

**Ohio Job Ready Sites (JRS) Program
Reading Life Science Center Expansion
Site Certification Materials**

Table of Contents

I. Introduction

1. Letter from Director
2. Introductory Letter from City of Reading
3. Marketing Brochure and Project Summary
4. Site Aerial and Campus Map
5. Site Utilities and Roadway Map
6. Map of Surrounding Uses
7. Strategic Marketing Plan and Site Plans

II. Technical Site Information

1. Plat Map
2. Flood Plain Map
3. Historical Site Map and Photos
4. Backfill and Basement Grading Map & Notes
5. National Wetlands Inventory Map
6. Soils Map

III. Environmental Information

1. Environmental Site Assessment (ESA)
 - Phase I ESA (Update)
 - Limited Phase II ESA
2. Ohio EPA Covenant Not to Sue (Issued August 10, 2011)

IV. Utility Information

1. Letter from Duke Energy (electric and natural gas)
2. Letter from the Metropolitan Sewer District of Greater Cincinnati (sewer)



3. Letter from City of Reading (water)
4. Informational Brochure from Greater Cincinnati Water Works (water)
5. Letter from Cincinnati Bell (telecommunications)

V. Transportation Infrastructure

1. Letter from JMA Consultants, Inc. (Roadway)

VI. Zoning & Permitting Process

1. Letter from City of Reading, Zoning Administrator
2. Reading Zoning Map
3. Approved Resolution for Research-Development Zoning
4. Building Permit Process - Letter from City of Reading, Zoning Administrator

VII. Community Support

1. Letter from the University of Cincinnati – Genome Research Institute
2. Letter from Patheon Pharmaceuticals, Inc.
3. Letter from OKI Regional Council of Governments
4. Letter from Hamilton County Economic Development Office
5. Letter from CincyTechUSA
6. Letter from Cincinnati USA Partnership
7. Letter from Girindus America
8. Letter from Reading Community Improvement Corporation
9. Letter from Reading Chamber of Commerce
10. Letter from Reading Business Roundtable

VIII. Appendix

1. Phase II Environmental Site Assessment (With Boring Logs)





April 4, 2012

Mr. Patrick Ross
Safety Service Director
City of Reading
1000 Market Street
Reading, Ohio 45215

Dear Mr. Ross:

We are excited to designate the Reading Life Science Complex Expansion Project as a Certified Ohio Job Ready Site.


The Ohio Job Ready Sites Program was created to bolster the State of Ohio's current portfolio of commercial and industrial developable sites. Projects in this program are strategically chosen for their ability to provide optimal infrastructure capabilities and attract economy shifting end-users. The Reading Life Science Complex Expansion was identified by the Ohio Department of Development (the Department) for its distinct ability to achieve the goal of providing an advantageous developable site to Ohio.

The Reading Life Science Complex Expansion has been held to stringent requirements, and was required to satisfy high industry standards in order to receive an Ohio Job Ready Site Certification. These standards, developed by the Department and third party engineering and site selection firms, ensure that the quality of work done at the Reading Life Science Complex Expansion Certified Ohio Job Ready Site goes above and beyond industry expectations.

We would like to congratulate the Reading Life Science Complex Expansion Ohio Job Ready Site for joining the prestigious group of sites that met the rigorous standards for achieving Ohio Job Ready Site Certification. This project is an exemplary success for both the City of Reading and the State of Ohio as a whole. We hope to perpetuate this success by bringing in end-users and continue sustained economic growth throughout Ohio.

Again, thank you for your diligent efforts in facilitating the development of the Reading Life Science Complex Expansion Certified Ohio Job Ready Site. We look forward to continuing our work with you during this exciting time in Ohio.

Sincerely,
Christiane Schmenk
Director
Ohio Department of Development

By: 
Name: Kevin Potter
Title: Assistant Director

ROBERT "BO" BEMMES

Mayor

PATRICK G. ROSS

Safety-Service Director

DAVID T. STEVENSON

Law Director

DOUGLAS G. SAND

Auditor

MELVIN T. GERTZ

Treasurer



READING

The Crossroads of Opportunity

1000 MARKET STREET

READING, OH 45215-3283

PHONE: 513.733.3725

FAX: 513.733.2077

WWW.READINGOHIO.ORG

CRIS NESBITT

President of Council

ROBERT J. ASHBROCK

DONALD H. LINDEMAN

RANDOLPH FISCHER

Council-At-Large

LEE J. ROTH

Council Ward 1

ANTHONY J. GERTZ

Council Ward 2

THOMAS A. LYND

Council Ward 3

DENNIS E. ALBRINCK

Council Ward 4

SCOTT J. HECKLE

Clerk of Council

January 24, 2012

To Prospective Reading Life Science Expansion Project Tenants:

Using approximately \$3.5 million in state, county and federal grants, the city of Reading acquired a vacant glass and box manufacturing plant at 601 Third Street. Funds were also used to demolish a vacant and dilapidated building, undertake environmental remediation of the site, and install utilities and roadway to make the 14-acre development a certified "Job Ready" site.

Now that the site is fully developed, the city has begun marketing the shovel-ready site to life science and research and development companies that will join the city's three existing life science companies: Patheon Pharmaceuticals, UC Reading Campus/ UC Metabolic Diseases Institute (formerly the Genome Research Institute), and Girindus America. These three firms currently:

- Employ approximately 1000 employees;
- Have a total payroll of almost \$48 million;
- Generate approximately \$1 million in annual payroll tax revenue for the city;
- Help move a drug candidate from lead identification through clinical trials up to commercial production, and;
- Focus on the study of the biological and genetic causes of some of the world's most prevalent diseases including obesity, heart disease and cancer.

As a sign of its strong commitment to the Reading Life Science Expansion Project, the city of Reading provided \$925,262 in matching funds for the project. We are confident that when the site is fully developed, the city will more than recoup this investment. In fact, according to former Genome Research Institute Director David Millhorn, development of the Reading Life Science site could easily accommodate:

- A \$50 million building with 150,000 square feet of new laboratory and office space

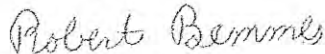
- Generate 300-400 new research and support jobs
- Resulting in an annual new payroll of \$15-\$20 million.

Other steps the city of Reading has taken to support the Reading Life Science Expansion Project include:

- Designated the property as an Enterprise Zone which provides eligible businesses tax abatement in exchange for new jobs and investment.
- Continue coordinating with state and county economic development officials to offer a full range of competitive tax and financial incentives for companies locating to the Life Science Campus.
- Rezoned the property from "General Industry" to "Research and Development" to target the attraction of additional high technology jobs to Reading which will further enhance Southwest Ohio's stature as a biotechnology center.

Support of the Reading Life Sciences Expansion Project was identified as a high priority goal in the City of Reading Comprehensive Plan. This goal is an ambitious but achievable real estate development project. The Reading City Council and administrative staff are fully committed to take the necessary steps to implement this goal by working to attract new R&D companies to the site to solidify and expand the region's position in the pharmaceutical and biotech industry.

Sincerely,



Robert "Bo" Bemmes
Mayor

cc: Patrick Ross, Safety-Services Director, City of Reading
Linda Fitzgerald, Economic Development Consultant, City of Reading

Life Sciences Development Opportunity

READING LIFE SCIENCES CAMPUS EXPANSION SITE 601 Third Street, City of Reading Ohio



- 14 shovel ready acres
- Single owner-City of Reading (flexibility in negotiating land price)
- Zoned Research and Development (allows related manufacturing)
- All new infrastructure recently installed (electric, water, sewer, gas and fibre)
- Flat to gently rolling terrain
- One mile from I-75/Ronald Reagan Cross County Highway with easy connection to I-71 (3 miles away)
- Easy access on U.S. 42 Reading Rd. with secondary access off Third Street
- Adjacent to rail line
- Green site – No Further Action Letter secured from EPA
- Tax abatement available
- Certified by the State of Ohio as a “Job Ready” Site for Life Sciences Companies

- Adjacent to the existing 50 acre Reading Life Sciences Campus, one of the largest biotechnology centers in the Midwest employing 1000 research and support jobs. Existing tenants include Girindus America, Patheon Pharmaceuticals, Inc. and the University of Cincinnati Metabolic Diseases Institute.
- 33,000 scientists and engineers within 50 miles
- Up to 200,000 SF of R&D space available



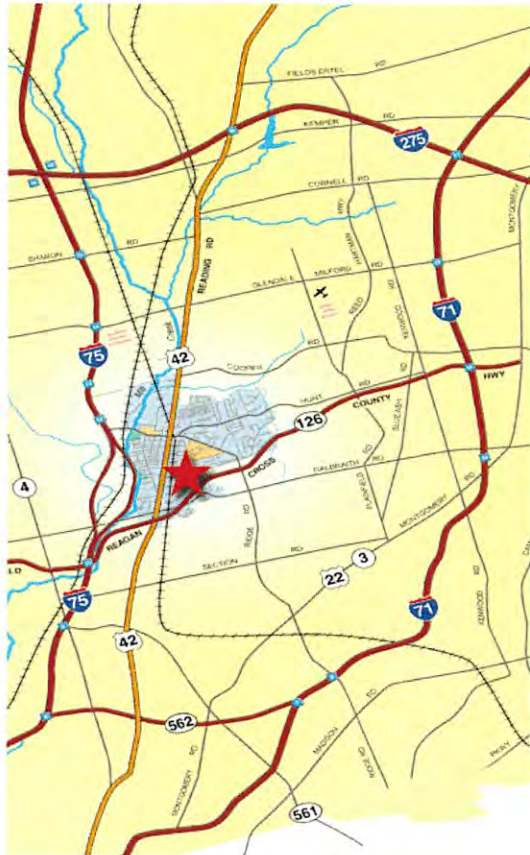
CONTACT:

Linda Fitzgerald
Economic Development Director
City of Reading
1000 Market Street
Reading Ohio 45215
513/677-9766 lsrconsult@fuse.net

Reading Life Sciences Campus Expansion Site Project Summary

Project Background

In 2007 the City of Reading was awarded a \$2,339,177 grant under the State of Ohio Jobs Ready Site (JRS) Technical Center/Research Laboratories Program. Grant proceeds were used to acquire and improve a 10.35 acre underutilized site, later expanded to 14.113 acres, to make it marketable and “certified” for future development by life science companies.



**Vicinity Map
Reading Life Sciences Campus
Expansion Site**

The property, located at 601 East Third Street in the City of Reading, Hamilton County, Ohio, formerly housed the Nivison-Weiskopf Glass and Box Manufacturing Plant. The property is contiguous to the existing Reading Life Science Complex, one of the largest biotechnology centers in the Midwest.

In addition to the JRS grant, the city received two US EPA grants to conduct environmental analysis and remediation at the site: a \$200,000 US EPA Brownfield Assessments grant in 2003, and a \$200,000 US EPA Petroleum grant in 2009.

Project Components/Costs

Total costs to redevelop the Reading Life Science Expansion Site were \$3.1 million.

“The City’s acquisition and redevelopment of the Nivison-Weiskopf property will preserve adjacent land for expansion of the Reading Biomedical Corridor... and help preserve the land for a high tax and employment generating use that supports the State of Ohio’s Third Frontier Initiative.”

*Jane E. Henney, M.D.
Senior Vice President and
Provost for Health Affairs
University of Cincinnati*

The city acquired the former 10.35 acre Nivison-Weiskopf industrial property in 2007, vacated tenants and completed universal waste removal, asbestos abatement and demolition of more than 155,000 square feet of building on the property by July 2008. In November 2009, the city added approximately three acres to the redevelopment property by acquiring adjacent residential land. Further property expansion was accomplished in August 2010 through acquisition of 0.763 additional acre of residential land.

Concurrent with and following demolition efforts on the property, environmental clean up was conducted that included removal of petroleum underground storage tanks, excavation of petroleum contaminated soil, and remediation of groundwater. A No Further Action (NFA) was granted by the Ohio Environmental Protection Agency (Ohio EPA) in August 2011. Significant off-site improvements were completed including reconstruction of the Third Street access road, construction of a secondary access road off Reading Road (US 42), and water line installation. On-site improvements included water line, flood and drainage work.

Project Benefits

The Reading Life Sciences Expansion Site has been certified by the Ohio Department of Development as a “Jobs Ready” site. Redevelopment of the property has filled a gap in Ohio’s life science offerings and enhanced southwest Ohio’s already strong presence in the pharmaceutical biotechnology field. Major economic development benefits that will be derived from the proposed project include:

1. ***Support of Ohio’s Third Frontier Initiative*** – Acquisition of the Nivison-Weiskopf property has preserved valuable industrial land within the I-275 beltway for the expansion of the contiguous Reading Life Science Complex which currently has 2,555,555 square feet of research and development space on 59 acres. Reading’s three existing life science partners, (the UC Metabolic Diseases Institute, Girindus America, and Patheon Pharmaceuticals, Inc.), deliver a fully integrated way of moving a drug candidate from lead identification through clinical trials up to commercial API production. These applications are focused on the study of the biological and genetic causes of some of the world’s most prevalent diseases including obesity, heart disease and cancer.
2. ***Increased Investment and Creation of High Paying Jobs for Ohio, Hamilton County and the City of Reading*** – Redevelopment of the Reading Life Sciences Expansion project will increase investment in Ohio and the Greater Cincinnati Region by providing a “developer-ready” site that initially accommodates development of approximately 154,500 square feet in laboratory space. A future phase could add an additional 54,000 square feet in lab space and 96,000 square feet in supporting conference, retail and office space.

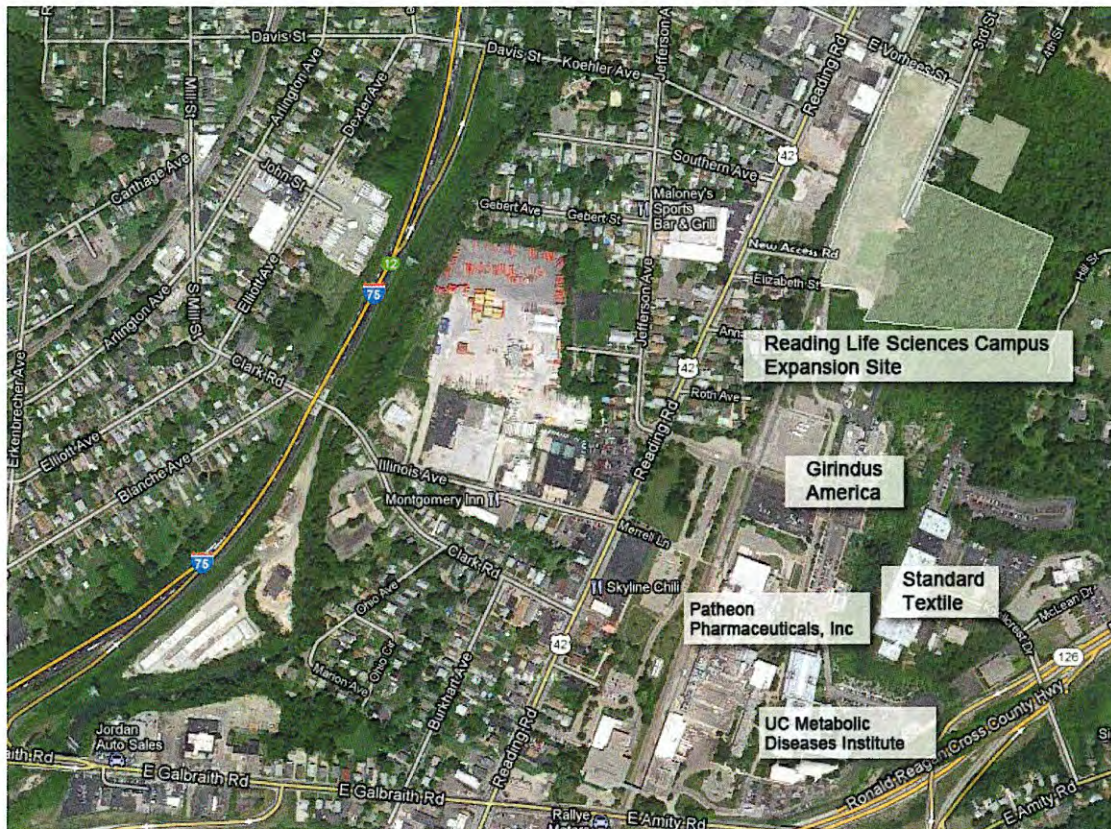
“Our mission is more than just another university facility... It is to enhance the presence of biotech in Ohio... We will provide really good jobs and we hope to attract biotech companies that will also create jobs.”

***Dr. David Millhorn
Former Director of the Reading
Genome Research Institute***

Currently the 14-acre Reading Life Sciences Expansion site generates less than \$200 a year in earnings tax. Post-development, the site will likely result in new payroll of approximately \$20 million over five years that will generate \$300,000 in new earnings tax.

According to former Genome Research Institute Director Dr. David Millhorn, redevelopment of the Reading Life Sciences expansion property could easily accommodate a \$50 million building with 100,000 square feet of laboratory and office

space. In turn, this would generate 300-400 new research and support jobs resulting in an annual payroll of \$15-\$20 million. Other related activities which supply materials and services to biotech centers could easily double these impact numbers. In fact, a 1999 Economic Impact Study conducted by the U.C. Medical School indicated that the economic multiplier for the region is three times direct payroll.



In addition to creating new research and development jobs, the Reading Life Science Expansion Project will also help retain the 1,000 existing research and support jobs already in place at the Reading Life Science Complex by solidifying and expanding the region's position in the pharmaceutical biotech industry.

3. **Redevelopment of a Brownfield Site** – The former Nivison-Weiskopf property has a century-old history as a former glass and box manufacturing plant and was previously identified as a Brownfield site in Hamilton County Development Company's Urban Land Assembly Profile. Using the proceeds of the JRS grant and two US EPA grants, the City of Reading took the necessary steps to conduct a VAP-certified Phase I and Phase II analysis and prepare and implement a Remedial Action Plan for the clean-up and demolition of the property. Redevelopment of the property is now necessary to return this Brownfield site to its highest and best use and to generate new investment, employment and tax revenues for the City of Reading, Hamilton County and the State of Ohio.

4. ***Support of the Greater Cincinnati Partnership USA Regional Cluster Study-*** The Reading Life Science Complex Expansion Project supports this recently published economic development marketing study which recommended that Greater Cincinnati's life sciences enterprises should be targeted for future growth.
5. ***Elimination of Blighting Influences/Revitalization of the Reading Road Corridor*** – Given its strategic location along the Reading Road Corridor, acquisition and redevelopment of the Reading Life Sciences Expansion site will capitalize on the \$2 million invested by the City in 2005 to construct Phase I of the Reading Road Streetscape Project.
6. ***Leverage of Other Local and State Funds*** – The JRS project leveraged approximately \$925,262 in local, private and other public (non-State) funds that were committed to the Reading Life Science Complex Expansion Project. Of this total, \$437,220 was cash provided from the City's General Fund. This financing scenario represents an excellent use of limited state and local economic development dollars.



Summary

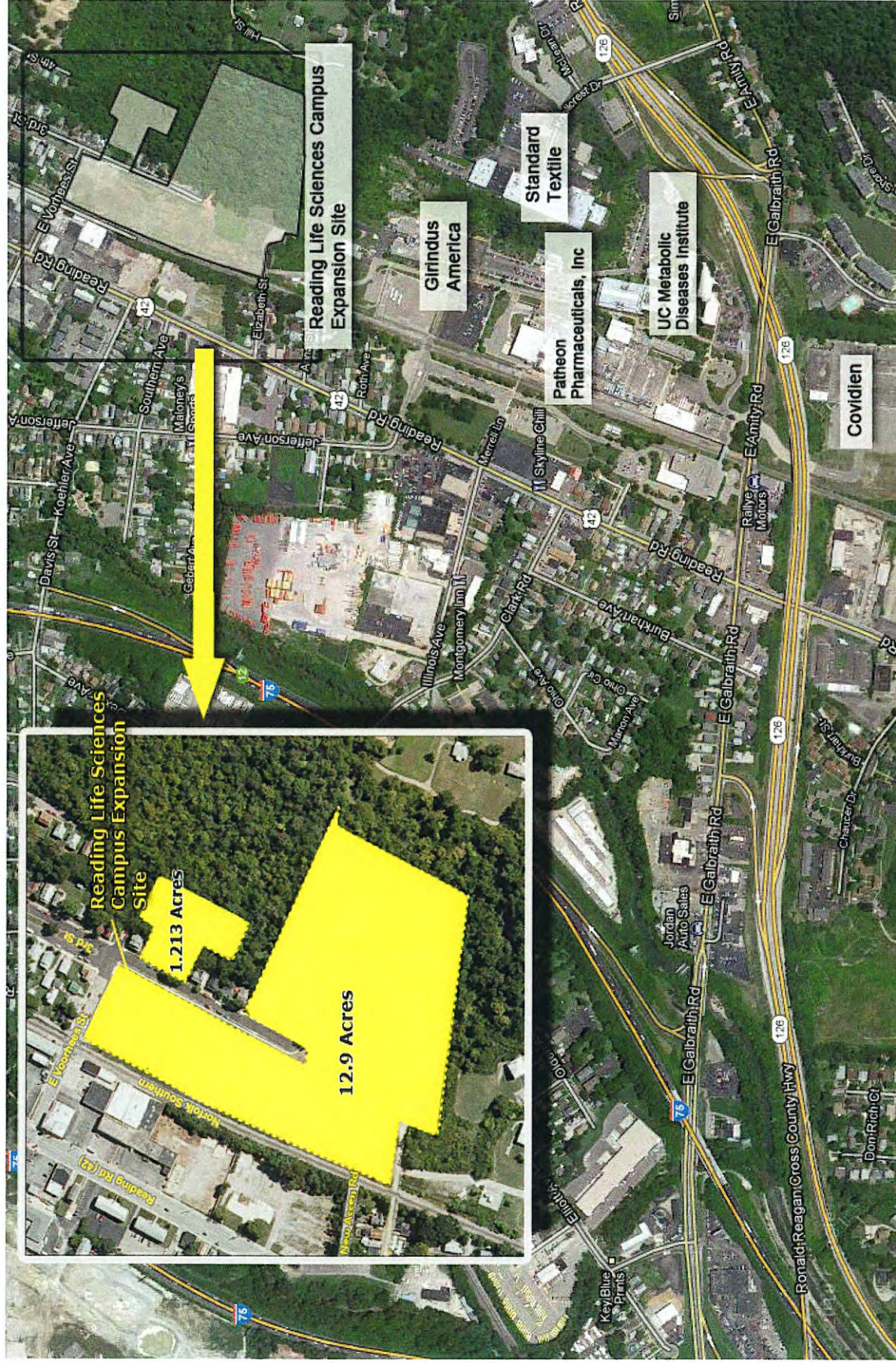
The Reading Life Science Complex Expansion Project will stimulate the economic revitalization of the City of Reading, Hamilton County and the State of Ohio by preserving valuable land for biotechnology and its associated high-salaried jobs. The project will directly result in the type of high technology economic development that the state and county support as part of Ohio's Third Frontier Initiative.



CONTACT:

Linda Fitzgerald
Economic Development Director
City of Reading
1000 Market Street
Reading Ohio 45215
513/677-9766
lsrconsult@fuse.net

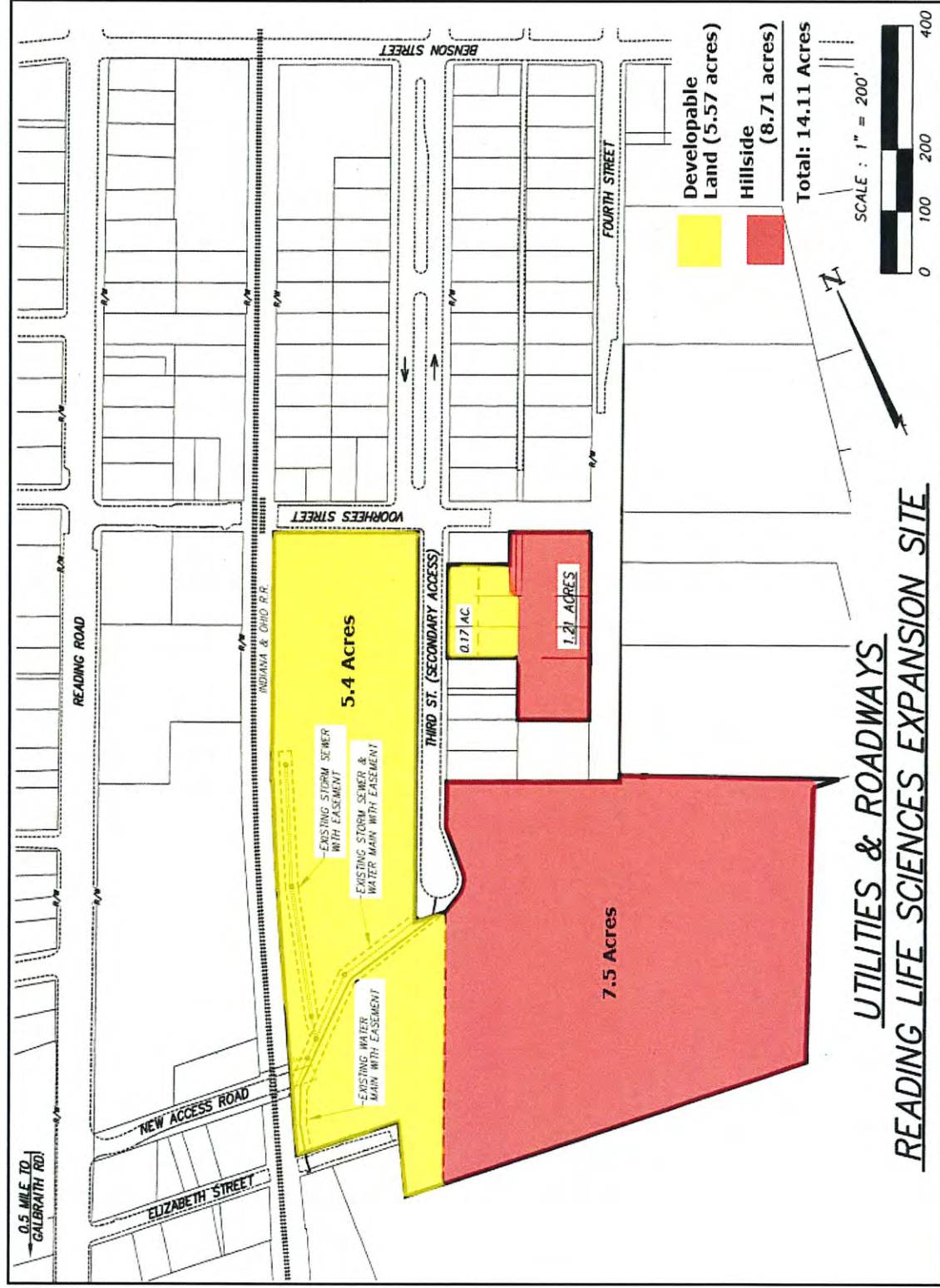
Reading Life Sciences Campus Map



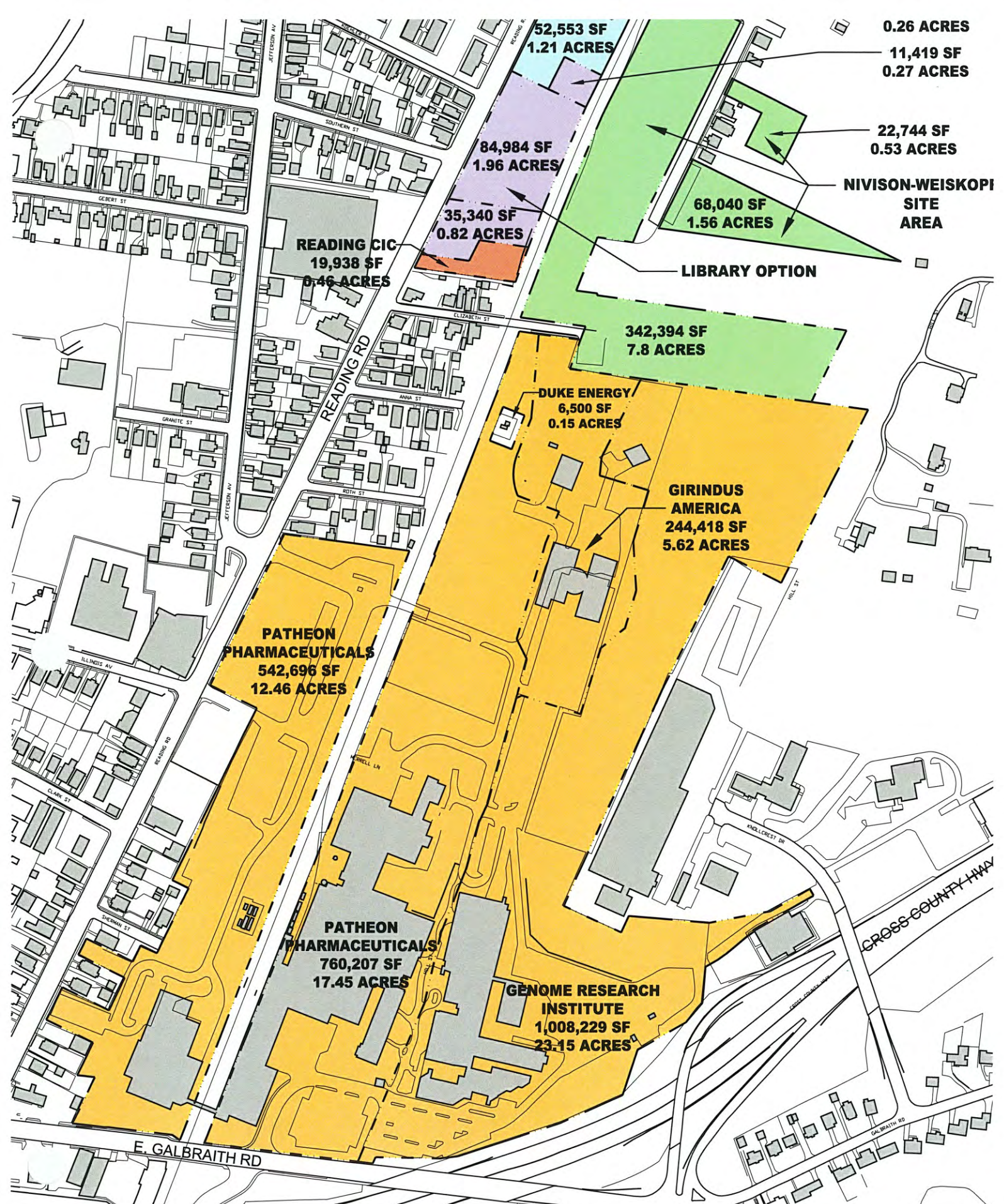
CONTACT:
 Linda Fitzgerald
 Economic Development Director
 City of Reading 1000 Market Street
 Reading Ohio 45215
 513/677-9766 lsrconsult@fuse.net



Reading Life Sciences Campus Expansion Site Utilities & Roadways Map



CONTACT:
Linda Fitzgerald
Economic Development Director
City of Reading 1000 Market Street
Reading Ohio 45215
513/677-9766 lsrconsult@fuse.net



LEGEND

- PROPOSED LIFE SCIENCES CAMPUS (Former Nivison-Weiskopf Property)
- EXISTING LIFE SCIENCES CAMPUS

ATTACHMENT A4- SITE MARKETING PLAN

The City of Reading (City) has been working since November 2002 to facilitate the acquisition and redevelopment of the Nivison-Weiskopf property as an expansion of the Reading Life Sciences Complex. Below is a summary of the City's efforts to market and develop the site including during the past 24 months leading up to submission of the Job Ready Site (JRS) Technical Center/Research Laboratories grant application:

1. November 2002: Reading CIC, Viox Services, Inc. (VSI) and Hamilton County Development Co. shared costs equally for Phase I Environmental Assessment of the 10.35 acre Nivison-Weiskopf property; the contiguous 3.05 acre VSI site; and the .45 acre CIC-owned property (all of which were part of the original Nivison-Weiskopf plat). The intention was to help the Cincinnati Public Library acquire the 3.05 acre parcel to construct a \$4.2 million branch library, and to clarify environmental concerns about the 10.35 acre Nivison-Weiskopf site.

2. January 2005: Based in large part on the findings in the US EPA Brownfields Assessments Phase I and Phase II reports, the library purchased the 3.05 acre VSI property. Although the library project is not part of the proposed JRS project, its proximity to the expanded Reading Life Science Project will provide an excellent information resource for tenants in the life science facility.

3. June 9, 2005: City received a \$15,000 Cinergy Community Success grant to be used toward the environmental analysis of the Nivison-Weiskopf property.

4. July 2005: City completed two appraisals on the Nivison-Weiskopf property. Pre-remediation appraisal was \$500,000; post-remediation appraisal was \$1.39 million.

5. August 2005: Approval of City's designation as "Situational Distressed" community opened up additional grant opportunities for redevelopment of Nivison-Weiskopf property.

6. September 2005: Using the proceeds of a U.S. EPA Brownfields Assessment grant, City completed VAP – Certified Phase I and Phase II reports and remediation plan for the Nivison-Weiskopf/VSI/CIC Properties.

7. September 2005: In executive session, Reading City Council authorized purchase of Nivison-Weiskopf property for up to \$450,000 based on a market appraisal.

8. November 2005: City completed title searches on 28 parcels comprising the Nivison-Weiskopf property.

9. April 2006: City was awarded a \$200,000 Community Development Block Grant (CDBG) which will go toward the \$450,000 acquisition of the Nivison-Weiskopf property.

10. May 2006: City hired Hull & Associates to update Phase I and II environmental analyses and remediation plan in anticipation of applying for a JRS grant.

11. June 2006: The Ohio Pension Benefit Guaranty Corporation and the Nivison-Weiskopf Co. agreed to sell the Nivison-Weiskopf property to the City for \$450,000. The City intends to close on the property by December 15, 2006.

After the Nivison-Weiskopf site is certified under the JRS Program, the City will use the following resources and opportunities to maintain the site in its certified condition and market the site to life science companies:

Public/Private Partnerships - Throughout the process leading up to the submission of the JRS application, City, County and State officials have met regularly with the three Reading Life Science tenants to validate the need for expanded facilities and to seek their input on the specific type of facilities required. During the marketing of the expanded Reading Life Science Complex, the City will continue to work closely with its three existing life science partners to

gain a finer understanding of strengths that exist and ways to leverage their reputations and standing in the life science industry.

Preparing a Developer-Ready Site - By taking the necessary steps through JRS certification to deliver the Nivison-Weiskopf site to the market, the City will be able to market a broader array of life science and technology companies. Because biotech companies typically require flexibility, often need space on short notice and on a speculative basis, having the expanded Reading Life Science Complex “developer ready” will position Reading to effectively market the property. An example of the need to add development ready sites to Ohio’s R&D land inventory is illustrated with the recent search by Government Services Administration (GSA), for a 14 acre R&D site to house laboratory space for the National Institute for Occupational Safety & Health. Because these sites are limited in the City of Cincinnati and other built up “First Suburb” communities, GSA is now considering sites in northern Kentucky. The JRS Technical Center/Research Laboratories Program provides inner-ring communities like Reading an excellent opportunity to redevelop property for R&D projects.

Proximity to Major Medical Schools/Pharmaceutical Companies - The presence of a major research institution like the University of Cincinnati Medical School gives the City and the Greater Cincinnati Area a cachet in attracting biotech firms. Well-funded research partnerships with academic and corporate partners like Procter & Gamble Pharmaceuticals, Wright Patterson Air Force Base, the University of Cincinnati, and Wright State University will undoubtedly help market the expanded life science facility.

A Unique Life Science Offering - A unique marketing asset of the Reading Life Science Complex, (and the proposed satellite facility), is that it is one of the few pharmaceutical research complexes in the State that has both private for-profit and public non-profit entities which are commercializing new products in the life science markets. Given the Reading Life Science Complex’s strong links to pharmaceutical, biomedical and bioscience companies, the facility serves as a magnet for new product introductions and business development. For example, Genome Research Institute (GRI) and Girindus America have collaborations and “visiting” privileges with scientists from numerous Ohio universities, hospitals and government agencies including the Cleveland Clinic, Columbus Children’s Hospital, Wright-Patterson Air Force Base, University of Toledo, Wright State University, and Ohio State University. At the same time, partners at the Reading Life Science Complex lease space to scientists from biotech companies such as Procter & Gamble Pharmaceuticals.

According to GRI Administrative Director Irwin Simon and Girindus America Director of Business Development Ekkehard Bohme, the following are main selling points for the Reading Life Sciences Complex:

- Lower cost of living than the two other main biotech areas – Boston and California
- Small dynamic companies with growth potential
- Many different projects, both public and private
- An extended scientific community with many universities in the area
- Excellent facilities available for both wet chemistry and biology
- Strong financial support from the scientific community to pursue novel research
- Supportive communities, (local and state), that recognize the importance of biotech and what it can bring to the community not only in the short run but in the long term as well

Aggressive Recruitment Practices – Both GRI and Girindus America undertake aggressive efforts to recruit top notch scientists from around the world. According to Irwin Simon, faculty members for GRI-based positions are recruited worldwide by several interrelated methods. About 50% of research faculty is recruited by current faculty members who know the key people in their fields and recruit them from the best laboratories around the world. About 15% of research faculty is recruited through advertising, especially in scientific journals such as *Science and Nature*. Scientists, particularly those 35 years of age or younger, are recruited even before they graduate from postdoctoral programs. Membership in OMERIS, (Ohio's bioscience association), provides another forum for recruiting pharmaceutical and biotech scientists, as do scientific meetings including those hosted at the Reading Life Science Complex.

Non-faculty staff like research assistants and support personnel are recruited in several ways. Postdoctoral fellows are often individuals the new faculty brings with them, or they are local PhD recipients from the University of Cincinnati or other regional schools. Staff is sometimes hired from the University of Cincinnati resume bank, and positions are also advertised in newspapers and biotech trade journals. Given the prestige of the Reading Life Science Complex in the life sciences industry, the above recruitment tools will likely result in successful marketing of new laboratory research space in the satellite park.

Strong Developer Interest - There is keen interest in the redevelopment of the Nivison-Weiskopf site. In mid-May 2005, City and County staff and representatives of GRI, Patheon Pharmaceuticals, Inc. and Girindus America met with two Cincinnati-area developers, Miller Valentine and Al Neyer, Inc., to discuss the project. Both are very interested in working with the City and end users to develop the site. Interest has also been validated within the local life science architectural community. The City has met with two architects referred by GRI: Lockwood Green and BHDP, (BHDP is the firm that designed the GRI facility). BHDP continues to work with the Reading Life Science partners to develop preliminary site plans for an expanded life science technology park on the Nivison-Weiskopf site and surrounding properties.

An Experienced Development Team - The Port of Greater Cincinnati Development Authority, Hamilton County, and BHDP Architects will assist the City in selecting a development team that has a proven track record in developing life science facilities. BHDP has served as Reading's in-house architectural consultant on this project and has an excellent working relationship with the three existing life science projects, having designed the GRI facility. Because construction of biotech space, particularly wet lab space, is much more technical and expensive than most industries, having a knowledgeable architect who has worked with "biotech savvy" developers will be key in helping to market the expanded Reading Life Sciences facility.

Available Local Funds for Economic Development - In May 2006, the City increased its earnings tax by one half percent. This will generate approximately \$1.4 million/year in new revenues that can be used in part for economic development including providing required local matches for grants such as JRS, and for marketing the life science complex.

The Reading Life Sciences Complex development is an ambitious but achievable real estate development project. The City has already taken the necessary steps to assemble the land, complete the required environmental analyses, and engage existing life science partners in the process. Completion of the steps required for the JRS certification will provide the final assurances that the site will be marketable in the life sciences industry.

SITE PLAN 1 (NIVISON-WEISKOPF PROPERTY ONLY)

CAMPUS PROGRAM SUMMARY - SITE PLAN 1

LIFE SCIENCES CAMPUS

CITY OF READING

7/17/2005

BIOTECH COMMUNITY PROGRAM COMPONENT VARIABLES:

COMPONENT:	QUANTITY:	AREA:			PARKING RATIO:	PARKING REQUIRED:
		FLOOR PLATE:	# OF FLOORS:	TOTAL AREA:	(PER 1000 SF)	
LIFE SCIENCES COMPONENT:						
INCUBATOR SPACE	1	25,000 sf	3	75,000 sf	1	75
LABORATORY/OFFICE SPACE (35% OFFICE)	1	22,500 sf	3	67,500 sf	1 FOR LAB, 3 FOR OFFICE	44 71
PILOT MANUFACTURING SPACE	1	12,000 sf	1	12,000 sf	1	12
VENTURE CAPITAL COMPONENT:						
CONFERENCE SPACE	0	0 sf		0 sf	4	0
RETAIL SPACE - CAMPUS BOOKSTORE DINING/RESTAURANTS	0	0 sf		0 sf	3	0
OFFICE CONDOS/SUITES	0	0 sf		0 sf	3	0
			TOTALS:	154,500 sf		202 REQUIRED
						212 PROVIDED

CAMPUS PROGRAM SUMMARY:

Buildings (footprint)	59,500 sf	1.37 acres
Parking	79,800 sf	1.84 acres
Site development: landscaping & greenspace	311,546 sf	7.16 acres
Total Property:	450,846 sf	10.35 acres

READING ROAD

THIRD STREET

ELIZABETH STREET

RAIL LINE

PROP. SITE BOUNDARY

PROP. SITE BOUNDARY

UNDEVELOPED HILLSIDE

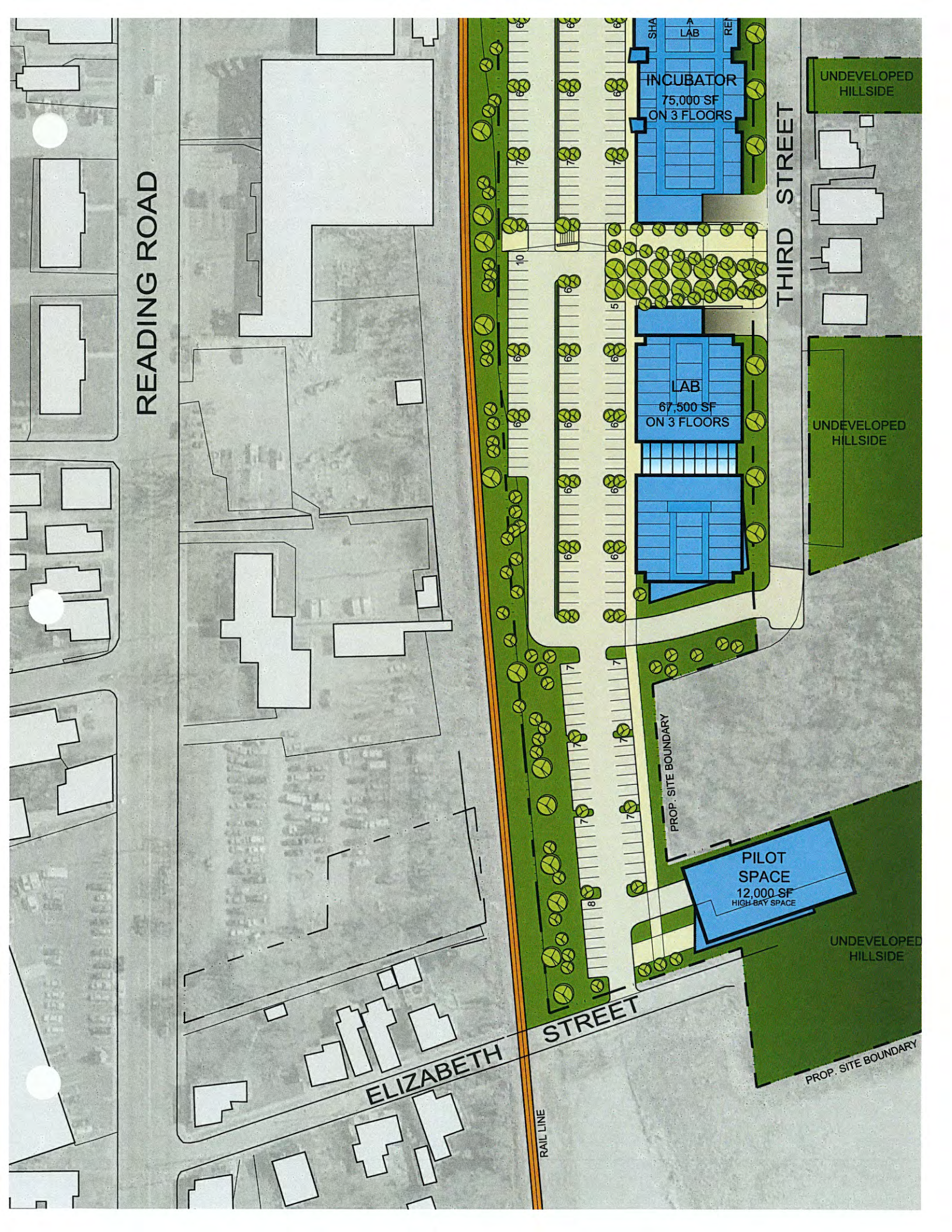
UNDEVELOPED HILLSIDE

UNDEVELOPED HILLSIDE

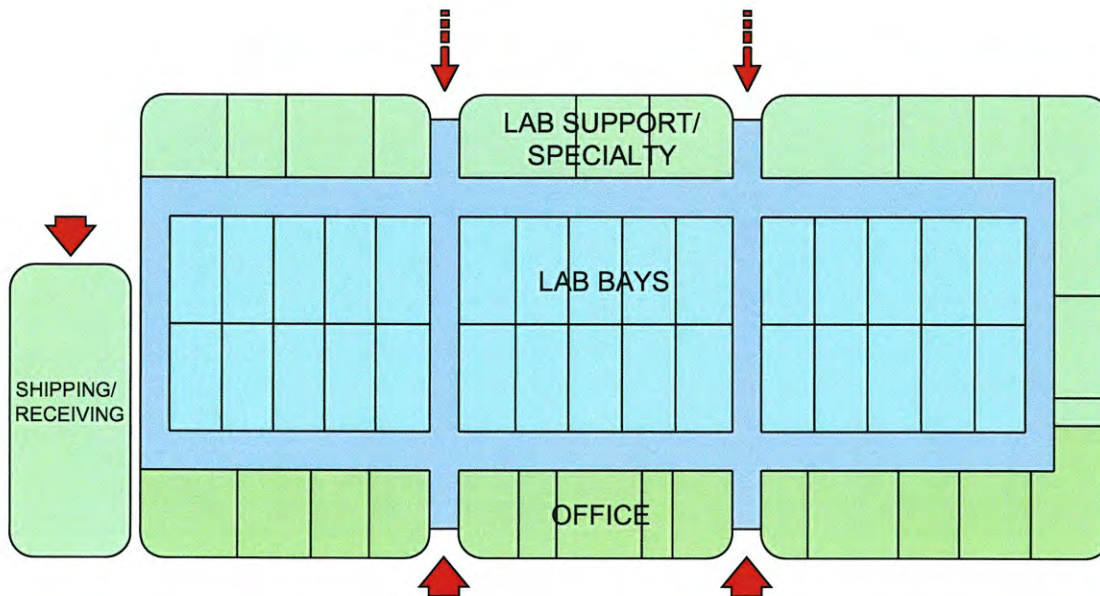
INCUBATOR
75,000 SF
ON 3 FLOORS

LAB
67,500 SF
ON 3 FLOORS

PILOT SPACE
12,000-SF
HIGH-BAY SPACE



DIAGRAM



LEGEND



DESCRIPTION

Designed to encourage bio-technology entrepreneurship, the incubator facility will provide the resources required for developing the research initiatives of young start-up companies. Modular wet and dry chemistry lab bays that have fixed infrastructure such as fume hoods and freezers, while still providing modular laboratory casework and furniture that can be adapted to suit the individual research group. Shared support and specialty functions will be available to individual users. Office space will also be provided. The incubator will provide the shared resources, management expertise, and intellectual collaboration necessary to attract start-up capital.

Programmatic Spaces:

Laboratory bays, Shared laboratory support spaces and specialty functions, Office areas, Collaboration space, Building support areas.

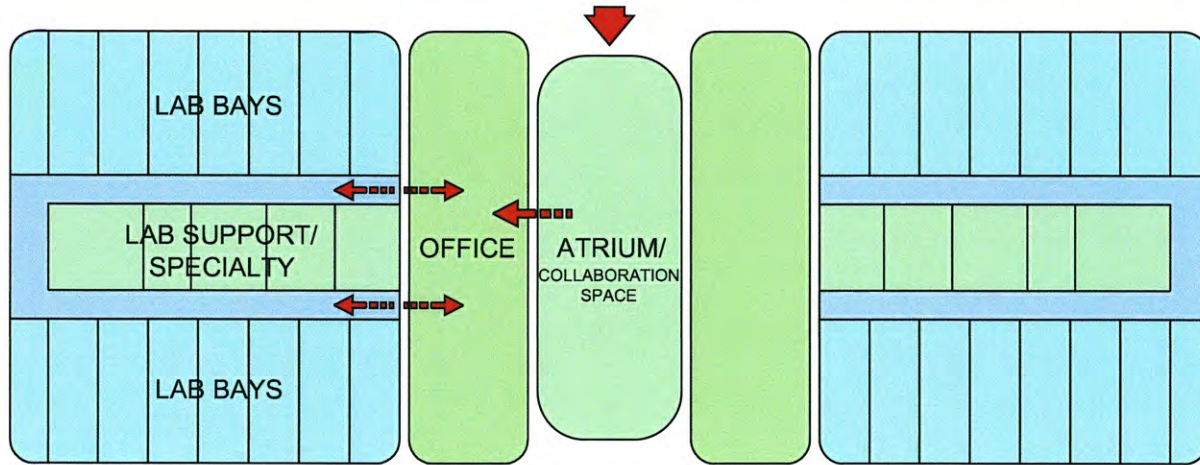
INCUBATOR

PROGRAMMATIC DIAGRAM

LIFE SCIENCES CAMPUS

BHDP
ARCHITECTURE

DIAGRAM



LEGEND



DESCRIPTION

Laboratory and office space for more mature bio-tech companies that have over 20 employees and require over 10,000 SF of laboratory space. Facility requires divisible lab bays that can be merged and subdivided to suit demand, modular lab casework and furniture, and standard laboratory utilities and services. Shared lab support and specialty spaces such as CTCH rooms, autoclave, and sensitive equipment rooms should be provided. A central collaboration space would allow for both formal and informal gatherings of the mind.

Programmatic Spaces:

Laboratory bays, Shared laboratory support spaces and specialty functions, Office areas, Central collaboration space, Building support areas.

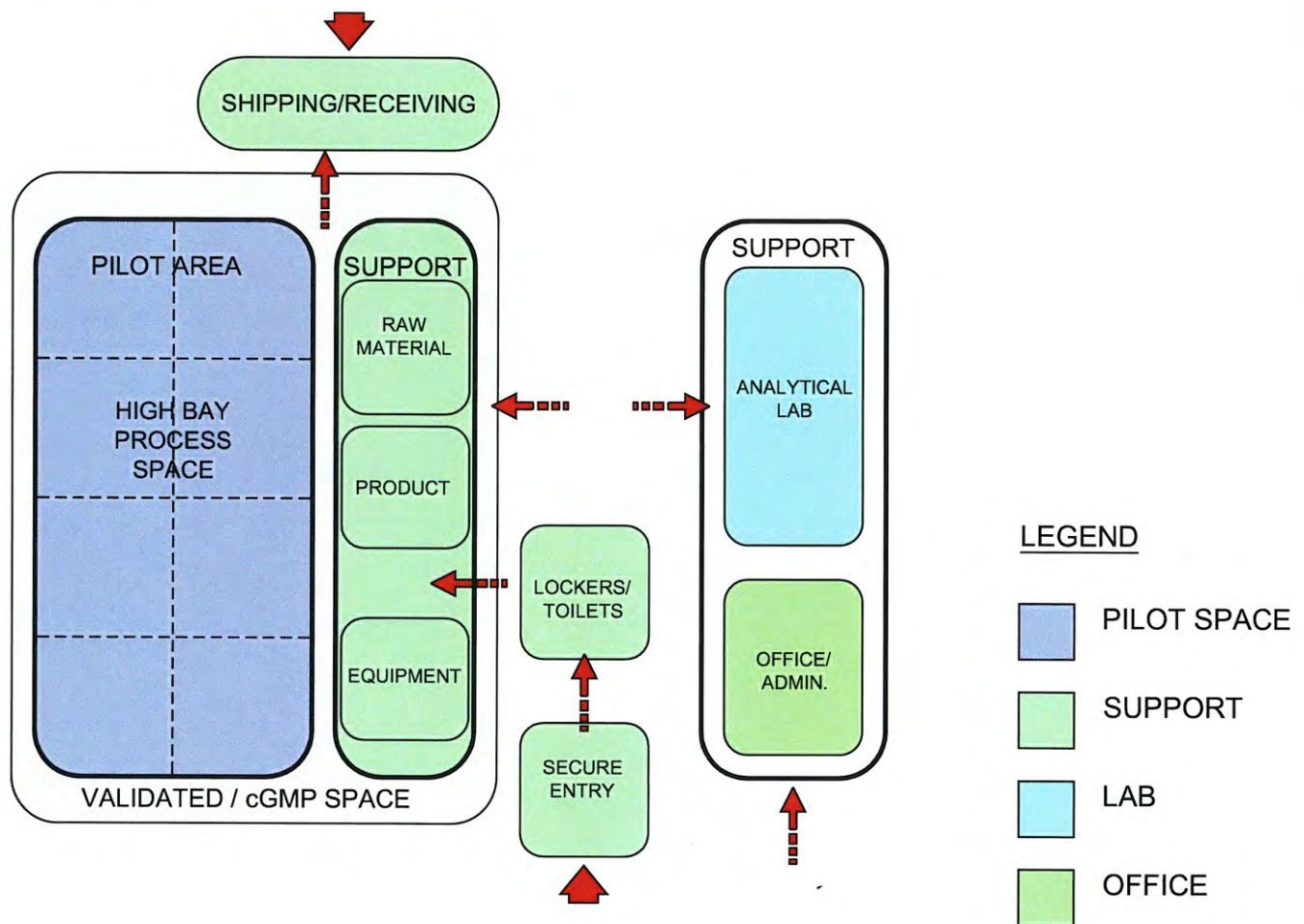
LABORATORY

PROGRAMMATIC DIAGRAM

LIFE SCIENCES CAMPUS

BHDP
ARCHITECTURE

DIAGRAM



DESCRIPTION

Facility for trial assemblies of small-scale reaction and processing equipment to test the large-scale feasibility of a production process. This facility is intended for testing development processes under actual production conditions prior to large full-scale production. Pilot space should have the capability for small-scale production runs for actual consumer applications of small batch pharmaceuticals.

Programmatic Spaces:

Primary, Validated, cGMP spaces:

Process Room, Storage for raw materials, equipment, and finish product.

Support spaces:

Shipping/receiving, QC/QA analytical lab, lockers/toilet rooms, secure entry, office/admin. area.

PILOT SPACE PROGRAMMATIC DIAGRAM

LIFE SCIENCES CAMPUS

BHDP
ARCHITECTURE

SITE PLAN 2 (EXPANDED DEVELOPMENT-ENTIRE CITY BLOCK)

CAMPUS PROGRAM SUMMARY - SITE PLAN 2

LIFE SCIENCES CAMPUS

CITY OF READING

7/17/2006

BIOTECH COMMUNITY PROGRAM COMPONENT VARIABLES:

COMPONENT:	QUANTITY:	AREA:			PARKING RATIO:	PARKING REQUIRED:
		FLOOR PLATE:	# OF FLOORS:	TOTAL AREA:	(PER 1000 SF)	
LIFE SCIENCES COMPONENT:						
INCUBATOR SPACE	1	25,000 sf	3	75,000 sf	1	75
	1	22,500 sf	3	67,500 sf	1	68
LABORATORY/OFFICE SPACE (35% OFFICE)	1	27,000 sf	2	54,000 sf	1 FOR LAB, 3 FOR OFFICE	35 57
PILOT MANUFACTURING SPACE	1	12,000 sf	1	12,000 sf	1	12
Subtotal:				208,500 sf		
VENTURE CAPITAL COMPONENT:						
CONFERENCE SPACE	1	32,000 sf	1	32,000 sf	4	128
RETAIL SPACE - CAMPUS BOOKSTORE DINING/RESTAURANTS	3-5	32,000 sf	1	32,000 sf	3	96
OFFICE CONDOS/SUITES	5-10	32,000 sf	1	32,000 sf	3	96
TOTALS:				304,500 sf		567 REQUIRED 478 PROVIDED

CAMPUS PROGRAM SUMMARY:

Buildings (footprint)	118,500 sf	2.73 acres
Parking	145,050 sf	3.33 acres
Site development: landscaping & greenspace	399,987 sf	9.19 acres
Total Property:	663,537 sf	15.24 acres

READING ROAD

PARALLEL PARKING

PARALLEL PARKING

LAB 1
54,000 SF
ON 2 FLOORS

OFFICE
LAB LAB

LIBRARY SITE

PROP. SITE BOUNDARY

ELIZABETH STREET

RAIL LINE

INCUBATOR
75,000 SF
ON 3 FLOORS

INCUBATOR
67,500 SF
ON 3 FLOORS

PILOT SPACE
12,000 SF
HIGH BAY SPACE

THIRD STREET

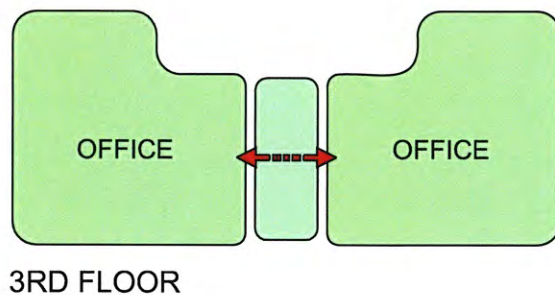
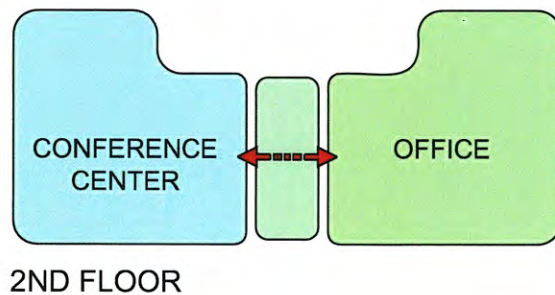
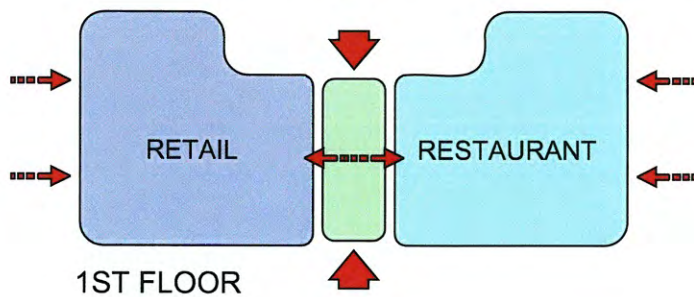
UNDEVELOPED HILLSIDE

UNDEVELOPED HILLSIDE

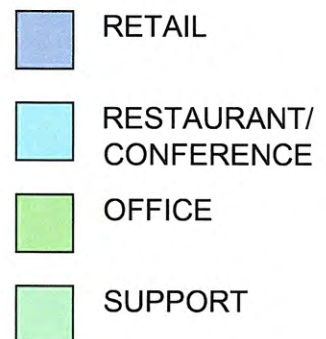
UNDEVELOPED HILLSIDE

PROP. SITE BOUNDARY

DIAGRAM



LEGEND



DESCRIPTION

Mixed use development providing desirable amenities necessary for a bio-technology campus. Street level retail lease space would be appropriate, with a restaurant space as well. The development would also feature a conference center and additional office space.

Programmatic Spaces:

Leasable Retail and Office spaces, Restaurant, Conference Center, Central, organizing social space (atrium).

MIXED USE

PROGRAMMATIC DIAGRAM

LIFE SCIENCES CAMPUS

BHDP
ARCHITECTURE

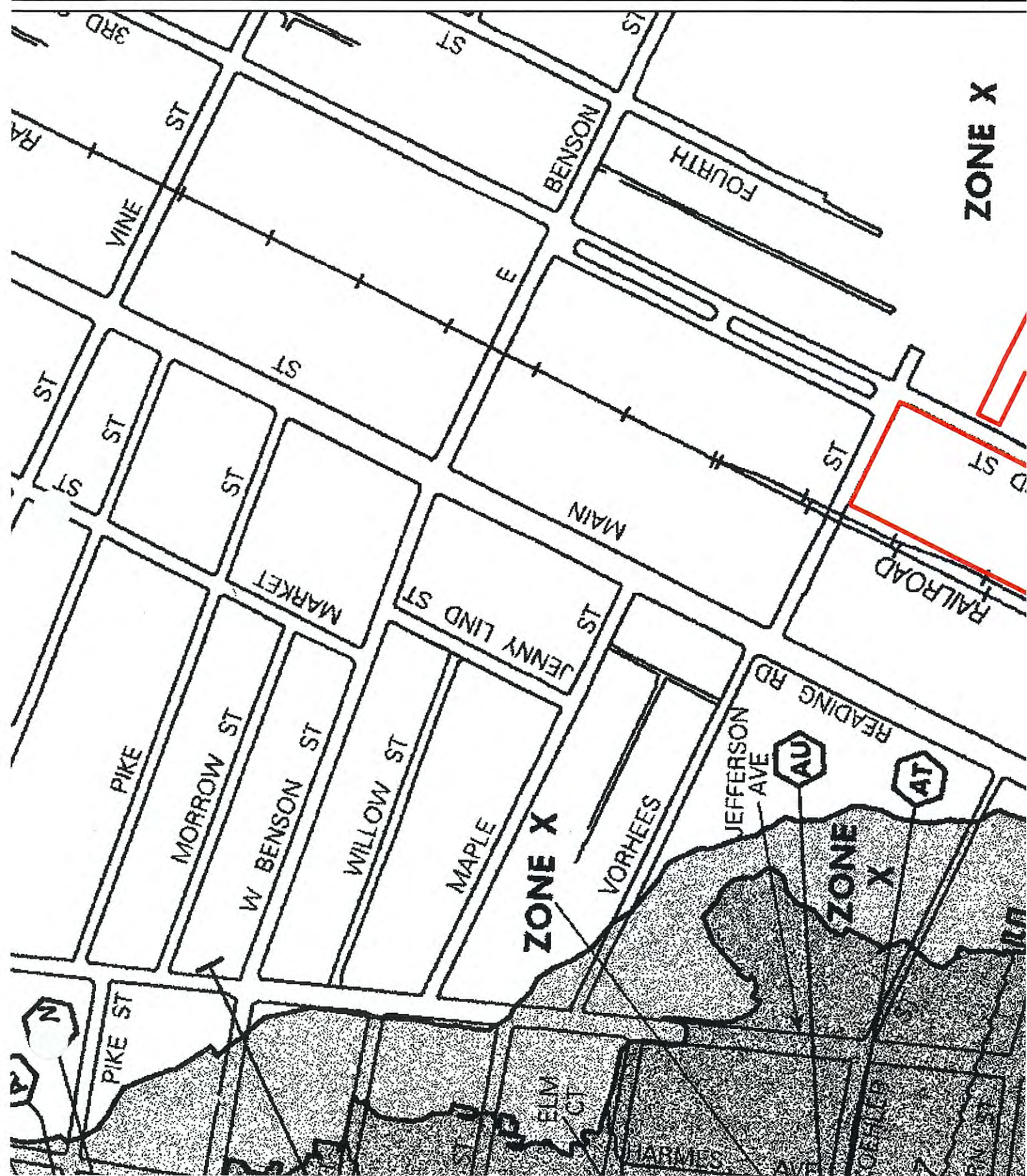
Quadrangle Location

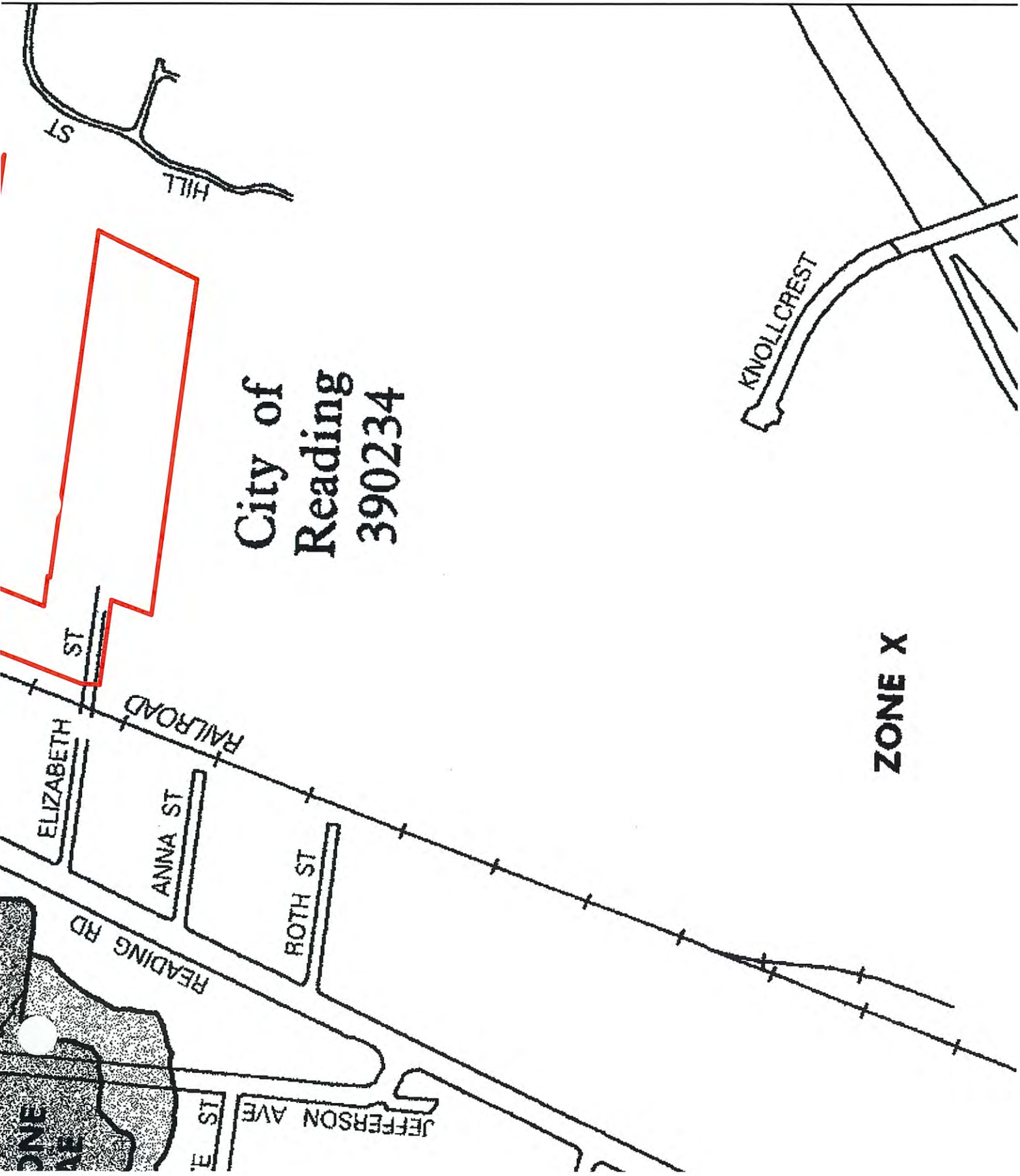


Legend
Nivison Pro



ZONE X





Legend
Nivison Pro



Quadrangle Location
Job R
Form

Read







- INTERIOR W
- BASEMENT W
- ROAD
- RAILROAD T
- ELEVATOR
- STAIRS

E



TUNNEL

RAILROAD SIDING
LOADING DOCK

NO.

NO. 11-A

NO. 11

NO. 30

E

NO. 20

NO. 3

NO. 11-B

TRUCK
LOADING
DOCK

RAMP

NO. 25
NO. 29
NO. 28

THIRD STREET

NO. 33



Dates of Building Construction are based on the dates they appeared in the historical maps referenced below.

1975 Aerial Photograph - This photograph shows the main site building much as it appeared at the time of the site visit. The aerial photograph also shows a small building near the southern terminus of Third Street.

1970 Aerial Photograph - This photograph shows the main site building much as it appeared at the time of the site visit. The aerial photograph also shows a small building near the southern terminus of Third Street. This building appears to be a residence. Additionally, there is a small structure at the north end of the building. This small structure is located at the corner of Third Street and Voorhees and appears to be a house, a shed or an outbuilding.

1951 Aerial Photograph - The Subject Property and surrounding properties in the 1951 aerial photograph appeared to be in an area of mixed commercial and residential development. The site building consists of two apparent sections: a flat-roofed rectangular section which is oriented parallel to the railroad tracks and is located at the north end of the Subject Property; and a southern section, also flat-roofed, which extends from the northern building to the dead end of Fourth Street.

Properties to the west, across the railroad tracks are mainly commercial, with four buildings between the railroad tracks and Reading Road. Properties to the east appear to be mainly residential or undeveloped. A large tract of wooded hillside is visible to the east, across Fourth Street.

1938 Aerial Photograph - The 1938 aerial photograph shows the property vicinity as less developed than in later aerial photographs. One building is depicted to the east of the railroad on the Subject Property. Property to the north and south of the Subject Property is depicted as undeveloped. To the east of the Subject Property, four houses are depicted near the intersection of Voorhees and Third Streets on the east side.

3.3.4 Historical Maps

Sanborn maps were requested for the Subject Property and the Subject Property vicinity. Selected historical maps are included as Exhibit E. The available maps are briefly described below.

1981 Sanborn Map

The 1981 Sanborn map shows the Nivison Building in its current configuration. To the north of the building, in the vicinity of Voorhees Street, are a total of five residences and four outbuildings. The Nivison Building is labeled "Paper Warehouse" in several locations, "Paper Box Factory" at the southern end, with a "Boiler House" on the eastern side. A reference, difficult to read, identifies a "tank", at the north end of Building 30.

The west side of the Nivison Building is bounded by one to two through railroad tracks and two turnout sidings. Beyond the railroad is the remainder of the Nivison-Weiskopf facility, as well as an automotive repair shop, two residences, and a restaurant.

Property use to the east of the Nivison Building appears to be residential, with numerous residences located on the east side of Third Street. Farther east, there appears to be undeveloped residential lots.

Near the southern end of Third Street is a residence with two outbuildings. This residence is located in the vicinity of the current truck loading dock on the southeast side of the existing building. The south side of the Nivison Building is bounded by Elizabeth Street, south and east of which are four residential buildings, three outbuildings and a building labeled "Venetian Blind Factory".

Farther south of Elizabeth Street, along Reading Road, is a residential area which extends to Galbraith Road. To the east of this residential area is a storage warehouse and woodworking shop, Cincinnati Concrete Pipe Company, and the Merrell-Dow pharmaceutical plant.

1961 Sanborn Map

The 1961 Sanborn Map shows the Nivison-Weiskopf property on the east and west sides of the railroad tracks. The Subject Property includes all the buildings that were present at the time of the site reconnaissance except for the extreme southern portion of the building. Several residences are depicted to the south and east of Elizabeth Street. Five residences and four sheds or outbuildings are depicted to the north of Building 27 and Building 32. Four structures in Building 11 and 11B are depicted. These symbols appear to be circles, similar to those used to identify storage tanks or cisterns.

1951 Sanborn Map

The 1951 Sanborn map shows the Nivison-Weiskopf property on the east and west sides of the railroad tracks. The Subject Property consists of Buildings 27, 11, 11A, 11B, 20, 25, 28, and 29. Several residences and outbuildings are depicted on the west side of Third Street, between Building 28 and Voorhees Street. A transformer is depicted at the south end of Building 11. The portion of the Nivison-Weiskopf facility to the west of the railroad tracks includes nine buildings. Several storage tanks are depicted to the west of the railroad tracks, north of Elizabeth Street.

To the south of the Subject Property, are several residential buildings. Beyond these, south of Elizabeth Street is a large complex of industrial buildings. The northernmost building is labeled as "General Phosphorous Company - Chemical Processing Buildings." "The General Match Factory" is depicted farther to the south.



To the south of General Match Company is the Stevens Machine Company and the Cincinnati Pipe Company, beyond which is the Merrell Company.

1937 Sanborn Map

The 1937 Sanborn map shows the Nivison-Weiskopf plant on both sides of the railroad tracks. The property on the west side of the railroad tracks is identified as a Glass Factory and "Lithographers and Makers of Paper Boxes".

The portion of the Nivison-Weiskopf property to the east of the railroad tracks is limited to Buildings 11, 11A, 11b, 20, and 29. It is labeled "Paper Box Factory" and identified as a paper warehouse. The portion of the Subject Property to the north of the paper warehouse is divided into several residential parcels. A total of eight residential structures and three outbuildings are depicted in this area. A gas tank is shown on the south side of Building 29 and a transformer identified to the south of Building 11.

Immediately to the south of Building 11 and 11B are some residential structures in the vicinity of Elizabeth Street. South of Elizabeth Street is a painting warehouse, the "General Phosphorous Company", the "General Match Company", and the Cincinnati Concrete Pipe Company. The WS Merrell Company is depicted farther south.

1917 Sanborn Map

The 1917 Sanborn map shows the Nivison-Weiskopf plant on both sides of the railroad tracks. The property on the west side of the railroad tracks is identified as "Manufacturers of Glass Bottles" and is depicted as a large complex of buildings including several furnaces and equipment identified as 'Gas Producers'. This is a form of coal gasification.

The Subject Property, on the east side of the railroad tracks, depicts Buildings 11 and 11A. These buildings are labeled "Storage of Corrugated Paper and Box Making".

Seven small buildings are located on Third Street and identified as residences, outbuildings and a "Dust House". North of Building 11A area several residences and outbuildings, between Third Street, Voorhees Street, and the railroad tracks.

1904 Sanborn Map

The 1904 Sanborn map shows the Subject Property as undeveloped, except for residences and outbuildings at the north end of the site (near Voorhees Street) and at the south end, near Elizabeth Street.

South of Elizabeth Street, on a street identified as 'Lane', is the A. L. Due Torpedo Manufacturing Company. This was likely a fireworks manufacturing facility. It is depicted with a phosphorous UST, labeled "In Water, Underground." South of this facility is the A. L. Due Firework Manufacturing Company, which manufactured rockets, propellants, and star shells. This facility has two cisterns associated with it.

Other Historical Maps

A series of historical industrial maps provided by Mr. Heiman were reviewed as part of this investigation. Some of these maps are reproduced in Exhibit F. These range from simple line drawings to somewhat more detailed industrial insurance drawings. These maps show the entire Nivison-Weiskopf facility, including the western portion of the property. The discussion in this investigation will focus on the eastern side of the facility:

1909 Map: This map shows Building 11 with a railroad platform on its west side. Between Building 11 and Third Street are a Water Closet, a Dust House, and three 'dwellings' parallel to Third Street. A tunnel connecting Building 11 and the western portion of the Nivison-Weiskopf site. Building 11 is identified as the "Jute Department Building."

1919 Map: This map shows Building 11 (Corrugated Board Building) and 11A (Silica Storage Building) with a railroad platform on its west side. An area identified as a Septic Tank is located to the east of Building 11. Only two 'dwellings' are depicted along Third Street.

1925 Map: This map shows Building 11, 11A, and 11B (Corrugated Board Buildings), and Building 20 and 21 (Storage Buildings). A transformer is depicted to the south of Building 11. A gasoline storage tank is depicted south of Building 21, along Third Street. The septic tank is shown, partially covered by Building 11B.

1944 Map: This map shows Building 11, 11A, 11B, and 11C (unlabeled) and Building 20 and 21 (unlabeled) and 25 (unlabeled). A railroad dock is present along the west side of the buildings. A transformer and a tank shed is depicted to the south of Building 11. An item labeled "H.H." is shown at the south end of the railroad dock. It is possible that this is a 'Hose House' or a 'Hydrant House'. Neither the gasoline storage tank nor the septic tank is shown.

1949 Map: This map shows Building 11, 11A, 11B, 11C, 20, 25, 27 and 28 (formerly Building 21). The transformer, tank shed and the item labeled H.H. are still located on the southwest side of the complex.

1962 Map: This map shows Building 11, 11A, 11B, 25, 27, 28, 29, 30, and 32. Two elevators are shown on the map, one in Building 27, the other in Building 11. Three oil tanks are depicted to the north of Building 28. The remainder of the Nivison site, to the west of the railroad tracks, appears to have fewer buildings than in the older maps reviewed.

1965 Map: This map shows Buildings 11, 11A, 11B, 20, 25, 27, 29, 30, and 32. The two elevators are shown in Building 27 and 11. Three USTs are shown north of Building 26. A total of five buildings are shown to the north of Building 32 and 27, south of Voorhees Street. Two buildings, a residence and an outbuilding are depicted to the east of Building 30.

1966 Map: This map is also identified as having been labeled as having been revised in 1969. It shows Building 11, 11A, 11B, 25, 27, 28, 29, 30 and 33. A concrete staging pad was depicted to the north.

3.4 Additional Records Sources

3.4.1 Fire Department

EDG contacted the Reading Fire Department for information regarding USTs, spills or releases at the Subject Property. Mr. Kevin Kaiser, Chief of the Reading Fire Department responded that there were no records of any incidents involving any hazardous materials.

The Fire Department did have records concerning chemical use at the facility. Further, these chemicals were stored in the basement of the eastern portion of the site, near Third Street and Voorhees. The chemicals listed for the site in 1987, include:

- Sodium Hydroxide (Caustic Soda Liquid) – 13,000 pounds used in 1987
- Ketone-Formaldehyde Polymer Liquid – 110 gallons
- Cleaning Solvent for Printing Press – hexane, cyclohexane, toluene, acetone, isopropyl alcohol, methanol and C₆ mixed isomers. The use of 1,110 gallons was reported in 1987.

3.4.2 Health Department

EDG contacted the Hamilton County Health Department. According to a Health Department Sanitarian, Dave Nutini, the City of Reading has only been a part of the Hamilton County Health District for approximately six months and had previously had its own health department. He had some access to their former records. Mr. Nutini stated that the Health District does not have files on this property and his discussions with other Health Department officials did not reveal the existence of other files.

BEFORE AND AFTER PHOTOS

READING LIFE SCIENCES EXPANSION SITE

**301 South Third Street
Reading, Ohio**

The following images show various views of the Site from four different vantage points. The upper image on each page shows the building prior to demolition, and the lower image on each page shows the Site from approximately the same vantage point.

Views from the southern end of Third Street looking northwest.



BEFORE ↑

↓ AFTER



Views from the southern end of Third Street looking west.



BEFORE ↑

↓ AFTER

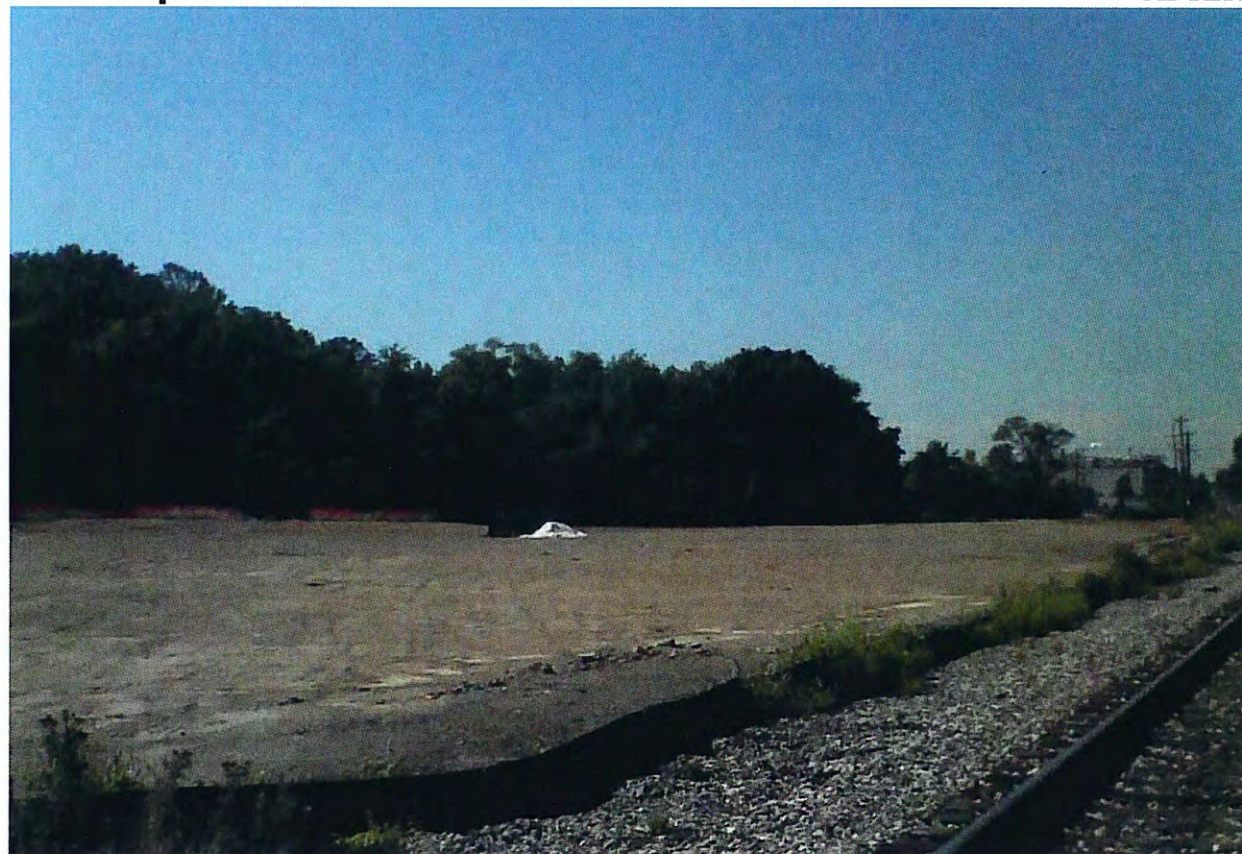


Views from the northwest corner of the Site looking south.



BEFORE ↑

↓ AFTER



Views from the eastern end of Elizabeth Street looking northwest & west.



BEFORE ↑

↓ AFTER



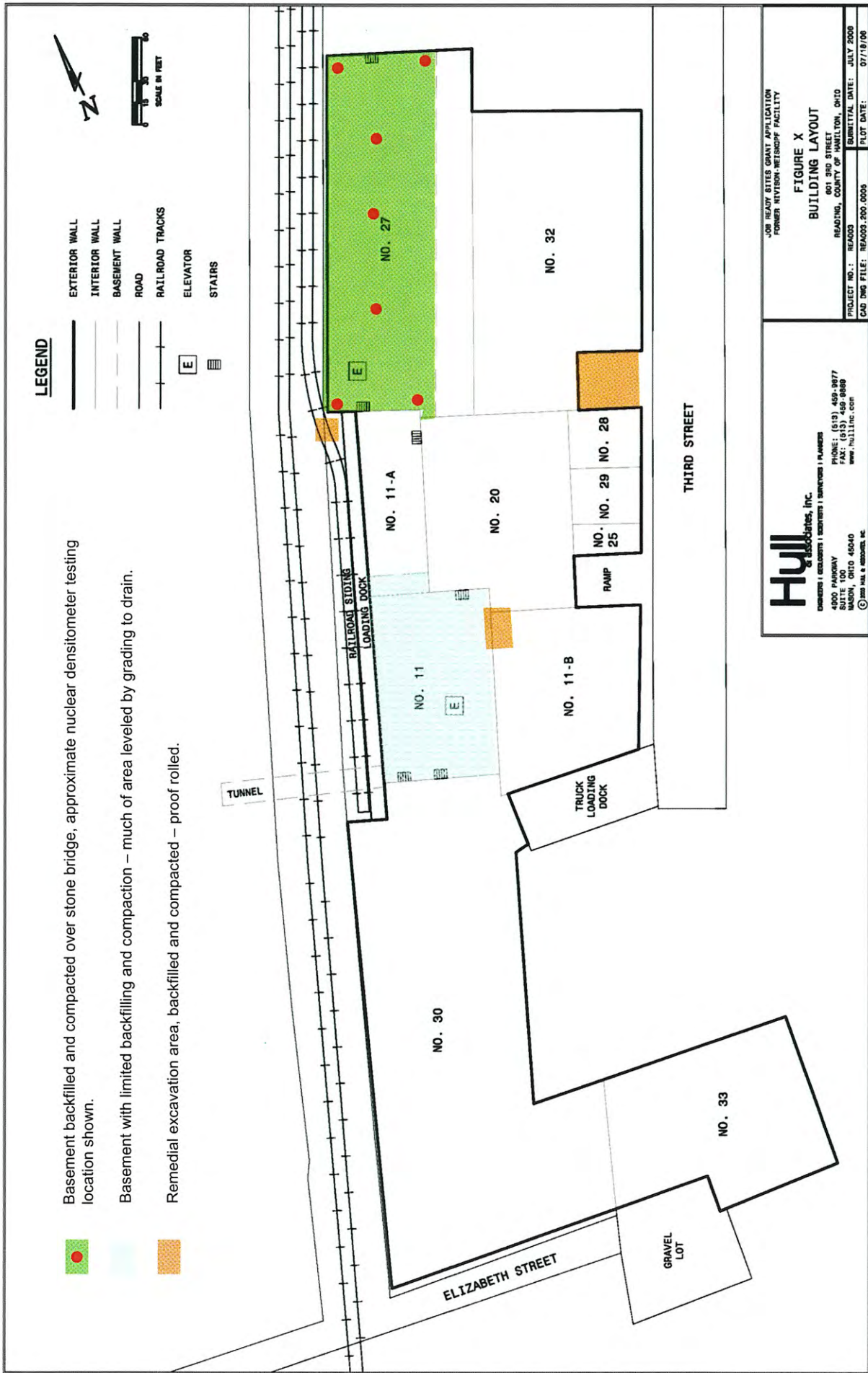
Views from the northeast corner of the Site looking southeast.



BEFORE ↑

↓ AFTER





FOR READY SITE GRANT APPLICATION
FORMER NEWTON WEISDOFF FACILITY

FIGURE X
BUILDING LAYOUT

801 3RD STREET
READING, COUNTY OF HAMILTON, OHIO

PROJECT NO.: REA003.200.0005 SUBMITTAL DATE: JULY 2006

CAD DWG FILE: REA003.200.0005 PLOT DATE: 07/10/06

Hull

Associates, Inc.

ENGINEERS | ARCHITECTS | INTERIORS | SERVICES | PLANNERS

4000 FAIRWAY

SUITE 100

MAHON, OHIO 43040

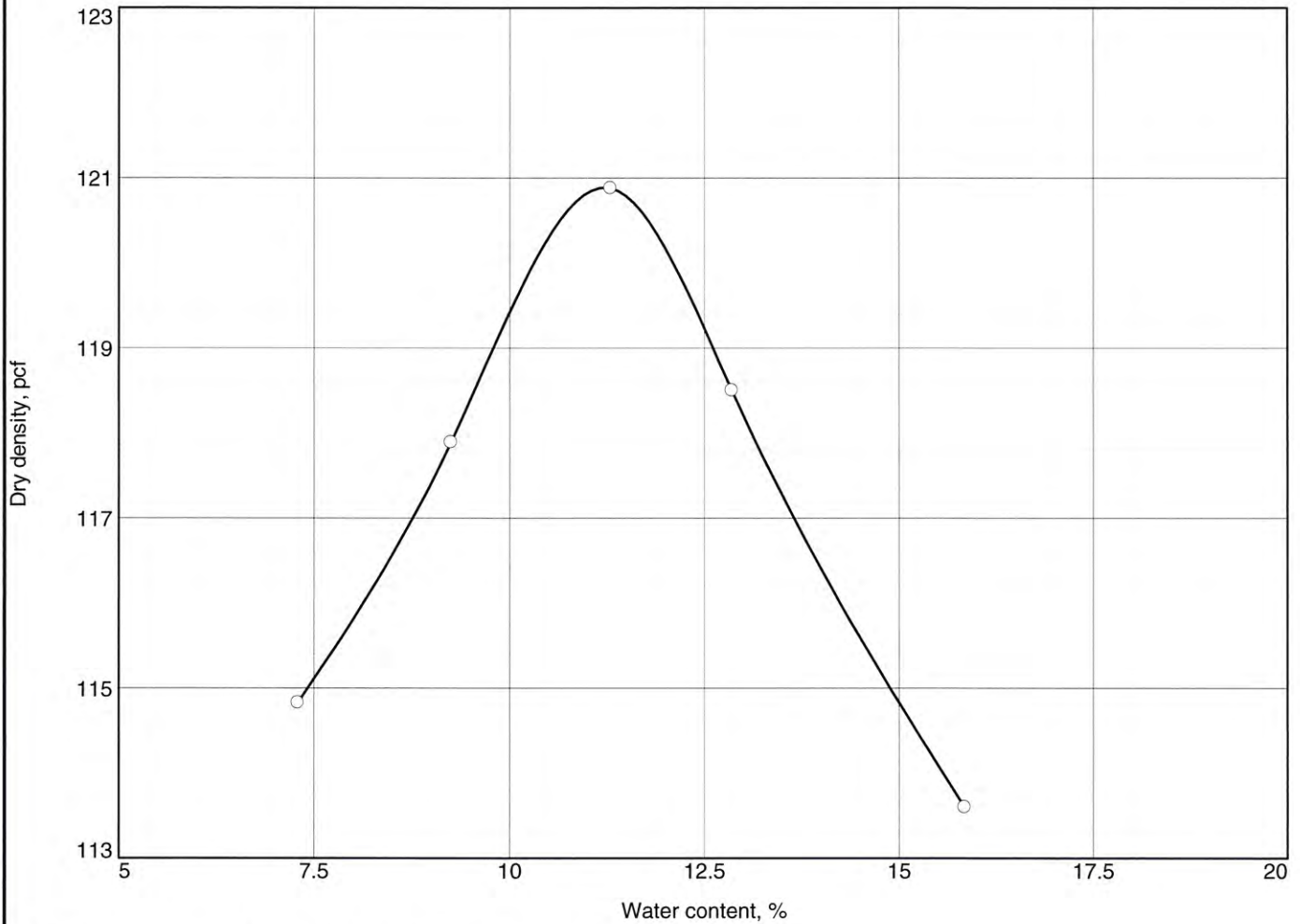
© 2006 HULL & ASSOCIATES, INC.

PHONE: (613) 459-9877

FAX: (613) 459-9889

www.hullinc.com

COMPACTION TEST REPORT



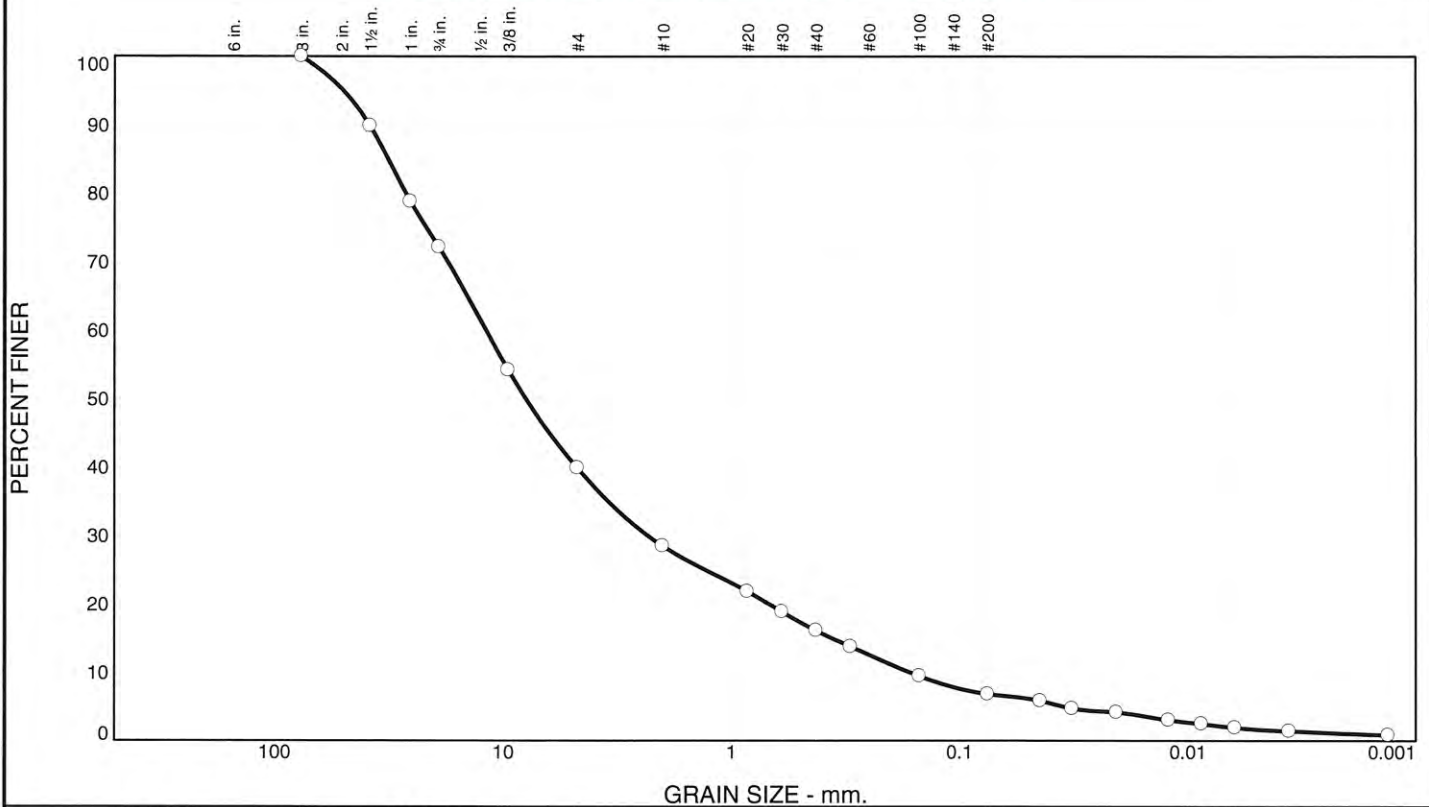
Test specification: ASTM D 1557-00 Method C Modified
Oversize correction applied to final results

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > 3/4 in.	% < No.200
	USCS	AASHTO						
0-2.0'	GW-GM	A-1-a	8.0		NV	NP	27.9	6.8

ROCK CORRECTED TEST RESULTS				MATERIAL DESCRIPTION	
Maximum dry density = 127.8 pcf				BROWN WELL-GRADED GRAVEL WITH SILT AND SAND	
Optimum moisture = 9.5 %					
Project No. REA-004 Client: CITY OF READING Project: NIVISON WEISKOPF FACILITY				Remarks:	
○ Loc.: CONCRETE PILE SAMPLE #1 Depth: 0-2.0' Sample No.: E08-459					
HULL & ASSOCIATES					
Erie, MI				Figure	

Tested By: CLIFF GORDON Checked By: MIKE GERDEMAN

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	27.9	32.3	11.4	12.3	9.3	5.2	1.6

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3.0	100.0		
1.50	89.8		
1	78.8		
.75	72.1		
.375	54.2		
#4	39.8		
#10	28.4		
#20	21.8		
#30	18.8		
#40	16.1		
#50	13.7		
#100	9.4		
#200	6.8		

* (no specification provided)

<u>Material Description</u>		
BROWN WELL-GRADED GRAVEL WITH SILT AND SAND		
<u>Atterberg Limits (ASTM D 4318)</u>		
PL= NP	LL= NV	PI= NP
<u>Classification</u>		
USCS= GW-GM	AASHTO= A-1-a	
<u>Coefficients</u>		
D ₈₅ = 31.7885	D ₆₀ = 11.9268	D ₅₀ = 7.9885
D ₃₀ = 2.3337	D ₁₅ = 0.3641	D ₁₀ = 0.1665
C _u = 71.64	C _c = 2.74	
Date Tested: 6-11-08	Tested By: MIKE GERDEMAN	
<u>Remarks</u>		
MOISTURE CONTENT: 8.0%		

Sample No.: E08-459 **Source of Sample:**
Location: CONCRETE PILE SAMPLE #1
Checked By: CLIFF GORDON

Date Sampled: 6-5-08
Elev./Depth: 0-2.0'

Title: TECHNICIAN I

HULL & ASSOCIATES, INC.

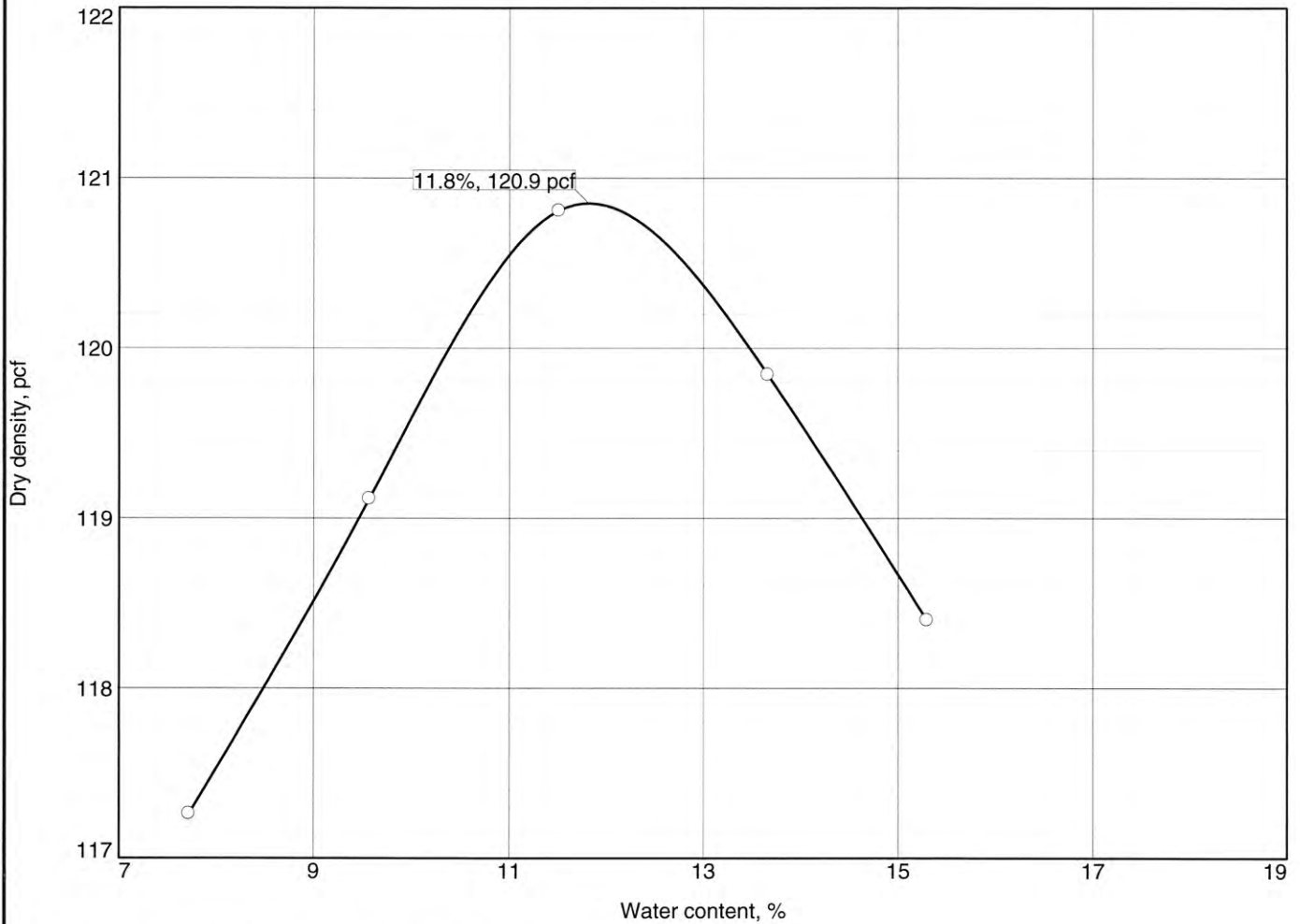
Client: CITY OF READING
Project: NIVISON WEISKOPF FACILITY

Erie, MI

Project No: REA-004

Figure

COMPACTION TEST REPORT



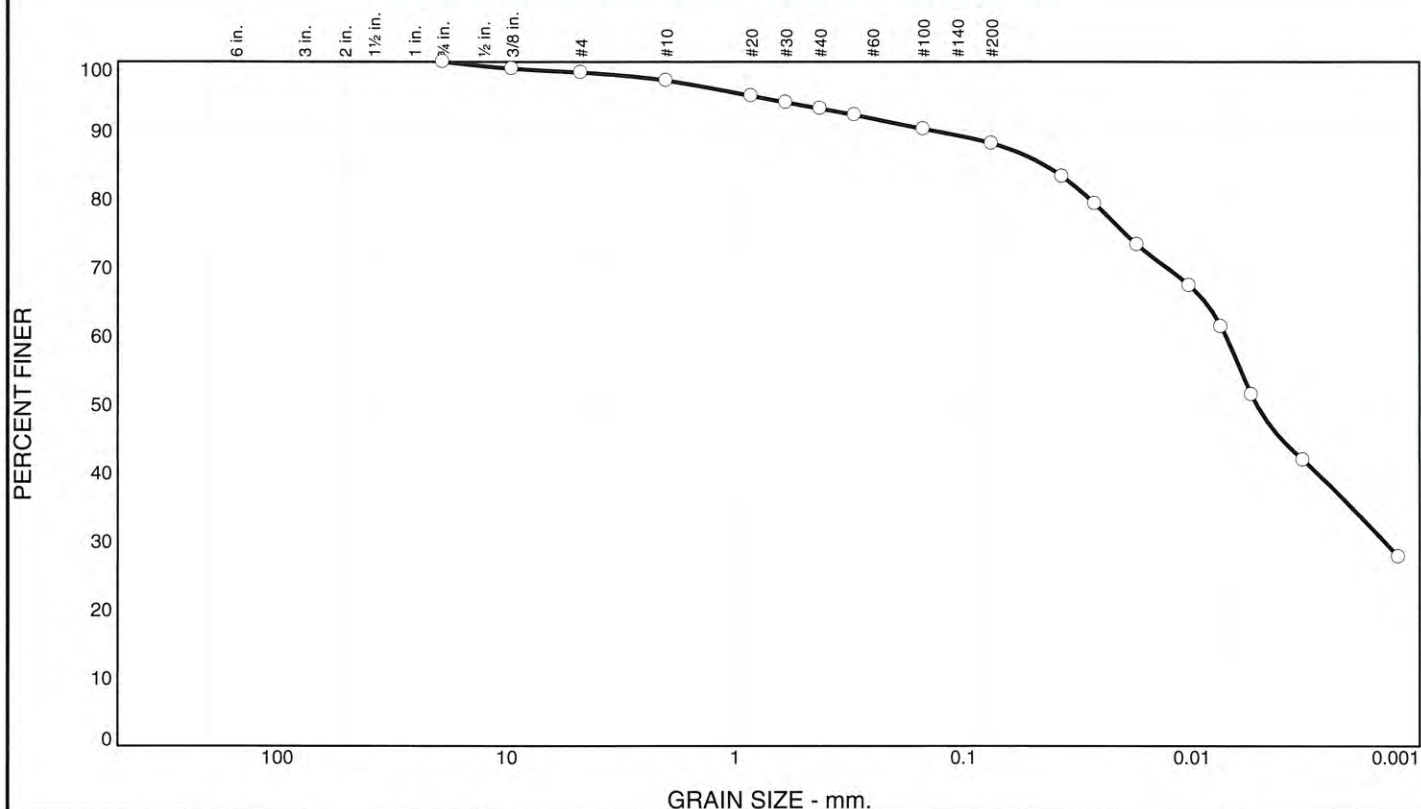
Test specification: ASTM D 1557-00 Method A Modified

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > #4	% < No.200
	USCS	AASHTO						
0-2.0'	CL	A-7-6(23)	15.9		45	25	1.6	88.1

TEST RESULTS				MATERIAL DESCRIPTION	
Maximum dry density = 120.9 pcf				BROWN FRAC GREY LEAN CLAY	
Optimum moisture = 11.8 %					
Project No. REA-004 Client: CITY OF READING Project: NIVISON WEISKOPF FACILITY				Remarks:	
○ Loc.: SOIL PILE SAMPLE #2 Depth: 0-2.0' Sample No.: E08-460					
HULL & ASSOCIATES					
Erie, MI				Figure	

Tested By: CLIFF GORDON Checked By: MIKE GERDEMAN

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	1.6	1.1	4.2	5.0	39.1	49.0

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
.75	100.0		
.375	99.0		
#4	98.4		
#10	97.3		
#20	95.0		
#30	94.1		
#40	93.1		
#50	92.2		
#100	90.2		
#200	88.1		

* (no specification provided)

Material Description		
BROWN FRAC GREY LEAN CLAY		
<u>Atterberg Limits (ASTM D 4318)</u>		
PL= 20	LL= 45	PI= 25
<u>Classification</u>		
USCS= CL	AASHTO= A-7-6(23)	
<u>Coefficients</u>		
D ₈₅ = 0.0446	D ₆₀ = 0.0071	D ₅₀ = 0.0052
D ₃₀ = 0.0014	D ₁₅ =	D ₁₀ =
C _u =	C _c =	
Date Tested: 6-11-08	Tested By:	MIKE GERDEMAN
<u>Remarks</u>		
NATURAL MOISTURE: 15.9%		

Sample No.: E08-460 **Source of Sample:**
Location: SOIL PILE SAMPLE #2
Checked By: CLIFF GORDON

Date Sampled: 6-5-08
Elev./Depth: 0-2.0'

Title: TECHNICIAN I

HULL & ASSOCIATES, INC.

Client: CITY OF READING
Project: NIVISON WEISKOPF FACILITY

Erie, MI

Project No: REA-004

Figure

**GEOTECHNICAL/MATERIALS TESTING LABORATORY
CHAIN OF CUSTODY RECORD**

Erie, MI
 40 Lavy Road, Suite D
 Erie, MI 48133
 Phone: (734) 847-1133
 Fax: (734) 847-2106

Client: City of Reading
 Site: Nivison Weiskopf Facility
 Project Name: Nivison
 Project No. / Billing Phase: REA004
 Sampler(s): Matt S. and Fernando C.

SAMPLE TYPE: J - JAR
B - BUCKET
ST - SHELBY
BAG - BAG
L - LINERS

[illegible]

TEST	COMMENTS											
	Recycled Concrete	Import Material										
MOISTURE CONTENT (D2216)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ATTERBERG LIMITS (D4318)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HYDROMETER/SIEVE (D422)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIEVE ANALYSIS (D422)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMPLETE USCS CLASSIFICATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PROCTOR (STD. / MODIFIED)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLEXIBLE WALL PERM (D5084)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNCONFINED COMPRESSION (D5084)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UU / CU / CD TRIAXIAL SHEAR (D4767)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSOLIDATION (D2435)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Report To: _____
Office: _____

Results Due By: _____
Notes: _____

2000.100.0018.DOC

TO BE COMPLETED BY LAB

REMEDATION SUMMARY REPORT
601 3RD STREET
READING, OHIO

TABLE 1

SUMMARY OF BACKFILL AND COMPACTION TESTING

Field Test Number	Location Description	Lift Number ¹	Field Test Data		Control Data		Compaction		Comments	
			Dry Density (pcf)	Water Content (%)	Max Dry Density (pcf)	Optimum Water (%)	Specified (%)	Obtained (%)	Pass	Fail
001	Bldg 27 Basement SW Corner	1	105.9	11.50	117.6	12.1		90.05		
002	Bldg 27 Basement SE Corner	1	116.1	12.76	117.6	12.1		98.72		
003	Bldg 27 Basement NE Corner	1	115.2	10.38	117.6	12.1		97.96		
004	Bldg 27 Basement NW Corner	1	99.7	12.79	117.6	12.1		84.78		
005	Bldg 27 Basement NW Corner	2	114.1	10.69	117.6	12.1		97.02		
006	Bldg 27 Basement NE Corner	2	110.3	10.49	117.6	12.1		93.79		
007	Bldg 27 Basement Middle	2	106.2	11.16	117.6	12.1		90.31		
008	Bldg 27 Basement SW Corner	2	108.5	10.35	117.6	12.1		92.26		
009	Bldg 27 Basement SE Corner	2	107	12.96	117.6	12.1		90.99		
010	Bldg 27 Basement NE Corner	3	112.2	8.76	117.6	12.1		95.41		
011	Bldg 27 Basement SW Corner	3	110.7	9.46	117.6	12.1		94.13		
012	Bldg 27 Basement SE Corner	3	109.6	9.61	117.6	12.1		93.20		
013	Bldg 27 Basement Middle	3	105.3	9.03	117.6	12.1		89.54		
014	Bldg 27 Basement NW Corner	3	114.2	9.48	117.6	12.1		97.11		
015	Bldg 27 Basement NE Corner	4	116.7	12.34	117.6	12.1		99.23		
016	Bldg 27 Basement NW Corner	4	117.9	10.48	117.6	12.1		100.26		
017	Bldg 27 Basement Middle	4	120.9	11.06	117.6	12.1		102.81		
018	Bldg 27 Basement SW Corner	4	115.6	12.72	117.6	12.1		98.30		
019	Bldg 27 Basement SE Corner	4	120.1	12.31	117.6	12.1		102.13		
020	Bldg 11 Basement W Middle	3	118.5	12.30	117.6	12.1		100.77		
021	Bldg 11 Basement E Middle	3	119.0	11.75	117.6	12.1		101.19		
1 = Numbered lifts begin on top of bridge stone for Bldg 27										

This foregoing document was electronically filed with the Public Utilities

Commission of Ohio Docketing Information System on

4/1/2019 1:12:07 PM

in

Case No(s). 16-0253-GA-BTX

Summary: Exhibit Exhibit R6 part 1 on behalf of City of Reading electronically filed by Mr. DAVID T STEVENSON on behalf of CITY OF READING