



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

FINAL DEVELOPMENT PLAN/ AMENDED FINAL DEVELOPMENT PLAN APPLICATION

[Code Sections 153.053 (E)]

TO EXPIRE _____

NOTE: All applications are reviewed by Land Use and Long Range Planning for completeness prior to being processed. Applications that are incomplete will **not** be accepted. Applicants are encouraged to contact Land Use and Long Range Planning for assistance and to discuss the PUD Final (and/or Amended) Development Plan process, and if needed, to make an appointment for a pre-submittal review prior to submitting a formal application.

I. PLEASE CHECK THE TYPE OF APPLICATION:

- PUD Final Development Plan [Section 153.053 (E)]
- PUD Amended Final Development Plan [Section 153.053 (E) and (G)]
- Other (Please Describe) UPGRADE PUD SIGNAGE

II. PROPERTY INFORMATION: This section must be completed.

Property Address: <u>METRO CENTER BUSINESS PARK SEE ATTACHED ADDRESSES</u>	
Tax ID/Parcel Number(s): <u>SEE ATTACHED</u>	Parcel Size (Acres): <u>SEE ATTACHED</u>
Existing Land Use/Development: <u>OFFICE PUD</u>	
Proposed Land Use/Development: <u>SAME</u>	
Existing Zoning District: <u>PUD</u>	

III. DEVELOPMENT PLAN STATEMENT: Please attach separate sheets (8.5 X 11) to the back of this application with your responses to the following sections.

A. Please briefly explain the proposed development: <u>SIGNAGE UPGRADE</u>
B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity: <u>BEAUTIFICATION</u>
C. Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards: <u>BEAUTIFICATION</u>
D. Briefly address how the proposed rezoning and development meet the review criteria for Final Development Plan approval by the Planning and Zoning Commission as stated in [Section 153.055(B)], (SEE ATTACHMENT A): <u>BEAUTIFICATION</u>

RECEIVED
 08-086 AFDP
 SEP 19 2008
 CITY OF DUBLIN
 LAND USE &
 LONG RANGE PLANNING

IV. PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: Please submit large (24X36) and small (11X17) sets of plans. Please make sure all plans are stapled and collated. Large plans should also be folded. 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.

- ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES** Please notarize agent authorization, if necessary.
- FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY**
- FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP** indicating property owners and parcel numbers for all parcels within **500 FEET** of the site (Maximum Size 11X17). Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF A LIST OF CONTIGUOUS PROPERTY OWNERS WITHIN 150 FEET** of the perimeter of the property based on the County Auditor's current tax list, including parcel number, owner name (not Mortgage Company or Tax Service), and address (Maximum Size 11X17). It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF THE THE PROPOSED DEVELOPMENT TEXT**
- FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING:**
 - a. North arrow and bar scale.
 - b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
 - c. Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parking, open space, etc.).
 - d. Size of the site in acres/square feet.
 - e. All property lines, setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
 - f. Existing and proposed zoning district boundaries.
 - g. Use of land and location of structures on adjacent properties.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:**
 - a. Grading Plan.
 - b. Landscaping Plan.
 - c. Lighting Plan.
 - d. Utility and/or Stormwater Plan.
 - e. Tree Survey, Tree Preservation and Tree Replacement Plans
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS** with proposed colors and materials noted.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING:**
 - a. Location of signs and sign type (wall, ground, projecting, or window).
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade.
 - c. Copy layout and lettering styles (fonts) of signage.
 - d. Materials and manufacturer to be used in fabrication.
 - e. Total area of sign face (including frame)
 - f. Type of illumination
- MATERIAL/COLOR SAMPLES** (swatches, photos, plans, or product specifications). Include manufacturer name and product number.

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

SEE ATTACHED

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).

Name: CONNI HALE ON BEHALF OF CRAWFORD HOYING SMITH AS AGENT FOR	
Organization (Owner, Developer, Contractor, etc.): METRO OWNERS ASSOCIATION	
Mailing Address: (Street, City, State, Zip Code) 555 METRO PL N STE 600	
Daytime Telephone: 614.335.2027	Fax: 614.335.2083
Email or Alternate Contact Information: CHALE@CRAWFORDHOYINGSMITH.COM	

VII. REPRESENTATIVE(S) OF OWNER/APPLICANT: Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name: LIZ NAVARRO	
Organization: SIGNAGE CONSULTANTS INC	
Mailing Address: (Street, City, State, Zip Code) 870 E FIFTH AVENUE COLS OH 43201	
Daytime Telephone: 614-297-7446	Fax: 614-297-1007
Email or Alternate Contact Information: ORDERS@SIGNAGECONSULTANTS.COM	

VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

SEE ATTACHED

I _____, the owner, hereby authorize _____ to act as my applicant/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:	Date:
--------------------------------------	-------

Subscribed and sworn to before me this _____ day of _____, 20 _____

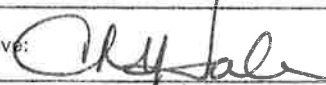
State of _____

County of _____ Notary Public _____

IX. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

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

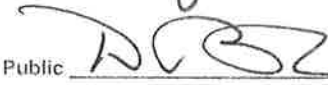

I CONNIE HALE, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: 	Date: <u>8/19/08</u>
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Subscribed and sworn to before me this 19th day of August, 20 08

State of OHIO

County of FRANKLIN

Notary Public   **DAWN R. RUSSELL**
 Notary Public, State of Ohio
 My Commission Expires Sept. 2, 2008

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	MIS Fee No:	Date Received:	Received By:
Type of Request:			
N, S, E, W (Circle) Side of:			
Nearest Intersection:			
Distance from Nearest Intersection:			

ATTACHMENT A: FINAL DEVELOPMENT PLAN APPROVAL CRITERIA

§ 153.055 PLAN APPROVAL CRITERIA.

(B) Final development plan. In the review of proposed planned developments, the Planning and Zoning Commission shall determine whether or not the proposed development, as depicted on the final development plan, complies with the following:

- (1) The plan conforms in all pertinent respects to the approved preliminary development plan provided however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- (2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- (3) The development has adequate public services and open spaces;
- (4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code;
- (5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- (6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the PUD and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- (7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- (8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity which may have jurisdiction over such matters;
- (9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage;
- (10) The Commission believes the project to be in compliance with all other local, state and federal laws and regulations.

Information to be delivered by 8/25/08

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization):		Arlington Company (5/3rd Bldg)	
Mailing Address: (Street, City, State, Zip Code)		450 Metro Place South	
Daytime Telephone:		Fax:	
Email or Alternate Contact Information:			

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VII. REPRESENTATIVE(S) OF OWNER/APPLICANT: Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name:	
Organization:	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant/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:	Date:

Subscribed and sworn to before me this _____ day of _____, 20 _____
 State of _____
 County of _____ Notary Public _____

IX. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

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

I _____, the owner or 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 applicant or authorized representative:	Date:

Subscribed and sworn to before me this _____ day of _____, 20 _____
 State of _____
 County of _____ Notary Public _____

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

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Type of Request:			
N, S, E, W (Circle) Side of:			
Nearest Intersection:			
Distance from Nearest Intersection:			

Information forthcoming
8/25/08

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): HPTRI Properties (Grangers)	
Mailing Address: (Street, City, State, Zip Code) 435 Metro Place South	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
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Subscribed and sworn to before me this _____ day of _____, 20____

State of _____

County of _____ Notary Public _____

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State of _____

County of _____ Notary Public _____

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Information forthcoming
8/25/08

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): Max & Erma's	
Mailing Address: (Street, City, State, Zip Code) 411 Metro Place	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
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Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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I _____, the owner, hereby authorize _____ to act as my applicant/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:	Date:

Subscribed and sworn to before me this _____ day of _____, 20 _____
 State of _____
 County of _____ Notary Public _____

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I _____, the owner or 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 applicant or authorized representative:	Date:

Subscribed and sworn to before me this _____ day of _____, 20 _____
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Nearest Intersection:			
Distance from Nearest Intersection:			

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): 525 METRO PLACE NORTH, LLC	
Mailing Address: 90 CB RICHARD ELLIS, INC. (Street, City, State, Zip Code) 280 N. HIGH ST. 17 TH FLOOR - COLUMBUS, OH 43215	
Daytime Telephone: 614-430-5007	Fax: 614-224-1767
Email or Alternate Contact Information: jaimie.jesi@cbre.com	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).

Name: CONNI HALE ON BEHALF OF CRAWFORD HOYING SMITH AS AGENT FOR	
Organization (Owner, Developer, Contractor, etc.): METRO OWNERS ASSOCIATION	
Mailing Address: (Street, City, State, Zip Code) 555 METRO PL N STE 600	
Daytime Telephone: 614.335.2027	Fax: 614.335.2083
Email or Alternate Contact Information: CHALE@CRAWFORDHOYINGSMITH.COM	

VII. REPRESENTATIVE(S) OF OWNER/APPLICANT: Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name: LIZ NAVARRO	
Organization: SIGNAGE CONSULTANTS INC	
Mailing Address: (Street, City, State, Zip Code) 870 E FIFTH AVENUE Cols OH 43201	
Daytime Telephone: 614-297-7446	Fax: 614-297-1007
Email or Alternate Contact Information: ORDERS@SIGNAGECONSULTANTS.COM	

VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, JAIMIE L. JESI, AS AGENT FOR OWNER, the owner, hereby authorize representative
CRAWFORD HOYING SMITH & ITS AGENT CONNITTALE to act as my applicant/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: Jaimie Jesi, As Agent for Owner Date: 8/19/08

Subscribed and sworn to before me this 19th day of August, 20 08

State of OHIO
 County of FRANKLIN



Catherine D. Manns
 Notary Public, State of Ohio
 My Commission Expires
 February 11, 2013

IX. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

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

I, _____, the owner or 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 applicant or authorized representative: _____ Date: _____

Subscribed and sworn to before me this _____ day of _____, 20 _____
 State of _____
 County of _____ Notary Public _____

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

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N, S, E, W (Circle) Side of:			
Nearest Intersection:			
Distance from Nearest Intersection:			

Information forthcoming
8/25/08

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): 555 Metro LLC	
Mailing Address: (Street, City, State, Zip Code) 555 Metro Place	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
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Nearest Intersection:			
Distance from Nearest Intersection:			

Information forthcoming
8/25/08

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization):		Metro United LLC	
Mailing Address: (Street, City, State, Zip Code)		475 Metro Pl.	
Daytime Telephone:		Fax:	
Email or Alternate Contact Information:			

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
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Signature of applicant or authorized representative:	Date:

Subscribed and sworn to before me this _____ day of _____, 20____

State of _____

County of _____ Notary Public _____

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Nearest Intersection:			
Distance from Nearest Intersection:			

Information forthcoming
8/25/08

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization):		Metro Center office Investments	
Mailing Address: (Street, City, State, Zip Code)		425 Metro Pl.	
Daytime Telephone:		Fax:	
Email or Alternate Contact Information:			

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VII. REPRESENTATIVE(S) OF OWNER/APPLICANT: Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name:	
Organization:	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant/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:	Date:

Subscribed and sworn to before me this _____ day of _____, 20 _____

State of _____

County of _____ Notary Public _____

IX. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

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

I _____, the owner or 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 applicant or authorized representative:	Date:

Subscribed and sworn to before me this _____ day of _____, 20 _____

State of _____

County of _____ Notary Public _____

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	MIS Fee No:	Date Received:	Received By:
Type of Request:			
N, S, E, W (Circle) Side of:			
Nearest Intersection:			
Distance from Nearest Intersection:			

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Dublin, being parts of Lots 5, 6 and 7 of "METROCENTER," the plat of which is of record in Plat Book 55, Pages 8 and 9, and being 1.335 acres of those tracts of land as described in deeds to the Prudential Insurance Company of America, of record in Deed Book 3719, Page 323 and Official Records Volume 856, Page B03, Recorder's Office, Franklin County, Ohio, and also being part of that 3.166 acre tract shown as parcel number 273-1314 on tax map number N-90-BBBB, Auditor's Office, Franklin County, Ohio, said 1.335 acres being more particularly described as follows:

Beginning at the southwesterly corner of said 3.166 acre tract and in the northerly right-of-way line of Metro Place South, 60 feet in width;

Thence North 5 00'00" East, along the westerly line of said 3.166 acre tract, a distance of 353.29 feet to a point;

Thence North 73 15'35" East, through said 3.166 acre tract, a distance of 321.23 feet to a point in an easterly line of same;

Thence South 11 42' 25" East, along said easterly line, a distance of 149.63 feet to a southeasterly corner of said 3.166 acre tract;

Thence South 73 15'35" West, along an easterly line of said 3.166 acre tract, a distance of 329.85 feet to a point;

Thence South 5 00'00" West, along an easterly line of said 3.166 acre tract, a distance of 196.96 feet to a point in the northerly right-of-way line of Metro Place South;

Thence along said right-of-way line with the arc of a curve to the right, having a radius of .620.00 feet, a central angle of 3 21'39", the chord of which bears South 79 18'44" West, a chord distance of 35.36 feet to the place of beginning and containing 1.335 acres of land.

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LONG RANGE PLANNING

EXHIBIT A

Situate in the State of Ohio, County of Franklin, and Village of Dublin and being located in Virginia Military Survey 2419 and being a 6.013 acre tract of land out of lot number 5 of "MetroCenter", which is a subdivision in the Village of Dublin, Ohio and a plat of which is of record in Plat Book "55", pages 8 and 9, Recorder's Office, Franklin County, Ohio and being bounded and more particularly described as follows:

Beginning at a point in the Northerly right-of-way line of Metro Place South (60.0 feet in width), that is located South 50° 07' 29 " East, 60.91 feet from the Southwesterly corner of said lot number 5, a Southeasterly corner of Reserve "B" of said "MetroCenter";

Thence North 35° 43' 00" East, 78.27 feet to a point of curvature of a curve to the right;

Thence along the arc of said curve (Delta Equals 17° 17' 00", radius equals 131.60 feet), a chord bearing and distance of North 44° 21' 30 " East, 39.55 feet to a point of tangency;

Thence North 53° 00' 00 " East, 545.07 feet to a point;

Thence South 81° 38' 45" East, 233.52 feet to a point in the Southerly line of Reserve "B";

Thence along said Southerly line, South 36° 42' 35" East, 18.86 feet to an angle point in said line;

Thence continuing along said Southerly line, North 55° 33' 15" East, 19.60 feet to a point;

Thence South 81° 38' 45" East, 3.34 feet to a point;

Thence South 08° 21' 15" West, 498.00 feet to a point in the Northerly right-of-way line of Metro Place South;

Thence along said right-of-way line, North 81° 38' 45" West, 164.84 feet to a point of curvature of a curve to the left;

Thence along the arc of said curve (Delta Equals 12° 33' 39", radius equals 1180.0 feet), a chord bearing and distance of North 87° 55' 35" West, 258.17 feet to a point of reverse curvature;

Thence along the arc of a curve to the right (Sub-Delta equals 39° 55' 24", radius equals 420.0 feet), a chord bearing and distance of North 74° 14' 42" West, 286.77 feet to the place of beginning, containing 6.013 acres, more or less.

EXHIBIT A

PROPERTY DESCRIPTION

Situated in the Village of Dublin, County of Franklin, State of Ohio, being located in Virginia Military Survey Nos. 2419 and 2542, being a 5.635 acre tract out of Lot No. 5 of Metrocenter, which is a subdivision in the Village of Dublin, Ohio, and a plat of which is recorded in Plat Book 55, Pages 8 and 9 of Franklin County Records, and being bounded and described as follows:

Beginning at a point in the Northerly right of way line of Metro Place South (60 feet wide), said point being the Southwesterly corner of said Lot No. 5, a Southeasterly corner of Reserve 'B' of said Metrocenter; ~~thence along an Easterly line of said Reserve 'B', North 03 deg. 55' 24" East,~~ 504.42 feet to an angle point in said line; thence continuing along said line, North 45 deg. 54' 19" East, 162.59 feet to a point; thence along the Southerly line of said Reserve 'B', South 82 deg. 00' 35" East, 489.72 feet to an angle point in said line; thence continuing along said line, South 36 deg. 42' 35" East, 251.26 feet to a point; thence North 81 deg. 38' 45" West, 233.52 feet to a point; thence South 53 deg. 00' 00" West, 545.07 feet to a point of curvature of a curve to the left; thence along the arc of said curve (Delta = 17 deg. 17' 00", Radius = 131.60 feet), a chord bearing and distance of South 44 deg. 21' 30" West, 39.55 feet to a point of tangency; thence South 35 deg. 43' 00" West, 78.27 feet to a point in the Northerly right of way line of Metro Place South; thence along said right of way line, being the arc of a curve to the right (Sub-Delta = 08 deg. 19' 02", Radius = 420 feet), a chord bearing and distance of North 50 deg. 07' 29" West, 60.91 feet to the place of beginning, containing 5.635 acres.

EXHIBIT A

31.534 ACRES

Situated in the State of Ohio, County of Franklin, and in the City of Dublin and being in Virginia Military Survey No.'s 2542 and 2543 and being 31.534 acres out of that tract of land as conveyed to Whitmire Distribution Corporation by deed of record in Official Record 29651F19, all references being to records of the Recorder's Office, Franklin County, Ohio and more particularly described as follows:

Beginning for reference at an iron pin set at the intersection of the westerly right-of-way line of Dublin-Bellpoint Road (State Route 745) with the northerly Limited Access right-of-way line of Interstate 270, said pin being North 81° 06' 28" East, a distance of 319.00 feet and North 8° 53' 32" West, a distance of 150.00 feet from a centerline survey monument found at Station 746+60.63 (FRA-270-7.47N);

thence with said northerly Limited Access right-of-way line, the following courses:

South 81° 06' 28" West, a distance of 319.00 feet to an iron pin set at a point of curvature to the left; and,

Southwesterly, along said curve to the left (Delta = 10° 14' 19", Radius = 7623.36 feet), a chord bearing and distance of South 75° 59' 18" West, 1360.46 feet to an iron pin set in Indian Run at the southwest corner of a 30.281 acre tract as conveyed to Cardinal Health, Inc., of record in Instrument Number 199706190027380, at the true point of beginning for this description;

thence continuing with said northerly limited access right-of-way line with said curve to the left (Delta = 11° 08' 08", Radius = 7623.36 feet), a chord bearing and distance of South 65° 18' 04" West, 1479.27 feet to an iron pin set;

thence with a new division line across said Whitmire Distribution Corporation tract, the following courses:

North 30° 15' 59" West, a distance of 246.19 feet to an iron pin set;

North 46° 43' 45" West, a distance of 397.01 feet to an iron pin set at a point on a curve to the right in the southerly right-of-way line of Emerald Parkway;

thence with said southerly right-of-way line, the following courses:

Northeasterly, along said curve to the left (Delta = 6° 30' 01", Radius = 1959.86 feet), a chord bearing and distance of North 39° 34' 59" East, 222.23 feet to an iron pin set at a point of tangency;

North 36° 19' 59" East, a distance of 450.30 feet to an iron pin set at a point of curvature;

Northeasterly, along a curve to the right (Delta = 35° 16' 50", Radius = 1156.23 feet), a chord bearing and distance of North 53° 58' 24" East, 700.77 feet to an iron pin set at a point of tangency;

Continued.....

31.534 ACRES

- 2 -

North 71° 36' 49" East, a distance of 439.53 feet to an iron pin set in Indian Run;

thence with said Indian Run, the following courses:

South 12° 38' 43" East, a distance of 138.76 feet to an iron pin set;

South 5° 37' 19" West, a distance of 511.30 feet to an iron pin set;

South 45° 48' 12" East, a distance of 205.53 feet to an iron pin set;

South 70° 03' 42" East, a distance of 296.67 feet to an iron pin set;

South 33° 33' 27" West, a distance of 75.36 feet to the true point of beginning and containing 31.534 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The Basis of Bearing for this description is based on a 1965 highway right-of-way plan Interstate 270 (FRA-270-7.47N), showing the centerline as being North 81° 06' 28" East, on record with the Ohio Department of Transportation.



EVANS, MECHWART, HAMBLETON & TILTON, INC. .

Jeffrey A. Miller 6-25-97
Jeffrey A. Miller
Professional Surveyor No. 7211

4.732 ACRES

Situated in the State of Ohio, County of Franklin, and in the City of Dublin and being in Virginia Military Survey No. 2542 and being 4.732 acres out of that tract of land as conveyed to Whitmire Distribution Corporation by deed of record in Official Record 29651F19, all references being to records of the Recorder's Office, Franklin County, Ohio and more particularly described as follows:

Beginning for reference at an iron pin set at the intersection of the westerly right-of-way line of Dublin-Bellpoint Road (State Route 745) with the northerly Limited Access right-of-way line of Interstate 270, said pin being North $81^{\circ} 06' 28''$ East, a distance of 319.00 feet and North $8^{\circ} 53' 32''$ West, a distance of 150.00 feet from a centerline survey monument found at Station 746+60.63 (FRA-270-7.47N);

thence with said northerly Limited Access right-of-way line, the following courses:

South $81^{\circ} 06' 28''$ West, a distance of 319.00 feet to an iron pin set at a point of curvature to the left; and,

Southwesterly, along said curve to the left (Delta = $21^{\circ} 22' 27''$, Radius = 7623.36 feet), a chord bearing and distance of South $70^{\circ} 25' 14''$ West, 2827.41 feet to an iron pin set at the true point of beginning for this description;

thence continuing with said northerly limited access right-of-way line, southwesterly, along said curve to the left (Delta = $1^{\circ} 50' 19''$, Radius = 7623.35 feet), a chord bearing and distance of South $58^{\circ} 49' 00''$ West, 244.64 feet to an iron pin set at the southeasterly corner of that tract as conveyed to Whitmire Distribution Corporation of record in Official Record 29651F13;

thence with the easterly line of said Whitmire tract, the following courses:

North $55^{\circ} 53' 47''$ West, a distance of 576.59 feet to an iron pin set;

North $34^{\circ} 06' 14''$ East, a distance of 109.83 feet to an iron pin set at a point on a curve to the left;

Northeasterly, along said curve to the left (Delta = $8^{\circ} 28' 19''$, Radius = 1959.86 feet), a chord bearing and distance of North $47^{\circ} 04' 09''$ East, 289.53 feet to an iron pin set;

thence with a new division line, the following courses:

South $46^{\circ} 43' 45''$ East, a distance of 397.01 feet to an iron pin set;

Continued....

4.732 ACRES

- 2 -

South $30^{\circ} 15' 59''$ East, a distance of 246.19 feet to the Point of Beginning, containing 4.732 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The Basis of Bearing for this description is based on a 1965 highway right-of-way plan Interstate 270 (FRA-270-7.47N), showing the centerline as being North $81^{\circ} 06' 28''$ East, on record with the Ohio Department of Transportation.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Jeffrey A. Miller 6-19-97
Jeffrey A. Miller
Professional Surveyor No. 7211

JAM/mf



RECIPROCAL EASEMENT
0.199 ACRE

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey Number 2542 and being a strip of land across a portion of that 31.534 acre tract as conveyed to Cardinal Health, Inc. by deed of record in Instrument Number 199708070065980, all references being to those of record in the Recorder's Office, Franklin County, Ohio and more particularly described as follows:

Beginning at the southwesterly corner of said 31.535 acre tract, being in the southerly right-of-way line of Emerald Parkway at a point in a curve to the left;

thence, being along said southerly right-of-way line, in a northeasterly direction along the arc of said curve to the left (Delta = $0^{\circ} 59' 39''$, Radius = 1959.86 feet), a chord bearing and distance of North $42^{\circ} 20' 11''$ East, 34.00 feet to a point;

thence, leaving said southerly right-of-way line and crossing said 31.534 acre tract, South $46^{\circ} 43' 45''$ East, a distance of 255.55 feet to a point;

thence, continuing across said 31.534 acre tract, South $43^{\circ} 16' 15''$ West, a distance of 34.00 feet to a point in a northerly line of that 4.732 acre tract as conveyed to Cardinal Health Inc. by deed of record in Instrument Number 199708070065986;

thence, being along the said northerly line, North $46^{\circ} 43' 45''$ West, a distance of 255.00 feet to the place of beginning, containing 0.199 acre, more or less.

RECIPROCAL EASEMENT
0.229 ACRE

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey Number 2542 and being a strip of land across a portion of that 4.732 acre tract as conveyed to Cardinal Health, Inc. by deed of record in Instrument Number 199708070065986, all references being to those of record in the Recorder's Office, Franklin County, Ohio and more particularly described as follows:

Beginning at the northwesterly corner of said 4.732 acre tract, being the southwesterly corner of that 31.534 acre tract as conveyed to Cardinal Health, Inc., by deed of record in Instrument Number 199708070065980, also being in the southerly right-of-way line of Emerald Parkway;

thence South $46^{\circ} 43' 45''$ East, with the northerly line of said 4.732 acre tract, South $46^{\circ} 43' 45''$ East, a distance of 355.87 feet to a point on a curve;

thence crossing said 4.732 acre tract the following courses:

With a curve to the left having a central angle of $30^{\circ} 13' 53''$, a radius of 125.00 feet, whose chord bears North $61^{\circ} 50' 41''$ West, a chord distance of 65.19 feet to a point of reverse curvature;

With a curve to the right having a central angle of $30^{\circ} 13' 53''$, a radius of 125.00 feet, whose chord bears North $61^{\circ} 50' 41''$ West, a chord distance of 65.19 feet to a point of tangency; and

North $46^{\circ} 43' 45''$ West, a distance of 230.04 feet to a point on a curve in said southerly right-of-way line;

thence, with said southerly right-of-way line with a curve to the left having a central angle of $0^{\circ} 59' 38''$, a radius of 1959.86 feet, whose chord bears North $43^{\circ} 19' 49''$ East, a distance of 34.00 feet to the point of beginning and containing 0.229 acre, more or less.

445

LEGAL DESCRIPTION OF THE PROPERTY

Parcel No. 1 (Metro Center IV):

Situated in the Village of Dublin, County of Franklin and State of Ohio, and known as being 6.327 acres out of Lot No. 5 of "Metrocenter", which is a subdivision in the Village of Dublin, and a plat which is recorded in Plat Book 55, Pages 8 and 9 of Franklin County Records (all references hereinafter made to a Lot of "Metrocenter" being references to a Lot shown on said plat, and being more particularly bounded and described as follows:

Beginning at a point in the Northerly right of way line Metro Place South (60 feet wide), at the Southeasterly corner of Lot No. 5, said point also being the Southwesterly corner of Lot No. 7 of said "Metrocenter";

Thence along said Northerly right of way line of said Metro Place South and along the arc of a curve to the right Radius = 620.0 feet, Subdelta = 9 deg. 10' 58", a chord bearing a distance of South 76 deg. 09' 04" West, 104.65 feet to a point, which is the point of beginning of the herein described 6.327 acre tract of land;

Thence continuing along said Northerly right of way line of said Metro Place South and along the arc of a curve to the right (Radius = 620.0 feet, Subdelta = 10 deg. 03' 23"), a chord bearing and distance of South 86 deg. 0' 14" West, 108.68 feet to a point;

Thence North 1 deg. 02' 56" East, a distance of 11.51 feet to a point of a curvature of a curve to the left;

Thence along the arc of said curve to the left (Radius = 87.01 feet, Delta = 38 deg 02' 56", a chord bearing and distance of North 17 deg. 58' 3" West, 56.7 feet to the point of tangency of said curve;

Thence North 37 deg. 00' 00" West, a distance of 612.91 feet to a point;

Thence North 81 deg. 38' 4" West, a distance of 270.67 feet to a point on a Northwesterly line of Lot No. 5;

Thence along said Northwesterly line of said Lot No. 5, North 55 deg. 33' 15" East, a distance of 264.94 feet to a point;

Thence along a Northerly line of said Lot No. 5, South 82 deg. 00' 35" East, a distance of 563.70 feet to a point, which is the Northeasterly corner of said Lot No. 5, said point also being an angle point on the Westerly line of Lot No. 6 of said "Metrocenter";

Thence along the Easterly line of said Lot No. 5, being also the Westerly line of said Lot No. 6, South 7 deg. 50' 52" East, a distance of 193.77 feet to a point;

Thence South 5 deg. 00' 00" West, a distance of 468.07 feet to a point on the Northerly right of way line of said Metro Place South, which is the point of beginning of the herein described 6.327 acre tract of land

Together with that certain Reciprocal Deed of Easement for Ingress and Egress recorded in Volume 3741, Page 361 of Franklin County Records.

Together with those certain Reciprocal Deed of Easements for Ingress and Egress and Common Driveways, recorded in Volume 3741, Page 364; and recorded in Volume 3799, Page 750; and Modified by instrument recorded in ORV 2010, Page I11 of Franklin County Records.

Together with that certain Deed of Easement, filed for record August 26, 1987 and recorded in ORV 10315, Page F09 of Franklin County Records.

Together with that certain Easement and Related Agreement Regarding Access, Ingress and Egress, filed for record February 9, 1989 and recorded in ORV 12979, Page A01 of Franklin County Records.

Permanent Parcel No. 273-001313-00

Parcel No. 2 (Metro Center V):

Situated in the Village of Dublin, County of Franklin and State of Ohio, an being located in Virginia Military Survey No. 2419 and being 14.968 acres of Lot 9 of "Amended Subdivision of Part of Lot 4 and Addition to MetroCenter", as the plat is recorded in Plat Book 57, Page 36 of Franklin County Records, and bounded and described as follows:

Beginning at a point in the Westerly right of way line of Metro Place South (60 feet wide), at the Northeasterly corner of said Lot 9, the Southeasterly corner of Lot 3 of "MetroCenter", as the plat is recorded in Plat Book 55, Pages 8 and 9 of Franklin County Records;

Thence along said right of way line of Metro Place South, being the arc of a curve to the left (Sub-Delta = 53deg. 47' 27", Radius = 480.0 feet), a chord bearing a distance of South 3 deg. 53' 52" West, 434.26 feet to a point;

Thence South 55 deg. 35' 49" West, 443.99 feet to a point;

Thence North 81 deg. 39' 31" West, 690 feet to a point in the Easterly limited access right of way line of Interstate Route 270;

Thence along said right of way line of Interstate Route 270, being the arc of a curve to the right (Sub-Delta = 0 deg. 53' 02", Radius = 7323.36 feet), a chord bearing and distance of North 17 deg. 28' 08" East, 112.98 feet to a point of tangency;

Thence continuing along said right of way line the following courses and distances: North 21 deg. 54' 02" East, 294.04 feet to a point; North 28 deg. 05' 38" East, 294.74 feet to a point; and North 30 deg. 21' 53" East, 147.84 feet to the Southwesterly corner of Lot 3 of "MetroCenter";

Thence along the Southerly line of said Lot 3, South 83 deg. 30' 45" East, 261.66 feet to an angle point in said line;

Thence continuing along said Southerly line, South 71 deg. 28' 46" East, 486.64 feet to the place of beginning and containing 14.968 acres.

Permanent Parcel No. 273-002483-00

Metrocenter Subdivision

Joseph W. Testa, Franklin County Auditor

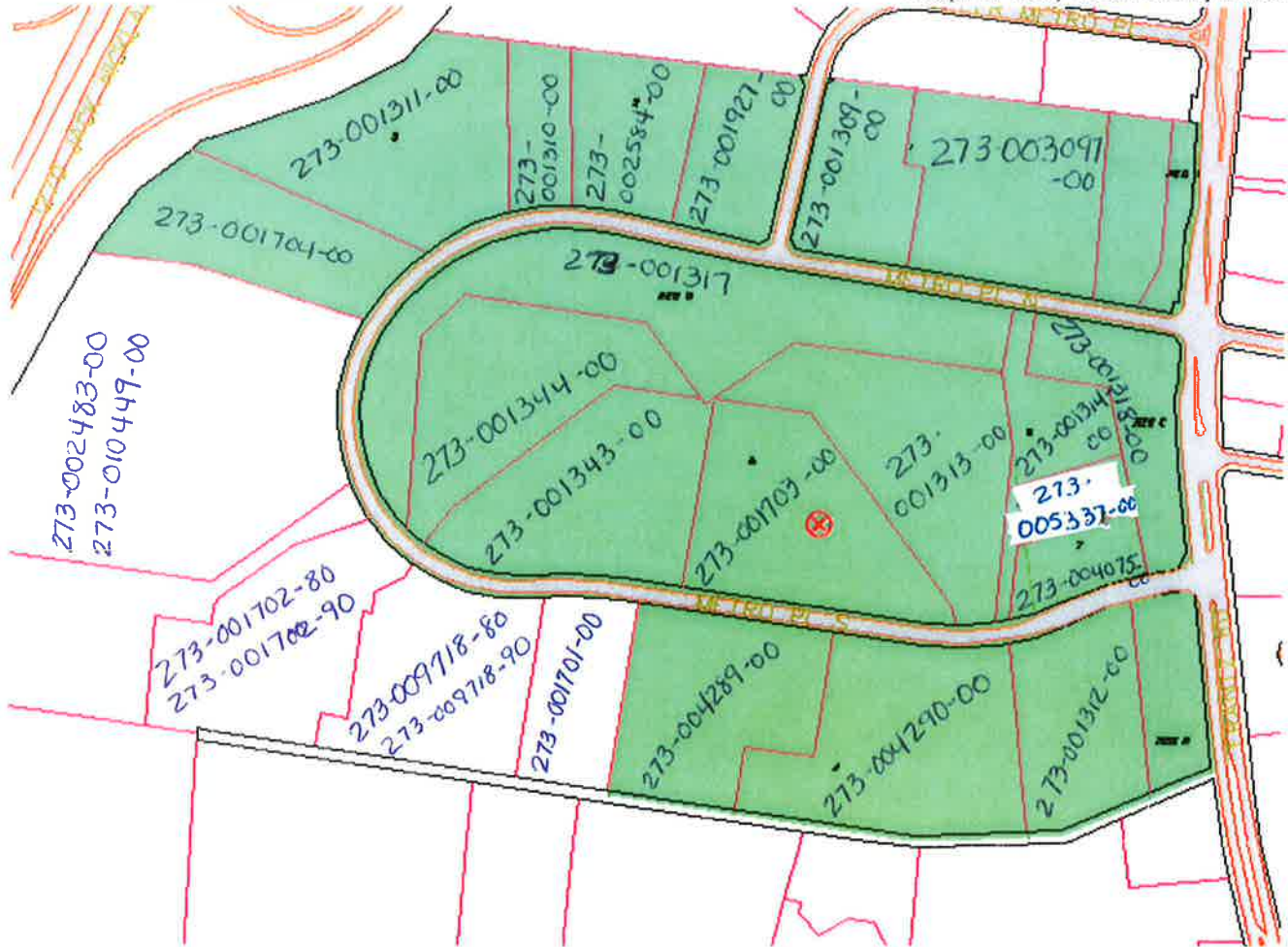


Image Date: Sat Aug 16 13:44:46 2008

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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.

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273-001343	525 METRO PLACE NORTH LLC	525 N METRO PL	Dublin, OH 43017	CAPMARK F
273-001344	555 METRO LLC	555 S METRO PL	Dublin, OH 43017	NATIONAL
273-001703	METRO UNITED LLC	475 S METRO PL	Dublin, OH 43017	MIDWEST P
273-001313	METROCENTER OFFICE ET AL	425 N METRO PL	Dublin, OH 43017	NATIONAL
273-001317	METROCENTER OWNERS ASSOCIATION INC	N METRO PL	Dublin, OH 43017	GREAT LAK