16.22" W, elev: 1159 ft

© 2012 Google

Google earth

Eye alt: 1563 ft

Position 9



Imagery Date: 5/11/2012 1994

40°03'59.32" N 83°37'21.86" W elev 1271 ft

© 2012 Google

Google earth

Eye alt 1380 ft

56

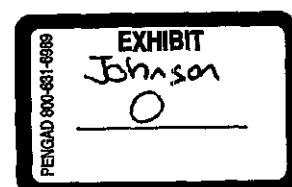
Position 1 - South Mutual Union and Mt. Vernon across from 1030 Mt. Vernon. Land is owned by leaseholder Jon Berry of 857 South Mutual Union Road. Berry farms and raises cattle that may, from time to time, graze in the adjacent field north of the monitor.



This view is standing at the side of Ault Road looking east. Hessler Figure 2.21b shows this gate open. You can see the tracks in the grass indicating that vehicles travel through. The sound monitor was positioned to the right of the gate post.



This view is looking south. There is a bridge on the right. Berry's cattle graze in the field on the right from time to time.





This view is from the gate looking north-northeast and reflects the field where cattle may graze periodically.

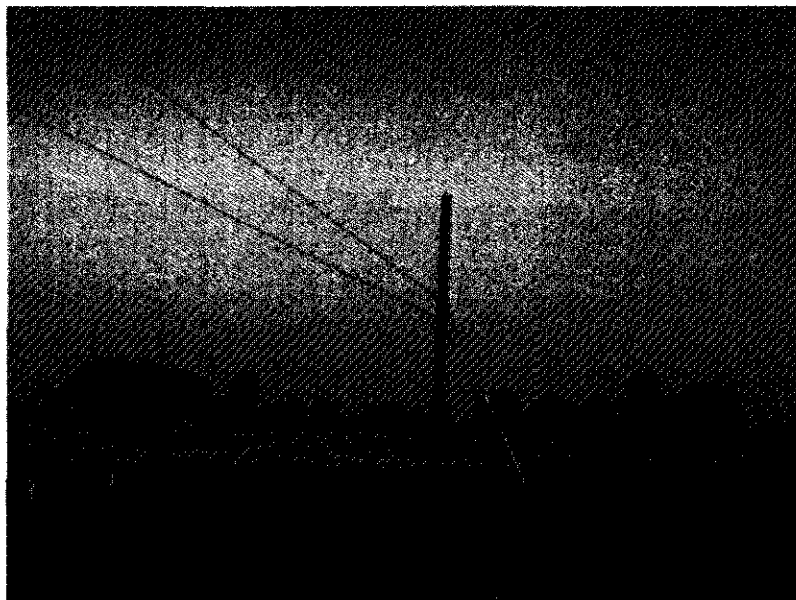


This view is looking west from the monitor to the home at the corner of Mutual Union and Mt. Vernon.

Position 2 - Ault Road at the bend owned by Carl Oberly of Delaware, Ohio. Property includes a small fishing camp across the road from 1108 Ault Road (owned by Richard Saunders). Oberly property is contiguous to the Don Roberts property to the east. Roberts is a leaseholder whose daughter worked for Invenenergy as a land acquisition representative. Oberly may be a leaseholder.



This view is from the bend in Ault Road looking north-northeast similar to Hessler's Figure 2.2.2b. The difference is that corn is the 2012 crop while soybeans were probably the crop in the field during 2011. It is difficult to tell from Hessler's photo whether the beans had been harvested. As of October 30, 2012, the corn had not been harvested.



This photo is taken before the bend in Ault Road and reflects the grassy area just east of Oberly's fishing camp and gives a better idea of how close to the road the telephone pole is. Note the brush pile to the right of the pole is also seen in Hessler Figure 2.2.2b but in Hessler's photo it appears to be distant.



Another view from Ault Road looking north. It is difficult to tell if the board fence seen in Hessler Figure 2.2.2b is still there.



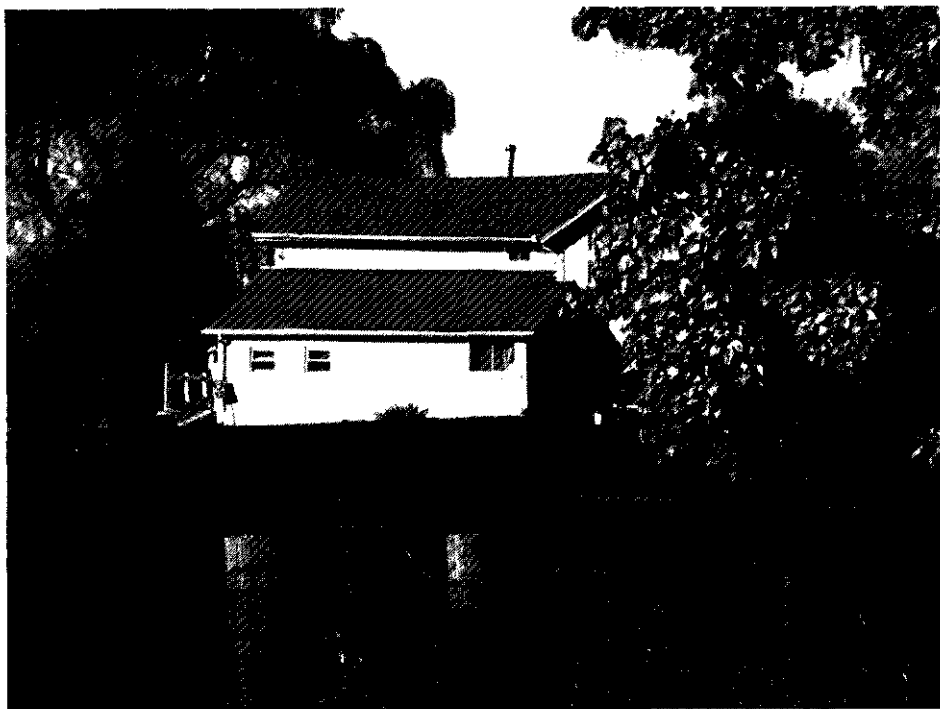
Standing at the bend in the road looking northwest, the small lake for the fishing camp can be seen.



Turning further to the west, the fishing camp comes into view. Note that as Ault Road winds around the camp and turns north, it can be seen in the background behind the lake.

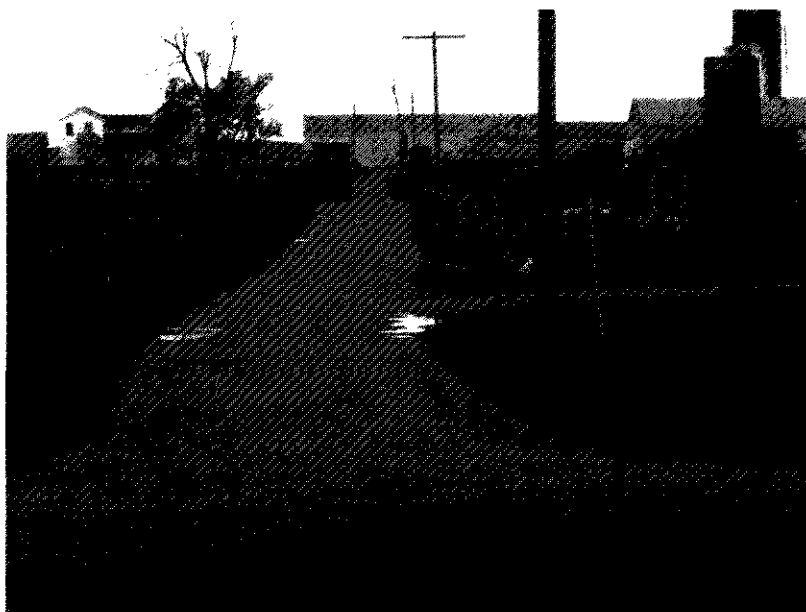


A view from the telephone pole near the monitor, looking to the northwest showing Ault Road.



Looking southwest from the bend in Ault Road is a home with several dogs.

Position 3 - 6667 Urbana-Woodstock Road is owned by Paul Melby Ober. It is assumed to be a leased property. It is a large farming operation that sits back from the road.



This photo looks south from Woodstock-Urbana Pike. There are very large pieces of equipment. One large truck on the property can be seen in the garage bay at the left of the farm building. A semi is visible behind the telephone pole. The monitor was placed in the field on the left just south of the fence.



This photo shows the field where the monitor was placed south of the white fence on the left. It is not know whether livestock are present from time to time in this fenced field.

Position 4 - 773 Yocom Road owned by Roger E. Yocom, a leaseholder.



An anemometer is located on the south side of the house but it is not visible in Hessler Figure 2.2.4a. The monitor was located at the south edge of this field. It appears the 2012 crop was corn and the 2011 crop would have been beans. Hessler's photos look like the bean crop had not yet been harvested but may have been during the monitoring period.



This view is from the south looking northeast to reflect the anemometer on the property.

Position 5 - 1319 North Parkview Road is owned by leaseholders James Paul and Robin D. Pond of that address. This address is ½ mile from Downsize Farm (see www.downsizefarm.com) a care facility for developmentally disabled adults. The founders of Downsize farm have two children with Down's syndrome, thus the name of the farm. They have buses that collect clients throughout the community, thus it is a fairly heavily traveled road. Downsize Farm is about 1,700 feet from Turbine 100.



This photo is taken from the road looking east. This is a large and active farming operation. The monitor was in the proximity of the silo on the left as reflected in Hessler Figure 2.2.5b.



This is the view of the Yocom farm from the south looking north.



This is a view looking at the west side of the road opposite the Yocom farm to the south. You can barely see the Yocom barn on the right. The Yocom farm and homestead are not representative of the homes "that intermittently line this stretch of road" as asserted by Hessler.



This is a side view of the Yocom farm from the south looking north. The sound monitor was said to be placed behind the barn in "an open grassy area". It appears the sound monitor is surrounded by farm buildings except to the west as reflected in Hessler Figure 2.2.5b.

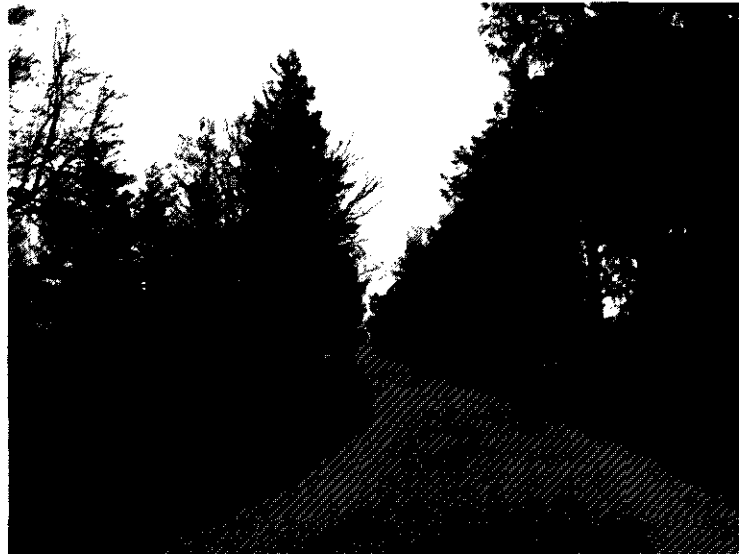


South of the Yocom property is Downsize Farm, a non-residential care facility for developmentally disabled adults. This is a view of Downsize Farm from the north looking south-southwest. It is an active facility during the daytime.



This is another view of Downsize Farm which reflects that it is perhaps a tourist attraction as well as a service provider for special needs adults. Downsize Farm is about ½ mile south of Position 5. There are a number of buses that pick up and deliver the clients to the facility Monday thru Friday.

Position 6 - 1499 Bullard-Rutan Road is a large farm owned by Alan and Lesa Bullard. The sound monitor was located on the north side of the house approximately 250 feet to the north and about 150 feet south of a creek. There may have been construction occurring on the south side of the farm as there is evidence of some disturbance. Bullard Rutan Road leading from the north to the south past the field and farm is a tree lined avenue of evergreens. Turbines 93, 92, and 91 are located across the road on land owned by the Schaner family. Turbine 93 is about 1,000 feet from a home but it is not possible to tell whether or not it is a participating homeowner due to the "Position 6" label on the map. There is a non-participating home about 1,300 feet north of Turbine 93.



This view is from the north looking SE. Hessler figure 2.26b is looking NW and in Hessler's photo one can see the deciduous trees on the left in this picture but not the rest of the tree lined road. The Hessler photo shows a part of one evergreen.



This view is a little further north looking south. The monitor is located to the east in this field.



This is a view from the field looking north toward the creek.



This is the home located to the south of the field where the monitor was placed. In the background one can see farm buildings. It is a large and active farm.



This photo reflects the bins and grain dryer located next to the home to the south.



The view is from the south looking north. The sound monitor was located on the north side of this farm and home. There appears to have been some construction in this area.



This view is of the area where some kind of construction or demolition may have taken place. This view is looking east from Bullard Rutan Road from the south side of the farm.

Position 7 - Bean Road, a populated road where a number of homes have been built recently. The monitor is situated between St Route 161 and Bean Road.



This is a view of the field where the monitor was placed looking to the northeast.



This photo was taken from St Rte 161 looking northwest to the monitor location. The house on the left in the distance is the house pictured in Hessler Figure 2.2.7a.



This photo is taken from Bean Road on the west looking east toward the home close to the monitor. The monitor was positioned east of the house on the left side of the photo.

Position 8 - Route 161 across the road from 8158 St Rte 161. Land is a 213 acre parcel owned by Ronald Welch, a leaseholder. Turbine 78 is to the south and to the north-northwest are 90, 80, 79 and 131 owned by the Blacks and Moody's. This monitoring position is very near UNU members Linda and Larry Gordon who reside at 7400 East Rte 161. Landowner Ron Welch has additional properties to the east and Turbine 94 is located on Welch's property. The sound monitoring position is allegedly 130 feet south of State Route 161. There are several homes on the north side of the road that range from 75 to 105 feet from the road. To claim that the homes are "much closer" to the road than the monitor is a difference without a distinction the homes are on a hillside and look closer than they are. Also, in this area there few houses contrary to Hessler's claim of "a number of houses."

No additional photos are available at this time due to weather. Attempts to present a picture using Google Earth failed due to storm.

Position 9 - 8422 St. Rte 29 is the Hopkins House Bed and Breakfast. The monitor was placed about 225 feet north of State Route 29 and about 100 feet east of the Bed and Breakfast. Turbine 78 is located at the rear of this 203 acre property about 1,337 feet from the Bed and Breakfast. Information about the B&B can be found at http://www.historichopkinshouse.com/B_BChampaign_Co_Information.html. It is operated by Amanda Cooper whose father (?) Steven Cooper owns the land; is a leaseholder and a Goshen Twp Trustee. Land behind Steve Cooper's property is owned by Ronald Welch and sits on 161. Welch is a leaseholder. James Hopkins was a famous local artist whose works hang in the Faculty Lounge of OSU. It is an historic property. Numerous non-participating homeowners live across the road on the south side of St. Route 29 within 1/2 mile of Turbine 78. To the south of State Route 29 is land owned by leaseholder Paul Blin where Turbine 114 is located approximately 1/2 mile west of a housing development off of Allison Road.



This is a view from State Rte 29 looking northeast. This photo presents the B&B which Hessler describes as "a farmhouse".



This photo is taken from State Route 29 looking north at the driveway which passes west of the B&B. It reflects that the property is an active farming operation in addition to being an historic site B&B.



This view of the B&B is taken from State Rte 29 looking north-northwest. The monitor was put in the field shown at the lower right at a distance from the road equal to the B&B.



This photo shows the field in which the monitor was placed east of the porch where B&B visitors sit and south of some of the farm buildings.



This photo is taken east of the B&B looking northwest. This view provides a comprehensive picture of the location of the monitor.



This view looks to the east on State Route 29. The B&B sign for Hopkins House is visible at the driveway entrance on the left.

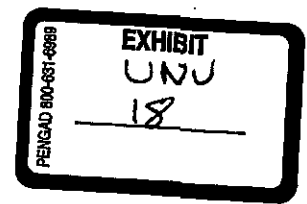
Position 10 - 3985 State Route 56 is owned by Betty and James W. Pratt, Jr. The Pratts own multiple properties. Turbine 88 will be about 1,300 feet from the house in a field. There are cows grazing around the house. See Google Earth aerial photo for the scope of the farming operations. This appears to be an active farm and not "remote." There are eight to ten homes within ½ mile to the northwest of Turbine 88 and many more homes further west and north at Harper Circle.



This view is from Route 56 south looking north at the home. The monitor is located to the east behind the house. Hessler Figure 2.2.10b shows the monitor next to a fence on the south. These cows may have access to the field bordered by this fence.



This view is from the road looking SE from the driveway. The photo documents the address of the property.



BEFORE THE OHIO POWER SITING BOARD

In the Matter of the Application of)
Champaign Wind, LLC, for a)
Certificate to Install Electricity) Case No. 12-0160-EL-BGN
Generating Wind Turbines in)
Champaign County)

**DIRECT TESTIMONY OF MICHAEL S. McCANN ON BEHALF OF
UNION NEIGHBORS UNITED, INC., ROBERT AND
DIANE McCONNELL, AND JULIA F. JOHNSON**

Q.1 Please state your name and business address.

A.1 Michael S. McCann, 500 North Michigan Avenue, Chicago, Illinois, 60611.

Q.2 What is your profession or business?

A.2 I am a real estate appraiser and consultant. I am the owner of McCann
Appraisal, LLC.

Q.3 Please summarize your qualifications as an appraiser and consultant.

A.3 I have over 30 years appraisal & consulting experience appraising most types of
commercial, industrial & residential property.

I am a State Certified General Real Estate Appraiser licensed by the State of
Illinois, and have also received an Ohio General Appraiser temporary permit #
2012002781, specific to this project.

I am also a Certified Review Appraiser (CRA) and a Member of Lambda Alpha
International, which is a multi-discipline land economics society comprised of

1 many professions involved in land use planning, development, investment,
2 finance, brokerage, management and legal issues. I was awarded Membership
3 in Lambda Alpha on the basis of my contributions and expertise with studying
4 and testifying about property value impacts.

5
6 I have qualified & testified as an expert witness on a wide range of appraisal
7 issues in 21 states, circuit courts & federal court, as well as dozens of planning
8 and zoning boards, tax courts (including Ohio), siting boards, commerce
9 commissions and other quasi-judicial bodies.

10
11 I have appraised a variety of property value damage situations ranging from
12 highway widening or new rights of way, construction defects, and various forms
13 of environmental contamination, nuisances and other detrimental conditions.

14
15 I have provided services as a consultant to governmental bodies, developers,
16 corporations, attorneys, investors and private owners for a wide range of property
17 types and purposes, including purchase & sale, assessment appeal, financing,
18 partnership dispute resolution, litigation, arbitration, condemnation, etc.

19
20 About 12 years ago I was appointed by the Northern District Federal Court as a
21 Condemnation Commissioner, to advise the Court of appropriate just
22 compensation regarding the establishment of a high pressure natural gas
23 pipeline routed through numerous agricultural properties in rural Illinois.

1
2 I have evaluated &/or consulted with property owners, attorneys and
3 governmental committee regarding over 20 utility or industrial scale wind projects
4 in over a dozen states, and have given testimony at numerous hearings
5 regarding impacts from such projects on neighboring property values.
6

7 Finally, I was invited by the Appraisal Institute to prepare and present a webinar
8 regarding wind energy facility impacts on land values, which on-line seminar was
9 approved for continuing education credits for Appraisal Institute Members.
10

11 My current Professional Biography is attached as Exhibit A.

12 **Q4: Are you familiar with the types of impacts that wind energy facilities can**
13 **have on neighboring properties?**
14

15 A: Yes. Wind turbines generate noise that can disturb neighbors' enjoyment of their
16 homes and can even disturb their sleep. Neighbors have also reported health
17 impacts such as stress, nausea, tinnitus, and vertigo associated with wind turbine
18 noise. Wind turbines also cast flickering shadows on neighboring properties at
19 certain times of day, which can constitute a significant intrusion, distraction and
20 nuisance to neighbors affected by the flicker. There have been numerous
21 reported incidents of turbines throwing blades and ice, which incidents can pose
22 a hazard to neighboring properties. Finally, wind energy facilities drastically
23 change the aesthetic character of the community in a manner that is

1 objectionable to many people. That change in the character of the community
2 can affect the value of properties in the area.

3 **Q.8 How did you evaluate the proposed Buckeye II Wind project?**

4 A.8 I did a number of things to familiarize myself with the proposed project, its
5 setting, recent value and land use trends, as well as the scale, density, and
6 intensity of the proposed project.

7
8 a. I reviewed Application documents describing the project, the turbine
9 equipment, its location, density, intensity and proposed setbacks, in order to
10 determine if it included any protective measures that would potentially
11 minimize impacts relative to other projects and locations where impacts have
12 been measured.

13
14 b. I reviewed the testimony of Thomas E. Sherick, MAI (appraiser) that was
15 given in the Buckeye I matter.

16
17 c. I inspected the project area on October 24, 2012, as well as the homes of
18 several property owners including Mrs. Julie Johnson, Mr. Robert and Mrs.
19 Diane McConnell, Mr. Larry Gordon, and others within the proposed project
20 footprint and immediate area.

21
22 d. I reviewed turbine location maps to the setting of various homes in the project
23 area to determine if the 492 foot turbines would be visible and/or a dominating
24 presence for homes in the project area.

1
2 e. I reviewed staff report and location for two separate Ohio wind energy
3 facilities of similar magnitude, which have been constructed in Van Wert and
4 Paulding Counties, Ohio, by different developers.

5
6 f. I reviewed recent property sale data in Champaign County, Ohio.

7
8 g. I inspected the locations of the Van Wert & Paulding County wind energy
9 facilities on October 25, 2012.

10
11 h. I contacted Mr. Milo Shaffner, a Township Trustee in Van Wert County, to
12 interview him regarding any feedback from citizens and property owners
13 following the construction and operation of the Van Wert County wind energy
14 facility.

15
16 i. I reviewed the written testimony of Mark Thayer, submitted on behalf of
17 Champaign Wind, LLC.

18
19 j. I reviewed the current and recent literature and documentation regarding the
20 impact on residential property values resulting from proximity of wind energy
21 facilities. A bibliography of the documents I reviewed is set forth at Table A,
22 below.

23 **Q.10 What did you determine?**

24 A.10 That the proposed location of the Buckeye II Wind project is consistent with many
25 wind energy facility locations that have resulted in negative impacts to the

1 neighboring community and, more specifically, the property sale prices and
2 market values.

3 **Q.11 Mr. Thayer's testimony focuses on the so-called LBNL study. Who was the**
4 **principal author of that study?**

5 A.11 That study is an expansion of a thesis written by Ben Hoen in 2006, and the
6 2009 report is commonly known as the "Hoen" study, as Ben Hoen was the
7 principal researcher for this study. Mr. Hoen has no appraisal license, but
8 renders written value-related opinions.

9 **Q.12 What was the source of funding for the LBNL study?**

10 A.12 The study was funded by the US Department of Energy via a \$500,000 grant to
11 Berkeley's Renewable Energy Program, an acknowledged proponent of
12 advancing the development of wind energy facilities.

13 **Q.13 Were you invited to be a peer reviewer of the LBNL study?**

14 A.13 Yes. I was one of the invited peer reviewers, as mentioned in the
15 acknowledgements of the LBNL report, and I pointed out in my review
16 comments the importance of proportional relevance of the sale data, for nearby
17 vs. far distant sale data locations. No modifications of the LBNL report or its
18 conclusions were made following the review process.

19 **Q.14 What is your assessment of Mark Thayer's testimony?**

20 A.14 Mr. Thayer has testified contrary to what is stated in the LBNL report. For
21 example, page x of the LBNL report states: *"It should be emphasized that the*
22 *hedonic model is not typically designed to appraise properties (i.e., to establish*

1 *an estimate of a home at a specified point in time), as would be done with an*
2 *automated valuation model".*

3
4 Not only is the market value of nearby homes the relevant issue or question, the
5 LBNL study acknowledges it does not address the market value of properties. It
6 is instead an exercise in statistical analysis, prepared by researchers and
7 academics that are neither licensed appraisers nor experienced in evaluating or
8 appraising the market value of properties.

9 **Q.15 Does the LBNL report state that there was "no impact" from wind farms on**
10 **the sale of residential properties.?**

11 A.15 No. Mr. Thayer claims that, but the LBNL report does not state that conclusion.
12 It actually states, "The various analyses are strongly consistent in that none of
13 the models uncovers conclusive evidence of the existence of any widespread
14 property value impacts that might be present in communities surrounding wind
15 energy facilities. Specifically, neither the view of the wind facilities nor the
16 distance of the home to those facilities is found to have any consistent,
17 measurable, and statistically significant effect on home sales prices. Although
18 the analysis cannot dismiss the possibility that individual homes or small
19 numbers of home have been or could be negatively impacted, it finds that if
20 these impacts do exist, they are either too small and/or too infrequent to result in
21 any widespread, statistically observable impact." LBNL Study, abstract at iii.

22 **Q.16 How is that language different from what Mr. Thayer claims in his**
23 **testimony?**

1 A.16 It is a distinctly different answer than given in Mr. Thayer's written testimony, and
2 it answers a distinctly different question. For example, value impacts do not
3 need to be "widespread", nor "consistent, measurable, and statistically
4 significant," for the impacts to be real. With a study area of 10 miles around any
5 wind project, one would not expect the impact to be widespread that far from
6 turbines. Also, the impacts could vary from 5% to 20% to 40%, and therefore be
7 deemed not "consistent", yet still be significant in the context of the individual
8 investments of homeowners.

9 **Q.17 Does the LBNL study express any opinion on the impact on home values**
10 **within the footprint of a wind energy facility?**

11 A.17 No. The LBNL report is completely silent on home values *within* the project
12 footprints, and instead focused on communities "surrounding" wind energy
13 facilities.

14 **Q.18 Does the LBNL study say that no homes have been or could have been**
15 **negatively impacted by wind energy facilities?**

16 A.18 No. The LBNL report acknowledges the possibility that individual homes or small
17 numbers of homes have been or could be negatively impacted. It merely
18 dismisses these impacts on the basis of them not being "widespread,"
19 "consistent," and "statistically observable".

20 **Q.19 How many of the homes in the LBNL data set had views that were affected**
21 **by an "extreme view" of a wind energy facility?**

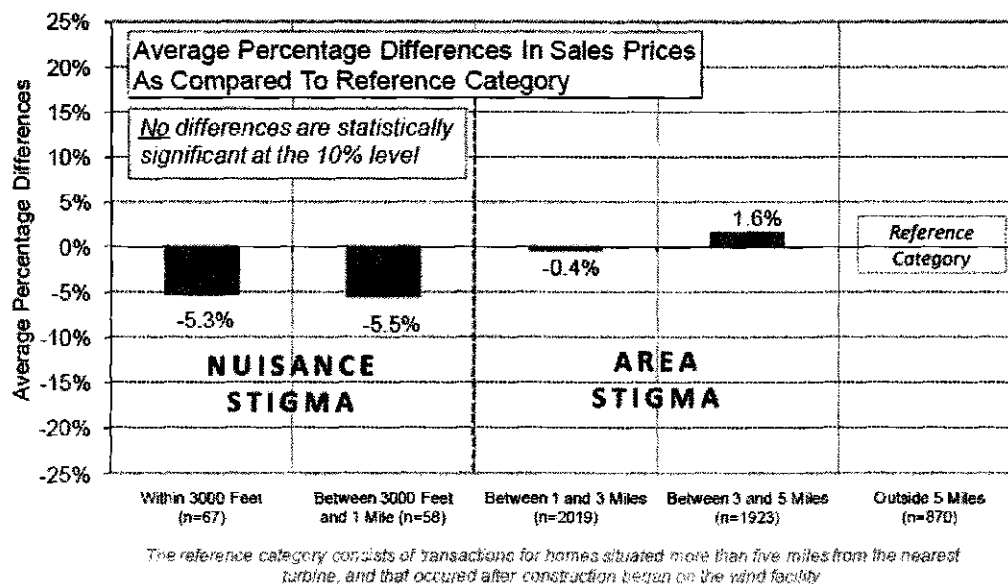
22 A.19 Figure ES-1 on page xiv, reveals that only 28 sales out of the 7,459 sales, or less
23 than 4/10 of 1%, had an "extreme view" of any turbines. Because of using

7,459 sales from diverse locations across the country with dramatically different sale price ranges, they have broadened the standard deviation to the degree where any impact that would be found within 28 examples would be minimized from a statistical analysis perspective. Data pooling makes the analysis less reliable, not more.

Q.20 Does the LBNL study show any statistically observable impacts of wind energy facilities on residences close to those facilities?

A.20 Yes. The LBNL report in fact shows that there are statistically observable impacts, out to 1 mile distance from turbines, as depicted on the following report exhibit:

Figure ES-1: Base Model Results: Area and Nuisance Stigma



LBNL report, page xiii

Q.21 What does that Figure show?

1 A.21 It shows that, based only upon the data that was included in the regression
2 analysis, by their definition there is a "nuisance stigma" impact of -5.3% to a distance of
3 3,000 feet, and to -5.5% between 3,000 feet and 1 mile.

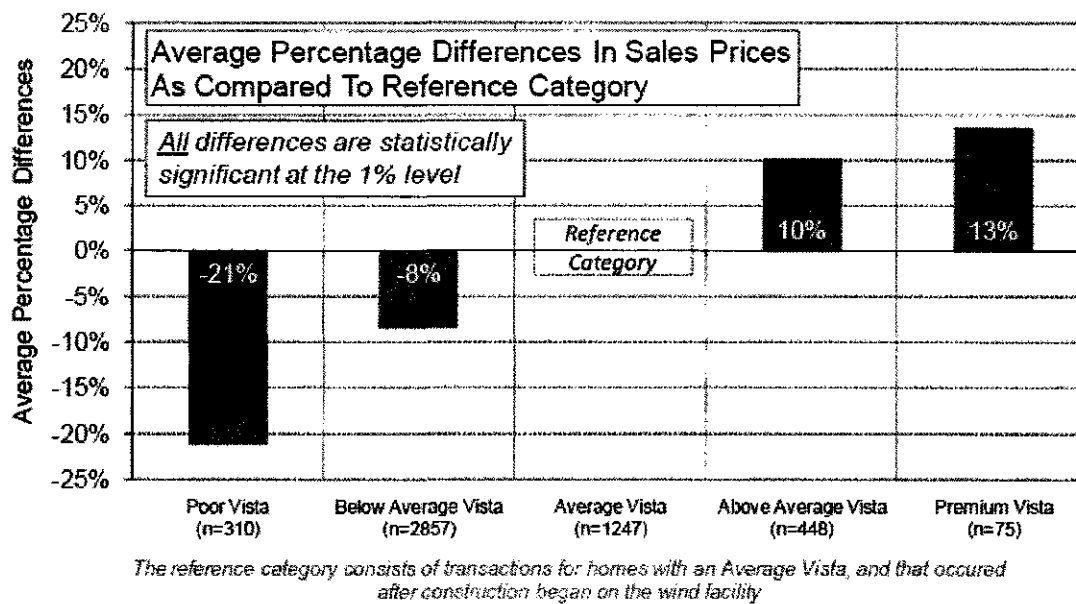
4
5 This indicates that based upon distance or proximity alone, the Champaign Wind, LLC
6 project, with many setbacks of far less than 3,000 feet, will result in "observable" or
7 measurable value impacts.

8
9 I also note that their Figure ES-1 is based on 125 sales out to the 1 mile setback, which
10 is more relevant than the 7,459 sales which Mr. Thayer cites as the basis for the NO
11 IMPACT opinion.

12 **Q.22 What does the LBNL study have to say about the relationship between the**
13 **quality of a residence's vista and the degree of property value benefit or**
14 **detriment?**

15 A.22 Perhaps an unintended result of the LBNL study is the development of a
16 dramatically contrary analytical result. Figure ES-2 depicts the impact on value that
17 premium to poor vistas has on value, against the background of an average rated vista,
18 as follows:

Figure ES-2: Base Model Results: Scenic Vista



Thus, for Champaign County residential properties that currently possess an above average to average vista, development of numerous nearly 50 story tall turbines constitutes an aesthetic intrusion into the viewshed, and the LBNL analysis indicates that such an impact is measured at (21%) to (31%) lower values, or as much as (34%) if a premium vista is downgraded and impacted to the level of a poor vista.

Q.23 Did the LBNL study omit relevant sales data from its data set?

A.23 Yes. LBNL footnote 27, on report page 13/14, describes sales that were omitted for various reasons. For example, the authors excluded data on four homes that were bought by a Pennsylvania wind project developer who then resold 2 of them for a lower amount. Based on my independent research, I determined that the resales by the developer reflected (36%) and (80%) decline from the values the developer paid for those same properties a few months earlier. The LBNL researchers claimed that exclusion of the sales from the developer was due to them being “related party”

1 transactions Although the buyer of one of the properties was an existing landowner who
2 had leased property to the developer, that prior business arrangement between two
3 parties does not constitute a “related party”, i.e., relatives and family members, as
4 described in the referenced assessment manual.

5
6 The footnote expands on these resales by stating that ***“one might, however,***
7 ***reasonably expect that the property values of these homes were impacted by the***
8 ***presence of the turbines.”***

9 **Q.24 Is this statement in the LBNL report consistent with Mr. Thayer’s written**
10 **testimony?**

11 A.24 No. It acknowledges the impact of the presence of the turbines.

12 **Q.25 In your opinion, was it appropriate to exclude these resales?**

13 A.25. No. They are considered to be meaningful and substantively significant, and
14 should not have been excluded from the analysis that purports to measure distance
15 impacts.

16 **Q.26 How did the proximity of turbines to those excluded properties compare**
17 **with the proximity of turbines proposed for the Buckeye II facility?**

18 A.26 The proximity of turbines to those particular properties are consistent with
19 proposed setbacks for some homes in Champaign County. See the aerial photographs
20 attached as Exhibit C.

21 **Q.27 Did the LBNL study exclude any other potentially relevant data?**

22 A.27 The LBNL footnotes on page 14 also describe omitting 34 sales that sold twice in
23 a six month period. This may be entirely relevant to the issue of proximate value

1 impacts, but cannot be tested or verified, since the LBNL authors have refused requests
2 by me to provide the raw data details underlying their study for any peer review, during
3 the pre-publication peer review process.

4
5 Additionally, five transactions were excluded, with no distance mentioned, on the basis
6 of the sale prices being more than 6 standard deviations from the mean. The LBNL
7 authors assumed they were abnormal transactions, but without distances being
8 revealed, one cannot exclude the possibility that they sold extremely low compared to
9 the more distant (5+) mile reference category.

10
11 Thus, based upon omission of relevant sales, with at least two sales being highly
12 impacted, and with no transparency to allow for independent review and verification of
13 39 others, it is clear that this study does not provide an empirical and verifiable basis for
14 the conclusions of the authors, from a real estate valuation and review perspective.

15 **Q.28 Please define market value.**

16 A.28 Market Value as used in this assignment is the same as the definition cited on
17 page 23 in The Appraisal of Real Estate, 12th Edition, published by the Appraisal
18 Institute, and cited in the USPAP, as follows:

19
20 "The most probable price which a property should bring in a competitive and
21 open market under all conditions requisite to a fair sale, the buyer and seller
22 each acting prudently and knowledgeably, and assuming the price is not affected
23 by undue stimulus. Implicit in this definition is the consummation of a sale as of a

1 specified date and the passing of title from seller to buyer under conditions
2 whereby:

- 3
- 4 1. buyer and seller are typically motivated;
- 5
- 6 2. both parties are well informed or well advised and acting in what they
7 consider their own best interests;
- 8
- 9 3. a reasonable time is allowed for exposure in the open market;
- 10
- 11 4. payment is made in terms of cash in U.S. dollars or in terms of financial
12 arrangements comparable thereto; and
- 13
- 14 5. the price represents the normal consideration for the property sold
15 unaffected by special or creative financing or sales concessions granted
16 by anyone associated with the sale.”
- 17

18 As it relates to an impact analysis, the Ohio Department of Transportation
19 (ODOT) Appraisers Manual contains a definition of Market Value reportedly
20 derived from Ohio Jury Instructions (OJI) which is relevant, in my opinion, and is
21 copied from the Appraisal Manual as follows:

Definition of Market Value from Ohio Jury Instruction (OJI):

The definition of market value used by the Ohio Department of Transportation is taken from Ohio Jury Instruction. This statement is the charge given to a jury by the judge in an eminent domain trial just before the jury is sequestered to consider the evidence and render a verdict. The definition of market value used by ODOT in the acquisition of rights of way is: Ohio Jury Instruction [CV 609.05]:

"You will award to the property owner(s) the amount of money you determine to be the fair market value of the property taken. Fair market value is the amount of money which could be obtained on the market at a voluntary sale of the property. It is the amount a purchaser who is willing, but not required to buy, would pay and that a seller who is willing, but not required to sell, would accept, when both are fully aware and informed of all the circumstances involving the value and use of the property. You should consider every element that a buyer would consider before making a purchase. You should take into consideration the location, surrounding area, quality and general condition of the premises, the improvements thereon and everything that adds to or detracts from the value of the property."

Q.29 Are these definitions significant to you in the context of evaluating property value impacts in this matter?

A.29 Yes. The first definition is the standard definition of Market Value that is more national in application. It is the definition contained in the USPAP, and it refines the understanding of value in definitive terms. The second definition is unique to Ohio, and is one that better addresses value impact or diminution considerations.

Both definitions are applicable to my professional opinions in this matter.

In the context of reviewing the LBNL report, Mr. Thayer's testimony and the following literature review, the definitions of value provide a framework for understanding the reliance on "statistical significance" within some studies, rather than the standards for determination of market value, or impact thereon from

1 some external cause, as in the case of a highway taking or an impairment of
2 property rights and/or value from the establishment of a large scale wind energy
3 turbine project.

4
5 Statistical significance and market value are not interchangeable terms. Any error
6 in study regression parameters and the resulting conclusions that are based
7 entirely on statistical significance of that input, can and do have significant
8 impacts on the reliability for public policy purposes of any study that makes such
9 assumptions.

10 **Q.30 Please summarize the Literature Review you have made, and provide an**
11 **indication of their respective reliability for determining value impacts on**
12 **property values.**

13 A.30 My literature review is summarized in the following table.

1

2

Summary						
Wind Turbine - Property Value Impact Studies						
Independent Studies						
Author	Type	Year	Location	Method	Distance	Impact %
Lansink	Appraiser	2012	Ontario	Resale (1)	< 2 miles	(39%) Avg. 23%-59%
Sunak	Academic RWTH Aachen University	2012	Rheine & Neuenkirchen	OLS Geographic Weighted Regression (2)	2 Km	(25%)
Heintzelman Tuttle	Academic Clarkson University	2011	Upstate NY	Regression Resale & Census Block	1/10 to 3 miles	Varies to > (45%)
McCann	Appraiser	2009 - 2012	Illinois, (3) MI, MA, WI	Paired Sales & resale	< 2 miles	(25%) 20% - 40%
Gardner	Appraiser	2009	Texas	Paired Sales	1.8 miles	(25%)
Kielisch	Appraiser	2009	Wisconsin (4)	Regression & Survey	Visible vs. not visible	(30-40%) (24-39%)
Luxemburger	Broker	2007	Ontario	Paired Sales	3 NM	(15%) \$48,000
Lincoln Twp.	Committee (5)	2000- 2002	Wisconsin	AV ratio 104% v. 76%	1 mile	(26%)

3

1

Wind Industry Funded Studies						
Canning & Simmons	Appraisers	2010	Ontario	Regression	Viewshed	(7%-13%)
	(CANWEA)			Paired Sales	(6)	(9%)
						No SS
Hinman	Academic	2010	Illinois	Pooled	3 miles	No SS
	ISU - REP			Regression	½ mile	(11.8%)
	Student thesis			Realtor survey		(7)
Hoen	USDOE funded	2009	9 states	Pooled	5 miles	No SS
	LBNL			regression	3k ft – 1 mile	(5.6%)
						(8)

2

3 **Footnotes:**

4 (1) Lansink Resale study uses resales from developer to private buyers, with
 5 Easement in Gross condition of sale. Buyer accepts noise impacts, etc., waives
 6 liability

7 (2) Lots only. No pooling of data

8 (3) McCann Illinois study & research updated, multiple states

9 (4) Kielisch regression lot sales; Realtor survey residential

10 (5) Committee compared actual sale prices vs. AV and found homes up to 1 mile
 11 sold @ 76% of AV, and > 1 mile @ 104% of AV

12 (6) Usually cited as being a study that found no impact. However, all methods used
 13 yielded negative numeric indication. Author concludes no statistical significance.

14 (7) Cites Realtor who believes no impact on value > 3 miles. Concludes some
 15 results indicate "wind farm anticipation stigma" (11.8%)/Pg.55. Author states "the

1 results neither support nor reject the existence of a wind farm nuisance stigma
2 after the wind farm achieved commercial operation.....likely due to only 11
3 properties selling during operations within 1 mile of wind farm.” Good neighbor
4 payments to some nearby neighbors. Values near wind farm appreciated
5 \$13,524 after operation, following \$21,916 decline measured under anticipation
6 stigma theory. (Net loss of \$8,392 pre- vs. post operation./Pg. 120.

7 (8) Study excludes developer resales with 36% & 80% discounts from buyout price.

8 Pooled data from 9 states 24 projects insures lack of statistical significance for
9 value loss examples near turbines. Other sales nearby excluded due to deviation
10 too far from mean and resale.

11
12 I note that the regression studies, (i.e., Hoen, Hinman, Canning, Clarkson,
13 Magnusson & Sunak all rely exclusively upon findings of statistical significance.
14 Hoen, Hinman, Clarkson & Sunak, however, all find that proximate properties
15 have experienced value loss, but cast their opinions in different manners.

16
17 Per Wikipedia, Statistical significance is a statistical assessment of whether
18 observations reflect a pattern rather than just chance. The fundamental challenge
19 is that any partial picture of a given hypothesis, poll or question is subject to
20 random error. In statistical testing, a result is deemed statistically significant if it is
21 so extreme (without external variables which would influence the correlation
22 results of the test) that such a result would be expected to arise simply by chance

only in rare circumstances. Hence the result provides enough evidence to reject the hypothesis of 'no effect'.

"Substantive versus statistical significance"

When we conduct a statistical test, even if we can reject the null hypothesis at a given alpha level, that doesn't necessarily mean that the actual difference in the population is large or important. A common mistake many new (and even experienced!) researchers make is believing that statistically significant results are automatically meaningful. Researchers should be conscious that *substantive significance* is usually at least as important as statistical significance.

For example, a researcher might (hypothetically) be interested in studying disparities in grades between white and black students at a major university. The researcher might have access to thousands of student records, and find a statistically significant difference between the average GPA of white and black students, but that the difference was only 0.02 grade points. Even though the difference is statistically significant—in other words, we can be confident there is a difference in the average GPAs of the two groups—the substantive significance of the finding is extremely low, as there is no real, meaningful difference between the two groups' averages.

How can this come about? Most statistical tests are designed for samples of a few thousand, at most. With very large samples (where the sample size is larger than 10,000 or so), most statistical tests will find "significant" differences even for small deviations between groups.

1 The bottom line: researchers should apply their own judgment to decide truly how
2 important a “statistically significant” finding is.”

3
4 In contrast, Substantive Significance can be understood as “the importance or
5 meaningfulness of a finding from a practical standpoint.”

6 *(Dr. Osei Darkwa, University of Illinois at Chicago)*

7
8 Substantively significant data includes sales that are near turbines, such as my
9 study in Lee County, Illinois, the Lansink study, Gardner, Luxemburger, and to
10 some degree even the regression studies. These data reflect close proximity to
11 turbines, and the impact is deemed to be significant to a meaningful and relevant
12 understanding of real-world examples of value impact from turbines. It is not,
13 however, compared to an extremely broad range of data from 9 states, with
14 substantial deviations from the mean reflected in statistical analysis, in order to
15 isolate the effects of the turbines. That type of irrelevant comparison would not
16 yield substantively significant results; it would disguise the results.

17
18 Finally, from an evidentiary reliability perspective, only the studies that actually
19 include the underlying sale data can be deemed reliable and transparent. None
20 of the regression studies include a listing of a single, identifiable property.
21 Comparable sales are the cornerstone of any reliable value opinion, even when
22 the opinion is limited to a direction in value or a question of impact upon value.

1 The contrary conclusions of Sunak and Clarkson studies vs. Hoen, Hinman,
2 Magnusson & Canning serve to illustrate that regression is far from being a
3 “foolproof” methodology, and if conducted improperly, are not reliable.

4 *(See Al Wilson, Wind Farms, Residential Property Values & Ruber Rulers)*
5

6 Thus, my review of the most recent literature leads me to conclude that only the
7 transparent studies which reveal the comparable sales are reliable, i.e., McCann,
8 Lansink, Gardner.

9
10 Further, the setback distances must be comparable between the sale data and
11 the range of setbacks proposed in Champaign County, in order for findings to be
12 applicable.

13 **Q.30 Please identify Exhibit D.**

14 A.30 Exhibit D is a copy of the results of my Illinois research and study as summarized
15 in my materials for the Appraisal Institute seminar I mentioned earlier in this testimony.

16 **Q.31 Please identify Exhibit E.**

17 A.31 Exhibit E is a copy of the Gardner study referenced above.

18 **Q.32 Please identify Exhibit F.**

19 A.32 Exhibit F is a copy of the Landsink study referenced above.

20 **Q.33 Please identify Exhibit G.**

21 A.33 Exhibit G is a copy of the LBNL study.

22 **Q.33 Please state your opinions in this matter.**

1 A.33 It is my opinion that the proposed Champaign Wind, LLC, Buckeye II wind energy
2 project will cause a significant, adverse economic impact in the immediate project
3 area, ranging from (25%) to as much as (40%) reduction of market value of
4 neighboring properties, within the project footprint and up to as much as 2 miles
5 outside the footprint.

6
7 It is also my opinion that if the project should be approved, the condition of a
8 carefully designed property value guarantee is justifiable and prudent, to insure
9 that the negative impacts caused by the project do not reduce or eliminate home
10 values or equity in the neighboring community.

11
12 Finally, it is also my opinion as a Review Appraiser that the regression studies
13 cited herein do not meet the minimum standards for development or reporting of
14 a value opinion, and should not be relied upon for determining value or economic
15 impacts in the subject matter.

1 **CERTIFICATION**

2
3
4
5 The undersigned, representing McCANN APPRAISAL, LLC, do hereby certify that to the best of our knowledge and belief:

6
7 FIRST: The statements of fact contained in this consulting report and written testimony, are true and correct.

8
9 SECOND: The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting
10 conditions, and are the personal, impartial and unbiased professional analyses, opinions, and conclusions of
11 the undersigned.

12
13 THIRD: I have no present or prospective interest in the property that is the subject of this appraisal report, and no
14 personal interest with respect to any of the parties involved.

15
16 FOURTH: I have no bias with respect to the property that is the subject of this appraisal report, or the parties involved with
17 this assignment.

18
19 FIFTH: My engagement in this assignment was not contingent upon developing or reporting predetermined results.

20
21 SIXTH: My compensation for completing this assignment is not contingent upon the development or reporting of a
22 predetermined value or direction in value that favors the cause of the client, the amount of the value opinion,
23 the attainment of a stipulated result, of the occurrence of a subsequent event directly related to the intended
24 use of this appraisal.

25
26 SEVENTH: My analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with
27 the Uniform Standards of Professional Appraisal Practice.

28
29 EIGHTH: The following persons from among the undersigned have made a personal inspection of the property that is
30 the subject of this appraisal report on the date(s) indicated:

31
32 **MICHAEL S. McCANN on October 24 & 25, 2012**

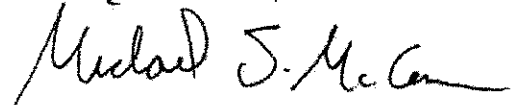
33
34 NINTH: No one other than the undersigned provided significant real property appraisal or consulting assistance to the
35 person(s) signing this certification. I have considered the work product of others as stated in my testimony, but
36 have developed independent opinions.

37
38 TENTH: Neither the undersigned nor McCann Appraisal, LLC, has previously appraised or consulted on the subject property within
39 the past 3 years.

40
41 Prepared on behalf of Intervenor: Union Neighbors United (UNU), for the Intended Use and consideration of the Ohio Power
42 Siting Board. Effective date of the real estate market value and economic impact evaluation and testimony cited herein includes
43 the inspection dates October 24 & 25 through the November, 2012 hearing date.

44
45 IN WITNESS WHEREOF, THE UNDERSIGNED has caused these statements to be signed and attested to.

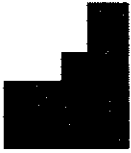
46
47 Michael S. McCann, CRA



State Certified General Real Estate Appraiser

IL License No. 553.001252

(Expires 9/30/2013)



McCann Appraisal, LLC

PROFESSIONAL BIOGRAPHY

MICHAEL S. MCCANN, CRA

Michael S. McCann has been exclusively engaged in the real estate appraisal profession since 1980, and is the owner of McCann Appraisal, LLC.

EXPERIENCE

His appraisal experience has included market value appraisals of various types of commercial, office, residential, retail, industrial and vacant property, along with a wide variety of unique or special purpose real estate, such as limestone quarries, hotels, contaminated properties, etc. He has gained a wide variety of experience in real estate zoning evaluations and property value impact studies, including analysis of utility scale wind turbine generating facilities, gas-fired electric generating plants, shopping centers, industrial facilities, limestone quarries, sanitary landfills and transfer station waste disposal facilities. He has been retained as an independent consultant to municipalities, government agencies, corporations, attorneys, developers lending institutions and private owners, and has spoken at seminars for the Appraisal Institute, the Illinois State Bar Association and Lorman Education Services on topics including the vacation of public right of ways (1986), and Property Taxation in the New Millennium (2000), Zoning and Land Use in Illinois (2005, 2006), and Wind Farm and Land Values for the Appraisal Institute (2012).

In addition to evaluation of eminent domain real estate acquisitions for a wide variety of property owners & condemning authorities, Mr. McCann has served as a Condemnation Commissioner (2000-2002) appointed by the United States District Court - Northern District, for the purpose of determining just compensation to property owners, under a federal condemnation matter for a natural gas pipeline project in Will County, Illinois.

EXPERT TESTIMONY

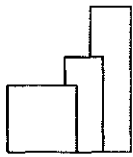
Assignments include appraisals, studies and consultation regarding real estate located in 21 states. He has qualified and testified as an expert witness in Federal Court, and for condemnation, property tax appeal and zoning matters in the Counties of Cook, Will, Boone, Lake, Madison, St. Clair, Iroquois, Fulton, McHenry, Ogle & Kendall Circuit Courts, as well as the Chicago and Cook County Zoning Boards of Appeal, the Property Tax Appeal Board (PTAB) and tax court & Commissions of Illinois, Wisconsin, and Ohio, Circuit Courts in New Jersey and Indiana, as well as zoning, planning, and land use and County Boards in Texas, Missouri, Idaho, Michigan, New Mexico and various metropolitan Chicago area locales. He has also been certified as an expert on the Uniform Standards of Professional Appraisal Practice (USPAP) by the Cook County, Illinois Circuit Court. Mr. McCann has substantial experience in large-scale condemnation and acquisition projects and project coordination at the request of various governmental agencies and departments. These include appraisals for land acquisition projects such as the Chicago White Sox Stadium project, the Southwest Transit (Orange Line) CTA rail extension to Chicago's Midway Airport, the United Center Stadium for the Chicago Bulls and Blackhawks, the minor league baseball league, Silver Cross Field stadium in Joliet, Illinois, as well as many other urban renewal, acquisition and neighborhood revitalization projects.

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McCANN

EXHIBIT A



RELATED EXPERIENCE

Michael McCann has bought, sold, negotiated purchase and sales, and acted as agent for governmental bodies, private property owners and his own account, for residential property, land and commercial property, in transactions in excess of \$65 million dollars.

REAL ESTATE EDUCATION

Specialized appraisal education includes successful completion of Real Estate Appraisal Principles, Appraisal Procedures, Residential Valuation, Capitalization Theory and Techniques Part A, Standards of Professional Practice Parts A, B and C, Case Studies in Real Estate Valuation, Highest and Best Use and Market Analysis, Advanced Income Capitalization, Subdivision Analysis and Special Purpose Properties, Eminent Domain and Condemnation, and Valuation of Detrimental Conditions in Real Estate offered by the Appraisal Institute. In addition, he has completed the Society of Real Estate Appraisers' Marketability and Market Analysis course, the Executive Enterprises - Environmental Regulation course, and a variety of continuing education real estate seminars.

DESIGNATIONS & PROFESSIONAL AFFILIATIONS

The National Association of Review Appraisers & Mortgage Underwriters has designated him as a Certified Review Appraiser (CRA). He was elected in 2003 as a member of Lambda Alpha International, an honorary land economics society, and he served several years as a member of the Appraiser's Council of the Chicago Board of Realtors.

LICENSES

State Certified General Real Estate Appraiser in the State of Illinois (License No. 533.001252) and is current with all continuing education requirements through September 2013. Temporary licenses have been obtained in numerous states when necessary to comply with state law for out of state assignments.

Exhibit B Deliberately Omitted

McCANN
EXHIBIT C



