



HISTORICAL AERIAL REVIEW

SAMPLE DELIVERABLE

We map the land, test the water, and know the ground.

HISTORICAL AERIAL REVIEW

SAMPLE ONLY | ALL CLIENT NAMES, PROPERTY DETAILS, IMAGERY PANELS, AND OBSERVATIONS IN THIS DOCUMENT ARE FICTITIOUS AND PROVIDED FOR DEMONSTRATION PURPOSES ONLY.

Prepared for	Willow Creek Holdings, LLC (fictional sample client)
Prepared by	Brooks Geoconsulting
Sample review date	May 10, 2026
Subject property	Fictitious 18.4-acre tract, 6420 Winding Creek Road, Middleton Township, Ohio
Review scope	Historical aerial interpretation and map-based land-use change summary for pre-purchase planning
Imagery periods shown	Representative sample panels labeled 1958, 1987, 2004, and current conditions
Representative package	Historical Aerial Review - standalone starting around \$495, or commonly added to screening or pre-purchase packages for \$250-\$500 depending on imagery depth.

1. Executive Summary

This fictional sample demonstrates how Brooks Geoconsulting may present a historical aerial review for a client considering a rural or semi-rural property purchase. The purpose of this kind of deliverable is to summarize broad land-use change over time, identify visible site transitions, and flag planning questions that may justify follow-up during due diligence.

In this sample scenario, historical imagery suggests the subject property transitioned from mostly agricultural ground to mixed yard and outbuilding use before returning to a more

open condition with partial disturbance and drainage influence. No interpretation in this sample should be treated as a legal finding, survey product, or environmental certification.

2. What This Review Helps Answer

- Whether a site appears historically undeveloped, agricultural, residential, industrial, or mixed use.
- Whether outbuildings, greenhouse areas, fill zones, lanes, ponds, or open storage areas appear to have changed over time.
- Whether drainage channels, tree lines, and low-lying areas appear stable or have shifted in a way that matters for planning.
- Whether a buyer, lender, or attorney may want additional review, site reconnaissance, or a formal environmental assessment.

3. Sample Chronology of Interpreted Conditions

Period	Sample Interpreted Condition	Planning Note
1958	Open agricultural tract	Field pattern and drainage alignment suggest long-term agricultural use with minimal structural development.
1987	Small outbuildings and lane access	Imagery interpretation suggests modest improvement intensity and more defined internal access.
2004	Expanded yard or disturbed area	Partial gravel or bare-ground disturbance appears in the sample review and would merit site walkover in a real assignment.
Current	Mostly open tract with residual disturbance	Present context suggests open ground, tree line margins, and drainage influence near the southern portion of the parcel.

4. Sample Observations

- The earliest sample period suggests broad agricultural use with limited built features visible at the review scale.

- A later sample period suggests emergence of one or more support structures, lane access, and more organized use of the interior parcel area.
- The mid-period sample suggests visible disturbance or yard use that would be worth confirming on the ground before purchase.
- The most recent sample context suggests partial clearing, residual open-yard character, and drainage influence near the lower portion of the tract.

5. Recommended Follow-Up in a Real Assignment

- Compare aerial interpretation against county auditor records, permit history, or seller disclosure where appropriate.
- Walk the property to look for fill, buried debris, drainage alteration, former pads, or remaining utility remnants.
- If the client has environmental concern, pair this review with a desktop environmental screening or Phase I ESA as needed.

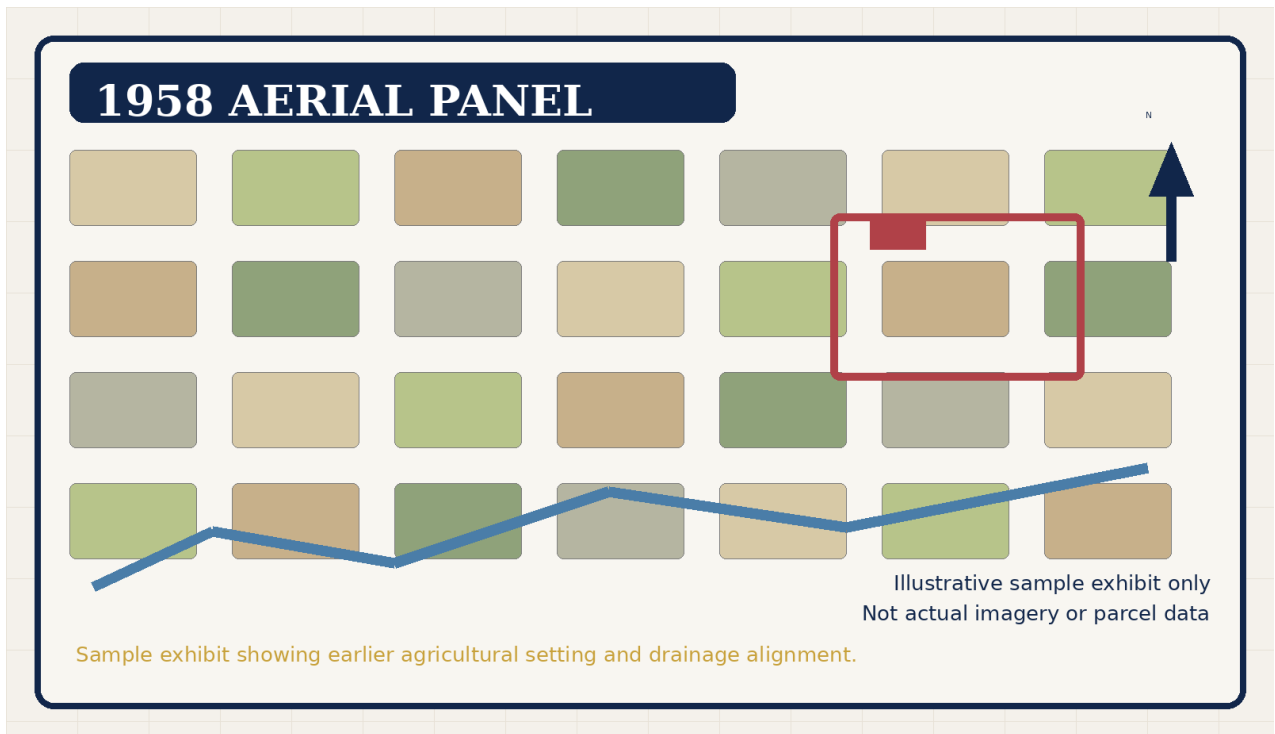


Exhibit A-1 | Earlier agricultural setting (sample placeholder)

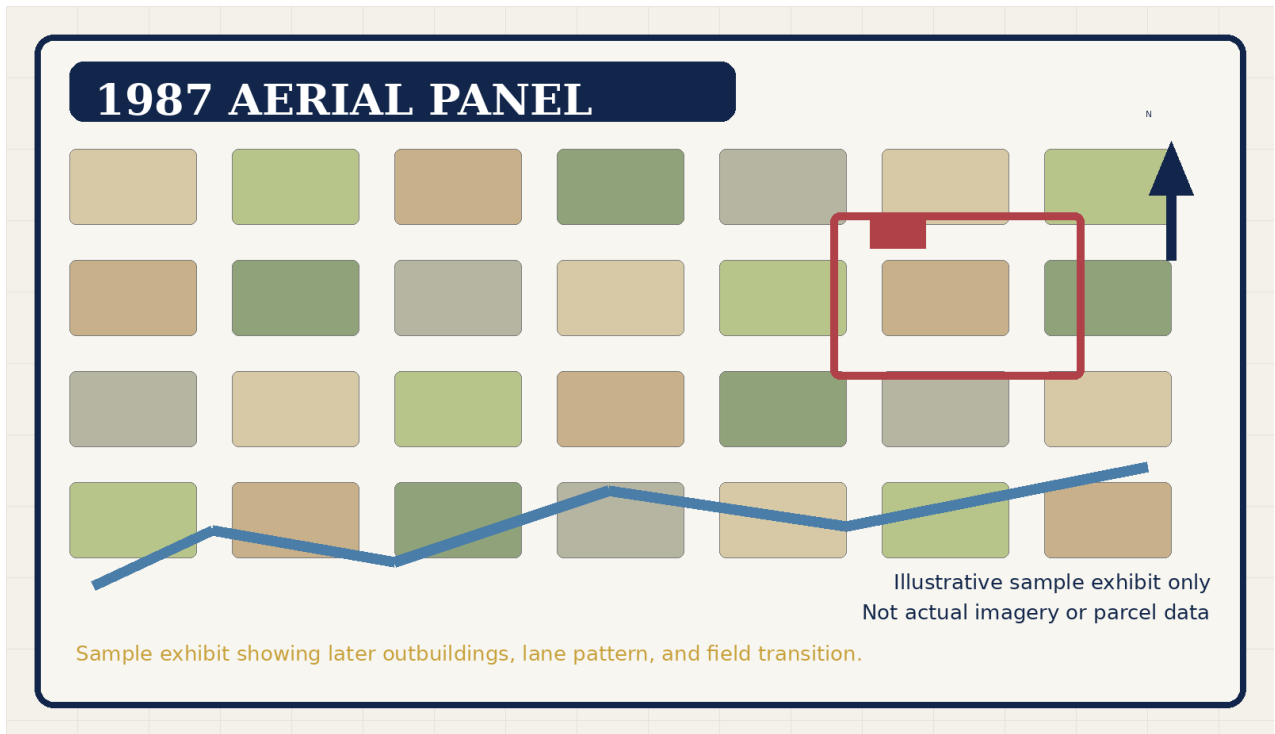


Exhibit A-2 | Later structure and lane pattern (sample placeholder)

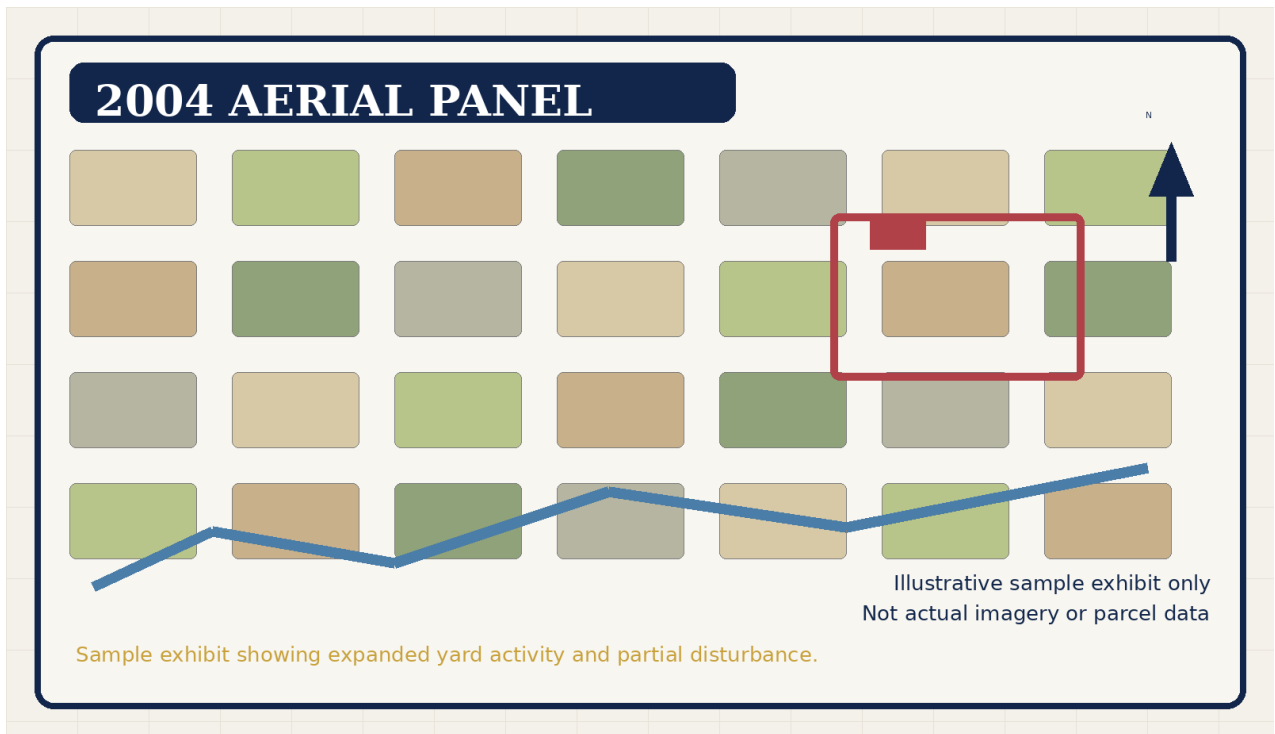


Exhibit A-3 | Expanded yard and disturbance context (sample placeholder)

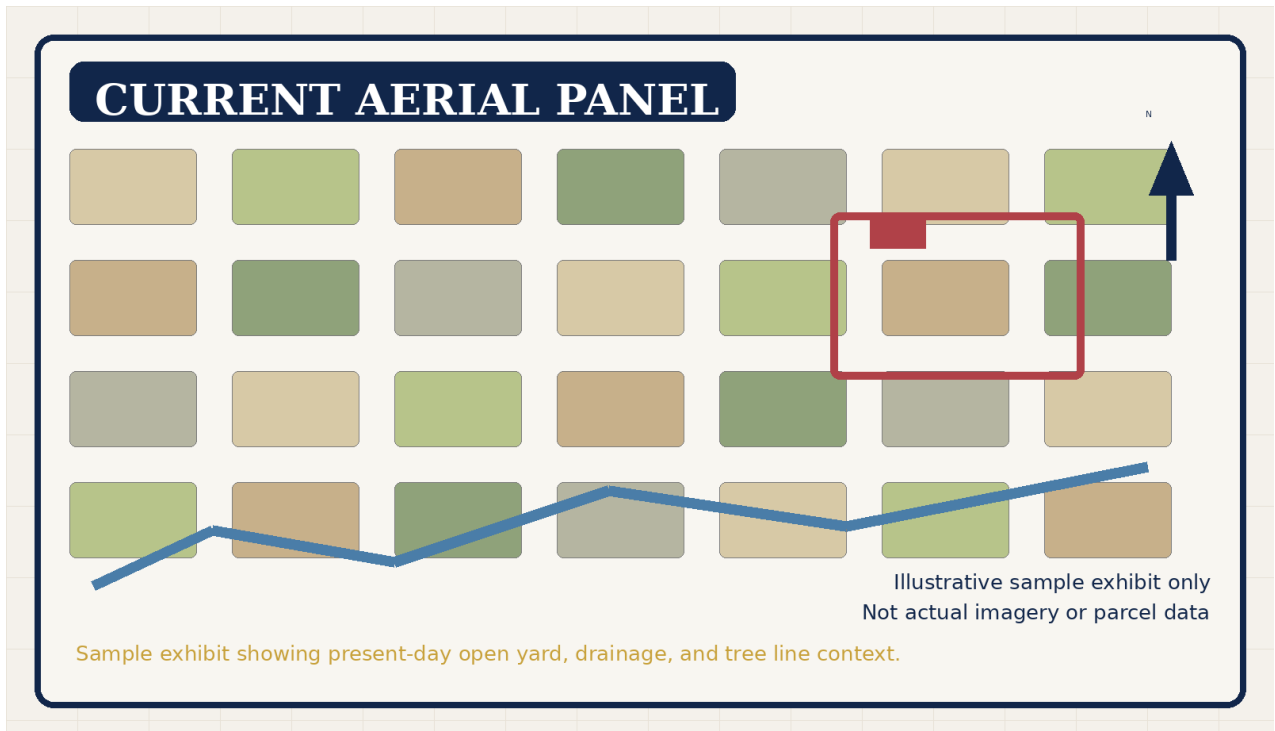


Exhibit A-4 | Current site context (sample placeholder)

6. Interpretation Limits

Historical aerial review is a useful planning tool, but it has limits. Image clarity, season, leaf cover, shadow, scan quality, and scale can all affect what is visible. Aerial interpretation does not prove the precise date of a site change, the exact nature of activity, or whether materials, structures, or contamination remain on the property.

For that reason, Brooks Geoconsulting uses historical aerial review as one decision-support layer within a wider due-diligence process. In a real project, it may be paired with environmental desktop screening, drainage review, site reconnaissance, or outside professional services depending on the client objective.

7. Conclusion

Based on the fictional interpretation used in this sample, the site would remain a reasonable candidate for continued early due diligence, with particular attention to possible former outbuilding areas, disturbed ground, and lower-lying drainage-influenced portions of the tract. The main value of this deliverable is giving the client a readable timeline of how the property appears to have changed over time.

8. Prepared By

Prepared by	Brooks Geoconsulting
Sample preparer	Jacob Brooks / Brooks Geoconsulting brand demonstration
Date	May 10, 2026
Document status	Sample only, not for transaction use

This report is a fictional sample prepared for demonstration and marketing purposes only. All clients, properties, dates, imagery panels, and findings are invented.

Fine print: Sample content is fictional. Historical aerial interpretation is a planning-level visual review only. Image quality, date, season, scale, and scan condition can affect what is visible. It is not a legal finding, boundary survey, environmental certification, or substitute for site reconnaissance or formal due diligence where required.