

2

Michael J. Wesche

Attorney at Law

105 WEST MAIN STREET
NAPOLEON, OHIO 43545-1797

TELEPHONE: (419) 592-0010
TELEFAX: (419) 599-2873

April 28, 2006

P-314 Co Rd 12

Mr. David Grahn
City Law Director
255 West Riverview Avenue
Napoleon, Ohio 43545

Re: Southpoint Business Park, LLC
Perpetual Easement

Dear Dave:

Enclosed you will find a draft of the proposed "Perpetual Easement" that I have prepared to be given by my client, Southpoint Business Park, LLC, to the City of Napoleon, Ohio for electrical utility purposes. Please note the attached legal descriptions and survey plat.

Please review these documents and then contact me regarding any questions, concerns or changes that you may have. We request your prompt attention to this matter due to the fact that the construction project has progressed to the point where my client is ready to order and install the electrical equipment.

Very truly yours,

Mike

Michael J. Wesche

MJW:ksg

Enclosure



City Law Director's Office

255 West Riverview Avenue, PO Box 151, Napoleon, Ohio 43545

Phone: 419-592-3503 - Fax: 419-592-4723

dgrahn@napoleonohio.com

srathge@napoleonohio.com

Letter of Transmittal

Thursday, July 13, 2006

To: Mr. Mike Wesche
Attorney at Law
105 W. Main Street
Napoleon, Ohio 43545

WE ARE SENDING YOU Attached Under separate cover via

The following items:

- Agreement(s) Contract(s) Policy(ies) Copy of Letter
 Easement(s) Other

COPIES	NO.	DESCRIPTION
1		Perpetual Easement - Jerry A. (Tony) Marks

THESE ARE TRANSMITTED (as checked below):

- For Approval Approved as submitted Approved as noted
 For review and comment For your use As requested
 Return for corrections Original(s) for your records
 For signature and return all originals to City Law Director
 For signature and return one (1) original to City Law Director

REMARKS:

SIGNED: _____

David M. Grahn
City Law Director
City of Napoleon, Ohio

If enclosures are not as noted, kindly notify us at once.



City of NAPOLEON

ENGINEERING DEPARTMENT

255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545
Phone: 419-592-4010 - Fax: 419-599-8393

Mayor

J. Andrew Small

June 9, 2006

Members of Council

Glenn A. Miller
President

Mr. David Geringer, P.E.
201 Ditto Street
Archbold, Ohio 43502

Terri A. Williams
Ronald Behm
Travis B. Sheaffer
John A. Helberg
Steven C. Small
Michael J. DeWit

Re: T.M.T. Warehousing Waterline Extension
P-314 County Road 12
Napoleon, Ohio 43545

Dear Mr. Geringer,

City Manager

Dr. Jon A. Bisher

Upon review of the revised plans for the above referenced project, the submitted plans are approved for construction by the City of Napoleon pending approval of the Henry County Regional Water & Sewer District and the City of Napoleon's review of the backflow prevention device. If you have any questions or require additional information, please contact me at your convenience.


Finance Director

Gregory J. Heath

Yours truly,

Law Director

David M. Grahn



Chad E. Lulfs, P.E., P.S.
City of Napoleon Engineer

City Engineer

Chad E. Lulfs, P.E., P.S.

CEL/als

cc: Tim Schumm, P.E., Henry County Regional Water & Sewer District Director
Jeff Marihugh, City of Napoleon Operations Superintendent
Dr. Jon A. Bisher, City of Napoleon City Manager



HENRY COUNTY REGIONAL WATER & SEWER DISTRICT

P. O. Box 146, Napoleon, Ohio 43545
Phone: (419) 599-7370 Fax: (419) 599-9865

Brian Baker, Chairman · John Harding, Vice Chairman · Tim Phillips, Treasurer · Wendell Hall, Secretary · Dave Busick

April 25, 2006

Mr. Bill Meyers
Southpoint Business Park, LLC
P-314 Road 12
Napoleon, OH 43545

Re: Waterline Plans

Dear Mr. Meyers:

The Henry County Regional Water & Sewer District Board of Trustees met and reviewed the waterline plans for the extension along Road 12. The Board voted to approve the plan with the following condition.

- The 12" waterline will need to be metered at the right-of-way line. The Board was concerned with the potential for unmetered water use from the hydrants and from flushing of the fire suppression system. As such, the District is requiring that a meter with remote reader and a backflow prevention device be installed at the right-of-way line after the waterline crosses Road 12.

The Board also discussed how the customers will be billed. Even though an exact rate has yet to be determined, the Board has indicated that the rate will be based on water usage and not on the size of meter.

The Henry County Engineers Office has also reviewed that waterline plans and are acceptable to the backfilling procedure for crossing Road 12. Please contact their office prior to doing such work.

If you have any questions, please contact Tim Schumm at 419-592-4657.





Sincerely,

Board of Trustees
Henry County Regional Water & Sewer District

Pc: Chad Lulfs, PE, PS, City of Napoleon
David Geringer, PE

Water Meter Selection Guide

Size Normal Flow Accuracy @ 100 ± 1.5%
gpm / m³ / h

Size	Normal Flow Accuracy @ 100 ± 1.5% gpm / m ³ / h
Fire Hydrant	
	
3"	5 - 450 1.14 - 102.2
Neptune HP Protectus III	
	
4"	3/4 - 1200 .171 - 272.55
6"	1-1/2 - 2500 .34 - 567.81
8"	2 - 4000 .45 - 908.05
→ 10"	→ 2 - 6500 .45 - 1476.31
Fire Service Turbine	
	
3"	5 - 450 1.14 - 102.2
4"	10 - 1200 2.27 - 272.5
6"	20 - 2500 4.55 - 567
8"	35 - 4000 7.95 - 908.05
→ 10"	→ 50 - 6500 11.36 - 1476.3
Meter Strainers	
	
2"	Schlumberger recommends that a strainer be installed with each Turbine or Tru/Flo Compound meter to prevent meter damage and to ensure accurate registration regardless of the configuration of the meter installation.
3"	
4"	
6"	
8"	
10"	
12"	
20"	

Operating Characteristics	
Low Flow Accuracy	Maximum Intermittent Flow
gpm m ³ /h	gpm m ³ /h

Pressure Loss		Configuration		
@ AWWA Flows	Lay-length	Weight	Dimensions	
			Base to Top	Top to Ctrline
psi @ gpm bars @ m ³ /h	inch mm	lbs kg	inch mm	inch mm



1041
592-1396

BILL MEYERS

CALLER MARL HUGH

1130 or 2:00

MARINE FIRE

THIS AFTERNOON

Bill Meyer

office 419.592.1041

cell 419.266.2863

Doing Flow test today

Fire Chief

579 - F106



HENRY COUNTY REGIONAL WATER & SEWER DISTRICT

P. O. Box 146, Napoleon, Ohio 43545
Phone: (419) 599-7370 Fax: (419) 599 -9865

Brian Baker, Chairman · John Harding, Vice Chairman · Tim Phillips, Treasurer · Wendell Hall, Secretary · Dave Busick

April 27, 2006

Mr. Bill Meyers
Southpoint Business Park, LLC
P-314 Road 12
Napoleon, OH 43545

Re: Waterline Plans

Dear Mr. Meyers:

Based on the new information regarding the private waterline layout for the proposed building addition for TMT Warehousing, LLC along Road 12, the Henry County Regional Water & Sewer District Board of Trustees met to discuss the project. As the Board understands, the new proposal is to tap off the existing 10" waterline and run additional waterlines on the property to service the water needs. It is the Board's intent to have water service metered at the point of delivery. Thus, a compound water meter with remote reading capability compatible with the City of Napoleon's reader and a backflow prevention device will need to be installed on the existing 10" waterline at a point that will measure flow being delivered to the entire facility.

If you have any questions, please contact Tim Schumm at 419-592-4657.

Sincerely,

Board of Trustees
Henry County Regional Water & Sewer District

Pc: Chad Lulfs, PE, PS, City of Napoleon
David Geringer, PE



HENRY COUNTY REGIONAL WATER & SEWER DISTRICT

P. O. Box 146, Napoleon, Ohio 43545
Phone: (419) 599-7370 Fax: (419) 599-9865

Brian Baker, Chairman · John Harding, Vice Chairman · Tim Phillips, Treasurer · Wendell Hall, Secretary · Dave Busick

April 17, 2006

Mr. Bill Meyers
Southpoint Business Park, LLC
P-314 Road 12
Napoleon, OH 43545

Re: Waterline Plans

Dear Mr. Meyers:

Upon review of the proposed waterline extension along Road 12, the Henry County Regional Water & Sewer District has the following comments.

1. There needs to be a detail showing the waterline crossing Road 12. This information is needed by the Henry County Engineers Office for their review.
2. The proposed 12" gate valve at the end of the proposed waterline should have a 12" plug.
3. In addition to pressure testing and disinfection of the waterline along Road 12, the proposed 10" and 12" waterlines on the property will need to be pressure tested and disinfected as well.
4. Comments from the City of Napoleon will need to be addressed also.

The District will be meeting on Monday, April 24, 2006 at 4:00 pm. If the revisions are complete and revised drawings are submitted to the District before that date, the District will be able to review the drawings for approval.

If you have any questions, please contact Tim Schumm at 419-592-4657.

Sincerely,

Board of Trustees
Henry County Regional Water & Sewer District

Pc: Chad Lulfs, PE, PS, City of Napoleon



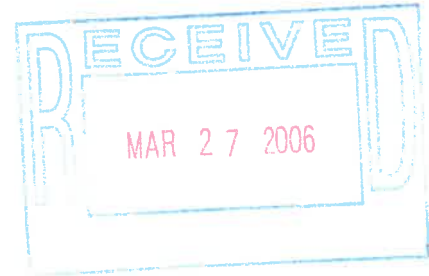
HENRY COUNTY REGIONAL WATER & SEWER DISTRICT

P. O. Box 146, Napoleon, Ohio 43545
Phone: (419) 599-7370 Fax: (419) 599-9865

Brian Baker, Chairman · John Harding, Vice Chairman · Tim Phillips, Treasurer · Wendell Hall, Secretary · Dave Busick

March 20, 2006

Dr. Jon Bisher
City Manager
City of Napoleon
255 W Riverview Avenue
Napoleon, Ohio 43545



RE: Road 12 Water Main Extension

Dear Dr. Bisher:

The Henry County Regional Water & Sewer District is in the planning stages of extending the water main located on Road 12 approximately 600 feet north along County Road 12 (see enclosed maps). The proposed extension is for a 12-inch waterline to service the expansion proposed at the Southpoint Business Park. The City of Napoleon project specifications for the construction of this water main will be followed.

According to the Napoleon/Henry County Water Agreement any extension or construction of water facilities connected to Napoleon's water system is required to obtain approval from the City of Napoleon prior to construction. Information relative to the review criteria is listed below.

City Revenue

The proposed project will be financed by the developer. No funds from the City will be requested.

Impact on System

The impact on the water system should be very minimal. With the current design capacity of 4.5 million gallons per day and an average daily flow of approximately 1.3 million gallons per day, there appears to be sufficient capacity to supply water for this project.

Findings and Orders

Since this request is for water service only, the supply of water should not adversely affect the findings and orders that the City is under for its sewer system.

Impact on Future Annexation

Even though supplying water is one of the driving forces for annexation, the supply of water to this development will have a minimal affect on future annexation since they are more than 0.5 mile from the City corporation limits and the properties between the development and the corporation limits have access to water already.

Economic Benefit for City

The benefit the City of Napoleon will see from this project is the sale of water. The District will be purchasing the water from the City. Also, with this water main being owned by the District, the District will be responsible for maintenance, meter reading, billing, etc. At this time, the District is unable to perform all of these services and will be looking to contract these out. The District may contract these services to the City, which would be additional economic benefit for the City.

The District anticipates that this project will be constructed in the Spring of 2006. Please direct any comments or questions to Tim Schumm at 419-599-7370. We look forward to working with the City on this and other future projects.

Sincerely,

Board of Trustees
Henry County Regional Water & Sewer District

enclosures



Road P

Existing
12" Water line

Proposed
12" Water line

Road 12



Road P3

Road 12

Proposed
12" Water line

Existing
12" Water line