

GROVE CITY, OHIO COUNCIL

LEGISLATIVE AGENDA

May 07, 2018

6:30 - Caucus

7:00 – Reg. Meet.

Presentations:

FINANCE: Mr. Davis

- | | |
|----------------------------|--|
| <u>Ordinance C-25-18</u> | Appropriate \$1,126,600.00 from the General Fund for the Current Expense of Improvements to Parlin Dr. & Richard Ave. Second reading and public hearing. |
| <u>Ordinance C-29-18</u> | Authorize the City Administrator to enter into a Jobs Growth Incentive Agreement with Stonecrop Technologies and declare an emergency. |
| <u>Ordinance C-30-18</u> | Authorize the City Administrator to enter into a Jobs Growth Incentive Agreement with HKT Teleservices (US) and declare an emergency. |
| <u>Ordinance C-31-18</u> | Replace Exhibit “A” of the Town Center Commercial Revitalization Grant Program as approved by Ord.C-29-13. First reading. |
| <u>Resolution CR-18-18</u> | Approve the Petition for Special Assessments for Special Energy Improvement Projects under Ohio Revised Code Chapter 1710 and Approve the Necessity of Acquiring, Installing, Equipping and Improving certain Public Improvements in the City of Grove City in Cooperation with the Columbus Regional Energy Special Improvement District. |
-

SAFETY: Ms. Houk

- | | |
|--------------------------|---|
| <u>Ordinance C-32-18</u> | Amend Section 155.05 of the Codified Ordinances titled Filling Vacancies above Rank of Police Officer. First reading. |
|--------------------------|---|
-

SERVICE: Mr. Berry

- | | |
|----------------------------|---|
| <u>Resolution CR-19-18</u> | Authorize participation in the ODOT Winter Contract (018-17) for Road Salt. |
|----------------------------|---|
-

LANDS: Mr. Schottke

- | | |
|----------------------------|---|
| <u>Ordinance C-24-18</u> | Approve the Rezoning of 215+ acres located South of Southwest Boulevard and East of Demorest Road from SD-3 & IND-2 to PUD-R and PUD-C with Zoning Text. Second reading and public hearing. |
| <u>Ordinance C-26-18</u> | Approve a Special Use Permit for a Dog Training and Kennel Facility for K9 Ohio located at 4446 Broadway. Second reading and public hearing. |
| <u>Resolution CR-17-18</u> | Approve the Preliminary Development Plan for The Residence at Brown’s Farm/The Cottages at Brown’s Farm. |
| <u>Resolution CR-20-18</u> | Appeal the Decision of the Board of Zoning Appeals granting variances for garage size and setback located at 4914 Elkhurst Court. |
| <u>Resolution CR-21-18</u> | Municipal Services that can be furnished to 68.55 acres located south of Orders Road and East & West of Haughn Road upon its annexation to Grove City, Ohio. |
| <u>Resolution CR-22-18</u> | Municipal Services that can be furnished to 1.38 acres located at 1230 Stringtown Road upon its annexation to Grove City, Ohio. |
-

ON FILE: Minutes of: 4/16 & 4/23 Council Meeting

Date: 04/09/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Ms. Fitz.
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-25-18
1st Reading: 04/16/18
Public Notice: 04/18/18
2nd Reading: 05/07/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-25-18

AN ORDINANCE TO APPROPRIATE \$1,126,600.00 FROM THE GENERAL FUND FOR THE CURENT EXPENSE OF IMPROVEMENTS TO PARLIN DRIVE AND RICHARD AVENUE

WHEREAS, winter conditions have contributed to significant pavement deterioration on Parlin Drive and Richard Avenue, and

WHEREAS, it is necessary to rehabilitate this major bus line with full curb, under-drain, and

WHEREAS, the total project cost is estimated to be \$1,126,600.00; and

WHEREAS, \$500,000.00 has been requested from County Engineer Permissive License Funds to reimburse the General Fund for a portion of these project costs; and

WHEREAS, an appropriation of funds is necessary in order for the City to proceed with Parlin Drive and Richard Avenue improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1: There hereby is appropriated \$1,126,600.00 from the unappropriated monies of the General Fund to be transferred to the Capital Improvement Fund and appropriated to account number 305000.603174 for the current expense of Parlin Drive and Richard Avenue improvements.

SECTION 2: This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Steven R. Robinette, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

I certify that there is money in the treasury, or is in the process of collection to pay the within ordinance.

Michael A. Turner, Director of Finance

Date: 05/01/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Boso
Approved: Davis
Emergency: X 30 Days:
Current Expense:

No.: C-29-18
1st Reading: 05/07/18
Public Notice: 05/09/18
2nd Reading: 0 / /
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-29-18

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A JOBS GROWTH INCENTIVE AGREEMENT WITH STONECROP TECHNOLOGIES AND DECLARING AN EMERGENCY

WHEREAS, Stonecrop Technologies partners with national and regional telecom providers to effectively and efficiently deploy additions and upgrades to their cellular networks; managing these nationwide deployments using a proprietary, internally developed software platform to provide material management, warehouse services, pre-construction (kitting) and commissioning of equipment and logistics services; and

WHEREAS, Stonecrop Technologies desires to locate in the City to an existing building located at 3500 Southwest Boulevard; and

WHEREAS, as part of this project, Stonecrop Technologies will bring 50 employees to the City; and

WHEREAS, the Jobs Growth Incentives are major factors in the Company's decision to locate in the City; and

WHEREAS, an emergency exists for the preservation of the public peace, health and safety of the Municipality and its inhabitants for the immediate need to enable the new business to locate and provide job opportunities within our corporate limits.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT;

SECTION 1. The Council hereby accepts the Jobs Growth Incentive Agreement with Stonecrop Technologies, and authorizes the City Administrator to enter into said agreement, attached hereto as Exhibit "A".

SECTION 2. For reasons stated in the preamble this ordinance is hereby declared an emergency measure and shall go into immediate effect.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this

JOBS GROWTH INCENTIVE AGREEMENT*Exhibit A*

THIS JOBS GROWTH INCENTIVE AGREEMENT (this "Agreement") is made and entered into this the _____ day of April, 2018 by and between the City of Grove City, Ohio, (the "City"), a municipal corporation and political subdivision organized and existing under the Constitution and laws of the State of Ohio, and Stonecrop Technologies, LLC. (the "Company").

RECITALS

WHEREAS, the Company deploys additions and upgrades to national and regional telecom provider networks; and

WHEREAS, the Company is currently located in Petaluma, California; and

WHEREAS, the Company desires to relocate in the City to an existing building located at 3500 Southwest Boulevard ("Project"); and

WHEREAS, as part of this Project, the Company will bring 50 employees to the City; and

WHEREAS, the Company has the financial responsibility and business experience to create employment opportunities and improve the economic welfare of the people of the City; and

WHEREAS, the Jobs Growth Incentives discussed herein are major factors in the Company's decision to locate in the City; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties, intending to be legally bound, agree as follows:

Section 1. Based on a review of the relevant information, the City has determined the following:

- A. The Project will create new jobs in the City.
- B. The Project will benefit the people in the City by increasing opportunities for employment and strengthening the economy of the City.
- C. Receiving the Jobs Growth Incentive is a major factor in the Company's decision to go forward with the Project.

Section 2. **Economic Inducement – Payroll Tax Sharing.**

The terms of this Agreement shall begin on MONTH, DAY, 2018 and continue for a period of Five (5) years (the "Term"). The City will make an annual payment to the Company in an amount equal to forty-percent (40%) of the net payroll tax payments, attributable to income earned in the City, collected from all employees during each year of the Term from the Company, subject to any credits, refunds or payments received from any other taxing authority. In order to be eligible to receive payments from the City following each year of the Term, the Company payroll, in the year for which it seeks payment, must be at least \$2.2 Million Dollars (\$2,200,000). This payment shall be made following each year of the Term during which the minimum payroll threshold is satisfied.

Section 3. **Submission of Request for Payment**

During the Term of this Agreement, the Company shall submit to the City an annual statement, certified by the Company's Chief Financial Officer or other officer authorized to sign tax returns, with the to-

tal number of employees employed in the City, their respective payroll and City income tax withheld. Company shall submit these materials to the City prior to the last business day of the month in October following the end of the year for which the Company is seeking payment.

Section 4. Records, Access and Maintenance

The Company shall establish and maintain for at least Two (2) years following end of the Term of this Agreement such records as are required by the City herein and all relevant supporting documentation.

Section 5. Authority, Execution and Delivery. Each party to this Agreement represents and warrants to each other party as follows:

- A. Authority. It has the full right, power and authority to enter into this Agreement and to carry out its obligations hereunder, and the execution and delivery of this Agreement and the performance of its obligations hereunder have been duly and validly authorized by all necessary action.
- B. Execution and Delivery. This Agreement has been duly executed and delivered by it, and constitutes a valid and binding obligation of it, enforceable against it in accordance with its terms.

Section 6. Audit and Inspections

The Company agrees to pay the cost of a one-time audit to determine the accuracy of the records due annually to the City. Such audit may be requested by the City at any time during the Term of this Agreement. The City, at their own expense, further reserves the right to additional audits during the Term of this Agreement.

Section 7. Miscellaneous.

- A. Amendment or Waiver. No amendment or waiver of any provision of this Agreement shall be effective against any party hereto unless in writing and signed by that party.
- B. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute one and the same agreement.
- C. Severability. If any provision of this Agreement is or becomes invalid, illegal or unenforceable for any reason, such invalidity, illegality or unenforceability shall not affect the remainder of this Agreement and the remainder of this Agreement shall be construed and enforced as if such invalid, illegal or unenforceable portion were not contained herein, provided and to the extent that such construction would not materially and adversely frustrate the original intent of the parties hereto as expressed herein.
- D. Jurisdiction. The provisions of this Agreement and all matters that relate to its interpretation or enforcement shall be governed by Ohio law. The venue for any action to enforce any provision of this Agreement shall be exclusively in the state and federal courts in Franklin County, Ohio and each of the parties hereby consents to and subjects itself to the exclusive jurisdiction of such courts.

- E. Further Assurances. Each party hereto shall cooperate, shall take such further action and shall execute and deliver such further documents as may be reasonably requested by the other party in order to carry out the provisions and purposes of this Agreement.
- F. Successors. This Agreement shall inure to the benefit of, and be binding upon, each party and that party's respective successors and assigns. This Agreement is not transferable or assignable without the express written approval of the City pursuant to Ordinance.
- G. Notices. All notices or other communications hereunder shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, postage prepaid, addressed to the appropriate party at its address indicated as follows:

If to the City: City of Grove City, Ohio
 Attention: Charles W. Boso, City Administrator
 4035 Broadway
 Grove City, Ohio 43123

If to the Company: Stonecrop Technologies, LLC
 Attention:

or such different address of which notice shall have been given in accordance with this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered as of the day and year first above written.

CITY OF GROVE CITY

STONECROP TECHNOLOGIES, LLC

Charles W. Boso, City Administrator

APPROVED AS TO FORM:

Stephen J. Smith
Law Director, City of Grove City

Date: 05/01/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Boso
Approved: Davis
Emergency: X 30 Days:
Current Expense:

No.: C-30-18
1st Reading: 05/07/18
Public Notice: 05/09/18
2nd Reading: 0 / /18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-30-18

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A JOBS DEVELOPMENT AND INCENTIVE AGREEMENT WITH HKT TELESERVICES (US) AND DECLARE AN EMERGENCY

WHEREAS, HKT Teleservices (US) is a premier business process outsourcing provider skilled in all facets of voice and non-voice customer service, technical support, sales, customer retention and related services; and

WHEREAS, HKT desires to move its operation to the City by renovating an existing building located at 3400 Southpark Place; and

WHEREAS, it is anticipated that HKT's annual payroll in the City will be in excess of Fifteen Million dollars (\$15,000,000);

WHEREAS, the Jobs Development and Incentive Agreement is a major factor in HKT's decision to locate in the City; and

WHEREAS, an emergency exists for the preservation of the public peace, health and safety of the Municipality and its inhabitants for the immediate need to enable the new business to locate and provide job opportunities within our corporate limits.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Jobs Development and Incentive Agreement with HKT Teleservices (US) and authorizes the City Administrator to enter into said agreement, attached hereto as Exhibit "A".

SECTION 2. For reasons stated in the preamble this ordinance is hereby declared an emergency measure and shall go into immediate effect.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this

JOBS DEVELOPMENT AND INCENTIVE AGREEMENT

THIS DEVELOPMENT AND INCENTIVE AGREEMENT (this "Agreement") is made and entered into this the ____ day of _____, 2018 by and between the City of Grove City, Ohio, (the "City"), a municipal corporation and political subdivision organized and existing under the Constitution and laws of the State of Ohio, and HKT Teleservices (US), a _____ (the "Company").

RECITALS

WHEREAS, the Company intends to lease a building located at 3400 Southpark Place, Grove City, Ohio 43123 (the "Site"); and

WHEREAS, the Company intends to move its business partner process outsourcing operations to the Site ("Project"); and

WHEREAS, it is anticipated that the Company's annual payroll at the Site will be in excess of Fifteen Million (\$15,000,000); and

WHEREAS, by 2018 the Company plans on adding approximately Four Hundred (400) new jobs at the Site; and

WHEREAS, the Company has the financial responsibility and business experience to create employment and improve the economic welfare of the people of the City; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties, intending to be legally bound, agree as follows:

Section 1. Based on a review of the relevant information, the City has determined the following:

- A. The Project will bring new jobs to the City.
- B. The Project will benefit the people in the City by bringing new employment opportunities and strengthening the economy of the City.
- C. Receiving the Development and Incentive Agreement will contribute to the success of the Project in the City.

Section 2. **Agreements of the City.** The City hereby agrees as follows:

A. Economic Inducements:

1. Payroll Tax Sharing. As set forth herein, the City agrees to pay to the Company a financial incentive based on the withholding tax paid by the employees at the Site. The financial incentives outlined herein shall be in effect for a period of Seven (7) years ("Term"):

- i. During the Term of this Agreement, the City agrees to pay an amount equal to Forty Percent (40%) of the net payroll tax payments collected from all employees for the first Fifteen Million (\$15,000,000) of payroll, in a calendar year, at the Site; and

- ii. During the Term of this Agreement, the City agrees to pay an amount equal to Seventy Percent (70%) of the net payroll tax payments collected from all employees for any payroll in excess of Fifteen Million (\$15,000,000), in a calendar year, at the Site; and
- iii. During the term of this incentive, the Company shall submit to the City an annual statement, certified by the Company's Chief Financial Officer or other officer authorized to sign tax returns, containing the total number of employees employed at the Site, their respective payroll and City income tax withheld. The annual statement will also include a disbursement request for the City's payment from the indicated year. Company shall submit these materials to the City prior to the end of the first quarter of the tax year following the end of the tax year for which the Company is seeking payment.
- iv. Upon receipt of the annual statement and disbursement request, the City shall complete its review and remit payment to the Company within thirty (30) days.

2. **Grove City Community Improvement Grant.** The City will recommend that the Grove City Community Improvement Corporation provide a grant in the amount of Thirty-Five Thousand Dollars (\$35,000) to the offset the costs associated with relocation of an electrical generator.

3. **Real Property Tax Abatement.** The Project Site is located in an existing Community Revitalization Area ("CRA 2"). Following the submission of the application for exemption, the City will support the following:

- i. A Ten (10) year, One Hundred Percent (100%) tax abatement for the existing structure, which the Franklin County Auditor deems to increase the market value; and
- ii. A Fifteen (15) year, One Hundred Percent (100%) tax abatement for any new construction, which the Franklin County Auditor deems to increase the market value.

B. **Other Incentives.** The City will provide assistance, if the company elects to pursue energy savings opportunities in Franklin County regarding energy savings through the Property Assessed Clean Energy (PACE) financing program and any other incentive programs.

C. **Planning and Zoning Related Approvals.** The Director of Development will assist the Company in pursuing the necessary planning and zoning related approvals under the City's Codified Ordinances.

Section 3. Agreements of the Company. The Company hereby agrees as follows:

- A. **Planning and Zoning Related Approvals.** The Company, and/or its landlord, will obtain any and all necessary planning and zoning related approvals under the City's Codified Ordinances.
- B. **Records, Access and Maintenance.** The Company shall establish and maintain for at least Two (2) years following end of this Agreement all relevant supporting documentation. The Company may redact any information that is not material to this Agreement or that is confidential/trade secret.

Section 4. Authority, Execution and Delivery. Each party to this Agreement represents and warrants to each other party as follows:

- A. **Authority.** It has the full right, power and authority to enter into this Agreement and to carry out its obligations hereunder, and the execution and delivery of this Agreement and the performance of its obligations hereunder have been duly and validly authorized by all necessary action.
- B. **Execution and Delivery.** This Agreement has been duly executed and delivered by it, and constitutes a valid and binding obligation of it, enforceable against it in accordance with its terms.

Section 5. Miscellaneous.

- A. **Amendment or Waiver.** No amendment or waiver of any provision of this Agreement shall be effective against any party hereto unless in writing and signed by that party.
- B. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute one and the same agreement.
- C. **Severability.** If any provision of this Agreement is or becomes invalid, illegal or unenforceable for any reason, such invalidity, illegality or unenforceability shall not affect the remainder of this Agreement and the remainder of this Agreement shall be construed and enforced as if such invalid, illegal or unenforceable portion were not contained herein, provided and to the extent that such construction would not materially and adversely frustrate the original intent of the parties hereto as expressed herein.
- D. **Jurisdiction.** The provisions of this Agreement and all matters that relate to its interpretation or enforcement shall be governed by Ohio law. The venue for any action to enforce any provision of this Agreement shall be exclusively in the state and federal courts in Franklin County, Ohio and each of the parties hereby consents to and subjects itself to the exclusive jurisdiction of such courts.
- E. **Further Assurances.** Each party hereto shall cooperate, shall take such further action and shall execute and deliver such further documents as may be reasonably requested by the other party in order to carry out the provisions and purposes of this Agreement.

F. **Successors.** This Agreement shall inure to the benefit of, and be binding upon, each party and that party's respective successors and assigns. This Agreement is not transferable or assignable without the express written approval of the City of Grove City pursuant to ordinance.

G. **Notices.** All notices or other communications hereunder shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, postage prepaid, addressed to the appropriate party at its address indicated as follows:

If to the City: City of Grove City, Ohio
Attention: Charles W. Boso, Jr., City Administrator
4035 Broadway
Grove City, Ohio 43123

If to the Company: _____
Attention: _____

or such different address of which notice shall have been given in accordance with this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered as of the day and year first above written.

CITY OF GROVE CITY

HKT Teleservices (US)

Charles W. Boso, Jr., City Administrator

By: _____

Its: _____

APPROVED AS TO FORM:

Stephen J. Smith
Law Director, City of Grove City

Date: 05/01/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-31-18
1st Reading: 05/07/18
Public Notice: 05/09/18
2nd Reading: 05/21/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-31-18

AN ORDINANCE TO REPLACE EXHIBIT "A" OF THE TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM AS APPROVED BY C-29-13

WHEREAS, on July 2, 2001, the Council of the City of Grove City approved a Town Center Community Revitalization Grant Program with Ordinance C-43-01; and

WHEREAS, on March 1, 2010, Exhibit "A" was updated and replaced with the approval of Ordinance C-03-10; and

WHEREAS, on May 20, 2013, the Council repealed and replaced Ordinance C-03-10 with Ordinance C-29-13 to expand and define eligible projects and fund dispersal procedures; and

WHEREAS, it is the desire of the City to amend the Town Center Commercial Revitalization Grant Program to expand the program boundaries to more closely match the area identified as the Town Center Core in the GroveCity2050 Community Plan and to improve the aesthetics of the southern gateway into the Town Center.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Exhibit "A" of Ordinance No. C-29-13 is hereby replaced as shown in "Exhibit A", attached hereto and made a part hereof.

SECTION 2. This ordinance shall go into effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this Ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Exhibit "A"
(C-3)-18)

TOWN CENTER COMMERCIAL REVITALIZATION (TCCR) GRANT PROGRAM



What is the Town Center Commercial Revitalization Grant Program?

The Town Center Commercial Revitalization (TCCR) Grant Program is designed to assist business and property owners with improving commercial buildings and properties for the betterment of Grove City as a whole. The program was created in 2001 in the spirit of the 1987 Downtown Redevelopment Project. It was revised in 2009 following the completion of the 2008 Town Center Plan, and it has been recently revised to incorporate the principles of GroveCity2050 and other community plans, as well as expand the program's boundaries.

Program Description: Grant money is provided as a reimbursement and matched at \$.50 per \$1.00 of private investment up to a maximum of either \$5,000 or \$10,000 for eligible projects based on the location of the property within the program boundaries. The total reimbursement amount will be based on submitted quote(s) contained within and set as part of the approved grant application.

Eligible Geography: Commercial properties located in the Town Center Core and Broadway Corridor illustrated on Exhibit 1-A, attached hereto, are eligible to participate in the grant program. Program boundaries are generally based on the boundaries of the Town Center Core future land use in the GroveCity2050 Community Plan, modified to include properties previously included in the grant program eligibility area and extending south to the City's southern corporation boundary along Broadway. Within the Broadway Corridor, only principal buildings fronting on Broadway are eligible for funding.

Eligible Participants: Owners and/or tenants of buildings and properties primarily used to conduct business, non-profit or not-for-profit activities within the program's boundaries may apply for a TCCR grant. Ineligible businesses include national chains, check cashing, sexually oriented businesses, governmental or quasi-governmental agencies and other businesses determined by the City to be contrary to the goals and objectives of community plans. Eligibility of non-profit, not-for-profit organizations shall be determined by proof of 501(c) status. Portions of buildings occupied by ineligible businesses may make the building ineligible for program funds. Eligibility of participants is at the sole discretion of the City.

Applicants requesting funding through the program must be current in their real estate property taxes and must be in good standing with all local, regional, state and federal taxing authorities. All properties participating in the program shall be in compliance with all applicable zoning, building, and property maintenance standards.

Eligible Projects: Eligible projects are generally categorized into four types based on the nature of the proposed improvements. The following categories list examples of eligible improvements but do not represent an all-inclusive list. The Development Department will be responsible for determining the eligibility of proposed improvements. Eligibility of proposed improvements for participation in the grant program is at the sole discretion of the City. The City retains the right to approve an entire request, to approve portions of a request, suggest and/or ask for changes/additions to a request before approving, or to deny any request or portion thereof. Building permit fees and professional design fees may be eligible for funding if associated with a project listed in the categories below.

1. Façade and exterior building improvement projects that will enhance/preserve the appearance and/or integrity of the structure (some examples provided below):

- Paint
- Tuck point
- Gutters
- Roofing
- Windows
- Doors
- Exterior Lighting
- Awning and canopies
- Signage (wall & window)
- Entryway enhancements
- Siding

2. Exterior site improvement projects that will enhance/preserve the appearance and character of the Town Center (some examples provided below):

- Exterior furnishings (tables, chairs, benches and umbrellas)
- Bike racks (permanent)
- Permanent landscaping
- Sidewalk (new, repair and replacement)
- Signage
- Dumpster enclosures
- Parking lot enhancements and maintenance (striping, sealing, curb replacement and landscaping)
- Parking lot expansion, resurfacing and reconstruction (the use of permeable surfaces is strongly encouraged)

3. Exterior and/or interior building improvement projects that will protect the life, safety and welfare of occupants as well as the protection of surrounding structures and properties within Town Center (some examples provided below):

- Structural repairs
- Emergency egress lights
- Accessibility improvements in accordance with Americans with Disabilities Act (ADA) requirements
- Life safety projects (in order to comply with building and fire codes)

4. Utility improvement projects that will repair, replace or upgrade the mechanical facilities contained within or providing service to the structure (some examples provided below):

- Heating ventilation and air conditioning (HVAC)
- Electric service and circuits (excluding portable and plug-in electrical fixtures – e.g. light bulbs, fuses, window a/c units, etc.)
- Plumbing facilities (excluding new and replacement fixtures – e.g. sinks, toilets, etc.)
- Kitchen ventilation and suppression

Funding: Project funds are provided as a reimbursement and matched for qualifying projects at a rate of \$0.50 per \$1.00. The maximum award (or cumulative awards) for a given calendar year shall not exceed

\$10,000 for projects in the Town Center Core and \$5,000 in the Broadway Corridor. Owners and/or tenants are eligible to reapply until the maximum award is reached for the given calendar year. The City determines the total reimbursement award based on the submitted quote(s) contained within the approved grant eligibility application. Costs exceeding the originally estimated amount may not be eligible for reimbursement. Additionally, an exceptional circumstance may be granted by City Council to increase the maximum award amount or to increase the City's portion of the grant match (or reduce the applicant's portion).

Exceptional Circumstances: If an applicant believes their proposed project warrants an exceptional circumstance for increased funding, an Exceptional Circumstance Request Form shall be submitted to the City for review by City Council demonstrating that at least three of the criteria below are satisfied.

- (1) proposed improvement will substantially enhance the vitality and appearance of Town Center Core and Broadway Corridor;
- (2) proposed improvement will result in creation of jobs;
- (3) proposed improvement will result in the leveraging of additional economic investment and/or activity;
- (4) proposed improvement will result in the utilization of sustainable building and site design concepts;
- (5) proposed improvement will result in the attainment of a needed service or goal as set forth in the Town Center Plan;
- (6) proposed improvement will result in the attainment of a needed service or goal as set forth in the GroveCity2050 Community Plan;
- (7) proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities;
- (8) proposed improvement will result in the update of building and facilities to meet current code requirements to better serve and protect the health, life and safety of their occupants; and
- (9) proposed improvement will result in substantially improved accessibility and compliance with current ADA standards.

Dispersal of Funds: Dispersed funds are to reimburse applicants for incurred expenses associated with approved project costs. Funds may be dispersed up to a maximum of two times during the duration of an approved project. Reimbursement requests will be processed upon the submission of proof of payment, photographs, inspection results and other needed documentation (as determined by staff) to verify the completion of the improvement.

Grant recipients are required to maintain records of expended funds and are to provide copies of all paid final invoices, paid receipts, inspection results and additional documentation demonstrating proper use of grant funds. Recipients not able to provide the necessary documentation/records will not be issued grant reimbursement funds.

This grant may be treated as income subject to Federal Income Tax. The City of Grove City is not liable for any tax implications resulting from the extension of this grant through the Town Center Commercial Revitalization Grant Program. See your tax advisor for clarification. The distribution of funds will be made in accordance with the guidelines stipulated by the Housing Officer of the City of Grove City.

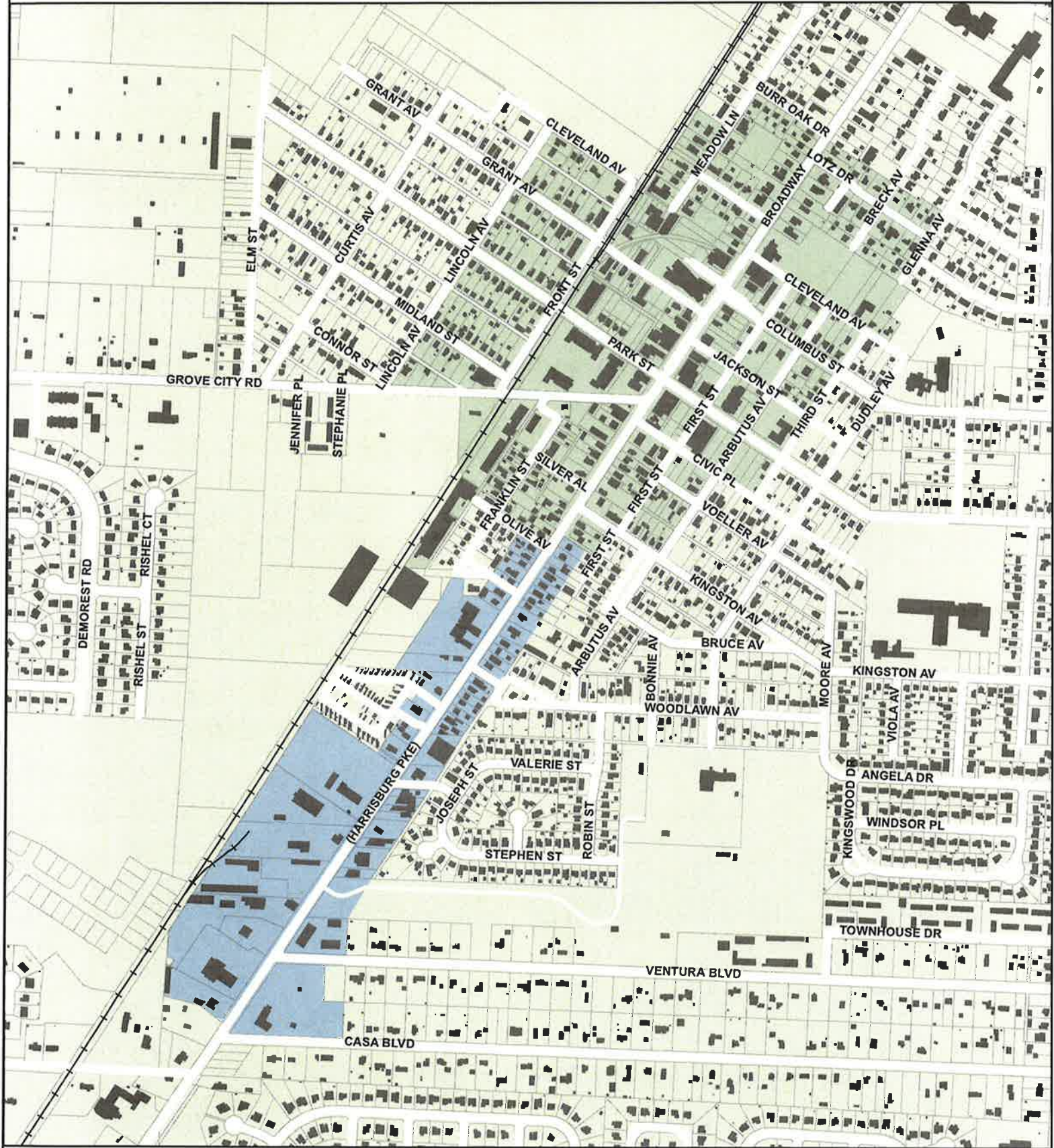
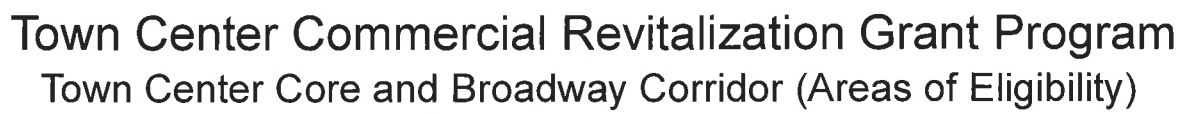
Conflict of Interest: No official, employee or agent of the City shall have any personal interest, either direct or indirect, in the TCCR grant program, nor shall any such official, employee or agent participate in any decision relating to the TCCR grant program which affects his personal interests or the interests of any corporation, partnership or association in which he is, either directly or indirectly, interested. Additionally, work completed by applicants and/or property owners that hold ownership in any firm performing that work,

or other instances in which the Development Department determines a conflict of interest is or may be present, shall be ineligible for TCCR funding.

Project Monitoring: Grant recipients must agree to allow any duly authorized representatives of the City of Grove City, at reasonable times and with twenty-four (24) hours prior notice, to have access to any portion of the project in which the City is involved and the period of such right to this access shall be until the City closes out the project.

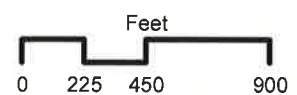
Grant Approval Process:

- STEP 1 Pre-Application Meeting: It is recommended that prospective applicants have a pre-submittal meeting with Development Department staff. Please contact the Development Department at 614-277-3004 to obtain an application.
- STEP 2 Eligibility Application: This application is to determine if proposed projects are eligible for reimbursement and sets the maximum amount the City can reimburse. Eligibility is determined through project quotes, photos of the site's current conditions, and plans, drawings, and/or photos of what is proposed. Submittal requirements are set forth on the application form. Information the applicant provides will be used as the basis for evaluating the project. Applications will not be considered complete and eligible for participation in the program unless all items on the application are answered and all required attachments are included.
- STEP 3 Eligibility Approval Letter: This letter is sent to applicants when an Eligibility Application has been approved listing the eligible projects and maximum eligible reimbursement. A Reimbursement Application is sent to the applicant with the Eligibility Approval Letter.
- STEP 4 Permits Obtained: Participants in the grant program agree to obtain all necessary permits prior to the commencement of work and comply with all Grove City Ordinances.
- STEP 5 Work Completed: All projects shall be completed and have received approval of all required inspections prior to submittal of the Reimbursement Application. Approved projects should be completed within 180 days from the date of the approved Eligibility Application unless a written extension is granted by the Development Department.
- STEP 6 Reimbursement Application: This application is submitted after all work has been completed and received all necessary approvals (i.e. permits, inspections, approved plans, etc.). The Reimbursement Application determines the amount of possible reimbursement based on payments (i.e. paid invoices, copies of checks, credit card statements, etc.) and photos of the completed projects. Applications will not be considered complete and eligible for reimbursement unless all items on the application are answered and all required attachments are included.
- STEP 7 Funds Released: Funds are in the form of a check that can either be picked-up at City Hall or mailed.



Areas of Eligibility

 Town Center Core  Broadway Corridor



Date: 05/01/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Smith
Approved: Davis
Emergency: 30 Days: X
Current Expense:

No.: CR-18-18
1st Reading: 05/07/18
Public Notice: 0 / /18
2nd Reading: 0 / /18
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-18-18

A RESOLUTION TO APPROVE THE PETITION FOR SPECIAL ASSESSMENTS FOR SPECIAL ENERGY IMPROVEMENT PROJECTS UNDER OHIO REVISED CODE CHAPTER 1710 AND APPROVE THE NECESSITY OF ACQUIRING, INSTALLING, EQUIPPING, AND IMPROVING CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF GROVE CITY, OHIO IN COOPERATION WITH THE COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT

WHEREAS, Ohio Revised Code Section 1710.06(C) provides that a political subdivision which has approved a petition for special assessments for public improvements in an energy special improvement district and a plan pursuant to Ohio Revised Code Sections 1710.02(F) and 1710.06 shall levy the requested special assessments pursuant to Ohio Revised Code Chapter 727; and

WHEREAS, Trivium Grove City LLC, as the owner of certain real property located within the City of Grove City, Ohio, has identified certain real property located at 5775 N. Meadows Drive, Grove City, Ohio, as an appropriate property for a special energy improvement project pursuant to Ohio Revised Code Chapter 1710; and

WHEREAS, the Columbus Regional Energy Special Improvement District (the "District") was created under Ohio Revised Code Chapters 1702 and 1710 as an energy special improvement district and established pursuant to Resolution No. 0261X-2015 of the Council of the City of Columbus, Ohio approved on November 23, 2015 (the "Creation Resolution"); and

WHEREAS, pursuant to the Creation Resolution, the Columbus Regional Energy Special Improvement District Program Plan (as amended and supplemented from time to time, the "Program Plan") was adopted as a plan for public improvements and public services under Ohio Revised Code Section 1710.02(F), which plan allows for additional properties within the City of Columbus, Ohio and within any municipal corporation or township which is adjacent to any other municipal corporation or township in which a portion of the District's territory is located to be added to the territory of the District; and

WHEREAS, the Owner has determined to submit to the Mayor and the City Council of the City, a *Petition for Special Assessments for Special Energy Improvement Projects and Affidavit* (the "Petition"), together with a *Supplement to Plan for the 5775 N. Meadows Drive, Grove City, Ohio Project* (the "Supplemental Plan"), and the *Amended Articles of Incorporation of Columbus Regional Energy Special Improvement District, Inc.* (the "Amended Articles of Incorporation"), all in accordance with Ohio Revised Code Section 1710.02, each of which are now on file with the Clerk of this Council; and

WHEREAS, the Petition, which is on file with the Clerk of Council, has been signed by the Owner, as the owner of one hundred percent (100%) of the real property affected by the Petition (as further described in Exhibit A to the Petition, the "Property"), and proposes the necessity of the Project and financing the Project through the cooperation of the District; and

WHEREAS, the Petition and Supplemental Plan request that the Project Site be added to the District and that the City levy special assessments on the Project Site to pay the costs of a special energy improvement project to be provided on the Project Site, all as described more particularly in the Petition and the Supplemental Plan; and

WHEREAS, the Petition is for the purpose of developing and implementing special energy improvement projects in furtherance of the purposes set forth in Section 02o of Article VIII of the Ohio Constitution, including, without limitation, the Project, and further, the Petition identifies the amount and length of the special assessments to be imposed with respect to the Project; and

WHEREAS, by the Petition, the Owner requests that the Project be paid for by special assessments assessed upon the Property (the "Special Assessments") in an amount sufficient to pay the costs of the Project, which is estimated to be \$625,909.40, including the costs identified in Section 2 of this Resolution, and requests that the Project be undertaken cooperatively by the City, the District, and such other parties as the City may deem necessary or appropriate.

WHEREAS, in furtherance of the future addition of any real property in any municipal corporation or township contiguous to the municipal corporations or townships in which a portion of the territory of the District is located, it is necessary, and this Council has determined, to approve the addition of such real property to the territory of the District, all in accordance with Ohio Revised Code Chapter 1710; and

WHEREAS, this Council, pursuant to Ohio Revised Code Section 1710.02(G)(4), has determined that the energy special improvement project to be constructed and implemented on the Project Site is not required to be owned exclusively by the City for its purposes, for uses determined by this Council, as the legislative authority of the City as those that will promote the welfare of the people of the City; to improve the quality of life and the general and economic well-being of the people of City; to better ensure the public health, safety, and welfare; to protect water and other natural resources; to provide for the conservation and preservation of natural and open areas and farmlands, including by making urban areas more desirable or suitable for development and revitalization; to control, prevent, minimize, clean up, or mediate certain contamination of or pollution from lands in the state and water contamination or pollution; or to provide for safe and natural areas and resources; and,

WHEREAS, this Council, as mandated by Ohio Revised Code Chapter 1710, must approve or disapprove the Petition within 60 days of the submission of the Petition; and

WHEREAS, this Council has determined to approve the Petition, the Program Plan, and the Supplemental Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Each capitalized term not otherwise defined in this Resolution or by reference to another document shall have the meaning assigned to it in the Petition.

SECTION 2. This Council approves the Petition, the Program Plan, the Supplemental Plan, and the Amended Articles of Incorporation now on file with the Clerk of Council. This Council hereby appoints the City's Director of Development to serve on the Board of Directors of the District as provided in Ohio Revised Code Section 1710.04(A).

SECTION 3. This Council hereby approves and consents to (i) any addition of real property to the territory of the District within the boundaries any municipal corporation or township in which a portion of the territory of the District is located or any municipal corporation or township which is contiguous to the municipal corporations or townships in which a portion of the territory of the District is located; (ii) the addition of the municipal corporation or township in which such real property is located as a "participating political subdivision," as defined in Ohio Revised Code Section 1710.01(E), of the District; and (iii) any amendment to the Amended Articles of Incorporation necessary to recognize or effect such addition.

SECTION 4. Pursuant to Ohio Revised Code Section 1710.02(G)(4), this Council determines that the Project is not required to be owned exclusively by the City for its purposes, for uses determined by this Council, as the legislative authority of the City, as those that will promote the welfare of the people of such participating political subdivision; to improve the quality of life and the general and economic well-being of the people of the City; to better ensure the public health, safety, and welfare; to protect water and other natural resources; to provide for the conservation and preservation of natural and open areas and farmlands, including by making urban areas more desirable or suitable for development and revitalization; to control, prevent, minimize, clean up, or mediate certain contamination of or pollution from lands in the state and water contamination or pollution; or to provide for safe and natural areas and resources. This Council accordingly authorizes the Board of Directors of the District (the "Board") to act as its agent to sell, transfer, lease, or convey the Project. The consideration the Board must obtain from any sale, transfer, lease, or conveyance of the special energy improvement project on the Project Site is any consideration greater than or equal to One Dollar and Zero Cents (\$1.00).

SECTION 5. This Council declares necessary, and a vital and essential public purpose of the City, to improve the Property, which is located at 5775 N. Meadows Drive in the City, by providing for the acquisition, installation, equipment, and improvement of the Project by the Owner, as set forth in the Petition and the Supplemental Plan, and providing for the payment of the costs of the Project, including any and all architectural, engineering, legal, insurance, consulting, energy auditing, planning, acquisition, installation, construction, surveying, testing, and inspection costs; the amount of any damages resulting from the Project and the interest on such damages; the costs incurred in connection with the preparation, levy and collection of the special assessments; the cost of purchasing and otherwise acquiring any real estate or interests in real estate; expenses of legal services; costs of labor and material; trustee fees and other financing costs incurred in connection with the issuance, sale, and servicing of securities, nonprofit corporate obligations, or other obligations issued or incurred to provide a loan or to secure an advance of funds to the Owner or otherwise to pay costs of the Project in anticipation of the receipt of the Special Assessments, capitalized interest on, and financing reserve funds for, such securities, nonprofit corporate obligations, or other obligations so issued or incurred, including any credit enhancement fees, trustee fees, program administration fees, financing servicing fees, and District administrative fees and expenses; an amount to reflect interest on unpaid Special Assessments which shall be treated as part of the cost of the Project for which the Special Assessments are made at an interest rate which shall be determined by the District or the Columbus-Franklin County Finance Authority as its conduit financing entity to be substantially equivalent to the fair market rate that would have been borne by notes or bonds if notes or bonds had been issued by the District, the Columbus-Franklin County Finance Authority, or another issuer of notes or bonds to pay the costs of the Project; together with all other necessary expenditures, all as more fully described in the Petition, the Supplemental Plan, and profiles, specifications, and estimates of cost of the Project, all of which are on file with the Finance Director and open to the inspection of all persons interested.

SECTION 6. This Council determines that the Project's elements are so situated in relation to each other that in order to complete the Project's elements in the most practical and economical manner, they should be acquired, installed, equipped, and improved at the same time, with the same kind of materials, and in the same manner; and that the Project's elements shall be treated as a single improvement, pursuant to Ohio Revised Code Section 727.09, and the Project's elements shall be treated as a joint improvement to be undertaken cooperatively by the City and the District pursuant to Ohio Revised Code Section 9.482 and Ohio Revised Code Chapter 1710.

SECTION 7. The plans and specifications and total cost of the Project now on file in the office of the Clerk of Council are approved, subject to changes as permitted by Ohio Revised Code Chapter 727. The Project shall be made in accordance with the plans, specifications, profiles, and estimate of costs for the Project.

SECTION 8. This Council determines and declares that the Project is an essential and vital public, governmental purpose of the City as a Special Energy Improvement Project, as defined in Ohio Revised Code Section 1710.01(I); and that in order to fulfill that essential and vital public purpose of the City, it is necessary and proper to provide, in cooperation with the District, for the acquisition, installation, equipment, and improvement of the Project in the manner contemplated by the Petition and the Supplemental Plan. This Council determines and declares that the Project is conducive to the public peace, health, safety and welfare of the City and the inhabitants of the City.

SECTION 9. Pursuant to and subject to the provisions of a valid Petition signed by the owners of one hundred percent (100%) of the Property, the entire cost of the Project shall be paid by the Special Assessments levied against the Property, which is the benefited property. The provisions of the Petition and the Supplemental Plan are ratified, adopted, approved and incorporated into this Resolution as if set forth in full in this Resolution. The portion of the costs of the Project allocable to the City will be zero percent (0%). The City does not intend to issue securities in anticipation of the levy or the collection of the Special Assessments.

SECTION 10. The method of levying the Special Assessments shall be in proportion to the benefits received, allocated among the parcels constituting the Property as set forth in the Petition and the Supplemental Plan.

SECTION 11. The lots or parcels of land to be assessed for the Project shall be the Property, described in Exhibit A to the Petition, all of which lots and lands are determined to be specially benefited by the Project.

SECTION 12. The Special Assessments shall be levied and paid in 20 semi-annual installments pursuant to the list of estimated Special Assessments set forth in the Petition and the Supplemental Plan (which list is incorporated herein by reference), and the Owner has waived its option to pay the Special Assessment in cash within 30 days after the first publication of the notice of the assessing resolution or ordinance.

The aggregate amount of Special Assessments estimated to be necessary to pay the costs of the Project is \$625,909.40. Each semi-annual Special Assessment payment represents payment of a portion of the principal of and interest on obligations issued or incurred to pay the costs of the Project and of administrative expenses. The interest portion of the Special Assessments, together with amounts used to pay administrative expenses, shall be treated as part of the cost of the Project for which the Special Assessments are made at an interest rate which shall be determined by the District to be substantially equivalent to the fair market rate that would have been borne by notes or bonds had notes or bonds been issued by the City or another issuer of notes or bonds to pay the costs of the Project. In addition to the Special Assessments, the County Auditor of Franklin County, Ohio may impose a special assessment collection fee with respect to each semi-annual payment, which amount will be added to the Special Assessments by the County Auditor of Franklin County, Ohio.

SECTION 13. The Finance Director or the Finance Director's designee is authorized and directed to prepare and file in the office of the Clerk of Council the estimated Special Assessments for the cost of the Project in accordance with the method of assessment set forth in the Petition, the Supplemental Plan, and this Resolution, showing the amount of the assessment against each lot or parcel of land to be assessed.

SECTION 14. Notice of the adoption of this Resolution and the filing of the estimated Special Assessments upon the Owner of the Property to be assessed as provided in Ohio Revised Code Section 727.13 shall be delivered by the Clerk of Council to the Owner promptly following adoption of this Resolution.

SECTION 15. The Finance Director or the Finance Director's designee is authorized, pursuant to Ohio Revised Code Section 727.12, to cause the Special Assessments to be levied and collected at the earliest possible time including, if applicable, prior to the completion of the Project.

SECTION 16. The Special Assessments will be used by the City to pay the costs of the Project in cooperation with the District in any manner, including assigning the Special Assessments actually received by the City to the District or to another party the City deems appropriate, and the Special Assessments are appropriated for such purposes.

SECTION 17. This Council accepts and approves the waiver of all further notices, hearings, claims for damages, rights to appeal and other rights of property owners under the law, including but not limited to those specified in the Ohio Constitution, Ohio Revised Code Chapter 727, Ohio Revised Code Chapter 1710, and the Charter of the City of Grove City, Ohio, and consents to the immediate imposition of the Special Assessments upon the Property. This waiver encompasses, but is not limited to, waivers by the Owner of the following rights:

- (i) The right to notice of the adoption of the Resolution of Necessity under Ohio Revised Code Sections 727.13 and 727.14;

- (ii) The right to limit the amount of the Special Assessments under Ohio Revised Code Sections 727.03 and 727.06;
- (iii) The right to file an objection to the Special Assessments under Ohio Revised Code Section 727.15;
- (iv) The right to the establishment of, and any proceedings by and any notice from an Assessment Equalization Board under Ohio Revised Code Sections 727.16 and 727.17;
- (v) The right to file any claim for damages under Ohio Revised Code Sections 727.18 through 727.22 and Ohio Revised Code Section 727.43;
- (vi) The right to notice that bids or quotations for the Project may exceed estimates by 15%;
- (vii) The right to seek a deferral of payments of Special Assessments under Ohio Revised Code Section 727.251;
- (viii) The right to notice of the passage of the assessing resolution or ordinance under Ohio Revised Code Section 727.26; and
- (ix) Any and all procedural defects, errors, or omissions in the Special Assessment process.

SECTION 18. The City is authorized to enter into agreements by and among the City, the District, and such other parties as the City may deem necessary or appropriate in order to carry out the Project, and that the Mayor, the City Administrator, or either of them individually is authorized to execute, on the City's behalf, such agreements.

SECTION 19. This legislative authority hereby finds and determines that all formal actions taken relative to the passage of this Resolution were taken in an open meeting of this legislative authority, and that all deliberations of this legislative authority and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with applicable legal requirements, included Section 121.22 of the Ohio Revised Code.

SECTION 20. This resolution shall take effect at the earliest opportunity allowed by law.

Steve Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

CP-18-18
Exhibit A

**PETITION FOR SPECIAL ASSESSMENTS FOR
SPECIAL ENERGY IMPROVEMENT PROJECTS AND AFFIDAVIT**

A PETITION TO THE CITY OF GROVE CITY, OHIO SEEKING THE IMPOSITION OF SPECIAL ASSESSMENTS AGAINST REAL PROPERTY OWNED BY THE PETITIONER TO PAY THE COSTS OF VARIOUS SPECIAL ENERGY IMPROVEMENT PROJECTS WHICH SPECIALLY BENEFIT SUCH REAL PROPERTY, INCLUDING A WAIVER OF ALL RIGHTS TO NOTICES, HEARINGS AND APPEALS RESPECTING THE REQUESTED SPECIAL ASSESSMENTS

To: The Mayor and City Council of the City of Grove City, Ohio

Trivium Grove City LLC, an Ohio limited liability company (the "Petitioner") is the owner of 100% of the real property described on **Exhibit A** attached to this Petition (the "Property").

The Board of Directors of the Columbus, Dublin, Hilliard, Whitehall, Worthington Regional Energy Special Improvement District, Inc. doing business under the registered trade name the Columbus Regional Energy Special Improvement District, Inc. (the "Corporation"), an Ohio nonprofit corporation formed to govern the Columbus Regional Energy Special Improvement District (the "District"), initially created within the boundaries of the City of Columbus, Ohio, has approved a plan (the "Program Plan") for the purpose of developing and implementing special energy improvement projects, as defined in Ohio Revised Code Section 1710.01(I). The Program Plan is attached to this Petition as **Exhibit C**.

Pursuant to the Program Plan, the Corporation has caused special energy improvement projects to be provided from time to time. In accordance with Ohio Revised Code Chapter 1710 and the Program Plan, the Program Plan may be amended from time to time by supplemental plans (the "Supplemental Plans") (the Program Plan and every Supplemental Plan together constituting the "Plan") to provide for additional special energy improvement projects, and the District may be enlarged from time to time to include additional property so long as at least one special energy improvement project is designated for each parcel of real property within the additional territory added to the District.

The Board of Directors of the Corporation has received or will receive the Supplemental Plan attached to this Petition as **Exhibit B**, including the description of the special energy improvement projects proposed to be constructed or installed on the Property (the "Authorized Improvements"), and related materials in support of the expansion of the District to include the Property.

As required by Ohio Revised Code Section 1710.02, the Petitioner, as the owner of the Property, being 100% of the area proposed to be added to the District and 100% of the area proposed to be assessed for the Authorized Improvements, hereby (a) petitions the City Council (the "Council") of the City of Grove City, Ohio (the "City") to (i) approve the addition of the Property to the District and (ii) approve an amendment and supplement to the Plan by the

Supplemental Plan to include the Authorized Improvements and (b) requests that (i) the Authorized Improvements be undertaken by the District, and (ii) the total cost of those Authorized Improvements be assessed on the Property in proportion to the special benefits that will result from the Authorized Improvements.

In connection with this Petition and in furtherance of its purposes, the Petitioner acknowledges that it has reviewed or caused to be reviewed (i) the Plan and the Supplemental Plan, (ii) the plans, specifications and profiles for the Authorized Improvements, (iii) the estimate of cost for the Authorized Improvements included in the Supplemental Plan and (iv) the schedule of estimated special assessments to be levied for the Authorized Improvements also included in the Supplemental Plan. The Petitioner acknowledges that the estimated special assessment is in proportion to the benefits that may result from the Authorized Improvements.

Accordingly, the Petitioner hereby petitions for the construction of the Authorized Improvements identified in this Petition and the Supplemental Plan attached to this Petition as **Exhibit B**, as authorized under Ohio Revised Code Chapter 1710, and for the imposition of the special assessments identified in this Petition and authorized under Ohio Revised Code Chapters 727 and 1710 (the "Special Assessments") to pay the costs of the Authorized Improvements, in the amount set forth on **Exhibit B**. The Petitioner hereby certifies, represents, and warrants to the District and the City that the actual costs of the Authorized Improvements have been ascertained. The Petitioner further agrees that it will be solely responsible for any costs of the Authorized Improvements in excess of the amount set forth on **Exhibit B**.

In consideration of the City's acceptance of this Petition and the imposition of the requested Special Assessments, the Petitioner consents and agrees that the Property as identified in **Exhibit A** shall be assessed for all of the costs of the Authorized Improvements, including any and all architectural, engineering, legal, insurance, consulting, energy auditing, planning, acquisition, installation, construction, surveying, testing and inspection costs; the amount of any damages resulting from the Authorized Improvements and the interest on such damages; the costs incurred in connection with the preparation, levy and collection of the Special Assessments; the cost of purchasing and otherwise acquiring any real estate or interests in real estate; expenses of legal services; costs of labor and material; trustee fees and other financing costs incurred in connection with the issuance, sale, and servicing of securities, nonprofit corporate obligations, or other obligations issued or incurred to provide a loan or to secure an advance of funds to the owner of the Property or otherwise to pay costs of the Authorized Improvements in anticipation of the receipt of the Special Assessments, capitalized interest on, and financing reserve funds for, such securities, nonprofit corporate obligations, or other obligations so issued, including any credit enhancement fees, trustee fees, program administration fees, financing servicing fees, and District administrative fees and expenses; an amount to reflect interest on unpaid Special Assessments which shall be treated as part of the cost of the Authorized Improvements for which the Special Assessments are made at an interest rate which shall be determined by the District or the Columbus-Franklin County Finance Authority as its Conduit Financing Entity to be substantially equivalent to the fair market rate that would have been borne by notes or bonds if notes or bonds had been issued by the District, the Columbus-Franklin County Finance Authority, or another issuer of notes or bonds to pay the costs of the Authorized Improvements; together with all other necessary expenditures.

In consideration of the Authorized Improvements, the Petitioner, for itself and its grantees and other successors with respect to the Property, agree to pay promptly all Special Assessments as they become due, and agree that the determination by Council of the Special Assessments in accordance with the terms hereof will be final, conclusive and binding upon the Petitioner and the Property. In further consideration of the Authorized Improvements, the Petitioner covenants and agrees to disclose, upon the transfer of the Property or any portion of the Property to be subject to the Special Assessments for the actual costs of the Authorized Improvements set forth in **Exhibit B** in the deed to the transferee or in a separate instrument recorded with respect to the Property, the existence of any outstanding Special Assessment for the Authorized Improvements and to require that transferee covenant to disclose that information in any subsequent deed or in a separate instrument recorded with respect to the Property at the time of the subsequent transfer so long as the Special Assessments remain unpaid. As a condition to each subsequent transfer while the Special Assessments remain unpaid, the Petitioner further covenants and agrees to provide expressly in the deed to any transferee or in a separate instrument recorded with respect to the Property at the time of the subsequent transfer (a) for the acquisition by the transferee of the Property subject to any outstanding Special Assessment and the transferee's assumption of responsibility for payment thereof and for the waiver by the transferee of any rights that the Petitioner has waived pursuant to this Petition, and (b) the requirement that each transferee from time to time of the Property covenant to include in the deed to any subsequent transferee or in a separate instrument recorded with respect to the Property at the time of the subsequent transfer the conditions described in clause (a) so long as the Special Assessments remain unpaid.

The Petitioner further acknowledges and confirms that the Special Assessments set forth in this Petition and in the Supplemental Plan attached as **Exhibit B** are in proportion to, and do not exceed, the special benefits to be conferred on the Property by the Authorized Improvements identified in this Petition. The Petitioner further consents to the levying of the Special Assessment against the Property by the Council. The Petitioner acknowledges that these Special Assessments are fair, just and equitable and being imposed at the Petitioner's specific request.

The Petitioner hereby waives notice and publication of all resolutions, legal notices, and hearings provided for in the Ohio Revised Code with respect to the Authorized Improvements and the Special Assessments, particularly those in Ohio Revised Code Chapters 727 and 1710 and consents to proceeding with the Authorized Improvements. Without limiting the foregoing, the Petitioner specifically waives any notices and rights under the following Ohio Revised Code Sections:

- The right to notice of the adoption of the Resolution of Necessity under Ohio Revised Code Sections 727.13 and 727.14;
- The right to limit the amount of the Special Assessment under Ohio Revised Code Sections 727.03 and 727.06;
- The right to file an objection to the Special Assessment under Ohio Revised Code Section 727.15;
- The right to the establishment of, and any proceedings by and any notice from an Assessment Equalization Board under Ohio Revised Code Sections 727.16 and 727.17;

- The right to file any claim for damages under Ohio Revised Code Sections 727.18 through 727.22 and Ohio Revised Code Section 727.43;
- The right to notice that bids or quotations for the Authorized Improvements may exceed estimates by 15%;
- The right to seek a deferral of payments of Special Assessments under Ohio Revised Code Section 727.251; and
- The right to notice of the passage of the Assessing Resolution under Ohio Revised Code Section 727.26.

The Petitioner consents to the Council promptly proceeding with all actions necessary to facilitate the acquisition, installation, equipment, and improvement of the Authorized Improvements and to impose the Special Assessments.

The Petitioner further agrees not to take any actions, or cause to be taken any actions, to place any of the Property in an agricultural district as provided for in Ohio Revised Code Chapter 929, and if any of the Property is in an agricultural district, the Petitioner, in accordance with Ohio Revised Code Section 929.03, hereby grants permission to collect any Special Assessments levied against such Property.

The Petitioner acknowledges that the Special Assessments set forth in this Petition and in the Exhibits to this Petition are based upon an estimate of costs, and that the final Special Assessments shall be calculated in the same manner, which, regardless of any statutory limitation on the Special Assessments, may be more or less than the respective estimated Special Assessments for the Authorized Improvements. In the event the final assessments exceed the estimated assessments, the Petitioner, without limitation of the other waivers contained in this Petition, also waives any rights it may now or in the future have to object to those assessments, any notice provided for in Ohio Revised Code Chapters 727 and 1710, and any rights of appeal provided for in such Chapters or otherwise. The Petitioner further acknowledges and represents that the respective final assessments may be levied at such time as determined by the City and regardless of whether or not any of the parts or portions of the Authorized Improvements have been completed.

The Petitioner further acknowledges that the final Special Assessments for the Authorized Improvements, when levied against the Property, will be payable in cash within thirty (30) days from the date of passage of the resolution or ordinance confirming and levying the final assessments and that if any of such assessments are not paid in cash they will be certified to the County Auditor of Franklin County, Ohio as provided by law, to be placed on the tax list and duplicate and collected as other taxes are collected. Notwithstanding the foregoing, however, the Petitioner hereby waives the right to pay the final assessments for the Authorized Improvements in cash within thirty (30) days from the passage of the resolution or ordinance confirming and levying the final assessments and requests that the unpaid final assessments for the Authorized Improvements shall be payable in twenty (20) semi-annual installments, with collection commencing with the semiannual installment payment of first-half real property taxes for tax year 2019 due with respect to the Property.

Pursuant to Ohio Revised Code Section 1710.03(C), the Petitioner hereby appoints as its designee to carry out the rights and responsibilities of District members under Ohio Revised Code Chapter 1710 such representative as may be duly appointed by the Petitioner from time to time, which designation shall not expire unless and until the Petitioner shall notify the Secretary of the District that said designation is no longer in effect or that Petitioner has made a new designation to replace said designation.

The Petitioner further waives any and all questions as to the constitutionality of the laws under which Authorized Improvements shall be acquired, installed, equipped, and improved or the proceedings relating to the acquisition, installation, equipment, and improvement of the Authorized Improvements, the jurisdiction of the City acting in connection with the acquisition, installation, equipment, and improvement of the Authorized Improvements, all irregularities, errors and defects, if any, procedural or otherwise, in the levying of the assessments or the undertaking of the Authorized Improvements, and specifically waives any and all rights of appeal, including any right of appeal as provided in Ohio Revised Code Title 7, and specifically but without limitation, Ohio Revised Code Chapters 727 and 1710, as well as all such similar rights under the Constitution of the State of Ohio and the Charter of the City. The Petitioner represents that it will not contest, in a judicial or administrative proceeding, the undertaking of the Authorized Improvements, the estimated assessments, the final assessments, and any Special Assessments levied against the Property for the Authorized Improvements, or any other matters related to the foregoing.

The Petitioner acknowledges and understands that the City and the Corporation will be relying upon this Petition in taking actions pursuant to it and expending resources. This Petition therefore shall be irrevocable and shall be binding upon the Petitioner, any successors, assigns, or affiliates of the Petitioner, the Property, and any grantees, mortgagees, lessees, or transferees of the Property. The Petitioner acknowledges that it has had an opportunity to be represented by legal counsel in this undertaking and has knowingly waived the rights identified in this Petition.

The Petitioner further deposes and states that this Petition and actions provided for herein impose burdens and obligations upon the Property and provide for Special Assessments to be levied upon the Property in accordance with this Petition, and that this Petition is available for inspection at the office of the Clerk of Council of the City.

[Balance of Page Intentionally Left Blank]

EXHIBIT A

DESCRIPTION OF PROPERTY

The real property subject to this Petition and owned by Trivium Grove City LLC is located at the commonly used mailing address 5775 N. Meadows Drive, Grove City, Ohio with Franklin County Auditor Parcel ID No. 040-015419-00.

EXHIBIT B

COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT PROGRAM PLAN

SUPPLEMENT TO PLAN FOR 5775 N. MEADOWS DRIVE, GROVE CITY, OHIO PROJECT

As more fully provided by the Columbus Regional Energy Special Improvement District Program Plan (together with all previously approved supplemental plans, the "Plan"), the Columbus Regional Energy Special Improvement District (the "District") has undertaken the administration of a property assessed clean energy ("PACE") program (the "Program"). The Program will provide financing secured by special assessments on real property for special energy improvement projects.

Through a Petition submitted in connection with this Supplemental Plan, Trivium Grove City LLC (the "Property Owner") has requested and consented to certain special assessments by the City of Grove City (the "City") and the District with respect to certain real property owned by the Property Owner and located at the commonly used addresses 5775 N. Meadows Drive, Grove City, Ohio, with Franklin County Auditor Parcel ID No. 040-015419-00 (the "Property"). A proposed schedule for special assessments to be assessed against the Property to pay the costs of the Authorized Improvements is attached hereto as Attachment A.

The Property Owner hereby certifies, represents, and warrants to the City and the District that the actual costs of the Authorized Improvements have been ascertained. The Authorized Improvements applicable to the Property will include: acquiring, installing, equipping, and improving energy efficiency improvements on its Property, including, without limitation, LED lighting and controls, a building envelope, an HVAC system, building automation systems, and a high efficiency domestic hot water system resulting in the reduction of natural gas consumption, and related improvements. As required by Ohio Revised Code Section 1710.01(K), said Authorized Improvements are anticipated to reduce or support the reduction of energy consumption, allow for reduction in demand, or support the production of clean, renewable energy. A detailed description of the Authorized Improvements is attached to this Supplemental Plan as Attachment B.

The Property Owner will cause this Supplemental Plan promptly to be filed with the Board of Directors of the District and with the Clerk of Council of the City.

The undersigned owner of real property to be located within the District acknowledges that the District and the City are subject to Ohio public records laws, including Ohio Revised Code Section 149.43 *et seq.* The undersigned property owner agrees to the disclosure of certain property owner information by the District or the City to the extent required by law.

BY EXECUTING THIS SUPPLEMENTAL PLAN, THE PROPERTY OWNER IDENTIFIED BELOW HEREBY AUTHORIZES AND CONSENTS TO THIS SUPPLEMENTAL PLAN, AND ALL DISTRICT DOCUMENTS (AS DEFINED IN THE PLAN) AND AGREES TO PERFORM THE OBLIGATIONS OF THE PROPERTY OWNER CONTAINED IN THIS SUPPLEMENTAL PLAN.

PROPERTY OWNER:

Trivium Grove City LLC,
an Ohio limited liability company

By: _____

Name: _____

Title: _____

Address for notices to Property Owner:

Trivium Grove City LLC
210 North Lazelle Street
Columbus, Ohio 43215

Description of Real Property Subject to this Supplemental Plan:

The real property subject to this Supplemental Plan and owned by Trivium Grove City LLC is located at the commonly used mailing address 5775 N. Meadows Drive, Grove City, Ohio with Franklin County Auditor Parcel ID No. 040-015419-00.

SUPPLEMENTAL PLAN—ATTACHMENT A

Schedule of Special Assessments

The Property will be subject to special assessments for the Authorized Improvements in accordance with Ohio Revised Code Chapter 1710.

Total assessment costs:	\$625,909.40
Estimated semi-annual special assessments for 10 years:	\$ 31,295.47
Number of semi-annual assessments:	20
First annual installment due:	January 31, 2020

Special Assessment Payment Date ¹	Special Assessment Installment Amount ²
January 31, 2020	\$31,295.47
July 31, 2020	31,295.47
January 31, 2021	31,295.47
July 31, 2021	31,295.47
January 31, 2022	31,295.47
July 31, 2022	31,295.47
January 31, 2023	31,295.47
July 31, 2023	31,295.47
January 31, 2024	31,295.47
July 31, 2024	31,295.47
January 31, 2025	31,295.47
July 31, 2025	31,295.47
January 31, 2026	31,295.47
July 31, 2026	31,295.47
January 31, 2027	31,295.47
July 31, 2027	31,295.47
January 31, 2028	31,295.47
July 31, 2028	31,295.47
January 31, 2029	31,295.47
July 31, 2029	31,295.47

¹ Pursuant to Ohio Revised Code Chapter 323, the Special Assessment Payment Dates identified above are subject to adjustment by the Franklin County Auditor under certain conditions.

² Pursuant to Ohio Revised Code Section 727.36, the Franklin County Auditor may charge and collect a fee in addition to the amounts listed in the above schedule.

SUPPLEMENTAL PLAN—ATTACHMENT B

Description of Authorized Improvements

The Authorized Improvements are expected to consist of the following energy efficiency elements:

ECMs	Project Cost	Annual Energy Savings	Annual O&M Savings	Simple Payback (yrs)	Useful Life (yrs)
LED Lighting	\$61,000	\$1,327	\$ -	43.7	20.0
Roof, Walls, and Windows Upgrade	\$169,250	\$5,903	\$ -	28.7	25.0
HVAC	\$79,000	\$2,592	\$ -	29.5	20.0
Building Automation	\$118,500	\$49,587	\$ -	2.2	15.0
High Efficiency Domestic Hot Water	\$4,250	\$44	\$ -	96.7	10.0
Operational Recommendations	\$ -	\$2,900	\$ -	0.0	-
Totals	\$432,000	\$62,353	\$ -	6.7	18.0

EXHIBIT C

**COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT
PROGRAM PLAN**

[See Attached]

COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT PROGRAM PLAN

The Columbus Regional Energy Special Improvement District (the "District") will administer a property assessed clean energy ("PACE") program (the "Program"). The Program will provide financing secured by special assessments on real property for special energy improvement projects. Pursuant to Section 1710.02(F) of the Ohio Revised Code, NC Plaza LLC, as the initial owner of real property within the District (the "Owner") authorizes, consents to, and submits to the City of Columbus, Ohio for approval this plan for the Program (as the same may be amended and supplemented from time to time in accordance with its terms, the "Plan") to provide for the Program's administration and to set forth the terms and conditions of participation in the Program.

The District is established pursuant to the special energy improvement district provisions of Chapter 1710 of the Ohio Revised Code. This Plan refers to Chapter 1710 and any and all future amendments to the special energy improvement district provisions of Chapter 1710 as the "Act." Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

Participation in the District's Program is limited to property owners who have agreed to add their property to the District and who otherwise meet the Program's terms and conditions. These terms and conditions are addressed in this Plan, and include, without limitation, an application, a petition, a schedule of assessments to be made on included property ("Assessment Schedule"), and the governing documents forming the District. The District's governing documents include its Articles of Incorporation, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivision where the real property is located (collectively, the "Governing Documents"). As a condition to participation in the District and the Program, each property owner must review and agree to the Governing Documents and further must review, agree to, and execute this Plan, an application, a petition, and an Assessment Schedule. The Governing Documents, this Plan, the applications, the petitions, and the Assessment Schedules are referred to herein collectively as the "District Documents." In addition to the District Documents, property owners may be required to agree to and execute an agreement to impose special assessments as a condition to receiving financing of special energy improvement projects from the District.

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described in Part X of this Plan. **By agreeing to and executing the District Documents, each property owner consents to the terms and conditions of all District Documents.**

I. Purpose of the Program

The Program is intended to assist property owners, whether private or public, who own real property within participating political subdivisions to obtain financing for special energy improvement projects, as that term is defined in the Act (the "Authorized Improvements"). Obligations, including but not limited to special assessment reimbursement agreements, special assessment revenue bonds and revenue notes, loan obligations or other evidences of indebtedness, and nonprofit corporation securities (collectively, the "Program Obligations") may be issued by the District or on behalf of the District by a third party. Program Obligations or the proceeds from the sale of the Program Obligations may be used to finance Authorized Improvements that benefit properties within the District and any costs incurred by the District in connection with the issuance of Program Obligations. Participating political subdivisions shall levy special assessments on real property included in the District, the payment of which may pay the Program Obligations and the costs of administering the Program. Special assessment payments levied to finance Authorized Improvements will be due and payable by property owners at the same time real property taxes are due; provided, however, that certain Program Obligations may require special assessments to be due and payable by property owners only to the extent that such property owners fail to pay an obligation of the property owner secured by special assessments, such as a loan, in which case special assessments will only be due and payable by property owners if actually levied.

Nothing in this Plan shall be construed as a representation on the part of any participating political subdivision, the District, the board of directors of the District, or any of the directors, officers, agents, members, independent contractors, or employees of the District or board of directors that the Program is the best financing option available. Property owners are advised to conduct independent research to determine the best course of action.

II. The District's Governance, Program Administrator, and Conduit Financing Entity

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Directors ("Board") of the Columbus Regional Energy Special Improvement District, Inc., a nonprofit corporation organized under the laws of the State of Ohio (the "Corporation") to govern the District.

Pursuant to the Act, other Ohio law, and the Code of Regulations of the Corporation, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to its sub-committee or to an agent, independent contractor, or employee of the District or the Board.

This Plan specifically contemplates that, as authorized in the Act, the District may contract for the services of a "Program Administrator" and for the services of a "Conduit Financing Entity."

The Program Administrator may provide, without limitation, the following services: (i) pursuant to Part III of this Plan, developing and administering eligibility guidelines, creating and administering an application, setting criteria and developing a list of pre-approved contractors, procuring resources or cooperating with property owners to procure resources, and administering referrals; (ii) pursuant to Part IV of this Plan, marketing, program design, cooperating with property owners to implement Authorized Improvements, and other administrative services; and (iii) establishing and administering a revolving loan facility providing financing for certain special energy improvement projects.

The Conduit Financing Entity shall be the Columbus-Franklin County Finance Authority. The Conduit Financing Entity may provide, without limitation, the following services: (i) pursuant to Part III of this Plan, financing Authorized Improvements and cooperating with property owners to obtain financing for Authorized Improvements; (ii) pursuant to Part IV of this Plan, tracking and administering Program Obligations, administering special assessments, budgeting, and conducting or overseeing the audit process; and (iii) assisting with marketing efforts relating to the District.

III. Program Eligibility, Approvals, Financing, and Procurement

The Board is hereby authorized to create, administer, amend, and abolish a process by which property owners join the Program. The process by which property owners join the Program may include, without limitation, the following requirements:

- (A) Eligibility. The Board is hereby authorized to create, administer, amend, and abolish eligibility requirements for the Program. The Board is further authorized to determine, in each individual case, whether property is eligible for participation in the Program.

To be eligible for participation in the Program, each property owner must file a petition with the Board requesting to add its property to the District and requesting the levy of special assessments to be used to pay or secure Program Obligations issued or used to finance Authorized Improvements. Each parcel of real property added to the District must have at least one Authorized Improvement. The petition to add property to the District shall be considered by the District in accordance with this Plan and the other District Documents. If the District approves the petition, it shall submit the petition to the executive officer and legislative body of the participating political subdivision in which the real property is located. A property owner may file more than one petition and may amend or withdraw any petition filed at any time before the petition is approved by the legislative body of the participating political subdivision in which the real property is located. Petitions shall conform to the requirements of Ohio Revised Code Chapter 1710 and any requirements of the Board.

To be eligible for participation in the Program, each property owner must agree to be bound by the terms of this Plan. The Plan for the District may be amended and supplemented from time to time in accordance with its terms, including,

specifically, by supplements to the Plan which identify additional Authorized Improvements within the District to be subject to the Plan or add property to the District and subject such additional property to the Plan. To be eligible for participation in the Program, each property owner, with the exception of the Owner, must file a supplement to this Plan (the "Supplemental Plan") with the Board and the clerk of the legislative body of the participating political subdivision in which the real property is located identifying the Authorized Improvements to be undertaken as part of the Plan applicable to real property within the District or to be added to the district. Supplemental Plans shall include such other information as may be required by the Board. Supplemental Plans shall conform to the requirements of Ohio Revised Code Chapter 1710 and any requirements of the Board.

- (B) Application. The Board is hereby authorized to create, administer, amend, and abolish an application, including a pre-application, for participation in the Program. The Board further may set the terms and conditions for the application's use and evaluation.
- (C) Contractors. The Board is hereby authorized to require property owners to complete Authorized Improvements through the work of pre-approved contractors. The Board is further authorized to create criteria for the approval of contractors and to determine which contractors meet the criteria and are approved. The Board may communicate which contractors have been pre-approved to property owners by any means the Board deems appropriate, and the Board shall determine whether property owners comply with its pre-approved contractor's requirements.

Nothing in this Plan or the District Documents shall be construed to be a recommendation or guarantee of reliability of pre-approved contractors by any participating political subdivision, the District, the Board, or any of the directors, officers, agents, members, independent contractors, or employees of the District or Board.

- (D) Procurement and Referrals. The Board is hereby authorized to procure supplies, services, contracts, financing, and other resources related to the completion of Authorized Improvements. The Board is further authorized to refer property owners to suppliers, service providers, contractors, lenders, and the providers of other resources related to the completion of Authorized Improvements and the administration of District activities.

Pursuant to the Act, the Board shall adopt written rules prescribing competitive bidding procedures for the District and for Authorized Improvements undertaken by the District on behalf of property owners, which competitive bidding procedures may differ from competitive bidding procedures applicable to the City or the procedures in Chapter 735 of the Ohio Revised Code and may specify conditions under which competitive bidding is not required. Except as specified

in the Act and in this Plan, the District Documents shall not be construed to eliminate or alter the competitive bidding procedures applicable to the City as a participating political subdivision.

- (E) Financing. The Board is hereby authorized to finance Authorized Improvements through the use or issuance of Program Obligations. The Board may hire such legal and financial professionals as may be required to successfully finance Authorized Improvements through the use or issuance of Program Obligations.

IV. Program Services

The Board is hereby authorized to provide ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Authorized Improvements provided under this Plan. Such services, without limitation, may include the following:

- (A) Program Design. The Board is hereby authorized to design comprehensive services to establish and maintain the Program's legal and programmatic framework.
- (B) Program Administration. The Board is hereby authorized to educate the public on the Program and its purposes, market the program to the public, process applications, verify aspects of the Authorized Improvements, assure the Program's overall quality and the quality of Authorized Improvements, serve customers, and assist property owners in the origination and closing processes.
- (C) Marketing. The Board is hereby authorized to market the Program and promote the District's image through means such as developing literature and brochures, conducting public relations, collecting data, managing information, cooperating with members, creating electronic and print marketing materials, and holding special events.
- (D) Authorized Improvement Implementation. The Board is hereby authorized to cooperate with property owners for the implementation of Authorized Improvements, including cooperating with property owners for the addition of property to the District and the approval of petitions and Supplemental Plans by participating political subdivisions and the Board.
- (E) Tracking and Administration of Program Obligations. The Board is hereby authorized to create, administer, amend, and abolish procedures for the tracking and administration of Program Obligations issued or used to finance Authorized Improvements. Without limitation, the administration of special assessments may include reporting delinquent special assessments, following-up with delinquent property owners, and coordinating with delinquent property owners. The Board

may hire such professionals as may be required to successfully track and administer Program Obligations.

- (F) Administering Special Assessments. The Board is hereby authorized to create, administer, amend, and abolish procedures for the administration of special assessments levied pursuant to the District Documents. Without limitation, the administration of special assessments may include calculating the amount of special assessments, preparing certifications of special assessments for the county auditor, billing the special assessments, and considering property owners' claims regarding the calculation or billing of special assessments. The Board may hire such professionals as may be required to successfully administer special assessments.
- (G) Budgeting. The Board shall provide for the production of an annual report describing the District's budget, services delivered, revenues received, expenditures made, and other information about the District's activities. The annual report shall be made available to the Board and to the District's members. The Board may hire such professionals as may be required to successfully account for all District finances.
- (H) Auditing. The Board is hereby authorized to provide for an audit of the District in such manner as the Board deems appropriate. The Board may hire such professionals as may be required to successfully audit the District.
- (I) Other Services. The Board is hereby authorized to provide any other services authorized by the Act.

V. Fees

Program Costs. The Board is hereby authorized to charge to property owners, as costs of administering the Program, any costs permitted by the Act. Such costs may include, without limitation, the following:

- (A) The cost of creating and operating the District, including creating and operating the Corporation, hiring employees and professional services, contracting for insurance, and purchasing or leasing office space or office equipment;
- (B) The cost of planning, designing, and implementing Authorized Improvements or services under this Plan or any Supplemental Plan, including payment of architectural, engineering, legal, appraisal, insurance, consulting, energy auditing, and planning fees and expenses, and, for services under this Plan or any Supplemental Plan, the management, protection, and maintenance costs of public or private facilities;

- (C) Any court costs incurred by the District in implementing this Plan or any Supplemental Plans;
- (D) Any damages resulting from implementing this Plan or any Supplemental Plan;
- (E) The costs of issuing, monitoring, paying interest on, and redeeming or refunding Program Obligations issued or used to finance Authorized Improvements or services under this Plan or any Supplemental Plan; and
- (F) The costs associated with the sale, lease, lease with an option to purchase, conveyance of other interests in, or other contracts for the acquisition, construction, maintenance, repair, furnishing, equipping, operation, or improvement of the District's territory, or between the District and any owner of property in the District on which an Authorized Improvement has been acquired, installed, equipped, and improved.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

Application Fee. The Board is hereby authorized to set and charge an application fee for Program services provided by the District. The application fee may be non-refundable. The application fee may be credited to the cost of Authorized Improvements if the application is approved and an Authorized Improvement is made to the property for which application was made.

VI. Energy Efficiency and Renewable Energy Regulations and Requirements

Energy Efficiency Reporting Requirements. Ohio Revised Code Section 1710.061 requires the Board to submit a quarterly report to each electric distribution utility ("EDU") with a District Authorized Improvement within the EDU's certified territory. The quarterly report submitted to the EDU must include the total number and a description of each new and ongoing District Authorized Improvement that produces energy efficiency savings or reduction in demand and other additional information that the EDU needs to obtain credit under Ohio Revised Code Section 4928.66 for energy efficiency savings or reduction in demand from such projects. The Board is hereby authorized to submit quarterly reports due required under Ohio Revised Code Section 1710.061. Property owners shall comply with Board requirements for information gathering and reporting to ensure Board compliance with Ohio Revised Code Section 1710.061.

Energy Efficiency Credits. The Board is hereby authorized to adopt rules governing energy efficiency credits associated with Authorized Improvements financed with Program Obligations or the proceeds of Program Obligations. Property owners shall comply with Board requirements in furtherance of energy efficiency credit programs.

Renewable Energy Credits. The Board is hereby authorized to adopt rules governing renewable energy credits associated with Authorized Improvements financed with Program Obligations or

the proceeds of Program Obligations. Property owners shall comply with Board requirements in furtherance of renewable energy credit programs.

Monetizing Other Energy Efficiency or Renewable Energy Attributes. The Board is hereby authorized to adopt rules governing the monetization of any energy efficiency or renewable energy attributes of any Authorized Improvements financed with Program Obligations or the proceeds of Program Obligations. Property owners shall comply with Board requirements in furtherance of the monetization of such attributes.

VII. Statutory Requirements

As provided in the District Documents:

- (A) Additional territory may be added to the District in accordance with the Act and the rules established by the Board pursuant to Part III of this Plan.
- (B) The District Documents may be amended or supplemented in accordance with their terms.
- (C) As described in this Plan, the Board is authorized to implement and amend this Plan, any Supplemental Plan, and any other plans for Authorized Improvements, public improvements, and public services, all in accordance with the Act.
- (D) The public improvements to be provided by the District are the Authorized Improvements identified in the petition and Supplemental Plan. The area where the Authorized Improvements will be undertaken will be the area identified in each petition requesting formation of the District or in any petition requesting addition of real property to the District. The method of assessment shall be in proportion to the special benefits received by each property owner within the District as a result of Authorized Improvements.
- (E) For the purpose of levying an assessment, the Board may combine levies for Authorized Improvements and public services into one special assessment to be levied against each specially benefited property in the District.

VIII. Changes in State and Federal Law

The ability to issue or use Program Obligations to finance Authorized Improvements is subject to a variety of state and federal laws. If these laws change after property owners have applied to the District for financing, the District may be unable to fulfill its obligations under this Plan. **The District shall not be obligated to implement any provision of this Plan which is contrary to state or federal law. The District shall not be liable for any inability to finance Authorized Improvements as a result of state and federal law or any changes in state and federal law**

which reduce or eliminate the effectiveness of financing Authorized Improvements through the District's Program.

IX. Releases and Indemnification

The District has been created with the approval of the City of Columbus, Ohio, as a participating political subdivision, for the purposes of implementing this Plan and administering the Program. The District and any participating political subdivision shall be neither responsible nor liable for the installation, operation, financing, refinancing, or maintenance of Authorized Improvements. Property owners will be solely responsible for the installation, operation, financing, refinancing, and maintenance of the Authorized Improvements. Participation in the Program does not in any way obligate the District or any participating political subdivision to ensure the viability of Authorized Improvements. Owners of assessed real property must pay the special assessments regardless of whether the Authorized Improvements are properly installed or operate as expected.

By agreeing to and executing this Plan, each owner of real property included in the District (other than any political subdivision that owns real property included in the District) agrees to release, defend, indemnify, and hold harmless the District and the participating political subdivisions, including their directors, officers, members, agents, independent contractors, and employees, from and against any claims, actions, demands, costs, damages or lawsuits, arising out of or connected with participation in the Program, except as may arise from the acts or omissions of the District in breach of the Governing Documents, the Petition, or the Plan or the negligence of the District. Any political subdivision that owns real property included in the District agrees to release and hold harmless the District and the participating political subdivisions, including their directors, officers, members, agents, independent contractors, and employees, from and against any claims, actions, demands, costs, damages or lawsuits, arising out of or connected with the political subdivision's participation in the Program in its capacity as a property owner.

X. Changes in the Program Terms; Severability

Participation in the Program is subject to the District Documents' terms and conditions in effect from time to time during participation. The District reserves the right to change this Plan and the terms and conditions of the District Documents at any time upon not less than 10 days' prior written notice. No such change will affect a property owner's rights or obligations under this Plan, including, without limitation, the payment (including the time schedule thereof) as set forth in the District Documents.

If any provision of the District Documents is determined to be unlawful, void, or for any reason unenforceable, that provision shall be severed from these District Documents and shall not affect the validity and enforceability of any remaining provisions.

XI. Disclosure of Property Owner Information

The District and any participating political subdivision may disclose information of the District to any agent of the District or to third parties when such disclosure is essential either to the conduct of the District's business or to provide services to property owners, including but not limited to where such disclosure is necessary to (i) comply with the law (ii) enable the District and participating political subdivisions and their agents to provide services or otherwise perform their duties, and (iii) obtain and provide credit reporting information. In order to receive funding for the Program and to enable communication regarding the State of Ohio's energy programs, property owners' names and contact information may be disclosed to their current electric utilities. Property owners' names, contact information, and utility usage data further may be disclosed to the District and its agents for the purpose of conducting surveys and evaluating the Program. The District shall not disclose personal information to third parties for telemarketing, e-mail, or direct mail solicitation unless required to by law or court order.

Each owner of real property located within the District acknowledges that the District is subject to Ohio public records laws, including Ohio Revised Code Section 149.43 *et seq.* Each property owner that executes this Plan agrees to the disclosure of certain property owner information as stated in this Part.

XII. Initial Authorized Improvements

The Owner has requested and consented to certain special assessments by the District with respect to certain real property owned by the Owner and located at 155 E. Broad Street, Columbus, Ohio 43215 and 20 South Third Street, Columbus, Ohio 43215 (the "Property"), which Property is described more specifically in Exhibit A attached to this Plan. A schedule of special assessments to be levied on the Property to pay the costs of the Authorized Improvements is attached to this Plan in Exhibit B.

The Authorized Improvements applicable to the Property will include: lighting retrofits, roofing improvements, domestic water supply pump acquisition and installation, AHU controls and RCx Lite acquisition and installation, and DHW fuel switch acquisition and installation. As required by Ohio Revised Code Section 1710.01(K), said Authorized Improvements are anticipated to reduce or support the reduction of energy consumption, allow for reduction in demand, or support the production of clean, renewable energy. A detailed description of the Authorized Improvements is attached to this Plan in Exhibit B.

EXHIBIT D

**AMENDED ARTICLES OF INCORPORATION
OF COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT**

[See Attached]

201632700798

DATE:	DOCUMENT ID	DESCRIPTION	FILING	EXPED	PENALTY	CERT	COPY
11/22/2016	201632700798	DOMESTIC/AMENDMENT TO ARTICLES (AMD)	50.00	300.00	.00	.00	.00

Receipt

This is not a bill. Please do not remit payment.

BRICKER & ECKLER LLP
CHRISTINA MILLER
100 S THIRD ST
COLUMBUS, OH 43215

**STATE OF OHIO
CERTIFICATE**

Ohio Secretary of State, Jon Husted

2452374

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT, INC.

and, that said business records show the filing and recording of:

Document(s)
DOMESTIC/AMENDMENT TO ARTICLES

Document No(s):
201632700798

Effective Date: 11/22/2016



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio
this 22nd day of November, A.D. 2016.

A handwritten signature in cursive script that reads "Jon Husted".

Ohio Secretary of State



Form 541 Prescribed by:

JON HUSTED
OHIO SECRETARY OF STATE

Toll Free: (877) SOS-FILE (877-767-3463)
Central Ohio: (614) 466-3910

www.OhioSecretaryofState.gov
buserv@OhioSecretaryofState.gov

File online or for more information: www.OHBusinessCentral.com

Mail this form to one of the following:

Regular Filing (non expedite)
P.O. Box 1329
Columbus, OH 43216

Expedite Filing (Two business day processing time.
Requires an additional \$160.00)
P.O. Box 1330
Columbus, OH 43216

Certificate of Amendment (Nonprofit, Domestic Corporation) Filing Fee: \$50

Check the appropriate box:

- ☒ Amendment to existing Articles of Incorporation by Members pursuant to Ohio Revised Code section 1702.38(C) (128-AMD)

- ☐ Amended and Restated Articles by Members pursuant to Ohio Revised Code section 1702.38(D) or by Directors pursuant to Ohio Revised Code section 1702.38(E) (126-AMAN) - The following articles supersede the existing articles and all amendments thereto.

Complete the following information:

Name of Corporation

Charter Number

A copy of the resolution of amendment must be attached to this document.

Note: If amended and restated articles were adopted, amended articles must set forth all provisions required in original articles other than with respect to the initial directors pursuant to Ohio Revised Code section 1702.38(A). In the case of adoption of the resolution by the directors, a statement of the basis for such adoption shall be provided.

Required

Must be signed by an authorized officer of the Corporation pursuant to the Ohio Revised Code section 1702.38(G).

If authorized representative is an individual, then they must sign in the "signature" box and print their name in the "Print Name" box.

If authorized representative is a business entity, not an individual, then please print the business name in the "signature" box, an authorized representative of the business entity must sign in the "By" box and print their name in the "Print Name" box.

Bricker & Eckler LLP

Signature



By (if applicable)

J. C. Webb Bell

Print Name

Signature

By (if applicable)

Print Name

ACTION BY UNANIMOUS WRITTEN CONSENT
OF THE MEMBERS OF
COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT, INC.

Pursuant to Section 1702.25, Ohio Revised Code and Section 1.08 of the Code of Regulations of the Columbus Regional Energy Special Improvement District, Inc. (the "Corporation") and in lieu of a meeting of Members of the Corporation for such purposes, the undersigned, being all of the Members of the Corporation entitled to notice of such meeting, do hereby waive such notice of such meeting and hereby take and authorize by unanimous written consent each and all of the following actions for amendment of the Articles of Incorporation of the Corporation and transaction of all such other business as hereinafter set forth:

Approval of Amendment to Articles of Incorporation:

RESOLVED, that Article First of the Articles of Incorporation of the Corporation, attached to these resolutions as Appendix I (the "Articles of Incorporation") is hereby amended to read as follows:

FIRST

Name of Corporation: The name of the Corporation shall, at any time and from time to time be the unique proper name only of each participating political subdivision, as defined in Ohio Revised Code ("ORC") Section 1710.02(E), of the special improvement district governed by the Board of Directors of the Corporation, separated by commas, and followed by the words "Regional Energy Special Improvement District, Inc." For demonstration purposes, as of the adoption of this Article First, the name of the Corporation shall be "Columbus, Worthington Energy Special Improvement District, Inc."

FURTHER RESOLVED, that Article Third of the Articles of Incorporation is hereby amended to read as follows:

THIRD

The purpose for which the Corporation is formed shall be:

(A) To govern the Columbus, Worthington Regional Energy Special Improvement District, a special improvement district (as the same shall from time to time be named in accordance with Article First of these Articles of Incorporation, the "District") created pursuant to ORC Chapter 1710. The District's purpose is to enhance the value of properties within the District and improve the environment by developing and assisting in developing within the District special energy improvement projects. The

District will be authorized to provide special energy improvement projects pursuant to ORC Chapter 1710 that will benefit property and the environment within the boundaries of the District. The District will be authorized to take any other actions pursuant to ORC Chapter 1710 that may be taken by a special improvement district organized for the purpose of developing and implementing plans for special energy improvement projects. The City of Columbus, Ohio ("Columbus") and the City of Worthington, Ohio ("Worthington") are each a "participating political subdivision," as that term is defined in ORC Section 1710.01(E), that will be authorized to levy a special assessment on each property within their respective territorial within the District to pay for such improvements, based on the benefits those special energy improvement projects confer.

(B) To engage in any lawful act, activity, or business not contrary to, and for which a nonprofit corporation may be formed under, the laws of the State of Ohio.

(C) To have and exercise all powers, rights, and privileges conferred by the laws of the State of Ohio on nonprofit corporations or on special improvement districts, including, but not limited to, buying, leasing, or otherwise acquiring and holding, using or otherwise enjoying and selling, leasing or otherwise disposing of any interest in any property, real or personal, of whatever nature and wheresoever situated, and buying and selling renewable energy credits, stocks, bonds, or any other security of any issuer as the Corporation by action of its Board may, at any time and from time to time, deem advisable.

(D) The reasons for establishing the District include enhancing the value of properties within the District and improving the environment. The District will enhance the public health, safety, peace, convenience, and welfare by developing and assisting in developing special energy improvement projects that reduce the territory's carbon footprint, promote the District as a location for green technology job creation, benefit property within the District, and improve the environment.

FURTHER RESOLVED, that Article Sixth of the Articles of Incorporation is hereby amended to read as follows:

SIXTH

The Corporation shall be controlled and managed under the direction of the Board. The Board shall at all times consist of at least five (5) individuals (individually a "Director").

(A) The municipal executive, as defined in ORC Section 1710.01(D), of each participating political subdivision of the District or an employee of each participating political subdivision who is involved with its planning or

economic development functions and who shall be appointed by and serve at the pleasure of such participating political subdivision's municipal executive each shall serve as a Director.

(B) A person appointed by and serving at the pleasure of the legislative authority of each participating political subdivision of the District each shall serve as a Director.

(C) The remaining Directors shall be Members or executive representatives of Members elected, designated, or appointed by the Members as described in the Code of Regulations of the Corporation.

The Board of Directors of the Corporation from time to time shall constitute the Board of Directors of the Corporation under ORC Chapter 1710.

FURTHER RESOLVED, that Article Seventh of the Articles of Incorporation is hereby amended to read as follows:

SEVENTH The territory within the District shall be described generally as that portion of the participating political subdivisions consisting of property owned by each property owner within a participating political subdivision that has petitioned the participating political subdivision for the development of a special energy improvement project, as that term is defined in ORC Section 1710.01(I). As provided in ORC Section 1710.02(A), the territory in the District may be noncontiguous if at least one special energy improvement project is designated for each parcel of real property included in the District. As further provided in Section 1710.02(A), additional territory may be added to the District for the purpose of developing and implementing plans for special energy improvement projects if at least one special energy improvement project is designated for each parcel of real property included within such additional territory and the addition of territory is authorized by the plan for the District under Chapter 1710. The addition of such territory shall be authorized in the plan for the District.

FURTHER RESOLVED, that Article Eleventh of the Articles of Incorporation is hereby amended to read as follows:

ELEVENTH The District is hereby authorized to use the trade name "Columbus Regional Energy Special Improvement District," and the Corporation is hereby authorized to use the trade name "Columbus Regional Energy Special Improvement District, Inc."

There being no further business to be taken by the undersigned Members pursuant to this action by unanimous written consent, each of the Members has signed this action as of the date indicated below, and this action by unanimous consent shall be filed with or otherwise entered in the minutes or other appropriate records of this Corporation.

155 SPE, LLC,
a Delaware limited liability company

By: Edwards Associates 155, LLC,
an Ohio limited liability company,
its sole Member

By: 
Kimberly A. Ull, Vice President

November 1, 2016

CERTIFICATE

The undersigned Secretary-Treasurer of the Columbus, Worthington Regional Energy Special Improvement District, Inc. hereby certifies that the foregoing resolutions were duly adopted by the majority of the voting members of the Corporation present in person, by use of authorized communications equipment, by mail, or by proxy at a meeting of the members held for that purpose, at which a quorum was present.

DATE: 11/18/16



Secretary-Treasurer
Columbus, Worthington Regional Energy
Special Improvement District, Inc.

APPENDIX I
ARTICLES OF INCORPORATION
OF
COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT, INC.

[See Attached]

DATE	DOCUMENT ID	DESCRIPTION	FILE NO	SEFED	FEES/STY	SEF	SEFV
12/10/2015	201534481846	DOMESTIC NONPROFIT CORP - ARTICLES (100)	10.00	0.00	0.00	0.00	0.00

Receipt
This is not a bill. Please do not make payment.

BRICKER & ECKLER LLP
CHRISTINA MILLER
100 SOUTH THIRD STREET
COLUMBUS, OH 43216

STATE OF OHIO CERTIFICATE

Ohio Secretary of State, Jon Husted
345374

It is hereby certified that the Secretary of State of Ohio has custody of the business records for
COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT, INC.
and, that said business records show the filing and recording of:

Document(s):
DOMESTIC NONPROFIT CORP - ARTICLES
Effective Date: 12/10/2015

Document No(s):
201534481846



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio this
10th day of December, A.D. 2015.

Jon Husted
Ohio Secretary of State



Form 632B Provided by:
JOHN HUSTED
OHIO SECRETARY OF STATE
167 EAST WASHINGTON AVE., 12TH FLOOR
COLUMBUS, OH 43260-1199
www.ohio.gov
614.467.2000

Required fee is \$125.00
Filing fee is \$125.00
Filing fee is \$125.00
Filing fee is \$125.00
Filing fee is \$125.00

Initial Articles of Incorporation
(Nonprofit, Domestic Corporation)
Filing Fee: \$125
(116-AB06)

First:	Name of Corporation	Columbus Regional Energy Special Improvement District, Inc.	
Second:	Location of Principal office in Ohio	Columbus City	Ohio State
		Franklin County	
Effective Date (Optional)		(The legal existence of the corporation begins upon the filing of the articles or on a later date specified that is not more than ninety days after filing)	
Third:	Purpose for which corporation is formed		
	See Exhibit A attached to and incorporated into these Articles by this reference.		
**Note for Nonprofit Corporations: The Secretary of State does not grant tax exempt status. Filing with our office is not sufficient to obtain state or federal tax exemptions. Contact the Ohio Department of Taxation and the Internal Revenue Service to ensure that the nonprofit corporation secures the proper state and federal tax exemptions. These agencies may require that a purpose clause be provided.			
**Note: Ohio Chapter 1702 allows for optional provisions to be included in the Articles of Incorporation that are filed with this office. If including any of these additional provisions, please do so by including them in an attachment to this form.			

Form 632B

Page 1 of 3

Last Revised: 5/14/2014

The undersigned, being at least a majority of the incorporators of Columbus Regional Energy System Improvement District, Inc.

J. Caleb Bell, Esq.
Name
100 South Third Street
Mailing Address
Columbus
City
Ohio
State
43215
Zip Code

[Signature]

Signature _____

The Undersigned, J. Caleb Bell, Esq., named herein as the

Partly acknowledges and accepts the appointment of statutory agent for said corporation


 Applicant's Signature / Signature on behalf of Business Entity

Individual Agent's Signature / Signature on behalf of Business Serving as Agent

By signing and submitting this form to the Ohio Secretary of State, the undersigned hereby certifies that he or she has the requisite authority to execute this document.

Required
Article and original
appointment of agent must
be signed by the incorporator(s).

If the incorporator is an individual,
they must sign in
the "signature" box and
print his/her name
in the "Print Name" box.

If the incorporator
is a business entity, not an
individual, then please print
the entity name in the
"signature" box, an
authorized representative
of the entity must sign in
the "By" box and print his/her
name and title/authority in the
"Print Name" box.

Sean Carter Ryan
Signature

Sean Carter Ryan, President

By

Columbus-Franklin County Placenta Authority

Print Name

Signature

By

Print Name

Signature

By

Print Name

EXHIBIT A
ARTICLES OF INCORPORATION

ARTICLES OF INCORPORATION
OF
COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT, INC.

THIRD:

PURPOSE

The purpose for which the Corporation is formed shall be:

(A) To govern the Columbus Regional Energy Special Improvement District, a special improvement district (the "District") created pursuant to Ohio Revised Code ("ORC") Chapter 1710. The District's purpose is to enhance the value of properties within the District and improve the environment by developing and assisting in developing within the District special energy improvement projects. The District will be authorized to provide special energy improvement projects pursuant to ORC Chapter 1710 that will benefit property and the environment within the boundaries of the District. The District will be authorized to take any other actions pursuant to ORC Chapter 1710 that may be taken by a special improvement district organized for the purpose of developing and implementing plans for special energy improvement projects. The City of Columbus, Ohio ("City") is a "participating political subdivision," as that term is defined in ORC Section 1710.01(E), that will be authorized to levy a special assessment on each property within the territorial boundaries of the City within the District to pay for such improvements, based on the benefits those special energy improvement projects confer.

(B) To engage in any lawful act, activity, or business not contrary to, and for which a nonprofit corporation may be formed under, the laws of the State of Ohio.

(C) To have and exercise all powers, rights, and privileges conferred by the laws of the State of Ohio on nonprofit corporations or on special improvement districts, including, but not limited to, buying, leasing, or otherwise acquiring and holding, using or otherwise enjoying and selling, leasing or otherwise disposing of any interest in any property, real or personal, of whatever nature and wheresoever situated, and buying and selling renewable energy credits, stocks, bonds, or any other security of any issuer as the Corporation by action of its Board may, at any time and from time to time, deem advisable.

(D) The reasons for establishing the District include enhancing the value of properties within the District and improving the environment. The District will enhance the public health, safety, peace, convenience, and welfare by developing and assisting in developing special energy improvement projects that reduce the territory's carbon footprint, promote the District as a location for green technology job creation, benefit property within the District, and improve the environment.

9063211-1

**FOURTH:
RESTRICTIONS**

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its members, directors, trustees, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III of these Articles of Incorporation and to make distributions to its members as authorized by ORC Chapter 1702, including any distribution upon dissolution of the Corporation.

**FIFTH:
MEMBERS**

The members of the Corporation ("Members") shall be those persons or organizations described in the Code of Regulations. The annual meeting of Members shall be determined by the Board of Directors ("Board") as described in the Code of Regulations.

**SIXTH:
BOARD OF
DIRECTORS**

The Corporation shall be controlled and managed under the direction of the Board. The Board shall consist of at least five (5) individuals (individually a "Director").

(A) One Director shall be the City's municipal executive—its Mayor—or an employee of the City who is involved with the City's planning or economic development functions and who shall be appointed by and serve at the pleasure of the Mayor.

(B) One Director shall be a person appointed by and serving at the pleasure of the City's Council (the "Council"), the City's legislative authority.

(C) The remaining Directors shall be Members or executive representatives of Members elected, designated, or appointed by the Members as described in the Code of Regulations of the Corporation.

The Board of Directors of the Corporation from time to time shall constitute the Board of Directors of the Corporation under ORC Chapter 1710.

**SEVENTH:
TERRITORY**

The territory within the District shall be described generally as that portion of the City consisting of property owned by each property owner within the City that has petitioned the City for the development of a special energy improvement project, as that term is defined in ORC Section 1710.01(I). As provided in ORC Section 1710.02(A), the territory in the District may be noncontiguous if at least one special energy improvement project is designated for each parcel of real property included in the District. As further provided in Section 1710.02(A), additional territory may be added to the District for the purpose of developing and implementing plans for special energy improvement projects if at least one special energy improvement project is designated for each parcel of real property included within such additional territory and the addition of territory is authorized by the plan for the District under Chapter 1710. The addition of such territory shall be authorized in the plan for the District.

The following is a listing of properties that are initially included in the District, which are identified by owner and parcel number:

(c) upon filing the approved amendment and resolution with the Ohio Secretary of State; provided that such amendment shall be consistent with the applicable provisions of ORC Chapters 1702 and 1710.

Date: 05/01/18
Introduced By: Ms. Houk
Committee: Safety
Originated By: Mr. Smith
Approved: Houk
Emergency: 30 Days: X
Current Expense:

No.: C-32-18
1st Reading: 05/07/18
Public Notice: 05/09/18
2nd Reading: 05/21/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-32-18

AN ORDINANCE TO MAKE AMENDMENTS TO SECTION 155.05 OF THE CODIFIED ORDINANCES TITLED FILLING VACANCIES ABOVE RANK OF POLICE OFFICER

WHEREAS, the Grove City Civil Service Commission oversees the testing for all classified positions in the City; and

WHEREAS, the Commission approves, following testing, the eligibility lists for all positions; and

WHEREAS, the eligibility lists are generally good for one year and may be extended for an additional one year with the approval of the Commission; and

WHEREAS, under the current code, eligibility list for promotions in the Division of Police expire immediately upon the filling of a position; and

WHEREAS, the City would like to make the term for the eligibility list consistent.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Section 155.05(c) is hereby amended, in part, as follows:

(c) No examination or promotional examination shall be held unless there are at least two persons eligible and willing to compete. Whenever the Commission determines that there are fewer than two persons eligible and willing to compete, such Commission shall allow persons in the Division of Police holding positions in the second lower rank than the position to be filled who are eligible and willing, to compete for the position to be filled. Whenever a vacancy occurs in the position above the rank of police officer in the Division of Police and there is no eligibility list for such rank, the Commission shall, within 180 days of such vacancy, hold a promotional examination. After such examination(s) has been held and an eligibility list has been established, the Commission, or its designee, shall forthwith certify to the appointing authority the names of the three (five for position of Chief of Police) persons receiving the highest rating, including any applicable seniority or other preference points. When less than three (five for position of Chief of Police) names are certified to an appointing authority, appointment from that list shall not be mandatory. When the minimum number of names required herein are certified, the appointing authority shall appoint one of the three (five for position of Chief of Police) persons so certified within 30 days from the date of such certification. ~~The certified list expires upon the filling of the position(s) for which the list was requested.~~ **An eligibility list expires one year after its creation or upon the administration of a new examination. The Commission may approve an additional one-year extension.**

SECTION 2. This Ordinance shall take effect at the earliest opportunity allowed by law.

Date: 05/02/18
Introduced By: Mr. Berry
Committee: Service
Originated By: Ms. Fitz.
Approved: Berry
Emergency: 30 Days:
Current Expense:

No. : CR-19-18
1st Reading: 05/07/18
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-19-18

A RESOLUTION TO AUTHORIZE PARTICIPATION IN THE ODOT WINTER CONTRACT (018-19) FOR ROAD SALT

WHEREAS, the City of Grove City, Ohio, County of Franklin, (hereinafter referred to as the "Political Subdivision") hereby submits this written agreement to participate in the Ohio Department of Transportation's (ODOT) annual winter road salt bid (018-19) in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT winter road salt contract:

- a. The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the winter road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- b. The Political Subdivision hereby acknowledges that upon the Director of ODOT's signing of the winter road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and
- c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT winter road salt contract and agrees to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision's participation in the winter road salt contract; and
- d. The Political Subdivision hereby requests through this participation agreement a total of 3,500 tons of Sodium Chloride (Road Salt) of which the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and
- e. The Political Subdivision hereby agrees to purchase a minimum of 90% of its above-requested salt quantities from its awarded salt supplier during the contract's effective period of September 1, 2018 through April 30, 2019; and
- f. The Political Subdivision hereby agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT winter salt contract; and
- g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement it will do so by written, emailed request by no later than Thursday, June 1, 2018. The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email:

Contracts.Purchasing@dot.ohio.gov by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision's participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision's participation agreement and/or a Political Subdivision's request to rescind its participation agreement.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This participation agreement for the ODOT winter road salt contract is hereby approved, funding has been authorized, and the Political Subdivision agrees to the above terms and conditions regarding participation on the ODOT winter salt contract.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Passed:

Effective:

Attest:

Tami K. Kelly, Clerk of Council

I Certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

Date: 03/27/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-24-18
1st Reading: 04/02/18
Public Notice: 04/04/18
2nd Reading: 05/07/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-24-18

AN ORDINANCE FOR THE REZONING OF 215+ ACRES LOCATED SOUTH OF SOUTHWEST BOULEVARD AND EAST OF DEMOREST ROAD FROM SD-3 & IND-2 TO PUD-R AND PUD-C WITH ZONING TEXT

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on March 22, 2018, with the following stipulations:

1. Boulevard street types shall have a maximum lane width of 12 feet;
2. The right-of-way width for "North Gateway B" shall be 80 feet to accommodate a center median and landscaping;
3. The roadway cross section images within the proposed zoning text shall be for illustrative purposes only. The cross section design of all roadways shall be approved as part of the development plan process;
4. All homes built in Subarea C and E2 shall be reviewed and approved by an Architectural Review Board;
5. Within Subarea E, all homes fronting public open space ('P1') shall be accessed from rear alleys with no direct access or curb cuts permitted from public (non-alley) roadways;
6. All homes within Subarea E2 shall have side-loaded garages;
7. A minimum of 180 feet of park frontage shall be provided through the interior of Subarea E2 to provide better connectivity to the central open space;
8. Subarea C shall be the only area where the potential addition of residences over garages may be permitted if there is an alleyway.

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SD-3 & IND-2 to PUD-R and PUD-C with the attached Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1388 and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-24-18

Exhibit A

REV: September 15, 2009
September 05, 2009

**DESCRIPTION OF A 212.706 ACRE TRACT OF LAND
ALONG SOUTHWEST BOULEVARD AT DEMOREST ROAD,
JACKSON TOWNSHIP, AND CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, partially in the Township of Jackson and partially in the City of Grove City, in Virginia Military Survey No. 1388, in Lots 5, 8, 9 and 10 of the William Washington's Partition of Lots of Virginia Military Survey No. 1388, of record in Deed Book 17, Page 154 and being all of those lots and tracts of land conveyed as Tract One (209.786 acres) and Tract Two (original 5 acres) to Heartland Jockey Club Ltd., by deeds of record in Official Record 33761, Page H 05 and Official Record 33761, Page H 16, said Tract One includes: all of Lots 81 through 90, inclusive, all of the north/south Alley adjacent to Lots 85 and 86, a portion of Cleveland Avenue (40 feet in width) and a portion of the north/south Alley adjacent to Lot No. 60 and Lot No. 90, both vacated by Ordinance No. 282, a portion of the Reserve (8 feet in width) north of Cleveland Avenue, a portion of Lot No. 60, a portion of Grant Avenue (60 feet in width) vacated by Ordinance No. C-1-67 and all of the Acreage Reserve known as Beulah Grove, all such being shown of record on the plat of Grant's Addition to Beulah Grove, of record in Plat Book 5, Page 130, and all of Lots 30, 31, 34, 35 and 36, a portion of Lots 32 and 33, a portion of the east/west Alley (20 feet in width) between Grant Avenue and Park Street (66 feet in width), and a portion of Elm Street (20 feet in width for the portion north of Park Street) vacated by Ordinance No. 35-69, all such being shown of record on the plat of A.G. Grant's Beulah Sub'd, of record in Plat Book 4, Page 205, and all of Lots 21 through 29, inclusive, a portion of the east/west Alley north of Lot No. 29 and a portion of the north/south Alley west of said Lots 21 through 29, both vacated Ordinance No. 37-63, all such being shown of record on the plat of Smith's Add'n to Beulah, of record in Plat Book 5, Page 310, and all of Reserve "A", as shown upon the plat entitled Resubdivision of Part of Grants Addition to Beulah, of record in Plat Book 58, Page 32, all records referenced to the Recorder's Office, Franklin County, Ohio and more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Monument No. FCGS 1236 found at the intersection of the centerline of Southwest Boulevard (variable width) with the centerline of Demorest Road (variable width), at the southwest corner of a 2.456 acre tract of land conveyed as Parcel No. 7, for Southwest Boulevard right-of-way purposes, to City of Grove City, Ohio, by deed of record in Deed Book 3727, Page 452, at the northwest corner of a 1.940 acre tract of land conveyed as Parcel No. 6, for Southwest Boulevard right-of-way purposes, to City of Grove City, Ohio, by deed of record in Deed Book 3859, Page 640 and in the east line of the plat entitled West Grove North Section No. 1, of record in Plat Book 63, Page 16, said Monument No. FCGS 1236, being S 03° 14' 39" E a distance of 1,532.09 feet from Franklin County Monument No. FCGS 1906 found (on the P.I.) and N 03° 14' 39" E a distance of 1,751.48 feet from Franklin County Monument No. FCGS 5131 found;

thence S 87° 07' 45" E along a portion of the south line of said 2.456 acre tract and along a portion of a north line of said 1.940 acre tract a distance of 230.06 feet to a point;

thence S 03° 17' 25" W crossing said 1.940 acre tract, crossing a portion of said original 5 acre Tract Two and crossing a 0.781 acre tract of land conveyed as Parcel No. 8, for Southwest Boulevard right-of-way purposes, to City of Grove City, Ohio, by deed of record in Deed Book 3859, Page 640 a distance of 67.03 feet to a 3/4" I.D. iron pipe set at a southwest corner of said 0.781 acre tract and at the true place of beginning of the tract herein intended to be described, passing a 3/4" I.D. iron pipe set at the northeast corner of a 1.214 acre tract of land conveyed to Stanley M. & Marjorie S. Eakin by deed of record in Instrument 200501200012300 at 0.72 feet;

thence S 87° 07' 45" E along a north line of said 209.786 acre Tract One and along a south line of said 0.781 acre tract a distance of 385.37 feet to a 3/4" I.D. iron pipe set;

thence S 78° 34' 54" E along a north line of said 209.786 acre Tract One and along a south line of said 0.781 acre tract a distance of 202.24 feet to a 3/4" I.D. iron pipe set in the east line of said original 5 acre Tract Two, at the southeast corner of said 0.781 acre tract and at a southwest corner of said 1.940 acre tract;

thence S 89° 10' 16" E along a north line of said 209.786 acre Tract One and along a south line of said 1.940 acre tract a distance of 842.00 feet to a 3/4" I.D. iron pipe set at the southeast corner of said 1.940 acre tract and at the southwest corner of a 0.491 acre tract of land conveyed as Parcel No. 5, for Southwest Boulevard right-of-way purposes, to City of Grove City, Ohio, by deed of record in Deed Book 3859, Page 640;

thence S 87° 07' 45" E along a north line of said 209.786 acre Tract One, along the south line of said 0.491 acre tract and along a south line of a 2.794 acre tract of land conveyed, for Southwest Boulevard right-of-way purposes, to City of Grove City, Ohio, by deed of record in Deed Book 3727, Page 458 a distance of 758.54 feet to a 3/4" I.D. iron pipe set;

thence S 85° 33' 14" E along a north line of said 209.786 acre Tract One and along a south line of said 2.794 acre tract a distance of 400.15 feet to a 3/4" I.D. iron pipe set;

thence S 87° 07' 45" E along a north line of said 209.786 acre Tract One and along a south line of said 2.794 acre tract a distance of 300.00 feet to a 3/4" I.D. iron pipe set;

thence S 88° 08' 17" E along a north line of said 209.786 acre Tract One and along a south line of said 2.794 acre tract a distance of 340.87 feet to a point, at the southeast corner of said 2.794 acre tract, at the southwest corner of a 6.158 acre tract of land conveyed as Parcel No. 1, for Southwest Boulevard right-of-way purposes, to City of Grove City, Ohio, by deed of record in Deed Book 3734, Page 238 and at the northwest corner of a 10.00 acre tract of land conveyed to South-Western City Board of Education, by deed of record in Official Record 7080, Page G 13, said point being referenced by a 1/2" I.D. iron pipe found at S 08° 23' 05" E a distance of 1.40 feet;

thence S 03° 25' 46" W along an east line of said 209.786 acre Tract One and along the west line of said 10.00 acre tract a distance of 621.08 feet to a 3/4" I.D. iron pipe set at the southwest corner of said 10.000 acre tract;

thence S 79° 46' 05" E along a northerly line of said 209.786 acre Tract One, along the southerly line of said 10.00 acre tract, along the southerly line of a 3.000 acre tract of land conveyed to Board of Education of the South-Western City School District, by deed of record in Instrument 199709170095596 and along a southerly line of an 11.893 acre tract of land conveyed to Kansas City Life Insurance Company, by deed of record in Instrument 2007122000217665 a distance of 1,307.27 feet to a 3/4" I.D. iron pipe found at a northeast corner of said 209.786 acre Tract One, at the southeast corner of said 11.893 acre tract and in the northwesterly line of CSX Corporation (60 feet in width), successor by merger, of record in Official Record 13276, Page B 15, conveyed to The Baltimore and Ohio R.R. Company, by deed of record in Deed Book 592, Page 1 (passing, on-line, a 3/4" I.D. iron pipe found at 2.48 feet and at the southwest corner of said 3.000 acre tract at 664.75 feet and passing a iron pipe w/cap found at the southeast corner of said 3.000 acre tract, also being a southwest corner of said 11.893 acre tract at 1,159.17 feet);

thence S 32° 39' 50" W along a southeast line of said 209.786 acre Tract One and along a portion of the northwest line of said CSX Corporation railroad a distance of 429.91 feet to a point at a southeasterly corner of said 209.786 acre Tract One and at the northeasterly corner of a 2.00 acre tract of land conveyed to David E. & Tracie L. Underwood, by deed of record in Instrument 200005180098100;

thence N 55° 45' 05" W along a southwesterly line of said 209.786 acre Tract One and along the northeasterly line of said 2.000 acre tract a distance of 443.38 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One and at the northwesterly corner of said 2.000 acre tract (passing a 3/4" I.D. iron pipe found on-line at 0.33 feet);

thence S 32° 39' 50" W along a southeasterly line of said 209.786 acre Tract One and along the northwesterly line of said 2.000 acre tract a distance of 198.02 feet to a point at a corner of said 209.786 acre Tract One and at the southwesterly corner of said 2.000 acre tract (passing a 3/4" I.D. iron pipe found on-line at 197.40 feet);

thence S 56° 08' 00" E along a northeasterly line of said 209.786 acre Tract One and along the southwesterly line of said 2.000 acre tract a distance of 443.31 feet to a 3/4" I.D. iron pipe set at a northeasterly corner of said 209.786 Acre Tract One, at the southwesterly corner of said 2.000 acre tract and in the northwesterly line of said CSX Corporation railroad;

thence S 32° 39' 50" W along a southeast line of said 209.786 acre Tract One and along a portion of the northwest line of said CSX Corporation railroad a distance of 1,423.62 feet to a point at a southeast corner of said 209.786 acre Tract One and at the northeasterly corner of a Reserve eight (8) feet in width, as shown upon the plat of Grant's Addition to Beulah, of record in Plat Book 5, Page 130 (passing a 1+" iron pipe on-line at 1,422.30 feet);

thence N 56° 02' 55" W along a southwesterly line of said 209.786 acre Tract One and along a portion of the northeasterly line of said Reserve a distance of 890.22 feet to a 3/4" I.D. iron pipe set;

thence S 32° 39' 50" W along a southeasterly line of said 209.786 acre Tract One, crossing said Reserve, along the southeasterly line of Reserve "A" and along the northwesterly line of Curtis Avenue (30 feet in width), both are as shown upon the plat entitled Resubdivision of Part of Grants Addition to Beulah, of record in Plat Book 58, Page 32 a distance of 141.58 feet to a 3/4" I.D. iron pipe set at a corner of said Reserve "A" and at the north end of a curve connecting the northwesterly right-of-way line of Curtis Avenue with the northeasterly line of Curtis Avenue;

thence westerly along the curved southerly line of said 209.786 acre Tract One, along the curved southerly line of said Reserve "A", along said connecting curve and with a curve to the right, data of which is: radius = 20.00 feet, and delta = 91° 17' 15", arc length = 31.87 feet, a chord distance of 28.60 feet bearing S 78° 18' 28" W to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One and at the west end of said connecting curve;

thence N 56° 02' 55" W along a southwesterly line of said 209.786 acre Tract One, along the southwesterly line of Reserve "A" and along the northeasterly line of Curtis Avenue a distance of 251.27 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One, at the southwesterly corner of said Reserve "A", at the northwesterly corner of Curtis Avenue and in the southeasterly line of Lot No. 81, as shown upon said plat of Grant's Addition to Beulah;

thence S 32° 07' 44" W along a southeasterly line of said 209.786 acre Tract One, along a portion of the southeasterly line of said Lot No. 81 and along the northwesterly end of Curtis Avenue a distance of 30.02 feet to a 3/4" I.D. iron pipe set at the southeasterly corner of said Lot No. 81, at the southwesterly corner of said Curtis Avenue and in the northeasterly line of the Alley (20 feet in width) north of Grant Avenue as shown upon said plat of Grant's Addition to Beulah;

thence N 56° 02' 55" W along a southwesterly line of said 209.786 acre Tract One, along the southwesterly line of said Lot No. 81, along the southwesterly lines of Lots Nos. 82 through 89, inclusive of the Alley (20 feet in width between Lot Nos. 85 and 86), along a portion of the northeasterly line of said Alley northerly of Grant Avenue and along a portion of the southwesterly line of Lot No. 90, a distance of 472.24 feet to a 3/4" I.D. iron pipe set, said Lots and Alleys are as shown upon said plat of Grant's Addition to Beulah;

thence S 32° 07' 44" W along a southeasterly line of said 209.786 acre Tract One, crossing said Alley, the westerly portion of which was vacated by Ordinance No. 282, crossing Lot No. 60, as shown upon said plat of Grant's Addition to Beulah and along a tract of land conveyed out of said Lot No. 60, for Alley purposes (20 feet in width) to Village of Grove City by deed of record in Deed Book 1837, Page 435 a distance of 170.09 feet to a 3/4" I.D. iron pipe set at the southwesterly corner of said Alley, in the southwesterly line of said Lot No. 60 and in the northeasterly right-of-way line of Grant Avenue (60 feet in width), as shown upon said plat of Grant's Addition to Beulah;

thence N 56° 02' 55" W along a southwesterly line of said 209.786 acre Tract One, along a portion of the southwesterly line of said Lot No. 60 and along a portion of the northeasterly right-of-way line of Grant Avenue a distance of 48.02 feet to a 3/4" I.D. iron pipe set in the northwesterly line of an Alley (20 feet in width, westerly of said Lot No. 60), as shown upon said plat of Grant's Addition to Beulah, at the northeasterly corner of Grant Avenue, vacated by Ordinance No. C-1-67 and in the Acreage Reserve known as Beulah Grove, as shown upon the plat of Grant's Addition to Beulah, of record in Plat Book 5, Page 130;

thence S 32° 07' 44" W along a southeasterly line of said 209.786 acre Tract One, along a portion of the northwesterly line of said Alley, along the northwesterly end of Grant Avenue, along a portion of said Beulah Grove and crossing an Alley (20 feet in width), between Grant Avenue and Park Street, as shown upon said plat of Grant's Addition to Beulah a distance of 228.25 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One, in the southwesterly line of said Alley and in the northeasterly line of Lot No. 31, as shown upon the plat of A. G. Grant's Beulah Sub'd., of record in Plat Book 4, Page 205;

thence S 56° 02' 55" E along a northeasterly line of said 209.786 acre Tract One, along a portion of the southwesterly line of said Alley, along a portion of the northeasterly line of said Lot No. 31 and along the northeasterly line of Lot No. 30, as shown upon said plat of A. G. Grant's Beulah Sub'd., a distance of 68.25 feet to a 3/4" I.D. iron pipe found at a northeasterly corner of said 209.786 acre Tract One, at the northeasterly corner of said Lot No. 30 and at the northwesterly corner of Lot No. 29, as shown upon said plat of A. G. Grant's Beulah Sub'd.;

thence S 32° 47' 41" W along a southeasterly line of said 209.786 acre Tract One, along the southeasterly line of said Lot No. 30 and along the northwesterly line of said Lot No. 29 a distance of 195.55 feet to a 3/4" I.D. iron pipe set at a southeasterly corner of said 209.786 acre Tract One, at the southeasterly corner of said Lot No. 30, at the southwesterly corner of said Lot No. 29 and in the northeasterly right-of-way line of Park Street (66 feet in width), as shown upon said plat of A. G. Grant's Beulah Sub'd.;

thence N 56° 10' 44" W along a southwesterly line of said 209.786 acre Tract One, along a portion of the northeasterly right-of-way line of Park Street and along the southwesterly lines of said Lots No. 30 and 31 a distance of 99.93 feet to a point at a southwesterly corner of said 209.786 acre Tract One, at the southwesterly corner of said Lot No. 31 and at the southeasterly corner of Lot No. 32, as shown upon said plat of A. G. Grant's Beulah Sub'd., said point also being the southeasterly corner of a tract of land conveyed to Thoroughbred Horsemen's Health Retirement Fund, by deed of record in Official Record 8496, Pg. G 13;

thence N 32° 47' 41" E along a northwesterly line of said 209.786 acre Tract One, along a portion of the northwesterly line of said Lot No. 31, along a portion of the southeasterly line of said Lot No. 32 and along the southeasterly line of said tract conveyed to Thoroughbred Horsemen's Health Retirement Fund a distance of 100.00 feet to a 3/4" I.D. iron pipe set at the northeasterly corner of a tract of land conveyed to said Thoroughbred Horsemen's Health Retirement Fund (passing a 3/4" I.D. iron pipe found, on-line, at 0.66 feet);

thence N 56° 10' 44" W along a southwesterly line of said 209.786 acre Tract One, crossing said Lot No. 32, along the northeasterly line of said tract conveyed to Thoroughbred Horsemen's Health Retirement Fund, crossing Lot No. 33, as shown upon said plat of A. G. Grant's Beulah Sub'd. and along the northeasterly line of a tract of land conveyed to Elmer & Loretta Waltz, by deed of record in Instrument 200710010171406 a distance of 100.12 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One, in the southeasterly line of said Lot No. 33, at the northwesterly line of said tract of land conveyed to Elmer & Loretta Waltz and in the southeasterly line of Lot No. 34, as shown upon said plat of A. G. Grant's Beulah Sub'd.;

thence S 32° 47' 41" W along a southeasterly line of said 209.786 acre Tract One, along a portion of the northwesterly line of said Lot No. 33, along the northwesterly line of said tract of land conveyed to Elmer & Loretta Waltz, and along a portion of the southeasterly line of said Lot No. 34 a distance of 100.00 feet to a point in the northeasterly right-of-way line of Park Street, at the southwesterly corner of said Lot No. 33, at the southwesterly corner of said tract conveyed to Elmer & Loretta Waltz and at the southeasterly corner of said Lot No. 34 (passing a 3/4" I.D. iron pipe found, on-line, at 98.58 feet);

thence N 56° 10' 44" W along a southwesterly line of said 209.786 acre Tract One, along a portion of the northeasterly right-of-way line of Park Street, along the southwesterly line of said Lots No. 34, along the southwesterly lines of Lot No. 35 and 36, and crossing Elm Street (20 feet in width to the north, vacated by Ordinance No. 35-69), said Lots and said Elm Street are as shown upon said plat of A. G. Grant's Beulah Sub'd., a distance of 153.99 feet to a MAG nail set at a corner of said 209.786 acre Tract One and in the west line of Elm Street;

thence S 02° 56' 49" W along an east line of said 209.786 acre Tract One and along the west line of Elm Street a distance of 189.85 feet to a MAG nail set in the west line of Elm Street (to the north), in the centerline of Elm Street (40 feet in width to the south), as shown upon the plat of Smith's Add'n to Beulah, of record in Plat Book 5, Page 310 and at a southeast corner of said 209.786 acre Tract One;

thence N 87° 03' 11" W along a south line of said 209.786 acre Tract One and crossing Elm Street a distance of 20.00 feet to a railroad spike found at a corner of said 209.786 acre Tract One and at the intersection of the west line of Elm Street with the north line of an Alley 16 feet in width, as shown upon said plat of Smith's Add'n to Beulah, said Alley was vacated by Ordinance No. 27-63;

thence S 02° 56' 49" W along an east line of said 209.786 acre Tract One, crossing said Alley, along the west right-of-way line of Elm Street and along the east lines of Lots Nos. 29, 28, 27, 26, 25, 24, 23, 22 and 21, as shown upon said plat of Smith's Add'n to Beulah, a distance of 378.96 feet to a 1" I.D. iron pipe found the a southeast corner of said 209.786 acre Tract One, at the southeast corner of said Lot No. 21 and at the intersection of the west line of Elm Street with the north line of Midland Street (40 feet to the west), as shown upon said plat of Smith's Add'n to Beulah;

thence N 87° 03' 11" W along a south line of said 209.786 acre Tract One, along the south line of said Lot No. 21, along the north line of Midland Street and said line extended westerly crossing an Alley (10 feet in width), as shown upon said plat of Smith's Add'n to Beulah a distance of 161.73 feet to a 3/4" I.D. iron pipe set at a southwest corner of said 209.786 acre Tract One, in the west line of said Alley and in the east line of a 5.923 acre tract of land conveyed to Barbara Helwage (50% interest) and Reba Diann Warren (50% interest) by deed of record in Instrument 200804020049567;

thence N 03° 13' 24" E along a west line of said 209.786 acre Tract One, along a portion of said Alley and along a portion of the east line of said 5.923 acre tract a distance of 124.87 feet to a iron pipe w/cap found at a corner of said 209.786 acre Tract One and at the northeast corner of said 5.923 acre tract;

thence N 87° 39' 48" W along a south line of said 209.786 acre Tract One, along the north line of said 5.923 acre tract and along a north line of a 4.037 acre tract of land conveyed to The Ohio Conference of Seventh Day Adventists, by deed of record in Deed Book 2279, Page 187 a distance of 1,023.02 feet to a large nail found at a southwest corner of said 209.786 acre Tract One and at a corner of said 4.037 acre tract;

thence N 02° 20' 12" E along a west line of said 209.786 acre Tract One and along a west line of said 4.037 acre tract a distance of 23.00 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One and at a northeast corner of said 4.037 acre tract;

thence N 87° 39' 48" W along a south line of said 209.786 acre Tract One and along a north line of said 4.037 acre tract a distance of 466.76 feet to a MAG nail set in the centerline of Demorest Road variable width, said MAG nail being N 03° 10' 24" E a distance of 1,128.23 feet from Franklin County Monument No. FCGS 1361 found at the intersection of the centerline of Demorest Road with the centerline of Grove City Road, passing a 3/4" I.D. iron pipe set in the east right-of-way line of Demorest Road at 441.76 feet;

thence N 03° 10' 24" E along the centerline of Demorest Road and along a west line of said 209.786 acre tract a distance of 590.02 feet to a MAG nail set at a northwest corner of said 209.786 acre Tract One and at the southwest corner of a 0.516 acre tract of land conveyed to Edna A. Strickler, by deed of record in Instrument 200604250077530;

thence S 87° 43' 41" E along a north line of said 209.786 acre Tract One, along the south line of said 0.516 acre tract and along a south line of a 0.646 acre tract of land conveyed as Parcel Two to Dana E. & Roberta J. Foreman, by deed of record in Instrument 200010260217184 a distance of 324.80 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One and at the southeast corner of said 0.646 acre tract (passing a 3/4" I.D. iron pipe set in the east right-of-way line of Demorest Road at 25.00 feet);

thence N 03° 12' 12" E along a west line of said 209.786 acre Tract One, along the east line of said 0.646 acre tract, along the east line of a 0.186 acre tract of land conveyed as Parcel 2 and along the east line of a 1.491 acre tract of land conveyed as Parcel 1, both to Richard E. & Theresa L. Mills, by deed of record in Official Record 29192, Page I 20 a distance of 451.21 feet to a 1/2" square solid found at a corner of said 209.786 acre Tract One and at the northeast corner of said 1.491 acre tract;

thence N 87° 43' 41" W along a south line of said 209.786 acre Tract One and along a portion of the north line of said 1.491 acre tract a distance of 100.01 feet to a 3/4" I.D. iron pipe set at a southwest corner of said 209.786 acre Tract One and at the southeast corner of a 1.032 acre tract of land conveyed as Parcel 1 to Columbus Baptist Association, Inc., Trustees, by deed of record in Official Record 9921, Page I 10;

thence N 03° 12' 12" E along a west line of said 209.786 acre Tract One, along the east line of said 1.032 acre Parcel 1 and along the east line of a 1.032 acre tract of land conveyed as Parcel 2 to Columbus Baptist Association, Inc., Trustees, by deed of record in Official Record 9921, Page I 10, a distance of 398.74 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One and at the northeast corner of said 1.032 acre Parcel 2;

thence N 87° 43' 41" W along a south line of said 209.786 acre Tract One and along the north line of said 1.032 acre tract Parcel 2 a distance of 224.68 feet to a MAG nail set in the centerline of Demorest Road and at a southwest corner of said 209.786 acre Tract One (passing a 3/4" I.D. iron pipe set in the east right-of-way line of Demorest Road at 199.68 feet);

thence N 03° 14' 39" E along the centerline of Demorest Road and along a west line of said 209.786 acre Tract One a distance of 100.00 feet to a MAG nail set at a northwest corner of said 209.786 acre Tract One and at the southwest corner of a 3.100 acre tract of land conveyed to Rebecca Williams, by deed of record in Instrument 200704180068160;

thence S 87° 43' 41" E along a north line of said 209.786 acre Tract One and along the south line of said 3.100 acre tract a distance of 224.60 feet to a point at a corner of said 209.786 acre Tract One and at the southeast corner of said 3.100 acre tract (passing a 3/4" I.D. iron pipe set in the east right-of-way line of Demorest Road at 25.00 feet and a large nail found on-line at 224.10 feet);

thence N 03° 12' 12" E along a west line of said 209.786 acre Tract One, along the east line of said 3.100 acre tract, along the east line of a 0.516 acre tract of land conveyed to Michael Gallai & Susan L. Lamarche, by deed of record in Instrument 200207170175383, along the east line of a 0.516 acre tract of land conveyed to Patrick T. & Roberta K. Abbott, by deed of record in Official Record 29160, Page D 08, and along the east line of a 0.517 acre tract of land conveyed to Erma Pache, by deed of record in Instrument 200101300018757 a distance of 902.53 feet to a 3/4" I.D. iron pipe set at a northwest corner of said 209.786 acre Tract One, at the northeast corner of said 0.517 acre tract, in the south line of said original 5 acre Tract Two, and in the south line of said 1.214 acre tract;

thence S 87° 48' 18" E along a north line of said 209.786 acre Tract One, along a portion of the south line of said original 5 acre Tract Two, and along a portion of the south line of said 1.214 acre tract a distance of 5.89 feet to a 3/4" I.D. iron pipe set at the southeast corner of said 1.214 acre tract;

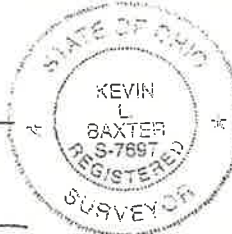
thence N 03° 17' 25" E crossing a portion of said original 5 acre Tract Two and along the east line of said 1.214 acre tract a distance of 229.68 feet to the true place of beginning;

containing 212.706 acres of land more or less and being subject to all highways, easements and restrictions of record. Of said 212.706 acres; 0.053 acre is within P.N. 160-001593, 0.487 acre is within P.N. 160-000929, 3.029 acres are within P.N. 040-004259, 24.310 acres are within P.N. 040-004279, 0.515 acre is within P.N. 040-004278, 20.214 acres are within P.N. 040-004269, 39.199 acres are within P.N. 040-004270, 10.427 acres are within P.N. 040-004260, 27.946 acres are within P.N. 040-004273, 8.005 acres are within P.N. 040-004276, 3.425 acres are within P.N. 040-004263, 21.965 acres are within P.N. 040-004272, 29.168 acres are within P.N. 040-004271, 6.494 acres are within P.N. 040-000848, 1.240 acres are within P.N. 040-000719, 0.860 acre is within P.N. 040-000189, 0.413 acre is within P.N. 040-000246, 0.546 acre is within P.N. 040-000708, 1.486 acres are within P.N. 040-000715, 6.331 acres are within P.N. 040-000468, 0.348 acre is within P.N. 040-000911, 0.190 acre is within P.N. 040-000414, 0.122 acre is within P.N. 040-001196, 0.114 acre is within P.N. 040-000413, 0.121 acre is within P.N. 040-001056, 0.114 acre is within P.N. 040-001062, 0.243 acre is within P.N. 040-001031, 0.456 acre is within P.N. 040-000169, 0.176 acre is within P.N. 040-000454, 0.448 acre is within P.N. 040-000455, 0.361 acre is within P.N. 040-000453, 0.218 acre is within P.N. 040-000419, 0.399 acre is within P.N. 040-000269, 0.361 acre is within P.N. 040-000272, 0.181 acre is within P.N. 040-000273, 0.961 acre is within P.N. 040-005831, 0.384 acre is within P.N. 040-000106, 0.207 acre is within P.N. 040-000620, 0.148 acre is within P.N. 040-000619, 0.074 acre is within P.N. 040-003779, 0.074 acre is within P.N. 040-000618, 0.074 acre is within P.N. 040-003778, 0.074 acre is within P.N. 040-000617, 0.074 acre is within P.N. 040-003777, 0.075 acre is within P.N. 040-000547, 0.149 acre is within P.N. 040-000615, 0.149 acre is within P.N. 040-000614, 0.149 acre is within P.N. 040-000613 and 0.149 acre is within P.N. 040-000612.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc. Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey, under his supervision in August, 2009. All corners called out as set are 3/4" I.D. iron pipes, 30" in length and are set with a plastic cap stamped "BIRD & BULL, INC.". Basis of bearings is the centerline of Demorest Road, being N 03° 14' 39" E, between Franklin County Monuments FCGS 5131, FCGS 1236 and FCGS 1906, as shown on the Centerline Survey Plat, sheet 1 of 2 for Demorest Road and available from the Franklin County Engineer's Office.

Kevin L. Baxter

Kevin L. Baxter
Ohio Surveyor No. 7697



M-87	M-88	M-91	O-22	O-31-B	O-31-C
Allot (040) 189. 246. + 468	Allot (040) 106, 454 169, 455. 269, 911. 272, 1031. 273, 1056. 413, 1062 + 14, 1196 419, + 453, 5831	Allot (040) 547, 620. 612, 3777. 613, 3778. 614, + 615, 3779 617, + 618, + 619, +	Allot (040) 719 O-31 Allot (040) 708, 4259. 715, 4270 848, + 4276	Allot (040) 4260 4259. 4270 + 4276	Allot (040) 4269, 929 4273, + 4278, 1593 + 4274
O-31-D Allot (040) 4263. 4271 + 4272					

Exhibit A
C-24-18

ZONING TEXT

BEULAH PARK

Grove City, Ohio

CURRENT ZONING: SD-3, RECREATIONAL FACILITIES
IND-2, HEAVY INDUSTRY
R-2, SINGLE-FAMILY RESIDENTIAL

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT – COMMERCIAL (PUD-C)
PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Property Owner & Applicant:

GC Beulah Park Investments, LLC
250 E. Broad St., Suite 1100
Columbus, OH 43215

Authorized Representative:

Donald Plank, Plank Law Firm, LPA
411 E. Town St., FL 2
Columbus, OH 43215

I. PROPERTY

The property ("Property") consists of approximately 212± acres south of Southwest Boulevard, east of Demorest Road, north and west of the Beulah Subdivision, and approximately 720 feet west of Broadway as further described on the attached legal description (Exhibit __) and Survey (Exhibit __) (hereinafter sometimes referred to as "Beulah Park.") and as generally depicted on the Beulah Park Subarea Plan dated _____ (the "Subarea Plan").

II. INTRODUCTION

Beulah Park opened in 1923 as Ohio's first thoroughbred racetrack, offering live thoroughbred racing from October through early May. The site was also home to a number of community events, drawing individuals from across the region. In 2012, Penn National Gaming, Inc. announced that Beulah Park's racing license would be relocated to northeast Ohio and the last race was run in Beulah Park on May 3, 2014. The relocation of the racing operation left the 213 acre Beulah Park site vacant and ripe for redevelopment.

Given the historic significance of the Beulah Park site and its proximity to the City's Historic Town Center and other existing residences and developments in Grove City, the integration of the site into the existing fabric of the community is of utmost importance. The Property will be designed as a master planned community to be developed around a community park. The overall design of the site and development within each subarea will be in conformance with the principles contained within the 2013 Beulah Park Conceptual Framework.

III. GENERAL PROVISIONS

- A. The provisions outlined within these development standards shall apply to the Property unless otherwise modified by Grove City Council (the "Council") through the Development Plan for each Subarea. Provisions of the Codified Ordinances of Grove City (the "Code") shall apply only to the extent not otherwise addressed in this Zoning Text.
- B. For the purposes of this Zoning Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any conflict between this Zoning Text and the Code, this Zoning Text shall control.
- C. All provisions of this Zoning Text are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be deemed affected by that decision.
- D. Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by City Council as part of the Development Plans.
- E. The development of the Property shall generally contribute to the following principles contained in the 2013 Beulah Park Conceptual Framework.
 - 1. Development on the site highlights the historic significance of Beulah Park.
 - 2. Beulah Park serves as a community gathering place.
 - 3. Connectivity is promoted on the site to improve the function of the street network and provide more opportunities to walk and bike.
 - 4. Quality design is emphasized for all uses to create an attractive and distinctive public and private realm, appropriate with the character of adjacent uses.
 - 5. Development provides the city with a net fiscal benefit.
- F. Deviations from the standards and requirements set forth herein as well as the Zoning Code, Stream Corridor Protection Policy and Standard Drawings may be approved by City Council through the

Development Plan, if/when they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses or integrity of proposed construction improvements within or in proximity of the Property.

- G. The roadway designs, entrance features, applicant's/property owner's improvements to publicly owned open space shall be the subject of a Development Plan(s)' approval, separate and apart from individual Subarea Development Plan approvals.
- H. As used herein, the term "four-sided architecture" shall mean: using the same material on the sides and back of a building as those materials used on the building's front façade.

IV. GENERAL DEVELOPMENT STANDARDS

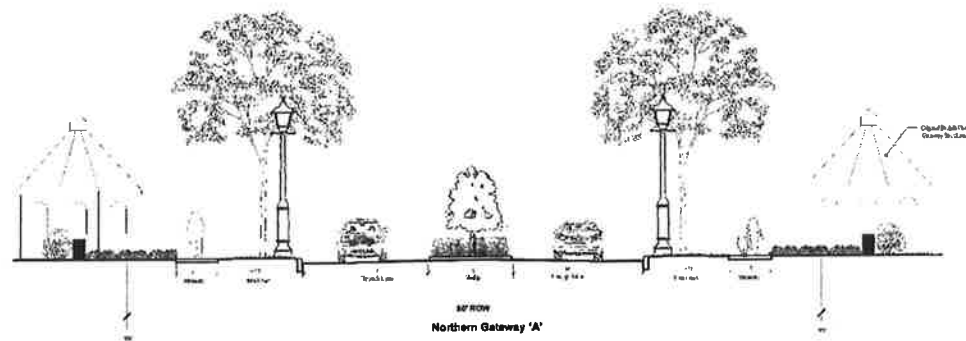
A. ROADWAY NETWORK AND ACCESS

1. Roadways shall be integrated and tied into the surrounding existing public road network as set forth on the Subarea Plan.
 - a) Roadways will be designed in a manner to balance the movement of vehicular and non-vehicular traffic, providing a pedestrian-oriented environment while providing on-street parking for area residents and park patrons. Measures including, but not limited to, narrowed roadways, bump-outs, on-street parking, roundabouts, raised intersections or speed tables and center islands may be utilized throughout the site to be detailed in the Development Plan and subsequent Engineering Plans for site.
 - b) Public roadways shall have minimum five (5) feet wide sidewalks on both sides of streets. Eight (8) feet wide asphalt multi-use paths may replace sidewalks as depicted on the Subarea Plan.
2. Access points to public roadways shall generally be located as shown on the Subarea Plan and as otherwise approved by the City. Primary access points to the Property from the existing roadway network shall be installed as shown on the Subarea Plan.
 - a) Southwest Boulevard: Two (2) public roadways will provide full service access to the Property from Southwest Boulevard. Additional curb cuts shall be permitted from Southwest Boulevard to access sites in Subarea A, as summarized under Section V.A.2.a..
 - b) Demorest Road: Two (2) public roadways will provide full service access to the Property from Demorest Road, one aligning with the entrance to Breck Community Park.
 - c) Columbus Street (extension): Columbus Street shall be extended from west of the railroad tracks at the Property's southeast corner, into and through the Property.
 - d) Park Street (extension): Park Street shall be extended through the Property to the west.
 - e) Lincoln Avenue: Lincoln Avenue shall be extended to the north and east, to connect to the Columbus Street extension.
 - f) Elm Street (extension): Elm Street shall be extended from its current intersection with Park Street to the north, into and through the Property.
3. Pedestrian and bike connectivity shall be integrated throughout the site and along Southwest Boulevard.
4. Curb cut spacing, dimensioning and related requirements along all public streets shall be approved as part of the Development Plans.
5. Roadways in the development shall be designed according to the standards below or as modified in the Development Plan. Road types are referenced on the Subarea Plan. For all road types shown, sidewalks may be replaced with multi-use paths where appropriate as shown on the Subarea Plan.

Bump outs or pinch-points shall be installed to designate on-street parking areas and provide pinch points within the roadway network to narrow the roadway to calm vehicular traffic and create safer pedestrian crossings. All roadways shall incorporate the City's standard curb and gutter per Standard Drawing C-GC-57A.

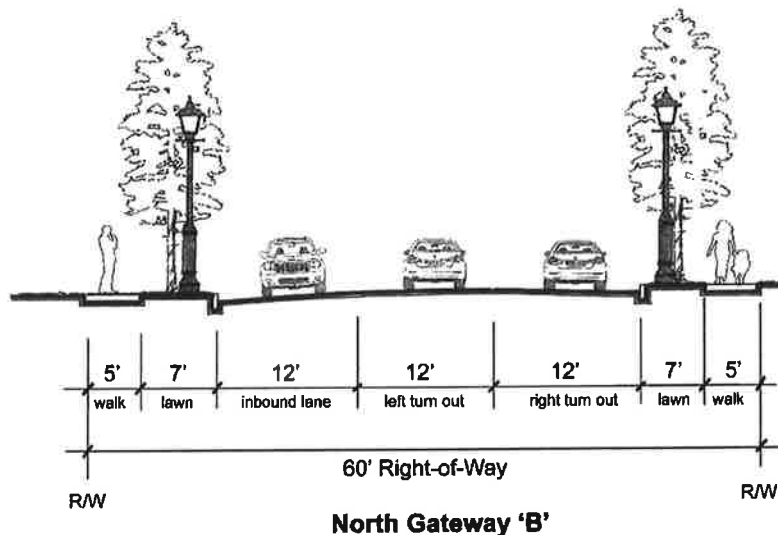
a) North Gateway 'A'

- 80' right-of-way
- Connections with Southwest Boulevard shall be verified with traffic study (e.g. turn lanes, median, etc.)
- 12' landscape median
- 14' each side for tree lawns, sidewalks and planting beds



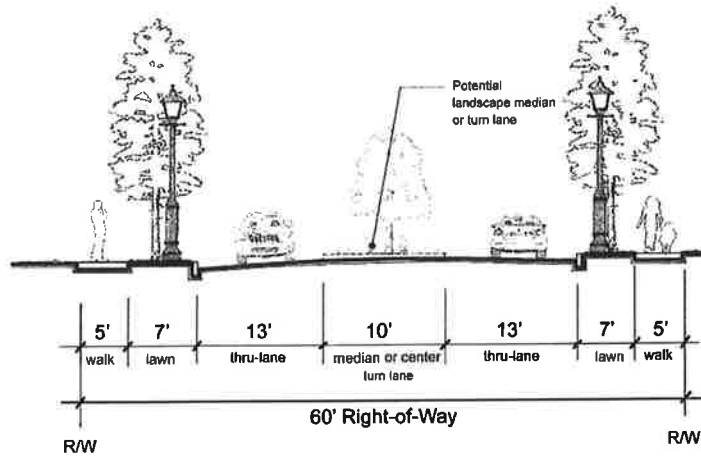
b) North Gateway 'B'

- 80' right-of-way
- Connections with Southwest Boulevard shall be verified with traffic study (e.g. turn lanes, median, etc.)
- 12' center turn lane and/or landscape median
- 12' each side for tree lawns, sidewalks and planting beds



c) Boulevard

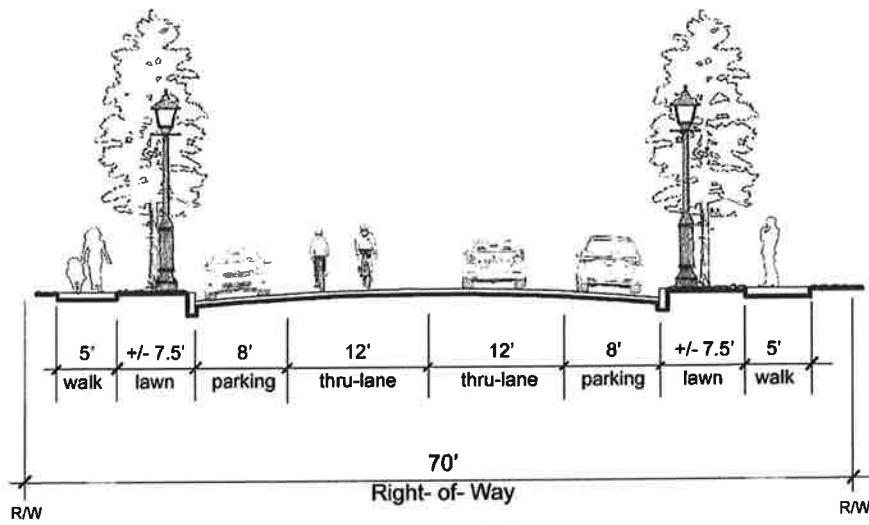
- 60' right of way
- 12' minimum each side for tree lawns and sidewalks
- 13' paved lanes
- 10' landscaped median and / or turn lane
- No on-street parking



Boulevard

d) Avenue 'A'

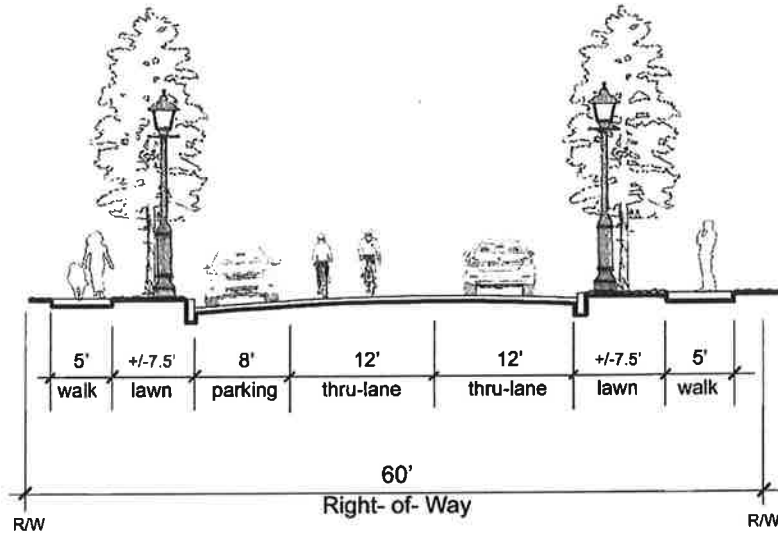
- 70' right of way
- 12.5' minimum each side for tree lawns and sidewalks and multi-use paths
- 12' paved lanes
- On-street parking on both sides of street, with curb extensions (bulb-outs) at intersections or mid-block
- In addition to the curb extensions, Park Street shall incorporate traffic circles to further calm traffic



Avenue 'A'

e) Avenue 'B'

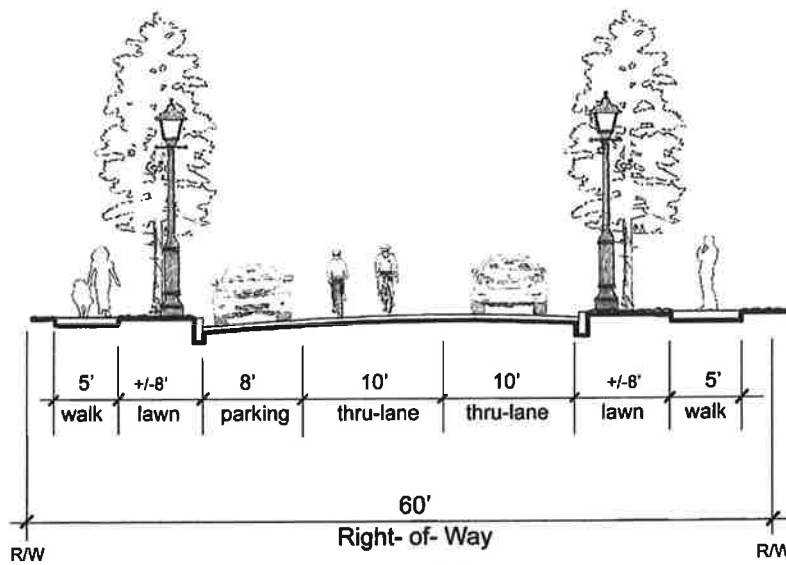
- 60' right of way
- 12.5' minimum each side for tree lawns and sidewalks and multi-use paths
- 12' paved lanes
- On-street parking on park side of street, with curb extensions (bulb-outs) at intersections or mid-block



Avenue 'B'

f) Local

- 60' right of way
- 10' paved lanes
- On-street parking on one side of street
- 12.5' minimum each side for tree lawns and sidewalk and multi-use paths



Typical Local Street

g) Private Streets

- i. Private streets shall be permitted to deviate from the public roadway standards as part of the Development Plan for the applicable subarea.

h) Alleys

- i. Alleys in residential areas shall be either public or private roadways subject to the approval of City Council. Public alleys shall be a minimum 16' wide for two-way traffic, constructed per the City's Standard Drawing C-GC-91. Alleys shall be minimum of 12' wide for one-way traffic.

i) Driveways

- i. The parking or storage of boats, trailers, or recreational vehicles in a driveway within the Beulah Park development shall be prohibited.

B. LANDSCAPING, ENTRANCE FEATURES AND PUBLIC ART

1. A street tree planting program shall be established along both sides of public roadways providing tree spacing to be approved as part of the Development Plans. Street trees shall vary to encourage bio-diversity and reduce risk of disease and loss, and shall be maintained by the Community Authority, or Homeowners' Association / Condominium Association for the subarea containing or adjacent to the street tree(s).
2. Entry/monument signs shall be set in irrigated landscaped areas at locations approved on the Development Plan for the respective Subarea.
3. Entrance features will be located at all the intersections of all public roadway entrances into the site from Southwest Boulevard, Demorest Road, and Columbus Street. Entrance features shall include stone and decorative fencing as well as monuments related to the historical nature of the Property as approved on the Development Plan.
4. Entrance feature(s) at the Columbus Street entrance to the site shall include enhancements in addition to the requirements noted above in Section IV.B.3.
5. Equestrian themed public art and monuments shall be integrated throughout the Property.
6. The existing Beulah Park gatehouses and stone walls at the Southwest Boulevard entrance shall be preserved or their character replicated as part of the entrance feature to the Property from Southwest Boulevard as approved on the Development Plan.

C. LIGHTING

1. Street light fixtures to be located within the right-of-way of public roadways shall match the character of "period gas lighting fixtures" utilized in the Town Center.
2. All other public street lights shall be mounted on decorative poles that are architecturally compatible with the area lighting and have a pedestrian scale.

D. SCREENING

1. Screening from uncomplimentary land uses or for other purposes shall be accomplished primarily through fencing, landscaping and mounding as approved on the Development Plans.

V. SUBAREA USE REGULATIONS AND DEVELOPMENT STANDARDS

A. SUBAREA A

1. Permitted Uses

- a) Research and development uses including research related to product development in conjunction with testing, laboratory and minor fabricating and assembly operations.
- b) Light production/assembling/manufacturing involving processing, fabrication, packaging, assembly and related functions, whether using machinery or labor and associated with the industrial operations of producing goods, components and other related items.
- c) Business services including, but not limited to, duplicating, addressing, blueprinting or photocopying; stenographic, mailing and advertising; business machine service and repair; communications operations including service and repair operation.
- d) Administrative, professional and business offices and institutional uses including, but not limited to, medical and medical-related activities; legal, engineering and architectural services; accounting, auditing and other bookkeeping services and other similar uses.
- e) Retail uses as approved by City Council.

2. General Development Standards

a) Access

- i. To limit the number of curb cuts on Southwest Boulevard, all lots within Subarea A shall utilize shared access points, unless otherwise approved as part of the Development Plan. Additional points of access to the subarea may be permitted from Street "A" and Street "E" on the Subarea Plan.
 - (a) A maximum of two (2) full access curb cuts may be allowed on Southwest Boulevard to service the 12.37-acre area between Street "A" and Street "E". Any access point along Road "E" between the roundabout and Southwest Boulevard shall be limited to a right-in, right-out movement unless otherwise justified by traffic study. Operation of roundabout, signalized intersection, and Southwest Boulevard will need to take precedent when evaluating access locations and configuration.
 - (b) Access for the 4.62-acre area east of Street "A" may be facilitated by a right-in/right-out access on Southwest Boulevard and with a full access curb cut off of Street "A" integrated with the Street "D" intersection.
 - (c) All access points shall meet the driveway spacing requirements of the City's Code. Access locations shall be evaluated in conjunction with the Traffic Impact Study and in conjunction with future lane configuration on Southwest Boulevard (e.g. turn lanes) and approved by the City.

b) Lot Requirements and Setbacks

	Front	Side	Rear
Building Setback	30'	10'	50'
Parking and Drive Aisle Setback	30'	7.5'	25'
Truck Parking, Loading and Drive Aisle Setback	50'	25'	100'

- i. 1.5-acre minimum lot size.

- ii. 6.0-acre maximum lot size unless otherwise approved by City Council.
- iii. 85% maximum lot coverage for all impervious areas.

c) Parking Requirements

- i. Parking spaces shall be a minimum of nine (9) feet in width and 18 feet in length.
- ii. A minimum of one (1) parking space shall be provided for every 300 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
- iii. A maximum of one (1) parking space shall be provided for every 75 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.

d) Screening

- i. Landscape screening shall be installed adjacent to residential properties. Screening shall be in the form of a continuous 80% landscape hedge, solid fence, wall or earthen mound.
- ii. Service courts, waste and refuse areas, ground and roof-mounted mechanical and electrical equipment shall be screened from view from all public streets and adjacent residential uses in their entirety by mounding, landscaping and/or walls. Screening shall be at least six (6) inches taller than the height of any containers or equipment that may be in these areas and shall have the same or complementary material as the building exterior.
- iii. All roof mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet around the top of the building. Screening design and material shall be architecturally compatible with the remainder of the building.

e) Building Requirements

- i. Maximum building square footage of 50,000 square feet.
- ii. 35-foot maximum height.

f) Landscaping

- i. Landscaping shall be installed for all parking and vehicular use areas as noted below.
 - (a) Along Southwest Boulevard: A continuous three (3) foot height minimum earthen mound with one 2.5-inch minimum caliper tree planted for each 40 linear feet of parking lot frontage. Additional planting beds containing annual and/or perennial flowers to increase the aesthetic appeal of the site(s) from Southwest Boulevard shall be installed and will be approved as part of the Development Plan for individual sites.
 - (b) Along other public rights-of-way: A continuous three (3) foot height minimum evergreen hedge with one 2.5-inch minimum caliper tree planted for each 40 linear feet of parking lot frontage.
 - (c) Within all parking lots and vehicular use areas: Landscape islands and peninsulas shall be installed according to the Code requirements for "Interior Vehicular Use Areas."
- ii. Landscape areas shall be installed adjacent to buildings, based on the building perimeter noted below. Combining the planting areas noted below is acceptable provided that combined planting areas are visible from public rights-of-way.
 - (a) One (1) tree shall be planted for every 50 linear feet of building perimeter. Trees shall be 2.5-inch minimum caliper at installation.

- (b) A minimum of 30 square feet of landscape areas containing shrubs, ground cover or other ornamental plantings are required for each 50 linear feet of building perimeter. Plantings are to be 24 inches minimum and five (5) foot maximum spacing at installation.

B. SUBAREA B

The character of development in this subarea should be compatible with the Town Center to create an effective transition between these two unique areas.

1. Permitted Uses

- a) Specialty retail, commercial establishments and boutiques
- b) Specialty food stores
- c) Restaurants or taverns with no drive-in or drive-thru facilities
- d) Home furnishings, home improvement and miscellaneous material and equipment stores which operate entirely within principle structures and require no outside storage of products or materials.
- e) Personal services, performed for persons or their apparel
- f) Financial establishments with no drive-in or drive-thru facilities
- g) Business and administrative offices and professional associations including buildings with multiple tenants

2. General Development Standards

a) Lot Requirements

- i. No front, side, or rear building setback requirements where adjacent to non-residential districts. When parking is provided on-site, parking lots shall be located behind the primary structure, utilizing shared access drives and curb cuts with adjacent developments whenever feasible to do so. Parking is not required on site, provided that the applicant provides evidence of the long term availability of sufficient public parking off-site.
- ii. When adjacent to residential districts, building and parking lot setback requirements will be approved with the Development Plan for the site. Parking lots are to be designed to reduce the impact on nearby residences.

b) Building Requirements

- i. Building architecture and building materials shall be compatible with existing structures within the Town Center.
- ii. Buildings are to be oriented to the street with minimum setbacks to create a pedestrian-oriented streetscape.
- iii. 50 feet maximum building height.

C. SUBAREA C

1. Permitted Uses

- a) Primary Uses
 - i. Single-family dwellings

b) Accessory Uses

- i. Apartments over attached or detached garages, on properties with a primary, single-family home
- ii. Accessory uses as permitted in the Code in residential districts

2. General Development Standards

a) Density

- i. 5.0 dwelling units per acre maximum density.

b) Area Requirements

- i. Homes fronting public open space ('P1' or 'P2') shall be accessed from rear alleys with no direct access or curb cuts permitted from public (non-alley) roadways.
- ii. Maximum front setback for homes served by alleys shall be eighteen (18) feet, including porches.
- iii. Minimum front setback for homes served by alleys shall be twelve and one half (12.5) feet, including porches.
- iv. Minimum front setback shall be twenty (20) feet for homes with driveways accessed from public streets and not rear alleys.
- v. Front porches for homes with driveways accessing the street may encroach up to five (5) feet into the building setback.
- vi. Minimum rear setback shall be ten (10) feet.
- vii. Minimum side setback shall be five (5) feet. House projections such as bay windows, chimneys and roof overhangs may encroach into the setback area.
- viii. Minimum lot width shall be fifty (50) feet for interior lots.
- ix. Minimum lot width shall be sixty-five (65) feet for corner lots.
- x. Irregular lot shapes and configurations shall be avoided.

c) Building Requirements

- i. All homes fronting streets B and C shall have front porches a minimum of five (5) feet by eight (8) feet in area.
- ii. All home/units shall be modern adaptations of Farmhouse, Cottage and Craftsman styled homes, utilizing four-sided architecture. Exterior finishes shall consist of wood, brick, stone, cast stone, cement board or similar siding (i.e. Hardiplank), vinyl siding (0.044" thickness or greater) or a combination thereof.
- iii. All homes fronting Streets B and C shall have the following trim elements which shall be wood or composite material (i.e. cement board):
 - Fascias of 1x8 or larger – painted
 - Frieze boards of 1x4 or larger – painted
 - Gable rake boards of 1x8 or larger – painted
 - Gable barge boards of 1x6 or larger – painted
 - Window trim of 1x4 or larger – painted
 - Columns or similar details shall be painted natural or composite materials but not vinyl or aluminum

- iv. Homes shall be a minimum of 2,000 square feet in size. Minimum square footage shall include only livable area, excluding garages and basements.
- v. All homes fronting directly across from public open space shall be two stories. All other homes within the Subarea shall be a minimum of 1.5 stories. Maximum building height of all structures, including garages shall be 40' measured to the mid-point of the roof. The first floor shall have an elevation of 24" min. above the finish grade measured at the highest point of the grade at the house. The first-floor walls shall have nominal ceiling heights between eight (8) and ten (10) feet. All houses fronting streets B and C shall have roof pitches of 7/12 minimum. Additionally, porch roofs may be of any pitch.
- vi. Garage door opening(s) facing a public roadway shall not exceed 45% of the width of the house façade, including the garage.
- vii. All homes fronting directly across from public open space shall have garages accessed off rear alleyways. Detached garages should utilize similar materials and reflect comparable architecture with the primary structure with a maximum height, measured to the ridge, of twenty-two (22) feet. Roof pitches shall be a minimum of 7/12.
- viii. No two homes of the same front elevation shall be constructed within two homes adjacent to, across from, or diagonal from each other. Houses with the same or similar footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have final approval as to whether a change is "substantial."

D. SUBAREA D

1. Permitted Uses

- a) Single-family dwellings
- b) Community facilities
- c) Accessory Uses
 - i. Apartments over attached or detached garages, on properties with a primary, single-family home.
 - ii. Accessory uses as permitted in the Code for residential districts.

2. General Development Standards

a) Density

- i. 5.5 dwelling units per acre maximum density.

b) Area Requirements

- i. Maximum lot width shall be sixty (60) feet, excluding corner lots.
- ii. Minimum lot width shall be fifty (50) feet.
- iii. Irregular lot shapes and configurations shall be avoided.
- iv. Minimum front setback shall be twenty (20) feet.
- v. Minimum side setback shall be five (5) feet. House projections such as bay windows, chimneys and roof overhangs may encroach into the setback area.
- vi. Front porches may encroach up to five (5) feet into the building setback.
- vii. Minimum rear setback shall be ten (10) feet.

c) Building Requirements

- i. All homes shall have front porches.
- ii. All homes shall be modern adaptations of Farmhouse, Cottage and Craftsman styled homes, utilizing four-sided architecture. Exterior finishes shall consist of wood, brick, stone, cast stone, cement board or similar siding (i.e. Hardiplank), vinyl siding (0.044" thickness or greater) or a combination thereof.
- iii. Homes shall be a minimum of 1,800 square feet. Minimum square footage shall include only livable area, excluding garages and basements.
- iv. No two homes of the same front elevation shall be constructed within two homes adjacent to, across from, or diagonal from each other. Houses with the same or similar footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have final approval as to whether a change is "substantial."
- v. Garage door opening(s) facing a public street shall not exceed 45% of the width of the house façade, including the garage.
- vi. Lots backing to rear alleys shall have garages accessed off rear alleyways. Detached garages should utilize the same materials and reflect comparable architecture as the primary structure.

E. SUBAREA E

1. Permitted Uses

a) Primary Uses

- i. Single-family dwellings

b) Accessory Uses

- i. Apartments over attached or detached garages, on properties with a primary, single-family home
- ii. Accessory uses as permitted in the Code in residential districts

2. General Development Standards

a) Density

- i. 5.5 dwelling units per acre maximum density.

b) Area Requirements

- i. Maximum lot width shall be sixty (60) feet, excluding corner lots.
- ii. Minimum lot width shall be fifty (50) feet.
- iii. Irregular lot shapes and configurations shall be avoided.
- iv. Minimum front setback shall be twenty (20) feet.
- v. Minimum side setback shall be five (5) feet. House projection such as bay windows, chimneys and roof overhangs may encroach into the setback area.
- vi. Front porches may encroach up to five (5) feet into the building setback.
- vii. Minimum rear setback shall be ten (10) feet.

c) Building Requirements

- i. All homes shall have porches.
- ii. All home/units shall be modern adaptations of Farmhouse, Cottage and Craftsman styled homes, utilizing four-sided architecture. Exterior finishes shall consist of wood, brick, stone, cast stone, cement board or similar siding (i.e. Hardiplank), vinyl siding (0.044" thickness or greater) or a combination thereof.
- iii. Homes shall be a minimum of 1,800 square feet. Minimum square footage shall include only livable area, excluding garages and basements.
- iv. No two homes of the same front elevation shall be constructed within two homes adjacent to, across from, or diagonal from each other. Houses with the same or similar footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall make the determination of whether a change or other modification(s) as noted above is "substantial."
- v. Garage door opening(s) facing a public street shall not exceed 45% of the width of the house façade, including the garage.
- vi. Lots backing to rear alleys shall have garages accessed off rear alleyways. Detached garages should utilize the same materials and reflect comparable architecture as the primary structure.

/F. **SUBAREA E 2**

Permitted Uses

a) Primary Uses

- i. Single-family dwellings

b) Accessory Uses

- i. Apartments over attached or detached garages, on properties with a primary, single-family home
- ii. Accessory uses as permitted in the Code in residential districts

2. **General Development Standards**

a) Area Requirements

- i. Minimum lot width shall be ninety (90) feet.
- ii. Irregular lot shapes and configurations shall be avoided.
- iii. Minimum front setback shall be eighteen (18) feet.
- iv. Minimum side setback shall be ten (10) feet. House projection such as bay windows, chimneys and roof overhangs may encroach into the setback area.
- v. Front porches may encroach up to five (5) feet into the building setback.
- vi. Minimum rear setback shall be thirty (30) feet.

b) Building Requirements

- i. All homes shall have porches.
- ii. All home/units shall be modern adaptations of Farmhouse, Cottage and Craftsman styled homes, utilizing four-sided architecture. The use of natural materials, including wood, brick and stone, or manufactured stone, shall be required as well as the use of cement

board or similar siding (i.e., Hardiplank) and/or high-quality vinyl siding (0.044" thickness or greater).

- iii. Homes shall be a minimum of 2,400 square feet.
- iv. No two homes of the same front elevation shall be constructed within two homes adjacent to, across from, or diagonal from each other. Houses with the same or similar footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall make the determination of whether a change or other modification(s) as noted above is "substantial."
- v. Garage door opening(s) facing a public street shall not exceed 45% of the width of the house façade, including the garage.
- vi. Detached garages should utilize the same materials and reflect comparable architecture as the primary structure.

G. SUBAREA F

1. Permitted Uses

- a) Detached and attached condominium dwellings.
- b) Support facilities and accessory uses such as clubhouse, pool and other common amenities.

2. General Development Standards

a) Density

- i. 6.0 dwelling units per acre maximum density.

b) Setbacks

- i. Twenty (20) feet minimum building and parking setback from property lines where adjacent to single-family residential subareas.
- ii. Ten (10) feet minimum between buildings.
- iii. Twenty (20) feet minimum front building setbacks for all structures measured from the back of curb of private streets.

c) Building Requirements

- i. All condominium unit dwellings shall have a two-car garage.
- ii. Condominium units adjacent to or directly across the street from each other shall have either a different floor plan, elevation, color or contain other unique architectural details.
- iii. The rear of any condominium unit located directly adjacent to a public roadway shall feature enhanced exterior aesthetic improvements as approved on the Development Plan.
- iv. Homes/units along Street "A" shall be accessed from roadways within the Subarea, with no direct access or curb cuts permitted from Street "A" for individual units.
- v. The minimum living area (finished space) of each condominium unit shall be 1,400 square feet. Minimum square footage shall include only livable area, excluding garages and basements.

d) Streets

- i. All streets within the subarea shall be privately owned and maintained by a Condominium Association.
- ii. All streets shall be a minimum of 22 feet in width measured from back of curb.
- iii. Street composition and other standards shall be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.
- iv. Decorative fencing, and/or additional landscape improvements, shall be installed along the development's frontage on Street "A" as approved as part of the Development Plan.

H. **SUBAREA G**

1. **Permitted Uses**

- a) Multi-family townhomes

2. **General Development Standards**

a) Density

- i. 15.0 dwelling units per acre maximum density.

b) Site Configuration

- i. The configuration of the site and design, scale and orientation of all buildings within the subarea shall appropriately integrate into the context of the existing neighborhood. The appropriateness of the site design shall be approved as part of the Development Plan.

c) Setbacks

- i. Fifteen (15) feet minimum side yard setback and fifteen (15) feet between buildings.
- ii. Twenty (20) feet maximum front building setback for buildings in Subarea G north of Open Space / Park 'P2'.

d) Building Requirements

- i. Dwellings should be oriented to face the public open space with no parking permitted between the front building setback and open space. The design, scale and orientation of all buildings within the Subarea shall appropriately integrate into the context of the existing neighborhood. The appropriateness of the building design shall be approved as part of the Development Plan.
- ii. All units shall have entrances on the ground floor or be accessed from a ground-floor staircase leading to a small front porch.
- iii. All buildings have a maximum height of three (3) stories except any portion of a building within 125' from any existing single-family zoned and occupied property line shall not exceed two and one-half (2.5) stories.
- iv. Exterior finishes shall consist of brick, stone, cast stone, cement board siding, vinyl siding (0.044" thickness or greater) or a combination thereof. No more than 70% of any exterior building elevation fronting on a public right-of-way shall be finished with vinyl siding.
- v. Accessory structures including maintenance structures, garages, dumpster enclosures and other community facilities shall be designed and finished with the same level of architectural detail and treatment as primary buildings.

e) Parking Requirements

- i. One off-street parking space shall be provided for each bedroom. Additional guest parking shall be provided in a mix of off-street and on-street spaces.

I. SUBAREA H

1. Permitted Uses

- a) Multi-family dwellings
- b) Private support facilities and accessory uses such as leasing office, clubhouse, pool, and other indoor and outdoor activity areas limited to the use by residents and their guests.

2. General Development Standards

a) Density

- i. 17.25 dwelling units per acre maximum density.

b) Setbacks

- i. Fifteen (15) feet minimum side yard building setback and fifteen (15) feet between buildings.
- ii. Thirty (30) feet minimum rear building setback, except accessory structures, shall have a fifteen (15) foot rear setback.

c) Buffer yard

- i. Landscape screening shall be installed to reduce visibility and noise from the railroad along the east property line, as approved on the Development Plan.
- ii. Landscape screening shall be installed along the northern edge of the subarea to screen from the industrial properties to the north, as approved on the Development Plan.
- iii. Decorative fencing and additional landscape improvements, shall be installed along the development's frontage on Street "A" as approved as part of the Development Plan.

d) Building Requirements

- i. Fifty (50) feet maximum building height.
- ii. No unit entrances shall be below ground.
- iii. All buildings shall feature articulated building elements such as porticos, dormers, balconies, recesses, awnings or similar elements to break up the building mass.
- iv. Exterior finishes shall consist of brick, stone, cast stone, cement board siding, vinyl siding or a combination thereof. No more than 50% of any exterior building elevation fronting on a public right-of-way shall be finished with vinyl, 0.044" thickness or greater siding.
- v. Fencing and railings shall be approved as part of the Development Plan.
- vi. Accessory structures including maintenance structures, garages, dumpster enclosures and other community facilities shall be designed and finished with the same level of architectural detail and treatment as primary buildings.

e) Streets

- i. All streets within the subarea shall be privately owned and maintained.
- ii. All streets and drive aisles shall be a minimum of twenty-two (22) feet in width.
- iii. Street composition and other standards may be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.

J. **SUBAREA I**

1. **Permitted Uses**

- a) Assisted Living
- b) Independent Living
- c) Memory Care
- d) Private support facilities and amenities including dining venues, indoor and outdoor activity areas and shops limited to the use of residents and their guests
- e) Nursing Home
- f) Detached and attached condominium dwellings
- g) Support facilities and accessory uses such as clubhouse, pool and other common amenities associated with a residential condominium development
- h) Research and development uses including research related to product development in conjunction with testing, laboratory and minor fabricating and assembly operations.
- i) Administrative, professional and business offices and institutional uses including, but not limited to, medical and medical-related activities; legal, engineering and architectural services; accounting, auditing and other bookkeeping services and other similar uses.

2. **General Development Standards**

a) Access

- i. No direct access shall be granted off Southwest Boulevard.

b) Landscaping

- i. Along Southwest Boulevard: A continuous three (3) foot height minimum earthen mound with one 2.5-inch minimum caliper tree planted for each thirty-five (35) linear feet of parking lot frontage. Trees may be grouped. Additional planting beds containing annual and/or perennial flowers to increase the aesthetic appeal of the frontage is encouraged and will be approved as part of the Development Plan for individual sites.
- ii. Along the western boundary adjacent to existing homes on Demorest Road, a landscape screen shall be installed in the form of a continuous 80% landscape hedge, fence, wall or a combination thereof or as approved on the Development Plan.

3. **Institutional Uses:** The following development standards shall apply to those uses set forth in 1. a), b), c), d), and e) of this Section J:

a) Setbacks

	Front (Southwest Blvd Frontage)	Front (Streets E/F Frontage)	Side/Rear (Adjacent to Residential Properties)
Building Setback	50'	50'	35'

Parking and Drive Aisle Setback	30'	20'	50'
---------------------------------	-----	-----	-----

b) Building Requirements

- i. All buildings shall feature four-sided architecture.
- ii. Garages or other covered parking structures shall feature similar architectural details as utilized on the primary structure(s).
- iii. Fifty-five (55) feet maximum building height.

c) Parking Requirements

- i. Independent or Assisted Living Facilities: 0.5 parking space shall be required for every bedroom, plus one (1) space for each employee during peak shift.
- ii. Memory Care: One (1) parking space shall be required for every three (3) beds, plus 1 space per 200 square feet of administrative and staff work area.

d) Landscaping

- i. Landscaping shall be installed for all parking and vehicular use areas as noted below.
 - (a) Along Streets "E" and "F": A continuous three (3) foot height minimum evergreen hedge with one 2.5-inch minimum caliper tree planted for each thirty-five (35) linear feet of parking lot frontage. Trees may be grouped.
 - (b) Within all parking lots and vehicular use areas: Landscape islands and peninsulas shall be installed according to the current code requirements for "Interior Vehicular Use Areas."

4. **Condominium Dwellings:** The following development standards shall apply to those uses set forth in 1. f) and g) of this Section J:

a) Density

- i. 6.0 dwelling units per acre maximum density.

b) Setbacks

- i. Twenty (20) feet minimum building and parking setback from property lines where adjacent to single-family residential subareas.
- ii. Ten (10) feet minimum between buildings.
- iii. Twenty (20) feet minimum front building setbacks for all structures measured from the back of curb of private streets.

c) Building Requirements

- i. All condominium unit dwellings shall have a two-car garage.
- ii. Condominium units adjacent to or directly across the street from each other shall have either a different floor plan, elevation, color or contain other unique architectural details.
- iii. The rear of any condominium unit located directly adjacent to a public roadway shall feature enhanced exterior aesthetic improvements as approved on the Development Plan.

- iv. The minimum living area (finished space) of each condominium unit shall be 1,400 square feet. Minimum square footage shall include only livable area, excluding garages and basements.

d) Streets

- i. All streets within the subarea shall be privately owned and maintained by a Condominium Association.
- ii. All streets shall be a minimum of 22 feet in width measured from back of curb.
- iii. Street composition and other standards shall be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.
- iv. Decorative fencing and additional landscape improvements, shall be installed along the development's frontage on Streets "E" and "F" as approved as part of the Development Plan.

5. **Research and development, offices, and other similar uses:** The following development standards shall apply to those uses set forth in 1. h) and i) of this Section J:

a) Setbacks

	Front (Southwest Blvd Frontage)	Front (Streets E/F Frontage)	Side/Rear (Adjacent to Residential Properties)
Building Setback	50'	50'	50'
Parking and Drive Aisle Setback	30'	20'	50'

b) Parking Requirements

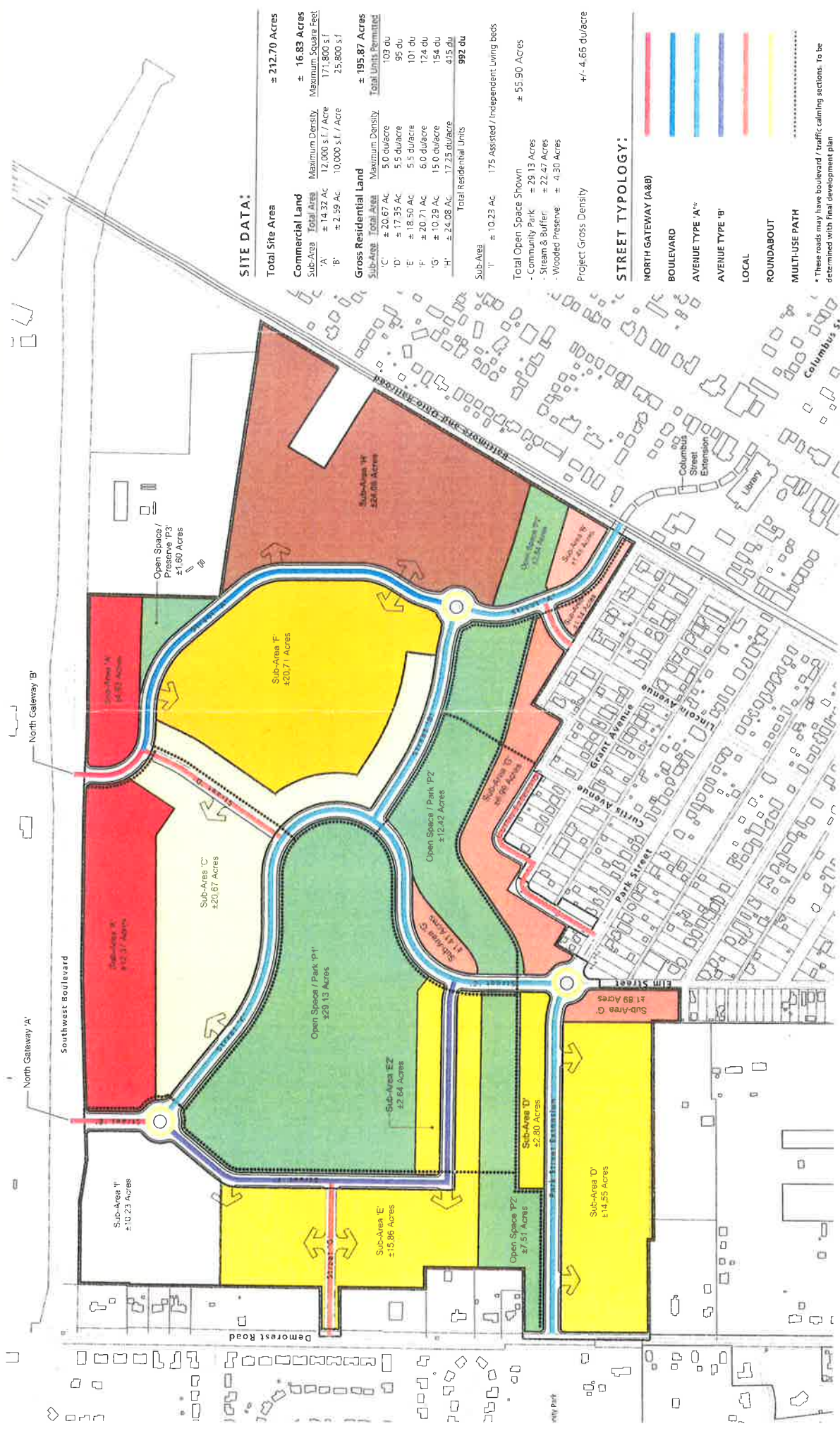
- i. Parking spaces shall be a minimum of nine (9) feet in width and 18 feet in length.
- ii. A minimum of one (1) parking space shall be provided for every 300 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
- iii. A maximum of one (1) parking space shall be provided for every 75 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.

c) Screening

- i. Landscape screening shall be installed adjacent to residential properties. Screening shall be in the form of a continuous 80% landscape hedge, solid fence, wall or earthen mound.
- ii. Service courts, waste and refuse areas, ground and roof-mounted mechanical and electrical equipment shall be screened from view from all public streets and adjacent residential uses in their entirety by mounding, landscaping and/or walls. Screening shall be at least six (6) inches taller than the height of any containers or equipment that may be in these areas and shall have the same or complementary material as the building exterior.
- iii. All roof mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet around the top of the building. Screening design and material shall be architecturally compatible with the remainder of the building.

d) Landscaping

- i. Landscaping shall be installed for all parking and vehicular use areas as noted below.
 - (a) Along Streets "E" and "F": A continuous three (3) foot height minimum evergreen hedge with one 2.5-inch minimum caliper tree planted for each 40 linear feet of parking lot frontage.
 - (b) Within all parking lots and vehicular use areas: Landscape islands and peninsulas shall be installed according to the Code requirements for "Interior Vehicular Use Areas."
- ii. Landscape areas shall be installed adjacent to buildings, based on the building perimeter noted below. Combining the planting areas noted below is acceptable provided that combined planting areas are visible from public rights-of-way.
 - (a) One (1) tree shall be planted for every 50 linear feet of building perimeter. Trees shall be 2.5-inch minimum caliper at installation.
 - (b) A minimum of 30 square feet of landscape areas containing shrubs, ground cover or other ornamental plantings are required for each 50 linear feet of building perimeter. Plantings are to be 24 inches minimum and five (5) foot maximum spacing at installation.



SITE DATA:

Total Site Area			± 212.70 Acres
Commercial Land			± 16.83 Acres
Sub-Area	Total Area	Maximum Density	Maximum Square Feet
'A'	± 14.32 Ac	12,000 s.f. / Acre	171,800 s.f.
'B'	± 2.59 Ac	10,000 s.f. / Acre	25,800 s.f.
Gross Residential Land			± 195.87 Acres
Sub-Area	Total Area	Maximum Density	Total Units Permitted
'C'	± 20.67 Ac	5.0 du/acre	103 du
'D'	± 17.35 Ac	5.5 du/acre	95 du
'E'	± 18.50 Ac	5.5 du/acre	101 du
'F'	± 20.71 Ac	6.0 du/acre	124 du
'G'	± 10.29 Ac	15.0 du/acre	154 du
'H'	± 24.08 Ac	17.25 du/acre	415 du
Total Residential Units			992 du
Sub-Area	Total Area	Maximum Density	Total Units Permitted
'I'	± 10.23 Ac	175 Assisted / Independent Living beds	
Total Open Space Shown			± 55.90 Acres
- Community Park			± 29.13 Acres
- Stream & Buffer			± 22.47 Acres
- Wooded Preserve			± 4.30 Acres
Project Gross Density			± 4.66 du/acre

STREET TYPOLOGY:

NORTH GATEWAY (A&B)

BOULEVARD

AVENUE TYPE 'A'

AVENUE TYPE 'B'

LOCAL

ROUNDABOUT

MULTI-USE PATH

* These roads may have boulevard / traffic calming sections. To be determined with final development plan



Beulah Park - Subarea Plan

City of Grove City, Ohio February 22, 2018

G2

Date: 04/09/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: C-26-18
1st Reading: 04/16/18
Public Notice: 4/18/18
2nd Reading: 05/07/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-26-18

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DOG TRAINING AND KENNEL SERVICE FOR K9 OHIO LOCATED AT 4446 BROADWAY

WHEREAS, K9 Ohio, applicant, has submitted a request for a Special Use Permit for a Dog Training and Kennel facility located at 4446 Broadway; and

WHEREAS, on April 03, 2018, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. Noise from the dog kenneling and training business shall be minimized to not negatively impact surrounding tenants; and
2. Dog waste, both on and off the site, shall be cleaned up immediately and placed in an appropriate trash receptacle and/or dumpster.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1k&l is hereby issued to K9 Ohio, located at 4446 Broadway, contingent upon the stipulations set by Planning Commission.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/10/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-17-18
1st Reading: 04/16/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

*Postpone
to 5/7/18*

RESOLUTION NO. CR-17-18

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR THE RESIDENCES AT BROWN'S FARM/THE COTTAGES AT BROWN'S FARM LOCATED AT 5273 HAUGHN ROAD

WHEREAS, on April 03, 2018, the Planning Commission recommended approval of the preliminary development plan for Stringtown Road Apartments with the following stipulations:

1. The annexation items shall be filed with Franklin County;
2. The applicant shall work with the City regarding roadway improvements around the site's access points along Haughn Road, south of Orders Road;
3. The applicant shall investigate the feasibility of reconfiguring access points to Orders Road;
4. Appropriate screening shall be installed when adjacent to existing single-family residences.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Preliminary Development Plan for The Residences at Brown's Farm/The Cottages at Brown's Farm, located at 5273 Haughn Road, contingent upon the stipulations set by Planning Commission.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 05/02/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Clerk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-20-18
1st Reading: 05/07/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-20-18

A RESOLUTION APPEALING THE DECISION OF THE BOARD OF ZONING APPEALS GRANTING VARIANCES FOR GARAGE SIZE AND SETBACKS LOCATED AT 4914 ELKHURST COURT

WHEREAS, on April 03, 2018 the Board of Zoning Appeals granted variances for a garage addition that exceeds the 900 square foot maximum by 519 square feet; and to reduce the side yard setback from 6' to 3' 8"; and

WHEREAS, in accordance with 1133.07 of the Codified Ordinances of the City of Grove City, Ohio, any aggrieved person or any elected official of the City may appeal a decision of the Board of Zoning Appeals to Council; and

WHEREAS, an appeal has been filed with the Clerk of Council against said variance.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby reverses the decision of the Board of Zoning Appeals and the variances granted for garage addition that exceeds the 900 square foot maximum by 519 square feet; and to reduce the side yard setback from 6' to 3' 8", located at 4914 Elkhurst Court is hereby repealed.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

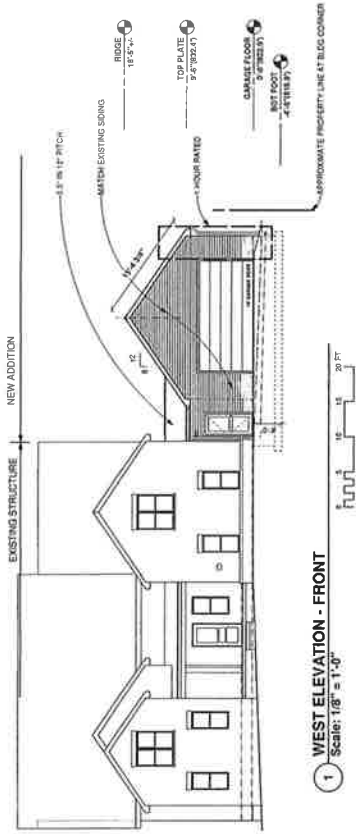
Passed:
Effective:

Attest:

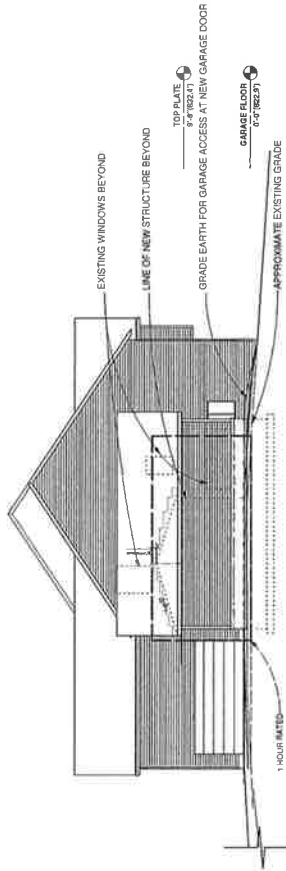
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

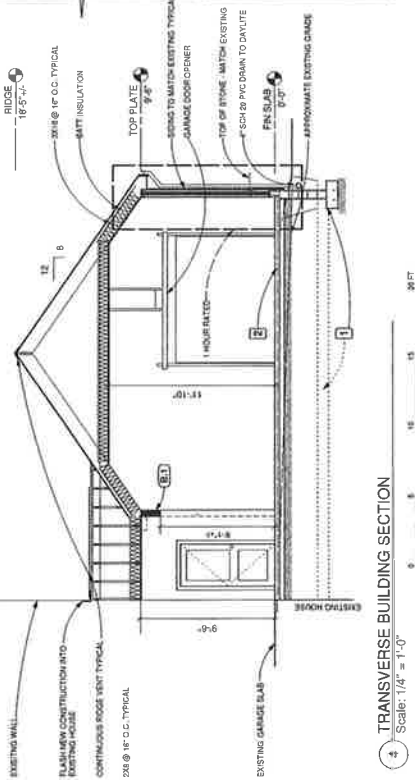
Stephen J. Smith, Director of Law



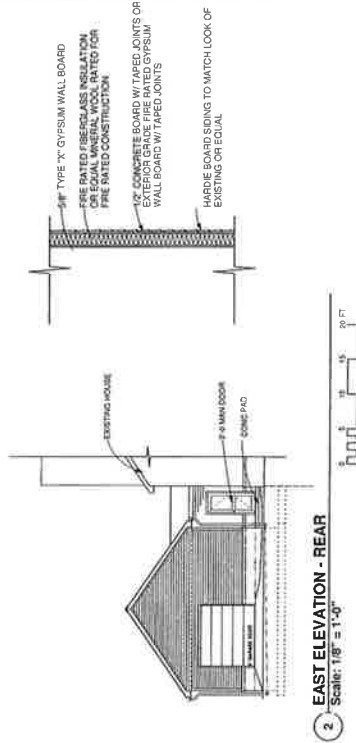
1 WEST ELEVATION - FRONT
Scale: 1/8" = 1'-0"



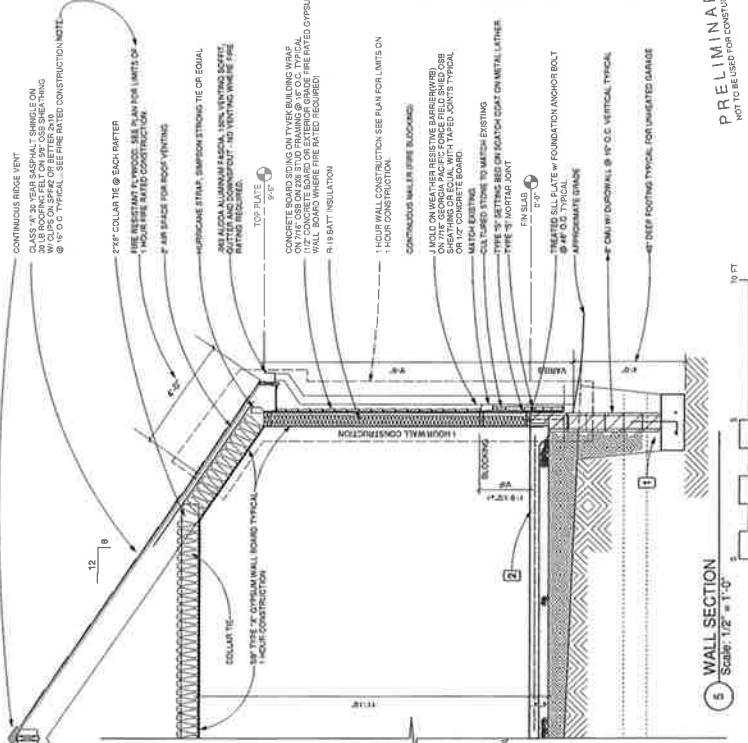
3 SOUTH ELEVATION - SIDE
Scale: 1/8" = 1'-0"



4 TRANSVERSE BUILDING SECTION
Scale: 1/4" = 1'-0"



2 EAST ELEVATION - REAR
Scale: 1/8" = 1'-0"



5 WALL SECTION
Scale: 1/2" = 1'-0"

NOTE: FIRE RATED CONSTRUCTION TO BE 1 HOUR RATED CONCRETE SIDING TO MATCH EXISTING VINYL.

LESNIAK GARAGE ADDITION
4914 ELKHURST WAY
GROVE CITY, FRANKLIN COUNTY OHIO

PERMITS
FOUNDATION PLAN
FLOOR/CEILING/FIRST FLOOR
ELECTRICAL SCHEDULE
MECHANICAL SCHEDULE
SHEET 1 OF 1

DATE
2/5/2018
SHEET:
A1.2

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

GREGORY G. MORGES
ARCHITECT
13181 S. DAWSON STREET
ALTOONA, PA 15001

Date: 05/02/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: City Clerk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No. : CR-21-18
1st Reading: 05/07/2018
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-21-18

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 68.55 ACRES LOCATED SOUTH OF ORDERS ROAD AND EAST & WEST OF HAUGHN ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 68.55+ acres located South of Orders Road and East & West of Haughn Road, in Jackson Township to the City of Grove City and signed by Joseph D. and Marcia L. Brown, was filed with the Board of County Commissioners of Franklin County, Ohio; and

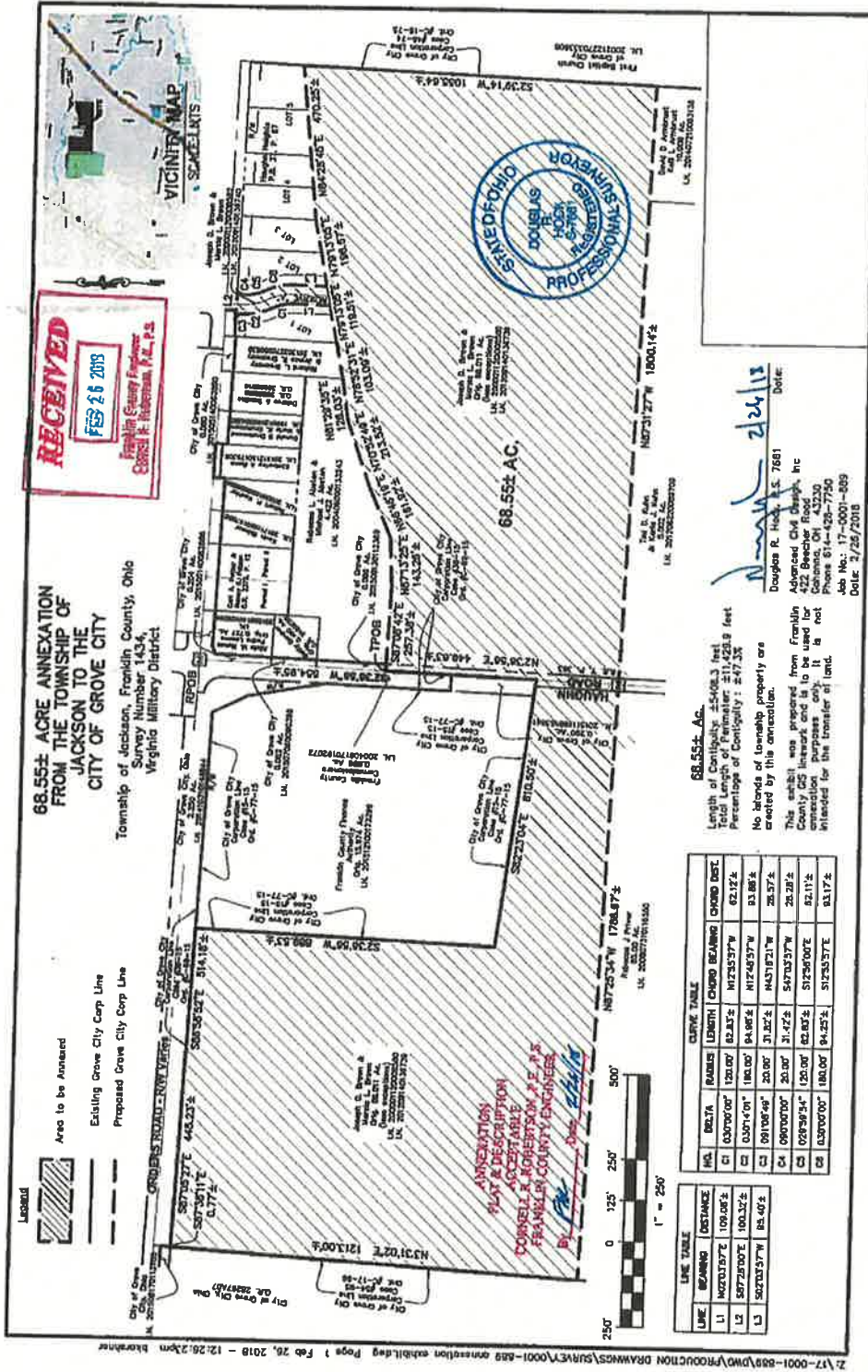
WHEREAS, a hearing on this petition is scheduled before the Board of County Commissioners of Franklin County; and

WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Upon its annexation to the City of Grove City, the 68.55+ acres located South of Orders Road and East & West of Haughn Road, proposed for annexation by Joseph D. and Marcia L. Brown, will receive the following municipal services from the City of Grove City:

Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional on the ability of the City of Columbus to provide water, the City of Grove City will have the ability to service this area. It is understood that all water line extensions are the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Sanitary Sewer:	The City has a written service area contract with the City of Columbus and the subject property is within the service area. Conditioned on the ability of the City of Columbus to provide sufficient sewage disposal capacity, the City of Grove City will have the ability to service the area. It is understood that all extensions of the sanitary sewer service is the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Solid Waste Collection:	Subject property is now serviced by and will continue to be serviced by a publicly bid contract for solid waste and recycling services.
Zoning:	In accordance with Section 1139.05(a) the Codified Ordinances of Grove City, Ohio, all annexed territory zoned under County or Township zoning shall be classified at the most comparable district of the Grove City Zoning Code, unless otherwise requested by the petitioner and approved by the City Council at which time a buffer will be required if the requested zoning classification is clearly incompatible with uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory is to be annexed.



RECEIVED
FEB 26 2013
Franklin County Engineer
Council R. Freeman, P.E., P.S.

**68.55± ACRE ANNEXATION
FROM THE TOWNSHIP OF
JACKSON TO THE
CITY OF GROVE CITY**
Township of Jackson, Franklin County, Ohio
Survey Number 1434,
Virginia Military District

Area to be Annexed
Existing Grove City Corp Line
Proposed Grove City Corp Line

**ANNEXATION
PLAN & DESCRIPTION
CONSISTENT WITH
FRANKLIN COUNTY ENGINEER
DOUGLAS R. HOOK, P.E., P.S.**

LINE	BEARING	DISTANCE
L1	N02°03'57"E	100.00±
L2	S87°25'00"E	100.32±
L3	S02°03'57"W	84.40±

NO.	BEARING	DISTANCE	CHORD BEARING	CHORD DIST.
C1	S02°03'57"E	100.00±	N72°55'57"W	82.12±
C2	S02°03'57"E	100.00±	N72°55'57"W	82.12±
C3	S02°03'57"E	100.00±	N72°55'57"W	82.12±
C4	S02°03'57"E	100.00±	N72°55'57"W	82.12±
C5	S02°03'57"E	100.00±	N72°55'57"W	82.12±

1" = 250'

68.55± AC.
Length of Property: 254,000.3 feet
Total Length of Property: 254,000.3 feet
Percentage of Contiguity: 2.47 %
No parcels of township property are
affected by this annexation.
This annexation was prepared from Franklin
County GIS data and is to be used for
informational purposes only. It is not
intended for the transfer of land.

DOUGLAS R. HOOK, P.E., P.S.
PROFESSIONAL ENGINEER
Seal No. 17-0001-889
Date: 2/26/2018

Date: 05/02/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: City Clerk
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-22-18
1st Reading: 05/07/2018
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-22-18

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 1.387 ACRES LOCATED AT 1230 STRINGTOWN ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 1.387+ acres located at 1230 Stringtown Road, in Jackson Township to the City of Grove City and signed by 1220 Stringtown LLC, was filed with the Board of County Commissioners of Franklin County, Ohio; and

WHEREAS, a hearing on this petition is scheduled before the Board of County Commissioners of Franklin County; and

WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Upon its annexation to the City of Grove City, the 1.387+ acres located at 1230 Stringtown Road, proposed for annexation by 1220 Stringtown LLC, will receive the following municipal services from the City of Grove City:

Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional on the ability of the City of Columbus to provide water, the City of Grove City will have the ability to service this area. It is understood that all water line extensions are the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Sanitary Sewer:	The City has a written service area contract with the City of Columbus and the subject property is within the service area. Conditioned on the ability of the City of Columbus to provide sufficient sewage disposal capacity, the City of Grove City will have the ability to service the area. It is understood that all extensions of the sanitary sewer service is the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Solid Waste Collection:	Subject property is now serviced by and will continue to be serviced by a publicly bid contract for solid waste and recycling services.
Zoning:	In accordance with Section 1139.05(a) the Codified Ordinances of Grove City, Ohio, all annexed territory zoned under County or Township zoning shall be classified at the most comparable district of the Grove City Zoning Code, unless otherwise requested by the petitioner and approved by the City Council at which time a buffer will be required if the requested zoning classification is clearly incompatible with uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory is to be annexed.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

CR-22-18

VICINITY MAP:



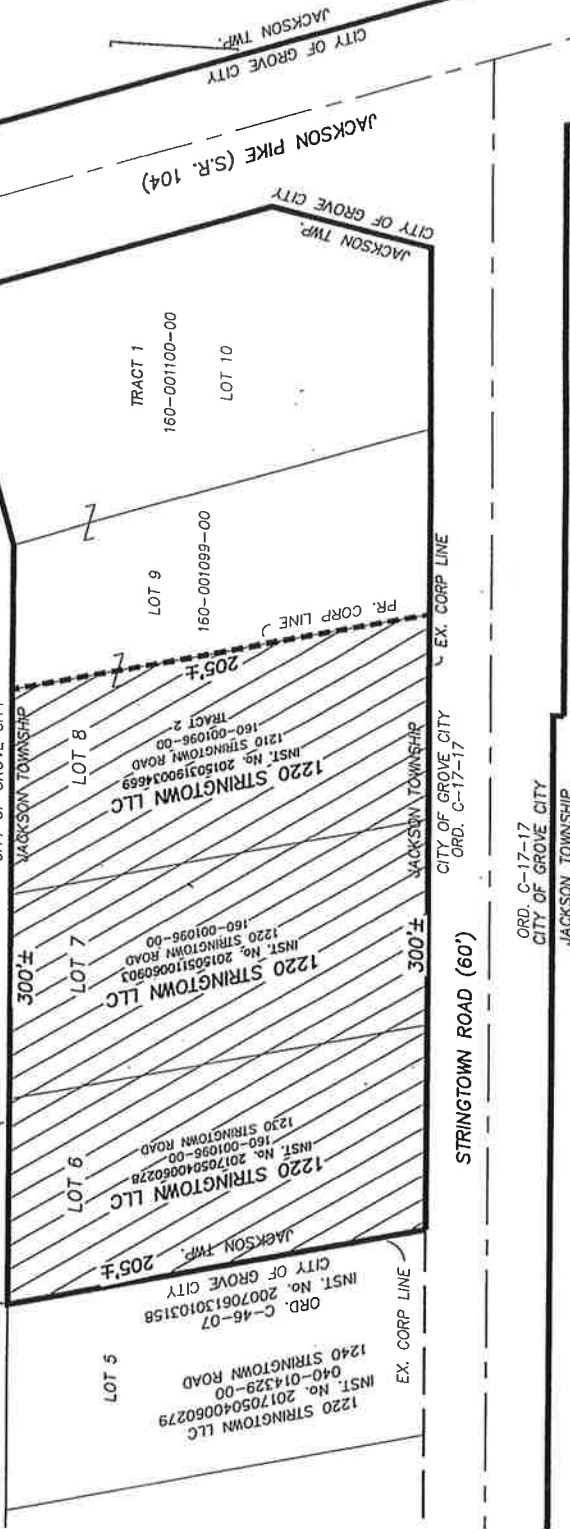
PROPOSED ANNEXATION OF 1.387 ACRES, MORE OR LESS
BEING LOTS 6, 7 AND 8 OF MILLER'S STRINGTOWN ROAD ADDITION
PLAT BOOK 24, PAGE 5, FRANKLIN COUNTY, OHIO
TO THE CITY OF GROVE CITY, OHIO FROM JACKSON TOWNSHIP
VIRGINIA MILITARY SURVEY 469
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

RECEIVED
APR 25 2018
Franklin County Planning Department
Franklin County, OH

MANHEIM SERVICES CORPORATION
O.R. 31643, PG. 116
87.926 ACRES
040-007339-00

PLACE OF BEGINNING
1.387 ACRES

O.R. 15011, PG. 603
ORD. C-7-90
CITY OF GROVE CITY



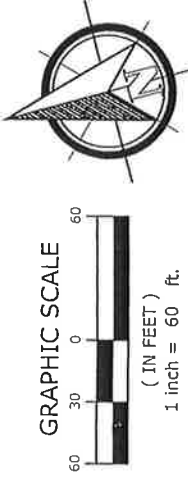
LEGEND:

- AREA TO BE ANNEXED
- EXISTING CITY OF GROVE CITY CORP. LINE
- PROPOSED CORP. LINE

CONTIGUITY NOTE:
THE TOTAL PERIMETER OF THE ANNEXATION IS 1010 FEET, OF WHICH 805 FEET IS CONTIGUOUS WITH THE CITY OF GROVE CITY BY ORDINANCE NUMBERS C-17-17, C-46-07 AND C-7-90, RESULTING IN 80% PERIMETER CONTIGUITY.

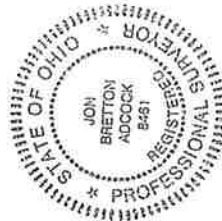
ALS LAND SURVEYORS
Focused on Excellence

1346 Hemlock Court N.E., Lancaster, Ohio 43130
Contact: Brett Adcock
740-654-0600
Fax: 740-654-0604
www.americanlandsurveyors.com



RECEIVED
APR 25 2018
Franklin County Engineer
Cornell K. Robertson, P.E., P.S.

ANNEXATION
PLAT & DESCRIPTION
CORNEILL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By: *[Signature]* Date: 4/25/18



BY: *[Signature]* No. 8481
REGISTERED SURVEYOR

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	17-004	
DATE:	JANUARY 26, 2018	
SCALE:	1"=60'	
SHEET NO.:	1/1	