

SPARTAN APARTMENTS, LLC

***750 Shrine Road
Springfield, Ohio 45504***

***Argeri A. Lagos
Managing Member***

***(937) 949-4777
Argeri@LagosGroups.com***

March 1, 2017

Gina Hayes
Ohio Environmental Protection Agency
Division of Drinking and Group Waters
Southwest District Office
401 E. Fifth St.
Dayton, Ohio 43010
Gina.Hayes@epa.com.gov

Re: ***Woodbury Apartments, Lead Mapping***

Dear Gina Hayes:

The Woodbury Apartment community is located at 3781 Woodbury Road, Medway, Ohio 45341. The apartment community was built in 1965. The community is made up of a total of 7 buildings with 56 total units. There are three different apartment styles: (a) four 1 bedroom/1 bathroom, garden style units; (b) thirty-two 2 bedrooms/1 bathroom, garden style units; and (c) twenty 2 bedrooms/1.5 bathroom townhouse style units.

In December of 2010, Zeus Investments, Inc., an Ohio for-profit corporation, purchased the community from Town Properties Asset Management Co. LTD., acting as receiver for LaSalle Commercial Mortgage Securities Trust 2007-MF5. This was a receivership sale situation whereby the lender had taken the property back from the previous owner/borrower. Because of this untraditional acquisition, Zeus Investments, Inc. was never given many of the historical documents and blueprints that would traditionally accompany the sale of an apartment community. Therefore, Zeus Investments, Inc. had very little information about the property prior to its purchase.

In 2012 Zeus Investments, Inc. transferred the property to Spartan Apartments, LLC. The shareholders of Zeus Investments, Inc. have a familial relationship with the members of Spartan Apartments, LLC. Since 2010, Tom Fyffe has been the acting individual taking care of the

property's water system. Based on the personal knowledge of the members of Spartan Apartments, LLC, the main water system appears to be free of lead, and any new plumbing issues have been corrected using plastic piping. Today, the owners of Spartan Apartments, LLC have no personal knowledge of lead based contaminants at the property. However, should Spartan Apartments, LLC ever learn of any contaminants, they will immediately update this report

In support of these findings, the following exhibits are attached to this letter: Exhibit A is a property site plan; Exhibit B is a map of the distribution system; and Exhibit C is the verification form for community public water systems.

Because it is practically impossible to determine the lead content of an installed fixture, fitting or pipe, it should be assumed that the manufacture or installation date is the primary indicator of the lead content. Therefore, the characteristics of buildings and piping solder or fixtures would be buildings in Ohio built prior to 1998 or that used plumbing material or solder manufactured before 1998 may have materials with greater than 8% lead and are at a higher risk of contributing lead to the drinking water than materials manufactured after 1998. In addition, buildings built and plumbing materials manufactured after 2014 were required to have less than 0.25% lead by weight and have the lowest risk for contributing lead to the drinking water. It should be noted however that, although prohibited, some use of leaded solder or leaded components may have occurred after the prohibitions.

SPARTAN APARTMENTS, LLC



By: Argeri A. Lagos

Its: Managing Member

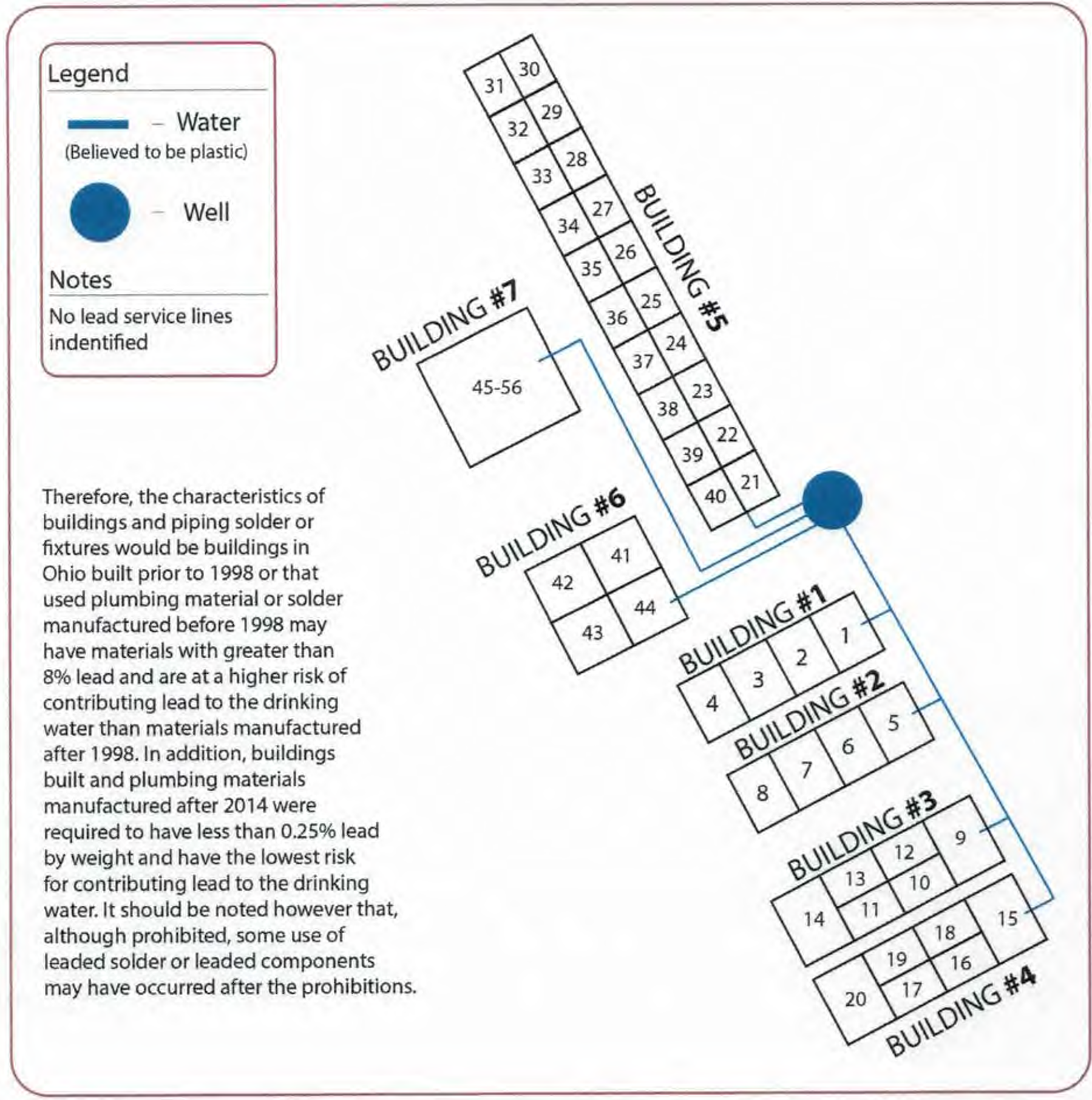
3781 Woodberry Rd Medway, OH

Site Map



SPARTAN APARTMENTS, LLC

3781 Woodberry Rd Medway, OH



SPARTAN APARTMENTS, LLC

