



CORRIDOR DEVELOPMENT DISTRICT (CDD) SIGN APPLICATION

(Code Section 153.115)

CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

NOTE: Applicants are highly encouraged to contact the Land Use and Long Range Planning for assistance and to discuss the Corridor Development District signage process prior to submitting a formal application.

I. **PROPERTY INFORMATION:** This section must be completed.

Property Address:	3890 Tuller Road	
Tax ID/Parcel Number(s):	273-008957	Parcel Size: (Acres) 4.631
Existing Land Use Development:	CC, Commercial	
Proposed Land Use Development:	N/A	
Existing Zoning District:	CC, Community Commercial District	

II. **CORRIDOR DEVELOPMENT DISTRICT SIGNAGE APPLICATION STATEMENT:** Please attach additional sheets if necessary.

State briefly how the proposed sign relates to the existing and potential future elements listed in §153.115(D)(2)(g, h):

We are only requesting changing out existing signs to reflect new logo & colors - size consistent with current signs

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III. **SIGNAGE INFORMATION:** This section must be completed.

Sign Location/Address: 3890 Teller Road			
Sign Copy/Message: Infiniti Service			
Sign Contractor: Dan White Sign		Telephone: 614 444-3333	
Mailing Address: 11640 Harmon Ave Columbus OH 43223			
Sign Type: <input checked="" type="checkbox"/> Monument/ Ground <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Window <input type="checkbox"/> Projecting <input type="checkbox"/> Entry Feature <input type="checkbox"/> Other			
Permit Type: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> REPLACEMENT <input type="checkbox"/> OTHER		Size of Sign Face: HEIGHT _____ X WIDTH _____ = _____ SQ.FT. IN AREA	
Setback from ROW:	Lot Frontage:	Building Frontage: 200'	Width of Tenant Space:
Height to Top of Sign from Grade: 74'	Sign Colors: (1) Silver (2) black (3)		
Sign Illumination: <input checked="" type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL <input type="checkbox"/> NONE *AN OPAQUE BACKGROUND IS REQUIRED ON ALL SIGNS			

IV. **PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW:** Please submit large (24x36) and small (11x17) sets of plans. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

<input type="checkbox"/>	ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES
<input type="checkbox"/>	FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY
<input type="checkbox"/>	FOURTEEN (14) COPIES OF A TAX PARCEL ID indicating property owners and parcel numbers for all parcels within 500 feet of the site.
<input type="checkbox"/>	FOURTEEN (14) COPIES OF A SCALED, SITE/STAKING PLAN SHOWING all existing signs, their size and height, all proposed signs, their size and height; all streets, property lines and buildings on the site. Please dimension all setbacks for monument/ground signs.
<input type="checkbox"/>	FOURTEEN (14) COPIES OF SCALED AND DIMENSIONED LANDSCAPE PLAN(S) for all ground signs, listing the type, size, and quantity of all plants. See Section 153.158(D) – Landscaping of the Codified Ordinances of the City of Dublin, Ohio. Landscaping Plan.
<input type="checkbox"/>	FOURTEEN (14) SCALED AND DIMENSIONED SIGN ELEVATION DRAWINGS of all proposed signs with applicable foundation/attachment details required by the Building Code. Scaled and dimensioned building elevations are required for all wall, window, canopy, and projecting signs.

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V. **CONTIGUOUS PROPERTY OWNERS:** Please attach additional sheets if necessary.

It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. List all neighboring property owners within **150 feet** of the perimeter of the property based on the County Auditor's current tax list. Electronic copies of lists are encouraged.

PROPERTY OWNER (not Mortgage Company or Tax Service)	MAILING ADDRESS	CITY/ STATE/ ZIP CODE
Attached		

VI. **PROPERTY OWNER:** This section must be completed.

Current Property Owner: Savoy Properties	
Mailing Address: (Street, City, State, Zip Code) 3890 Tuller Rd, Dublin, OH 43017	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VII. **REPRESENTATIVE(S) OF OWNER:** Please complete if applicable. Attach additional sheets for multiple representatives.

Representative: (Tenant, Architect, Designer, Contractor, etc.) Jill Waddell - Danite Sign	
Mailing Address: (Street, City, State, Zip Code) 1660 Harmon Ave. Columbus OH 43223	
Daytime Telephone: 614 444-3333	Fax: 614 444-3026
Email or Alternate Contact Information: J.Waddell@danite-sign.com	
Who is the PRIMARY CONTACT PERSON for this application? Jill Waddell	

VIII. **AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application.

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The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

IX. AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S): Please complete, if applicable. This section must be notarized.

I, X Daniel Schmidt, the owner, hereby authorize _____ to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: X Daniel Schmidt Date: 12-14-07

Subscribed and sworn to before me this 14th day of December, 2007
 State of Ohio
 County of Franklin Notary Public: Marguerite R. Montgomery



MARGUERITE R. MONTGOMERY
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES JAN. 29, 2011

X. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, Jill Waddell, the owner/authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Owner or Authorized Representative: Jill Waddell Date: 1/23/08

Subscribed and sworn to before me this 23 day of JANUARY, 2008
 State of Ohio Notary Public: Patricia J. Woods
 County of Franklin My Commission Expires June 22, 2010



NOTE: THE PRIMARY CONTACT PERSON WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY:

Amount Received: 580 Application No: 08-009 CDDs P&Z Date(s): _____ P&Z Action: _____
 Receipt No: 7433 MIS Fee No: _____ Date Received: 1-25-08 Received By: CDH
 Type of Request: CDD - Sign

(N) S, E, W (Circle) Side of: Tuller Road
 Distance from Nearest Intersection: 1,200 FEET. (N) S, (E) W (Circle) from Nearest Intersection
 Nearest Intersection: Tuller AND Village Pkwy

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**Infiniti of Dublin
3890 Tuller Road**

Requesting changing out existing monument sign and wall sign to reflect new colors and logo for Infiniti

Existing: Monument – 3'x8' double face illuminated sign cabinet on 12" brick base
Letters – 36"x25'6" illuminated, red letters – 76.5 square feet

New: Monument –
Letters – 3'9" logo with 1'3" letters – total square feet 41.8
Service letters – new – 15" channel letters – 7 square feet

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EXHIBIT "A"

PARCEL I

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF DUBLIN, BEING IN QUARTER TOWNSHIP 2, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS, CONTAINING 3.350 ACRES OF LAND, MORE OR LESS, SAID 3.350 ACRES BEING OUT OF THAT 12.193 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL SAWMILL LIMITED PARTNERSHIP BY DEED OF RECORD IN OFFICIAL RECORDS VOLUME 6439, PAGE F14, PART OF SAID 3.350 ACRES BEING PART OF VACATED TULLER ROAD (0.997 ACRE) BY THE VILLAGE OF DUBLIN, OHIO ORDINANCE NO. 26-87 PASSED ON MARCH 2, 1987 AND SHOWN (CROSSHATCHED) ON THE RECORDED PLAT OF THE DEDICATION OF PART OF TULLER ROAD AND EASEMENTS, OF RECORD IN PLAT BOOK 66, PAGE 13, BOTH BEING OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 3.350 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A P.K. NAIL IN A SOUTHERLY LINE OF SAID 12.193 ACRE TRACT AT THE CENTERLINE INTERSECTION OF TULLER ROAD AND FEDERATED BOULEVARD AS SAID CENTERLINE INTERSECTION IS SHOWN AND DELINEATED UPON THE RECORDED PLAT OF DUBLIN VILLAGE CENTER (DEDICATION OF FEDERATED BOULEVARD, DUBLIN CENTER DRIVE, TULLER ROAD AND EASEMENTS), OF RECORD IN PLAT BOOK 65, PAGES 27 AND 28, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE EASTWARDLY, WITH THE CENTERLINE OF TULLER ROAD (PLAT BOOK 65, PAGE 27 AND 28) AND WITH THE SOUTHERLY BOUNDARY OF SAID 12.193 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 85 DEG. 55' 44" E, A DISTANCE OF 619.99 FEET TO A RAILROAD SPIKE AT AN ANGLE POINT;
2. S 87 DEG. 18' 16" E, A DISTANCE OF 226.35 FEET TO A POINT IN THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THAT 2.605 ACRE TRACT OF LAND CONVEYED TO COLUMBUS INN SAWMILL BY DEED OF RECORD IN OFFICIAL RECORDS VOLUME 9006, PAGE A04, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE N 2 DEG. 41' 44" E, WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID 2.605 ACRE TRACT; A DISTANCE OF 30.00 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT THE TRUE POINT OF BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID 2.605 ACRE TRACT;

THENCE FROM SAID TRUE POINT OF BEGINNING, N 2 DEG. 41' 44" E, WITH THE EASTERLY LINE OF SAID 2.605 ACRE TRACT, A DISTANCE OF 268.04 FEET TO A 3/4 INCH (I.D.) IRON PIPE IN A NORTHERLY LINE OF SAID 12.193 ACRE TRACT AT THE NORTHEASTERLY CORNER OF SAID 2.605 ACRE TRACT, THE SAME BEING IN A SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE ROUTE I-270;

THENCE EASTWARDLY WITH THE NORTHERLY BOUNDARY OF SAID 12.193 ACRE TRACT AND WITH THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINES OF SAID INTERSTATE ROUTE I-270, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 80 DEG. 30' 13" E, A DISTANCE OF 462.54 FEET TO A 3/4 INCH (I.D.) IRON PIPE;
2. S 58 DEG. 35' 45" E, A DISTANCE OF 263.87 FEET TO A 3/4 INCH (I.D.) IRON PIPE;
3. S 67 DEG. 06' 21" E, A DISTANCE OF 5.40 FEET TO A 3/4 INCH (I.D.) IRON PIPE;

THENCE S 2 DEG. 41' 44" W, A DISTANCE OF 96.25 FEET TO A 3/4 INCH (I.D.) IRON PIPE IN A CURVE IN A NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TULLER ROAD (PLAT BOOK 66, PAGE 13);

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THENCE WESTWARDLY WITH A NORTHERLY RIGHT-OF-WAY LINE OF SAID TULLER ROAD (PLAT BOOK 66, PAGE 13) AND WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 18 DEG. 16' 28" AND A CHORD THAT BEARS N 78 DEG. 10' 02" W, A CHORD DISTANCE OF 73.05 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT A POINT OF TANGENCY IN A NORTHERLY RIGHT-OF-WAY LINE OF SAID TULLER ROAD (PLAT BOOK 65, PAGE 27 AND 28);

THENCE N 87 DEG. 18' 16" W, WITH A NORTHERLY RIGHT-OF-WAY LINE OF SAID TULLER ROAD (PLAT BOOK 65, PAGE 27 AND 28), A DISTANCE OF 623.66 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 3.350 ACRES OF LAND, MORE OR LESS.

WE HEREBY CERTIFY THAT THE FOREGOING DESCRIPTION WAS PREPARED FROM INFORMATION OBTAINED FROM ACTUAL FIELD SURVEYS CONDUCTED BY BAUER, DAVIDSON & MERCHANT, INC. IN AUGUST AND SEPTEMBER OF 1985 IN NOVEMBER OF 1986 AND IN MAY OF 1987.

ALL OF THE SURVEY MARKERS NOTED IN THE FOREGOING DESCRIPTION WERE IN PLACE IN MAY OF 1987.

THE BEARINGS GIVEN IN THE FOREGOING DESCRIPTION CORRESPOND TO THE BEARINGS OF THE CENTERLINE OF SURVEY MADE BY THE OHIO DEPARTMENT OF HIGHWAYS FOR INTERSTATE ROUTE I-270 (FRA-270-10-33.N).



TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PREMISES:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF DUBLIN, BEING IN QUARTER TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS, BEING A STRIP OF LAND, THIRTEEN FEET IN WIDTH, SAID THIRTEEN FOOT WIDE, STRIP BEING IN THAT 12.193 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL SAWMILL LIMITED PARTNERSHIP BY DEED OF RECORD IN OFFICIAL RECORDS VOLUME 6439, PAGE F14, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, THE CENTERLINE OF SAID THIRTEEN FOOT WIDE STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE CENTERLINE INTERSECTION OF TULLER ROAD AND FEDERATED BOULEVARD AS SAID CENTERLINE INTERSECTION IS SHOWN AND DELINEATED UPON THE RECORDED PLAT OF DUBLIN VILLAGE CENTER (DEDICATION OF FEDERATED BOULEVARD, DUBLIN CENTER DRIVE, TULLER ROAD AND EASEMENTS), OF RECORD IN PLAT BOOK 65, PAGES 27 AND 28, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE N 85 DEG. 55' 44" E, WITH THE CENTERLINE OF SAID TULLER ROAD, A DISTANCE OF 452.74 FEET TO A POINT; THENCE N 4 DEG. 04' 16" W, A DISTANCE OF 30.00 FEET TO A POINT IN A NORTHERLY RIGHT-OF-WAY LINE OF SAID TULLER ROAD;

THENCE EASTWARDLY, WITH THE NORTHERLY RIGHT-OF-WAY LINES OF SAID TULLER ROAD, THE SAME BEING PARALLEL WITH AND 30.00 FEET NORTHERLY FROM, AS MEASURED AT RIGHT ANGLES, THE CENTERLINE OF SAID TULLER ROAD, THE FOLLOWING TWO (2) DISTANCES AND COURSES:

1. N 85 DEG. 55' 44" E, A DISTANCE OF 169.03 FEET TO A POINT;
2. S 87 DEG. 18' 16" E, A DISTANCE OF 221.62 FEET TO THE TRUE POINT OF BEGINNING;

THENCE FROM SAID TRUE POINT OF BEGINNING, N 2 DEG. 41' 44" E, A DISTANCE OF 68.00 FEET TO THE POINT OF ENDING.

PARCEL II

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, BEING IN QUARTER TOWNSHIP 2, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS, BEING A 0.546 ACRE AREA OF LAND, MORE OR LESS, 0.203 ACRE OF SAID 0.546 ACRE BEING OUT OF THAT 12.193 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CONTINENTAL SAWMILL LIMITED PARTNERSHIP, OF RECORD IN OFFICIAL RECORDS VOLUME 6439, PAGE F14 AND 0.343 ACRE OF SAID 0.546 ACRE BEING...

PARCEL 1
of
2
EQUAL

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ALL OF
(273)
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CONTINENTAL SAWMILL LIMITED PARTNERSHIP, OF RECORD IN OFFICIAL RECORDS VOLUME 6439, PAGE F17, SAID 41.724 ACRE TRACT OF LAND BEING PART OF LOT 1 AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT OF THE LANDS OF CHAUNCEY MCGURER, OF RECORD IN PLAT BOOK 12, PAGE 27 AND PART OF SAID 0.546 ACRE AREA OF LAND BEING PART OF VACATED TULLER ROAD (0.977 ACRE) BY THE VILLAGE (CITY) OF DUBLIN ORDINANCE NO. 26-87 PASSED ON MARCH 2, 1987 AND SHOWN (CROSSHATCHED) ON THE RECORDED PLAT OF THE DEDICATION OF PART OF TULLER ROAD AND EASEMENTS, OF RECORD IN PLAT BOOK 66, PAGE 13, ALL BEING OF RECORD IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, SAID 0.546 ACRE AREA OF LAND BEING MORE PARTICULARLY AS DESCRIBED:

BEGINNING AT A 1/2 INCH SOLID IRON PIN IN A SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE ROUTE I-270 AT THE NORTHEASTERLY CORNER OF SAID 12.193 ACRE TRACT, THE SAME BEING THE NORTHWESTERLY CORNER OF THAT 0.19 ACRE TRACT OF LAND DESIGNATED AS PARCEL NO. 4111-1WD AND DESCRIBED IN THE DEED TO THE STATE OF OHIO, OF RECORD IN DEED BOOK 2853, PAGE 256, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE S 2 DEG. 31' 46" W, WITH THE EASTERLY LINE OF SAID 12.193 ACRE TRACT, WITH AN EASTERLY LINE OF SAID 41.724 ACRE TRACT, WITH THE WESTERLY LINE OF SAID 0.19 ACRE TRACT AND WITH THE WESTERNMOST LINE OF THAT 2.27 ACRE TRACT OF LAND DESIGNATED AS PARCEL NO. 4115-A-WD AND DESCRIBED IN THE DEED TO THE STATE OF OHIO, OF RECORD IN DEED BOOK 2993, PAGE 192, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, A DISTANCE OF 109.76 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT AN ANGLE POINT IN THE BOUNDARY OF SAID 41.724 ACRE TRACT, THE SAME BEING THE SOUTHWESTERLY CORNER OF SAID 2.27 ACRE TRACT;

THENCE S 77 DEG. 21' 36" E, WITH A NORTHERLY LINE OF SAID 41.724 ACRE TRACT AND WITH A SOUTHERLY LINE OF SAID 2.27 ACRE TRACT, A DISTANCE OF 139.64 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT A POINT OF CURVATURE;

THENCE SOUTHEASTWARDLY WITH THE NORTHEASTERLY LINE OF SAID 41.724 ACRE TRACT, WITH THE SOUTHWESTERLY LINE OF SAID 2.27 ACRE TRACT AND WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 29 DEG. 16' 04" AND A CHORD THAT BEARS S 57 DEG. 56' 47" E, A CHORD DISTANCE OF 141.48 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT THE NORTHEASTERLY CORNER OF THAT 1.600 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BOB EVANS FARMS, INC., OF RECORD IN OFFICIAL RECORDS VOLUME 10275, PAGE F18, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE N 87 DEG. 08' 39" W WITH THE NORTHERLY LINE OF SAID 1.600 ACRE TRACT, A DISTANCE OF 211.44 FEET TO A 3/4 INCH (I.D.) IRON PIPE IN A CURVE IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TULLER ROAD (PLAT BOOK 66, PAGE 13) AT THE NORTHWESTERLY CORNER OF SAID 1.600 ACRE TRACT;

THENCE NORTHWESTERLY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TULLER ROAD (PLAT BOOK 66, PAGE 13) AND WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 52 DEG. 08' 10" AND A CHORD THAT BEARS N 42 DEG. 57' 43" W, A CHORD DISTANCE OF 202.14 FEET TO A 3/4 INCH (I.D.) IRON PIPE AT THE SOUTHEASTERLY CORNER OF THAT 3.350 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CONTINENTAL SAWMILL LIMITED PARTNERSHIP, OF RECORD IN OFFICIAL RECORDS VOLUME 12793, PAGE G12, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE N 2 DEG. 41' 44" E, WITH THE EASTERLY LINE OF SAID 3.350 ACRE TRACT, A DISTANCE OF 96.25 FEET TO A 3/4 INCH (I.D.) IRON PIPE IN A SOUTHEASTERLY LIMITED

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ACCESS RIGHT-OF-WAY LINE OF SAID INTERSTATE ROUTE I-270 AT THE NORTHEASTERLY CORNER OF SAID 3.350 ACRE TRACT, SAID IRON PIPE ALSO BEING IN A NORTHEASTERLY LINE OF SAID 12.193 ACRE TRACT;

THENCE S 67 DEG. 06' 21" E, WITH A SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID INTERSTATE ROUTE I-270 AND WITH A NORTHEASTERLY LINE OF SAID 12.193 ACRE TRACT, A DISTANCE OF 101.05 FEET TO THE POINT OF BEGINNING AND BEING A 0.546 ACRE AREA OF LAND, MORE OR LESS.

WE HEREBY STATE THAT THE FOREGOING DESCRIPTION WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY BAUER, DAVIDSON & MERCHANT, INC. BEGINNING IN SEPTEMBER OF 1985 AND EXTENDING THROUGH JANUARY OF 1990.

ALL OF THE SURVEY MARKERS NOTED IN THE FOREGOING DESCRIPTION WERE IN PLACE IN JANUARY OF 1990.

THE BEARINGS GIVEN IN THE FOREGOING DESCRIPTION CORRESPOND TO THE BEARINGS GIVEN FOR THE CENTERLINE OF SURVEY MADE BY OHIO DEPARTMENT OF HIGHWAYS FOR INTERSTATE ROUTE I-270 (FRA.-270-10.33N).

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Map Search Real Estate Search Auditor Home

Proximity Report Results

The selection distance was **150 feet**.
The selected parcel was **273-008957**.

To view a table showing the **5 parcels** within the displayed proximity, scroll down.

-  [Get Report](#)
-  [Print Window](#)
-  [Back to Proximity Report](#)

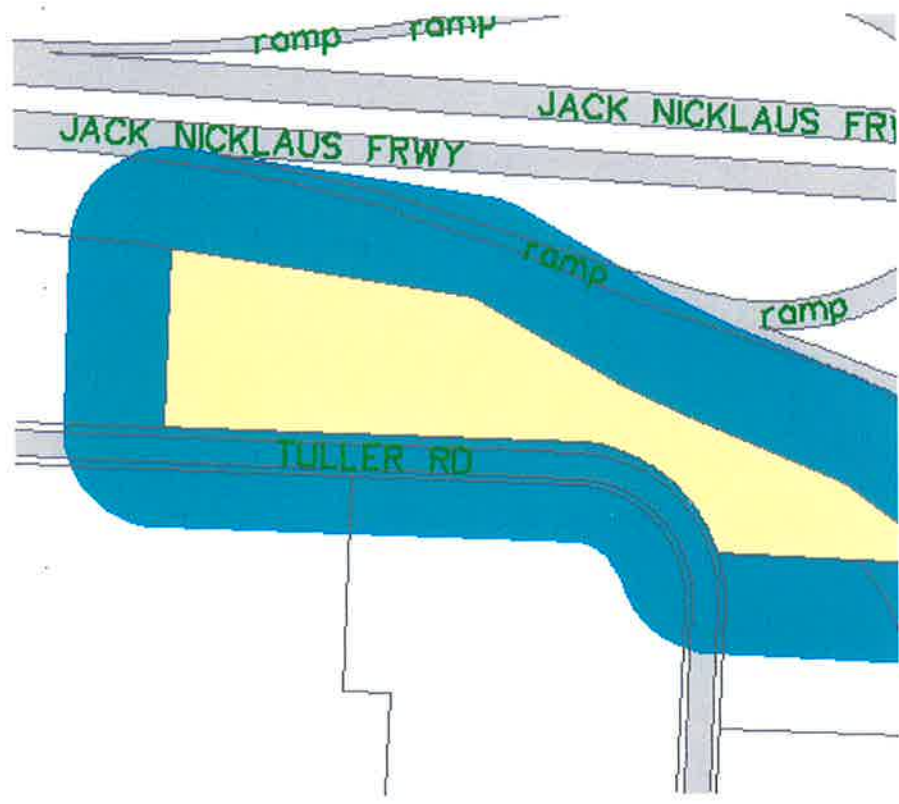


Image Date: Mon Jan 28 09:49:08 2008

Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The county mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any errors.

Proximity Parcels

- Hint:** To copy this report to another program:
1. Hold down the left mouse button over the top-left corner of the area you want to get.
 2. Drag the mouse to the bottom-left corner of the desired area.
 3. Let go of the mouse button.
 4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
273-009044	BEF REIT INC	3830 TULLER RD
273-009054	DDR CONTINENTAL LP	6711 DUBLIN CENTER DR
273-009035	EQI FINANCING PARTNERSHIP III L P	3920 TULLER RD
273-009055	LUCAS DUBLIN PARK LTD	6825 DUBLIN CENTER DR
273-008957	SAVOY PROPERTIES LTD	3890 TULLER RD



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Proximity Report Results

The selection distance was **500 feet**.
 The selected parcel was **273-008957**.

To view a table showing the **15 parcels** within the displayed proximity, scroll down.

-  [Get Report](#)
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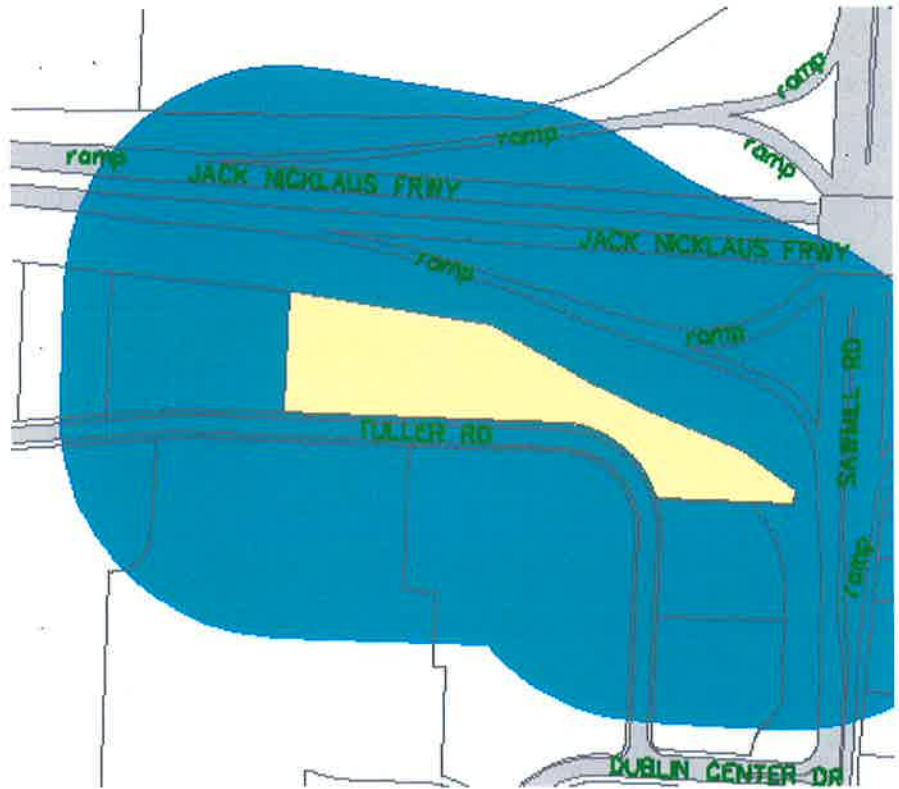


Image Date: Mon Jan 28 09:49:49 2008

Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any r

Proximity Parcels

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Parcel	Owner Name	Address
273-009044	BEF REIT INC	3830 TULLER RD
590-270663	CARMAX AUTO SUPERSTORES INC	2700 FARMERS DR
273-009045	DDR CONTINENTAL LP	6800 FEDERATED BLVD
273-009054	DDR CONTINENTAL LP	6711 DUBLIN CENTER DR
273-009077	DHN MANAGEMENT LLC	3950 TULLER RD
590-191331	DLS DUBLIN LLC	6835 CAINE RD
273-009035	EQI FINANCING PARTNERSHIP III L P	3920 TULLER RD
590-192108	FARMERS NEW WORLD LIFE INSURANCE CO	FARMERS DR
273-009055	LUCAS DUBLIN PARK LTD	6825 DUBLIN CENTER DR

273-008610 MCKITRICK PROPERTIES INC
590-191329 NORTHERN CLEANERS INC
590-200801 OHIO AUTOMOBILE CLUB
273-009043 PROGRESSIVE REALTY ASSOCIATES L P
590-250002 REALTY INCOME CORP
273-008957 SAVOY PROPERTIES LTD

3865 BRIGHT RD
6845 CAINE RD
6850 SAWMILL RD
3800 TULLER RD
6826 SAWMILL RD
3890 TULLER RD



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AUDITOR, FRANKLIN COUNTY, OHIO

Joseph W. Testa, Auditor

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PID: 273-008957
Savoy Properties Ltd
3890 Tuller Rd
Dublin, OH 43017-5018

- Parcel Info
- Parcel History ▶
- Building Info
- Building Sketch
- Area Maps ▶
- Select Items
- Reports ▶
- Theme Maps
- Countywide Maps ▶
- Photo
- Print ▶

- Links**
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County Location »

Legend »

Zoom IN

OUT

Move

Current Map:
1481' x 1090'

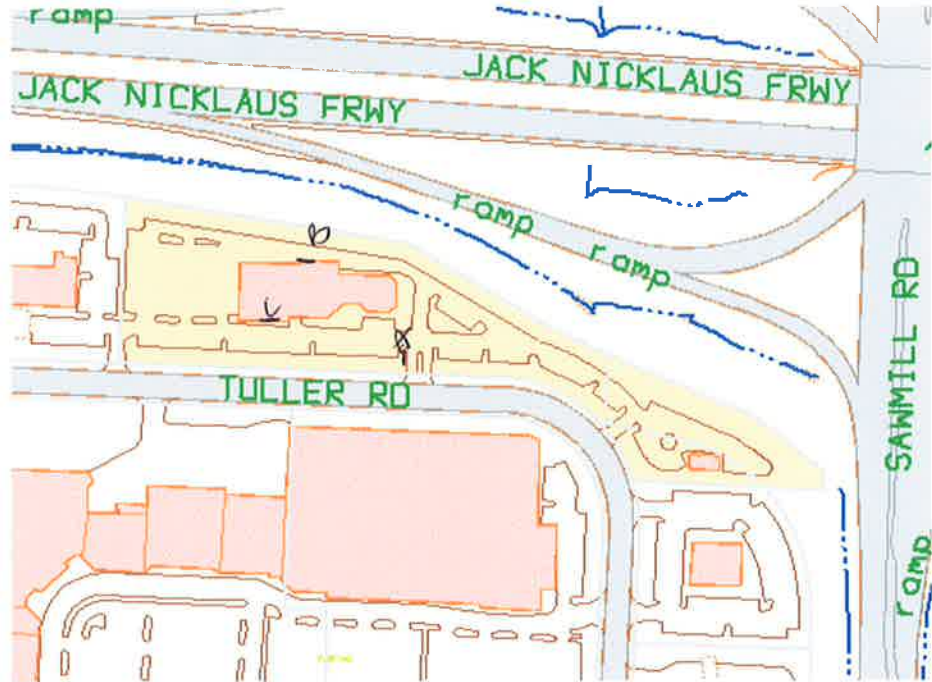


Image Date: Fri Feb 16 14:44:23 2007

Ortho Photographs taken in 2004

[Real Estate Page](#)

The closest fire station from the center of this map is 1.2 miles away. See [below](#) for more details.
 Measurements are over straight-line distances.

Hint: To see a list of parcels within a certain distance of the selected parcel, select Proximity Reports from the Reports option.

Link to:

- County Recorder Documents
- City of Dublin GIS



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Closest Fire Departments	
Washington Township - 92	1.2 miles
Columbus Station 27	1.5 miles
Columbus Station 11	2.6 miles

Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Existing cabinet 3'x8'
18" purchase - 4'0" h



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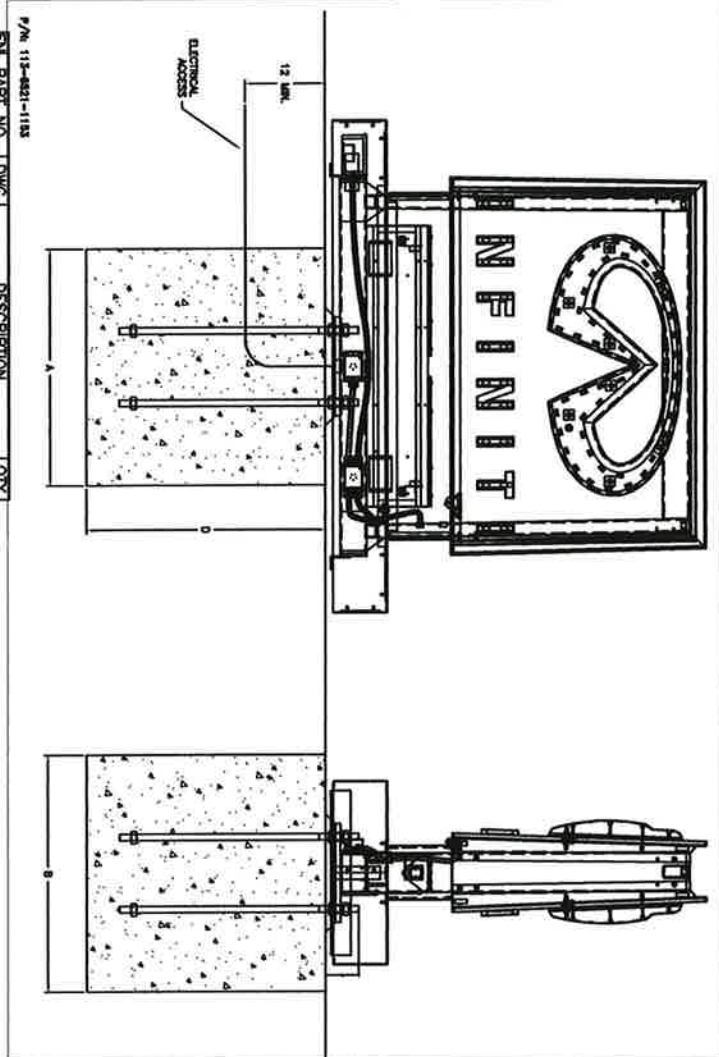
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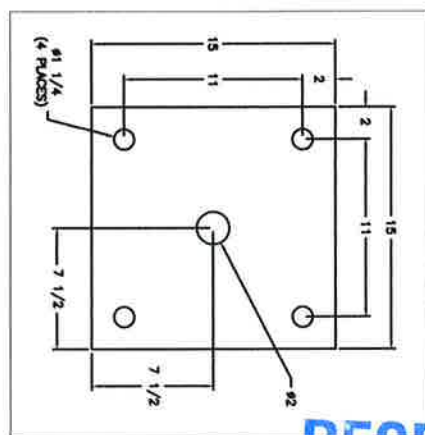


P/N: 113-8221-1133

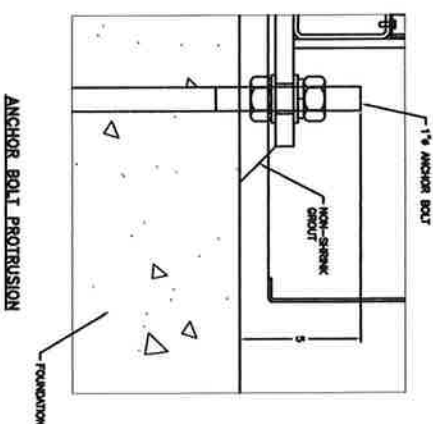
PN PART NO.	QTY	DESCRIPTION
113821	1	MONUMENT BASE
113822	1	CONCRETE
113823	1	CONCRETE
113824	1	CONCRETE
113825	1	CONCRETE
113826	1	CONCRETE
113827	1	CONCRETE
113828	1	CONCRETE
113829	1	CONCRETE
113830	1	CONCRETE
113831	1	CONCRETE
113832	1	CONCRETE
113833	1	CONCRETE
113834	1	CONCRETE
113835	1	CONCRETE
113836	1	CONCRETE
113837	1	CONCRETE
113838	1	CONCRETE
113839	1	CONCRETE
113840	1	CONCRETE
113841	1	CONCRETE
113842	1	CONCRETE
113843	1	CONCRETE
113844	1	CONCRETE
113845	1	CONCRETE
113846	1	CONCRETE
113847	1	CONCRETE
113848	1	CONCRETE
113849	1	CONCRETE
113850	1	CONCRETE

ANCHOR BOLTS - P/N: 11-27-008-8003
 SIZE: 1" x 12"
 100 PER FT. LD
 SPACING: 4'-30"

FOUNDATION TYPE	WIND LOAD (PER ROOM)	EXCHANGER (CONCRETE)	%	"A"	"B"	"C"	BOL. PRESSURE
VERTICAL SLAB	110 MPH	0.8 CL. VOS.	3'-0"	2'-6"	3'-0"	180 PSF/FT DEPTH	
BLANK	110 MPH	1.0 CL. VOS.	3'-0"	3'-0"	3'-0"	1300 PSF	
CASSON	110 MPH	0.8 CL. VOS.	42'-0"	—	3'-0"	160 PSF/FT DEPTH	



ANCHOR BOLT LAYOUT



ANCHOR BOLT PROTRUSION

Tolerance on hole location shall be ±0.015 inches. All dimensions are in inches. Property of ImagePort. Not to be reproduced. All holes, slots, or openings indicated by ImagePort and shall not be reproduced or disclosed to any person or firm of competition or any purpose without written permission of ImagePort.

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 57001-0451
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Drawn by: CHM
 Checked by: CHM
 Date: 4/24/08

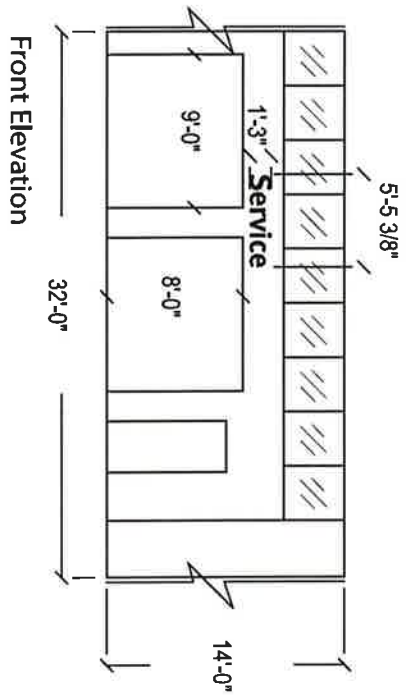
Customer: INFINITI
 Project: INSTALL ID-5 MONUMENT
 Drawing No: 092442

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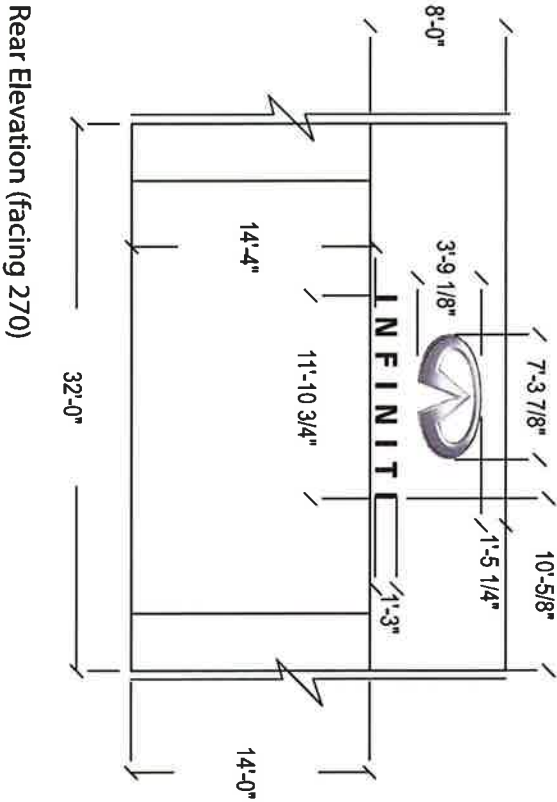
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INFINITI ELEVATIONS



Front Elevation



Rear Elevation (facing 270)

1040 - 27.1°
 12 Horseshoe
41.84

Scale: 3/32" = 1'

Account	INFINITI	Drawn By	ImagePoint	All ideas, plans or arrangements indicated in this drawing are copyrighted and owned by ImagePoint and shall not be reproduced, used by or disclosed to any person, firm or corporation for any purpose whatsoever without written permission of ImagePoint.
Project Title		IP Rep.	J. Sudaria	
Scale		Approved By		
Date Created		Date Revised		

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 www.imagepoint.com



SITE BEFORE NEW CONSTRUCTION



PROPOSED BUILDING AND SIGNAGE



A 54 Sq. Ft. Monument

Infiniti of Columbus (71232)
Dublin, OH
01/31/07

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NOV 29 2007

VARIANCE FORM

OFFICE USE ONLY

Date Ordered 11/21/07

Effective 11/27/07

Client DANITE SIGN COMPANY

Person JILL

Principle Property

Phone 444-3333

Owner SAVOY PROPERTIES LTD

150 Feet

Address 3890 TULLER RD

Pick-up _____

Parcel Number 273-008957

Mail _____

1.) Parcel # 273-009035

3.) Parcel # 273-009054

Owner EQI FINANCING PARTNERSHIP III LP

Owner DDR CONTINENTAL LP

TMA NATIONAL TAX SEARCH LLC

TMA DEVELOPERS DIVERSIFIED

C N A MARY FEHL

3300 ENTERPRISE BLVD

303 E WACKER DR #850

PO BOX 228042

CHICAGO IL 60601

BEACHWOOD OH 44122

PA 3920 TULLER RD

PA 6711-815 DUBLIN CENTER DR

2.) Parcel # 273-009044

4.) Parcel # 273-009055

Owner BEF REIT INC

Owner LUCAS DUBLIN PARK LTD

TMA BOB EVANS FARMS INC

TMA ONE MERCER RD

3776 S HIGH ST

PO BOX 9601

PO BOX 07863

NATICK MA 01760

COLUMBUS OH 43207-0863

PA 3830 TULLER RD

PA 6825 DUBLIN CENTER DR

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JAN 25 2008
08:00 9cdds
CITY OF DUBLIN
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GENERAL WARRANTY DEED

INFINITI PARTNERS OF COLUMBUS LIMITED PARTNERSHIP, an Ohio limited partnership for valuable consideration paid, grants, with general warranty covenants, to SAVOY PROPERTIES, LTD., an Ohio limited liability company, whose tax mailing address is 454 E. Main Street, Suite 280, Columbus, Ohio 43215 the following described real property:

Situated in the State of Ohio, County of Franklin, and City of ~~Columbus~~
DUBLIN

SEE EXHIBIT A.

Subject to real estate taxes and assessments, zoning ordinances, rights-of-way and easements, covenants, restrictions and conditions of record, if any.

Tax district and parcel number: 213-8957

Street address of property: 3890 Tuller Road
Dublin, OH 43017

Prior instrument reference: Volume 19977 page I-09 of the
Official Records of Franklin
County, Ohio.

Signed this 28th day of August, 1998.

Signed and acknowledged
in the presence of:

INFINITI PARTNERS OF COLUMBUS
LIMITED PARTNERSHIP

Daniel J. Kerscher
Print Name: Daniel J. Kerscher

By: CAC Properties, Inc., an Ohio
corporation, General Partner

Dawn A. Jones
Print Name: Dawn A. Jones

By: Don M. Casto, III
Don M. Casto, III, Chief Executive Officer

Margaret McCordless
Print Name: Margaret McCordless

By: Franklin E. Kass
Franklin E. Kass, President

R. M. Thomas
Print Name: Robert M. Thomas

STATE OF OHIO :
: SS:
COUNTY OF FRANKLIN :

The foregoing instrument was acknowledged before me this 28th day of August, 1998 by Don M. Casto, III, Chief Executive Officer, CAC Properties, Inc., an Ohio corporation, General Partner.

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DANIEL J. KERSCHER
ATTORNEY-AT-LAW
NOTARY PUBLIC, STATE OF OHIO
LIFETIME COMMISSION
TRANSFERRED
SEP 3 1998
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

20475
CONVEYANCE TAX
\$ 2,698.10
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

Governor's Deed State of Ohio

KNOW ALL MEN BY THESE PRESENTS: THAT,

WHEREAS: In connection with the construction of Interstate Route 270, Section 10.33N, Franklin County, Ohio, the State of Ohio (Ohio Department of Transportation) acquired highway right of way, now known as parcel 4115A-EL, by Warranty Deed, in the City of Dublin, Franklin County, Ohio, from:

<u>GRANTOR</u>	<u>PARCEL NO.</u>	<u>VOLUME</u>	<u>PAGE</u>
John I. Thomas	4115A-WD	2993	192
John & Pauline McKittrick	4111-IWD	2853	256

as recorded in the Recorder's Office of Franklin County, Ohio; and

WHEREAS: The above captioned highway project has been constructed, accepted by the Director of Transportation, and opened to the traveling public; and

WHEREAS: The Department of Transportation has determined that Parcel No. 4115A-EL can be disposed of without affecting the integrity of the highway system; and

WHEREAS: By letter dated June 7, 1999, the Federal Highway Administration granted concurrence in the disposal of (sale of) the subject parcel, pursuant to the provisions of 23 C.F.R. 713;

WHEREAS: The above referenced parcel was duly appraised and offered for sale at public auction on June 30, 1999 and then there came Savoy Properties, Ltd. an Ohio limited liability company, the sole abutting property owner, who submitted the highest bid of Eighty Thousand One Hundred Fifty and No/100 Dollars (\$80,150.00), pursuant to Section 5501.34 of the O.R.C., said amount being equal to or greater than the minimum acceptable bid as established by the State of Ohio (Ohio Department of Transportation);

Page 1 of 9 Pages

TRANSFERRED 4267
 MAR 10 2000
 JOSEPH W. TESTA
 AUDITOR
 FRANKLIN COUNTY, OHIO
 CONVEYANCE TAX
 \$ 80.20
 JOSEPH W. TESTA
 FRANKLIN COUNTY AUDITOR

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NOW, THEREFORE: THE STATE OF OHIO, by BOB TAFT GOVERNOR, acting under the authority of Sections 117.50, 5301.13 and 5501.34 of the Ohio Revised Code and in consideration of the sum of Eighty Thousand One Hundred Fifty and No/100 Dollars (\$80,150.00), does hereby declare that the aforementioned direct sale has been conducted in accordance with the statutory provisions of Chapter 5501.34 of the Ohio Revised Code, and that a Governor's Deed should be executed by conveying State Parcel No. 4115A-EL to Savoy Properties, Ltd. for the consideration of Eighty Thousand One Hundred Fifty and No/100 Dollars (\$80,150.00), said parcel being further described as follows:

LEGAL DESCRIPTION OF SAID 0.698 ACRE TRACT

PARCEL NO. 4115A-EL

Situated in the State of Ohio, County of Franklin, City of Dublin, being in Quarter Township 2, Township 2, Range 19, United States Military Lands and containing 0.698 acre of land, more or less, said 0.698 acre tract being all of that 0.19 acre tract of land designated as PARCEL NO. 4111-I-WD in the deed to the State of Ohio, of record in Deed Book 2853, Page 256, and part of that 2.27 acre tract of land designated as PARCEL NO. 4115-A-WD in the deed to the State of Ohio, of record in Deed Book 2993, Page 192, both being of record in the Recorder's Office, Franklin County, Ohio, said 0.698 acre tract being more particularly described as follows:

Beginning, for reference, at a 3/4-inch (I.D.) iron pipe set in the northeasterly right-of-way line of said relocated Tuller Road, at the northwesterly corner of that 1.600 acre tract of land described in Exhibit "A" in the deed to Bob Evans Farms, Inc., of record in Official Record 10275F 18, the same also being a southwesterly corner of that 0.546 acre tract of land referred to as PARCEL II in the deed to Savoy Properties, LTD, of record in Instrument No. 199809030225205, both being of record in the Recorder's Office, Franklin County, Ohio; thence S 87°08'39"E, with a southerly line of said PARCEL II and with the northerly line of said 1.600 acre tract, a distance of 211.44 feet to a 3/4-inch (I.D.) iron pipe found at the true point of beginning, at a northeasterly corner of said 1.600 acre tract and the southeasterly corner of said PARCEL II, the same being a point in a curve of the southwesterly line of said PARCEL 4115A-WD;

Thence, from said true point of beginning, with a southwesterly line of said PARCEL 4115-A-WD, with a northeasterly line of said PARCEL II, the same being with the arc of a curve to the left, having a radius of 280.00 feet, a central angle of 29° 16' 06" and a chord that bears N 57° 56' 47" W, a chord distance of 141.48 feet to a 3/4-inch (I.D.) iron pin found at angle point of said PARCEL 4115-A-WD and said PARCEL II;

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Thence N 77° 21' 36" W, with a southerly line of said PARCEL 4115 A-WD and with a northerly line of said PARCEL II, a distance of 139.64 feet to a 3/4-inch (I.D.) iron pin found at a southwesterly corner of said PARCEL 4115-A-WD, the same being at a corner of said PARCEL II;

Thence N 2° 31' 46" E, with a westerly line of said PARCEL 4115-A-WD, with a westerly line of said PARCEL 4111-1-WD, and with an easterly line of said PARCEL II, a distance of 109.76 feet to a 3/4-inch (I.D.) iron pipe set in the southerly Limited Access Right-of-Way Line of said Interstate Route 270, at a northwesterly corner of said PARCEL 4111-1-WD, the same being a northeasterly corner of said PARCEL II;

Thence S 67° 06' 21" E, with a northerly line of said PARCEL 4111-1-WD and with the southerly Limited Access Right-of-Way Line of said Interstate Route 270, a distance of 250.91 feet to a 3/4-inch (I.D.) iron pipe set at the easternmost corner of said PARCEL 4111-1-WD, the same being an angle point of said Limited Access Right-of-Way;

Thence S 52° 44' 58" E, with a northeasterly line of said PARCEL 4115-A-WD and a southerly Limited Access Right-of-Way Line of said Interstate Route 270, a distance of 149.20 feet to a 3/4-inch (I.D.) iron pipe set;

Thence S 2° 51' 21" W, crossing said PARCEL 4115-A-WD, a distance of 32.25 feet to a 3/4-inch (I.D.) iron pipe set;

Thence N 87° 08' 39" W, with the southerly line of said PARCEL II extended eastwardly, a distance of 97.09 feet to the true point of beginning and containing 0.698 acre of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from actual field survey conducted by Bauer, Davidson & Merchant, Inc. in October of 1998.

The bearings given in the foregoing description correspond to the bearing S 85° 38' 47" E as given for the centerline of survey made by the Ohio Department of Highways for Interstate Route I-270. (FRA-270-10-33.N)

BAUER, DAVIDSON & MERCHANT, INC.
Consulting, Engineers

By Gatis Erenpreiss Professional Surveyor No. 5572

Page 3 of 9 Pages

0-71-D
New Entry
0.698 Acres
(273)
Adj. to.
(273-9044)

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The following four easements will encumber the above described parcel of land:

1) An easement to construct, reconstruct, replace, use and maintain a gas pipeline is hereby reserved for Columbia Gas of Ohio, its assigns and successors. The exact location of said easement within the parcel being here conveyed is described below and shown in the plat in Exhibit "A" attached hereto.

10 FEET WIDE GAS PIPELINE EASEMENT TO BE RESERVED

Being a 10 feet wide gas pipeline easement located in The State of Ohio Parcel No. 4111-1-WD containing an original 0.19 acre of record in Deed Book 2853, page 256 and Parcel No. 4115-AWD containing an original 2.27 acre of record in Deed Book 2993, page 192, of the Franklin County, Ohio Recorder's Office and further being in the City of Dublin, Franklin County, Ohio, said 10 feet wide easement being more particularly described as follows:

Beginning in the Limited Access Right of Way line of I-270 at 403.85 feet right of station 694+35.93 as shown in the FRA-270-18.33N highway plans on file in the Delaware, Ohio office of the Ohio Department of Transportation;

thence South 67° 06' 21" East 250.91 feet, in said Limited Access Right of Way line, to an angle point in said line;

thence South 52° 44' 58" East 149.20 feet, in said Limited Access Right of Way line, to the Limited Access Right of Way line of Sawmill Road;

thence South 2° 51' 21" West 12.12 feet in the westerly Limited Access Right of Way line of Sawmill Road, to a point; thence North 52° 44' 58" West 154.79 feet, to an angle point;

thence North 67° 06' 21" West 245.94 feet, to an easterly line of the Savoy Properties, LTD Parcel II, 0.546 acre tract of record in Instrument No. 199809030225205 of said recorders records;

thence North 02° 31' 46" East 10.67 feet, to the place of beginning containing 4,004 square feet, or 0.09 acres, more or less.

2) An easement to construct, reconstruct, replace, use and maintain an underground electric distribution line is hereby reserved for Columbus Southern Power Company, its assigns and successors. The exact location of said easement within the parcel here being conveyed is described below and shown in the plat in Exhibit "B" attached hereto.

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**0.015± ACRE UNDERGROUND ELECTRIC UTILITY EASEMENT for
COLUMBUS SOUTHERN POWER COMPANY**

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2N, Range 19W of the United States Military Lands and being part of the same lands conveyed to the State of Ohio, Parcel No. 4111-1-WD, as recorded in Deed Book 2853, page 256, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, also being part of a 0.698 acre tract of land being shown in a boundary and topographic survey prepared by Bauer, Davidson and Merchant, Inc., Consulting Engineers dated February 9, 1999, and being a ten foot (10') wide strip of land for electric utility easement purposes, the centerline of which shall follow the centerline of an existing underground electric distribution line across said lands and being shown in Exhibit "B" attached hereto and made a part thereof, being more particularly described as follows:

Beginning at the intersection of said Columbus Southern Power Company underground transmission line with the westerly line of said 0.698 acre tract;
thence, N 02° 31' 46" E, 5.04 feet to a point; thence, S 79° 50' 49" E, 67.62 feet to a point; thence, S 10° 09' 11" W, 10.00 feet to a point; thence, N 79° 50' 49" W, 66.28 feet to a point on the westerly line of said 0.698 acre tract;

thence, N 02° 31' 46" E, 5.04 feet to the point of beginning and containing 0.015 acres of land, more or less.

Bearings are based on the westerly line of said State of Ohio, Parcel No. 4111-1-WD as being N 02° 31' 46" E as shown on said Bauer, Davidson and Merchant, Inc. survey.

3) An easement to construct, reconstruct, replace, use and maintain an overhead power transmission line is hereby reserved for Columbus Southern Power Company, its assigns and successors. The exact location of said easement within the parcel being here conveyed is described below and shown in the plat in Exhibit "C" attached hereto.

**0.573± ACRE OVERHEAD ELECTRIC UTILITY EASEMENT for
COLUMBUS SOUTHERN POWER COMPANY**

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2N, Range 19W of the United States Military Lands and being part of the same lands conveyed to the State of Ohio, Parcel No. 4111-1-WD, 0.19 acres (deed), as recorded in Deed Book 2853, page 256 and Parcel No. 4115-A-WD, 2.27 acres (deed), as recorded in Deed Book 2993, page 192, all references contained herein are to Franklin County Recorder's records, Franklin County, Ohio, also being part of a 0.698 acre tract of land being shown in a boundary and topographic survey prepared by Bauer, Davidson and Merchant, Inc., Consulting Engineers dated February 9, 1999, also being a seventy foot (70') wide strip of land for electric utility easement purposes, the centerline of

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which shall follow the centerline of the existing overhead electric transmission and distribution lines across said lands and being shown in Exhibit "C" attached hereto and made a part thereof, being more particularly described as follows:

Beginning at the intersection of said Columbus Southern Power Company overhead transmission line with the westerly line of said 0.698 acre tract; thence, N 02° 31' 46" E, 35.01 feet along the westerly line of said 0.698 acre tract to a point;

thence, S 88° 47' 28" E, 54.19 feet running within said 0.698 acre tract to a point on the northerly line of said 0.698 acre tract, and being on the southerly limited-access right-of-way line of Interstate Route 270; thence, S 67° 06' 21" E, 90.28 feet with said limited access right-of-way line to a point;

thence, S 58° 31' 36" E, 250.31 feet leaving said limited-access right-of-way line and running to a point on the easterly line of said 0.698 acre tract; thence, S 02° 51' 21" W, 31.88 feet with said easterly line of said 0.698 acre tract to a point; thence, N 87° 08' 39" W, 87.72 feet along a southerly line of said 0.698 acre tract to a point; thence, N 58° 31' 36" W, 27.36 feet to a point on the southerly line of said 0.698 acre tract;

thence, 109.39 feet along the arc of a curve to the left having a delta of 22° 23' 00", a radius of 280.00 feet and a chord which bears N 58° 31' 36" W, 108.69 feet to a point; thence, N 58° 31' 56" W, 99.79 feet to a point on the westerly line of said Parcel 4115-A-WD; thence, N 88° 47' 28" W, 63.59 feet to a point on the westerly line of said 0.698 acre tract;

thence, N 02° 31' 46" E, 35.01 feet to the point of beginning and containing 0.573 acres of land, more or less.

Bearings are based on the southerly limited access right-of-way line of Interstate Route 270 as being S 67° 06' 21" E, as shown on said Bauer, Davidson and Merchant, Inc. survey.

4) A non-exclusive easement is hereby reserved for Ohio Bell Telephone Company a.k.a. Ameritech Ohio Inc., an Ohio Corporation, and its affiliates and licensees, successors and assigns in, under, and across the Easement Area (described below), for the purposes of and in order to construct, reconstruct, modify, supplement, maintain, operate and/or remove facilities for the transmission of signals used in the provision of communication, video and/or information services and/or any other services or uses for which such facilities may be used including, but not limited to poles, guys, anchors, and messenger strand, equipment cabinets or enclosures and support posts or pads, cables, wires, pedestals, or other above-ground cable or wire enclosures, marker posts, and signs, and other related or useful equipment, fixtures, appurtenances and facilities, together with the right to have commercial electrical service extended across the

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Property (described below) and Easement Area to provide service to such facilities and the right of ingress and egress across the Property and the Easement Area for the purpose of access to and use of the easement granted herein.

The exact location of said easement within the parcel being here conveyed is described below and shown in the plat in Exhibit "D" attached hereto.

**DESCRIPTION OF A 10.00 FOOT WIDE NON-EXCLUSIVE AMERITECH
EASEMENT
THE OHIO BELL TELEPHONE COMPANY**

Situated in The State of Ohio, County of Franklin, Village of Dublin, being in Quarter Township 2, Township 2, Range 19, United States Military lands and being on 10.00 foot wide non-exclusive easement from a deed called 0.19 acre parcel and a 2.27 acre parcel conveyed to The State of Ohio (hereon referred to as "grantor") in deed Volume 2853, page 256 and deed Volume 2993, Page 192. All records of the recorder's office Franklin County, Ohio, and being more particularly described as follows:

Commencing for reference at an iron pipe found at the southwest corner of said grantors lands, said iron pipe being South 02° 31' 46" West, 109.76 feet from an iron pipe found at the Northwest corner of said grantors lands and also being a THE TRUE POINT OF BEGINNING for the 10.00 foot wide non-exclusive easement hereon described:

Thence northerly with the westerly line of said grantors lands North 02° 31' 46" East a distance of 10.00 feet;

Thence easterly through the grantors lands on the northerly edge of said 10.00 foot wide easement, with the following four courses:

- 1) South 86° 55' 58" East, a distance of 79.78 feet;
- 2) South 75° 10' 40" East, a distance of 102.46 feet;
- 3) South 69° 02' 39" East, a distance of 100.36 feet;
- 4) South 83° 50' 45" East, a distance of 61.88 feet to the grantors easterly line being on the southwesterly limited access line of interstate I-270;

Thence southeasterly with the said limited access line South 52° 44' 58" East, a distance of 19.36 feet to a point, said point being North 52° 44' 58" West, 6.07 feet from an iron pipe found at the northeasterly corner of the grantors lands;

Thence westerly through the grantors lands on the southerly edge of said 10.00 foot wide easement, with the following four courses.

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- 1) North 83° 50' 45" West, a distance of 79.76 feet;
- 2) North 69° 02' 39" West, a distance of 101.13 feet;
- 3) North 75° 10' 40" West, a distance of 100.90 feet;
- 4) North 86° 55' 58" West, a distance of 78.64 feet to the THE TRUE POINT OF BEGINNING and containing 4180.50 square feet of land.

TO HAVE AND TO HOLD said premises with all privileges and appurtenances thereunto belonging to Savoy Properties, Ltd, its successors and assigns forever.

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IN TESTIMONY WHEREOF, I, BOB TAFT, GOVERNOR, for and in the name of the State of Ohio, have signed this deed at Columbus, Ohio, and have caused the same to be countersigned by the Secretary of State and the Great Seal of the State of Ohio to be hereunto affixed this 19th day of August, One Thousand Nine Hundred and Ninety-Nine (1999).



THE STATE OF OHIO

BY Bob Taft
BOB TAFT
GOVERNOR

COUNTERSIGNED

BY J. Kenneth Blackwell
J. KENNETH BLACKWELL
SECRETARY OF STATE

DRAFTED AND PREPARED

BY Jim Petro
JIM PETRO
AUDITOR OF STATE
PURSUANT TO SECTION 5501.34
AND SECTIONS 117.50 AND
5301.13 (O.R.C.)

Recorded in Volume 10, Page 52, New Deeds Various State Lands

Land Office, Auditor of State

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