

EXHIBIT D

BASELINE DOCUMENTATION REPORT

FOR

NEW HAMPTON

CITY OF BROADVIEW HEIGHTS, OHIO

CUYAHOGA COUNTY, OHIO

August 12, 2003

Prepared for:

New Hampton Master Association
c/o Pulte Homes of Ohio, Inc.
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INTRODUCTION

In 2001, Pulte Homes of Ohio, Inc. ("Pulte") proposed construction of a residential conservation development, New Hampton ("Development"), located in Broadview Heights, Ohio, Cuyahoga County. Situated on Broadview and Boston Roads, this development is approximately three hundred ten (310) acres in total area with dedicated green space totaling over one hundred nine (109) acres.

Approximately six hundred eighty-eight (688) dwelling units are proposed to be constructed within the Development, ultimately impacting approximately 2,023 linear feet of stream and riparian corridor and 7.75 acres of wetland, affecting the headwater tributaries of Furnace Run and the East Branch of the Rocky River.

In order to proceed with the Development, approval was required and obtained in November 2000 from the Ohio Environmental Protection Agency and the U.S. Army Corps of Engineers to fill the impacted wetlands and streams, as well as culverting the remaining streams.

The mitigation plan, as prepared by Flickinger Wetland Resources, Inc., included on-site mitigation of 8.3 acres and the preservation of the 109-acre Preserve and Mitigation areas. The Preserve is an integral part of the open space system within the Development, and more specifically identified on the enclosed plan (see Appendix A).

Ohio Stream Preservation, Inc. (OSP) was asked to consider a third-party stewardship role by accepting a conservation easement over the 109-acre Preserve. In April 2001, OSP provided a written stewardship agreement to Pulte to serve as the conservator of the Preserve areas. Pulte and OSP reached an agreement for these services in January 2002.

OSP prepared the Grant of Conservation Easement, conducted several site visits and co-authored several legal documents, including the Declaration of Covenants, Conditions, Restrictions and Easements for New Hampton, Broadview Heights, Ohio and the Code of Regulations of New Hampton Master Association, Inc. These documents, including the Conservation Easement were recorded with the Cuyahoga

County Recorder's office in July 2001. This Baseline Documentation Report shall be recorded as part of the original Conservation Easement.

MONITORING RESULTS

As part of OSP's stewardship functions, a site visit to the Preserve was conducted in June 2002 and again in August 2003, as construction commenced. Digital photographs were taken and summary observations were made at each of the site visits. This Baseline Documentation Report (Exhibit D in the Conservation Easement) characterizes the Preserve as an objective 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 where provided in order to achieve this Baseline Documentation Report. Where staking was absent, assumptions were made to location and potential limits of clearing. As sublots within the Development are platted and developed, permanent corners will be provided, indicating the actual location of the easement boundary.

Photographs of the Preserve reflect the relationship of the Preserve to the numerous sublots that surround the Preserve. Numerous sublots under construction and erosion control measures along the Preserve area boundaries provided adequate visual cues to limits of disturbance.

Given the scale and extent of development at the time of this monitoring, very little encroachment activity was noted within the Development itself. The most serious infraction appears under the high-tension power lines behind S/L's 506-510 Stratford Drive (see photos 29-31). Fill material was placed or stockpiled east of the lines, within the Preserve (Conservation Easement Area 4) adjacent to the wetland system.

Other areas of encroachment include S/L 233 Oxford Drive, 78-79 Lexington Circle and several outlots on Boston Road. Specifically, one shed appears to encroach on the Preserve line (Conservation Easement Area 6) by several feet (see photo 13), and another shed by less than one foot. Landscaping, log piles and compost areas constitute the remaining encroachments (see photo 14).

APPENDIX A

**PHOTO SAMPLING POINTS
and EASEMENT AREA MAP**

FOR

NEW HAMPTON

CITY OF BROADVIEW HEIGHTS, OHIO

CUYAHOGA COUNTY, OHIO

APPENDIX B

PHOTO SAMPLING

FOR

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Photo 1: Southeast from S/L 159 Norwich Drive on CE line



Photo 2: South from S/L 82 to S/L 74 Lexington Circle



Photo 3: North from S/L 86 to S/L 90 Lexington Circle



Photo 4: Northwest from S/L 90 to S/L 95 Lexington Circle



Photo 5: West from S/L 87-90 Lexington Circle to Utility Easement



Photo 6: West from S/L 87-90 Lexington Circle to Utility Easement



Photo 7: Southeast from S/L 168 Norwich Drive



Photo 8: West from S/L 180 Norwich Drive to creek

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Photo 9: Northwest from S/L 233 Oxford Drive



Photo 10: South from S/L 233 Oxford Drive



Photo 11: East from S/L 233 Oxford Drive



Photo 12: West from outlot on Boston Road to Oxford Drive



Photo 13: West from outlot on Boston Road on CE line



Photo 14: West from outlot on Boston Road on CE line



Photo 15: West from S/L 381 Wilmington Drive

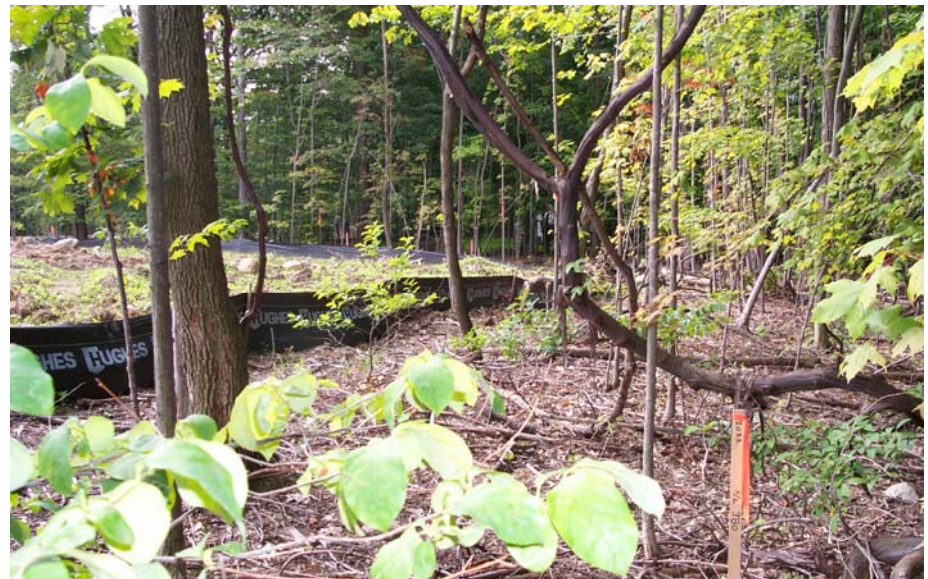


Photo 16: South from S/L 380 Wilmington Drive

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Photo 17: East from S/L 412 Cornell Drive



Photo 18: East from S/L 416 Cornell Drive



Photo 19: South from Stormwater Basin behind S/L 402 Wilmington Drive



Photo 20: East from Stormwater Basin behind S/L 402 Wilmington Drive



Photo 21: West from Stormwater Basin behind S/L 402 Wilmington Drive



Photo 22: East from S/L 405 Wilmington Drive



Photo 23: West from S/L 409 Hamilton Drive



Photo 24: South from Hamilton Drive between S/L 411 and S/L 145



Photo 25: Northeast to Laughton Circle behind S/L 145 Hamilton Drive



Photo 26: Northwest from S/L 145 Hamilton Drive



Photo 27: Northwest from S/L 141 Hamilton Drive



Photo 28: North from S/L 506 Stratford Drive



Photo 29: Northeast from S/L 508 Stratford Drive...Encroachment



Photo 30: Southeast from behind S/L 510 Stratford Drive...Encroachment



Photo 31: East from behind S/L 510 Stratford Drive...Encroachment