

MRB | group

EXHIBIT I
ENGINEER'S REPORT
ON
PROPOSED IMPROVEMENTS WITHIN COMMON AREAS
OF
THE DRUMLINS
LOCATED IN THE
VILLAGE OF VICTOR, COUNTY OF ONTARIO, STATE OF NEW YORK

PREPARED FOR:

ONTARIO HEIGHTS ASSOCIATES
P O BOX 36
VICTOR, NEW YORK 14564

PREPARED BY:

MRB GROUP
ENGINEERING, ARCHITECTURE & SURVEYING, P.C.
2480 BROWNCROFT BOULEVARD
ROCHESTER, NEW YORK 14625

SEPTEMBER 1986

MRB PROJECT NO. 460944

David P. Matthews

DAVID P. MATTHEWS, P.C. #57963



A. The following represents a description of the site engineering facilities, systems and materials which will be commonly owned by the Drumlins Homeowners' Association, hereinafter referred to as the DHOA.

I. LOCATION

The property is located on Rawson Road in the Village of Victor, County of Ontario, State of New York, approximately 2000 feet west of the intersection of School Road. The approximately 22.2 acre site is bounded on the east by an R-1 Village zone, on the south and west by an M-D zone and on the north across Rawson Road by an I zone. Access from Rawson Road to the Village line is through the Town of Victor by a Town dedicated road approximately 3000 feet long.

II. SITE

The overall site is approximately 22.2 acres.

Approximately 18 acres will be common area owned by the DHOA. The remaining area will be divided into sixteen (16) building blocks to accommodate 60 individual units. In addition to the common area, easements for vehicular access, pedestrian access and storm sewers shall be granted to the DHOA for access and maintenance.

II. SITE (continued)

Access from the Village line, through the site, will be via roads owned and maintained by the DHOA. All paved roads will be twenty-four feet (24') wide and constructed with twelve inches (12") of run of bank gravel, two inches (2") of asphalt concrete binder and one inch (1") asphalt top. No curbing or gutters will be installed.

Street drainage will be directed to receiving basins which will be constructed of precast concrete. These basins will be strategically located to accept surface stormwater runoff.

Street lighting will be provided and will be maintained and operated by the DHOA. Street lights will be located throughout the project and will be 12' high metal posts. Luminaires will be high pressure sodium.

No sidewalks will be installed in the project.

Driveways shall be provided from the street to the garage. Driveways shall vary in width and shall be constructed of nine inches (9") of run of bank gravel and two inches (2") of asphalt concrete driveway mix. Driveways shall be maintained by the DHOA.

III. SOILS

Subsurface test pits were excavated in December 1985. The test hole data is included in Appendix A.

IV. LANDSCAPING

Foundation plantings and cover will be set around the building clusters. Trees planted throughout the project shall be 1-1/4" - 2-1/2" caliper and indigenous to the area.

Maintenance of trees, shrubs, plantings and grassed lawn areas will be the responsibility of the DHOA.

Patios will be separated by fences extending perpendicular from the units to the edge of the patios. Fences and patios will be maintained by the DHOA.

V. UTILITIES

Electric, gas, telephone and cable TV will be located underground (with the exception of service boxes and transformers) in easements granted for those utilities. The following companies will own and maintain the utilities:

Electric - Rochester Gas & Electric Corporation

Gas - Rochester Gas & Electric Corporation

Telephone - Rochester Telephone Corporation

Cable TV - Finger Lakes Cable

Rochester Gas & Electric Corporation and Rochester Telephone Corporation are Public Service Commission regulated public utility companies.

V. UTILITIES (continued)

Water service will be provided by the Village of Victor. A watermain will be constructed to serve the project and will be dedicated to the Village at completion of construction. Easements will be granted to the Village for maintenance, repair and replacement of the waterline. Individual water services and meters will be provided for each unit.

Services shall be three-quarter inch (3/4") polyethylene, installed with tracer wire. The Village of Victor will be responsible for the meters. The DHOA will be responsible for fee payment, maintenance and repair of the water services.

VI. SANITARY SEWERS

Wastewater generated from this development will be collected in an eight inch (8") gravity sanitary sewer system and conveyed to the existing gravity sanitary sewer on Rawson Road. Easements will be granted to the Village for maintenance, repair and replacement of the system. Each unit will be serviced by a four inch (4") PVC SDR 35 sanitary sewer lateral. The DHOA will be responsible for the maintenance, repair and replacement of the four inch (4") laterals.

VII. STORM DRAINAGE SYSTEM

Storm water will be collected and conveyed to a stormwater retention area located in the Town of Victor.

There are receiving basins located throughout the site in swales or at the edge of the roadway. All of these will be placed to promote direct and positive drainage of stormwater from the site. Basins will be precast concrete.

Storm sewer pipes shall be twelve inch to fifteen inch (12" - 15"). Easements shall be granted to the Village for maintenance, repair and replacement of the system.

Each unit will be serviced by a six inch (6") PVC SDR 35 storm sewer lateral. The DHOA will be responsible for the maintenance, repair and replacement of the six inch (6") laterals.

VIII. REFUSE DISPOSAL

Refuse generated by the individual units will be placed in trash cans which may be stored in the garage of each unit. Pick up will be on a weekly basis by the Village of Victor.

IX. PARKING AREAS

General visitor parking has been provided in several areas throughout the site. These areas will be asphalt concrete pavement and will be maintained by the DHOA.

X. RECREATION FACILITIES

The cluster concept of construction will maintain considerable wooded areas for passive recreation. In addition, there is a large area located in the center of the project. These areas will be maintained by the DHOA.

TEST HOLE DATAPROJECT: THE DRUMLINS, VICTOR, NEW YORK

Test Hole #	Depths of Sample	Soil & Rock Classification	Date
T.H.#1	0 - 8" 8" - 6' 6' - 8'	Topsoil and organics Tan, moist sand Brown moist clay * No groundwater encountered	12/11/85
T.H.#2	0 - 4" 4" - 8'	Topsoil and organics Tan, moist sand * No groundwater encountered	12/11/85
T.H.#3	0 - 2" 2" - 2' 2' - 8'	Topsoil and organics Brown, moist sand Tan, moist sand * No groundwater encountered	12/11/85
T.H.#4	0 - 8" 8" - 3'4" 3'4" - 8'	Topsoil and organics Brown, moist sand Wet sand and gravel * Groundwater encountered at 4'	12/11/85
T.H.#5	0 - 3" 3" - 1'9" 1'9" - 4'6" 4'6" - 8"	Topsoil and organics Brown, moist sand Gravel, small cobbles Gray, silt and sand * No groundwater encountered	12/11/85
T.H.#6	0 - 8" 8" - 3'4" 3'4" - 8'	Topsoil and organics Brown, moist sand Sand and gravel * No groundwater encountered	12/11/85

Test Hole #	Depths of Sample	Soil & Rock Classification	Date
T.H.#7	0 - 6" 8"- 3'4" 3'4"-8'	Topsoil and organics Brown, moist sand Sand and gravel * No groundwater encountered	12/11/85
T.H.#7	0 - 6" 6"- 3' 3'- 8'	Topsoil and organics Tan, moist sand Moist, sand and gravel * No groundwater encountered	12/11/85
T.H.#8	0 - 3" 3"-3'8" 3'8"-4'8" 4'8"-8'	Topsoil and organics Brown moist sand, some clay Wet gravel Brown moist clay, some sand * Groundwater encountered at 4'8"	12/12/85
T.H.#9	0 - 6" 6"- 1'6" 1'6"-8'	Topsoil and organics Brown dense sand Compact clay, some sand * Groundwater encountered at 4'8"	12/12/85
T.H.#10	0 - 6" 6"- 1'6" 1'6"-8"	Topsoil and organics Brown dense sand, some clay Compact clay, small cobbles * No groundwater encountered	12/12/85
T.H.#11	0 - 4" 4"- 3'8" 3'8"-8"	Topsoil and organics Brown dense sand, some clay Compact clay, small cobbles * No groundwater encountered	12/12/85
T.H.#12	0 - 4" 4"- 1' 1'- 4' 4'- 8'	Topsoil and organics Brown, moist sand Wet sand Wet clay * Groundwater encountered by 4'	12/12/85

Notes: 1) All test holes were dug using a Case 580 tractor backhoe
Notes: 2) Test hole data from Engineering Report by Kenneth O'Neill, P.E. I-9

ENGINEER'S
CERTIFICATION STATEMENT
FOR THE DRUMLINS

The sponsor of the captioned offering plan for a homeowners association retained our firm to prepare a report describing the property when constructed (the "Report"). We examined the site plans that were prepared by MRB Group, P.C. dated September 1986 and prepared the Report dated September 1986, a copy of which is intended to be incorporated into the offering plan so that prospective purchasers may rely on the Report.

We understand that we are responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Attorney General in Part 22 insofar as they are applicable to this Report.


We have read the entire Report and investigated the facts set forth in the Report and the facts underlying it with due diligence in order to form a basis for this certification. We certify the Report does:

- (i) set forth in narrative form the significant elements of the entire property as it will exist upon completion of construction, provided that construction is in accordance with the plans and specifications that we examined;

- (ii) in our opinion, afford potential investors, purchasers and participants an adequate basis upon which to found their judgment concerning the physical condition of the property as it will exist upon completion of construction, provided that construction is in accordance with plans and specifications that we examined;
- (iii) not omit any material fact;
- (iv) not contain any untrue statement of a material fact;
- (v) not contain any fraud, deception, concealment or suppression;
- (vi) not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
- (vii) not contain any representation or statement which is false, where we: (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth, or (d) did not have knowledge concerning the representation or statement made.

We further certify that we are not owned or controlled by and have no beneficial interest in the sponsor and that our compensation for preparing this Report is not contingent on the profitability or price of the offering. This statement is not intended as a guarantee or warranty of the physical condition of the property.

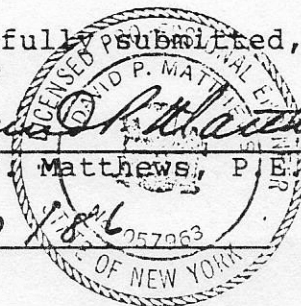
Respectfully submitted,



David P. Matthews, P.E. #57963

9/10/86

Date



IN WITNESS WHEREOF, the parties hereto have executed this Agreement,
the 10 day of Sept 1986.

MRB GROUP, ENGINEERING,
ARCHITECTURE & SURVEYING, P.C.

BY: David P. Matthews
David P. Matthews, P.A.
Principal

STATE OF NEW YORK)
COUNTY OF MONROE) SS:

On this 10th day of Sept 1986, before me personally came
DAVID P. MATTHEWS to me known and known to me to be a principal in
the firm of MRB GROUP, P.C., and the person who executed the
foregoing instrument in the name of MRB GROUP, P.C., and he duly
acknowledged to me that he executed the same as and for the act of
said firm.

Barker F. Alexander
Notary Public # 4809306
State of New York, County of
Livingston, My Commission
expires 9/30/88