

EXHIBIT E

BASELINE DOCUMENTATION REPORT

FOR

STRONGVILLE INDUSTRIAL PARK
FOLTZ INDUSTRIAL PARKWAY

CUYAHOGA COUNTY, OHIO

SEPTEMBER 19, 2003

Prepared for:

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INTRODUCTION

STRONGSVILLE BUSINESS PARK WETLAND MITIGATION MONITORING THIRD YEAR MONITORING REPORT

INTRODUCTION

In 1998, STI Properties, Inc. (STI) received approval to construct the Strongsville Business Park on a 25-acre parcel of land (the "Site") located east of Marks Road and south of Lunn Road in the City of Strongsville, Cuyahoga County, Ohio. The construction activities impacted 2.18 acres of isolated emergent wetlands.

A Nationwide Permit 26, Department of the Army Permit Number 98-492-0094 (1), was issued by the Army Corps of Engineers (ACOE) authorizing the impacts to the wetlands. In order to mitigate for the unavoidable and permanent loss these wetlands, the applicant was directed by the ACOE to create 3.08 acres of wetland and enhance three existing wetlands (totaling 0.54 acres). The created and enhanced wetlands are located in the southeastern section of the Strongsville Business Park (see Figure 1 in Appendix A).

The Applicant, in corroboration with the ACOE and the consulting firm of Beak Consultants, Inc.(Beak), prepared a wetland mitigation plan. The plan describes the creation of 3.08 acres of emergent, shallow aquatic, and wet meadow wetland by placing earthen berms adjacent to a stream channel (see Appendix B). The plan also provides for the expansion of the wetland creation area (an additional 2.31 acres) by removing one berm (see Figure 2 in Appendix A).

Grading and berm construction were completed by in November 1998. The Baseline Monitoring Report, prepared by Beak, documents the hydrology, soils, and vegetation present in the mitigation wetland in November 1998 (see Appendix C). Wetland hydrology was lacking at in portions of the wetland. As of September 25, 2000 however, wetland hydrology was observed throughout the wetland area.

Ohio Stream Preservation, Inc. (OSP) was asked to consider a third-party stewardship role by accepting a conservation easement over the entire 7-acre Preserve. In February 2003, OSP submitted a written agreement to the Village for stewardship services in holding the conservation easement. The Village and OSP reached an agreement for these services in February 2003.

OSP prepared the Grant of Conservation Easement, conducted a site visit and finalized all documents for recording purposes. The Conservation Easement was signed by the OSP Executive Director and Secretary/Treasurer in May 2003, and delivered to the Village for their signature.

MONITORING RESULTS

As part of OSP's stewardship functions, a site visit to the Preserve was conducted in April 2003 and digital photographs were taken. This Baseline Documentation Report (Exhibit E in the Conservation Easement) characterizes the Preserve at the time of the Grant of Conservation Easement. The Report is intended to serve as an objective information baseline for monitoring compliance according to the terms of the grant. OSP acknowledges that this Report is an accurate representation of the Preserve at the time of this grant.

OSP followed staked boundaries of the Preserve in its entirety in order to achieve this Baseline Documentation Report. It is recommended that re-flagging and marking of the boundary be performed annually as deterioration, removal or destruction of wood lath staking and vegetative re-establishment will quickly disguise the actual boundary lines. OSP will provide a re-flagging as required, during the annual site visit.

Impacts to the Preserve from the by-pass project are non-existent because of the separation of the two properties. The 7-acre site is located in a much larger wetland system, adjacent to Tare Creek, with little to no adjacent land disturbances. Fenced pasture and grazing land borders the south and west sides of the Preserve, and a much larger wetland and riparian edge buffer the east and north sides.

The Ohio Rapid Assessment Method (ORAM v.5) forms, prepared by Davey Resource Group, scored the Preserve as high-quality Category 3 wetlands with excellent habitat

development. The forms also indicate a known occurrence of a state/federal threatened or endangered species.

Photographs of the Preserve reflect the limited access to the parcel, and the minimal risk of impact from adjacent properties.

Strongsville Industrial Park - Foltz Industrial Parkway Baseline Documentation Report



Photo 1: East-SE from S.R. 608 through Access Parcel to Preserve



Photo 2: South-Southeast from Northeast corner of Preserve



Photo 3: North from Southeast corner of Preserve



Photo 4: South-Southwest from Southeast corner of Preserve