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Daphne Hawk
Franklin County Recorder

TRANSFER
NOT NECESSARY

JAN 27 2011

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

ELEVENTH AMENDMENT TO

DECLARATION OF CONDOMINIUM

FOR

The Brunson Condominium

This instrument prepared by

Kenton L. Kuehnle
Allen Kuehnle Stovall & Neuman, LLP
17 South High Street
Columbus, Ohio 43215

Amendment No. 11 - Re-Allocating Limited Common Parking & Storage Elements

The Brunson Condominium

145 North High Street
Columbus, Ohio 43215

Re-allocating Parking Element 8
From Unit Unit C-141 (Brunson Building LLC)
to Unit L-201 (Zachary J. Eyen)

Re-allocating Parking Element 28
From Unit 301 (Joseph E. and Sandra S. Steinmetz)
to Unit L-303 Grant A. Gergley and Dianna E. Faehnle)

Re-allocating Parking Element 39
From Unit L-201 (Zachary J. Eyen)
to Unit 301 (Joseph E. and Sandra S. Steinmetz)

The undersigned, owners of all Units affected by this Amendment, pursuant to authority provided in §5311.032 of the Ohio Revised Code, and in accordance with Article VI, Section 4 of the Declaration of Condominium for The Brunson Condominium, which Declaration is recorded as Instrument Number 200508250174858 of the Franklin County, Ohio, Records, hereby re-allocate the Common Element Parking Area described above, from and to the units captioned above.

Brunson Building LLC, an Ohio Limited
Liability Company, Owner of Unit C-141

BY: Robert S Long
Robert S. Long, President

State of Ohio
County of Franklin, SS:

Before me, a notary public, personally appeared Robert S. Long, President of Brunson Building LLC, who acknowledged the execution of this instrument to be his free act and deed, on behalf of Brunson Building LLC, for the uses and purposes set forth herein.

In witness whereof, I have hereunto set my hand and affixed my official seal on this 19th day of October, 2010.

Notary Public
JEANIE [illegible]
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 11/24/13

Amendment No. 11 - Re-Allocating Limited Common Parking & Storage Elements

The Brunson Condominium
145 North High Street
Columbus, Ohio 43215

The undersigned hereby consents to the following re-allocation of limited common elements in the Brunson Condominium:

Re-allocating Parking Element 8
From Unit Unit C-141 (Brunson Building LLC)
to Unit L-201 (Zachary J. Eyen)

Re-allocating Parking Element 39
From Unit L-201 (Zachary J. Eyen)
to Unit 301 (Joseph E. and Sandra S. Steinmetz)

Owner of Unit L-201

Zachary J. Eyen

State of Ohio
County of Franklin, SS:

Before me, a notary public, personally appeared Zachary J. Eyen, who acknowledged the execution of this instrument to be his free act and deed for the uses and purposes set forth herein.

In witness whereof, I have hereunto set my hand and affixed my official seal on this 14th day of OCTOBER, 2010.

Notary Public

MARKITA Y. THOMPSON
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES
11-25-2013

Amendment No. 11 - Re-Allocating Limited Common Parking & Storage Elements

The Brunson Condominium
145 North High Street
Columbus, Ohio 43215

The undersigned hereby consent to the following re-allocation of limited common elements in the Brunson Condominium:

Re-allocating Parking Element 28
From Unit 301 (Joseph E. and Sandra S. Steinmetz)
to Unit L-303 Grant A. Gergley and Dianna E. Faehnle)

Re-allocating Parking Element 39
From Unit L-201 (Zachary J. Eyen)
to Unit 301 (Joseph E. and Sandra S. Steinmetz)

Owner of Unit 301

Joseph E. Steinmetz

State of Ohio
County of Franklin, SS:

Before me, a notary public, personally appeared Joseph E. Steinmetz, who acknowledged the execution of this instrument to be his free act and deed for the uses and purposes set forth herein.

In witness whereof, I have hereunto set my hand and affixed my official seal on this 4th day of August, 2010.

NOTARIAL SEAL
STATE OF OHIO

NORA L. BOLON
Notary Public, State of Ohio
My Commission Expires
9-9-13

Notary Public

Amendment No. 11 - Re-Allocating Limited Common Parking & Storage Elements

The Brunson Condominium
145 North High Street
Columbus, Ohio 43215

The undersigned hereby consent to the following re-allocation of limited common elements in the Brunson Condominium:

Re-allocating Parking Element 28
From Unit 301 (Joseph E. and Sandra S. Steinmetz)
to Unit L-303 Grant A. Gergley and Dianna E. Faehnle)

Re-allocating Parking Element 39
From Unit L-201 (Zachary J. Eyen)
to Unit 301 (Joseph E. and Sandra S. Steinmetz)

Owner of Unit 301

Sandra S. Steinmetz

State of Ohio
County of Franklin, SS:

Before me, a notary public, personally appeared Sandra S. Steinmetz, who acknowledged the execution of this instrument to be her free act and deed for the uses and purposes set forth herein.

In witness whereof, I have hereunto set my hand and affixed my official seal on this 4th day of August, 2010.

Notary Public

NOTARIAL SEAL
STATE OF OHIO

NORA L. BOLON
Notary Public, State of Ohio
My Commission Expires
9-9-13

Amendment No. 11 - Re-Allocating Limited Common Parking & Storage Elements

The Brunson Condominium
145 North High Street
Columbus, Ohio 43215

The undersigned hereby consent to the following re-allocation of limited common elements in the Brunson Condominium:

Re-allocating Parking Element 28
From Unit 301 (Joseph E. and Sandra S. Steinmetz)
to Unit L-303 Grant A. Gergley and Dianna E. Faehnle)

Owner of Unit L-303

Grant A. Gergley

State of Ohio
County of Franklin, SS:

Before me, a notary public, personally appeared Grant A. Gergley, who acknowledged the execution of this instrument to be his free act and deed for the uses and purposes set forth herein.

In witness whereof, I have hereunto set my hand and affixed my official seal on this 7th day of September, 2010.

Notary Public

JESSICA C. MANARD
Notary Public, State of Ohio
My Commission Expires Mar. 18, 2014

Amendment No. 11 - Re-Allocating Limited Common Parking & Storage Elements

The Brunson Condominium
145 North High Street
Columbus, Ohio 43215

The undersigned hereby consent to the following re-allocation of limited common elements in the Brunson Condominium:

Re-allocating Parking Element 28
From Unit 301 (Joseph E. and Sandra S. Steinmetz)
to Unit L-303 Grant A. Gergley and Dianna E. Faehnle)

Owner of Unit L-303

Dianna Faehnle
Dianna E. Faehnle

State of Ohio
County of Franklin, SS:

Before me, a notary public, personally appeared Dianna E. Faehnle, who acknowledged the execution of this instrument to be her free act and deed for the uses and purposes set forth herein.

In witness whereof, I have hereunto set my hand and affixed my official seal on this 7th day of September, 2010.

Notary Public

JESSICA C. MANARD
Notary Public, State of Ohio
My Commission Expires Mar. 18, 2014

Amendment No. 11 - Re-Allocating Limited Common Parking & Storage Elements

The Brunson Condominium
145 North High Street
Columbus, Ohio 43215

Consent of Lender to

Re-allocating Parking Element 28
From Unit 301 (Joseph E. and Sandra S. Steinmetz)
to Unit L-303 Grant A. Gergley and Dianna E. Faehnle)

Re-allocating Parking Element 39
From Unit L-201 (Zachary J. Eyen)
to Unit 301 (Joseph E. and Sandra S. Steinmetz)

Fifth Third Mortgage Company, holder of a mortgage lien on Unit 301, affected by the re-allocation of the above-described limited common elements in The Brunson Condominium, hereby consents to the above-described re-allocation.

Fifth Third Mortgage Compnay

By: _____ Date: 10/24/10

Amendment No. 11 - Re-Allocating Limited Common Parking & Storage Elements

The Brunson Condominium
145 North High Street
Columbus, Ohio 43215

Consent of Lender to

Re-allocating Parking Element 28
From Unit 301 (Joseph E. and Sandra S. Steinmetz)
to Unit L-303 Grant A. Gergley and Dianna E. Faehnle)

Wells Fargo Bank, NA, holder of a mortgage lien on Unit L-303, affected by the re-allocation of the above-described limited common elements in The Brunson Condominium, hereby consents to the above-described re-allocation.

Wells Fargo Bank, NA

By: T. Michael Mulgrew Date: 11/17/10
T. Michael Mulgrew Assistant Vice President

Subscribed to and sworn to before me this 17th day of ~~December~~ November, 2010

Sheri D. Ash

SHERI D. ASH
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 10/5/15

Amendment No. 11 - Re-Allocating Limited Common Parking & Storage Elements

The Brunson Condominium
145 North High Street
Columbus, Ohio 43215

Consent of Lender to

Re-allocating Parking Element 8
From Unit Unit C-141 (Brunson Building LLC)
to Unit L-201 (Zachary J. Eyen)

The Ohio State Bank, holder of a mortgage lien on Unit C-141, affected by the re-allocation of the above-described limited common elements in The Brunson Condominium, hereby consents to the above-described re-allocation.

The Ohio State Bank

By: _____ Date: 12/29/2010
David Schockman
VP. CCO

Amendment No. 11 - Re-Allocating Limited Common Parking & Storage Elements

The Brunson Condominium
145 North High Street
Columbus, Ohio 43215

Consent of Lender to

Re-allocating Parking Element 8
From Unit Unit C-141 (Brunson Building LLC)
to Unit L-201 (Zachary J. Eyen)

Re-allocating Parking Element 39
From Unit L-201 (Zachary J. Eyen)
to Unit 301 (Joseph E. and Sandra S. Steinmetz)

Third Federal Savings and Loan Association of Cleveland, holder of a mortgage lien on Unit L-201, affected by the re-allocation of the above-described limited common elements in The Brunson Condominium, hereby consents to the above-described re-allocation.

Third Federal Savings and Loan Association of Cleveland

By: _____ Date: 1/24/11

Currently Assigned Limited Common Elements
(Through 11th Amendment)

Parking Space	Unit to which parking space assigned	Parking Space	Unit to which parking space assigned
1	800	27	1100
2	901	28	L-303
3	801	29	C-147
4	301	30	L-304
5	500	31	L-203
6	300	32	L-306
7	200	33	L-303
8	L-201	34	L-302
9	1201	35	L-301
10	701	36	L-206
11	601	37	L-204
12	900	38	L-205
13	600	39	301
14	1200	40	L-202
15	1001	41	1101
16	401	42	201
17	700	43	501
20	1101	44	1001
21	501	45	801
22	1100	46	1000
23	1000	47	500
24	201	48	1200
25	1201	49	401
26	901	50	700

Storage Area	Unit to which storage area assigned	Storage Area	Unit to which storage area assigned
S-1	200	S-14	800
S-2	300	S-15	301
S-3	400	S-16	700
S-4	500	S-17	801
S-5	L-205	S-18	600
S-6	401	S-19	601
S-7	501	S-20	1001
S-8	201	S-21	1000
S-9	1201	S-22	1200
S-10	401	S-23	1101
S-11	1100		
S-12	901	A	L-305
S-13	900	B	400

Condo Declaration 200608300172724

200608300172724

THE BRUNSON CONDOMINIUM PHASE II

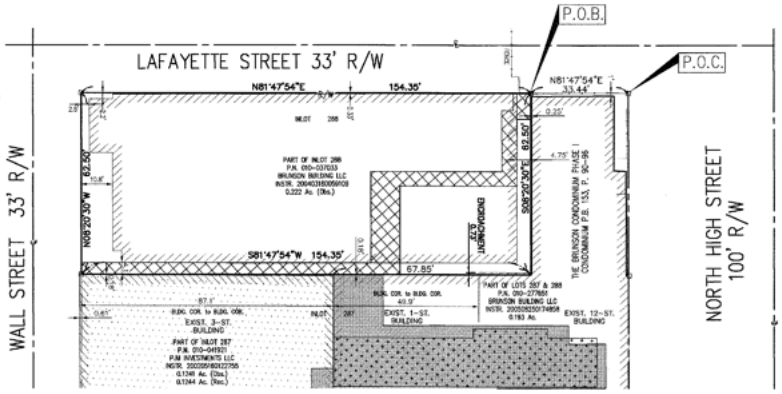
CONDO PLAT BOOK 174 PAGE 69



VICINITY MAP
-NOT TO SCALE-



BASIS OF BEARINGS ARE BASED ON THE SAME MERIDIAN AS THE BEARING OF THE CENTERLINE OF NORTH HIGH STREET, N 08°20'30" W, PER INSTR. No. 200307160218201, FRANKLIN COUNTY RECORDER'S OFFICE.



SYMBOLS

- ● 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP, INC."
- ▲ RAILROAD SPIKE SET
- ■ MAG NAIL SET
- □ MAG NAIL FOUND
- ○ FOUND, AS LABELED
- △ RAILROAD SPIKE FOUND
- ⊠ MONUMENT FOUND
- ℄ CENTERLINE
- ℄ PROPERTY LINE

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, also being part of Lot 288 as numbered and delineated upon the record plat in Deed Book "F", Page 332 (re-recorded in Plat Book 3, Page 248 and Plat Book 14, Page 27) of the Franklin County Recorder's Records and being part of lands deeded to Brunson Building LLC and recorded in instrument number 200403180259108, Franklin County, Ohio, (all deed and plat references made being to said Recorder's Office, unless otherwise noted), being more particularly described as follows:

Beginning at a Magnail found at the intersection of the Southerly line of Lafayette Street, 33 feet wide, and the Westerly line of North High Street, 100 feet wide, which point also being the northeasterly corner of said Lot 288;

Thence along the northerly of said Lot 288 and also along the southerly line of said Lafayette Street, South 81 Degrees 47 Minutes, 54 Seconds West, 33.44 feet to a magnail set at the northeasterly corner of the property herein described, which point also being the northwest corner of the Brunson Condominium Phase I in Condominium Plat Book 153, page 90-96, which point also being the TRUE POINT OF BEGINNING for the land hereinafter described;

Thence running parallel with the westerly line of said North High Street, also along the westerly line of said Brunson Condominium Phase I, and also crossing said Lot 288, South 08 Degrees, 20 Minutes, 30 Seconds East, 62.50 feet to a point located inside a building which encroaches, which point is also in the southerly line of Lot 288 and in the Northerly line of Lot 287;

Thence running parallel with the southerly line of said Lafayette Street and also along said northerly and southerly line South 81 Degrees 47 Minutes, 54 Seconds West, 154.35 feet to a magnail found in the easterly line of Wall Street, 33 feet wide, which point also being in the westerly line of said Lot 288;

Thence along said easterly and westerly line, North 08 Degrees 20 Minutes, 30 Seconds West, 62.50 feet to a magnail found at the intersection of the easterly line of said Wall Street and the Southerly line of Lafayette Street, which point also being the northwesterly corner of said Lot 288 and the northwesterly corner of the land herein described;

Thence along said southerly line and along the northerly line of said Lot 288, North 81 Degrees 47 Minutes, 54 Seconds East, 154.35 feet to the TRUE POINT OF BEGINNING, containing 0.222 acres and subject to all legal easements, restrictions, and right-of-way of record;

Jonathan E. Phelps, Ohio Surveyor No. 8241, of BRH Group, Inc., Worthington Ohio, prepared the above description from actual field surveys performed in January 2004, August 2005, and July 2006 and iron pins set are 5/8"x30" rebar set with yellow plastic cap marked "BRH GROUP". Basis of bearings are based on the same meridian as the bearing of the centerline of North High Street per instrument number 200307160218201. Bearing of High Street: North 8 Degrees 20 Minutes 30 Seconds West.

DECLARATION OF CONDOMINIUM AND BY-LAWS OF CONDOMINIUM ASSOCIATION FOR THE BRUNSON CONDOMINIUM INSTRUMENT NUMBER 200508250174857

BUILDING AT GROUND FLOOR

MASTER EASEMENT PLAN
INSTRUMENT NUMBER 200310080324227

INGRESS/EGRESS EASEMENT AREA ON FIRST FLOOR LEVEL

INGRESS/EGRESS EASEMENT AREA AT BASEMENT LEVEL

ACCESS AND UTILITY EASEMENT AREA AT BASEMENT LEVEL

EXPANSION OF ACCESS EASEMENT

STATE OF OHIO
JONATHAN E. PHELPS
8241
REGISTERED
PROFESSIONAL SURVEYOR

I CERTIFY THAT PAGE 1 OF THE FOLLOWING 4 SHEETS ACCURATELY REFLECT THE LOCATION OF IMPROVEMENTS AND DISPLAYS ALL EASEMENTS OF RECORD OUTSIDE OF THE BUILDING LIMITS PER _____ COMMITMENT NO. _____ FOR THE BRUNSON CONDOMINIUM.

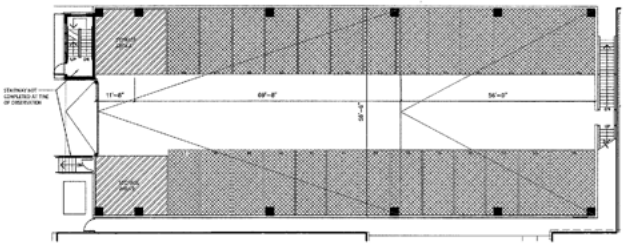
JONATHAN E. PHELPS, P.S. No. 8241 — DATE 8/29/06
SHEET 1 PREPARED BY SURVEYOR

REVISED: AUGUST 29, 2006

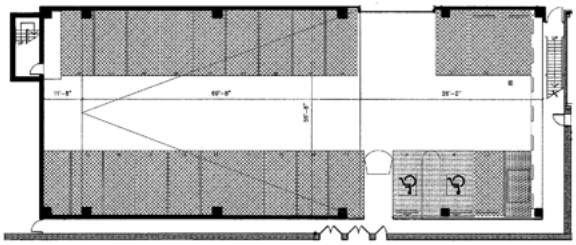
BRH Group, Inc.
705-F Lakeview Plaza Boulevard
Worthington, Ohio 43085-4779
Phone: (614) 841-9500
Fax: (614) 841-0170
Email: info@brhgroup.com

1/1

CONDO PLAT BOOK 174 PAGE 70



1 GRADE TO ABOVE GRADE FLOOR PLAN
1/16"=1'-0"



2 GRADE TO BELOW GRADE FLOOR PLAN
1/16"=1'-0"

PROJECT LEGEND

NOTE: DIMENSIONS ARE TO THE NEAREST 1'-0"

LIMITED COMMON PARKING ONLY

LIMITED COMMON STORAGE & SHED # ONLY

HANDICAPPED # & B EXCLUSIVE USE AREAS

ROLL AWAY DUMPSTER

UNIT DESIGNATION 100

PROJECT NAME

Brunson Condominiums
Phase II
141-155 NORTH HIGH STREET
COLUMBUS, OH

REVISIONS:

#	Date	Change Description
1	06/16/06	CONDO DOCUMENTS
2	08/08/06	CONDO DOCUMENTS

JB AD
155 E. MAIN ST.
SUITE 300
COLUMBUS, OH 43215
TEL 614.228.7311
FAX 614.228.7502
barnes@jbadaia.com
JONATHAN BARNES
ARCHITECTURE AND DESIGN

STATE OF OHIO
JONATHAN S. BARNES
10540
REGISTERED ARCHITECT

I CERTIFY THAT THESE DRAWINGS, TO THE EXTENT READILY OBSERVABLE AND WITHOUT INTRUSIVE INVESTIGATION, ACCURATELY REFLECT THE BRUNSON CONDOMINIUMS PHASE II AS CONSTRUCTED OR AS CONSTRUCTED TO THE LEVEL OF COMPLETION DESCRIBED.

JONATHAN S. BARNES
REGISTERED ARCHITECT No. 10540
SHEETS 2 THRU 4 PREPARED BY ARCHITECT

TITLE

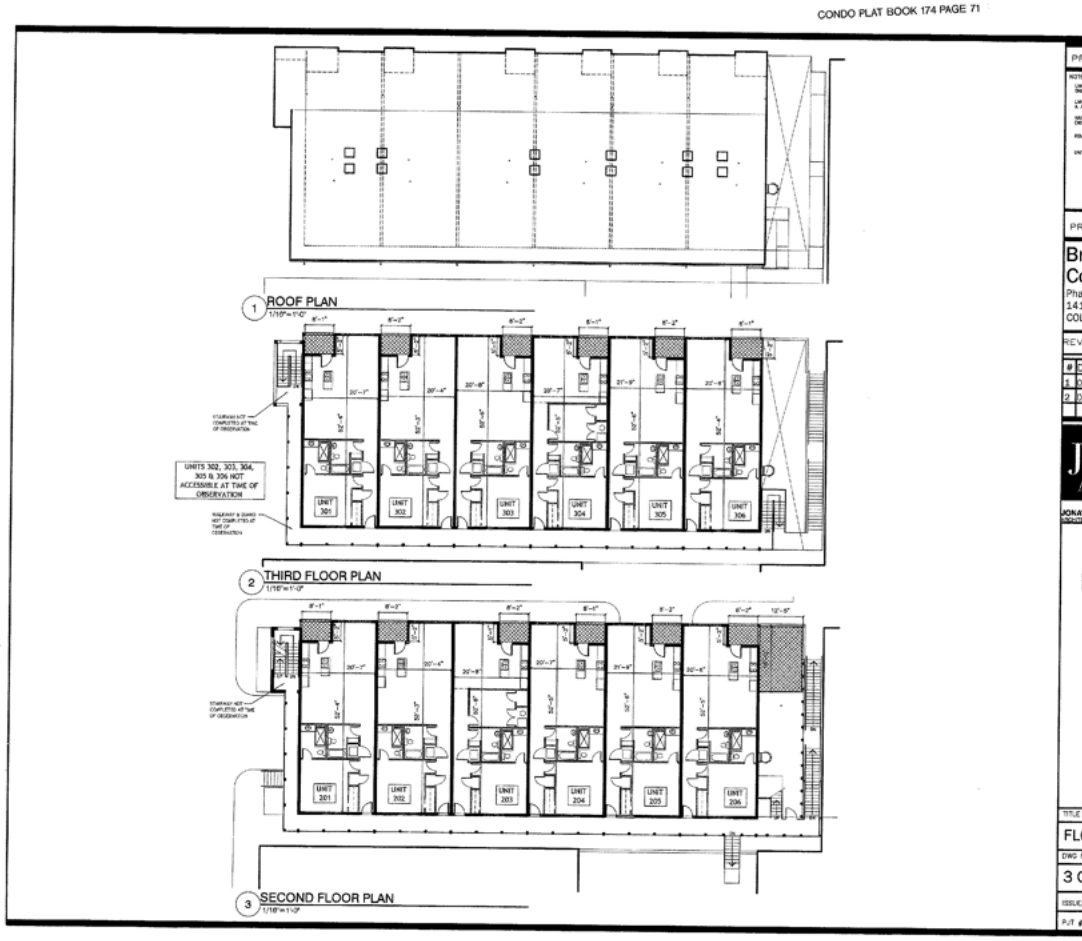
FLOOR PLANS

DWG No

2 OF 4

ISSUE: CONDO DOCUMENTS

PJT # 04114



PROJECT LEGEND

NOTE: DIMENSIONS ARE TO THE NEAREST 1'-0"

LIMITED COMMON PARKING ONLY

LIMITED COMMON STORAGE A, 302 & 306 ONLY

HANDICAPPED # & S EXCLUSIVE USE AREAS

FULL PART OWNERS

UNIT DESIGNATION 100

PROJECT NAME

Brunson Condominiums

Phase II
141-155 NORTH HIGH STREET
COLUMBUS, OH

REVISIONS:

#	Date	Change Description
1	06/16/06	CONDO DOCUMENTS
2	08/08/06	CONDO DOCUMENTS

JB AD
150 E. MAIN ST.
SUITE 300
COLUMBUS, OH 43215
TEL 614.228.7351
FAX 614.228.7532
JONATHAN BARNES
ARCHITECTURE AND DESIGN

STATE OF OHIO
JONATHAN S. BARNES
10540
REGISTERED ARCHITECT

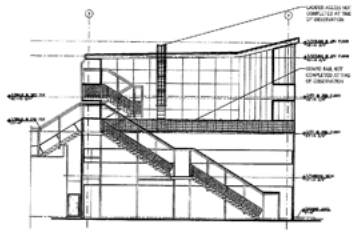
TITLE
FLOOR PLANS

DWG No
3 OF 4

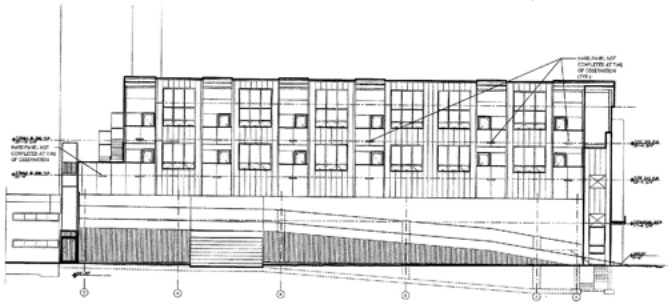
ISSUE: CONDO DOCUMENTS

P/T # 04114

CONDO PLAT BOOK 174 PAGE 72



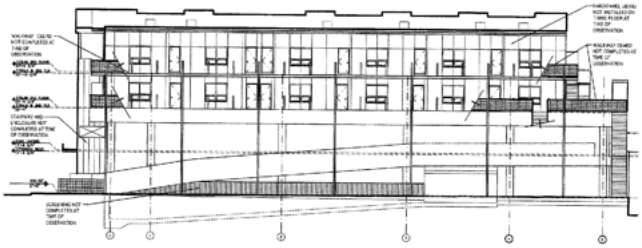
2 EAST ELEVATION
1/16"=1'-0"



1 NORTH ELEVATION
1/16"=1'-0"



4 WEST ELEVATION
1/16"=1'-0"



3 SOUTH ELEVATION
1/16"=1'-0"

PROJECT LEGEND

PROJECT NAME

Brunson Condominiums

Phase II
141-155 NORTH HIGH STREET
COLUMBUS, OH

REVISIONS:

#	Date	Change Description
1	06/16/08	CONDO DOCUMENTS
2	08/08/08	CONDO DOCUMENTS

JB AD
155 E. MAIN ST.
SUITE 200
COLUMBUS, OH 43215
TEL 614.228.7311
FAX 614.228.7502
jbarnes@jbadusa.com
JONATHAN BARNES
ARCHITECT OF RECORD

STATE OF OHIO
JONATHAN S. BARNES
10640
REGISTERED ARCHITECT

TITLE
ELEVATIONS

DWG No
4 OF 4

ISSUE: CONDO DOCUMENTS

PVT # 04114

RESERVE FUND STUDY UPDATE

THE BRUNSON CONDOMINIUM ASSOCIATION
COLUMBUS, OHIO

Criterium-Liszkay Engineers
110 N. High St.
Gahanna, OH 43230
614-418-7200
www.clengineers.com

MEMBER OF community ASSOCIATIONS INSTITUTE

May 11, 2022

CONTENTS

1.0 INTRODUCTION 3

2.0 EXECUTIVE SUMMARY 4

3.0 PURPOSE & SCOPE 4

3.1 PURPOSE 4
3.2 SCOPE 5
3.3 SOURCE OF INFORMATION 6
3.4 STANDARDS OF REFERENCE 7

4.0 DESCRIPTION 8

5.0 OBSERVATIONS 8

6.0 RESERVE FUND ANALYSIS 11

7.0 CONCLUSION 12

8.0 LIMITATIONS 12

APPENDIX A: RESERVE FUND PROJECTIONS
APPENDIX B: PHOTOS
APPENDIX C: PROFESSIONAL QUALIFICATIONS

1.0 INTRODUCTION

The Brunson Condominium Association and Link Property Management authorized Criterium-Liszkay Engineers to conduct a Reserve Fund Study Update for The Brunson Condominium Association located in Columbus, Ohio. The original reserve study was completed by Criterium-Liszkay Engineers in November of 2008.

Studies of this nature are important to ensure that a community has sufficient funds for long-term, periodic capital expenditure requirements. Anticipating large expenditures over an extended period of time through a structured analysis and scheduling process assists the Association in meeting financial requirements without increasing the service fees above permitted maximums, borrowing the funds or levying special financial assessments to the owners.

This report is designed to analyze components of the community for which the Association is responsible and to assess a useful expected life and useful remaining life to those components. The anticipated scheduled repair or replacement of each component and the anticipated expense for the activity are then analyzed in conjunction with the current capital reserves funding program for the community.

This study should not be considered as a full inspection since this is an update to a previous reserve study conducted by Criterium-Liszkay Engineers in November of 2008.

The present amount of funds in the reserve account is based on information from the Link Property Management and has not been audited by Criterium-Liszkay Engineers.

Typically, a community association has two broad cash requirements: the general operating reserves and the capital repair and replacement reserves. In this report, we will focus on those items falling under the capital repair and replacement reserve criteria. We have projected a capital repair and replacement reserve for 20 years. The first 10 years are the most reliable. Such a study should be updated every five years.

This report is intended to be used as a tool to determine reserve fund allocation requirements for the community, to manage future Association obligations and to inform the community of future financial needs in general. The report that follows has been prepared from the perspective of what an owner of this property would benefit from knowing. Some items, beyond those of immediate concern, may be discussed, because not including these issues could cause a distortion of the Association's situation. Therefore, the report should be read in its entirety in order to fully understand all of the information that has been obtained.

2.0 EXECUTIVE SUMMARY

The building and site are generally in good condition.

Based on our evaluation, maintaining the current level of funding of the reserve for this project is not adequate. A more detailed analysis of the reserve fund has been provided in Appendix A.

Based on our observations, there are several items in need of repair this year: stucco, brick, steel walkways and stairs, concrete members in the parking garage and tile at the entrance.

For your convenience, we have prepared the following summary of the condition of the major systems of the property.

SYSTEM	CONDITION	ACTIVITY REQUIRED
SITE		
BUILDING EXTERIOR		
Roofs	G	Resurface
Rooftop Deck	G	Replace
Stucco	G to F	Repair, Paint
Brick	G to F	Repair
BUILDING INTERIOR		
Lobby	G	Redecorate
Carpet	G	Replace
MECHANICAL		
Heat Pumps	G	Replace
Water Pumps	G	Replace
Garage Door Opener	G	Replace
Generator	G	Replace
CSST Gas Lines	G	Bond to Ground
Elevator	G	Replace
Dehumidifiers	-	Install
Water Heater	F	Replace
AMENITIES		
Exercise Equipment	G	Replace
Dog Park	-	Create
OTHER		
Reserve study	G	Update
Security Equipment	G	Upgrade
Fire Alarm	G	Upgrade
EV Charging Station	-	Create

Table 2.1: Summary

3.0 PURPOSE & SCOPE

3.1 Purpose

The purpose of this study is to perform a reserve fund analysis and to determine a capital needs plan. It is intended to be used as a tool for The Brunson Condominium Association in determining the allocation requirements into the reserve fund in order to meet future anticipated capital expenditures for the community and to comply with Ohio R.C. 5311.

This report forecasts obligations for the community 20 years into the future. This study is not intended to provide a unit by unit inventory of defects. It should be noted that events might occur that could have an

effect on the underlying component or system useful life assumptions used in this study. Likewise, inevitable market fluctuations can have an impact on component or system replacement and repair costs. Therefore, a study such as this should be updated from time to time, usually on a three to five-year cycle, in order to reflect the most accurate needs and obligations of the community.

3.2 Scope

This study has been performed according to the scope as generally defined by The Brunson Condominium Association, Link Property Management, Criterium-Liszkay Engineers and the standards of the Community Associations Institute. The findings and recommendations are based on interviews with the community's management personnel and an investigation of the buildings and site. The investigation involved, in particular, the foundation and/or slab-on-grade (to the extent visible), the roof, the exterior walls, the steel and wood framing (when visible), paved areas, utilities (to the extent visible), and common amenities.

The guidelines used to determine which physical components within the community are to be included in the component inventory are based on the following general criteria:

1. The component must be a common element, or otherwise noted to be the responsibility of the Association to replace.
2. The funding for replacement should be from one source only, not funded from another area of the budget or through a maintenance contract.
3. The cost of replacement should be high enough to make it financially unsound to fund it from the operating budget.
4. Components which are considered deferred maintenance, are most appropriately funded from the Operating Budget instead of Reserves.
5. Components with a useful life expectancy exceeding 20 years are not included.

Our reserve study analysis included evaluating the following association property and components. These were determined from information provided by the Property Manager and our historical understanding of this property.

- **Site**:
  - Parking garage
  - Concrete sidewalks
  - Steel Walkways & Stairs
- **Building Exterior:**
  - Roofing
  - Siding
  - Trim
  - Gutters and Downspouts
- **Building Interior:**
  - Lobby
  - Common areas and hallways

- Basement

- **Mechanical**
  - HVAC equipment for common areas
  - Elevator
  - Emergency Generator
  - Common elements of electrical, plumbing and gas systems (Not viewed)

- **Amenities:**
  - Exercise Equipment
  - Dog Park

- **Other:**
  - Security System
  - Fire Alarm System
  - EV Charging Station

Painting is not included in the reserve study. To avoid potential tax issues, the association's taxes must be filed with IRS Form 1120-H rather than Form 1120 if funds are drawn from the reserve fund for painting.

This study estimates the funding levels required for maintaining the long term viability of the development. Our approach involves:

- Examining association managed equipment, buildings and site facilities.

- Predicting their remaining service life and approximating how frequently they will require repair or replacement for elements that have a predictable future life.

- Estimating repair or replacement costs (in 2022 dollars) for each capital item and applying a 4% inflation rate and a rate of return of 0.5% for reserve funds.

- Using data developed in Steps 1, 2 and 3 to project Capital Reserve balances for Years 1 through 20.

The statements in this report are opinions about the present condition of the subject community. We did not remove any surface materials, perform any destructive testing, or move any furnishings. This study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope than this effort.

3.3 Source of Information

Onsite inspections of the property occurred on January 20, 2022

No construction drawings were reviewed.

The following people were interviewed:

- Doug Allen, Board President

- Matt Ungar, Board Member
- Mark Oats, Facility Manager, Link Property Management
- Rich King, Main Operational Manager, Link Property Management

We based our cost estimates on some or all of the following:

- R.S. Means
- Homewyse.com
- Past expenses for this association
- Our data files on similar projects

3.4 Standards of Reference

For your reference, the following definitions may be helpful:

Excellent: Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance.

Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

Fair: Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor: Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

Adequate: A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable and/or conforms to standard construction practices.

All ratings are determined by comparison to other buildings of similar age and construction type. Further, some details of workmanship and materials will be examined more closely in higher quality buildings where such details typically become more relevant.

All directions (left, right, rear, etc.), when used, are taken from the viewpoint of an observer standing in front of a building and facing it.

Repair/Replacement Reserves - Non-annual maintenance items that will require significant expenditure over the life of the buildings. Included are items that will reach the end of their estimated useful life during the course of this forecast, or, in the opinion of the investigator, will require attention during that time.

4.0 DESCRIPTION

The main portion of the Brunson Condominiums is located in the renovated Brunson Bank & Trust Building that was originally built in 1905. An addition was added to the north side of this building in 2004. In the rear of the Brunson building there is a new two story structure with living units built over a two story parking garage which is partly below ground level.

Access to the Brunson building is via a doorway at 145 N. High Street and from the parking garage under the new building. Access to the first level of the parking garage is off Lafayette Street with another access off Wall Street.

Downspouts off the roofs discharge either onto an adjacent roof and then underground into storm drains or directly into underground drains.

The original 12 story building was constructed of steel framing with brick covered exterior walls. The addition to this building is covered with a combination glass, painted siding, and a steel structure. The newer building's lower two levels are constructed of precast concrete. The units are constructed of wood studs with 2x10 floor joists between the first and second floor. The roof is constructed of 2x10 wood joists with a rubber roof membrane laid over tapered insulation.

Electrical service is provided underground from an AEP owned transformer located along the west side of the parking garage. Each unit in both buildings is metered individually. Seven of the units in the older building are provided with gas and are individually metered. The gas lines are made with Corrugated Stainless Steel Piping (CSST).

5.0 OBSERVATIONS

The following key observations were made about the current condition of the common elements of the property:

Site and Grounds

Repairs to the tile floor outside the entrance are needed. Funds for this have been included in the study.

There is a concrete beam and a concrete column in the parking garage where cracking is occurring. The columns should be repaired. Funds for this are included.

Some repairs to the steel walkways and stairs are needed. Funds for this are included in the study.

The area around the foundations is covered with concrete sidewalks.

The sidewalks around the buildings are assumed to be the responsibility of the association. Some funds to maintain the sidewalks are included in the study.

The parking garage has two garage doors. Funds to replace them are included.

Building Exterior

The exterior walls of the taller building are covered with a combination of brick, metal siding, glass and metal trim. Some stucco repairs are currently needed. Funds for this have been included in the study. The surface of some bricks is deteriorating and brick repair is needed. Funds for this have been included.

You should contact your management company to discuss the requirements of City of Columbus Ordinance Number 1296-85, Critical Observation Report with respect to what may be required for ongoing inspections.

On the newer shorter building the walls are covered with painted paneling and aluminum. Painting has not been included in this study as painting is currently being funded through the operating budget.

The roofs were examined from on top of some of the roof surfaces. The roofing including the flashing, gutters and downspouts, is generally in good condition. Funds for future reroofing are included in the study.

Building Interiors

The halls outside of the living areas in the original building are carpeted and the walls are painted. The ceiling area covered with lay in acoustical tiles. Carpet replacement is included in the study.

The floor of the lobby is covered with marble with some loose carpets. The walls are painted. Redecoration of the lobby is including in the study.

The concrete block foundation walls in the basement of the original building appeared in good condition.

There are storage areas in the basement separated by chain link fencing. These cages were in good condition and no funds have been included for repairs or modifications.

Mechanical

The electrical service is distributed from ground-mounted transformer located on the west side of the building on Wall St. Each unit is individually metered with the meters located either in the basement or the lower level of the garage. There is an emergency generator that supports part of the building. Funds to replace the generator are included in the study.

Water is received from the City of Columbus and its pressure is boosted by pumps in the basement so that adequate pressure can be obtained for the upper units. This system appeared in good condition. Funds to

replace the water pumps are included in the study.

There is a wet sprinkler system is installed for the entire building with a dry system installed in the garage. There is also a fire alarm system that protects the all of the buildings. Upgrades for these systems are included in the study.

Each unit has its own split system, either gas or all electric, for heating and cooling. Repairs and maintenance of these systems is the responsibility of the unit owners and thus is not included in the reserve study. However, there are heat pumps owned by the association located on the lower roof behind the older building. Some of these heat pumps service the lobby and the basement areas. Funds for their replacement are included.

Gas is supplied to seven units using Corrugated Stainless Steel Tubing (CSST). This CSST does not appear to be grounded. This should be bonded to ground.

There is an elevator that services the original building that runs from the lobby to the 12th floor. This elevator was upgraded as part of the modifications to the building. Some of the elevator equipment is located on the upper floor of the building. Funds for elevator modernization are included in the study.

There is a generator located at the west side of the building for emergency power only. Funds have been included for its replacement.

The garage doors have automatic openers. Funds have been included to replace them.

There is moisture in the water pump and fire pump rooms in the basement. Dehumidifiers should be installed in these rooms to control the humidity. Funds for this are included in the study.

There is a water heater in the basement. Funds for its replacement are included in the study.

Amenities

There is an exercise room in the basement with some exercise equipment. There was limited equipment in this space. Some funds to replace the exercise equipment are included in the study.

There is a deck area atop the on the higher building with metal fencing.

A dog park is planned to be created. Funds for this have been included in the study.

Other

Funds to upgrade the security and fire alarm system are included in the

study.

Funds to update the reserve study and funds for contingency items are included in the study.

Funds to create an electric vehicle charging station are included in the study.

6.0 RESERVE FUND ANALYSIS

Using software developed by Criterium-Engineers and KPMG Peat Marwick, we have analyzed capital reserves draw-down for the projected capital expenditures to determine the amount needed. The following is a projected reserve fund analysis for non-annual items as discussed in the report. This projection takes into consideration a reasonable return on invested money and inflation. Please review this thoroughly and let us know of any changes that may be desired.

The intent of this reserve fund projection is to help the Association develop a reserve fund to provide for anticipated repair or replacements of various system components during the next 20 years.

This projection provides the following:

- An input sheet that defines all the criteria used for the financial alternatives, including the assumed inflation rate and rate of return on deposited reserve funds.

- A table that lists anticipated replacement and/or repair items complete with estimated remaining life expectancies, projected costs of replacement and/or repair, a frequency in years of when these items require replacement and/or repair and a projection based on this frequency.

- A table and graph that represent end of year balances versus capital expenditures based on your current funding program and reserve balances, and alternatives to your current program. The provided graphs illustrate what effects the funding methods will have over the presented twenty-year period versus the anticipated capital expenditures. Care should be taken in analyzing the graphs due to varying graphic scales that occur within each graph and between graphs.

- Based on our developed list of capital items and taking inflation into account, the funding of the reserve is considered not adequate when the minor adjustments to the current reserve contribution were made.

- The Association should bear in mind that unanticipated expenditures can always arise and maintaining a significant reserve fund balance can be viewed as a way to avoid special assessments.

The balance of the reserve fund at the start of this study, January 2022, is $169,387 with $43,505 being contributed annually or $97.98 being contributed per unit per month. **Based on our evaluation, maintaining this level of funding of the reserve for this community is not adequate**

to meet the full funding unless the following funding plan is instituted:

- **Funding Plan:** Increase the contributions to the reserve fund by 1% every year starting in 2023. This alternative will maintain a positive balance over the twenty-year period and is at least 10% of the annual budget and is compliance with ORC 5311.

Addendum A lists estimated capital reserves from 2022 through 2041.

7.0 CONCLUSION

Based on the projections made in this study, the current contributions into the reserve fund are not adequate. The largest future costs for this community are resurfacing the roofs of the buildings and modernizing the elevator.

If the recommendation contained in this study is followed, the reserves can be considered as being fully funded.

We trust this answers any questions that may arise. If not, or if we can be of further assistance, please do not hesitate to call.

8.0 LIMITATIONS

The observations described in this study are valid on the dates of the investigation and have been made under the conditions noted in the report. We prepared this study for the exclusive use of The Brunson Condominium Association. Criterium-Liszkay Engineers does not intend any other individual or party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall indemnify and hold Criterium-Liszkay Engineers harmless for any damages, losses or expenses they may incur as a result of its use.

We did not remove surface materials, conduct any destructive or invasive testing, move furnishings or equipment or undertake any digging or excavation. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of the investigation. We did not undertake to completely assess the stability of the buildings or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment.

We did not investigate the following areas:

- Buried utilities or infrastructure
- Concealed structural members or systems
- Any of the interior and attic areas
- Any individual components
- None of the individual utilities

We do not render an opinion on uninvestigated portions of the community.

We did not perform any computations or other engineering analysis as

part of this evaluation, nor did we conduct a comprehensive code compliance investigation. This study is not to be considered a warranty of condition, and no warranty is implied. The appendices are an integral part of this report and must be included in any review.

In our Reserve Fund Analysis, we have provided estimated costs. These costs are based on our general knowledge of building systems and the contracting and construction industry. When appropriate, we have relied on standard sources, such as Means Building Construction Cost Data, to develop estimates. However, for items that we have developed costs (e.g. structural repairs), no standard guide for developing such costs exists. Actual costs can vary significantly, based on the availability of qualified contractors to do the work, as well as many other variables. We cannot be responsible for the specific cost estimates provided.

We have performed no design work as part of this study, nor have we obtained competitive quotations or estimates from contractors since this also is beyond the scope of the project. The actual cost to remedy deficiencies and deferred maintenance items that we have identified may vary significantly from estimates and competitive quotations from contractors.

If you have any questions about this study or the reserve fund analysis, please feel free to contact us. Thank you for the opportunity to be of assistance to you.

Respectfully submitted,



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Criterium-Liszkay Engineers

Appendix A: RESERVE FUND PROJECTIONS