



6550 N. High Street
Worthington, Ohio 43085

T: 614-436-3100

Worthington City Council Agenda

Louis J.R. Goorey Municipal Building
John P. Coleman Council Chamber

Monday, June 03, 2019 ~ 7:30 PM

CITY COUNCIL MEMBERS

Bonnie D. Michael
President

Scott Myers
President Pro-Tem

Rachael Dorothy
Council Member

Douglas Foust
Council Member

Beth Kowalczyk
Council Member

David Robinson
Council Member

Douglas Smith
Council Member

CITY STAFF MEMBERS

Matthew Greeson
City Manager

D. Kay Thress
Clerk of Council

1. Call To Order

2. Roll Call

3. Pledge of Allegiance

4. Visitor Comments

5. Approval of the Minutes

5.A. Meeting Minutes - May 20, 2019
(Special)

5.B. Meeting Minutes - May 20, 2019

Recommendation: Introduce and
Approve as Presented

6. Public Hearings on Legislation

6.A. **Ordinance No. 20-2019** Appropriation
Authorization for Property and Easements
- Northeast Gateway Project

An Ordinance Authorizing the
Appropriation of Property and Easements
from Multiple Properties for the Public
Purpose of Constructing a Roadway
Project, Specifically, for the FRA-CR 84-1.36
Northeast Gateway Project, Which Such
Roadway Shall be Open to the Public
Without Charge.

Executive Summary: This Ordinance authorizes the appropriation of certain identified parcels as part of the Northeast Gateway Project.

Recommendation: Remove from the Table and Approve as Presented

Legislative History: Introduced May 6, 2019; Tabled May 20, 2019

6.B. Ordinance No. 21-2019 CRA Property Tax Abatement - 6740 North High Street

Authorizing the City Manager to Enter into a Community Reinvestment Area Agreement with Worthington 17, LLC to Grant a Seventy-Five Percent (75%) Tax Exemption for Real Property Improvements to be Made to the Property Located at 6740 North High Street in the City of Worthington for a Period Not to Exceed Ten (10) Years.

Executive Summary: This Ordinance authorizes a Community Reinvestment Area property tax abatement to support private improvements and attract office tenants at the former Anthem Blue Cross Blue Shield building at 6740 N. High Street.

Recommendation: Approve as Presented

Legislative History: Introduced May 20, 2019

7. New Legislation to Be Introduced

7.A. Resolution No. 35-2019 Position Description & Title - Police Chief

Amending the Position Title and Position Description for Police Chief.

Executive Summary: This Resolution amends the Title and Position Description for Police Chief

Recommendation: Introduce and Approve as Presented

7.B. Resolution No. 36-2019 Urge State of Ohio to Restore Local Government Fund (LGF) funding

Strongly Urging the Ohio Governor and Members of the Ohio General Assembly to Restore the Local Government Fund to Pre-Recession Levels.

Executive Summary: This Resolution requests the State of Ohio General Assembly and Governor to support restoring Local Government Fund (LGF) revenues provided to local governments to pre-recession levels.

Recommendation: Approve as Presented

7.C. Ordinance No. 22-2019 Appropriation - Preliminary Engineering - CSX Rail Crossing Improvements

Amending Ordinance No. 52-2018 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of Curb Improvements at Wilson Bridge Road & the Railroad Crossing for the NE Gateway Intersection Improvement Project and all Related Expenses with said Project. (Project No. 602-14)

Executive Summary: This Ordinance appropriates \$45,000 costs required by CSX to fund engineering and inspections of proposed improvements at the East Wilson Bridge Road railroad crossing.

Recommendation: Introduce for Public Hearing on June 17

7.D. Ordinance No. 23-2019 Appropriation - Resurfacing of East Wilson Bridge Road

Amending Ordinance No. 52-2018 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the East Wilson Bridge Road Resurfacing Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 692-19)

Executive Summary: This Ordinance appropriates funds for the resurfacing project for East Wilson Bridge Road from High Street to the railroad crossing.

Recommendation: Introduce for Public Hearing on June 17

8. Reports of City Officials

8.A. Policy Item(s)

8.A.I. Architectural Review Board Appeal - 885 Evening Street

Executive Summary: City Council will discuss whether to hear the Appeal of the Architectural Review Board's approval of a modular classroom unit at 885 Evening Street. The appellant has withdrawn the appeal.

9. Reports of Council Members

10. Other

11. Executive Session

12. Adjournment



**Worthington City Council
Special Meeting Minutes**
Monday, May 20, 2019 ~ 5:45 p.m.

6550 N. High Street
Worthington, Ohio 43085

CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met in Regular Session on Monday, May 20, 2019, in the John P. Coleman Council Chambers of the Louis J.R. Goorey Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 5:45 p.m.

Roll Call

Members Present: Rachael Dorothy, Douglas Foust, Beth Kowalczyk, and Bonnie D. Michael (Scott Myers and David Robinson arrived just after roll call)

Absent: Doug Smith

Also present: City Manager Matt Greeson and Clerk of Council D. Kay Thress

MOTION Ms. Dorothy made a motion to meet in Executive Session to consider appointments of public officials. The motion was seconded by Ms. Kowalczyk.

The motion carried by the following vote:

Yes 4 Kowalczyk, Foust, Dorothy and Michael

No 0

Council recessed at 5:45 p.m. from the Regular meeting session.

ADJOURNMENT

MOTION Mr. Robinson made a motion to return to open session and adjourn the Special Meeting. The motion was seconded by Mr. Foust.

President Michael declared the meeting adjourned at 7:29 p.m.

Clerk of Council

*APPROVED by the City Council, this
5th day of June, 2019.*

President of Council



CITY OF WORTHINGTON
Worthington City Council Minutes
May 20, 2019

6550 N. High Street
Worthington, Ohio 43085

CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met in Regular Session on Monday, May 20, 2019, in the John P. Coleman Council Chambers of the Louis J.R. Goorey Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 7:30 p.m.

ROLL CALL

Members Present: Rachael R. Dorothy, Beth Kowalczyk, Scott Myers, Douglas Foust, David Robinson, and Bonnie D. Michael

Member(s) Absent: Douglas K. Smith

Also present: City Manager Matt Greeson, Assistant City Manager Robyn Stewart, Director of Law Tom Lindsey, Director of Finance Scott Bartter, Chief of Fire John Bailot, Director of Service & Engineering Dan Whited, Director of Planning & Building Lee Brown, Chief of Police Jerry Strait, Director of Parks & Recreation Darren Hurley, Clerk of Council D. Kay Thress, Assistant City Clerk Ethan Barnhardt

There were 19 visitors present.

PLEDGE OF ALLEGIANCE

President Michael invited all to stand and join in reciting the Pledge of Allegiance to the flag.

VISITOR COMMENTS

There were no visitor comments.

CONSENT AGENDA

Approval of Meeting Minutes

- Meeting Minutes - May 6, 2019 (Special)
- Meeting Minutes – May 6, 2019 (Joint)
- Meeting Minutes – May 6, 2019

- Meeting Minutes – May 13, 2019 (Special)
- Meeting Minutes – May 13, 2019

Ordinance No. 17-2019

Authorizing and Directing the Establishment of a Special Revenue Fund for the Purpose of Accumulating Resources for Payment of Salaries During any Fiscal Year When the Number of Pay Periods Exceeds the Usual and Customary Number of Pay Periods (27th Pay Fund).

Resolution No. 27-2019

Approving an Agreement and Permit for and between Level 3 Communications, LLC, a Delaware Limited Liability Company, to Operate and Maintain a Telecommunications System Within the City of Worthington Pursuant to and Subject to the Provisions of Chapter 949 of the Codified Ordinances of the City of Worthington.

Introduced by Mr. Myers.

Resolution No. 28-2019

Re-Appointing Ann Horton and Appointing Jordan Schweller to the Worthington Bicycle and Pedestrian Advisory Board.

Introduced by Ms. Dorothy.

President Michael asked if there was anyone who wished to have any of the aforementioned pieces of legislation removed from the Consent Agenda.

MOTION

Mr. Foust moved, Mr. Robinson seconded a motion to approve the Consent Agenda.

There being no additional comments, the motion to approve the consent agenda passed unanimously by a voice vote.

PUBLIC HEARINGS ON LEGISLATION

President Michael declared public hearings and voting on legislation previously introduced to be in order.

Ordinance No. 14-2019

To Enact New Chapter 539 “Discriminatory Practices, Civil Rights, Disclosure” of the Codified Ordinances of the City of Worthington to Prohibit Discrimination in Housing, Employment, and Public Accommodations Based on Designated Classes.

The foregoing Ordinance Title was read.

Mr. Greeson discussed how the Community Relations Commissions (CRC) led by Chair Jack Miner, City Council, and staff have been working for nearly a year on the drafting of a non-discrimination ordinance. Tonight is hopefully the final stage in that process.

Mr. Lindsey explained how this has been a long and thorough process. We have made a number of changes since the last version that Council saw, and those changes are outlined in the memo. The overriding theme of those changes was the desire to make sure the ordinance we adopt is one that will provide the rights that the CRC sought to provide for residents and individuals within the City in a broad manner, but also to make sure the ordinance did not subject the City to unnecessary litigation. Clarified was gender identity and expression, just to make sure that was clear as to what was intended by that definition. That definition is similar to one in the state of Connecticut and that the American Civil Liberties Union had proposed. We have also added some language to clarify that if a court were to examine our ordinance, that it is the intent of Council that this ordinance not violate anybody's first amendment rights. Regarding the questions raised by Mr. Myers a month or two ago pertaining to the civil penalties and the language of that, we took language from the Ohio Revised Code with similar enforcement penalty language to address that concern.

Mr. Miner said this ordinance is really important to the CRC and is at the heart of what the CRC is. Looking back at how the CRC came around it has always been about inclusiveness and making the Worthington community welcome one that is open to everyone. He expressed that this process has made him proud to be a part of the Worthington community. Typically when ordinances like this come forward it was triggered by an incident or creates divisiveness within the community. We have not seen this here. What you see today is work from everyone, including our faith community and business community. The Chamber of Commerce did a resolution in support of this which is out of the ordinary for them. This is something that will serve Worthington and other communities across the country well. We will be the 23rd municipality in Ohio to pass an inclusive nondiscrimination ordinance. We built one that has solved a lot of the questions other communities have been concerned about and is stronger and more risk adverse than others and we hope it will serve as a model for other cities going forward. This was an opportunity to affirm the values that already exist in Worthington.

Gwen Stembridge – Equality Ohio – 118 East Main Street, Columbus, Ohio

Ms. Stembridge said she applauds Council's leadership in fostering an environment that is welcoming to the LGBTQ community. The attention paid to this issue is important in our current climate with rights and live under threat at the state and national level. Misunderstanding leads to ignorant and harmful words and acts both close to home and across the country. Less than 4 years ago marriage equality became the law of the land, and people have since been able to marry the person that they love. However, someone can still be fired and lose their job, be denied a loan, or turned away from a public space because of who they are or who they choose to love. People are being told that they do not belong, and we have the opportunity to send a message that all are welcome no matter who

they are or who they love. These ordinances boil down to the core American values of fairness, equal opportunity, and freedom, and recognizing the dignity of diverse human beings that live among us. Equality Ohio is committed to these principles and it is bold moves like this one that moves forward the Ohio Fairness Act that is being heard at the Statehouse this Wednesday. She expressed how she looks forward to proudly announcing Worthington as next to be on the list of inclusive communities.

Mr. Myers brought up that he read in a news article that indicated that complaints would be filed with the CRC. He wanted to confirm that was not the ultimate version included in this ordinance because there was the concern it would politicize and alter the CRC. Mr. Lindsey said that complaints would be filed with the City Clerk. There was discussion with the CRC about their historic role of welcoming and inclusion, and to become an enforcement arm seemed contrary to that. It made sense to handle complaints in the normal process of filing complaints to the City through the City Clerk's office.

Mr. Robinson said it is with great satisfaction that he anticipates casting an affirming vote. He thanked everyone involved. He articulated that though we are small community, we can provide an outsize influence on other communities by providing an example in the state and beyond.

Ms. Kowalczyk extended her thanks to those who were a part of this endeavor. She stated that she is proud to be a member of this community and member of Council at this time. She explained how she has heard in other settings that Worthington welcomes all and with the codification of this ordinance we are saying that all people in Worthington are equal and deserve to be treated as full members of our community. Other Central Ohio communities are looking at our CRC and starting to create their own and to do similar things. She wholeheartedly supports this ordinance and urges her Council colleagues to do the same.

Ms. Dorothy referenced Mr. Miner's comments where he spoke up about his feelings about Worthington. She said that she did think that Worthington was inclusive, and she feels included, but when you do not know what is going on, you must take sides. Elle Wiesel said, "Neutrality helps the oppressor, never the victim. Silence encourages the tormentor, never the tormented. The opposite of love, is not hate, it is indifference." She is so glad we are taking this positive action to reaffirm that we are inclusive. This is definitely a step we need to take.

Mr. Myers conveyed that he hopes this ordinance will carry forth and reflect to other regional communities just what Worthington is. If you want to live in a place where your neighbor loves you, then move here.

President Michael thanked those involved for taking a forward-thinking view. She explained how Worthington has had a CRC for more years than people realize. It is great that the CRC had the vision and strength to come forward and say this is what is needed in order to ensure that people who live and work in our City have a wonderful opportunity to be here and be part of the community.

There being no additional comments, the clerk called the roll on Ordinance No. 14-2019. The motion carried by the following vote:

Yes 6 Robinson, Kowalczyk, Foust, Dorothy, Myers, and Michael

No 0

Ordinance No. 14-2019 was thereupon declared duly passed and is recorded in full in the appropriate record book.

Ordinance No. 18-2019 Amending Ordinance No. 52-2018 (As Amended) to Adjust the Annual Budget by Providing for Appropriations from the General Fund and 350 West Wilson Bridge Road TIF Fund Unappropriated Balance.

The foregoing Ordinance Title was read.

Mr. Greeson described this ordinance as an additional appropriation that addresses the need to increase the appropriations line for retirement payouts because of the large number of long tenured employees that are anticipated to retire this year exceed what we originally allocated. Additionally, we need to appropriate some TIF funds for 350 West Wilson Bridge Road and money for computer maintenance.

There being no additional comments, the clerk called the roll on Ordinance No. 18-2019. The motion carried by the following vote:

Yes 6 Kowalczyk, Foust, Dorothy, Myers, Robinson, and Michael

No 0

Ordinance No. 18-2019 was thereupon declared duly passed and is recorded in full in the appropriate record book.

Ordinance No. 19-2019 Amending Ordinance No. 52-2018 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the NE Gateway - Huntley Rd. Waterline Project and all Related Expenses and Determining to Proceed with the said Project. (Project No. 602-14)

The foregoing Ordinance Title was read.

Mr. Whited explained how this is the kickoff of the Northeast Gateway Project. This will be for about one mile of eight-inch waterline along Huntley Road for aged infrastructure. We had a successful bid submitted. The project last approximately 160 days and the lifecycle of the waterline would be somewhere around 50 years.

MOTION A motion was made by Mr. Myers to insert in Section 1. an amount not to exceed six hundred forty-one thousand dollars (\$641,000) and in Section 2. the firm of J & T Excavating LLC. Seconded by Ms. Kowalczyk.

The motion passed unanimously by a voice vote.

Ms. Dorothy asked when construction would start. Mr. Whited estimated construction would begin mid to late July lasting into November.

There being no additional comments, the clerk called the roll on Ordinance No. 19-2019 (As Amended). The motion carried by the following vote:

Yes 6 Foust, Dorothy, Myers, Robinson, Kowalczyk, and Michael

No 0

Ordinance No. 19-2019 (As Amended) was thereupon declared duly passed and is recorded in full in the appropriate record book.

Ordinance No. 20-2019 An Ordinance Authorizing the Appropriation of Property and Easements from Multiple Properties for the Public Purpose of Constructing a Roadway Project, Specifically, for the FRA-CR 84-1.36 Northeast Gateway Project, Which Such Roadway Shall be Open to the Public Without Charge.

The foregoing Ordinance Title was read.

Mr. Lindsey asked this be tabled so that notifications can be sent out and people receive them prior to the actual vote on this ordinance.

MOTION A motion was made by Mr. Foust, seconded by Mr. Myers to table Ordinance No. 20-2019 until the June 5, 2019 meeting.

The motion carried unanimously by a voice vote.

NEW LEGISLATION TO BE INTRODUCED

Resolution No. 29-2019 Adopting a Bicycle and Pedestrian Master Plan for the City of Worthington.

Introduced by Ms. Dorothy.**MOTION**

Ms. Kowalczyk made a motion to adopt Resolution No. 29-2019.
The motion was seconded by Mr. Robinson.

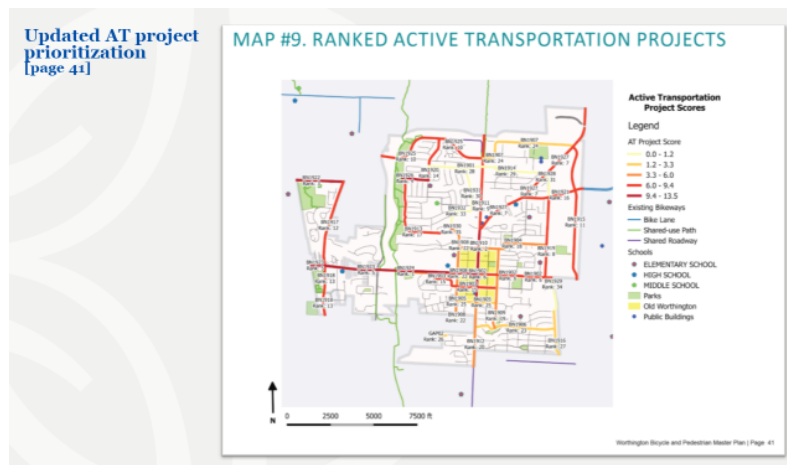
Mr. Hurley said that bicycle and pedestrian access has been a stated priority of Council for several years now. Creation of the Bicycle and Pedestrian Master Plan included a robust variety of methods and public meetings to gather community input, and the expertise of our consulting team has led to development of this plan. It is important to note that this ties together with the Complete Streets policy. The Bicycle and Pedestrian Advisory Board made a unanimous motion recommending Council's adoption of the plan.

Tony Hull – Blue Zones

Mr. Hull said that there has been a lot of good input received since their last presentation to Council in February. There are a number of new elements added, but much is unchanged.

He described the vision of a connected Worthington and a description of their engagement survey. The recommendations have been restructured so that instead of talking about short-term near-term projects, it has been reorganized into tiers. However, the prioritization scheme is unchanged. Additionally, cost opinions have been added to the recommendations to give a better understanding of the budget necessary to deliver the plan.

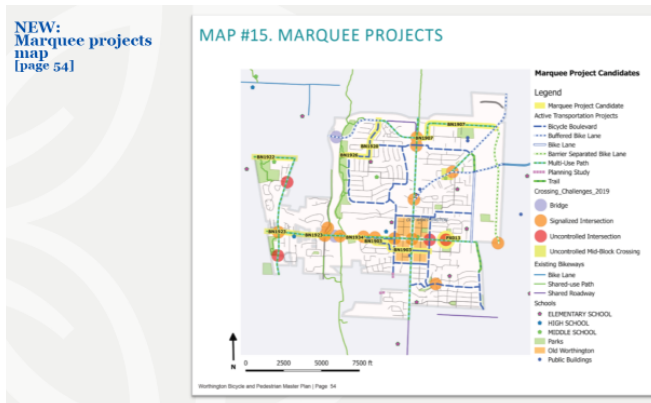
He described the active transportation corridors and the overlay with project prioritizations. As these projects go on under Complete Streets, we really aren't just looking at bicycle facilities, but all the opportunities in that corridor.



There are crossing challenges sections, which have been mapped out where there are three identified types. In terms of recommendations, we actually only used the uncontrolled crossings which get linked to counter measure selection systems for that. For signalized crossings and

bridges, we only recommend that Mr. Whited and his staff continue to do quality monitoring and looking at opportunities to better accommodate bike and pedestrian access.

1. **Uncontrolled** – Intersections or mid-block locations where crosswalks exist (marked and unmarked), or are needed to improve safe crossing for pedestrians
2. **Signalized** – Intersections and locations currently controlled by signals, where there may be opportunities to improve safety and convenience for pedestrian crossings
3. **Bridges** – Walkways across ridges are especially important from a connectivity standpoint as alternatives often involve significant distances to overcome



A new section is for marquee projects because it can be difficult to know where to start. We have identified projects in terms of readiness, ability to create impact, and prioritization of projects to look at in the first year to identify some things you can begin to get wind with. It gives staff and the Bicycle and Pedestrian Advisory board a starting point in getting the work done.

The sidewalk gaps map cross referenced those that overlapped in active transportation corridors to recognize the gap fill projects. We are not currently trying to make a recommendation to change the policy with that because the existing program for gap fill, is something that is better addressed as implementation of the Complete Streets policy. If we tried to make this entire plan a gap fill, it would become a laundry list of expensive things and you would not be able to get a lot of stuff in the plan done.

NEW: Cost opinions [page 59]

COSTINGS

These estimates are based on unit costing and do not take into account specific site analysis or impending issues such as right of way acquisition, utility constraints and other challenges that may impact the cost for any specific project.

Project ID	Location	Project Extent	Recommendation	Project Length (mi)	Rounded Estimate
BN1915	Huntley Rd	Worthington Galleria to E Dublin Granville Rd	Barrier-separated bike lane	1.470	\$203,000
			Bicycle boulevard	0.590	\$22,000
			Bicycle boulevard	0.803	\$30,000
			Bicycle boulevard	1.023	\$39,000
			Bicycle boulevard	0.434	\$17,000
			Bicycle boulevard	0.902	\$34,000
			Bicycle boulevard	0.945	\$36,000
			Bicycle boulevard	0.886	\$33,000
			Bicycle boulevard	1.015	\$38,000
			Bicycle boulevard	0.707	\$27,000
			Bicycle boulevard	0.471	\$18,000
			Bicycle boulevard	0.483	\$18,000
			Bicycle boulevard	0.282	\$11,000
			Bicycle boulevard	0.209	\$8,000

Recommendation	Project Length (mi)	Rounded Estimate
Barrier-separated bike lanes	1.5	\$203,000
Bicycle boulevards	9.8	\$371,000
Bike lanes	0.9	\$74,000
Buffered bike lanes	2.8	\$939,000
Multi-use paths	9.1	\$2,608,000
Planning studies	0.1	\$70,000
Trails	0.6	\$339,000
	Length (Mi)	Round Estimate
Total	24.8	\$4,604,000
Trail	0.382	\$203,000

Worthington Bicycle and Pedestrian Master Plan | Page: 61

Worthington Bicycle and Pedestrian Master Plan | Page: 55

With cost opinions it is important to think about the resources needed to build things out and what things can be accomplished with the existing budget.

The implementation toolbox looks at creating some guidance and resources that supplement the guidance that comes from the new Complete Streets policy, but also specific to the types of projects we anticipate implementing from the plan. There are four types of projects they would like to highlight. The first is the focus on the bike boulevard

because it is a walkable community. He loves walking his kids to school. He detailed how he biked across the country and has a love for cycling. With that being said, he explained that what we are being asked to do is to approve a significant plan, with broad implications about how we will build out and shape our community. These plans tend to take on a life of their own and wield immense authority in coming years. He views a vote approving this with great significance. However, when he received his packet on Thursday, that was the first time he had seen this final report and been able to read the language. He suggested that we take a little more time to talk through some specifics. The proposals in here are far reaching and he does not know what we are committing to. He thinks it is more than just aspirations and recommendations. This will have impact on City practices and expectations for budgeting. Specifically, the tier one toolbox has ideas stating that we should intentionally build impediments to slow traffic. He does not know if that is a good idea. The Complete Streets policy is even more far reaching and dramatic. He is not prepared to vote for it tonight. He does not know if we have had enough time to discuss this significant proposal.

Ms. Kowalczyk brought up that we have had a presentation on this, and she feels like she has had a thorough briefing of it. She does question what the next steps are but has no trepidation about supporting this plan tonight. Mr. Robinson asked if she was referring to the February presentation on this report. Ms. Kowalczyk said she did not know the specific date, but this information was reviewed. Her question is once we pass this, then what are the next steps. She said that she knows that there is one project that is already being implemented that is on the list.

Mr. Hurley said there are a couple of things and this reaches further than Parks and Recreation, it affects the departments of Messrs. Brown and Whited. For context, a couple years ago we had a parks master plan that basically took a community assessment and said when opportunity allows there are projects and the prioritization of them. As a staff member, he would approach this in his role with Bicycle and Pedestrian Advisory Committee and would look at this to identify things that are achievable with a certain amount of money. That was the process used to identify the Pingree-161 crossing, and they did utilize the draft of this plan. When we approach a street project, the Complete Streets policy and this are used as a filter if there is something recommended and then if it is doable in the budget.

Mr. Whited said that to him it has been a huge paradigm shift as they have previously looked at streets at a functional classification. The context sensitivity in Complete Streets and in the Bicycle and Pedestrian plan asks you to think a little more broadly and to tie in the ability to accommodate all users and be more literally context sensitive. Also, he has to look through this with the Service Director's hat on because we have to plow the streets, be able to fit emergency vehicles through, and make sure refuse trucks can get through. There are a multitude of different considerations and this is guidance forcing us to consider things in a different perspective and utilize different ways of thinking.

Ms. Dorothy said one reason we had a committee to look at bike, pedestrian, and multimodal access is that Worthington has been lacking and is not meeting the needs of all

users. We can be encouraging walking, biking, multimodal and still maintain effective and efficient means of accommodating vehicular traffic, but that needs to be balanced out. This document has more of a focus on bicycles and pedestrians and it provides guidance. The Bicycle and Pedestrian Advisory Committee has said they had trouble prioritizing things and this document helps them to do that. She expressed that she thinks it is a good document and we have had a number of opportunities to review and give input.

Mr. Foust respectfully asked for more time before we adopt this. He got this Thursday night and it is 192 pages with tables and 8-point font. It is a very comprehensive document. He noted the fact that our own Council President asked a question about bicycle boulevards and he is not sure it got answered. His own street is tagged as a likely choice for a bicycle boulevard. He read the description of bicycle boulevards from the topic and explained how these are pretty big wholesale changes from what people have come to expect in the community. He wants to be able to give an answer when he is asked what it is we are doing here. He has not had time to fully digest it and it was placed on our laps abruptly.

President Michael read Mr. Smith's submitted comments. She read that he likes the report, but he hopes that Council does not vote on anything because he would like to analyze it before finalizing the approval. He figured we would want to discuss the details first. If Council wanted to wait, he would support that decision.

Mr. Myers said maybe he was negligent when this was last presented, but he does not remember being presented with marquee projects. Mr. Hurley said that was requested in order to identify projects that could be moved upon early on. Mr. Myers asked about the tier classifications. Mr. Hull said they were previously described as mid-term and near term. Mr. Myers said in the last report that Huntley from Worthington-Galena to Dublin is ranked as the 11th project and Proprietors from Schrock to Dublin is ranked as the 8th project. He asked if the committee looked at the meeting minutes when Council discussed this. His point is that we had a pretty robust discussion and one of the things he was hoping for is that we discussed Proprietors and Huntley and where we should encourage bicycles. What he is reading in the report is in both places. Council had that discussion. Mr. Hull said that the ranking and prioritization was an objective exercise. Mr. Myers said that he is a little gun shy about guidelines because some people are taking them as a bible, and he does not want this to become the bible. He reads the resolution and it could be interpreted as such that this is to guide city staff with their planning. He does not view it as that type of document. It is aspirational and a guideline with examples. In the resolution as written, he is not sure that is what it says.

Mr. Greeson said that there is language in this plan and the Complete Streets toolkit that expressly says this is not prescriptive. You do not find this is law. Mr. Myers said that the design guidelines and master plan are not law. Mr. Greeson said those documents are also guidance for committees and staff. Mr. Myers reminded that we have a legal appeal pending based upon a violation of the design guidelines, which he believes is not a legal appeal, but that is not a universally held belief. Mr. Greeson said that the fundamental difference with that as opposed to this is that there is a codified ordinance appeal process

and while limited in nature speaks to the use of the design guidelines. In this case, there is a conversation about how some communities adopt these, whether that is by ordinance or resolution. With a resolution, it is more often guidance to inform decisions, but not to prescribe them. We have no objection if there is concern about this and we need to spend more time with it. There is not a project that is not going to move forward if this is not voted on tonight.

Mr. Myers said those are two distinct discussions about the plan itself and the resolution adopting the plan. For him the issue is the resolution adopting the plan and what it means. This should be just a guideline and tool, not prescriptive. He does not want to build up false hopes. He asked if it is just a guideline, then his objections to specific items are less important. He does not believe there should be any priority of anything going down Huntley Road, he thinks it should be moved to Proprietors. We have semis going down Huntley. If this is just guidance to look at, then those concerns are not as important. Mr. Greeson brought up an example from a couple years ago about a discussion regarding Huntley Road. We backed into Complete Streets discussion. Essentially, the Complete Streets does not prescribe that we apply a specific project, but we can at least explore it and evaluate whether or not it makes sense to include some other users. We are not saying definitely doing something but rather it is more about when faced with a project, we will evaluate whether or not other users need to be accommodated for and if tools in the tool kit need to be applied.

Mr. Myers said five years ago this resolution would have been fine, but today it needs a better resolution. These types of things along with sustainability and lifecycle issues should be front of mind thinking. To him that is what this does. He wants to make it abundantly clear that this is a statement of policy and not of directive. He is willing to help draft a resolution that he can get his head around better than specifically details that out. Mr. Greeson said we could do that.

Ms. Kowalczyk said that she believes the resolution does what it needs, but if it needs to be worked on more she is on board with that. It is another lens to look at development and street maintenance to make sure we are doing everything we can to accommodate people of all ages, abilities, and all modes of transportation. So yes, she supports taking the time to do so. It is a guide and lens that we can use to evaluate as things come up.

President Michael said she agrees with Mr. Myers and expressed how she has seen people looking at guidelines as being more than guidelines. She supports a rewrite of the resolution.

Mr. Greeson said as we frame the next discussion there are multiple categories of conversation. First is one of clarity of purpose which is bringing that to the forefront and putting it in the resolution, so it is clear. Second is how we are going to use it more practically. Third regards projects and then talk about them as a group. Mr. Myers said that if he has clarity of purpose, he is less concerned about projects. He wants to see some language in the resolution that says the ultimate decision to fund or go forward with projects is vested in Council. So when that next project comes up, it will be debated at that

time. He does not want to be bogged down with the details of specific projects and he does not want to recreate what the committee has done over the past year. Mr. Greeson said it is helpful to the consultants and to staff that if there are particular projects or concepts that need discussion then we need to know that to prepare the materials ahead of time to have a fruitful discussion that leads to decision.

Mr. Foust said he stops on the resolution where it reads, "... the bike and ped master plan will provide direction to staff in the planning and prioritization..." It is the section, "...will provide direction..." that he struggles with. He thinks to Mr. Myer's thoughts that something that reads "will serve as a reference tool" or "will serve as a guidance resource" is what he wants to see. There are things within this master plan and the Complete Streets policy where we need to have some allowance for assessing the appropriateness of some of these tools. He stated that he believes some of these tools do not fit. He is cautious of having them introduced here as if they are endorsed concepts we are ready to take on over the next few years.

MOTION Mr. Myers moved, seconded by Mr. Foust to table Resolution No. 29-2019.

There being no additional comments, the motion to table Resolution No. 29-2019 passed unanimously by a voice vote.

Mr. Myers suggested to bring specific questions about specific projects to staff within the next week before the next meeting.

Council decided to wait to introduce Resolution No. 30-2019 until the Bicycle and pedestrian master plan is brought back for continued discussion.

Resolution No. 31-2019 Authorizing the City Manager to Enter into an Agreement with the City of Dublin for the Northwest Regional Emergency Communication Center to provide public safety dispatching communication services.

Introduced by Ms. Kowalczyk.

MOTION Ms. Dorothy made a motion to adopt Resolution No. 31-2019. The motion was seconded by Mr. Myers.

Ms. Stewart said she wanted to touch briefly on the reasoning behind this recommendation. Since the April meeting, we have conducted extensive public outreach to the community. The recommendation is to join the Northwest Regional Emergency Communications Center for 911 call answering and dispatching services for police, firefighters, and paramedics. They would also include handling of afterhours dispatching of other City services. The challenges we have as a small independent center drove this recommendation and it centers around the ever-increasing demands and expectations in

this service area. It is challenging to meet these demands as a small jurisdiction. Additionally, we cannot receive wireless 911 calls directly. This decision was not driven by the performance of our existing personnel. They serve our community extremely well every day.

She explained how we first began looking at this idea in 2012-2013 with a study evaluating the feasibility of a multi-jurisdictional center with other local jurisdictions. We have conducted additional research off and on since that time. We completed our evaluation in late 2018 after experiencing staffing shortages in our center.

The Northwest Center is operated by the City of Dublin and currently serves Dublin, Hilliard, Upper Arlington, Norwich Township, and Washington Township. By joining Northwest we would have the benefits of enhanced service because we currently cannot take 911 cell calls directly but the Northwest Center can. This will result in quicker response times and fewer 911 call transfers for Worthington paramedics, firefighters, and police. Because there would be dedicated call takers, callers would receive more focused attention and there are separate personnel tasked with dispatching the first responders and sharing information. They also have the capacity to be more responsive to future advances in technology and operations. Call takers and dispatchers would also have enhanced training, and there would be more capacity available for large scale emergency events.

There has been extensive public engagement and discussion around this recommendation. There were multiple Coffee with the Chiefs discussions. We had an amazing response from the telephone townhall with almost 500 total attendees, and 138 callers listening at one time. This participation was much greater than any of the in-person activities. We also had lots of web, social media, and newspaper articles communicating information. We also conducted visits with community groups, and reached out to our partners in Perry Township, Sharon Township, and the Village of Riverlea for their input. Information was distributed to our Police Citizens Academy alumni, Citizens Academy alumni, and members of our boards and commissions.

The financial agreement with the City of Dublin will be determined each year based on the Joint Dispatching Budget, proportioned across the jurisdictions based on usage of the Center. The Joint Dispatching Budget is developed by the Executive Committee comprised of the Chiefs from each jurisdiction and adopted by Dublin City Council. Worthington will receive the cost for the upcoming year in the fall of each year, which will be incorporated into the annual budget.

Mr. Myers said given the dearth of people here, we expected people would be more energized, he likes to think this is a positive. He asked if any negative comments were received during the outreach effort. Ms. Stewart said in other communities it has been controversial and we wanted to actively and extensively communicate with the community. Generally there has been no expressed opposition.

Ms. Dorothy commented on how happy she was about the outreach to the community. She anticipates if there are any issues we will work towards continuous improvement. She

hopes that if anyone in the public wanted to tour the Northwest facility, we would extend them that opportunity. This is a very good direction for us to go in.

There being no additional comments, the motion to adopt Resolution No. 31-2019 passed unanimously by a voice vote.

Resolution No. 32-2019

Approving an Agreement and Permit for and between Everstream Solutions, LLC, an Ohio Limited Liability Company, to Operate and Maintain a Telecommunications System Within the City of Worthington Pursuant to and Subject to the Provisions of Chapter 949 of the Codified Ordinances of the City of Worthington.

Introduced by Mr. Foust

MOTION

Mr. Robinson made a motion to adopt Resolution No. 32-2019. The motion was seconded by Ms. Kowalczyk.

Mr. Greeson said this is for a new permit. It appears to be a reputable fiberoptic provider who has complied with our codified ordinances to receive a permit.

There being no additional comments, the motion to adopt Resolution No. 32-2019 passed unanimously by a voice vote.

Resolution No. 33-2019

Appointing Janet Grubb, S. Michael Miller, Donald Breckinridge, and Charles “Kip” Kelsey to Serve as Mayor’s Court Magistrates when the Mayor and Vice-Mayor are Not Available.

Introduced by Ms. Dorothy.

MOTION

Mr. Myers made a motion to adopt Resolution No. 33-2019. The motion was seconded by Mr. Foust.

Mr. Lindsey said that Mayor Holmes indicated some concern about the possibility that we might not have someone available to handle Mayors Court activities if he were out of town. Since Vice Mayor Lorimer is less inclined in doing a full court hearing, there is the need to have a bullpen ready to go. These recommended magistrates have all indicated a willingness to serve if needed. We anticipate the need only occurring once or twice a year at a maximum.

There being no additional comments, the motion to adopt Resolution No. 33-2019 passed unanimously by a voice vote.

Resolution No. 34-2019

Authorizing the Acquisition of Certain Real Estate Interests Involving Parcels 5 and 19 for the Northeast Gateway Intersection Improvement Project. (Project No. 602-14)

Introduced by Mr. Foust.

MOTION

Mr. Robinson made a motion to adopt Resolution No. 34-2019. The motion was seconded by Ms. Kowalczyk.

Mr. Greeson said this is a continuation of the Northeast Gateway process.

There being no additional comments, the motion to adopt Resolution No. 34-2019 passed unanimously by a voice vote.

Ordinance No. 21-2019

Authorizing the City Manager to Enter into a Community Reinvestment Area Agreement with Worthington 17, LLC to Grant a Seventy-Five Percent (75%) Tax Exemption for Real Property Improvements to be Made to the Property Located at 6740 North High Street in the City of Worthington for a Period Not to Exceed Ten (10) Years.

Introduced by Ms. Dorothy.

The Clerk was instructed to give notice of a public hearing on said ordinance(s) in accordance with the provisions of the City Charter unless otherwise directed.

REPORTS OF CITY OFFICIALS

Policy Item(s)

- Permission to Advertise for Bids - East Wilson Bridge Road Resurfacing Project

Mr. Whited said that they are excited to resurface East Wilson Bridge Road and he hopes to do that after the waterline project is completed. He appreciates the permission to solicit for bids.

Ms. Dorothy said she understands we will look at all waterlines. Mr. Whited said it is behind schedule currently.

MOTION

Mr. Myers moved, seconded Mr. Foust to give permission to advertise for bids.

There being no additional comments, the motion passed unanimously by a voice vote.

Mr. Greeson asked to discuss scheduling for visioning RFP interviews. This has been a challenging affair in terms of determining dates that work for Council's schedules and the consultants. Several options have been distributed along with the pros and cons of each of those options.

After Council discussion the consensus was for option 2 beginning at 7pm.

Mr. Greeson said that the meetings would be hosted in the meeting room, so no one has advantage of watching livestream. Ms. Stewart said it would be noticed as a public meeting.

REPORT OF COUNCIL MEMBERS

Ms. Dorothy updated that she had a cemetery meeting after the joint meeting approving the continuance of the .5 mil. They have adopted the master plan and are now getting quotes for construction documents. It is a slow process. Architectural engineering documents still need to be bid and designed. Something may be finished in several years.

President Michael asked if Councilmembers could let staff know who their choices for the visioning committee are to be reviewed in executive session.

ADJOURNMENT

MOTION Mr. Foust moved, Mr. Myers seconded a motion to adjourn.

The motion carried unanimously by a voice vote.

President Michael declared the meeting adjourned at 9:31 p.m.

Assistant City Clerk

*APPROVED by the City Council, this
3rd day of June, 2019.*

Council President



STAFF MEMORANDUM
City Council Meeting – June 3, 2019

Date: May 1, 2019

To: Matthew H. Greeson, City Manager

From: Tom Lindsey, Law Director

Subject: **Ordinance No. 20-2019 – Appropriation Authorization of Property and Easements - Northeast Gateway Project**

EXECUTIVE SUMMARY

This Ordinance authorizes the appropriation of certain identified parcels as part of the Northeast Gateway Project.

RECOMMENDATION

Remove from the Table and Approve as Presented

BACKGROUND/DESCRIPTION

This Ordinance authorizes the filing of appropriation proceedings to acquire certain identified parcels as part of the Northeast Gateway project.

City's right of way acquisition consultants have been unsuccessful to date in negotiating a mutually agreeable purchase price for the identified parcels. However, those negotiation efforts will continue up until the time that the appropriation cases are filed in court.

The Law Director, in consultation with the City Manager and the Service & Engineering and Finance Departments, has retained the law firm of Frost Brown Todd to handle the appropriation cases as special counsel for the City. The law firm has significant recent experience handling appropriation cases for other municipalities in central Ohio, including working with the local Ohio Department of Transportation (ODOT) officials and the City's acquisition consultants. The attorney fees are eligible for state and federal reimbursement similar to parcel acquisition and project construction costs.

It is anticipated that Frost Brown Todd will file any necessary appropriation cases on or about July 1, 2019. This will allow sufficient time to meet the ODOT project schedule for right of way acquisition.

6.A. - Appropriation Authorization for Property and Easements - Northeast Gateway Project

The Ordinance replaces the right of way acquisition process established in Ordinance No. 61-2018 for the identified parcels. It authorizes the settlement of the appropriation cases without further City Council action if an agreed purchase price is negotiated prior to trial. The price would be based on the parties' appraisals and the anticipated additional litigation costs. The Law Director and ODOT officials will be involved in any settlement decisions.

On May 20, staff requested this item be tabled until June 3 to allow more time to ensure the property owner notifications have been processed appropriately.

ATTACHMENTS

Ordinance No. 20-2019

Exhibit A – Table of Property Owners

Exhibit B – Legals

ORDINANCE NO. 20-2019

An Ordinance Authorizing the Appropriation of Property and Easements from Multiple Properties for the Public Purpose of Constructing a Roadway Project, Specifically, for the FRA-CR 84-1.36 Northeast Gateway Project, Which Such Roadway Shall be Open to the Public Without Charge.

WHEREAS, the City of Worthington, Ohio (the “City”) is preparing to construct the FRA-CR 84-1.36 Northeast Gateway Project (the “Project”), which consists of roadway widening, realignment, and resurfacing of CR 84 (Worthington-Galena Road) as well as construction of various roadway appurtenances in connection with the Project; and,

WHEREAS, the Project requires that the City obtain certain property by Warranty Deed with Reservation of Access as well as various permanent and temporary easements from multiple property owners for the Project; and,

WHEREAS, Council previously passed Ordinance No. 12-2014 determining to proceed with the Project, Ordinance No. 33-2018 appropriating the funds for the acquisition of the various real estate interests, and Ordinance No. 61-2018 determining to proceed with the acquisition; and,

WHEREAS, the Project requires that the City obtain the entire parcel, being 0.505-acres by Warranty Deed (10-WD) from Robert Morris Montgomery (Parcel 10); and,

WHEREAS, the Project requires that the City obtain a 0.021-acre Warranty Deed with Reservation of Access (11-WD1), a 0.023-acre Warranty Deed with Reservation of Access (11-WD2), a 0.011-acre Sewer Easement (11-S), a 0.021-acre Temporary Easement (11-T1), and a 0.031-acre Temporary Easement (11-T2) from Shereen Hashmi (Parcel 11); and,

WHEREAS, the Project requires that the City obtain a 0.017-acre Warranty Deed with Reservation of Access (12-WD), and a 0.024-acre Temporary Easement (12-T) from Mary Ann Ondecko and Tom Lochner (Parcel 12); and,

WHEREAS, the Project requires that the City obtain a 2.452-acre Warranty Deed with Reservation of Access (16-WD), a 0.077-acre Sewer Easement (16-S1), a 0.053-acre Sewer Easement (16-S2), a 0.744-acre Utility Easement (16-U), and a 0.134-acre Temporary Easement (16-T) from Anheuser-Busch Commercial Strategy (Parcel 16); and,

WHEREAS, the Project requires that the City obtain a 0.257-acre Warranty Deed with Reservation of Access (24-WD), a 0.196-acre Utility Easement (24-U), and a 0.059-acre Temporary Easement (24-T) from MayFam Reality, a General Partnership (Parcel 24); and,

ORDINANCE NO. 20-2019

WHEREAS, the Project requires that the City obtain a 0.059-acre Warranty Deed with Reservation of Access (25-WD), and a 0.044-acre Temporary Easement (25-T) from Lakeview Commercial Properties, LLC, an Ohio limited liability company (Parcel 25); and,

WHEREAS, the Project requires that the City obtain a 0.579-acre Warranty Deed with Reservation of Access (30-WD) from the Estate of Hester F. Dysart (Parcel 30); and,

WHEREAS, the Project requires that the City obtain a 0.433-acre Warranty Deed with Reservation of Access (33-WD), and a 0.089-acre Temporary Easement (33-T) from 6969 Worth-Galena, LLC (Parcel 33); and,

WHEREAS, the Project requires that the City obtain a 0.166-acre Warranty Deed with Reservation of Access (35-WD1), a 0.088-acre Warranty Deed with Reservation of Access (35-WD2), a 0.027-acre Sewer Easement (35-S1), a 0.004-acre Sewer Easement (35-S2), a 0.021-acre Temporary Easement (35-T1), and a 0.013-acre Temporary Easement (35-T2) from Top World Legacy, LLC, an Ohio limited liability company (Parcel 35); and,

WHEREAS, the Project requires that the City obtain a 0.180-acre Warranty Deed with Reservation of Access (36-WD), a 0.028-acre Sewer Easement (36-S), a 0.025-acre Temporary Easement (36-T1), and a 0.014-acre Temporary Easement (36-T2) from Pia Truman and Colombo Cautela, Widower (Parcel 36); and,

WHEREAS, the Project requires that the City obtain a 0.218-acre Warranty Deed with Reservation of Access (37-WD), a 0.019-acre Sewer Easement (37-S), a 0.030-acre Temporary Easement (37-T1), and a 0.021-acre Temporary Easement (37-T2) from Carlo Cautela (Parcel 37); and,

WHEREAS, the Project requires that the City obtain a 0.693-acre Warranty Deed with Reservation of Access (39-WD) from the Estate of Richard M. Gilbert and the Estate of Evelyn Gilbert (Parcel 39); and,

WHEREAS, the Project requires that the City obtain a 0.431-acre Warranty Deed with Reservation of Access (9-WD), a 0.009-acre Sewer Easement (9-S), a 0.043-acre Slope Easement (9-SL), a 0.017-acre Utility Easement (9-U1), a 0.143-acre Utility Easement (9-U2), a 0.432-acre Temporary Easement (9-T1), and a 0.099-acre Temporary Easement (9-T2) from Rush Creek Investors LLC (Parcel 9); and,

ORDINANCE NO. 20-2019

WHEREAS, the Project requires that the City obtain a 0.045-acre Warranty Deed with Reservation of Access (14-WD), a 0.040-acre Temporary Easement (14-T1), a 0.106-acre Temporary Easement (14-T2), and a 0.005-acre Temporary Easement (14-T3) from Geldhill Family Limited Partnership (Parcel 14); and,

WHEREAS, the Project requires that the City obtain a 0.082-acre Warranty Deed with Reservation of Access (21-WD), a 0.124-acre Temporary Easement (21-T), and a 0.044-acre Utility Easement (21-U) from Worthington Galena, LLC (Parcel 21);

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. Council considers it necessary and declares its authorization to appropriate, for the public purpose of constructing a roadway project which shall be open to the public without charge, the property and easements from the property owners identified above, and in the table attached hereto as Exhibit A. All Warranty Deed fee interests referenced in the attached Exhibit A shall preserve a right of access for the residual parcel. Each of the property interests needed from each of the property owners and properties is described in the attached Exhibit B.

SECTION 2. Council hereby authorizes and directs such appropriations to proceed. The City, through its counsel, is hereby authorized to file a petition for appropriation in the Franklin County Court of Common Pleas should it become necessary, and to utilize the quick-take procedures pursuant to R.C. 163.06.

SECTION 3. Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other lawful actions necessary to appropriate or acquire the properties identified in Section 1, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interests in an amount greater than the appraised value without further Council action required.

ORDINANCE NO. 20-2019

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington Ohio.

Passed _____

President of Council

Attest

Clerk of Council

Exhibit A

Property Owner(s)	Address	Franklin County Parcel No.	Acreage / Interest	Appraisal Value
Robert Morris Montgomery	431 E Wilson Bridge Rd Worthington, OH 43085	100-002697-00	10-WD (0.505 acre)	\$190,000.00
Shereen Hashmi	439 E Wilson Bridge Rd Worthington, OH 43085	100-002692-00	11-WD1 (0.021 acre), -WD2 (0.023 acre), -S (0.011 acre), -T1 (0.021 acre), -T2 (0.031 acre)	\$14,364.00
Mary Ann Ondecko Tom Lochner (dower)	445 E Wilson Bridge Rd Worthington, OH 43085	100-002696-00	12-WD (0.017 acre), -T (0.024 acre)	\$11,892.00
Anheuser-Busch Commercial Strategy	Worthington-Galena Rd Worthington, OH 43085	100-002422-00	16-WD (2.452 acre), -S1 (0.077 acre), -S2 (0.053 acre), -U (0.744 acre), -T (0.134 acre)	\$387,814.00
MayFam Reality	7100 Huntley Rd Worthington, OH 43085	100-002112-00	24-WD (0.257 acre), -U (0.196 acre), -T (0.059 acre)	\$69,133.00
Lakeview Commercial Properties LLC	733 Lakeview Plaza Blvd Worthington, OH 43085	100-005934-00	25-WD (0.059 acre), -T (0.044 acre)	\$26,968.00
Estate of Hester Dysert	Worthington-Galena Rd Worthington, OH 43085	n/a	30-WD (0.579 acre)	\$300.00
6969 Worth-Galena, LLC	6969 Worthington-Galena Rd Worthington, OH 43085	100-002444-00 100-002592-00	33-WD (0.433 acre), -T (0.089 acre)	\$26,904.00
Top World Legacy, LLC	7045 Worthington-Galena Rd Worthington, OH 43085	100-002698-00	35-WD1 (0.166 acre), -WD2 (0.088 acre), -S1 (0.027 acre), -S2 (0.004 acre), -T1 (0.021 acre), -T2 (0.013 acre)	\$55,058.00
Pia Truman Colombo Cautela (life estate)	7059 Worthington-Galena Rd Worthington, OH 43085	100-002703-00	36-WD (0.180 acre), -S (0.028 acre), -T1 (0.025 acre), -T2 (0.014 acre)	\$65,008.00
Carlo Cautela	7069 Worthington-Galena Rd Worthington, OH 43085	100-002690-00	37-WD (0.218 acre), -S (0.019 acre), -T1 (0.030 acre), -T2 (0.021 acre)	\$65,256.00
Estates of Richard & Evelyn Gilbert	E Wilson Bridge Rd Worthington, OH 43085	n/a	39-WD (0.693 acre)	\$300.00
Rush Creek Investors, LLC	438 E Wilson Bridge Rd Worthington, OH 43085	100-005932-00	9-WD (0.431 acre), -S (0.009 acre), -SL (0.043 acre), -U1 (0.017 acre), -U2 (0.143 acre), -T1 (0.432 acre), -T2 (0.099 acre)	\$135,723.00
Geldhill Family Limited Partnership	7099 Huntley Rd Worthington, OH 43085	100-000085-00	14-WD (0.045 acre), -T1 (0.040 acre), -T2 (0.106 acre), -T3 (0.005 acre)	\$15,660.00
Worthington Galena, LLC	7057-7079 Huntley Rd Worthington, OH 43085	100-002463-00 100-002684-00	21-WD (0.082 acre), -T (0.124 acre), -U (0.044 acre)	\$24,976.00

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EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 11/17/2017

PID 95516

**PARCEL 9-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)", located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for existing CR 84/CR 78 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way for CR 84, the following courses:

Exhibit B - 001

EXHIBIT A

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North 45 Degrees 10 Minutes 45 Seconds East, a distance of 106.34 feet, passing a monument box with a 1 inch pin found at 72.86 feet, to a point of deflection, located on existing centerline of right-of-way station 11+06.34 for CR 84 and being 10.63 feet right of centerline of proposed right-of-way and construction station 361+83.06 for CR 64;

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 26.15 feet, to a point, located on existing centerline of right-of-way station 11+32.49 for CR 84 and being 11.88 feet left of centerline of proposed right-of-way and construction station 361+96.35 for CR 64;

thence North 49 Degrees 18 Minutes 10 Seconds West, a distance of 40.00 feet, to an iron pin set at the intersection of the northerly existing right-of-way line of CR 64 with the westerly existing right-of-way line of CR 84, being the southeasterly corner of said Rush Creek Investors tract and an interior corner to the 0.871 acre tract conveyed to the City of Worthington by deed of record in Official Record 2108H12, located 32.68 feet left of centerline of proposed right-of-way and construction station 361+63.15 for CR 64 and being the ***True Point of Beginning***;

thence North 86 Degrees 37 Minutes 12 Seconds West, with said northerly existing right-of-way line, the northerly line of said 0.871 acre tract, and southerly line of said Rush Creek Investors tract, a distance of 648.49 feet, to an iron pin set at a corner common to said Rush Creek Investors tract and the 9.383 acre tract conveyed to 400-406 East Wilson Bridge Road LLC by deed of record in Instrument Number 201801110005084, the northwesterly corner of said 0.871 acre tract, and the northeasterly corner of the 0.756 acre tract conveyed to The City of Worthington by deed of record in Official Record 2108H12, located 30.00 feet left of centerline of proposed right-of-way and construction station 355+17.29 for CR 64;

thence North 02 Degrees 52 Minutes 38 Seconds West, with the line common to said Rush Creek Investors and 400-406 East Wilson Bridge Road tracts, a distance of 48.29 feet, to an iron pin set on the northerly proposed right-of-way line of CR 64, located 78.00 feet left of centerline of proposed right-of-way and construction station 355+12.03 for CR 64;

thence across said Rush Creek Investors tract with said northerly proposed right-of-way line, the following courses:

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 135.97 feet, to an iron pin set, located 78.00 feet left of centerline of proposed right-of-way and construction station 356+48.00 for CR 64;

South 45 Degrees 51 Minutes 23 Seconds East, a distance of 38.29 feet, to an iron pin set, located 53.00 feet left of centerline proposed right-of-way station 356+77.00 for CR 64;

EXHIBIT A

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LPA RX 851 WD

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South 86 Degrees 37 Minutes 12 Seconds East, a distance of 423.83 feet, to an iron pin set at a point of curvature, located 53.00 feet left of centerline of proposed right-of-way and construction station 361+00.83 for CR 64;

with the arc of a curve to the right, having a central angle of 05 Degrees 38 Minutes 51 Seconds, a radius of 807.77 feet, an arc length of 79.62 feet, a chord length of 79.59 feet on a chord that bears South 83 Degrees 47 Minutes 47 Seconds East, to an iron pin set on the westerly existing right-of-way line of CR 84 and easterly line of said Rush Creek Investors tract, located 53.00 feet left of centerline right-of-way station 361+75.23 for CR 64;

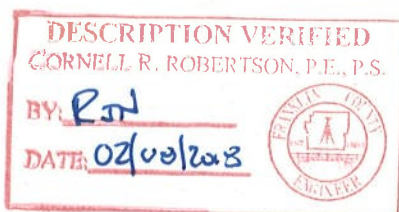
thence South 40 Degrees 41 Minutes 50 Seconds West, with said westerly existing right-of-way line and said easterly line, a distance of 23.99 feet, to the **True Point of Beginning**, containing 0.431 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

John



02/08/2018

*0.097-E
SPLIT
0.431 AC
OUT OF
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005932*

Exhibit B - 003

EXHIBIT A

LPA RX 877 S

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Ver. Date 11/17/2017

PID 95516

**PARCEL 9-S
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set at the intersection of the northerly proposed right-of-way line of CR 64 with the westerly existing right-of-way line of CR 84, acquired as Parcel 9-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 53.00 feet left of centerline of proposed right-of-way and construction station 361+75.23 for CR 64;

thence across said Rush Creek Investors tract with said northerly proposed right-of-way line, with the arc of a curve to the left, having a central angle of 05 Degrees 38 Minutes 51 Seconds, a radius of 807.77 feet, an arc length of 79.62 feet, a chord length of 79.59 feet on a chord that bears North 83 Degrees 47 Minutes 47 Seconds West, to an iron pin set at a point of tangency, located 53.00 feet left of centerline of proposed right-of-way and construction station 361+00.83 for CR 64;

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thence North 89 Degrees 13 Minutes 55 Seconds East, across said Rush Creek Investors tract, a distance of 87.54 feet, to a point on said westerly existing right-of-way line and the easterly line of said Rush Creek Investors tract, located 64.00 feet left of centerline of proposed right-of-way and construction station 361+81.47 for CR 64;

thence South 40 Degrees 41 Minutes 50 Seconds West, with said westerly existing right-of-way line and said easterly line, a distance of 12.89 feet, to the ***Point of Beginning***, containing 0.009 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



EXHIBIT A

LPA RX 875 SL

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Ver. Date 11/17/2017

PID 95516

**PARCEL 9-SL
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR THE CONSTRUCTION AND
MAINTENANCE OF SLOPES IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

An exclusive perpetual easement for the construction and maintenance of slopes over the within described real estate. With the express prior permission of Grantee, Grantor/Owner may (1) alter the contours of the slopes constructed and maintained by Grantee over the easement area; and (2) install, construct and make improvements on the slopes constructed and maintained by Grantee over the easement area. Provided, however, any and all such alterations of the slopes and construction of improvements thereon shall be undertaken at the sole expense of Grantor/Owner; in no event shall Grantee be liable to Grantor/Owner for any compensation whatsoever if it should be reasonably necessary or desirable for Grantee to restore the slopes over the easement area to the same condition as originally constructed by Grantee or if it should be reasonably necessary or desirable for Grantee to maintain or reconstruct and maintain the slopes over the easement area in a manner different than originally constructed by Grantee or altered by Grantor/Owner, nor shall Grantee be liable to Grantor/Owner for any compensation whatsoever if, in the course of maintaining or reconstructing the slopes over the easement area, it is reasonably necessary or convenient for Grantee to remove or impair any improvement constructed thereon by Grantor/Owner. (As used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set on the northerly proposed right-of-way line of CR 64 at a point of curvature, acquired as Parcel 9-WD of right-of-way plans titled "FRA-CR 84-1.36

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Northeast Gateway", located 53.00 feet left of centerline of proposed right-of-way and construction station 361+00.83 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, across said Rush Creek Investors tract with said northerly proposed right-of-way line, a distance of 200.83 feet, to a point, located 53.00 feet left of centerline of proposed right-of-way and construction station 359+00.00 for CR 64;

thence on, over, and across said Rush Creek Investors tract, the following courses:

North 03 Degrees 22 Minutes 42 Seconds East, a distance of 7.00 feet, to a point, located 60.00 feet left of centerline of proposed right-of-way and construction station 359+00.00 for CR 64;

South 86 Degrees 45 Minutes 45 Seconds East, a distance of 200.83 feet, to a point, located 61.00 feet left of centerline of proposed right-of-way and construction station 361+00.83 for CR 64;

South 85 Degrees 39 Minutes 53 Seconds East, a distance of 27.18 feet, to a point, located 60.50 feet left of centerline of proposed right-of-way and construction station 361+26.00 for CR 64;

South 88 Degrees 31 Minutes 37 Seconds East, a distance of 62.28 feet, to a point on the westerly existing right-of-way line of CR 84 and easterly line of said Rush tract, located 67.00 feet left of centerline of proposed right-of-way and construction station 361+83.13 for CR 64;

thence South 40 Degrees 41 Minutes 50 Seconds West, with said westerly existing right-of-way line and said easterly line, a distance of 3.50 feet, to the intersection of said line with the northerly line of a proposed sewer easement acquired as Parcel 9-S, located 64.00 feet left of centerline of proposed right-of-way and construction station 361+81.47 for CR 64;

thence South 89 Degrees 13 Minutes 55 Seconds West, with said sewer easement, a distance of 87.54 feet, to the ***Point of Beginning***, containing 0.043 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

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Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

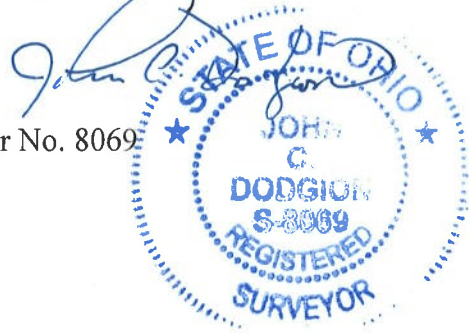


EXHIBIT A

LPA RX 887 T

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Ver. Date 11/17/2017

PID 95516

**PARCEL 9-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set at the intersection of the northerly proposed right-of-way line of CR 64 with the line common to said Rush Creek Investors tract and a 9.383 acre tract conveyed to 400-406 East Wilson Bridge Road LLC by deed of record in Instrument Number 201801050005084, acquired as Parcel 9-WD of right-of-way plans Titled "FRA-CR 84-1.36 Northeast Gateway", located 78.00 feet left of centerline of proposed right-of-way and construction station 355+12.03 for CR 64;

thence North 02 Degrees 52 Minutes 38 Seconds West, with said common line, a distance of 14.08 feet, to a point, located 92.00 feet left of centerline proposed right-of-way station 355+10.49 for CR 64;

thence on, over, and across said Rush Creek Investors tract, the following courses:

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 70.51 feet, to a point, located 92.00 feet left of centerline proposed right-of-way station 355+81.00 for CR 64;

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North 40 Degrees 05 Minutes 39 Seconds East, a distance of 73.60 feet, to a point, located 151.00 feet left of centerline proposed right-of-way station 356+25.00 for CR 64;

North 57 Degrees 26 Minutes 17 Seconds East, a distance of 49.41 feet, to a point, located 180.00 feet left of centerline proposed right-of-way station 356+65.00 for CR 64;

North 41 Degrees 15 Minutes 18 Seconds East, a distance of 57.01 feet, to a point, located 225.00 feet left of centerline proposed right-of-way station 357+00.00 for CR 64;

South 48 Degrees 44 Minutes 42 Seconds East, a distance of 57.01 feet, to a point, located 190.00 feet left of centerline proposed right-of-way station 357+45.00 for CR 64;

South 43 Degrees 11 Minutes 08 Seconds West, a distance of 39.05 feet, to a point, located 160.00 feet left of centerline proposed right-of-way station 357+20.00 for CR 64;

South 49 Degrees 45 Minutes 00 Seconds East, a distance of 50.00 feet, to a point, located 130.00 feet left of centerline proposed right-of-way station 357+60.00 for CR 64;

South 38 Degrees 04 Minutes 31 Seconds West, a distance of 79.06 feet, to a point, located 65.00 feet left of centerline proposed right-of-way station 357+15.00 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 53.00 feet, to a point, located 65.00 feet left of centerline proposed right-of-way station 357+68.00 for CR 64;

South 03 Degrees 22 Minutes 48 Seconds West, a distance of 5.00 feet, to a point, located 60.00 feet left of centerline proposed right-of-way station 357+68.00 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 132.00 feet, to a point on the westerly line of a proposed slope easement, acquired as Parcel 9-S of said right of way plans, located 60.00 feet left of centerline proposed right-of-way station 359+00.00 for CR 64;

thence South 03 Degrees 22 Minutes 42 Seconds West, with said slope easement line, a distance of 7.00 feet, to a point on said northerly proposed right-of-way line, located 53.00 feet left of centerline proposed right-of-way station 359+00.00 for CR 64;

thence across said Rush Creek Investors tract with said northerly proposed right-of-way line, the following courses:

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 223.00 feet, to an iron pin set, located 53.00 feet left of centerline proposed right-of-way station 356+77.00 for CR 64;

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North 45 Degrees 51 Minutes 23 Seconds West, a distance of 38.29 feet, to an iron pin set, located 78.00 feet left of centerline proposed right-of-way station 356+48.00 for CR 64;

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 135.97 feet, to the ***Point of Beginning***, containing 0.432 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

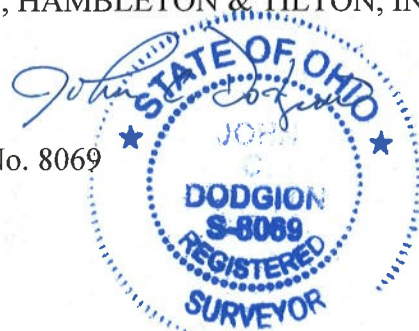


Exhibit B - 011

EXHIBIT A

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Ver. Date 11/17/2017

PID 95516

**PARCEL 9-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A CURB, GRADING AND DRIVE REMOVAL
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at a corner common to said Rush Creek Investors tract and remainder of the tract conveyed to Hester F. Dysart by deed of record in Deed Book 2711, Page 118, being on the westerly existing right-of-way line of CR 84, acquired as Parcel 30-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 30.00 feet left of centerline existing right-of-way station 13+32.50 for CR 64 (reference a ¾ inch pipe located 30.18 feet left of existing centerline of right-of-way station 13+32.49 for CR 84);

thence on, over, and across said Rush Creek Investors tract, the following courses:

North 49 Degrees 18 Minutes 10 Seconds West, a distance of 80.00 feet, to a point, located 110.00 feet left of centerline existing right-of-way station 13+32.50 for CR 84;

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 22.50 feet, to a point, located 110.00 feet left of centerline existing right-of-way station 13+55.00 for CR 84;

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North 85 Degrees 41 Minutes 50 Seconds East, a distance of 60.81 feet, to a point, located 67.00 feet left of centerline existing right-of-way station 13+98.00 for CR 84;

South 49 Degrees 18 Minutes 10 Seconds East, a distance of 37.00 feet, to a point on said westerly existing right-of-way line and line common to said Rush Creek Investors and Dysart tracts, located 30.00 feet left of centerline existing right-of-way station 13+98.00 for CR 84;

thence South 40 Degrees 41 Minutes 50 Seconds West, with said westerly existing right-of-way line and line common to said Rush Creek Investors and Dysart tracts, a distance of 65.50 feet, to the ***Point of Beginning***, containing 0.099 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



11/20/2017

Exhibit B - 013

EXHIBIT A

LPA RX 883 U

Page 1 of 2

Rev. 09/12

Ver. Date 11/17/2017

PID 95516

**PARCEL 9-U1
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
OHIO POWER COMPANY, AN OHIO CORPORATION AND A UNIT OF
AMERICAN ELECTRIC POWER**

Ohio Power Company, an Ohio corporation and a unit of American Electric Power, its successors and assigns, the right to: construct, operate, maintain, inspect, protect, replace, enlarge, upgrade, relocate within the easement, extend or remove utility facilities, with poles, anchors, guys, supporting structures, conductors, conduits service pedestals, grounding systems, foundations, manholes, transformers, devices and associated equipment as it may deem appropriate, adding thereto from time to time, on lands situated in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, situated in the City of Worthington, County of Franklin, State of Ohio, and more particularly described as follows:

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set at the intersection of the northerly proposed right-of-way line of CR 64 with the line common to said Rush Creek Investors tract and a 9.383 acre tract conveyed to 400-406 East Wilson Bridge Road LLC by deed of record in Instrument Number 201801050005084, acquired as Parcel 9-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 78.00 feet left of centerline of proposed right-of-way and construction station 355+12.03 for CR 64;

thence North 02 Degrees 52 Minutes 38 Seconds West, with said common line, a distance of 12.57 feet, to a point, located 90.50 feet left of centerline proposed right-of-way and construction station 355+10.65 for CR 64;

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thence on over and across said Rush Creek Investors tract, the following courses:

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 56.35 feet, to a point, located 90.50 feet left of centerline proposed right-of-way and construction station 355+67.00 for CR 64;

South 03 Degrees 22 Minutes 48 Seconds West, a distance of 8.50 feet, to a point, located 82.00 feet left of centerline proposed right-of-way and construction station 355+67.00 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 15.00 feet, to a point, located 82.00 feet left of centerline proposed right-of-way and construction station 355+82.00 for CR 64;

South 03 Degrees 22 Minutes 48 Seconds West, a distance of 4.00 feet, to a point on said northerly proposed right-of-way line, located 78.00 feet left of centerline proposed right-of-way and construction station 355+82.00 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, with said northerly proposed right-of-way line, a distance of 69.97 feet, to the ***Point of Beginning***, containing 0.017 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

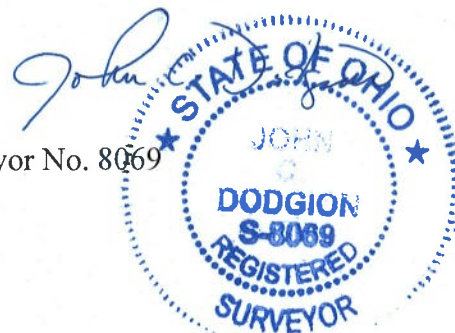


Exhibit B - 015

EXHIBIT A

LPA RX 883 U

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Rev. 09/12

Ver. Date 02/09/2018

PID 95516

**PARCEL 9-U2
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
COLUMBIA GAS OF OHIO, INC.**

The first paragraph(s) must be fully customized for the particular LPA and LPA utility type (gas, water, electric, multi-purpose, etc.).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, and being described as follows:

Beginning at an iron pin set at the intersection of the northerly proposed right-of-way line of CR 64 with the line common to said Rush Creek Investors tract and a 9.383 acre tract of land conveyed to G&I IX E Wilson Bridge LLC by deed of record in Instrument Number 201701270013930, acquired as Parcel 9-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 78.00 feet left of centerline of proposed right-of-way and construction station 355+12.03 for CR 64;

thence North 02 Degrees 52 Minutes 38 Seconds West, with said common line, a distance of 10.06 feet, to a point, located 88.00 feet left of centerline proposed right-of-way and construction station 355+10.93 for CR 64;

thence on, over, and across said Rush Creek Investors tract, the following courses:

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 140.79 feet, to a point, located 88.00 feet left of centerline proposed right-of-way and construction station 356+51.72 for CR 64;

EXHIBIT A

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South 45 Degrees 51 Minutes 23 Seconds East, a distance of 38.29 feet, to a point, located 63.00 feet left of centerline proposed right-of-way and construction station 356+80.72 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 447.35 feet, to a point on the westerly line of an existing Columbia Gas of Ohio gas line easement conveyed by deed of record in Official Record 31150D06, located 63.45 feet left of centerline proposed right-of-way and construction station 361+25.96 for CR 64;

thence South 40 Degrees 41 Minutes 50 Seconds West, across said Rush Creek Investors tract with said existing easement line, a distance of 12.87 feet, to a point on said northerly proposed right-of-way line, located 53.00 feet left of centerline proposed right-of-way and construction station 361+18.99 for CR 64;

thence across said Rush Creek Investors tract with said northerly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 01 Degrees 22 Minutes 43 Seconds, a radius of 807.77 feet, an arc length of 19.43 feet, a chord length of 19.43 feet on a chord that bears North 85 Degrees 55 Minutes 51 Seconds West, to a point of tangency, located 53.00 feet left of centerline proposed right-of-way and construction station 361+00.83 for CR 64;

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 423.83 feet, to an iron pin set, located 53.00 feet left of centerline proposed right-of-way and construction station 356+77.00 for CR 64;

North 45 Degrees 51 Minutes 23 Seconds West, a distance of 38.29 feet, to an iron pin set, located 78.00 feet left of centerline proposed right-of-way and construction station 356+48.00 for CR 64;

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 135.97 feet, to the ***Point of Beginning***, containing 0.143 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005932.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

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All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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Ver. Date 11/17/2017

PID 95516

**PARCEL 10-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) and left and right side of the centerline or proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)", located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way of CR 64, the following courses:

North 44 Degrees 55 Minutes 42 Seconds West, a distance of 5.02 feet, to a monument box with a 1 inch pin found marking a point of curvature, located on existing centerline of right-

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of-way station 261+25.71 for CR 64 and being 90.95 feet right of centerline of proposed right-of-way and construction station 361+07.97 for CR 64;

with the arc of a curve to the left, having a central angle of 41 Degrees 41 Minutes 30 Seconds, a radius of 300.00 feet, an arc length of 218.30 feet, a chord length of 213.51 feet on a chord that bears North 65 Degrees 46 Minutes 27 Seconds West, to a monument box with a 1 inch pin found at a point of tangency, located on existing centerline of right-of-way station 259+07.41 for CR 84 and being 15.00 feet right of centerline of proposed right-of-way and construction station 359+07.58 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, a distance of 250.45 feet, to a point, located on existing centerline of right-of-way station 256+56.96 for CR 64 and 15.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64;

thence South 03 Degrees 22 Minutes 48 Seconds West, a distance of 25.00 feet, to an iron pin set at a corner common to said Montgomery tract and a 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, on the southerly line of the remainder of the tract conveyed to Evelyn Gilbert (1/2 interest) and Richard M. Gilbert (1/2 interest) by deed of record in Deed Book 2302, Page 136, and on the southerly existing right-of-way line of CR 64, being, located 40.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64 and 62.22 feet right of centerline of proposed right-of-way and construction station 213+29.03 for CR 84 S (reference a 3/4 inch iron pipe located 40.73 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 84 S), being the ***True Point of Beginning***;

thence South 27 Degrees 41 Minutes 33 Seconds West, with the line common to said Montgomery and Hashmi tracts, a distance of 258.14 feet, to a common corner thereof being on a northerly line of a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located 41.03 feet right of centerline of proposed right-of-way and construction station 210+89.59 for CR 84 S (reference a 5/8 inch iron pipe located 41.10 feet right of centerline of proposed right-of-way and construction station 210+89.65 for CR 84 S);

thence North 86 Degrees 40 Minutes 46 Seconds West, with the line common to said Montgomery and Cautela tracts, a distance of 87.00 feet, to an iron pin set at a corner common to said Montgomery tract and a 0.506 acre tract conveyed to Franca Adams, Trustee of the Pierina Pizzuti Living Trust Agreement dated June 7, 2012 As Amended by deed of record in Instrument Number 201512090172720, located 31.47 feet left of centerline of proposed right-of-way and construction station 210+42.86 for CR 84 S;

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thence North 25 Degrees 00 Minutes 06 Seconds East, with the line common to said Montgomery and Adams tracts, a distance of 253.15 feet, to a common corner thereof, on the southerly line of said remainder tract, and on the southerly existing right-of-way line of CR 64, located 36.26 feet left of centerline of proposed right-of-way and construction station 213+11.67 for CR 84 S and 40.00 feet right of centerline of proposed right-of-way and construction station 355+57.13 for CR 64 (reference a 5/8 inch iron pipe located 40.46 feet right of centerline of proposed right-of-way and construction station 355+56.77);

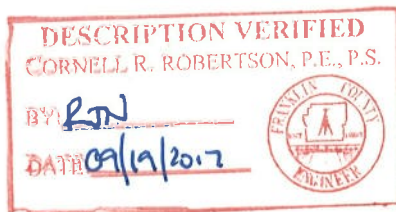
thence South 86 Degrees 37 Minutes 12 Seconds East, with said southerly line, said southerly existing right-of-way line and northerly line of said Montgomery tract, a distance of 100.00 feet, to the ***True Point of Beginning***, containing 0.505 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002697.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



09/18/2017

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SPLIT
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Exhibit B - 021

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Ver. Date 11/17/2017

PID 95516

**PARCEL 11-S
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed right-of-way and construction of Worthington Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 84 S and a line common to said Hashmi tract and a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, acquired as Parcel 11-WD2 of right-of-way plans Titled "FRA-CR 84-1.36 Northeast Gateway", located 43.00 feet right of centerline of proposed right-of-way and construction station 210+90.76 for CR 84 S;

thence with said easterly proposed right-of-way line on the arc of a curve to the left, having a central angle of 07 Degrees 21 Minutes 39 Seconds, a radius of 543.00 feet, an arc length of 69.76 feet, a chord length of 69.71 feet on a chord that bears North 32 Degrees 27 Minutes 41 Seconds East, to a point, located 43.00 feet right of centerline right-of-way station 211+55.00 for CR 84 S;

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thence on, over, and across said Hashmi tract, with an easterly proposed storm sewer easement line for CR 84 S, the following courses:

thence South 61 Degrees 13 Minutes 09 Seconds East, a distance of 7.00 feet, to a point, located 50.00 feet right of centerline of proposed right-of-way and construction station 211+55.00 for CR 64;

with the arc of a curve to the right, having a central angle of 06 Degrees 53 Minutes 31 Seconds, a radius of 550.00 feet, an arc length of 66.16 feet, a chord length of 66.12 feet on a chord that bears South 32 Degrees 13 Minutes 36 Seconds West, to a point on the line common to said Hashmi and Cautela tracts, located 50.00 feet right of centerline right-of-way station 210+94.86;

thence North 86 Degrees 40 Minutes 46 Seconds West, with said common line, a distance of 8.31 feet, to the *Point of Beginning*, containing 0.011 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

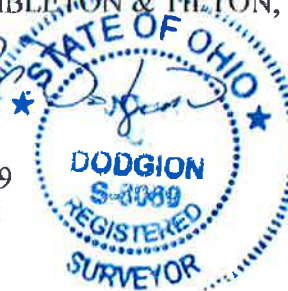


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Ver. Date 11/17/2017

PID 95516

**PARCEL 11-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed right-of-way and construction Worthington Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, and being described as follows:

Beginning at an iron pin set at the intersection of the southerly proposed right-of-way line of CR 64 with a line common to said Hashmi tract and a tract of land conveyed to Mary Ann Ondecko by deed of record in Instrument Number 200410280248947, acquired as Parcel 11-WD of right-of-way plans Titled "FRA-CR 84-1.36 Northeast Gateway", located 45.00 feet right of centerline of proposed right-of-way and construction station 358+04.44 for CR 64;

thence South 31 Degrees 37 Minutes 14 Seconds West, with said common line, a distance of 7.95 feet, to a point, located 52.00 feet right of centerline proposed right-of-way station 358+00.68 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, across said Hashmi tract, a distance of 137.91 feet, to a point on said southerly proposed right-of-way, located 52.00 feet right of centerline proposed right-of-way station 356+62.77 for CR 64;

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

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North 63 Degrees 35 Minutes 40 Seconds East, a distance of 14.09 feet, to an iron pin set, located 45.00 feet right of centerline proposed right-of-way station 356+75.00 for CR 64;

South 86 Degrees 37 Minutes 12 Seconds East, a distance of 129.44 feet, to the *Point of Beginning*, containing 0.021 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



11/20/2017

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PID 95516

**PARCEL 11-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed right-of-way and construction of Worthington Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, and being described as follows:

Beginning at an iron pin set on the easterly proposed right-of-way line of CR 84 S and a line common to said Hashmi tract and a tract of land conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391, acquired as Parcel 10-WD of right-of-way plans Titled "FRA-CR 84-1.36 Northeast Gateway", located 53.00 feet right of centerline of proposed right-of-way and construction station 212+92.90 for CR 84 S;

thence on, over, and across said Hashmi tract, the following courses:

South 21 Degrees 07 Minutes 41 Seconds West, a distance of 101.90 feet, to a point, located 48.00 feet right of centerline of proposed right-of-way and construction station 212+00.00 for CR 84 S;

South 16 Degrees 14 Minutes 50 Seconds West, a distance of 56.17 feet, to a point, located 58.00 feet right of centerline of proposed right-of-way and construction station 211+50.00 for CR 84 S;

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South 30 Degrees 07 Minutes 21 Seconds West, a distance of 55.36 feet, to a point on the line common to said Hashmi tract and a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located 60.00 feet right of centerline of proposed right-of-way and construction station 211+00.49 for CR 84 S;

thence North 86 Degrees 40 Minutes 46 Seconds West, with said common line, a distance of 11.80 feet, to a point on an easterly proposed storm sewer easement line for CR 84 S, located 50.00 feet right of centerline of proposed right-of-way and construction station 210+94.86 for CR 84 S;

thence across said Hashmi tract with said proposed storm sewer easement line, the following courses:

with the arc of a curve to the left, having a central angle of 06 Degrees 53 Minutes 31 Seconds, a radius of 550.00 feet, an arc length of 66.16 feet, a chord length of 66.12 feet on a chord that bears North 32 Degrees 13 Minutes 36 Seconds East, to a point, located 50.00 feet right of centerline right-of-way station 211+55.00 for CR 84 S;

North 61 Degrees 13 Minutes 09 Seconds West, a distance of 7.00 feet, to a point on said easterly proposed right-of-way line, located 43.00 feet right of centerline of proposed right-of-way and construction station 211+55.00 for CR 84 S;

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

with the arc of a curve to the left, having a central angle of 10 Degrees 57 Minutes 14 Seconds, a radius of 543.00 feet, an arc length of 103.81 feet, a chord length of 103.65 feet on a chord that bears North 23 Degrees 18 Minutes 14 Seconds East, to an iron pin set on the line common to said Hashmi and Montgomery tracts, located 43.00 feet right of centerline right-of-way station 212+50.59 for CR 84 S;

North 27 Degrees 41 Minutes 33 Seconds East, with said common line, a distance of 47.07 feet, to the ***Point of Beginning***, containing 0.031 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

EXHIBIT A

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Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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Ver. Date 11/17/2017

PID 95516

**PARCEL 11-WD1
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed right-of-way and construction of Worthington Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)", located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way of CR 64, the following courses:

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North 44 Degrees 55 Minutes 42 Seconds West, a distance of 5.02 feet, to a monument box with a 1 inch pin found marking a point of curvature, located on existing centerline of right-of-way station 261+25.71 for CR 64 and being 90.95 feet right of centerline of proposed right-of-way and construction station 361+07.97 for CR 64;

with the arc of a curve to the left, having a central angle of 41 Degrees 41 Minutes 30 Seconds, a radius of 300.00 feet, an arc length of 218.30 feet, a chord length of 213.51 feet on a chord that bears North 65 Degrees 46 Minutes 27 Seconds West, to a monument box with a 1 inch pin found at a point of tangency, located on existing centerline of right-of-way station 259+07.41 for CR 84 and being 15.00 feet right of centerline of proposed right-of-way and construction station 359+07.58 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, a distance of 100.45 feet, to a point, located on existing centerline of right-of-way station 258+06.96 and being 15.00 feet right of centerline of proposed right-of-way and construction station 358+07.13 for CR 64;

thence South 03 Degrees 22 Minutes 48 Seconds West, a distance of 25.00 feet, to a corner common to said Hashmi tract and a 0.754 acre tract conveyed to Mary Ann Ondecko by deed of record in Instrument Number 200410280248947, on the southerly line of the remainder of the tract conveyed to Evelyn Gilbert (1/2 interest) and Richard M. Gilbert (1/2 interest) by deed of record in Deed Book 2302, Page 136, and on the southerly existing right-of-way line of CR 64, being, located 40.00 feet right of centerline of proposed right-of-way and construction station 358+07.13 for CR 64 (reference a 3/4 inch iron pipe with a "3352" cap found, located 40.51 feet right of centerline of proposed right-of-way and construction station 358+07.11 for CR 64) and being the ***True Point of Beginning***;

thence South 31 Degrees 37 Minutes 14 Seconds West, with the line common to said Hashmi and Ondecko tracts, a distance of 5.68 feet, to an iron pin set on the southerly proposed right-of-way line of CR 64, located 45.00 feet right of centerline of proposed right-of-way and construction station 358+04.44 for CR 64;

thence across said Hashmi tract with said southerly proposed right-of-way line, the following courses:

North 86 Degrees 37 Minutes 12 Seconds West, a distance of 129.44 feet, to an iron pin set, located 45.00 feet right of centerline of proposed right-of-way and construction station 356+75.00 for CR 64;

South 63 Degrees 35 Minutes 40 Seconds West, a distance of 31.29 feet, to an iron pin set on the line common to said Hashmi tract and a 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391, located 60.54 feet right of centerline of proposed right-of-way and construction station 356+47.85 for CR 64;

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thence North 27 Degrees 41 Minutes 33 Seconds East, with said common line, a distance of 22.54 feet, to the common corner thereof, on said southerly line, and on said southerly existing right-of-way line, located 40.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64 (reference a ¾ inch iron pipe with a "3352" cap found, located 40.73 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64);

thence South 86 Degrees 37 Minutes 12 Seconds East, with said southerly existing right-of-way line, said southerly line, and the northerly line of said Hashmi tract, a distance of 150.00 feet, to the ***True Point of Beginning***, containing 0.021 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

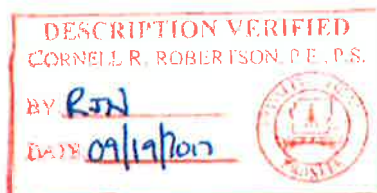
All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are ¾ inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



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John C. Dodgion
Professional Surveyor No. 8069



09/18/2017

EXHIBIT A

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PID 95516

**PARCEL 11-WD2
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way of Wilson Bridge Road (County Road 64) (CR 64) and right side of the centerline of proposed right-of-way and construction of Worthington Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)", located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way of CR 64, the following courses:

North 44 Degrees 55 Minutes 42 Seconds West, a distance of 5.02 feet, to a monument box with a 1 inch pin found marking a point of curvature, located on existing centerline of right-

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of-way station 261+25.71 for CR 64 and being 90.95 feet right of centerline of proposed right-of-way and construction station 361+07.97 for CR 64;

with the arc of a curve to the left, having a central angle of 41 Degrees 41 Minutes 30 Seconds, a radius of 300.00 feet, an arc length of 218.30 feet, a chord length of 213.51 feet on a chord that bears North 65 Degrees 46 Minutes 27 Seconds West, to a monument box with a 1 inch pin found at a point of tangency, located on existing centerline of right-of-way station 259+07.41 for CR 84 and being 15.00 feet right of centerline of proposed right-of-way and construction station 359+07.58 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, a distance of 250.45 feet, to a point, located on existing centerline of right-of-way station 256+56.96 for CR 64 and being 15.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64;

thence South 03 Degrees 22 Minutes 48 Seconds West, a distance of 25.00 feet, to a point on the southerly existing right-of-way line of CR 64, being a corner common to said Hashmi tract and a 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391, located 40.00 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64 (reference a 3/4 inch iron pipe with a "3352" cap found, located 40.73 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64);

thence South 27 Degrees 41 Minutes 33 Seconds West, along the line common to said Hashmi and Montgomery tracts, a distance of 84.35 feet, to an iron pin set on the easterly proposed right-of-way line of CR 84 S, located 43.00 feet right of centerline of proposed right-of-way and construction station 212+50.59 for CR 84 S and being the ***True Point of Beginning***;

thence with said easterly proposed right-of-way line being an arc of a curve to the right, having a central angle of 18 Degrees 18 Minutes 53 Seconds, a radius of 543.00 feet, an arc length of 173.57 feet, a chord length of 172.83 feet on a chord that bears South 26 Degrees 59 Minutes 04 Seconds West, to an iron pin set on the line common to said Hashmi tract and a tract of land conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located 43.00 feet right of centerline right-of-way station 210+90.76;

thence North 86 Degrees 40 Minutes 46 Seconds West, with the line common to said Hashmi and Cautela tracts, a distance of 2.34 feet, to a corner common to said Hashmi and Montgomery tracts, located 41.03 feet right of centerline of proposed right-of-way and construction station 210+89.59 for CR 64 (reference a 5/8 inch iron pipe located 41.10 feet right of centerline of proposed right-of-way and construction station 210+89.65 for CR 84 S);

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thence North 27 Degrees 41 Minutes 33 Seconds East, with the line common to said Hashmi and Montgomery tracts, a distance of 173.79 feet, to the *True Point of Beginning*, containing 0.023 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002692.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

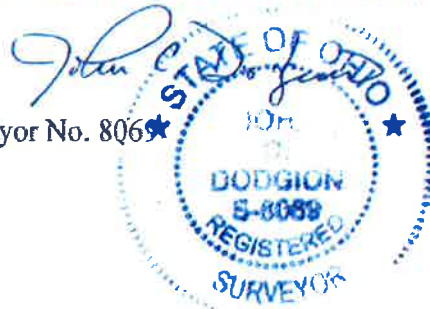
All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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Ver. Date 11/17/2017

PID 95516

**PARCEL 12-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.754 acre tract conveyed to Mary Ann Ondecko by deed of record in Instrument Number 200410280248947, and being described as follows:

Beginning at an iron pin set at the intersection of the southerly proposed right-of-way line of CR 64 with a line common to said Ondecko tract and a 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, acquired as Parcel 12-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 45.00 feet right of centerline of proposed right-of-way and construction station 358+04.44 for CR 64;

thence South 86 Degrees 37 Minutes 12 Seconds East, across said Ondecko tract with said southerly proposed right-of-way line, a distance of 149.57 feet, to an iron pin set on the line common to said Ondecko tract and a 0.193 acre tract conveyed to The City of Worthington, Ohio by deed of record in Deed Book 2794, Page 407, located 45.00 feet right of centerline of proposed right-of-way and construction station 359+54.01 for CR 64;

thence South 35 Degrees 17 Minutes 00 Seconds West, with said common line and the line common to said Ondecko tract and the 0.754 acre tract conveyed to Capital Enterprises by deed of record in Official Record 15404D01, a distance of 8.25 feet, to a point, located 52.00 feet right of centerline of proposed right-of-way and construction station 359+49.66 for CR 64;

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thence North 86 Degrees 37 Minutes 12 Seconds West, across said Ondecko tract, a distance of 148.97 feet, to a point on the line common to said Ondecko and Hashmi tracts, located 52.00 feet right of centerline of proposed right-of-way and construction station 358+00.68 for CR 64;

thence North 31 Degrees 37 Minutes 14 Seconds East, with said common line, a distance of 7.95 feet, to the ***Point of Beginning***, containing 0.024 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002696.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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Ver. Date 11/17/2017

PID 95516

**PARCEL 12-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 0.754 acre tract conveyed to Mary Ann Ondecko by deed of record in Instrument Number 200410280248947, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)", located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence with said existing centerline of right-of-way of CR 64, the following courses:

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North 44 Degrees 55 Minutes 42 Seconds West, a distance of 5.02 feet, to a monument box with a 1 inch pin found marking a point of curvature, located on existing centerline of right-of-way station 261+25.71 for CR 64 and being 90.95 feet right of centerline of proposed right-of-way and construction station 361+07.97 for CR 64;

with the arc of a curve to the left, having a central angle of 31 Degrees 28 Minutes 39 Seconds, a radius of 300.00 feet, an arc length of 164.82 feet, a chord length of 162.75 feet on a chord that bears North 60 Degrees 40 Minutes 02 Seconds West, to a point, located on existing centerline of right-of-way station 259+60.89 for CR 84 and being 19.75 feet right of centerline of proposed right-of-way and construction station 359+60.77 for CR 64;

thence South 13 Degrees 35 Minutes 39 Seconds West, a distance of 20.57 feet, to an iron pin set at a corner common to said Ondecko tract and a 0.193 acre tract conveyed to The City of Worthington, Ohio by deed of record in Deed Book 2794, Page 407, on the southerly line of the remainder of the tract conveyed to Evelyn Gilbert (1/2 interest) and Richard M. Gilbert (1/2 interest) by deed of record in Deed Book 2302, Page 136, and on the southerly existing right-of-way line of CR 64, being, located 40.00 feet right of centerline of proposed right-of-way and construction station 359+57.13 for CR 64 and being the ***True Point of Beginning*** (reference a ¾ inch iron pipe with a "3352" cap found, located 45.06 feet right of centerline of proposed right-of-way and construction station 359+46.03 for CR 64);

thence South 35 Degrees 17 Minutes 00 Seconds West, with the line common to said Ondecko and City of Worthington tracts, a distance of 5.89 feet, to an iron pin set on the southerly proposed right-of-way line of CR 84, located 45.00 feet right of centerline of proposed right-of-way and construction station 359+54.01 for CR 64;

thence North 86 Degrees 37 Minutes 12 Seconds West, across said Ondecko tract with said southerly proposed right-of-way line, a distance of 149.57 feet, to an iron pin set on a line common to said Ondecko tract and a 0.734 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, located 45.00 feet right of centerline of proposed right-of-way and construction station 358+04.44 for CR 64;

thence North 31 Degrees 37 Minutes 14 Seconds East, with said common line, a distance of 5.68 feet, to a common corner thereof, on said southerly line, and on said southerly existing right-of-way line, located 40.00 feet right of centerline of proposed right-of-way and construction station 358+07.13 for CR 64 (reference a ¾ inch iron pipe with a "3352" cap found, located 40.51 feet right of centerline of proposed right-of-way and construction station 358+07.11 for CR 64);

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thence South 86 Degrees 37 Minutes 12 Seconds East, with said southerly line, said southerly existing right-of-way line, and the northerly line of said Ondecko tract, a distance of 150.00 feet, to the ***True Point of Beginning***, containing 0.017 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002696.

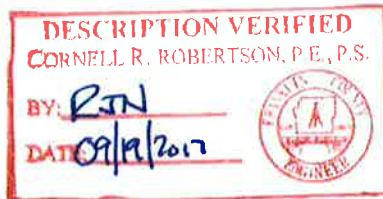
All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



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John C. Dodgion
Professional Surveyor No. 8069

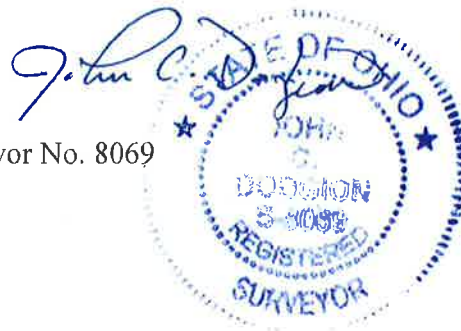


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Ver. Date 11/17/2017

PID 95516

**PARCEL 14-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of existing right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 2.899 acre tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 78, as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)" and the Dedication of Huntley Road in Plat Book 39, Page 74, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 78;

thence with said existing centerline of right-of-way of CR 78, the following courses:

South 44 Degrees 55 Minutes 42 Seconds East, a distance of 148.41 feet, to a point of curvature, located on existing centerline of right-of-way station 262+79.14 for CR 78;

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thence with the arc of a curve to the right, having a central angle of 53 Degrees 22 Minutes 57 Seconds, a radius of 400.00 feet, an arc length of 372.68 feet, a chord length of 359.35 feet on a chord that bears South 18 Degrees 14 Minutes 13 Seconds East, to a point, located on centerline existing right-of-way station 266+51.82 for CR 78 and 7.49 feet right of centerline proposed right-of-way and construction station 406+28.22 for CR 78;

thence North 81 Degrees 32 Minutes 45 Seconds West, a distance of 30.00 feet, to a point on the westerly existing right-of-way line of CR 78 and a corner common to said Geldhill Family tract and a 1.391 acre tract conveyed to Worthington Galena, LLC by deed of record in Instrument Number 200105230112929, located 22.51 feet left of centerline of proposed right-of-way and construction station 406+28.82 for CR 78 and being the ***True Point of Beginning***;

thence North 86 Degrees 39 Minutes 50 Seconds West, with the line common to said Geldhill Family and Worthington Galena tracts, a distance of 16.03 feet, to an iron pin set on the westerly proposed right-of-way line of CR 78, located 38.50 feet left of centerline proposed right-of-way station 406+27.65 for CR 64;

thence across said Geldhill Family tract with said westerly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 03 Degrees 51 Minutes 19 Seconds, a radius of 711.50 feet, an arc length of 47.88 feet, a chord length of 47.87 feet on a chord that bears North 05 Degrees 27 Minutes 25 Seconds East, to an iron pin set, located 38.50 feet left of centerline right-of-way station 406+78.12;

North 00 Degrees 03 Minutes 42 Seconds West, a distance of 112.10 feet, to an iron pin set on said westerly existing right-of-way line and easterly line of said Geldhill Family tract, located 45.52 feet left of centerline proposed right-of-way station 407+90.00 for CR 64;

thence with said westerly existing right-of-way line and easterly line of said Geldhill Family tract, with the arc of a curve to the right, having a central angle of 25 Degrees 08 Minutes 54 Seconds, a radius of 370.00 feet, an arc length of 162.40 feet, a chord length of 161.10 feet on a chord that bears South 04 Degrees 07 Minutes 11 Seconds East, to the ***True Point of Beginning***, containing 0.045 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-000085.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

EXHIBIT A

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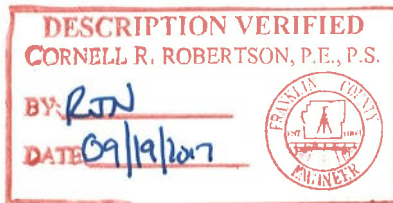
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All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

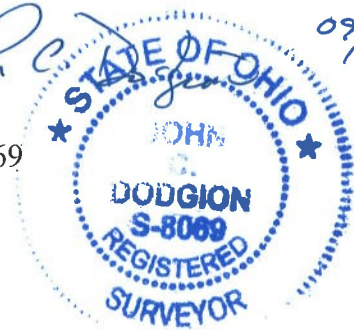
This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



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John C. Dodgion
Professional Surveyor No. 8069



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EXHIBIT A

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Ver. Date 11/17/2017

PID 95516

**PARCEL 14-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
TO CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of existing right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 2.899 acre tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 78 and a line common to said Geldhill Family tract and a 1.391 acre tract conveyed to Worthington Galena, LLC by deed of record in Instrument Number 200105230112929, a southwesterly corner of the tract acquired as Parcel 14-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 38.50 feet left of centerline of existing right-of-way and construction station 406+27.65 for CR 78;

thence North 86 Degrees 39 Minutes 50 Seconds West, with said common line, a distance of 22.75 feet, to a point, located 61.19 feet left of centerline of proposed right-of-way and construction station 406+25.90 for CR 78;

thence on, over, and across said Geldhill Family tract, the following courses:

North 06 Degrees 49 Minutes 09 Seconds East, a distance of 49.88 feet, to a point, located 60.00 feet left of centerline of proposed right-of-way and construction station 406+80.00 for CR 78;

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South 86 Degrees 28 Minutes 13 Seconds East, a distance of 16.00 feet, to a point, located 44.00 feet left of centerline of proposed right-of-way and construction station 406+80.00 for CR 78;

North 00 Degrees 07 Minutes 54 Seconds East, a distance of 125.22 feet, to a point on the westerly existing right-of-way line and easterly line of said Geldhill Family tract, located 51.42 feet left of centerline of proposed right-of-way and construction station 408+05.00 for CR 78;

thence with said westerly existing right-of-way line and said easterly line of said Geldhill Family tract, being the arc of a curve to the right, having a central angle of 02 Degrees 29 Minutes 46 Seconds, a radius of 370.00 feet, an arc length of 16.12 feet, a chord length of 16.12 feet on a chord that bears South 17 Degrees 56 Minutes 31 Seconds East, to an iron pin set on the westerly proposed right-of-way line of CR 78, located 45.52 feet left of centerline of proposed right-of-way and construction station 407+90.00 for CR 78;

thence across said Geldhill Family tract with said westerly proposed right-of-way line, the following courses:

South 00 Degrees 03 Minutes 42 Seconds East, a distance of 112.10 feet, to an iron pin set, located 38.50 feet left of centerline of proposed right-of-way and construction station 406+78.12 for CR 78;

with the arc of a curve to the right, having a central angle of 03 Degrees 51 Minutes 19 Seconds, a radius of 711.50 feet, an arc length of 47.88 feet, a chord length of 47.87 feet on a chord that bears South 05 Degrees 27 Minutes 25 Seconds West, to the ***Point of Beginning***, containing 0.040 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-000085.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

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John C. Dodgion
Professional Surveyor No. 8069



11/20/2017

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Ver. Date 11/17/2017

PID 95516

**PARCEL 14-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
REMOVE A DRIVE
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of existing right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 2.899 acre and 0.322 acre tracts conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, and being described as follows:

Beginning at a point on the westerly existing right-of-way line of CR 78, as shown on the plat entitled "Dedication of Huntley Road" of record in Plat Book 39, Page 74, located 30.00 feet right of centerline of existing right-of-way station 262+40.90 for CR 78;

thence with said westerly existing right-of-way line and the easterly line of said Geldhill Family tract, the following courses:

South 44 Degrees 55 Minutes 42 Seconds East, a distance of 38.24 feet, to a point, located 30.00 feet right of centerline of existing right-of-way station 262+79.14 for CR 78;

with the arc of a curve to the right, having a central angle of 19 Degrees 20 Minutes 48 Seconds, a radius of 370.00 feet, an arc length of 124.93 feet, a chord length of 124.34 feet on a chord that bears South 35 Degrees 15 Minutes 18 Seconds East, to a point, located 30.00 feet right of centerline of existing right-of-way station 264+14.20;

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thence on, over, and across said Geldhill tract, the following courses:

South 74 Degrees 37 Minutes 39 Seconds West, a distance of 32.16 feet, to a point, located 61.60 feet right of centerline of existing right-of-way station 264+07.46 for CR 78;

North 33 Degrees 14 Minutes 07 Seconds West, a distance of 148.02 feet, to a point, located 48.87 feet right of centerline of existing right-of-way station 262+40.90 for CR 78;

North 45 Degrees 04 Minutes 18 Seconds East, a distance of 18.87 feet, to the ***Point of Beginning***, containing 0.106 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-000085.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

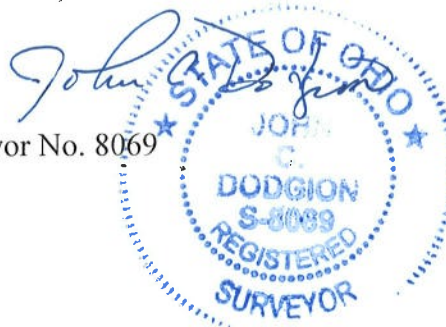


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Ver. Date 11/17/2017

PID 95516

**PARCEL 14-T3
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of existing right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, and being described as follows:

Beginning at a point on the easterly existing right-of-way line of CR 84, located 30.96 feet right of centerline of existing right-of-way station 9+38.05 for CR 84;

thence with said easterly existing right-of-way line and a northerly line of said Geldhill Family tract, with the arc of a curve to the right, having a central angle of 67 Degrees 03 Minutes 24 Seconds, a radius of 40.00 feet, an arc length of 46.81 feet, a chord length of 44.19 feet on a chord that bears South 89 Degrees 52 Minutes 29 Seconds East, to a point, located 62.18 feet right of centerline right-of-way station 9+69.33 for CR 84;

thence North 89 Degrees 52 Minutes 29 Seconds West, a distance of 44.19 feet, to the ***Point of Beginning***, containing 0.005 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-000085.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

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Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

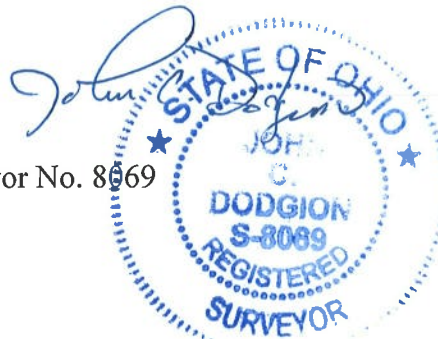


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Ver. Date 11/17/2017

PID 95516

**PARCEL 16-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, and in the City of Columbus, located in Quarter Township 1, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 4.529 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 78 and existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)" and the Dedication of Huntley Road in Plat Book 39, Page 74, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 78;

thence North 45 Degrees 10 Minutes 45 Seconds East, with said existing centerline of right-of-way of CR 84, a distance of 72.86 feet, to a monument box with a 1 inch iron pin found

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in said existing centerline at corner common to said Anheuser-Busch tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deed of record in Instrument Numbers 201604140045690 and 201604140045692, located on existing centerline of right-of-way station 10+72.86 for CR 84 and 37.60 feet right of centerline proposed right-of-way and construction station 361+62.57 for CR 64 and being the *True Point of Beginning*;

thence with said existing centerline of right-of-way of CR 84 and a westerly line of said Anheuser-Busch tract, the following courses:

North 45 Degrees 10 Minutes 45 Seconds East, a distance of 33.48 feet, to a point of deflection, located on existing centerline of right-of-way station 11+06.34 and 222.70 feet left of centerline proposed right-of-way station 411+00.67 for CR 84;

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 466.25 feet, to a point of deflection, located on existing centerline of right-of-way station 15+72.59 and 81.26 feet left of centerline proposed right-of-way station 415+14.01 for CR 84;

North 40 Degrees 36 Minutes 46 Seconds East, a distance of 293.99 feet, to a point on the southerly existing limited access right-of-way line of Interstate Route 270, located on vacated existing centerline of right-of-way station 81+74.73 and 9.45 feet right of centerline proposed right-of-way station 417+93.89 for CR 84;

thence South 72 Degrees 34 Minutes 36 Seconds East, with said limited access right-of-way line and northerly line of said Anheuser-Busch tract, passing a $\frac{3}{4}$ inch iron pipe in concrete 32.27 feet, a distance of 36.60 feet, to an iron pin set on the easterly proposed right-of-way line of CR 84, located 46.00 feet right of centerline proposed right-of-way station 417+95.82 for CR 84;

thence across said Anheuser-Busch tract with said easterly proposed right-of-way line, the following courses:

South 22 Degrees 59 Minutes 45 Seconds West, a distance of 91.97 feet, to an iron pin set, located 44.00 feet right of centerline proposed right-of-way station 417+05.89 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 225.89 feet, to an iron pin set, located 44.00 feet right of centerline proposed right-of-way station 414+80.00 for CR 84;

South 20 Degrees 14 Minutes 43 Seconds West, a distance of 205.24 feet, to an iron pin set, located 54.00 feet right of centerline proposed right-of-way station 412+75.00 for CR 84;

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South 23 Degrees 02 Minutes 17 Seconds West, a distance of 95.00 feet, to an iron pin set, located 54.00 feet right of centerline proposed right-of-way station 411+80.00 for CR 84;

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 4.00 feet, to an iron pin set, located 58.00 feet right of centerline proposed right-of-way station 411+80.00 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 36.35 feet, to an iron pin set on the line common to said Anheuser-Busch and 7200 Huntley Road tracts, located 58.00 feet right of centerline proposed right-of-way station 411+43.65 for CR 84;

thence North 86 Degrees 38 Minutes 43 Seconds West, with said common line, a distance of 311.52 feet, to the ***True Point of Beginning*** containing 2.452 acre, more or less.

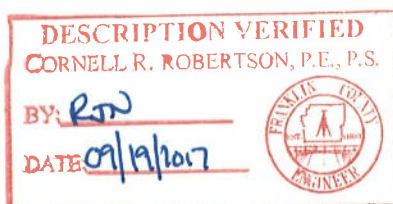
Of the above described 2.452 acre, 1.944 acre is from Auditor's Parcel Number 100-002422 with 0.542 acre being within the present road occupied and 0.508 acre is from Auditor's Parcel Number 610-296803 with 0.103 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



09/18/2017

0-097-E
SPLIT &
1.944 AC
OUT OF
(100)
002422

0-097-E
SPLIT
0.508 AC
OUT OF
(100)
296803

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Ver. Date 11/17/2017

PID 95516

**PARCEL 16-S1
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over and across the 4.529 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 78 and a line common to said Anheuser-Busch tract and a 2.312 acre tract of land conveyed to 7200 Huntley Road, LLC, by deed of record in Instrument Numbers 201604140045690 and 201604140045692, acquired as Parcel 16-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 58 feet right of centerline of proposed right-of-way and construction station 411+43.65 for CR 78;

thence across said Anheuser-Busch tract, with said westerly proposed right-of-way line, the following courses:

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 36.35 feet, to an iron pin set, located 58.00 feet right of centerline proposed right-of-way station 411+80.00 for CR 84;

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North 66 Degrees 57 Minutes 43 Seconds West, a distance of 4.00 feet, to an iron pin set, located 54.00 feet right of centerline proposed right-of-way station 411+80.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 95.00 feet, to an iron pin set, located 54.00 feet right of centerline proposed right-of-way station 412+75.00 for CR 84;

North 20 Degrees 14 Minutes 43 Seconds East, a distance of 112.13 feet, to a point, located 48.54 feet right of centerline proposed right-of-way station 413+87.00 for CR 84;

thence on, over and across said Anheuser-Busch tract with said proposed storm sewer easement line, the following courses:

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 16.46 feet, to a point, located 65.00 feet right of centerline proposed right-of-way station 413+87.00 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 137.00 feet, to a point, located 65.00 feet right of centerline proposed right-of-way station 412+50.00 for CR 84;

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 5.00 feet, to a point, located 70.00 feet right of centerline proposed right-of-way station 412+50.00 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 102.06 feet, to a point on the line common to said Anheuser-Busch and 7200 Huntley Road tracts, located 70.00 feet right of centerline proposed right-of-way station 411+47.94 for CR 84;

thence North 86 Degrees 38 Minutes 43 Seconds West, with said common line, a distance of 12.74 feet, to the ***Point of Beginning*** containing 0.077 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002422.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

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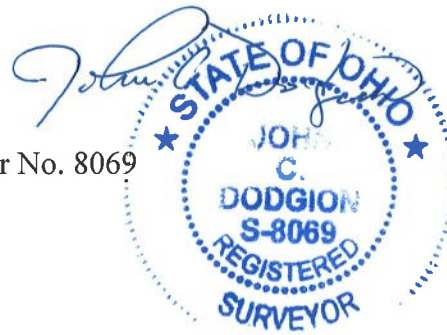
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All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



11/20/2017

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PID 95516

**PARCEL 16-S2
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 1, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over and across the 4.529 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, and being described as follows:

Beginning at an iron pin set on the easterly proposed right-of-way line of CR 78, acquired as Parcel 16-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 44.00 feet right of centerline of proposed right-of-way and construction station 417+05.89 for CR 78;

thence on, over and across said Anheuser-Busch tract, the following courses:

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 11.00 feet, to a point, located 55.00 feet right of centerline proposed right-of-way station 417+05.89 for CR 84;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 210.89 feet, to a point, located 55.00 feet right of centerline proposed right-of-way station 414+95.00 for CR 84;

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North 66 Degrees 57 Minutes 43 Seconds West, a distance of 11.00 feet, to a point on said easterly proposed right-of-way line, located 44.00 feet right of centerline proposed right-of-way station 414+95.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, with said easterly proposed right-of-way line, a distance of 210.89 feet, to the ***Point of Beginning*** containing 0.053 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 610-296803.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

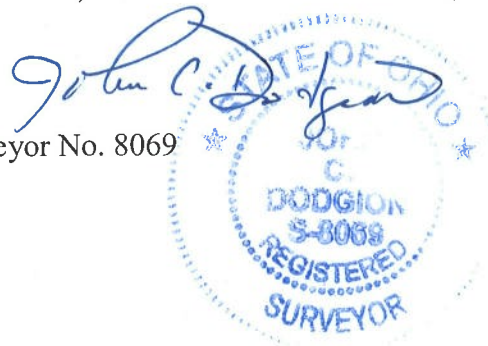
Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



11/20/2017

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Ver. Date 02/09/2018

PID 95516

**PARCEL 16-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVES AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, and in the City of Columbus, located in Quarter Township 1, Township 2, Range 18 of the United States Military Lands being on, over and across the 4.529 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 78 with the southerly limited access right-of-way line of Interstate Route 270 and northerly line of said Anheuser tract, acquired as Parcel 16-WD of right-of-way plans Titled "FRA-CR 84-1.36 Northeast Gateway", located 46.00 feet right of centerline of proposed right-of-way and construction station 417+95.82 for CR 78;

thence South 72 Degrees 34 Minutes 36 Seconds East, with said limited access line and Anheuser tract line, a distance of 14.02 feet, to a point, located 60.00 feet right of centerline proposed right-of-way station 417+96.54 for CR 84;

thence on, over and across said Anheuser-Busch tract, the following courses:

South 21 Degrees 38 Minutes 52 Seconds West, a distance of 499.37 feet, to a point, located 70.00 feet right of centerline proposed right-of-way station 413+00.00 for CR 84;

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South 23 Degrees 02 Minutes 17 Seconds West, a distance of 50.00 feet, to a point at a northeasterly corner of a proposed storm sewer easement line for CR 84, located 70.00 feet right of centerline proposed right-of-way station 412+50.00 for CR 84;

thence across said Anheuser-Busch tract with said storm sewer easement line, the following courses:

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 5.00 feet, to a point, located 65.00 feet right of centerline proposed right-of-way station 412+50.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 137.00 feet, to a point, located 65.00 feet right of centerline proposed right-of-way station 413+87.00 for CR 84;

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 16.46 feet, to a point on said easterly proposed right-of-way line, located 48.54 feet right of centerline proposed right-of-way station 413+87.00 for CR 84;

thence across said Anheuser-Busch tract with said easterly proposed right-of-way line, the following courses:

North 20 Degrees 14 Minutes 43 Seconds East, a distance of 93.11 feet, to an iron pin set, located 44.00 feet right of centerline proposed right-of-way station 414+80.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 15.00 feet, to a point at a southwesterly corner of a proposed storm sewer easement line for CR 84, located 44.00 feet right of centerline proposed right-of-way station 414+95.00 for CR 84;

thence across said Anheuser-Busch tract with said storm sewer easement line, the following courses:

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 11.00 feet, to a point, located 55.00 feet right of centerline proposed right-of-way station 414+95.00 for CR 84;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 210.89 feet, to a point, located 55.00 feet right of centerline proposed right-of-way station 417+05.89 for CR 84;

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 11.00 feet, to a point on said easterly proposed right-of-way line, located 44.00 feet right of centerline proposed right-of-way station 417+05.89 for CR 84;

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thence North 22 Degrees 59 Minutes 45 Seconds East, with said easterly proposed right-of-way line, a distance of 91.97 feet, to the ***Point of Beginning*** containing 0.134 acre, more or less.

Of the above described 0.134 acre, 0.048 acre is from Auditor's Parcel Number 100-002422 with 0.000 acre being within the present road occupied and 0.086 acre is from Auditor's Parcel Number 610-296803 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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EXHIBIT A

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Ver. Date 11/17/2017

PID 95516

**PARCEL 16-U
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
COLUMBIA GAS OF OHIO, INC.**

COLUMBIA GAS OF OHIO, INC., its successors and assigns, the right to lay pipelines together with service connections, over and through the premises hereinafter described, and to operate and maintain without restriction or limitation, repair, replace, or change the size of its pipes without interruption of service and remove same, together with valves and other necessary appurtenances on lands situated in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, situated in the City of Worthington, County of Franklin, State of Ohio, and more particularly described as follows:

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands and in the City of Columbus, located in Quarter Township 1, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across of the 4.529 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287 and the remainder of the 166.937 tract conveyed to Anheuser-Busch Commercial Strategy by deed of record in Instrument Number 201702220025287, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 78 and a line common to said 4.529 acre tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deed of record in Instrument Numbers 201604140045690 and 201604140045692, acquired as Parcel 16-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 58.00 feet right of centerline of proposed right-of-way and construction station 411+43.65.96 for CR 78;

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thence on, over, and across said 4.529 acre tract with said easterly proposed right-of-way line, the following courses:

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 36.35 feet, to an iron pin set, located 58.00 feet right of centerline of proposed right-of-way and construction station 411+80.00 for CR 78;

North 66 Degrees 57 Minutes 43 Seconds West, a distance of 4.00 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 411+80.00 for CR 78;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 95.00 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 412+75.00 for CR 78;

North 20 Degrees 14 Minutes 43 Seconds East, a distance of 205.24 feet, to an iron pin set, located 44.00 feet right of centerline of proposed right-of-way and construction station 414+80.00 for CR 78;

North 23 Degrees 02 Minutes 17 Seconds East, a distance of 225.89 feet, to an iron pin set, located 44.00 feet right of centerline of proposed right-of-way and construction station 417+05.89 for CR 78;

North 22 Degrees 59 Minutes 45 Seconds East, a distance of 91.97 feet, to an iron pin set on the northerly line of said 4.529 acre tract and southerly existing limited access right-of-way line of Interstate Route 270, being the southerly line of the perpetual highway easement conveyed as Parcel 6049 WL to the State of Ohio Department of Transportation, District 6, Delaware, Ohio, by deed of record in Deed Book 2640, Page 87, having an underlying ownership in the name of Zenith Holiday and Trading Corporation by deed of record in Deed Book 2335, Page 398, located 46.00 feet right of centerline of proposed right-of-way and construction station 417+95.82 for CR 78;

thence with said northerly line and said limited access right-of-way line, the following courses:

South 72 Degrees 34 Minutes 36 Seconds East, a distance of 35.76 feet, to a point, located 81.71 feet right of centerline of proposed right-of-way and construction station 417+97.64 for CR 78;

South 87 Degrees 16 Minutes 58 Seconds East, a distance of 15.37 feet, to a point, located 96.35 feet right of centerline of proposed right-of-way and construction station 418+02.09 for CR 78;

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thence on, over, and across said 166.937 and 4.529 acre tracts, the following courses:

South 22 Degrees 59 Minutes 45 Seconds West, a distance of 100.80 feet, to a point, located 94.00 feet right of centerline of proposed right-of-way and construction station 417+05.89 for CR 78;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 225.89 feet, to a point, located 94.00 feet right of centerline of proposed right-of-way and construction station 414+80.00 for CR 78;

South 20 Degrees 14 Minutes 43 Seconds West, a distance of 205.24 feet, to a point, located 104.00 feet right of centerline of proposed right-of-way and construction station 412+75.00 for CR 78;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 95.00 feet, to a point, located 104.00 feet right of centerline of proposed right-of-way and construction station 411+80.00 for CR 78;

South 66 Degrees 57 Minutes 43 Seconds East, a distance of 4.00 feet, to a point, located 108.00 feet right of centerline of proposed right-of-way and construction station 411+80.00 for CR 78;

South 23 Degrees 02 Minutes 17 Seconds West, a distance of 18.47 feet, to a point on the line common to said 4.529 and 2.312 acre tracts, located 108.01 feet right of centerline of proposed right-of-way and construction station 411+61.54 for CR 78;

North 86 Degrees 38 Minutes 43 Seconds West, with said common line, a distance of 53.10 feet, to the ***Point of Beginning***, containing 0.744 acre, more or less.

Of the above described 0.744 acre, 0.361 acre is from Auditor's Parcel Number 100-002422 with 0.000 acre being within the present road occupied, 0.376 acre is from Auditor's Parcel Number 610-296803 with 0.000 acre being within the present road occupied and .007 acre is from Auditor's Parcel Number 610-146441 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

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All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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Ver. Date 11/17/2017

PID 95516

**PARCEL 21-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of existing right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 1.658 acre and 1.391 acre tracts conveyed to Worthington Galena, LLC by deed of record in Instrument Number 200105230112929, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 78, as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)" and the Dedication of Huntley Road in Plat Book 39, Page 74, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 78;

thence with said existing centerline of right-of-way of CR 78, the following courses:

South 44 Degrees 55 Minutes 42 Seconds East, a distance of 148.41 feet, to a point of curvature, located on existing centerline of right-of-way station 262+79.14 for CR 78;

with the arc of a curve to the right, having a central angle of 53 Degrees 22 Minutes 57 Seconds, a radius of 400.00 feet, an arc length of 372.68 feet, a chord length of 359.35 feet on a chord that bears South 18 Degrees 14 Minutes 13 Seconds East, to a point, located on centerline

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of existing right-of-way station 266+51.82 and 7.49 feet right of centerline of proposed right-of-way and construction station 406+28.22 for CR 78;

thence North 81 Degrees 32 Minutes 45 Seconds West, a distance of 30.00 feet, to a point on the westerly existing right-of-way line of CR 78 and corner common to said Worthington-Galena tract and a 2.899 acre tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, located 22.51 feet left of centerline of proposed right-of-way and construction station 406+28.82 for CR 78 and being the ***True Point of Beginning***;

thence with said westerly existing right-of-way line and the easterly line of said Worthington-Galena tract, the following courses:

with the arc of a curve to the right, having a central angle of 09 Degrees 30 Minutes 44 Seconds, a radius of 370.00 feet, an arc length of 61.43 feet, a chord length of 61.36 feet on a chord that bears South 13 Degrees 12 Minutes 38 Seconds West, to a point, located 26.25 feet left of centerline of proposed right-of-way and construction station 405+65.50 (reference a ¾ inch iron pipe located 26.23 feet left of centerline of proposed right-of-way and construction station 405+65.85 for CR 78);

South 17 Degrees 58 Minutes 00 Seconds West, (passing a ¾ inch iron pipe located 29.80 feet left of centerline of proposed right-of-way and construction station 404+23.50 for CR 78), a distance of 338.57 feet, to a corner common to said Worthington-Galena tract and a 5.091 acre tract of land conveyed to Huntley Corporate Center, LLC by deed of record in Instrument Number 201511130161120, located 30.00 feet left of centerline of proposed right-of-way and construction station 402+24.13 for CR 78 (reference a 1 inch iron pipe located 30.31 feet left of centerline of proposed right-of-way and construction station 402+24.06 for CR 78);

thence North 86 Degrees 42 Minutes 21 Seconds West, with the line common to said Worthington-Galena and Huntley Corporate tracts, a distance of 4.91 feet, to an iron pin set on the westerly proposed right-of-way line of CR 78, located 34.78 feet left of centerline of proposed right-of-way and construction station 402+22.89 for CR 78;

thence across said Worthington-Galena tract with said westerly proposed right-of-way line, the following courses:

North 16 Degrees 35 Minutes 35 Seconds East, a distance of 198.16 feet, to an iron pin set on an interior parcel line, located 39.50 feet left of centerline of proposed right-of-way and construction station 404+20.99 for CR 78;

South 86 Degrees 37 Minutes 24 Seconds East, with said interior parcel line, a distance of 1.03 feet, to an iron pin set, located 38.50 feet left of centerline proposed right-of-way station 404+21.25 for CR 78;

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North 17 Degrees 58 Minutes 00 Seconds East, a distance of 67.89 feet, to an iron pin set at a point of curvature, located 38.50 feet left of centerline of proposed right-of-way and construction station 404+89.14 for CR 78;

with the arc of a curve to the left, having a central angle of 10 Degrees 34 Minutes 54 Seconds, a radius of 711.50 feet, an arc length of 131.40 feet, a chord length of 131.22 feet on a chord that bears North 12 Degrees 40 Minutes 32 Seconds East, to an iron pin set on the line common to said Worthington-Galena and Geldhill Family tracts, located 38.50 feet left of centerline of proposed right-of-way and construction station 406+27.65 for CR 78;

thence South 86 Degrees 39 Minutes 50 Seconds East, with said common line, a distance of 16.03 feet, to the ***True Point of Beginning***, containing 0.082 acre, more or less.

Of the above described 0.082 acre, 0.049 acre is from Auditor's Parcel Number 100-002463 with 0.000 acre being within the present road occupied and 0.033 acre is from Auditor's Parcel Number 100-002684 with 0.000 acre being within the present road occupied.

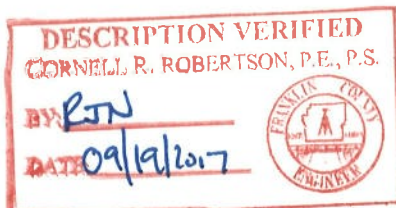
All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

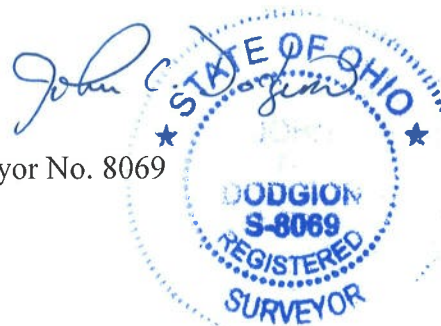
EVANS, MECHWART, HAMBLETON & TILTON, INC.



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John C. Dodgion
Professional Surveyor No. 8069



09/18/2017

Exhibit B - 067

EXHIBIT A

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Ver. Date 11/17/2017

PID 95516

**PARCEL 21-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of existing right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.658 acre and 1.391 acre tracts conveyed to Worthington Galena, LLC by deed of record in Instrument Number 200105230112929, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 78 and a line common to said Worthington-Galena tract and a 2.899 acre tract conveyed to The Geldhill Family Limited Partnership by deed of record in Instrument Number 200112280302802, acquired as Parcel 21-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 38.50 feet left of centerline of existing right-of-way and construction station 406+27.65 for CR 78;

thence across said Worthington-Galena tract with said westerly proposed right-of-way line, the following courses:

with the arc of a curve to the right, having a central angle of 10 Degrees 34 Minutes 54 Seconds, a radius of 711.50 feet, an arc length of 131.40 feet, a chord length of 131.22 feet on a chord that bears South 12 Degrees 40 Minutes 32 Seconds West, to an iron pin set at a point of tangency, located 38.50 feet left of centerline of proposed right-of-way and construction station 404+89.14;

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South 17 Degrees 58 Minutes 00 Seconds West, a distance of 67.89 feet, to an iron pin set on an interior parcel line, located 38.50 feet left of centerline of proposed right-of-way and construction station 404+21.25 for CR 78;

North 86 Degrees 37 Minutes 24 Seconds West, with said interior parcel line, a distance of 1.03 feet, to a point, located 39.50 feet left of centerline of proposed right-of-way station 404+20.99 for CR 78;

South 16 Degrees 35 Minutes 35 Seconds West, a distance of 198.16 feet, to an iron pin set on the line common to said Worthington-Galena tract and a 5.091 acre tract conveyed to Huntley Corporate Center, LLC by deed of record in Instrument Number 201511130161120, located 34.75 feet left of centerline of proposed right-of-way and construction station 402+22.89 for CR 78;

thence North 86 Degrees 42 Minutes 21 Seconds West, with said common line, a distance of 17.83 feet, to a point, located 52.00 feet left of centerline of proposed right-of-way and construction station 402+18.37 for CR 78;

thence on, over, and across said Worthington tract, the following courses:

North 17 Degrees 58 Minutes 00 Seconds East, a distance of 236.63 feet, to a point, located 52.00 feet left of centerline of proposed right-of-way and construction station 404+55.00 for CR 78;

South 72 Degrees 02 Minutes 00 Seconds East, a distance of 6.00 feet, to a point, located 46.00 feet left of centerline of proposed right-of-way and construction station 404+55.00 for CR 78;

North 15 Degrees 08 Minutes 07 Seconds East, a distance of 128.69 feet, to a point, located 46.00 feet left of centerline of proposed right-of-way and construction station 405+90.00 for CR 78;

North 79 Degrees 44 Minutes 19 Seconds West, a distance of 14.00 feet, to a point, located 60.00 feet left of centerline of proposed right-of-way and construction station 405+90.00 for CR 78;

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North 06 Degrees 49 Minutes 09 Seconds East, a distance of 33.02 feet, to a point on the line common to said Worthington-Galena and Geldhill Family tracts, located 61.19 feet left of centerline of proposed right-of-way and construction station 406+25.90 for CR 78;

thence South 86 Degrees 39 Minutes 50 Seconds East, with said common line, a distance of 22.75 feet, to the ***Point of Beginning***, containing 0.124 acre, more or less.

Of the above described 0.124 acre, 0.056 acre is from Auditor's Parcel Number 100-002463 with 0.000 acre being within the present road occupied and 0.068 acre is from Auditor's Parcel Number 100-002684 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

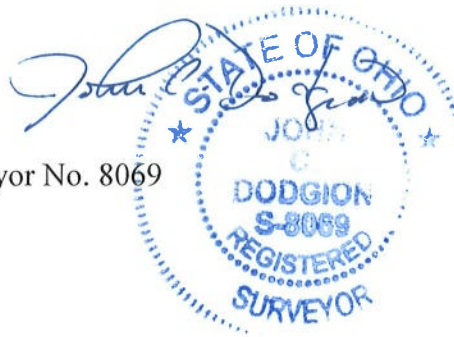


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Ver. Date 11/17/2017

PID 95516

**PARCEL 21-U
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
OHIO POWER COMPANY, AN OHIO CORPORATION AND A UNIT OF
AMERICAN ELECTRIC POWER**

Ohio Power Company, an Ohio corporation and a unit of American Electric Power, its successors and assigns, the right to: construct, operate, maintain, inspect, protect, replace, enlarge, upgrade, relocate within the easement, extend or remove utility facilities, with poles, anchors, guys, supporting structures, conductors, conduits service pedestals, grounding systems, foundations, manholes, transformers, devices and associated equipment as it may deem appropriate, adding thereto from time to time, on lands situated in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, situated in the City of Worthington, County of Franklin, State of Ohio, and more particularly described as follows:

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of existing right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.658 acre tract conveyed to Worthington Galena, LLC by deed of record in Instrument Number 200105230112929, and being described as follows:

Beginning at a point on the westerly proposed right-of-way line of CR 78, acquired as Parcel 21-WD, as shown on right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 39.09 feet left of centerline of existing right-of-way and construction station 404+03.82 for CR 78;

thence on, over, and across said 1.658 acre tract, the following courses;

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South 16 Degrees 35 Minutes 35 Seconds West, with said westerly proposed right-of-way line, a distance of 147.04 feet, to a point, located 35.56 feet left of centerline of existing right-of-way and construction station 402+56.81 for CR 78;

North 73 Degrees 25 Minutes 39 Seconds West, a distance of 12.93 feet, to a point, located 48.49 feet left of centerline of existing right-of-way and construction station 402+56.50 for CR 78;

North 16 Degrees 34 Minutes 21 Seconds East, a distance of 147.04 feet, to a point, located 52.07 feet left of centerline of existing right-of-way and construction station 404+03.50 for CR 78;

thence South 73 Degrees 25 Minutes 39 Seconds East, a distance of 12.99 feet, to the ***Point of Beginning***, containing 0.044 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002684.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

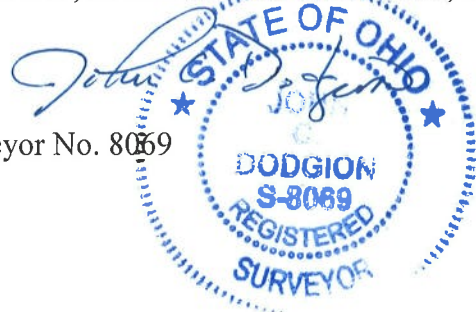


Exhibit B - 072

EXHIBIT A

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Ver. Date 11/17/2017

PID 95516

**PARCEL 24-U
FRA-CR 84-1.36
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
COLUMBIA GAS OF OHIO, INC.**

COLUMBIA GAS OF OHIO, INC., its successors and assigns, the right to lay pipelines together with service connections, over and through the premises hereinafter described, and to operate and maintain without restriction or limitation, repair, replace, or change the size of its pipes without interruption of service and remove same, together with valves and other necessary appurtenances on lands situated in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, situated in the City of Worthington, County of Franklin, State of Ohio, and more particularly described as follows:

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 2.336 tract conveyed to Mayfam Realty by deed of record in Official Record 1045A11, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 78 and a line common to said Mayfam tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC, by deed of record in Instrument Numbers 201604140045690 and 201604140045692, acquired as Parcel 24-WD of right-of-way plans Titled "FRA-CR 84-1.36 Northeast Gateway", located 54.00 feet right of centerline of proposed right-of-way and construction station 409+21.96 for CR 78;

thence South 86 Degrees 39 Minutes 08 Seconds East, with said common line, a distance of 45.49 feet, to a point, located 99.00 feet right of centerline of proposed right-of-way and construction station 409+29.41 for CR 78;

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thence on, over, and across said Mayfam Realty tract, the following courses:

with the arc of a curve to the left, having a central angle of 08 Degrees 33 Minutes 39 Seconds, a radius of 651.00 feet, an arc length of 97.27 feet, a chord length of 97.18 feet on a chord that bears South 07 Degrees 48 Minutes 37 Seconds West, to a point, located 99.00 feet right of centerline of proposed right-of-way and construction station 408+17.35 for CR 78;

South 03 Degrees 31 Minutes 47 Seconds West, a distance of 117.35 feet, to a point, located 99.00 feet right of centerline of proposed right-of-way and construction station 407+00.00 for CR 78;

South 11 Degrees 07 Minutes 45 Seconds West, a distance of 69.86 feet, to a point on the line common to said Mayfam Realty tract and Lot 1 as shown on the plat entitled "EMCO Subdivision" of record in Plat Book 55, Page 4 as conveyed to Werstler Holdings, LLC by deed of record in Instrument Number 201509010122986, located 91.10 feet right of centerline of proposed right-of-way and construction station 406+35.86 for CR 78;

thence North 86 Degrees 37 Minutes 01 Seconds West, with said common line, a distance of 3.50 feet, to a point on the easterly line of a 45 foot exclusive pipeline easement conveyed to Sinclair Pipeline as shown on the plat entitled "Dedication of Huntley Road" of record in Plat Book 39, Page 74 (assigned to Columbia Gas of Ohio, Inc. by deed of record in Official Record 31150D06), located 87.60 feet right of centerline of proposed right-of-way and construction station 406+35.68 for CR 78;

thence on, over, and across said Mayfam Realty tract with the easterly line of said pipeline easement, the following courses:

with the arc of a curve to the left, having a central angle of 13 Degrees 20 Minutes 01 Seconds, a radius of 480.00 feet, an arc length of 111.70 feet, a chord length of 111.45 feet on a chord that bears North 00 Degrees 36 Minutes 29 Seconds East, to a point, located 80.58 feet right of centerline of proposed right-of-way and construction station 407+42.05 for CR 78;

North 39 Degrees 20 Minutes 56 Seconds West, a distance of 39.07 feet, to a point on said easterly proposed right-of-way line, located 54.00 feet right of centerline of proposed right-of-way and construction station 407+70.68 for CR 78;

thence across said Mayfam Realty tract with said easterly proposed right-of-way line, the following courses:

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North 03 Degrees 31 Minutes 47 Seconds East, a distance of 46.67 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 408+17.35 for CR 78;

with the arc of a curve to the right, having a central angle of 07 Degrees 59 Minutes 29 Seconds, a radius of 696.00 feet, an arc length of 97.08 feet, a chord length of 97.00 feet on a chord that bears North 07 Degrees 31 Minutes 32 Seconds East, to the ***Point of Beginning***, containing 0.196 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002112.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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Ver. Date 02/09/2018

PID 95516

**PARCEL 24-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 2.336 acre tract conveyed to Mayfam Realty by deed of record in Official Record 1045A11, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 78 and a line common to said Mayfam Realty tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deed of record in Instrument Numbers 201604140045690 and 201604140045692, the northeasterly corner of the tract, acquired as Parcel 24-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 54.00 feet right of centerline of existing right-of-way and construction station 409+21.96 for CR 78;

thence South 86 Degrees 39 Minutes 08 Seconds East, with said common line, a distance of 6.06 feet, to a point, located 60.00 feet right of centerline of proposed right-of-way and construction station 409+22.89 for CR 78;

thence South 05 Degrees 11 Minutes 21 Seconds West, across said Mayfam Realty tract, a distance of 283.58 feet, to a point on the line common to said Mayfam Realty tract and Lot 1 of "EMCO Subdivision" of record on Plat Book 55, Page 4 conveyed to Werstler Holdings, LLC by deed of record in Instrument Number 201509010122986, located 60.00 feet right of centerline of proposed right-of-way and construction station 406+34.16 for CR 78;

thence North 86 Degrees 37 Minutes 01 Seconds West, with said common line, a distance of 14.14 feet, to an iron pin set on said easterly proposed right-of-way line, located 45.89 feet right of centerline of proposed right-of-way and construction station 406+33.35 for CR 78;

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thence across said Mayfam Realty tract with said easterly proposed right-of-way line, the following courses:

North 11 Degrees 21 Minutes 17 Seconds East, a distance of 70.01 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 407+00.00 for CR 78;

North 03 Degrees 31 Minutes 47 Seconds East, a distance of 117.35 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 408+17.35 for CR 78;

with the arc of a curve to the right, having a central angle of 07 Degrees 59 Minutes 29 Seconds, a radius of 696.00 feet, an arc length of 97.08 feet, a chord length of 97.00 feet on a chord that bears North 07 Degrees 31 Minutes 32 Seconds East, to the ***Point of Beginning***, containing 0.059 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002112.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

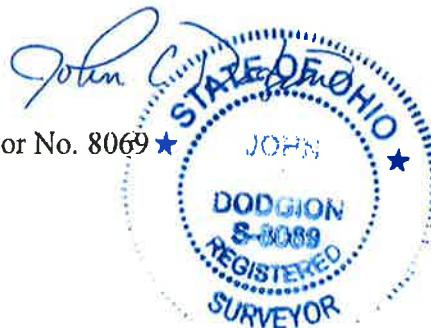


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Ver. Date 06/16/2017

PID 95516

**PARCEL 24-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Huntley Road (County Road 78) (CR 78) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 2.336 acre tract conveyed to Mayfam Realty by deed of record in Official Record 1045A11 (all references refer to the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 78, as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)" and the Dedication of Huntley Road in Plat Book 39, Page 74, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 78;

thence with said existing centerline of right-of-way of CR 78, the following courses:

South 44 Degrees 55 Minutes 42 Seconds East, a distance of 148.41 feet, to a point of curvature, located on existing centerline of right-of-way station 262+79.14 for CR 78;

thence with the arc of a curve to the right, having a central angle of 12 Degrees 38 Minutes 00 Seconds, a radius of 400.00 feet, an arc length of 88.20 feet, a chord length of 88.02

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feet on a chord that bears South 38 Degrees 36 Minutes 42 Seconds East, to a point, located on centerline right-of-way station 263+67.33 for CR 78 and 72.18 feet left of centerline proposed right-of-way and construction station 408+89.41 for CR 78;

thence North 57 Degrees 42 Minutes 18 Seconds East, a distance of 30.00 feet, to a point on the easterly existing right-of-way line of CR 78 and corner common to said Mayfam Realty tract and a 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deed of record in Instrument Numbers 201604140045690 and 201604140045692, located 49.90 feet left of centerline proposed right-of-way and construction station 409+07.98 for CR 78 and being the ***True Point of Beginning***;

thence South 86 Degrees 39 Minutes 08 Seconds East, with the line common to said Mayfam Realty and 7200 Huntley Road tracts, a distance of 104.82 feet, to an iron pin set on the easterly proposed right-of-way line of CR 78, located 54.00 feet right of centerline of proposed right-of-way and construction station 409+21.96 for CR 78;

thence across said Mayfam Realty tract with said easterly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 07 Degrees 59 Minutes 29 Seconds, a radius of 696.00 feet, an arc length of 97.08 feet, a chord length of 97.00 feet on a chord that bears South 07 Degrees 31 Minutes 32 Seconds West, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 408+17.35 for CR 78;

South 03 Degrees 31 Minutes 47 Seconds West, a distance of 117.35 feet, to an iron pin set, located 54.00 feet right of centerline of proposed right-of-way and construction station 407+00.00 for CR 78;

South 11 Degrees 21 Minutes 17 Seconds West, a distance of 70.01 feet, to an iron pin set on the line common to said Mayfam Realty tract and Lot 1 of "EMCO Subdivison" of record in Plat Book 55, Page 4 conveyed to Werstler Holdings, LLC by deed of record in Instrument Number 201509010122986, located 45.89 feet right of centerline of proposed right-of-way and construction station 406+33.35 for CR 78;

thence North 86 Degrees 37 Minutes 01 Seconds West, with said common line, a distance of 8.33 feet, to the common corner thereof, being on said easterly existing right-of-way line, located 37.57 feet right of centerline of proposed right-of-way and construction station 406+32.85 for CR 78 (reference a ½ inch rebar located 38.84 feet right of centerline proposed right-of-way and construction station 406+33.01);

thence with said easterly existing right-of-way line and westerly line of said Mayfam Realty tract, with the arc of a curve to the left, having a central angle of 40 Degrees 01 Minutes 23 Seconds, a radius of 430.00 feet, an arc length of 300.37 feet, a chord length of 294.30 feet on

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a chord that bears North 12 Degrees 17 Minutes 00 Seconds West, to the ***True Point of Beginning***, containing 0.257 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002112.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

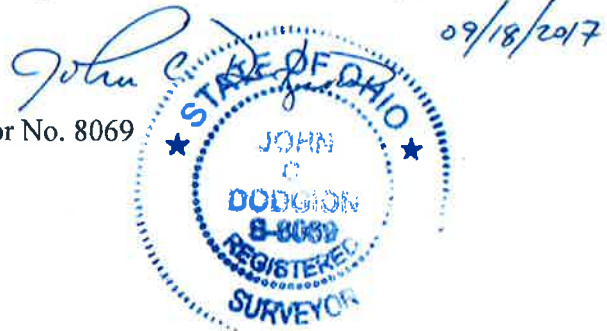
All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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PID 95516

**PARCEL 25-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lots 63 and 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across Lot 1 of Commercial Pointe – Worthington, a subdivision of record on Plat Book 62 Pages 71 thru 73 conveyed to Lakeview Commercial Properties LLC by deed of record in Instrument number 201003310038417, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 84 with the northerly existing limited access right-of-way line of Interstate Route 270 and southerly line of Lot 1, located 57.00 feet left of centerline of proposed right-of-way and construction station 421+71.64 for CR 84;

thence North 83 Degrees 47 Minutes 20 Seconds West with said limited access right-of-way line and southerly line of Lot 1, a distance of 8.01 feet, to a point, located 65.00 feet left of centerline proposed right-of-way station 421+71.96 for CR 84 ;

thence North 02 Degrees 52 Minutes 52 Seconds East, across said Lot 1, a distance of 238.55 feet, to a point on the westerly existing right-of-way line for CR 84, located 65.00 feet left of centerline proposed right-of-way station 424+12.00 for CR 84;

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thence with said westerly existing right-of-way line, with the arc of a curve to the right, having a central angle of 23 Degrees 40 Minutes 37 Seconds, a radius of 20.00 feet, an arc length of 8.26 feet, a chord length of 8.21 feet on a chord that bears South 74 Degrees 16 Minutes 39 Seconds East, to an iron pin set on said westerly proposed right-of-way line, located 57.00 feet left of centerline right-of-way station 424+10.17 for CR 84;

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

South 02 Degrees 51 Minutes 13 Seconds West, a distance of 226.80 feet, to an iron pin set, located 57.00 feet left of centerline proposed right-of-way station 421+83.37 for CR 84;

with the arc of a curve to the right, having a central angle of 01 Degrees 20 Minutes 41 Seconds, a radius of 443.00 feet, an arc length of 10.40 feet, a chord length of 10.40 feet on a chord that bears South 03 Degrees 31 Minutes 35 Seconds West, to the ***Point of Beginning***, containing 0.044 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005934.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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Ver. Date 11/17/2017

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**PARCEL 25-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lots 63 and 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of Lot 1 of Commercial Pointe – Worthington, a subdivision of record on Plat Book 62 Pages 71 thru 73 conveyed to Lakeview Commercial Properties LLC by deed of record in Instrument Number 201003310038417 and being described as follows:

Beginning at the southeasterly corner of said Lot 1, being the intersection of the westerly existing right-of-way line of CR 84 with the northerly existing limited access right-of-way line of Interstate Route 270, located 46.33 feet right of centerline of proposed right-of-way and construction station 421+71.22 for CR 84 (reference a ¾ inch iron pipe found, located 46.25 feet left of centerline of proposed right-of-way and construction station 421+71.23 for CR 84);

thence North 83 Degrees 47 Minutes 20 Seconds West, with the line common to said Lot 1 and said limited access right-of-way line, a distance of 10.67 feet, to an iron pin set on the westerly proposed right-of-way line of CR 84, located 57.00 feet left of centerline of proposed right-of-way and construction station 421+71.64 for CR 84;

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thence across Lot 1 with said westerly proposed right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 01 Degrees 20 Minutes 41 Seconds, a radius of 443.00 feet, an arc length of 10.40 feet, a chord length of 10.40 feet on a chord that bears North 03 Degrees 31 Minutes 35 Seconds East, to an iron pin set, located 57.00 feet left of centerline right-of-way station 421+83.37 for CR 84;

North 02 Degrees 51 Minutes 13 Seconds East, a distance of 226.80 feet, to an iron pin set on said westerly existing right-of-way line and easterly line of said Lot 1, located 57.00 feet left of centerline of proposed right-of-way and construction station 424+10.17 for CR 84;

thence with said westerly existing right-of-way line and easterly line of said Lot 1, the following courses:

with the arc of a curve to the right, having a central angle of 65 Degrees 34 Minutes 53 Seconds, a radius of 20.00 feet, an arc length of 22.89 feet, a chord length of 21.66 feet on a chord that bears South 29 Degrees 38 Minutes 54 Seconds East, to a point, located 45.36 feet left of centerline right-of-way station 423+91.90 for CR 84 (reference a ¾ inch iron pipe found, located 45.67 feet left of centerline right-of-way station 423+91.86 for CR 84);

South 03 Degrees 08 Minutes 32 Seconds West, a distance of 219.55 feet, to the ***True Point of Beginning***, containing 0.059 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-005934.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

EXHIBIT A

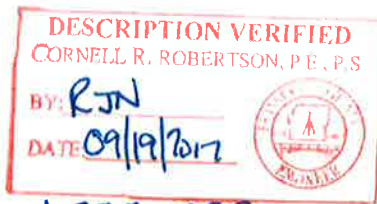
LPA RX 851 WD

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This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



N-228-BBB

SPLIT

IRREGULAR TRACT
OFF ENTIRE EAST SIDE
(0.059 AC)

OUT OF

(100)

005934

John C. Dodgion
Professional Surveyor No. 8069



09/18/2017

EXHIBIT A

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Ver. Date 11/17/2017

PID 95516

**PARCEL 30-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road (County Road 84) (CR 84) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 64 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the tract conveyed to Hester F. Dysart by deed of record in Deed Book 2711, Page 118 and Deed Book 2276, Page 456, also being the perpetual highway easement conveyed as Parcel 6046-1 to the State of Ohio as shown on right-of-way plan FRA-270-16.58N on file with the Ohio Department of Transportation, District 6, Delaware, Ohio, of record in Deed Book 2783, Page 329 (relinquished to Franklin County, Journal Entry Volume 35, Page 482, 03/30/1970), and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of CR 84 with the existing centerline of right-of-way of East Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)", located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

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thence with said existing centerline of right-of-way and an easterly line of the 0.871 acre tract conveyed to the City of Worthington by deed of record in Official Record 2108H12, the following courses:

North 45 Degrees 10 Minutes 45 Seconds East, a distance of 106.34 feet, passing a monument box with a 1 inch pin found at 72.86 feet, to a point of deflection, located on existing centerline of right-of-way station 11+06.34 for CR 84 and being 10.63 feet right of centerline of proposed right-of-way and construction station 361+83.06 for CR 64;

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 226.16 feet, to a northeasterly corner of said 0.871 acre tract, located on existing centerline of right-of-way station 13+32.50 for CR 84 and being 154.09 feet left of centerline of proposed right-of-way and construction station 412+85.23 for CR 84 and being the *True Point of Beginning*;

thence North 49 Degrees 18 Minutes 10 Seconds West, with a northerly line of said 0.871 acre tract, a distance of 30.00 feet, to an iron pin set on the westerly existing right-of-way line of CR 84, being a corner common to said 0.871 acre tract and a 11.780 acre tract conveyed to Rush Creek Investors LLC by deed of record in Instrument Number 201601050000819, located 182.68 feet left of centerline proposed right-of-way station 412+94.33 for CR 84;

thence with said westerly existing right-of-way line and line common to said Dysart and Rush Creek tracts, the following courses:

North 40 Degrees 41 Minutes 50 Seconds East, a distance of 183.36 feet, to an iron pin set, located 127.06 feet left of centerline proposed right-of-way station 414+69.05 for CR 84;

North 30 Degrees 36 Minutes 36 Seconds East, with the westerly line of said Parcel 6046-1, a distance of 318.91 feet, to an iron pin set on the southerly limited access right-of-way line for Interstate Route 270 (IR 270), being the southerly line of the perpetual highway easement conveyed as 6046 WL to the State of Ohio as shown on said right-of-way plan FRA-270-16.58N of record in Deed Book 2783, Page 329, having an underlying fee ownership in the name of Hester F. Dysart by deed of record in Deed Book 2711, Page 118, located 83.39 feet left of centerline proposed right-of-way station 417+88.65 for CR 84;

thence South 72 Degrees 34 Minutes 36 Seconds East, with said southerly limited access line and northerly line of said Parcel 6046-1, a distance of 92.99 feet, to a corner common to said Parcel 6046 WL and 6046-1 and a northwesterly corner of a 4.526 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record on Instrument Number 201702220025287, located 9.45 feet right of centerline proposed right-of-way station 417+93.89 for CR 84;

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thence with the easterly line of said Parcel 6046-1, the line common to said Dysart and Anheuser-Busch tracts, and said existing centerline of right-of-way, the following courses:

South 40 Degrees 36 Minutes 46 Seconds West, a distance of 293.99 feet, to a common corner, located 81.26 feet left of centerline proposed right-of-way station 415+14.01 for CR 84;

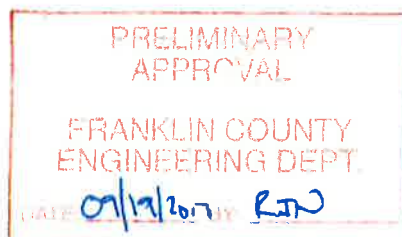
South 40 Degrees 41 Minutes 50 Seconds West, a distance of 240.09 feet, to the *True Point of Beginning*, containing 0.579 acre, more or less, of which 0.579 acre is within the present road occupied and does not have an Auditor's Parcel Number.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.



COURT ACTION

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



09/18/2017

EXHIBIT A

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Ver. Date 04/26/2018

PID 95516

**PARCEL 33-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lots 65 and 66 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 3.485 acre tract conveyed to 6969 Worth-Galena, LLC by deed of record in Instrument Number 201409180123684, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)", located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of right-of-way of CR 84, a distance of 941.75 feet, to a corner common to said 6969 Worth-Galena tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, located on existing centerline of right-of-way station 0+58.25 for CR 84 and 74.11 feet right of centerline of proposed right-of-way and construction station 205+39.15 for CR 84 S, being the ***True Point of Beginning***;

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thence South 45 Degrees 10 Minutes 45 Seconds West, continuing along said existing centerline of right-of-way and easterly line of said 6969 Worth-Galena tract, a distance of 480.02 feet, to a magnetic nail set at a southeasterly corner common of said 6969 Worth-Galena tract, located on centerline of proposed right-of-way and construction station 200+84.40 for CR 84 S;

thence North 86 Degrees 07 Minutes 05 Seconds West, with the line common to said 6969 Worth-Galena tract being the northeasterly corner of the 0.481 acre tract conveyed to Community Bank Consulting of Ohio, Inc. by deed of record in Instrument Number 201604180046597, a distance of 37.96 feet, to a ¾ inch iron pipe found on the westerly existing right-of-way line of CR 84, located 28.52 feet left of centerline of proposed right-of-way and construction station 200+59.35 for CR 84 S;

thence North 45 Degrees 07 Minutes 28 Seconds East, across said 6969 Worth-Galena tract with said westerly existing right-of-way line, a distance of 222.93 feet, to an iron pin set on the westerly proposed right-of-way line of CR 84 S, located 28.73 feet left of centerline of proposed right-of-way and construction station 202+82.28 for CR 84 S;

thence across said 6969 Worth-Galena tract with said westerly proposed right-of-way line, the following courses:

North 44 Degrees 52 Minutes 32 Seconds West, a distance of 4.27 feet, to an iron pin set, located 33.00 feet left of centerline of proposed right-of-way and construction station 202+82.28 for CR 84 S;

North 43 Degrees 00 Minutes 41 Seconds East, a distance of 106.26 feet, to an iron pin set, located 25.00 feet left of centerline of proposed right-of-way and construction station 203+95.00 for CR 84 S;

North 21 Degrees 43 Minutes 55 Seconds East, a distance of 86.81 feet, to an iron pin set at a point of curvature, located 33.00 feet left of centerline of proposed right-of-way and construction station 204+86.90 for CR 84 S;

with the arc of a curve to the left, having a central angle of 03 Degrees 10 Minutes 27 Seconds, a radius of 467.00 feet, an arc length of 25.87 feet, a chord that bears North 20 Degrees 08 Minutes 42 Seconds East and chord length of 25.87 feet, to an iron pin set on the line common to said 6969 Worth-Galena and RSFI tracts, located 33.00 feet left of centerline right-of-way station 205+14.59;

thence South 86 Degrees 16 Minutes 39 Seconds East, with said common line, a distance of 110.09 feet, to the *True Point of Beginning*, containing 0.433 acre, more or less.

Of the above described 0.433 acre, 0.281 acre is from Auditor's Parcel Number 100-002592 with 0.250 acre being within the present road occupied and 0.152 acre is from Auditor's Parcel Number 100-002444 with 0.066 acre being within the present road occupied.

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All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

0.097-G
SPLIT
0.281 AC
OUT OF
(100)
002592
&
SPLIT
0.152 AC
OUT OF
(100)
002444

John C. Dodgion
Professional Surveyor No. 8069

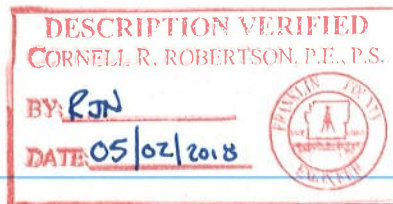


EXHIBIT A

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Ver. Date 04/26/2018

PID 95516

**PARCEL 33-T
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A DRIVE AND PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lots 65 and 66 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 3.485 acre tract conveyed to 6969 Worth-Galena, LLC by deed of record in Instrument Number 201409180123684, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 84 S with the line common to said 6969 Worth-Galena tract and a tract of land conveyed to RSFI Partners LLC by deed of record in Instrument Number 20000127001864, acquired as Parcel 33-WD of right-of-way plans Titled "FRA-CR 84-1.36 Northeast Gateway", located 33.00 feet left of centerline of proposed right-of-way and construction station 205+14.59 for CR 84 S;

thence across said 6969 Worth-Galena tract with said westerly proposed right-of-way line, the following courses and distances:

with the arc of a curve to the right, having a central angle of 03 Degrees 10 Minutes 27 Seconds, a radius of 467.00 feet, an arc length of 25.87 feet, a chord that bears South 20 Degrees 08 Minutes 42 Seconds West and chord length of 25.87 feet, to an to an iron pin set at a point of tangency, located 33.00 feet left of centerline right-of-way station 204+86.90 for CR 84 S;

South 21 Degrees 43 Minutes 55 Seconds West, a distance of 86.81 feet, to an iron pin set, located 25.00 feet left of centerline of proposed right-of-way and construction station 203+95.00 for CR 84 S;

EXHIBIT A

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thence on, over, and across said 6969 Worth-Galena tract, the following courses:

North 57 Degrees 44 Minutes 11 Seconds West, a distance of 28.00 feet, to a point, located 53.00 feet left of centerline of proposed right-of-way and construction station 203+95.00 for CR 84 S;

North 09 Degrees 45 Minutes 26 Seconds East, a distance of 94.52 feet, to a point on the line common to said 6969 Worth-Galena and RSFI tracts, located 80.00 feet left of centerline of proposed right-of-way and construction station 204+99.71 for CR 84 S;

thence South 86 Degrees 16 Minutes 39 Seconds East, with said common line, a distance of 48.81 feet, to the ***Point of Beginning***, containing 0.089 acre, more or less.

Of the above described 0.089 acre, 0.018 acre is from Auditor's Parcel Number 100-002592 with 0.000 acre being within the present road occupied and 0.071 acre is from Auditor's Parcel Number 100-002444 with 0.000 acre being within the present road occupied.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



Exhibit B - 093

EXHIBIT A

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LPA RX 877 S

Ver. Date 11/17/2017

PID 95516

**PARCEL 35-S1
FRA-CR 84-1.36**

**PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 84 S and the line common to said Top World Legacy tract and a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers 201003010024312 and 201108080098306, acquired as Parcel 35-WD1 of right-of-way plans Titled "FRA-CR 84-1.36 Northeast Gateway", located 38.00 feet right of centerline of proposed right-of-way and construction station 208+59.27 for CR 84 S;

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 12.22 feet, to a point on the easterly line of a proposed sewer easement for CR 84 S, located 50.00 feet right of centerline of proposed right-of-way and construction station 208+61.83 for CR 84 S;

EXHIBIT A

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thence with said proposed sewer easement, being the arc of a curve to the left, having a central angle of 12 Degrees 23 Minutes 50 Seconds, a radius of 450.00 feet, an arc length of 97.37 feet, a chord length of 97.18 feet on a chord that bears South 08 Degrees 13 Minutes 58 Seconds West, to a point on the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, located 50.00 feet right of centerline right-of-way station 207+53.64 for CR 84 S;

thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 12.00 feet, to an iron pin set on said easterly proposed right-of-way line, located 38.00 feet right of centerline of proposed right-of-way and construction station 207+53.93 for CR 84 S;

thence with said easterly proposed right-of-way line, being the arc of a curve to the right, having a central angle of 12 Degrees 04 Minutes 19 Seconds, a radius of 462.00 feet, an arc length of 97.34 feet, a chord length of 97.16 feet on a chord that bears North 08 Degrees 06 Minutes 09 Seconds East, to the ***Point of Beginning***, containing 0.027 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

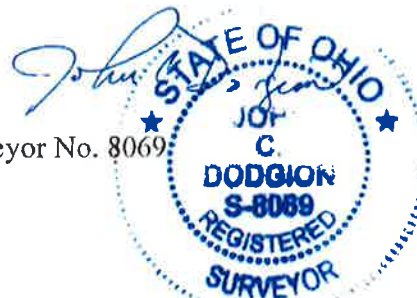


Exhibit B - 095

EXHIBIT A

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Ver. Date 11/17/2017

PID 95516

**PARCEL 35-S2
FRA-CR 84-1.36**

**PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning at the intersection of the westerly existing right-of-way line of CR 84 and the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, acquired as Parcel 35-WD2 of right-of-way plans Titled "FRA-CR 84-1.36 Northeast Gateway", located 25.62 feet left of centerline of proposed right-of-way and construction station 3+36.10 for CR 84 S Connector (reference a 1 inch iron pipe located 25.37 feet left of centerline of proposed right-of-way and construction station 3+35.05 for CR 84 S Connector);

thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 12.99 feet, to a point, located 33.00 feet left of centerline of proposed right-of-way and construction station 3+23.57 for CR 84 S Connector;

thence on over and across said Top World Legacy tract, the following courses:

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North 57 Degrees 29 Minutes 36 Seconds East, a distance of 45.18 feet, to a point on the westerly existing right-of-way line of CR 84, located 29.30 feet left of centerline of proposed right-of-way and construction station 3+77.07 for CR 84 S Connector;

South 45 Degrees 07 Minutes 28 Seconds West, with said westerly existing right-of-way line, a distance of 35.47 feet, to the ***Point of Beginning***, containing 0.004 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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PID 95516

**PARCEL 35-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 84 S and the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, acquired as Parcel 35-WD1 of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 38.00 feet left of centerline of proposed right-of-way and construction station 207+55.43 for CR 84 S;

thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 8.00 feet, to a point, located 46.00 feet left of centerline of proposed right-of-way and construction station 207+55.57 for CR 84 S;

thence North 05 Degrees 33 Minutes 44 Seconds East, across said Top World Legacy tract, a distance of 96.91 feet, to a point on the line common to said Top World Legacy tract and a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers 201003010024312 and 201108080098306, located 49.00 feet left of centerline of proposed right-of-way and construction station 208+44.14 for CR 84 S;

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thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 11.14 feet, to an iron pin set on said westerly proposed right-of-way line, located 38.00 feet left of centerline of proposed right-of-way and construction station 208+45.78 for CR 84 S;

thence South 07 Degrees 24 Minutes 56 Seconds West, with said westerly proposed right-of-way line, a distance of 97.08 feet, to the ***Point of Beginning***, containing 0.021 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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PID 95516

**PARCEL 35-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning at the intersection of an easterly proposed storm sewer easement line of CR 84 S and the line common to said Top World Legacy tract and a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers 201003010024312 and 201108080098306, acquired as Parcel 35-S1 of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 50.00 feet right of centerline of proposed right-of-way and construction station 208+61.83 for CR 84 S;

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 5.10 feet, to a point, located 55.00 feet right of centerline of proposed right-of-way and construction station 208+62.94 for CR 84 S;

thence South 09 Degrees 27 Minutes 42 Seconds West, across said Top World Legacy tract, a distance of 97.38 feet, to a point on the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, located 53.00 feet right of centerline of proposed right-of-way and construction station 207+53.57 for CR 84 S;

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thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 3.00 feet, to a point on said easterly proposed storm sewer easement line, located 50.00 feet right of centerline of proposed right-of-way and construction station 207+53.64 for CR 84 S;

thence with said easterly proposed storm sewer easement line, being the arc of a curve to the right, having a central angle of 12 Degrees 23 Minutes 50 Seconds, a radius of 450.00 feet, an arc length of 97.37 feet, a chord length of 97.18 feet on a chord that bears North 08 Degrees 13 Minutes 58 Seconds East, to the ***Point of Beginning***, containing 0.013 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



EXHIBIT A

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PID 95516

**PARCEL 35-WD1
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)", located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of right-of-way of CR 84, a distance of 502.14 feet, to a corner common to said Top World Legacy tract and a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers

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201003010024312 and 201108080098306, located on existing centerline of right-of-way station 4+97.86 and 335.85 feet right of centerline of proposed right-of-way and construction station 210+43.62;

thence North 86 Degrees 42 Minutes 15 Seconds West, along the line common to said Top World Legacy and Truman tracts, a distance of 314.49 feet, to an iron pin set on the easterly proposed right-of-way line of CR 84 S, located 38.00 feet right of centerline of proposed right-of-way and construction station 208+59.27 for CR 84 S being the *True Point of Beginning*;

thence across said Top World Legacy tract with said westerly proposed right-of-way line, being the arc of a curve to the left, having a central angle of 12 Degrees 04 Minutes 19 Seconds, a radius of 462.00 feet, an arc length of 97.34 feet, a chord length of 97.16 feet on a chord that bears South 08 Degrees 06 Minutes 09 Seconds West, to an iron pin set on the line common to said Top World Legacy tract and a 3.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, located 38.00 feet right of centerline right-of-way station 207+53.93 for CR 84 S;

thence North 86 Degrees 42 Minutes 43 Seconds West, with said common line, a distance of 76.01 feet, to an iron pin set on the westerly proposed right-of-way line of CR 84 S, located 38.00 feet left of centerline of proposed right-of-way and construction station 207+55.43 for CR 84 S;

thence North 07 Degrees 24 Minutes 56 Seconds East, with said westerly proposed right-of-way line, a distance of 97.08 feet, to an iron pin set on the line common to said Top World Legacy and Truman tracts, located 38.00 feet left of centerline of proposed right-of-way and construction station 208+45.78 for CR 84 S;

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 77.18 feet, to the *True Point of Beginning*, containing 0.166 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

EXHIBIT A

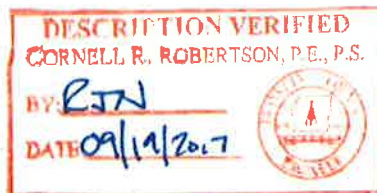
LPA RX 851 WD

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All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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PID 95516

**PARCEL 35-WD2
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)", located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

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thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of right-of-way of CR 84, a distance of 502.14 feet, to a corner common to said Top World Legacy tract and a 1.081 acre tract conveyed to Pia Truman by deed of record in Instrument Numbers 201003010024312 and 201108080098306, located on existing centerline of right-of-way station 4+97.86 for CR 84 being the ***True Point of Beginning***;

thence South 45 Degrees 10 Minutes 45 Seconds West, continuing with said existing centerline of right-of-way and the easterly line of said Top World Legacy tract, a distance of 130.00 feet, to a corner common to said Top World Legacy tract and a 0.904 acre tract conveyed to RSFI Partners LLC by deed of record in Instrument Number 200001270018649, located on centerline existing right-of-way station 3+67.85 for CR 84 and 0.21 feet right of centerline of proposed right-of-way and construction station 3+67.86 for CR 84 S Connector;

thence North 86 Degrees 42 Minutes 43 Seconds West, with the line common to said Top World Legacy and RSFI Partners tracts, a distance of 39.32 feet, to a point on the westerly existing right-of-way line for CR 84, located 25.62 feet left of centerline of proposed right-of-way and construction station 3+36.10 for CR 84 S Connector and 29.27 feet left of centerline of existing right-of-way station 3+41.60 for CR 84 (reference a 1 inch iron pipe located 25.37 feet left of centerline of proposed right-of-way and construction station 3+35.05 for CR 84 S Connector);

thence North 45 Degrees 07 Minutes 28 Seconds East, across said Top World Legacy tract with said westerly existing right-of-way line, a distance of 129.90 feet, to an iron pin set on the line common to said Top World Legacy and Truman tracts, located 29.39 feet left of centerline of existing right-of-way station 4+71.50 for CR 84;

thence South 86 Degrees 42 Minutes 15 Seconds East, with said common line, a distance of 39.48 feet, to the ***True Point of Beginning***, containing 0.088 acre, more or less, of which 0.088 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002698.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

EXHIBIT A

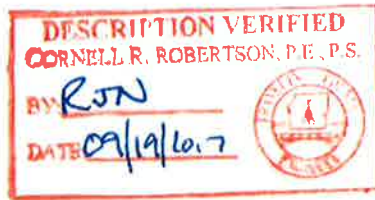
LPA RX 851 WD

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All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



09/18/2017

0.097-G
SPLIT
0.088 AC
OUT OF
(100)
002698

EXHIBIT A

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Ver. Date 11/17/2017

PID 95516

**PARCEL 36-S
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.081 acre tract conveyed to Pia Truman (Daughter of the Grantors) but retaining a life estate for the joint lives of the Grantors pursuant to the attached Life Estate Agreement by deed of record in Instrument Numbers 201003010024312 and 201108080098306, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 84 S and the line common to said Truman tract and a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, acquired as Parcel 36-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 38.00 feet right of centerline of proposed right-of-way and construction station 209+69.20 for CR 84 S;

thence South 86 Degrees 41 Minutes 31 Seconds East, with said common line, a distance of 13.11 feet, to a point on the easterly proposed storm sewer easement line for CR 84 S, located 50.00 feet right of centerline of proposed right-of-way and construction station 209+74.99 for CR 84 S;

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thence across said Truman tract with said storm sewer easement line, with the arc of a curve to the left, having a central angle of 12 Degrees 58 Minutes 03 Seconds, a radius of 450.00 feet, an arc length of 101.85 feet, a chord length of 101.63 feet on a chord that bears South 20 Degrees 54 Minutes 54 Seconds West, to a point on the line common to said Truman tract and a 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, located 50.00 feet right of centerline right-of-way station 208+61.83 for CR 84 S;

thence North 86 Degrees 42 Minutes 15 Seconds West, with said common line, a distance of 12.22 feet, to an iron pin set on said easterly proposed right-of-way line, located 38.00 feet right of centerline of proposed right-of-way and construction station 208+59.27 for CR 84 S;

thence across said Truman tract with said easterly proposed right-of-way line, with the arc of a curve to the right, having a central angle of 12 Degrees 35 Minutes 47 Seconds, a radius of 462.00 feet, an arc length of 101.57 feet, a chord length of 101.37 feet on a chord that bears North 20 Degrees 26 Minutes 12 Seconds East, to the ***Point of Beginning***, containing 0.028 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002703.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

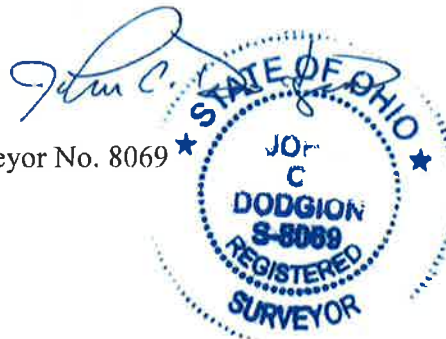


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**PARCEL 36-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 1.081 acre tract conveyed to Pia Truman (Daughter of the Grantors) but retaining a life estate for the joint lives of the Grantors pursuant to the attached Life Estate Agreement by deed of record in Instrument Numbers 201003010024312 and 201108080098306, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)", located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

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thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of right-of-way of CR 84, a distance of 372.15 feet, to a corner common to said Truman tract and a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located on existing centerline of right-of-way station 6+27.85 for CR 84 and 359.95 feet right of centerline of proposed right-of-way and construction station 211+44.09 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with the line common to said Truman and Cautela tracts, a distance of 371.41 feet, to an iron pin set on the easterly proposed right-of-way line for CR 84 S, located 38.00 feet right of centerline right-of-way station 209+69.20 for CR 84 S and being the ***True Point of Beginning***;

thence across said Truman tract with said easterly proposed right-of-way line, with the arc of a curve to the left, having a central angle of 12 Degrees 35 Minutes 47 Seconds, a radius of 462.00 feet, an arc length of 101.57 feet, a chord length of 101.37 feet on a chord that bears South 20 Degrees 26 Minutes 12 Seconds West, to an iron pin set on the line common to said Truman tract and a 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, located 38.00 feet right of centerline right-of-way station 208+59.27 for CR 84 S;

thence North 86 Degrees 42 Minutes 15 Seconds West, with said common line, a distance of 77.18 feet, to an iron pin set on the westerly proposed right-of-way line of said CR 84 S, located 38.00 feet left of centerline of proposed right-of-way and construction station 208+45.78 for CR 84 S;

thence North 14 Degrees 20 Minutes 48 Seconds East, with said westerly proposed right-of-way line across said Truman tract, a distance of 98.71 feet, to an iron pin set on the line common to said Truman and Cautela tracts, located 44.00 feet left of centerline of proposed right-of-way and construction station 209+36.97 for CR 84 S;

thence South 86 Degrees 41 Minutes 31 Seconds East, with said common line, a distance of 88.14 feet, to the ***True Point of Beginning***, containing 0.180 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002703.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

EXHIBIT A

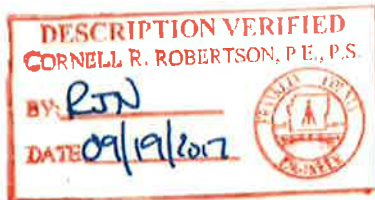
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All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



09/18/2017

O-097-G
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EXHIBIT A

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PID 95516

**PARCEL 36-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.081 acre tract conveyed to Pia Truman (Daughter of the Grantors) but retaining a life estate for the joint lives of the Grantors pursuant to the attached Life Estate Agreement by deed of record in Instrument Numbers 201003010024312 and 201108080098306, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 84 S and the line common to said Truman tract and a 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, acquired as Parcel 36-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 38.00 feet left of centerline of proposed right-of-way and construction station 208+45.78 for CR 84 S;

thence North 86 Degrees 42 Minutes 15 Seconds West, with said common line, a distance of 11.14 feet, to a point, located 49.00 feet left of centerline of proposed right-of-way and construction station 208+44.14 for CR 84 S;

thence North 14 Degrees 02 Minutes 43 Seconds East, across said Truman tract, a distance of 98.62 feet, to a point on the line common to said Truman tract and a 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, located 55.00 feet left of centerline of proposed right-of-way and construction station 209+33.42 for CR 84 S;

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thence South 86 Degrees 41 Minutes 31 Seconds East, with said common line, a distance of 11.67 feet, to an iron pin set on said westerly proposed right-of-way line, located 44.00 feet left of centerline of proposed right-of-way and construction station 209+36.97 for CR 84 S;

thence South 14 Degrees 20 Minutes 48 Seconds West, across said Truman tract with said westerly proposed right-of-way line, a distance of 98.71 feet, to the *Point of Beginning*, containing 0.025 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002703.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

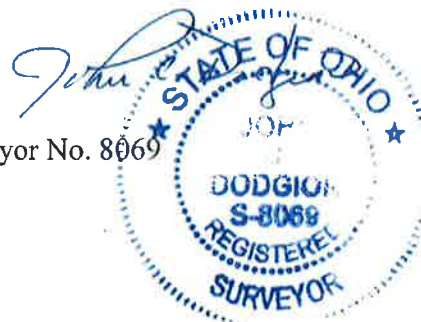


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PID 95516

**PARCEL 36-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows].

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.081 acre tract conveyed to Pia Truman (Daughter of the Grantors) but retaining a life estate for the joint lives of the Grantors pursuant to the attached Life Estate Agreement by deed of record in Instrument Numbers 201003010024312 and 201108080098306, and being described as follows:

Beginning at the intersection of the easterly proposed storm sewer easement line of CR 84 S and the line common to said Truman tract and a 1.213 acre tract of land conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, acquired as Parcel 36-S of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 50.00 feet right of centerline of proposed right-of-way and construction station 209+74.99 for CR 84 S;

thence South 86 Degrees 41 Minutes 31 Seconds East, with said common line, a distance of 3.29 feet, to a point, located 53.00 feet right of centerline of proposed right-of-way and construction station 209+76.49 for CR 84 S;

thence South 19 Degrees 56 Minutes 17 Seconds West, across said Truman tract, a distance of 101.10 feet, to a point on the line common to said Truman tract and a 0.914 acre tract conveyed to Top World Legacy, LLC by deed of record in Instrument Number 201302260032420, located 55.00 feet right of centerline of proposed right-of-way and construction station 208+62.94 for CR 84 S;

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thence North 86 Degrees 42 Minutes 15 Seconds West, with said common line, a distance of 5.10 feet, to a point on said storm sewer easement line, located 50.00 feet right of centerline of proposed right-of-way and construction station 208+61.83 for CR 84 S;

thence across said Truman tract with said storm sewer easement line, with the arc of a curve to the right, having a central angle of 12 Degrees 58 Minutes 03 Seconds, a radius of 450.00 feet, an arc length of 101.85 feet, a chord length of 101.63 feet on a chord that bears North 20 Degrees 54 Minutes 54 Seconds East, to the ***Point of Beginning***, containing 0.014 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002703.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

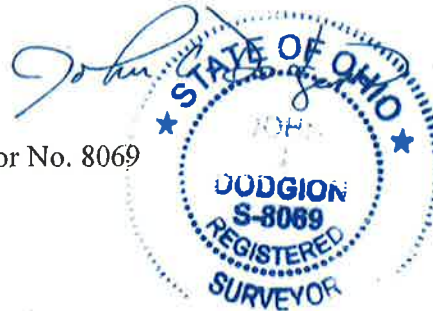


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Ver. Date 11/17/2017

PID 95516

**PARCEL 37-S
FRA-CR 84-1.36
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, and being described as follows:

Beginning at an iron pin set at the intersection of the easterly proposed right-of-way line of CR 84 S and the line common to said Cautela tract and a 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, acquired as Parcel 37-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 43.00 feet right of centerline of proposed right-of-way and construction station 210+90.76 for CR 84 S;

thence South 86 Degrees 40 Minutes 46 Seconds East, with said common line, a distance of 8.31 feet, to a point on the easterly proposed storm sewer easement line for CR 84 S, located 50.00 feet right of centerline of proposed right-of-way and construction station 210+94.86 for CR 84 S;

thence across said Cautela tract with said storm sewer easement line, the following courses:

with the arc of a curve to the right, having a central angle of 01 Degrees 58 Minutes 27 Seconds, a radius of 550.00 feet, an arc length of 18.95 feet, a chord length of 18.95 feet on a

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chord that bears South 36 Degrees 39 Minutes 35 Seconds West, to a point of tangency, located 50.00 feet right of centerline right-of-way station 210+77.63 for CR 84 S;

South 37 Degrees 38 Minutes 49 Seconds West, a distance of 13.20 feet, to a point of curvature, located 50.00 feet right of centerline of proposed right-of-way and construction station 210+64.43 for CR 84 S;

with the arc of a curve to the left, having a central angle of 10 Degrees 14 Minutes 56 Seconds, a radius of 450.00 feet, an arc length of 80.49 feet, a chord length of 80.39 feet on a chord that bears South 32 Degrees 31 Minutes 23 Seconds West, to a point on the line common to said Cautela tract and a 1.081 acre tract conveyed to Pia Truman by deed of record on Instrument Numbers 201003010024312 and 201108080098306, located 50.00 feet right of centerline right-of-way station 209+74.99 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with said common line, a distance of 13.11 feet, to an iron pin set on said easterly proposed right-of-way line, located 38.00 feet right of centerline of proposed right-of-way and construction station 209+69.20 for CR 84 S;

thence North 35 Degrees 52 Minutes 56 Seconds East, across said Cautela tract with said westerly proposed right-of-way line, a distance of 114.98 feet, to the ***Point of Beginning***, containing 0.019 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002690.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

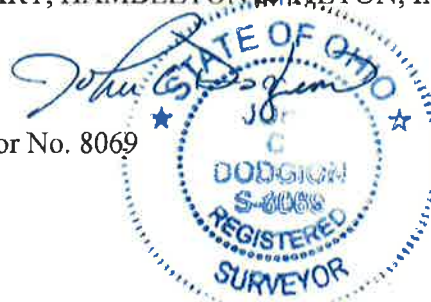


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PID 95516

**PARCEL 37-T1
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, and being described as follows:

Beginning at an iron pin set at the intersection of the westerly proposed right-of-way line of CR 84 S and the line common to said Cautela tract and a 1.081 acre tract conveyed to Pia Truman by deed of record on Instrument Numbers 201003010024312 and 201108080098306, acquired as Parcel 37-WD of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 44.00 feet left of centerline of proposed right-of-way and construction station 209+36.97 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with said common line, a distance of 11.67 feet, to a point, located 55.00 feet left of centerline of proposed right-of-way and construction station 209+33.42 for CR 84 S;

thence across said Cautela tract, the following courses:

North 20 Degrees 53 Minutes 56 Seconds East, a distance of 52.02 feet, to a point, located 59.00 feet left of centerline of proposed right-of-way and construction station 209+80.00 for CR 84 S;

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North 36 Degrees 06 Minutes 59 Seconds East, a distance of 56.31 feet, to a point on the line common to said Cautela tract and a 0.506 acre tract conveyed to Franca Adams, Trustee of the Pierina Pizzuti Living Trust Agreement dated June 7, 2012 As Amended by deed of record in Instrument Number 201512090172720, located 53.84 feet left of centerline of proposed right-of-way and construction station 210+30.41 for CR 84 S;

thence South 86 Degrees 40 Minutes 46 Seconds East, with said common line, a distance of 11.44 feet, to an iron pin set on said westerly proposed right-of-way line, located 44.00 feet left of centerline of proposed right-of-way and construction station 210+35.73 for CR 84 S;

thence across said Cautela tract with said westerly proposed right-of-way line, with the arc of a curve to the left, having a central angle of 11 Degrees 19 Minutes 02 Seconds, a radius of 544.00 feet, an arc length of 107.45 feet, a chord length of 107.28 feet on a chord that bears South 28 Degrees 42 Minutes 02 Seconds West, to the ***Point of Beginning***, containing 0.030 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002690.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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PID 95516

**PARCEL 37-T2
FRA-CR 84-1.36
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being on, over, and across the 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, and being described as follows:

Beginning at the intersection of the easterly proposed storm sewer easement line of CR 84 S and the line common to said Cautela tract and a 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, acquired as Parcel 37-S of right-of-way plans titled "FRA-CR 84-1.36 Northeast Gateway", located 50.00 feet right of centerline of proposed right-of-way and construction station 210+94.86 for CR 84 S;

thence South 86 Degrees 40 Minutes 46 Seconds East, with said common line, a distance of 11.80 feet, to a point, located 60.00 feet right of centerline of proposed right-of-way and construction station 211+00.49 for CR 84 S;

thence South 37 Degrees 24 Minutes 43 Seconds West, across said Cautela tract, a distance of 117.01 feet, to a point on the line common to said Cautela tract and a 1.081 acre tract conveyed to Pia Truman by deed of record on Instrument Numbers 201003010024312 and 201108080098306, located 53.00 feet right of centerline of proposed right-of-way and construction station 209+76.49 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with said common line, a distance of 3.29 feet, to a point on said storm sewer easement line, located 50.00 feet right of centerline of proposed right-of-way and construction station 209+74.99 for CR 84 S;

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thence across said Cautela tract with said storm sewer easement line, the following courses:

with the arc of a curve to the right, having a central angle of 10 Degrees 14 Minutes 56 Seconds, a radius of 450.00 feet, an arc length of 80.49 feet, a chord length of 80.39 feet on a chord that bears North 32 Degrees 31 Minutes 23 Seconds East, to a point of tangency, located 50.00 feet right of centerline right-of-way station 210+64.43 for CR 84 S;

North 37 Degrees 38 Minutes 49 Seconds East, a distance of 13.20 feet, to a point of curvature, located 50.00 feet right of centerline of proposed right-of-way and construction station 210+77.63 for CR 84 S;

with the arc of a curve to the left, having a central angle of 01 Degrees 58 Minutes 27 Seconds, a radius of 550.00 feet, an arc length of 18.95 feet, a chord length of 18.95 feet on a chord that bears North 36 Degrees 39 Minutes 35 Seconds East, to the ***Point of Beginning***, containing 0.021 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002690.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



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PID 95516

**PARCEL 37-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Worthington-Galena Road South (County Road 84 South) (CR 84 S) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being out of the 1.213 acre tract conveyed to Carlo Cautela by deed of record in Instrument Number 201012270176287, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of Wilson Bridge Road (County Road 64) (CR 64), as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)", located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for CR 84 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 84 S;

thence South 45 Degrees 10 Minutes 45 Seconds West, with said existing centerline of right-of-way of CR 84, a distance of 242.15 feet, to a corner common to said Cautela tract and a 0.725 acre tract conveyed to Capital Enterprises by deed of record in Official Record 15404D01,

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located on existing centerline of right-of-way station 7+57.85 for CR 84 and 401.96 feet right of centerline of proposed right-of-way and construction station 212+10.99 for CR 84 S;

thence North 86 Degrees 40 Minutes 46 Seconds West, with the northerly line of said Cautela tract and the southerly lines of Capital Enterprises tract, the 0.754 acre tract conveyed Mary Ann Ondecko by deed of record in Instrument Number 200410280248947 and the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, passing a 5/8 inch iron pipe found at 268.62 feet, a distance of 396.28 feet, to an iron pin set on the easterly proposed right-of-way line for CR 84 S, located 43.00 feet right of centerline of proposed right-of-way and construction station 210+90.76 for CR 84 S and being the ***True Point of Beginning***;

thence South 35 Degrees 52 Minutes 56 Seconds West, across said Cautela tract with said easterly proposed right-of-way, a distance of 114.98 feet, to an iron pin set on the line common to said Cautela tract and a 1.081 acre tract conveyed to Pia Truman by deed of record on Instrument Numbers 201003010024312 and 201108080098306, located 38.00 feet right of centerline of proposed right-of-way and construction station 209+69.20 for CR 84 S;

thence North 86 Degrees 41 Minutes 31 Seconds West, with said common line, a distance of 88.14 feet, to an iron pin set on the westerly proposed right-of-way line of CR 84 S, located 44.00 feet left of centerline of proposed right-of-way and construction station 209+36.97 for CR 84 S;

thence across said Cautela tract with said westerly proposed right-of-way line, with the arc of a curve to the right, having a central angle of 11 Degrees 19 Minutes 02 Seconds, a radius of 544.00 feet, an arc length of 107.45 feet, a chord length of 107.28 feet on a chord that bears North 28 Degrees 42 Minutes 02 Seconds East, to an iron pin set on the line common to said Cautela tract and a 0.506 acre tract of land conveyed to Franca Adams, Trustee of the Pierina Pizzuti Living Trust Agreement dated June 7, 2012 As Amended by deed of record in Instrument Number 201512090172720, located 44.00 feet left of centerline right-of-way station 210+35.73 for CR 84 S;

thence South 86 Degrees 40 Minutes 46 Seconds East, with the northerly line of said Cautela tract and the southerly lines of said Franca tract, the 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391 and said Hashmi tract, passing a 5/8 inch iron pipe at 2.34 feet, a distance of 104.04 feet, to the ***True Point of Beginning***, containing 0.218 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 100-002690.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

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Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

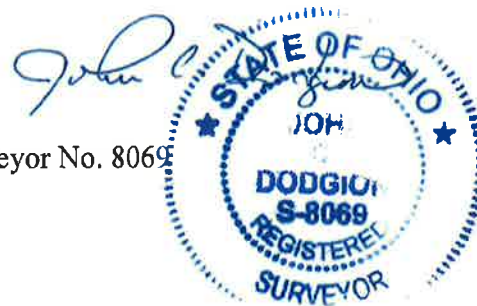
This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



0-097-G
SPLIT
0.218 AK
OUT OF
(100)
002690

John C. Dodgion
Professional Surveyor No. 8069



09/18/2017

EXHIBIT A

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Ver. Date 11/17/2017

PID 95516

**PARCEL 39-WD
FRA-CR 84-1.36
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left and right side of the centerline of proposed right-of-way and construction of Wilson Bridge Road (County Road 64) (CR 64) as shown on a centerline survey plat made in 2017 for the City of Worthington, Franklin County, Ohio, titled "FRA-CR 84-1.36 Northeast Gateway" as recorded in Plat Book 123, Pages 47 thru 50 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Worthington, located in Quarter Township 2, Township 2, Range 18 of the United States Military Lands, being a part of Lot 65 as demonstrated in Deed Book A, Page 194 (Destroyed by Fire) and re-recorded in Deed Book A, Page 21, being the remainder of the tract conveyed to Evelyn Gilbert (1/2 interest) and Richard M. Gilbert (1/2 interest) by deed of record in Deed Book 2302, Page 136, and being described as follows:

Beginning, for Reference, at a magnetic nail set at the intersection of the existing centerline of right-of-way of Worthington-Galena Road (County Road 84) (CR 84) with the existing centerline of right-of-way of CR 64, as shown in City of Worthington record plans titled "East Wilson Bridge Road Improvement Project 88-75 (1983)", being in the line common to the 0.193 acre tract conveyed to The City of Worthington, Ohio by deed of record in Deed Book 2794, Page 407 and the 0.366 acre tract conveyed to The City of Worthington, Ohio by deed of record in Deed Book 2881, Page 324, located on existing centerline of right-of-way station 10+00.00 for CR 84 and existing centerline of right-of-way station 261+30.73 for existing CR 84/CR 78 and being 94.24 feet right of centerline of proposed right-of-way and construction station 361+12.29 for CR 64;

thence North 45 degrees 10 minutes 45 seconds East, with said existing centerline of right-of-way for CR 84, with the easterly line of said 0.193 acre tract, the westerly line of said

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0.366 acre tract, and a westerly line of the 2.312 acre tract conveyed to 7200 Huntley Road, LLC by deeds of record in Instrument Number 201604140045690 and 201604140045692, a distance of 72.86 feet to a point (reference a monument box with a 1 inch pin found, located 0.03 feet left of centerline of existing right-of-way station 10+72.74 for CR 84 and 37.68 feet right of centerline of proposed right-of-way and construction station 361+62.46 for CR 64) at a northeasterly corner of said 0.193 acre tract, a northwesterly corner of said 2.312 acre tract, a southwesterly corner of the 4.529 acre tract conveyed to Anheuser-Busch Commercial Strategy, LLC by deed of record in Instrument Number 201702220025287, and the southeasterly corner of said remainder tract, located on existing centerline of right-of-way station 10+72.46 for CR 84 and being 37.60 feet right of centerline of proposed right-of-way and construction station 361+62.57 for CR 64 and being the ***True Point of Beginning***;

thence North 86 degrees 37 minutes 12 seconds West, with the southerly line of said remainder tract, the northerly line of said 0.193 acre tract, the southerly right-of-way line of East Wilson Bridge Road, the northerly line of the 0.754 acre tract conveyed to Mary Ann Ondecko by deed of record in Instrument Number 200410280248947, the northerly line of the 0.754 acre tract conveyed to Shereen Hashmi by deed of record in Instrument Number 200709100159891, the northerly line of the 0.504 acre tract conveyed to Robert Morris Montgomery by deed of record in Deed Book 2634, Page 391, the northerly line of the 0.506 acre tract conveyed to Franca Adams, Trustee of the Pierina Pizzuti Living Trust Agreement dated June 7, 2012, As Amended by deed of record in Instrument Number 201512090172720, the northerly line of the 0.005 acre tract conveyed to City of Worthington by deed of record in Deed Book 3785, Page 769, and the northerly line of the 4.843 acre tract conveyed as Parcel I to RSFI Partners LLC by deed of record in Instrument Number 200001270018649 (reference a 3/4 inch iron pipe with a "3352" found, located 40.51 feet right of centerline of proposed right-of-way and construction station 358+07.11 for CR 64; a 3/4 inch iron pipe with a "3352" found, located 40.73 feet right of centerline of proposed right-of-way and construction station 356+57.13 for CR 64; a 5/8 inch iron pipe found, located 40.46 feet right of centerline of proposed right-of-way and construction station 355+56.77 for CR 64; a 3/4 inch iron pipe found, located 40.35 feet right of centerline of proposed right-of-way and construction station 354+50.74 for CR 64;), a total distance of 1196.53 feet to an iron pin set at the northwesterly corner of said 4.843 acre tract, the southwesterly corner of said remainder tract, and in the easterly line of the 1.64 acre tract conveyed to the State of Ohio by deed of record in Deed Book 1984, Page 252, located 36.97 feet right of centerline of proposed right-of-way and construction station 349+61.05 for CR 64;

thence North 03 degrees 22 minutes 48 seconds East, with the westerly line of said remainder tract and the easterly of said 1.64 acre tract, a distance of 25.00 feet to a magnetic nail set at a common corner thereof, in the existing centerline of East Wilson Bridge Road, and a southerly line of the 0.756 acre tract conveyed to The City of Worthington by deed of record in Official Record 2108H12, located 12.00 feet right of centerline of proposed right-of-way and construction station 349+62.25 for CR 64;

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thence South 86 degrees 37 minutes 12 seconds East, with the northerly line of said remainder tract and partly with said centerline, the southerly line of said 0.756 acre tract, and a southerly line of the 0.871 acre tract conveyed to The City of Worthington by deed of record in Official Record 2108H12, a distance of 1218.87 feet to a magnetic nail set at a corner common to said remainder tract and said 0.871 acre tract and in the westerly line of said 4.529 acre tract, also on the centerline of Worthington-Galena Road, located on existing centerline of right-of-way station 11+06.39 for CR 84;

thence with said centerline, the easterly line of said remainder tract, and said westerly line, the following courses and distances:

South 40 degrees 41 minutes 50 seconds West, a distance of 0.05 feet, to an angle point in said centerline, located on existing centerline of right-of-way station 11+06.34 for CR 84 and being 10.63 feet right of centerline of proposed right-of-way and construction station 361+83.06 for CR 64;

South 45 degrees 10 minutes 45 seconds West, a distance of 33.48 feet, to the *True Point of Beginning*, containing 0.693 acre, more or less, of which 0.693 acre is within the present road occupied and is contained within Auditor's Parcel Number unknown.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial reference system. A bearing of North 03 Degrees 08 Minutes 32 Seconds East was held for the centerline of Sancus Boulevard between Lakeview Plaza Boulevard and Dearborn Park Lane.

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2014 and 2016.

PRELIMINARY
APPROVAL

FRANKLIN COUNTY
ENGINEERING DEPT.

DATE 11/12/2017 BY: RTR

COURT ACTION

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



Exhibit B - 128



STAFF MEMORANDUM
City Council Meeting – June 3, 2019

Date: May 16, 2019

To: Matthew H. Greeson, City Manager

From: David McCorkle, Economic Development Manager

Subject: **Ordinance No. 21-2019 - CRA Property Tax Abatement - 6740 North High Street**

EXECUTIVE SUMMARY

This Ordinance authorizes a Community Reinvestment Area property tax abatement to support private improvements and attract office tenants at the former Anthem Blue Cross Blue Shield building at 6740 N. High Street.

RECOMMENDATION

Approved as Presented

BACKGROUND/DESCRIPTION

6740 N. High Street had been occupied by Anthem Blue Cross Blue Shield for decades. With Anthem's exit from Worthington in June 2018, the City faces the challenging task of filling 200,000+ square feet of office space in a critical commercial corridor. The proposed abatement, and subsequent improvements to the building, will position the property to attract hundreds of quality jobs back to Worthington.

In December 2017, Worthington 17, LLC, a business of Lawyers Development Corporation, purchased the former Anthem Blue Cross Blue Shield property and intends to make a series of internal renovations and update the exterior landscaping of the building. The Project will involve an estimated \$4,000,000 - \$6,000,000 in improvements. Many of the needed improvements will be influenced by the entity that leases the building, so the estimated renovation costs may change. City staff have determined that a CRA abatement will provide the best form of assistance to this redevelopment project.

In addition to the renovations for the office building, the City anticipates receiving a proposal for the rezoning and construction of a new commercial retail building on the outparcel immediately south of the Property. This portion of the development would not be abated.

The Worthington City Schools Board of Education voted to approve the CRA and to waive the statutory notice provision at its May 13, 2019 meeting.

ATTACHMENTS

Ordinance No. 21-2019 with attached Community Reinvestment Area Abatement Agreement

Notice to Worthington City Schools

CRA Application from Worthington 17, LLC

ORDINANCE NO. 21-2019

Authorizing the City Manager to Enter into a Community Reinvestment Area Agreement with Worthington 17, LLC to Grant a Seventy-Five Percent (75%) Tax Exemption for Real Property Improvements to be Made to the Property Located at 6740 North High Street in the City of Worthington for a Period Not to Exceed Ten (10) Years.

WHEREAS, the Worthington City Council adopted Ordinance No. 18-2005, creating a Community Reinvestment Area (CRA) pursuant to Ohio Revised Code (“ORC”) §§3735.65 through 3735.70; and,

WHEREAS, effective June 27, 2005, the Director of Development of the State of Ohio determined that the area designated in Ordinance No. 18-2005 contains the characteristics set forth in ORC §3735.66, and confirmed said area (i.e., Area No. 049-86604-01) as a CRA under said ORC Chapter 3735; and,

WHEREAS, Worthington 17, LLC (“Worthington 17”) has acquired real property at 6740 North High Street, within the Worthington Community Reinvestment Area, and proposes to renovate said property for the purpose of attracting new jobs to the City, provided that the appropriate development incentives are available to support the economic viability of the proposed redevelopment; and,

WHEREAS, Worthington 17 has remitted the required application fee, set forth under ORC §3735.672(C) and Ohio Administrative Code Rule 122:9-1-01, payable to the State of Ohio and which will be forwarded to the Development Services Agency with a copy of the final Community Reinvestment Agreement; and,

WHEREAS, the City Housing Officer verified the application materials submitted by Worthington 17 and determined the construction meets the requirements for such an exemption under the City’s CRA program; and,

WHEREAS, the project site as acquired by Worthington 17 is located in the Worthington School District and the Board of Education of the Worthington City School District (“Board”) has been notified in accordance with ORC §5709.83 and been given a copy of the draft CRA agreement; and,

WHEREAS, the City and the Board have mutually agreed that sufficient revenues to the Board will accrue through a combination of Worthington 17’s project at 6740 North High Street, as well as through the anticipated development of parcels 100-002605 and 100-002641 directly adjacent to the south. As such, there will be no compensation to the Board during the exemption period approved hereby.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

ORDINANCE NO. 21-2019

SECTION 1. Pursuant to ORC §3735.67(D), the proposed improvements by Worthington 17 to the property located at 6740 North High Street, Worthington, Ohio 43085 (Franklin County Auditor Parcel IDs 100-002642, 100-002579, 100-002683, 100-002578, 100-002694, and 100-002459)(the “Property”), hereby is declared to be a public purpose for which exemptions from real property taxation may be granted.

SECTION 2. The City Manager is hereby authorized and directed to enter into a Community Reinvestment Area Agreement (“CRA Agreement”) with Worthington 17, LLC, a domestic limited liability company, substantially in the form attached hereto as Exhibit A, which CRA Agreement shall provide for a seventy-five percent (75%) tax exemption for real property improvements to be made to the Property for a period not to exceed ten (10) years, together with such revisions or additions thereto as approved by the City Manager as consistent with the objectives and requirements of this Ordinance, which approval shall be conclusively evidenced by the signing of said CRA Agreement.

SECTION 3. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington Ohio.

Passed: _____

President of Council

Attest:

Clerk of Council

EXHIBIT A

COMMUNITY REINVESTMENT AREA ABATEMENT AGREEMENT

This Community Reinvestment Area Abatement Agreement (“**Agreement**”) is made and entered between the CITY OF WORTHINGTON, a municipal corporation with its offices at 6550 North High Street, Worthington, Ohio 43085 (the “**City**”), and WORTHINGTON 17, LLC, a domestic limited liability company, with its principal offices at 50 W. Broad Street, Suite 200, Columbus, OH 43215 (“**WORTHINGTON 17**”), (both collectively referred to herein as the “**Parties**”) and sets forth the complete understanding of the Parties as to the exemption of real property taxes on improvements made to the Property, defined below, pursuant to the City’s Community Reinvestment Area exemption program and Ohio Revised Code (“**ORC**”) §§3735.65 *et seq.* (the “**CRA Exemption**”).

WITNESSETH:

WHEREAS, the Worthington City Council, by Ordinance 18-2005, adopted May 16, 2005, designated an area of the City as a “**Community Reinvestment Area**” pursuant to ORC Chapter 3735; and,

WHEREAS, the Director of Development of the State of Ohio, as of June 27, 2005, determined that the so-designated area in Ordinance 18-2005 contains the characteristics set forth in ORC §3735.66 and confirmed said area (i.e., Area No. 049-86604-01) as a Community Reinvestment Area thereunder; and,

WHEREAS, the City has encouraged the acquisition and redevelopment of real property in the Worthington Community Reinvestment Area; and,

WHEREAS, WORTHINGTON 17 has acquired real property within the Worthington Community Reinvestment Area and proposes to make improvements to said property for the purpose of attracting new jobs to the City, provided that the appropriate development incentives are available to support the economic viability of the proposed redevelopment; and,

WHEREAS, pursuant to ORC §§3735.65 *et seq.*, the City has the authority to provide, and is desirous of so providing, WORTHINGTON 17 with a CRA Exemption to induce the Project, defined below; and,

WHEREAS, in the time since the Director of Development of the State of Ohio’s confirmation, the Worthington City Council has from time to time adopted legislation to maintain its authority to provide CRA Exemption incentives, to include making the City Economic Development Manager the City Housing Officer under ORC §3735.66 (Ordinance 58-2011, adopted December 12, 2011) and naming new members to the Worthington CRA Housing Council under ORC §3735.69; and,

WHEREAS, WORTHINGTON 17 filed an application with the City Housing Officer on March 27, 2019 (the “**Application**”), for an exemption from real property taxation of a percentage of assessed valuation of the improved structure to be renovated under the Project, defined below, with such renovated structure to be used for commercial purposes; and,

WHEREAS, the City Housing Officer verified the Application submitted by WORTHINGTON 17 and determined the improvements meet the requirements for such a CRA Exemption; and,

WHEREAS, the City Housing Officer will include in filings with the Ohio Development Services Agency regarding this matter the application fee, remitted by WORTHINGTON 17, as such fee is set forth under ORC §3735.672(C) and Ohio Administrative Code Rule 122:9-1-01; and,

WHEREAS, the Project site is located in the Worthington School District, and because 75 percent of the taxes on the Property, defined below, will be exempted from taxation under this Agreement, the City is required to obtain approval of the CRA Exemption by the Board of Education of the Worthington City School District (the “**Board**”), pursuant to ORC §3735.671. The Board approved a resolution to support the CRA Exemption at their meeting on May 13, 2019; and,

WHEREAS, the City provided the Board with notice of the proposed CRA Exemption on March 28, 2019, and the Board approved a resolution to waive the required fourteen (14) day notice period pursuant to the requirements set forth under ORC §5709.83; and,

WHEREAS, WORTHINGTON 17 and the City acknowledge that this Agreement must be approved by formal action by the Worthington City Council as a condition for this Agreement to take effect, with this Agreement thereafter taking effect upon any such approval; and,

WHEREAS, the Worthington City Council adopted Ordinance ___-2019 on June 3, 2019, declaring that renovation of existing structures under the Project, defined below, are a public purpose for which exemptions from real property taxation may be granted (the “**Improvements**”); and,

WHEREAS, WORTHINGTON 17 and the City further acknowledge that this Agreement has been entered into prior to the commencement of construction under the Project as defined herein.

NOW THEREFORE, in consideration of the mutual covenants hereinafter contained and he benefit to be derived by the Parties from the execution hereof, the Parties herein agree as follows:

§1. Project Description. WORTHINGTON 17 has purchased 6740 North High Street, Worthington, Ohio 43085, Franklin County Auditor Parcel IDs 100-002642, 100-002579, 100-002683, 100-002578, 100-002694, and 100-002459 (the “**Property**”) in fee and will renovate the existing structures thereon to facilitate the attraction of new jobs in the City (the “**Project**”). The Project will involve a total investment by WORTHINGTON 17 of at least ten million five hundred thousand dollars (\$10,500,000.00). Included in this investment is six million five hundred thousand dollars (\$6,500,000.00) for the acquisition of the Property, and an estimated four million dollars (\$4,000,000.00) in renovation costs.

The Project will commence on or about July 1, 2019, or (the “**Commencement Date**”). It is intended that all construction and improvements will be completed in calendar year 2020.

§2. Employment Positions & Total Annual Payroll. Beginning with the Commencement Date and continuing throughout the term of this Agreement, WORTHINGTON 17 shall create a total of four hundred (400) new full-time permanent employment positions at the Project (“**New Jobs**”). WORTHINGTON 17 shall retain zero (0) existing full-time permanent employment positions (“**Retained Jobs**”).

Pursuant to ORC §3735.671(B)(4) and (5), WORTHINGTON 17’s New Jobs, the Retained Jobs and the total annual payroll therefrom are itemized below:

Time Period (Year)	New Jobs Created (Cumulative)	Retained Jobs (Cumulative)	Total Annual Payroll
1	0	0	\$ 0
2	100	0	\$4,000,000
3	200	0	\$8,000,000
4	300	0	\$12,000,000
5	400	0	\$16,000,000
6	400	0	\$16,000,000
7	400	0	\$16,000,000
8	400	0	\$16,000,000
9	400	0	\$16,000,000
10	400	0	\$16,000,000

§3. CRA Exemption. The City hereby grants WORTHINGTON 17 a tax exemption equal to a percentage of the assessed valuation of the Property exempted hereunder, for the Improvements made under the Project, for the following period and for the following benefit level:

Exemption Period	Exemption Benefit Level
Ten (10) Years	Fifty Percent (75%)

The exemption provided under this §3 commences the first year for which the Property would first be taxable were that property not exempted from taxation under this Agreement. No CRA Exemption hereunder shall commence after tax year 2021 (i.e., tax lien date January 1, 2021), nor extend beyond tax year 2031.

WORTHINGTON 17 agrees and consents to the City preparing and filing all necessary applications and supporting documents to obtain the exemption authorized by the CRA Exemption Statutes and the City. The City shall perform such acts as are reasonably or legally necessary or appropriate to effect, claim, reserve, and maintain the CRA Exemption granted under this Agreement, including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemption.

§4. Annual Monitoring. WORTHINGTON 17 shall provide the Worthington Tax Incentive Review Council, organized under ORC §5709.85 (“**Worthington TIRC**”), any information reasonably required by the Worthington TIRC to evaluate WORTHINGTON 17’s compliance with this Agreement, including returns filed pursuant to ORC §5711.02 if requested by the Worthington TIRC.

Pursuant to ORC §3735.671(D), WORTHINGTON 17 shall remit an annual monitoring and reporting fee payable to the City at such time as the Worthington TIRC requests information under this §4, with the annual fee equal to the greater of five hundred dollars (\$500.00) or one percent (1%) of the amount of taxes exempted hereunder up to a maximum two thousand five-hundred dollars (\$2,500.00) annually, for each year throughout the term of this Agreement.

§5. Taxes Otherwise Due. WORTHINGTON 17 shall pay such real property taxes as are not exempted under this Agreement and are charged against the Property and shall file all tax reports and returns as required by law. If WORTHINGTON 17 fails to pay such taxes or file such returns and reports, exemptions under this Agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.

§6. CRA Exemption Continues. If, for any reason, the Community Reinvestment Area designation expires, or the Director of Development of the State of Ohio revokes his or her confirmation of the area, or the City revokes the designation of the area, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement, unless WORTHINGTON 17 materially fails to fulfill its obligations under this Agreement and the City terminates or modifies the CRA Exemption pursuant to this Agreement.

§7. Certifications. Pursuant to ORC §3735.671(C)(3), WORTHINGTON 17 hereby certifies that at the time this Agreement is executed, WORTHINGTON 17 does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which WORTHINGTON 17 is liable under Chapter 5733, 5735, 5739, 5741, 5743, 5747, or 5753 of the ORC, or, if such delinquent taxes are owed, WORTHINGTON 17 currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, *et seq.*, or such a petition has been filed against WORTHINGTON 17. For the purposes of this §7, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the ORC chapter governing payment of those taxes.

§8. Failure to Comply. If WORTHINGTON 17 materially fails to fulfill its obligations under this Agreement, or if the City determines that the certification under §7, above, is fraudulent, the City may terminate or modify the CRA Exemption under this Agreement, and may require the repayment of the amount of taxes that would have been payable had the Property not been exempted from taxation under this Agreement. Repayment of taxes under this §8 may be secured by the City by a lien placed on the Property in the amount required to be repaid hereunder, and such lien shall attach, and may be perfected, collected and enforced in the same manner as a mortgage lien on real property, and shall otherwise have the same force and effect as such.

§9. Discontinuing Operations. If WORTHINGTON 17 discontinues operations at the Property prior to the expiration of the term of this Agreement, WORTHINGTON 17 and any successor or any related member shall not enter into an agreement under ORC §§3735.671, 5709.62, 5709.63 or 5709.632 within five years after such discontinuation. The CRA Exemption granted under this Agreement shall be revoked if it is determined that WORTHINGTON 17, any successor to that person, or any related member has violated the prohibition against entering into this Agreement under ORC §§3735.671(E), 5709.62 or 5709.63 prior to the time prescribed by that division of either of those sections. For purposes of this §9, “**successor**” and “**related member**” have meanings as defined in ORC §3735.671(E).

§10. Non-Discriminatory Hiring Practices. As required under ORC §5709.85(D), and by executing this Agreement, WORTHINGTON 17 is hereby committing to offer equal opportunity and equal consideration to all persons who seek employment with WORTHINGTON 17, that no individual will be discriminated against on the basis of race, color, ancestry, religion, creed, national origin, age, sex, veteran status, disability, and/or any other characteristic protected by applicable federal, State or local law.

§11. Agreement Not Transferrable. This Agreement is not transferrable or assignable without the express, written approval of the City, which such approval shall not be unreasonably withheld.

§12. Non-Waiver. No failure by the City to enforce its rights or seek its remedies under this Agreement upon any non-compliance or default by WORTHINGTON 17 shall affect or constitute a waiver of the City’s rights to enforce that right or seek that remedy.

§13. Miscellaneous.

(a) **Notices.** Except as otherwise specifically set forth in this Agreement, all notices, demands, requests, consents or approvals given, required or permitted to be given hereunder shall be in writing and shall be deemed sufficiently given if actually received or if hand-delivered or sent by a recognized, overnight delivery service or by certified mail, postage prepaid and return receipt requested, addressed to the other party at the address set forth in this Agreement or any addendum to or counterpart of this Agreement, or to such other address as the recipient shall have previously notified the sender of in writing, and shall be deemed received upon actual receipt, unless sent by certified mail, in which event such notice shall be deemed to have been received when the return receipt is signed or refused. For purposes of this Agreement, Notices shall be addressed to:

If to City:

City of Worthington
Attn: Economic Development
6550 North High Street
Worthington, Ohio 43085

with a copy to:

City of Worthington
Attn: Director of Law
370 Highland Avenue
Worthington, Ohio 43085

If to WORTHINGTON 17:

WORTHINGTON 17 LLC
Attention: Don Bush
50 W. Broad Street, Suite 200
Columbus, Ohio 43215

The Parties, by notice given hereunder, may designate any further or different addresses to which subsequent notices, certificates, requests or other communications shall be sent.

(b) Extent of Provisions: No Personal Liability. All rights, remedies, representations, warranties, covenants, agreements and obligations of the City under this Agreement shall be effective to the extent authorized and permitted by applicable law. No representation, warranty, covenant, agreement, obligation, or stipulation contained in this Agreement shall be deemed to constitute a representation, warranty, covenant, agreement, obligation or stipulation of any present or future official, member, officer, agent or employee of the City or WORTHINGTON 17 in other than his or her official capacity. No official executing or approving the City's or WORTHINGTON 17's participation in this Agreement shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of the issuance thereof.

(c) Amendments. This Agreement may only be amended by a written instrument executed by both Parties.

(d) Executed Counterparts. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same agreement. It shall not be necessary in proving this Agreement to produce or account for more than one of those counterparts.

(e) Severability. In case any section or provision of this Agreement, or any covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, or any application thereof, is held to be illegal or invalid for any reason:

(i) that illegality or invalidity shall not affect the remainder hereof or thereof, any other section or provision hereof, or any other covenant, agreement, obligation or action, or part thereof, made, assumed, entered into, or taken, all of which shall be construed and enforced as if the illegal or invalid portion were not contained herein or therein;

(ii) the illegality or invalidity of any application hereof or thereof shall not affect any legal and valid application hereof or thereof; and

(iii) each section, provision, covenant, agreement, obligation or action, or part thereof shall be deemed to be effective, operative, made, assumed, entered into or taken in the manner and to the fullest extent permitted by law.

(g) Captions. The captions and headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of the Agreement.

(h) Governing Law and Choice of Forum. This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio or applicable federal law. All claims, counterclaims, disputes and other matters in question between the City, its agents and employees, and the Company, its employees and agents, arising out of or relating to this Agreement or its breach will be decided in a court of competent jurisdiction within Franklin County, Ohio.

In witness thereof, the Parties have caused this Agreement to be executed this _____ day of _____, 2019.

CITY OF WORTHINGTON

WORTHINGTON 17, LLC

By:

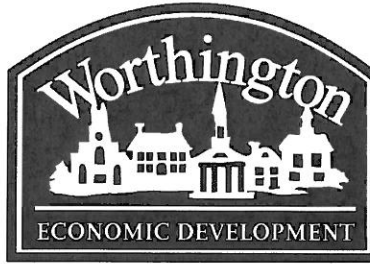
By:

Matthew H. Greeson, City Manager

Its:

Approved as to Form:

Tom Lindsey, Law Director



March 28, 2019

Jennifer Best, President
Board of Education of Worthington City Schools
c/o Jeff McCuen, Treasurer
200 East Wilson Bridge Road
Worthington, Ohio 43085

VIA EMAIL & US MAIL

Re: City of Worthington CRA Abatement Notice – 6740 N. High Street (former Anthem property)

Dear Ms. Best:

I write to provide the Board of Education of the Worthington City School District (“Board”) with notice of a to-be-proposed Community Reinvestment Area (“CRA”) property tax abatement for real property at 6740 N. High Street in Worthington, Franklin County (Franklin County Auditor parcel IDs 100-002642, 100-002579, 100-002683, 100-002578, 100-002694, and 100-002459) (the “Property”). It is anticipated that the address for the property may change to 6700 N. High Street.

Pursuant to Ohio Revised Code (“ORC”) §5709.83, and on behalf of the Worthington City Council, I am providing notice that the City contemplates declaring improvements to this parcel to be a public purpose and therefore partially exempt from taxes.

Project Scope

In December 2017, Worthington 17, LLC, a business of Lawyers Development Corporation, purchased the former Anthem Blue Cross Blue Shield property and intends to make a series of internal renovations and update the exterior landscaping (the “Project”) of the building. The Project will involve an estimated \$4,000,000 - \$6,000,000 in improvements. Many of the needed improvements will be influenced by the entity that leases the building, so the estimated renovation costs may change. In addition to the renovations for the office building, the City anticipates receiving a proposal for the rezoning and construction of a new commercial retail building on the outparcel immediately south of the Property. This development would not be abated and would be a significant source of property tax revenues for the Board.

City of Worthington CRA Abatement Notice
 March 28, 2019
 Page 2

As you may be aware, the subject property had been occupied by Anthem Blue Cross Blue Shield for decades. With Anthem's exit from Worthington in June 2018, the City faces the challenging task of filling 200,000+ square feet of office space in a critical commercial corridor. The proposed abatement, and subsequent improvements to the building, will position the Property to bring hundreds of quality jobs back to Worthington.

CRA Abatement

Under the Project, Worthington 17, LLC is undergoing substantial redevelopment costs to attract new jobs to Worthington. City staff have determined that a CRA Abatement will provide the best form of assistance to this redevelopment project (*see* ORC §§3735.65 *et seq.*).

Staff will recommend that Worthington City Council use the CRA Abatement to exempt 75 percent of the taxes on the value of improvements made to the Property, for a 10-year period. The legislation would be introduced to City Council on April 15, 2019, with the public hearing tentatively scheduled for May 6, 2019.

Relative to your organization, this project represents a net increase in revenues even with an approved CRA Abatement. (See table, below)

Worthington City Schools (Annual Impact)	
Property Tax Revenues Foregone from CRA	\$ (106,190)
New Property Tax Revenues from Unabated (25%) Portion of Office Building	\$ 35,397
New Property Tax Revenues from Newly-Constructed Retail Building	\$ 77,872
NET ANNUAL IMPACT TO SCHOOLS	\$ 7,079

As seen in the chart above, the City estimates that through a combination of added property tax revenues from the unabated (25%) improvements to the office building, and a new revenue stream from the proposed newly-constructed retail building on the southern portion of the site, the Worthington City School District will see a net increase in revenue. These calculations assume a post-renovation property value of \$8,300,000 for the office building, and an additional \$2,200,000 for the retail development.

Because of the projected positive tax implications to the Board resulting from this project, even with a CRA abatement in place, the City is not proposing any additional compensation agreement. However, if the retail development does not occur as anticipated, the City is committed to working with the Board on a supplementary income-tax sharing agreement.

City of Worthington CRA Abatement Notice
March 28, 2019
Page 3

Request

Worthington City Council will take action at **7:30pm on May 6, 2019** to review staff recommendations and may adopt an ordinance declaring improvements to the Property to be a public purpose and therefore allow a CRA abatement. Staff has prepared a draft ordinance – to be introduced by City Council on April 15, 2019 – containing language to allow for the CRA abatement, a copy of which is attached for your reference. Please review this correspondence and provide a response, if any, to this notice.

Feel free to address any concerns or questions to me at (614) 436-4518 or via email at david.mccorkle@worthington.org.

Sincerely,



David McCorkle
Economic Development Manager

Enclosure

cc: Matt Greeson, City Manager
Robyn Stewart, Assistant City Manager
Scott Bartter, Finance Director
Tom Lindsey, Law Director

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the
City of Worthington located in the County of Franklin and
Worthington 17 LLC.

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Worthington 17 LLC _____
Enterprise Name

Don Bush _____
Contact Person

50 W. Broad, Suite 200, Columbus, OH 43215
Address

(614) 224-9161 _____
Telephone Number

- b. Project site:

_____ Dan O'Harra _____
Contact Person

6740 N. High, Worthington, OH 43085
Address

(614) 224-9161 _____
Telephone Number

Applicable parcel ID numbers:

- 100-002642
- 100-002579
- 100-002683
- 100-002578
- 100-002694
- 100-002459

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.

_____ Office space (property owner to lease to tenant/s) _____

- b. List primary 6 digit North American Industry Classification System (NAICS) # 531120

Business may list other relevant SIC
numbers. _____

- c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: _____

N/A

- d. Form of business of enterprise (corporation, partnership, proprietorship, or other).

Limited Liability Company

3. Name of principal owner(s) or officers of the business.

Robert J. Meyers

4. a. State the enterprise's current employment level at the proposed project site:

None (vacant office building)

- b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes____ No____ TBD

- c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

TBD

- d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

TBD

- e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

TBD

- f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

TBD

5. Does the Property Owner owe:

- a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?

Yes ___ No X

- b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes ___ No X

- c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

Yes ___ No X

- d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

6. Project Description: Property owner to lease office space to tenant/s, which will involve additional financial investment in property in order to undertake physical improvements to property as required by lease agreement/s with tenant/s

7. Project will begin around April_, 2019 and be completed in 2020 provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):

TBD

- b. State the time frame of this projected hiring: _____ yrs.

- c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):
-

9. a. Estimate the amount of annual payroll such new employees will add \$ TBD
(new annual payroll must be itemized by full and part-time and permanent and temporary new employees).
- b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$ TBD
10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:
- | | |
|--|--|
| A. Acquisition of Buildings: | \$ <u>6,500,000</u> |
| B. Additions/New Construction: | \$ <u></u> |
| C. Improvements to existing buildings: | \$ <u>4,000,000-6,000,000 (if not greater)</u> |
| D. Machinery & Equipment: | \$ <u></u> |
| E. Furniture & Fixtures: | \$ <u>TBD</u> |
| F. Inventory: | \$ <u></u> |
| Total New Project Investment: | \$ 10,500,000-12,500,000 (if not greater) |
11. a. Business requests the following tax exemption incentives: 75 % for years covering real as described above. Be specific as to the rate, and term.
- b. Business's reasons for requesting tax incentives (be quantitatively specific as possible)
-

CRA Tax Incentives in the form of abated property taxes will provide the property owner with a tool 1) to reduce expenses associated with owning and operating a commercial property, particularly a property with higher operating expenses (relative to newly constructed commercial buildings) due to inefficient and aging or obsolete Building infrastructure and systems and 2) to offset potentially significant capital investment for the maintenance and/or replacement of Building infrastructure and systems necessary to make the property competitive in the office-leasing market and to justify acquisition/investment by ownership.

Submission of this application expressly authorizes City of Worthington to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.

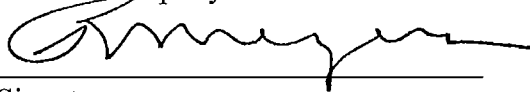
The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C) (1) and 2921.13(D) (1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Worthington 17 LLC

Name of Property Owner

3/27/19

Date



Signature

Robert J. Meyers, Sole Member

Typed Name and Title

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Community Reinvestment Area Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Development Services Agency within fifteen (15) days of final approval.



STAFF MEMORANDUM
City Council Meeting – June 3, 2019

Date: May 29, 2019

To: Matthew H. Greeson, City Manager

From: Lori Trego, Personnel Director

Subject: **Resolution No. 35-2019 – Position Description & Title - Police Chief**

EXECUTIVE SUMMARY

This Resolution amends the Title and Position Description for Police Chief

RECOMMENDATION

Introduce and Approve as Presented

BACKGROUND/DESCRIPTION

Chief Jerry Strait plans to retire from the City by the end of July. Staff is preparing to begin the search process for the next Chief, and this is an appropriate time to update the position description for Police Chief. This Resolution makes some modifications to the position description and amends the title to Deputy Director of Safety/Police Chief. The Fire Chief and all other department heads are designated as unclassified positions. This Resolution would designate Police Chief as an unclassified position commensurate with other senior staff.

ATTACHMENTS

Resolution No. 35-2019

RESOLUTION NO. 35-2019

Amending the Position Title and Position
Description for Police Chief.

WHEREAS, City Council wishes to amend the title for the position of Police Chief to the title of Deputy Director of Safety/Police Chief effective August 19, 2019; and,

WHEREAS, it is necessary to amend the position description for the position of Deputy Director of Safety/Police Chief to properly reflect the duties of this unclassified position;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That the position description for the unclassified position of Deputy Director of Safety/Police Chief (Class Specification No.122) as per the description attached hereto be and the same is hereby amended effective August 19, 2019.

SECTION 2. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted _____

President of Council

Attest:

Clerk of Council

CITY OF WORTHINGTON

POSITION DESCRIPTION

POSITION TITLE:	Deputy Director of Safety/Police Chief	CLASS: 122
Department:	Safety	
Date:	June 3, 2019	Title Revised: 2019
Reports To:	City Manager/Safety Director	Updated: 2016

General Statement of Duties

The Deputy Director of Safety/Police Chief (Police Chief) leads and directs the Worthington Division of Police. It is a highly responsible managerial position which administers all police functions including the protection of life and property, apprehension of criminals, community relations, and enforcement of local ordinances and state and federal laws and regulations. Work involves budgets, public and media relations, managing facilities and equipment, and establishing policies, procedures and general orders. The Police Chief also serves as liaison with the community and community groups and other law enforcement agencies.

The Police Chief shall function with a high degree of independence and utilize sound professional judgment, demonstrate planning and organizational skills, and establish priorities, programs and acceptable performance levels for the Division. The Police Chief shall be committed to the mission, vision and values of the City and the Division of Police and demonstrate ethical conduct, community stewardship, individual initiative and responsive service. The Police Chief shall demonstrate leadership, management and technical skills through effective communication and collaboration, proper use of team resources, progressive decision-making, personal accountability and responsibility.

Essential Functions of the Position:

Plans, directs, manages, and evaluates the effectiveness of all divisional functions and operations.

Formulates and enforces Division rules, regulations, work methods and procedures.

Makes all personnel assignments within the Division.

Delegates the appropriate levels of responsibility and authority to supervisory personnel.

Makes recommendations to the City Manager for the appointment, promotion, suspension or dismissal of officers.

Works with Division staff, the City Manager and other Department and Division Directors on various personnel matters including evaluations, backgrounds, bargaining, investigation of complaints and, when necessary, internal investigations.

Enforces disciplinary measures when necessary.

Ensures that recruits and regular officers receive adequate training in police methods and procedures.

Directs the investigation of major criminal incidents.

Cooperates with city, state, county and federal officers in the apprehension of wanted persons and in the prevention of criminal activities and/or enterprises.

Prepares the annual budget estimates and controls expenditures of all Division funds.

Works with a variety of community groups to keep the community advised of law enforcement-related issues and solicit their input.

Researches new methods, technology, laws, procedures, and techniques to strengthen and improve levels of services.

Directs Division correspondence, requisitions supplies and recommends the purchase of necessary equipment.

Actively collaborates and interacts with Department and Division Directors where activities of the Division of Police are involved or needed.

Participates in and attends meetings of Chiefs of Police, law enforcement professional organizations, task forces, and regional, state and federal agencies or associations.

Attends and participates in public functions for the purpose of promoting a community oriented policing philosophy, crime prevention, law enforcement and establishing favorable public relations.

Insures the appropriate correspondence is prepared for the City Manager, community organizations and other county, state and national entities which may be required.

Knowledge, Skills and Abilities:

Comprehensive knowledge of police administration and law enforcement methods, principles, practices and procedures.

Thorough knowledge of all applicable federal and state laws related to law enforcement.

Demonstrated ability to lead and direct the activities of the police function.

General knowledge of municipal government structure and process.

Comprehensive knowledge of supervisory practices and techniques.

Ability to maintain cooperative relationships with other city officials and the general public.

Knowledge of human resource management practices.

Possess excellent written and verbal communication abilities.

Demonstrated ability to prepare and deliver speeches before community groups and organizations.

Ability to exercise sound reasoning and judgment in difficult situations.

Ability to recognize, analyze and define problems, establish facts, draw valid conclusions, and initiate appropriate corrective actions.

Ability to use desk and laptop computers including word processing, database and spreadsheet software.

Ability to maintain confidentiality in the handling of sensitive events and issues.

Minimum Requirements of the Position:

Possession of a Bachelor's Degree in Criminal Justice, Public Administration or other related field within one year of appointment; Master's Degree preferred. Progressively responsible senior law enforcement management experience as a Lieutenant or above. Experience with a municipal police department, preferred.

Certification from the Ohio Certified Law Enforcement Executive (CLEE) program, the FBI National Academy, Southern Police Institute, Northwestern University School of Police Staff and Command, or other law enforcement executive leadership course of studies is preferred.

Certified as a law enforcement officer by the Ohio Peace Officer's Training Commission within six months of appointment.

Possession of a valid Ohio driver's license at time of appointment

Must be a United States citizen

Adherence to all applicable Federal and State safety laws, rules and regulations and City safety policies and procedures.

The characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

This job description does not list all of the duties or functions of the job. The individual in this position may be asked by supervisors to perform other duties. The City has the right to revise this job description at any time.

Adopted by Resolution No. 35-2019; Effective _____



STAFF MEMORANDUM
City Council Meeting – June 3, 2019

Date: June 3, 2019

To: Worthington City Council

From: Matt Greeson
City Manager

Subject: **Resolution No. 36-2019 Urging Restoration of State Local Government Fund (LGF) funding**

EXECUTIVE SUMMARY

This Resolution requests the State of Ohio General Assembly and Governor to support restoring Local Government Fund (LGF) revenues provided to local governments to pre-recession levels.

RECOMMENDATION

Approve as Presented

BACKGROUND/DESCRIPTION

The Ohio Municipal League (OML) has requested its member cities and villages adopt resolutions urging legislation that would restore LGF cuts made during the recession. Council President Michael requested that such a resolution be placed on the agenda for consideration. As background, the LGF is a form of revenue sharing, where Ohio distributes a portion of general revenue to local governments. Ohio has a long history of supporting local governments through revenue sharing that dates to the 1930's. These revenues have historically been unrestricted, meaning local governments can determine locally how to best use them and have been vital in ensuring the fiscal stability and success of Ohio's cities. However, in recent years, Ohio has cut this funding, along with eliminating other forms of support for cities such as the Estate Tax and Tangible Personal Property Tax. Throughout Ohio and in Worthington, this has necessitated reductions, led to requests for increased local taxes and made local government budgets more dependent on single, more volatile revenue streams, such as the local income tax.

In 2000, LGF funding to the City of Worthington was \$1,074, 960. In 2011, it amounted to \$857,612. Since then, it has been reduced significantly and was \$358,937 in 2018. Any

7.B. - Urge State of Ohio to Restore Local Government Fund (LGF) funding

restoration of this funding would enhance the City's ability to provide services to our community.

ATTACHMENTS

Resolution No. 36-2019

RESOLUTION NO. 36-2019

Strongly Urging the Ohio Governor and Members of the
Ohio General Assembly to Restore the Local Government
Fund to Pre-Recession Levels.

WHEREAS, the Local Government Fund was reduced in 2011 by 50%, from 3.68% of State of Ohio General Revenue Funds to its current level of 1.66% of State of Ohio General Revenue Funds; and,

WHEREAS, past Ohio General Assemblies have repeatedly decreased funding and revenue to local governments by significantly reducing the Local Government Fund, eliminating the Estate Tax and phasing out the Tangible Personal Property Tax; and,

WHEREAS, these reductions have resulted in an annual loss of revenue to the City of Worthington since 2008 of approximately \$1,100,000; and,

WHEREAS, the City of Worthington's Local Government Fund receipts were alone once over \$1 million dollars in the early 2000's and now are less than \$400,000 annually; and,

WHEREAS, this loss of revenue to the City of Worthington has resulted in less diversity of revenue and increased dependence on local income taxes, which are more susceptible to economic volatility, and now represent 74% of the City's revenues; and,

WHEREAS, reductions in positions and service capacity were necessary to deal with the State's cuts to local governments; and,

WHEREAS, financially stable, economically successful cities who invest in infrastructure, economic development and quality services are vital to Ohio's success.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. The Ohio General Assembly should restore the Local Government Fund to pre-recession levels.

SECTION 2. This Council does hereby declare its opposition to any further cuts to the Local Government Fund or the future diversion of revenues from the Local Government Fund.

SECTION 3. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted _____

President of Council

Attest:

Clerk of Council



STAFF MEMORANDUM
City Council Meeting – June 3, 2019

Date: May 29, 2019

To: Matthew H. Greeson, City Manager

From: Daniel Whited, P.E. Director of Service and Engineering

Subject: **Ordinance No. 22-2019 – Appropriation - Preliminary Engineering - CSX Rail Crossing Improvements**

EXECUTIVE SUMMARY

This Ordinance appropriates \$45,000 costs required by CSX to fund engineering and inspections of proposed improvements at the East Wilson Bridge Road railroad crossing.

RECOMMENDATION

Introduce for Public Hearing on June 17

BACKGROUND/DESCRIPTION

The Ohio Rail Development Commission (ORDC) has approved the preliminary engineering plans for City-related construction to take place at the rail crossing on East Wilson Bridge Road. These improvements will construct new curb and gutter, in addition to concrete traffic islands, which will eliminate the ability for vehicles to circumvent the gates and risk a train-car collision. The improvements will work in conjunction with new signals, gates and detection systems being installed by ORDC, and CSX and Norfolk Southern Railroads.

Earlier this year, staff secured funding to complete the work this summer. As we moved forward, CSX determined we would need to pay \$45,000 into a force account which will cover their cost for engineering and inspections of the work. The account must be established before they will allow work to take place in their right-of-way. These funds can be reimbursed through our grant from the Ohio Rail Development Commission.

FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)

\$45,000

ATTACHMENT

Ordinance No. 22-2019

ORDINANCE NO. 22-2019

Amending Ordinance No. 52-2018 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of Curb Improvements at Wilson Bridge Road & the Railroad Crossing for the NE Gateway Intersection Improvement Project and all Related Expenses with said Project. (Project No. 602-14)

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That there be and hereby is appropriated from the Capital Improvements Fund Unappropriated Balance to Account No. 308.8150.533330 an amount not to exceed forty five thousand dollars (\$45,000.00) to pay the cost of curb improvements at Wilson Bridge Road and the Railroad Crossing for the NE Gateway Intersection Improvement Project and all related expenses (Project No. 602-14).

SECTION 2. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed _____

President of Council

Attest:

Clerk of Council



STAFF MEMORANDUM
City Council Meeting – June 3, 2019

Date: May 14, 2019

To: Matthew H. Greeson, City Manager

From: Daniel Whited, P.E.

Subject: **Ordinance No. 23-2019 – Appropriation - East Wilson Bridge Road Resurfacing**

EXECUTIVE SUMMARY

This Ordinance appropriates funds for the resurfacing project for East Wilson Bridge Road from High Street to the railroad crossing.

RECOMMENDATION

Introduce for Public Hearing on June 17

BACKGROUND/DESCRIPTION

East Wilson Bridge Road has experienced a number of large-scale water main breaks over the last several years. The breaks, along with regular wear and tear, have taken a toll on the existing asphalt road surface. This spring a new waterline is being constructed with the intention of eliminating further damage to the roadway and disruption in water surface. At the conclusion of the waterline construction, we plan to have East Wilson Bridge Road resurfaced to bring it back into an acceptable level of service for motor vehicles and bicycles.

This Ordinance is being introduced with blanks for the firm and the amount pending the results of the bids, which are scheduled to be opened on June 5.

FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)

The engineering estimate for the asphalt resurfacing is \$530,256.76

ATTACHMENTS

Ordinance No. 23-2019

ORDINANCE NO. 23-2019

Amending Ordinance No. 52-2018 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the East Wilson Bridge Road Resurfacing Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 692-19)

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That there be and hereby is appropriated from the Capital Improvements Fund Unappropriated Balance to Account No. 308.8150.533421 an amount not to exceed _____ (\$_____) to pay the cost of the East Wilson Bridge Road Resurfacing Project and all related expenses (Project No. 692-19).

SECTION 2. That the City Manager be and hereby is authorized and directed to enter into an agreement with the firm of _____ for the provision of the aforementioned services.

SECTION 3. For the purposes of Section 2.21 of the Charter of the City, this ordinance shall be considered an "Ordinance Determining to Proceed" with the Project, notwithstanding future actions of this Council, which may be necessary or appropriate in order to comply with other requirements of law.

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed _____

President of Council

Attest:

Clerk of Council



STAFF MEMORANDUM
City Council Meeting – June 3, 2019

Date: May 29, 2019

To: Matthew H. Greeson

From: R. Lee Brown

Subject: Architectural Review Board Appeal – 885 Evening Street

EXECUTIVE SUMMARY

City Council will discuss whether to hear the Appeal of the Architectural Review Board's approval of a modular classroom unit at 885 Evening Street.

UPDATE

On May 13, 2019 City Council tabled the discussion on whether to hear the Appeal of the Architectural Reviews Boards approval of a modular classroom. The two items that were publicly discussed at the meeting focused on the landscaping and fence along Evening Street. Since that time staff has worked diligently with the property owners directly across the street. Staff has worked with the schools and the City Arborist on multiple landscape scenarios to address the neighbor's concerns and questions. Each scenario has added additional trees and landscaping, and now includes the addition of street trees along Evening Street. The schools have also agreed to remove the old fence or replace the fence with a 4-foot chain link fence in the area in front of the modular units.

Seth & Lori Cramer at 806 Evening Street have signed off on the landscape plan dated 05.29.2019 and prefer the old fence to be removed and to not have it replaced with a 4-foot chain link fence. **The property owner at 802 Evening Street, Jenna and John Reik, who filed the Appeal have withdrawn their appeal.** (The letter is attached.)

The following items have been discussed with the schools and the property owners and are now part of the record:

- Landscape Plan:
 - Modified landscape plan that retained one existing tree, adding red oaks, Norway spruce, black hills spruce, red buds, dogwood trees and 6 red maple street trees along Evening Street.
 - The proposed landscape plan has been reviewed by the City Arborist.

- The approved landscaped plan is always required to be maintained per the approved plan.
 - Fencing:
 - Removal of existing chain link fence in the area north of the tennis courts or replace with a 4-foot chain link fence.
 - ARB approval for either scenario needed.
 - HVAC Units:
 - A humidistat will be installed, and the schools have agreed to set all thermostats to 80 on weekends and after school hours.
 - Screening walls will be constructed around the HVAC units.
 - Baffles will be installed on the HVAC units if noise is an issue.
 - Exterior Lighting:
 - The new lighting on the north and south end will stay on all night for security reasons. The new lighting is all downward cast so that the light source will not be exposed. The modular unit and connector will probably block the old sodium lights that is on the south side of the building.
 - The schools have agreed to revisit the lighting if it becomes an issue with the neighbors, however safety is their primary concern.
 - Maintenance:
 - The buildings are subject to the Worthington Property Maintenance Code and would always be required to be maintained.
-

BACKGROUND/DESCRIPTION

This item was considered by City Council on May 13 and was tabled to allow for more time for City staff, Worthington Schools and the neighbors to discuss landscaping for the site.

On April 25, 2019 the Architectural Review Board heard approved the placement of a modular classroom unit on the south side of Evening Street Elementary with the following conditions: Return to ARB within 4-years if approval extension is needed. Design Option #2. Retain chain link fence. Use Humidistat control and screen wall, or baffles if noise is a problem. Final landscaping be approved by City staff.

On May 3, 2019 the City Clerk received an Appeal from John & Jenna Reik at 802 Evening Street concerning ARB's approval. Section 1177.08 of the Codified Ordinances outlines the process to appeal the Architectural Review Board's decision.

On May 3, 2019 the City Clerk received an Appeal from John & Jenna Reik at 802 Evening Street concerning ARB's approval. Section 1177.08 of the Codified Ordinances outlines the process to appeal the Architectural Review Board's decision. According to the Codified Ordinances of the City, the City Council may elect to hold a public hearing on the appeal or reject the application for appeal without a hearing. If Council decides to hold a public hearing, the hearing must be held within 60 days of the date on which the Board made its decision. The decision by City Council as to whether to hold the public hearing is made by motion and is decided by a majority vote.

City Council can utilize the following motion when determining whether to hold a public hearing on the appeal. The motion is stated in the positive and can be approved or disapproved by Council.

Motion to elect to hold a public hearing on the appeal

The section of the Codified Ordinances of the City of Worthington that addresses appeals of decisions by the Architectural Review Board states:

The Board of Architectural Review shall decide all applications for architectural review not later than thirty days after the first hearing thereon.

(a) Any person, firm or corporation, or any officer, department, board or agency of the City who has been aggrieved by any decision of the Board involving an application for architectural review approval, or any member of Council whether or not aggrieved, may appeal such decision to Council by filing notice of intent to appeal with the City Clerk within ten days from the date of the decision, identifying the application appealed and the basis for the appeal. (Ord. 16-2016. Passed 5-2-16.)

(b) Council may then elect to hold a public hearing on the appeal by the affirmative vote of a majority of its members, or failing to so elect, shall reject the application for appeal. In the event Council elects to hold a public hearing on the request for appeal, the hearing shall be held not later than sixty days after a final decision has been rendered by the Board. Council, by a majority vote of its members, shall decide the matter and its decision shall be final. (Ord. 22-87. Passed 5-11-87.)

(c) If no notice of intent to appeal is filed with the City Clerk within the period specified in subsection (a) hereof, Council may at the option of a majority of its members and not later than ten days following the expiration of the appeal period, elect to review any architectural review decision of the Board. Council shall schedule a public hearing on the matter which shall not be held more than sixty days after a final decision was rendered by the Board. At a public hearing, Council by a majority vote of its members, shall decide the matter and its decision shall be final. (Ord. 09-2013. Passed 4-15-13.)

ATTACHMENTS

- John & Jenna Reik Letter indicating they will be pulling their appeal
- Updated Landscape Plan 05.29.2019
- John & Jenna Reik ARB Appeal Letter

To: Worthington City Council and City Manager Matt Greeson
From: Jenna and John Reik, 802 Evening Street

During the City Council meeting on May 13, our request for council to hear our appeal regarding the installation of modular classrooms at Evening Street Elementary was discussed. It was decided the matter would be tabled to allow staff, the applicant, and us, the appellants, time to continue to work on the landscaping plan and any other issues that may reach compromise on. We appreciate that City Council reviewed our appeal and took the time to thoroughly discuss the issue.

Over the past several weeks many aspects of the project have been discuss including landscaping and fencing as well as the ability for the school district to essentially not follow the approval process since they are a government entity. We understand they merely need to be able to prove to a court that they have made every reasonable effort to comply with the zoning requirements.

During the March 28, 2019 ARB meeting, the application was tabled to give the applicant additional time to look at the location of the units, screening, and exterior materials. When the application was reviewed again on April 25, 2019, the location of the units was not changed, three small trees were added, and the brick exterior was eliminated. Clearly this was not the direction the ARB gave the applicant on March 28. Neighbors and members of the ARB suggested several small, simple compromises such as rotating the unit 90 degrees to lessen the impact to the neighborhood and placing all the air conditioning / heating units on the West side of the unit to minimize noise. The applicant stated in the meeting that he was not in the position to compromise on certain aspects of the project. While this approach was effective for the school district since they can effectively do whatever they like, it is not how a successful community works together.

While we still are incredibly frustrated with the location of the units, we understand there is nothing City Council can do to change that as the school district had no intent on ever compromising on that aspect of the project and the footers were already dug and poured before any decision had been made on whether City Council would even hear our appeal. The applicant has argued that the location of the units is the only acceptable location due to proximity to the school and ability to maintain a clear line of sight on the playground. This is just simply untrue. Any of the other locations the school district outlined in a powerpoint presentation provided would have been just as close if not closer. There is not a clear line of sight on the playground as it is today and no type of barrier is being installed to maintain a clear line of sight on the playground with the units installed.

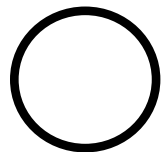
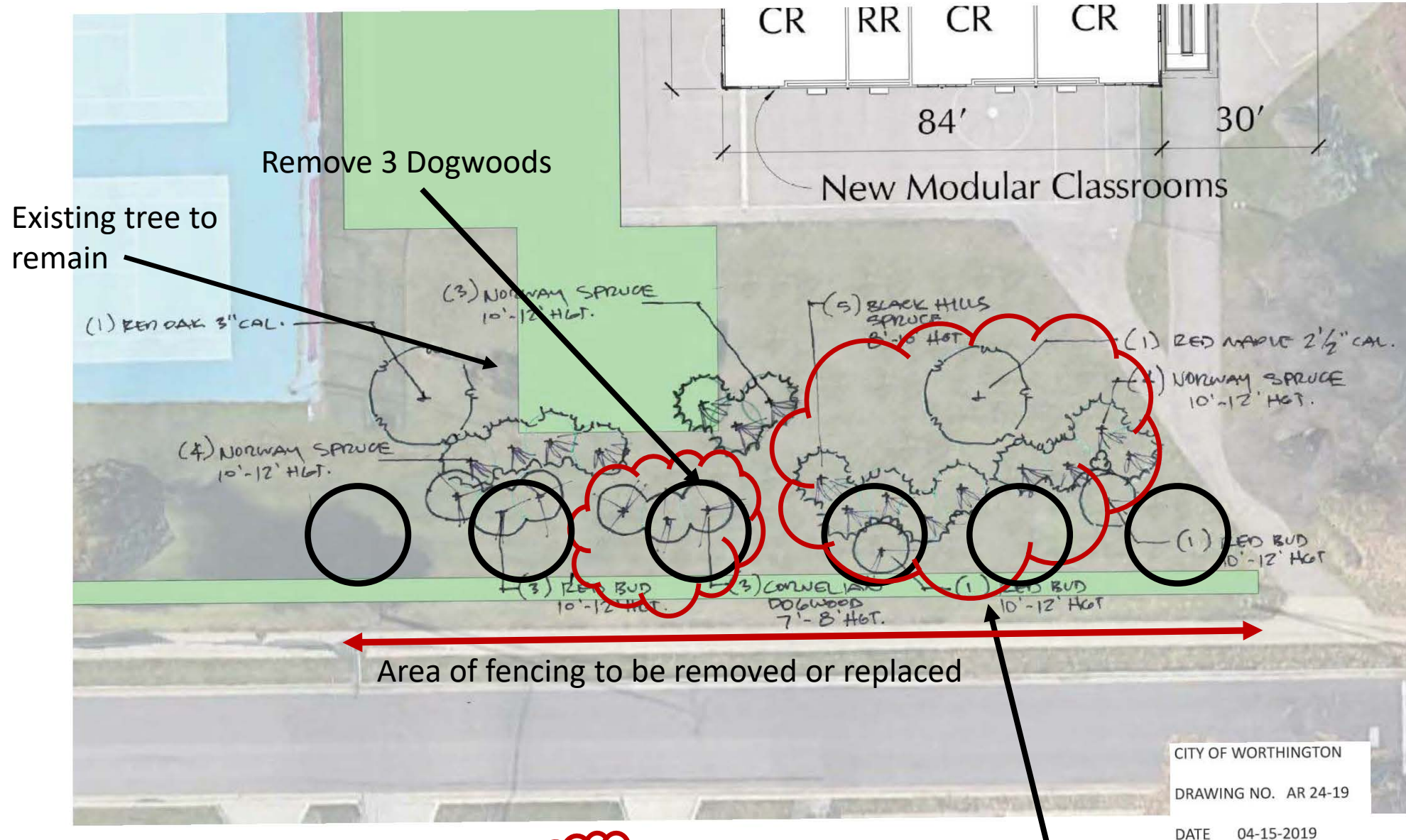
With the help of Lee Brown, the school district has agreed to plant 6 street trees, add additional spruce trees to the plan, as well as increase the height of the trees that will be planted to help provide immediate screening. Additionally, it has been agreed that the old chain link fence running parallel to Evening Street from the entrance to the arts center to the elementary school will be removed. We feel this is the best we can make of a bad situation. We will be pulling our appeal. It would be fruitless for City Council to discuss this matter any further.

While this has been a frustrating situation and one that we never anticipated being placed in, we cannot say "thank you" enough to Lee Brown and Lynda Bitar. They both took the time to hear our concerns and help formulate a plan to move forward in the most positive way possible. It wasn't easy for anyone involved and would have been much harder without their knowledge, professionalism, and persistence.

We know that as the school district continues to grow, renovations will need to be made to all buildings located in the City of Worthington. We sincerely hope that the school district and City of Worthington can partner to manage the interests of all involved.

Thank you,
John and Jenna Reik

05.29.2019



Street Trees = 6 Red Maples



- Move grouping of trees to the west to permit street tree placement
- Pines to be 10'-12' in height

**Notice of Appeal****BY:**

885 Evening Street (Evening Street Elementary) Installation of Modular Classrooms - AR 24-19

Architectural Review Board Meeting: March 28, 2019 & April 25, 2019

Appellants:

John & Jenna Reik
802 Evening Street
Worthington, OH 43085

This will serve as notice to appeal the Architectural Review Board decision regarding application AR 24-19 on April 25, 2019 based on the following:

Facts:

1. On March 28, 2019 application AR 24-19 was first heard by the Architectural Review Board (ARB). The application was to put modular classrooms (trailers) at Evening Street Elementary. The trailers were proposed to be located to the south of the elementary school parallel to Evening Street. The trailers were to have faux brick on the exterior. A landscape plan was included with the application. Additionally, the storage building and chain link fence along Evening Street were slated for removal.
2. During the ARB meeting on March 28, 2019, the applicant stated that several locations for the modular units were considered but all other locations were not safe for children and would become a very expensive endeavor. Board member E.L Hoffman stated he would like the modular units placed at the back of the playground where the playground equipment is currently located and playground equipment moved to a different location. The applicant stated "there would be a cost, however the bigger concern was the hidden areas created and supervision issues related to rotating the building." E.L Hoffman stated "you have already created areas on the playground where kids can hide, and doesn't necessarily buy the argument that you are now making things worse." Additionally, E.L Hoffman and board member K. Holcombe communicated that the faux brick chosen for the outside of the units that the proposed material was not acceptable.
3. Parents of current students voiced their concern regarding the cost of moving the playground equipment and safety. When simply rotating the modular unit was discussed, parents spoke of the need to retain a current paved area used as a soccer field.
4. Neighbors of the Evening Street Property, including the appellants, communicated their concerns regarding placement of the modular unit, landscape screening, noise generated by the heating and cooling units, the unpleasing aesthetic look of the modular units, and concern that the units would be used much longer than 4 years.
5. The application was ultimately tabled to give the applicant additional time to look at the location, screening, and exterior materials.
6. On April 25, 2019 application AR 24-19 was heard again. The location of the modular units was not changed, the brick exterior was eliminated, and several additional Norway Spruce trees were added to the landscape plan. The agenda stated "The applicant would like the location to stay as previously proposed for the safety of the student, citing proximity to the school and playground monitoring as a concern. During the ARB meeting on April 25, 2019, the applicant stated he was not in the position to compromise on any aspects of the project and the trailers were where the superintendent of the school district wanted them. The applicant would not even discuss simply rotating the trailers 90 degrees. Rotating the trailers 90 degrees would prevent the air conditioning / heating units to be pointed directly at neighboring properties.

Rationale For Appeal:

At the urging of the applicant, the ARB decision to allow the placement of the trailers along Evening Street was based on two critical factors; safety for the children and the proximity of the Evening Street trailer placement to the main building. If safety and proximity were, in fact, the true critical factors in reaching the ARB decision of April 25, 2019, then the decision was in error on both counts.

More specific rationale is as follows:

1. The Evening Street trailer placement is not the safest location.
 - The applicant stated at the April 25, 2019 meeting that trailers need to be placed where they are proposed as it is the only safe option for children. Four options for trailer locations were outlined by the City of Worthington School District in the document "Proposed Evening Street Elementary Changes 2.26.19." This document was provided to neighbors by city staff. All four options had apparently passed a safety test / analysis or would not have been listed as options in the first place. Applicant has never specifically addressed or clarified the safety issues among the four options. The ARB failed to illicit any explanation from the applicant.
2. The Evening Street trailer placement does not improve line of sight concerns.
 - The applicant stated at both the March 28, 2019 & April 25, 2019 meetings that the trailers need to be where they are proposed to ensure there is a sight line to all children on the playground for safety purposes. How the playground is situated today, there is not a direct line of sight to all children from the playground. For example, the storage building being removed as part of the proposal is not in sight from the playground area / rear of school. The exterior of the storage building is a climbing wall for children to use. Therefore, according to the applicant, how the playground is situated today is unsafe. Putting the trailers where they are proposed does not fix any safety issues. The only way to have a direct line of sight to the entire playground area would be to place the trailers where the playground equipment is today and to move the playground equipment. This question / proposal was asked by E.L Hoffman during the March 28th meeting but still remains unanswered today.
3. The Evening Street trailer placement is not the closest proximity to the main school building of the options under consideration.
 - The applicant stated at the March 28, 2019 and April 25, 2019 meetings that proximity to the existing school is a factor in the placement due to safety concerns. Colonial Hills Elementary School in the Worthington School District currently has several trailers on school property. These trailers are located across the parking lot of the school (no less than 100 feet from the nearest entrance). There is not direct access to the school by a canopy. Children have to cross the parking lot to gain access to the existing school via a crosswalk with "caution children crossing" signs. Therefore, what is a safety concern at Evening Street is not a safety concern at Colonial Hills. Any of the other proposed locations of the trailers on the Evening Street property would be closer than 100 ft. to the nearest entrance. If the Evening Street trailers have to be in the proposed location due to safety concerns related to proximity to the school, the Colonial Hills trailers should be moved immediately to avoid any claims of negligence by the school district.
4. The Evening Street trailer placement violates Worthington Design Guidelines for commercial / institutional additions.
 - Per the Worthington Design Guidelines, commercial / institutional additions "should be located as far as possible to the rear of the original building." There is useable space (a large field) to the rear of Evening Street Elementary school. As with other locations, the applicant refused to discuss how this location was not acceptable other than to say "safety was a concern." Per the Worthington Design Guidelines, the guidelines "guide all City officials in their deliberations and decisions and are a resource for all interested in the improvement of the quality of life in the community."
5. The Evening Street trailer placement unfairly provides advantages to school district interests over neighborhood interests.
 - The document "Proposed Evening Street Elementary Changes 2.26.19" outlines additional changes to the playground including the addition of a new paved area to

the rear of the school to extend the playground. Putting the trailers where they are proposed allows the school district to enhance their property and likely save time and expense while negatively impacting the neighborhood and adjacent property owners.

6. The Evening Street trailer placement negatively impacts adjacent properties.
 - Allowing trailers so close to adjacent properties severely negatively impacts property values and the ability to sell adjacent properties during the time period they are in place. A property facing trailers is valued much less than a property facing a permanent school structure or playground. Adjacent property owners wanting to sell their properties during the time period the trailers are in place stand to have to sell their properties for much less than if the trailers were not there thus devaluing adjacent properties. Per the Worthington Design Guidelines, "the guidelines provide the framework to manage change in a way that will be positive for the entire community." Additionally, the Worthington Design Guidelines state the purpose of the ARB is "to maintain a high character of community development, to protect and preserve property, to promote the stability of property values and to protect real estate from impairment or destruction of value for the general community welfare by regulating the exterior architectural characteristics of structures." Having trailers, with 8 air conditioning / heating units, close to the frontage of Evening Street is not neighborhood friendly.
7. The ARB meeting on April 25, 2019 was adjourned without appropriate discussion regarding the future of the chain link fence along Evening Street.
 - During the April 25, 2019 meeting, the ARB decided the chain link fence running parallel to Evening Street should remain for safety purposes. This was decided after all statements had been made by neighbors and there was no discussion whether this would be the preference of the applicant or adjacent property owners. The existing chain link fence is rusting and partly damaged. Allowing the existing fence to stay further devalues the neighborhood.
8. The ARB meeting on April 25, 2019 was adjourned without appropriate discussion on proposed air conditioning / heating unit screening.
 - During the April 25, 2019 meeting, the ARB decided the dual air conditioning / heating units should be concealed. Since these are located close to the roof on the exterior building, vegetation cannot be used. It is unknown at this time what the screening approved in the motion will look like. The applicant should have to provide an example of the screening prior to approval per the guidelines. The application should have been tabled until this could be provided.
9. The ARB meeting on April 25, 2019 was adjourned without appropriate discussion on the proposed hardipanel stucco panels.
 - During the March 28th meeting, samples of faux brick were provided. They were quickly dismissed by the ARB as not acceptable. The applicant changed the exterior material to "hardiepanel stucco panels" however no samples were provided for the board to review per the guidelines. The panels on the trailer at Worthington Hills Elementary school are faded, uneven and poor quality. Having trailers with a substandard, unbecoming exterior will further devalue the neighborhood. The application should have been tabled until the materials could be provided and reviewed by the board.

Part of the motion approved on April 25, 2019 was for the applicant to work with city staff on landscaping. It is unknown why a landscape plan does not need to be approved by the ARB. However, in a good faith effort to preserve the integrity of the community, the appellants sent an email to city staff on April 28, 2019 with two landscaping / screening requests. A copy of this note is attached. While the requests included in the email from the appellants has been discussed with the applicant per city staff, nothing has been approved as of May 3, 2019. The fact that this issue remains open has left the appellants with no other options other than to include this in the appeal.

Evening Street Elementary Trailers

3 messages

Jenna Scholl Reik <jennareik@gmail.com>

Sun, Apr 28, 2019 at 9:39 PM

To: LBitar@ci.worthington.oh.us, lbrown@ci.worthington.oh.us

Hi Lynda & Lee –

As I'm sure you can imagine, my neighbors and I left the ARB meeting on Thursday very disappointed. We were of course disappointed at the decision but also frustrated that the applicant was not prepared to answer any questions or discuss small changes to any aspects of the proposal. The approach the school district took was effective for them, but is not how a successful community works together.

Part of the motion to approve the proposal included the applicant working with city staff on the landscaping. I would like to make two simple requests:

1. The applicant should remove the existing old, rusting chain link fence (as was first discussed) and replace with a fence that complements the Old Worthington neighborhood. This would be in line with what other property owners and businesses have done. The Fresh Thyme development being one example.
2. The applicant should plant street trees on the West side of Evening Street to provide addition screening. Due to the close proximity of the sidewalk to the street, the trees would most likely need to be planted on the west side of the sidewalk (between the sidewalk and new fence). The city arborist should be consulted regarding placement and tree type. The McConnell Arts Center planted trees in this location when renovated several years ago.

As several neighbors stated in both meetings regarding the proposal, planting any type of landscaping close to the trailers will not provide neighbors any screening as the trailers will sit lower than the street.

These two requests are simple and in line with what other property owners and businesses have done or been asked to do. Furthermore, the changes would be a positive enhancement to the community, would provide screening for neighbors, and could hopefully act as a sound barrier to the 8 commercial air conditioning / heating units on the trailers.

I appreciate your consideration on these requests. The applicant indicated they were willing to accommodate reasonable requests for screening, landscaping, and fencing. We would appreciate seeing the revised proposal regarding landscaping, screening and fencing after consideration of our requests above as these aspects were discussed but not finalized as the emphasis of the meeting was on the physical location of the trailers.

Thank you,

Jenna Scholl Reik and John Reik