

Exhibit "A"



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 4-7-17

Case # 2017-04

FEE \$150.00

MODIFICATION TO DEVELOPMENT PLAN Application to Planning & Zoning Commission

Address of property 2850 Rohr Road located on the West side of
Opus Drive street / road / avenue.

Parcel # 185-001445-00, 185-001444, 185-001433

Applicant's Name: VanTrust Real Estate, LLC Phone: 614-745-0610

Address: 775 Yard Street Suite 300, Columbus, Ohio 43212

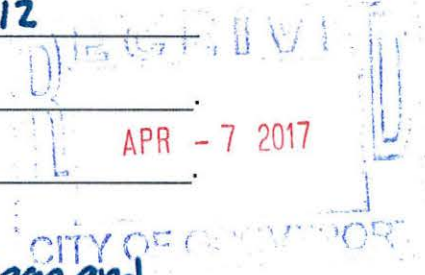
Owner's Name: VanTrust Real Estate, LLC Phone: _____

Address: 775 Yard Street Suite 300, Columbus, Ohio 43212

The property is currently being used for: Vacant

The property is currently zoned: I - Industrial

I am requesting modification to the following items in the development plan:
Site plan changes including building square footage and parking layout.



Submit the following items with this application:

- A. 20 copies of drawing, site plan, information, and any other plans that may be applicable.
- B. 20 copies of the Statement of how the proposed modification will affect the original development plan and the reasons for such modification.
- C. A list of owners of property within, contiguous to, directly across the street from proposed development. Such list shall be in accordance with the Franklin County Auditor's current tax list and include all owners' mailing addresses. See attached form.

Ryan Lidke
Applicant's Signature

4/5/17
Date

Ryan Lidke
Applicant's Printed Name

614-745-0618
Contact Phone Number

ryan.lidke@vantrustre.com
Email Address

PROPERTY OWNERS LIST

(List of owners of property within, contiguous to, directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.co.franklin.oh.us/auditor and you will need to look under Geographic Information System maps.)

Parcel Number: 185-002054-00

Owner's Name: Big Property Owner E LLC
Address: 140 W. Germantown Pike Suite 150
City & State: Plymouth Meeting, PA Zip Code 19462

Site Address: 6360-6440 Port Road Lot #: 2

Mail Address: Name: Big Property Owner E LLC
Address: 140 W. Germantown Pike Suite 150
City & State: Plymouth Meeting, PA Zip Code 19462-1421

Parcel Number: 185-002905-00

Owner's Name: Greenpointe Commerce Center LLC
Address: 9800 Hillwood Place Suite 300
City & State: Fort Worth, TX Zip Code 76177

Site Address: Toy Road Rear Lot #: Ph 1 Pt Lot 1

Mail Address: Name: Greenpointe Commerce Center LLC
Address: 9800 Hillwood Place Suite 300
City & State: Fort Worth, TX Zip Code 76177

Parcel Number: 185-001444-00

Owner's Name: 2850 Rohr Road Development LLC
Address: 775 Yard Street
City & State: Columbus, OH Zip Code 43212

Site Address: Rohr Road Lot #: N/A

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-002923-00

Owner's Name: 2829 Rohr Road LLC
Address: 3340 Peachtree Road NE
City & State: Atlanta, GA Zip Code 30326

Site Address: 2829-2869 Rohr Road Lot #: 2-A

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

PROPERTY OWNERS LIST

(List of owners of property within, contiguous to, directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.co.franklin.oh.us/auditor and you will need to look under Geographic Information System maps.)

Parcel Number: 185-001365-00

Owner's Name: State of Ohio
Address: 2045 Morse Road #C-4
City & State: Columbus, OH Zip Code 43229-6605

Site Address: Rohr Road Lot #: N/A

Mail Address: Name: ODNR Realm
Address: 2045 Morse Road #C-4
City & State: Columbus, OH Zip Code 43229-6605

Parcel Number: 185-001445-00

Owner's Name: 2850 Rohr Road Development LLC
Address: 775 Yard Street, Suite 300
City & State: Columbus, OH Zip Code 43212

Site Address: 2850 Rohr Road Lot #: N/A

Mail Address: Name: 2850 Rohr Rd Dev LLC c/o VTRE
Address: same as Owner
City & State: _____ Zip Code _____

Parcel Number: 185-002017

Owner's Name: Herbert & Gwendolyn Smith
Address: 5143 Philips Run
City & State: Canal Winchester, OH Zip Code 43110

Site Address: 5143 Philips Run OH Lot #: _____

Mail Address: Name: Same as Owner
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-001433-00

Owner's Name: 2850 Rohr Road Development LLC
Address: 775 Yard Street, Suite 300
City & State: Columbus, OH Zip Code 43212

Site Address: S Green Pointe Drive Rear Lot #: N/A

Mail Address: Name: 2850 Rohr Rd Dev LLC c/o VTRE
Address: Same as Owner
City & State: _____ Zip Code _____

Modification Statement

This submittal package is for a modification to the development plan for the proposed development at 2850 Rohr Road. Changes to the site plan include site layout, building square footage, building orientation, number of parking spaces and placement of proposed stormwater basins and other utilities.

KURTZ DEVELOPMENT Groveport, OH

**July 31, 2014
DESIGN STANDARDS**

Approved Uses

The following uses shall be deemed as approved uses:

- Warehouse and storage facilities.
- Distribution facilities.
- Manufacturing and fabrication.
- Office use as an ancillary use to the above.
- Free standing office uses.
- All other uses as permitted under section 1153.03 of Groveport Zoning Code, Land Use Matrix.

Setbacks

Building setbacks shall be as follows:

- Front / Rohr Rd Yard: 50' from the ROW.
- Side & Rear Yards: 40'
- Project Perimeter: 40'

Automobile parking setbacks shall be as follows:

- Front / Rohr Rd Yard: 25' from the ROW.
- Side & Rear Yards: 15', may be reduced to 0' if utilizing a shared access drive.
- Project Perimeter: 25'

Trailer parking and truck court setbacks shall be as follows:

- Front / Rohr Rd Yard: 50' from the ROW.
- Side & Rear Yards: 15', may be reduced to 0' if utilizing a shared access drive.
- Project Perimeter: 25'

Employee and Visitor Parking Areas

Parking areas shall be sufficient to accommodate all parking needs for employees, overlapping shifts, company vehicles, and visitors without the use of on-street parking. At a minimum the following parking requirements shall be met:

- Auto parking space size is 9'x18'

- Loading space size is 12'x50' minimum.

Minimum Parking Ratios

- Manufacturing, distribution, and warehousing (including any ancillary office use): .3 spaces / 1000sf.
- Retail: 5 spaces / 1000sf.
- Free standing office: 4 spaces / 1000sf.

Storage Tanks

Storage tanks for water and fuel as required for the use and maintenance of a property shall be permitted provided such tanks comply with the following criteria:

- Shall not be located between the building and the street.
- Shall not be taller than the building that it serves.

Exterior Fencing

- All exterior chain link fencing is to be black PVC coated or painted black. No fencing shall exceed 10 feet in height without specific approval from the building department.
- All exterior chain link fencing will be located no closer than the pavement setback along the right of way.

Architectural Building Materials

- Precast and tilt-up concrete wall panels are permitted as the primary building material. Masonry, stucco, prefabricated architectural wall panels or glass materials are also permitted building materials.
- All curtain wall and spandrel wall systems must be either clear or black anodized, or Kynar color finished. Only one color of framing should be used for each building. Glass panels may use gray, clear, blue or green shades of glass. Large expanses of reflective glass shall not be permitted.

Dumpsters and Compactors

- All outdoor dumpsters or refuse containers not attached to or contiguous to the building shall be visually screened, by masonry or durable material so as not to be visible from adjacent properties or streets. No refuse collection areas shall be permitted between a public street and the front of a building. Refuse collection areas shall be effectively designed to contain all refuse generated on-site and deposited between collections.
- Any required screening shall be provided to a height one foot higher than the equipment contained therein.

Lighting

- All exterior lighting shall be contained within the building lot and shall not spill out to adjacent properties.
- All parking lot or truck court pole lighting shall be shoe box, cut-off fixture type.
- All exterior lighting shall be metal halide or other “white” light source.
- Maximum pole fixture height is 40 feet above finish grade.

Landscaping

- As many trees as possible should be preserved around the perimeter of the property.
- All landscaping shall meet the minimum requirements of Groveport Planned Industrial Park zoning.

Landscaping along Rohr Rd/Green Pointe Drive

- Parking areas fronting along Rohr Rd. shall be screened in its entirety, exclusive of entry drives or lanes, or required flood routing through mounding. Screening should consist of a 3’ high mound or evergreen hedge, or a combination of both. Maximum slope on mounds shall be 3:1. A minimum of 3 ornamental and/or evergreen trees are required per 100lf of frontage or fraction thereof.
- Building frontage landscaping shall include a minimum of 3 shade trees and 10 shrubs per 100lf of building frontage or fraction thereof.

Parking Area Landscaping

- A minimum of 5% interior green space in parking areas is required. For purposes of calculations, loading docks, service drives not associated with parking areas, and fire parking drives are not included in this calculation.
- Minimum square footage of landscape areas shall be 150 square feet.
- Minimum average width of green space area is 9’.
- Each area that is designated as an area green space must contain one of the following: deciduous shade tree, ornamental tree, or evergreen tree.

Project Perimeter Screening

- The perimeter of the project site shall meet the Groveport PIP perimeter screening requirements per section 1162.02 (e)(3)A.
- This perimeter screening will include the required 25 foot buffer easement and achieve the 75% opaqueness and 10’ height within five years of normal growth.

Loading Dock Screening

- Loading dock screening shall meet Chapter 1176 of City of Groveport Zoning Code.

Building Identification Signs – Ground Mounted

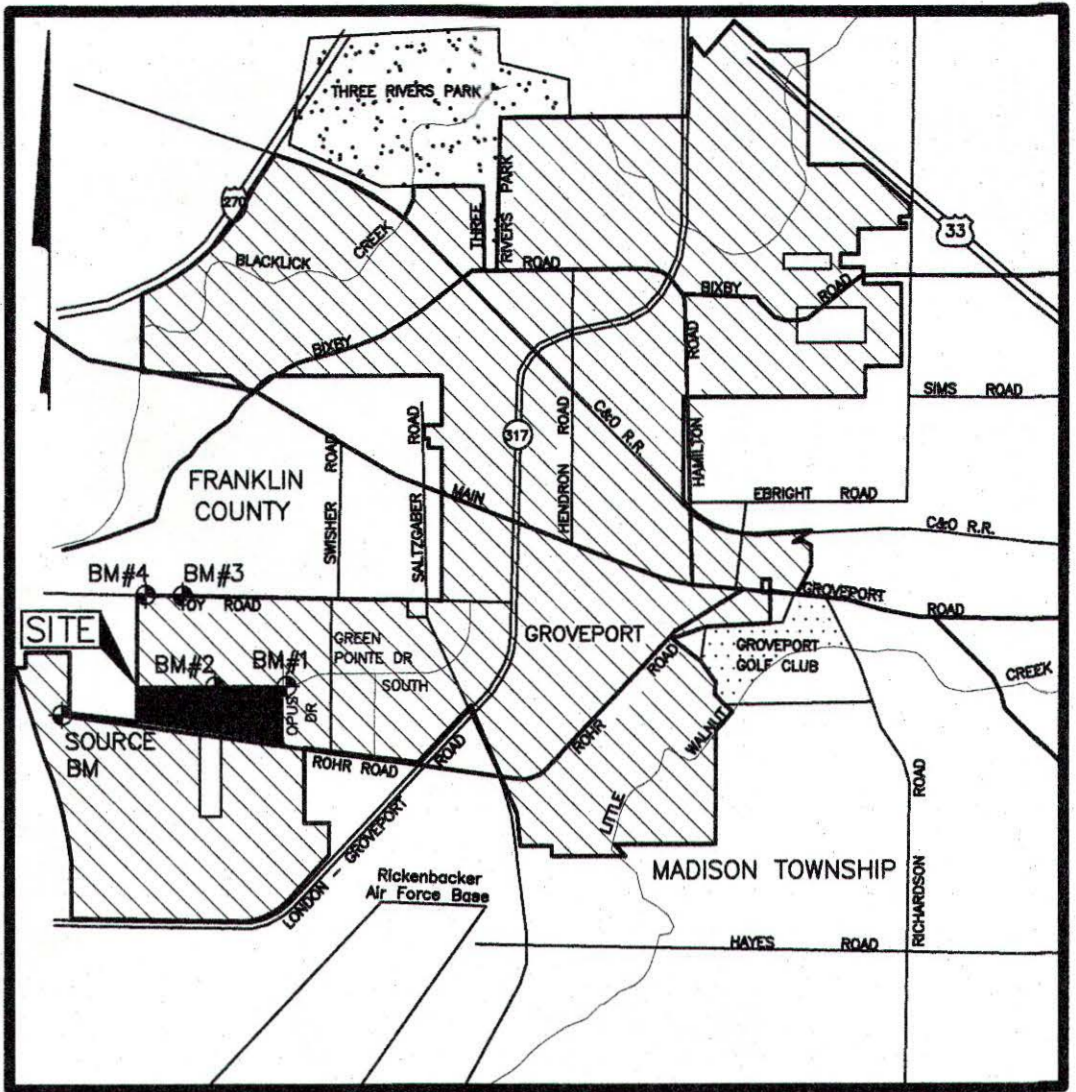
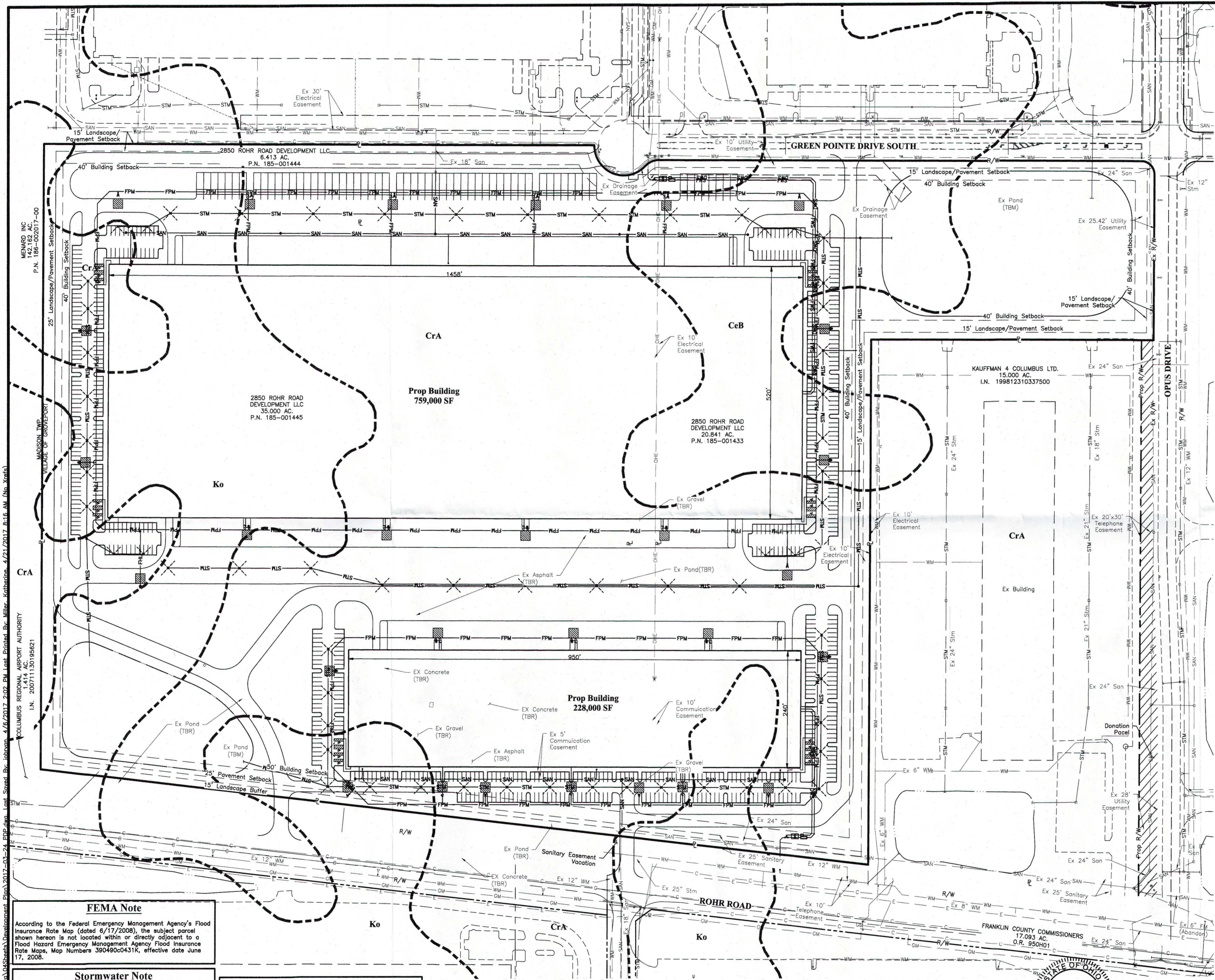
- One ground mounted monument sign that identifies a single building and the multiple tenants and addresses within that building shall be permitted along Rohr Rd.
- Each ground mounted sign will be consistent with the attached sign exhibit. Each sign shall be painted to match the field color of the building it serves. Any accent colors on the sign shall also be consistent with any accent colors on the building it serves.
- Ground mounted signage shall meet Chapter 1178 of City of Groveport Zoning Code.
- One additional ground mounted sign for the Rickenbacker 759 site shall be permitted to be located at the western Rohr Road entrance on the Rick 228 site.
- One ground mounted sign shall be permitted at the Green Pointe Drive entrance.

Tenant Wall Mounted Signs

- One wall mounted tenant identification sign will be permitted per building tenant.
- The maximum sign area shall be 150 square feet for each principal sign.
- The top edge of any wall sign shall be a minimum of 2 feet below the top edge of the wall to which it is attached.
- All wall mounted signs shall be internally illuminated.

On Site Way-finding and Directional Signage

- Each building shall be permitted the right to provide on-site vehicular and directional signage to assist with identifying such items as truck traffic control, speed limits, and employee and visitor parking areas.
- All on-site signage shall be of a consistent design and format.
- All on-site signage shall be a pre-finished aluminum material.
- On site way-finding and directional signage shall meet Chapter 1178 of City of Groveport Zoning Code.



LOCATION MAP
Scale 1" = 1000'

LEGEND

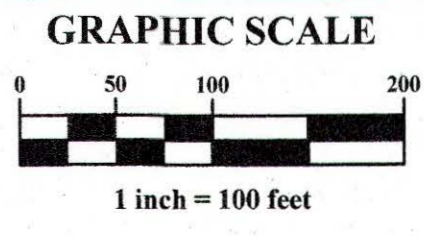
EXISTING	
--- STM ---	Storm Sewer
--- SAN ---	Sanitary Sewer
--- WM ---	Water Main
--- GM ---	Gas Main
--- C ---	Underground Communication
--- OHE ---	Overhead Electric/Communication
--- FPM ---	Fire Water Service
- - - - -	Soil Type Boundary
PROPOSED	
--- STM ---	Storm Sewer
--- RD ---	Roof Drain
--- SAN ---	Sanitary Sewer
--- SAS ---	Sanitary Sewer Service
--- WS ---	Water Service
--- DWS ---	Domestic Water Service
--- FWS ---	Fire Water Service
--- FPM ---	Private Fire Protection Main
---	To Be Removed
---	To Be Modified

PROJECT DATA TABLE

Address:	2850 ROHR RD
Existing Zoning:	EU (PID:185-001444) EU (PID:185-001445) PIP (PID:185-001433)
Proposed Zoning:	PIP
Building 228:	228,000 SF
Building 759:	759,000 SF
Total Site Area:	62.25 Ac.
Disturbed Area:	62.25 Ac.
Pre-developed Impervious Area:	9.47 Ac. (15.2%)
Pre-developed Pervious Area:	52.78 Ac. (84.8%)
Post-developed Impervious Area:	45.33 Ac. (72.8%)
Green Space:	16.92 Ac. (27.2%)
Parking Required 228 (.3 per 1,000 SF):	69
Parking Required 759 (.3 per 1,000 SF):	228
Parking Provided 228:	283
Parking Provided 759:	317
Donation Parcel:	0.87 Ac.

SOIL TYPE

Unit Symbol	Unit Name
CeB	Celina silt loam, 2 to 6 Percent Slopes
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent Slopes
Ko	Kokomo silty clay loam, 0 to 2 percent slopes



FEMA Note
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated 6/17/2008), the subject parcel shown hereon is not located within or directly adjacent to a Flood Hazard Emergency Management Agency Flood Insurance Rate Map, Map Numbers 390490c0431k, effective date June 17, 2008.

Stormwater Note
Stormwater management will be achieved through a combination of stormwater basins. This system provides 18.95 ac-ft of storage volume. During the 100-year storm, 16.86 ac-ft of that volume will be utilized.

General Note
All signage, fences and accessory structures will meet the applicable provisions of the City of Groveport Zoning code.

REVISIONS

MARK	DATE	DESCRIPTION

VAN TRUST

CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN MODIFICATION
FOR
RICKENBACKER 759/228
2850 ROHR ROAD

EMHI
ENGINEERS, ARCHITECTS, SURVEYORS & PLANNERS
5500 New Albany Road, Columbus, OH 43264
Phone: 614.775.6500
emhi.com

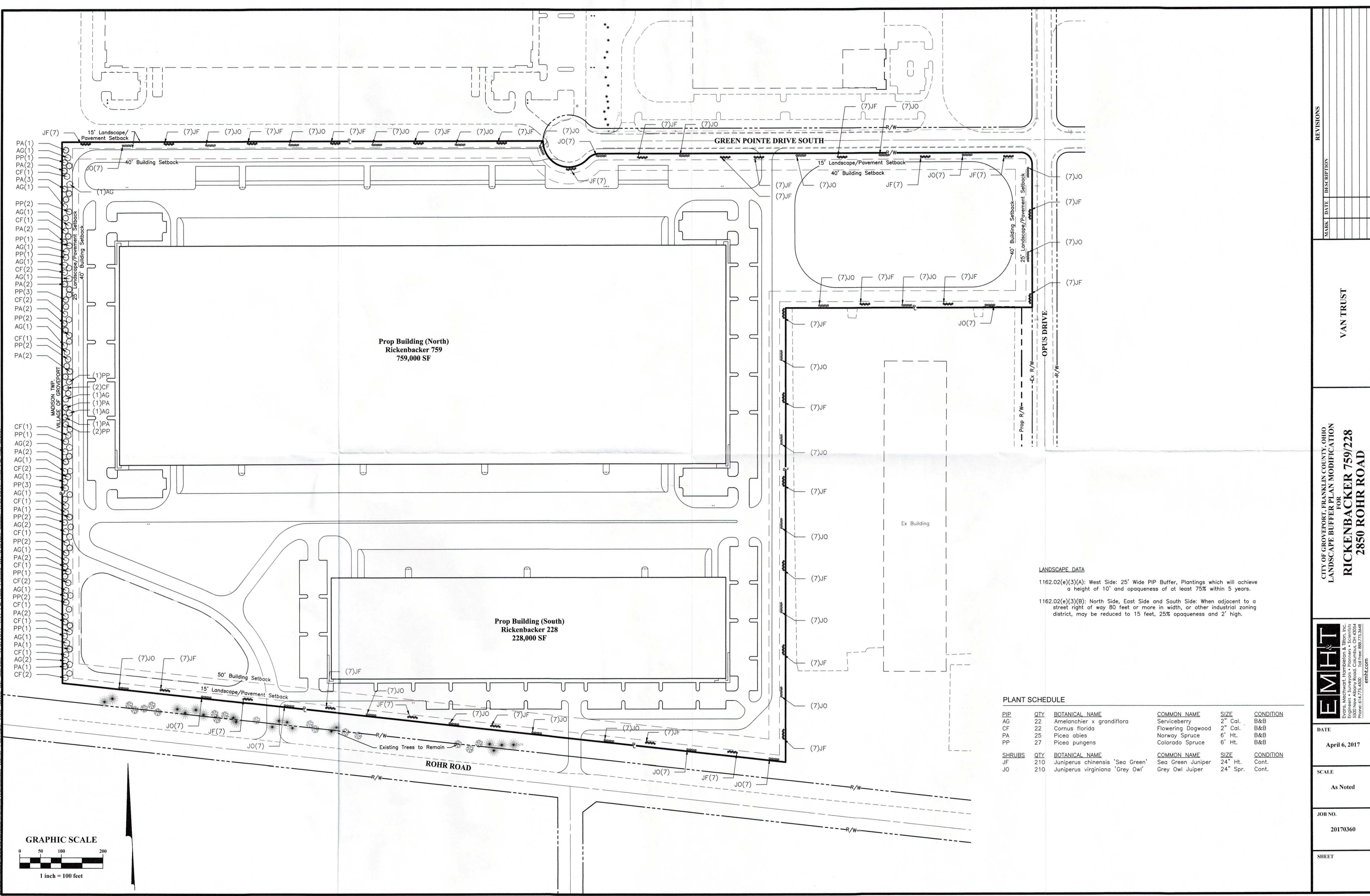
DATE
April 21, 2017

SCALE
As Noted

JOB NO.
20150443

SHEET
1/1

AMY MARIE
E-7728 4/21/17



- PA(1)
- AG(1)
- PP(1)
- PA(2)
- CF(1)
- PA(3)
- AG(1)
- PP(2)
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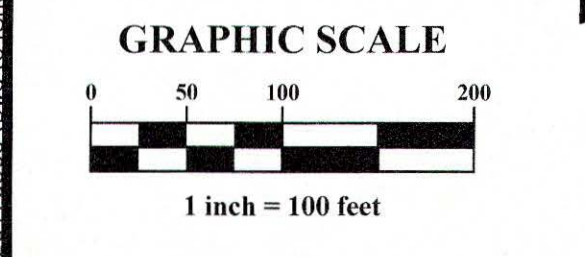
Prop Building (North)
Rickenbacker 759
759,000 SF

Prop Building (South)
Rickenbacker 228
228,000 SF

LANDSCAPE DATA
1162.02(e)(3)(A): West Side: 25' Wide PIP Buffer, Plantings which will achieve a height of 10' and opaqueness of at least 75% within 5 years.
1162.02(e)(3)(B): North Side, East Side and South Side: When adjacent to a street right of way 80 feet or more in width, or other industrial zoning district, may be reduced to 15 feet, 25% opaqueness and 2' high.

PLANT SCHEDULE

PIP	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AG	22	Amelanchier x grandiflora	Serviceberry	2" Cal.	B&B
CF	22	Cornus florida	Flowering Dogwood	2" Cal.	B&B
PA	25	Picea abies	Norway Spruce	6' Ht.	B&B
PP	27	Picea pungens	Colorado Spruce	6' Ht.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
JF	210	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Ht.	Cont.
JO	210	Juniperus virginiana 'Grey Owl'	Grey Owl Juiper	24" Spr.	Cont.



MARK	DATE	DESCRIPTION

VAN TRUST

CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO
LANDSCAPE BUFFER PLAN MODIFICATION
FOR
RICKENBACKER 759/228
2850 ROHR ROAD



DATE
April 6, 2017

SCALE
As Noted

JOB NO.
20170360

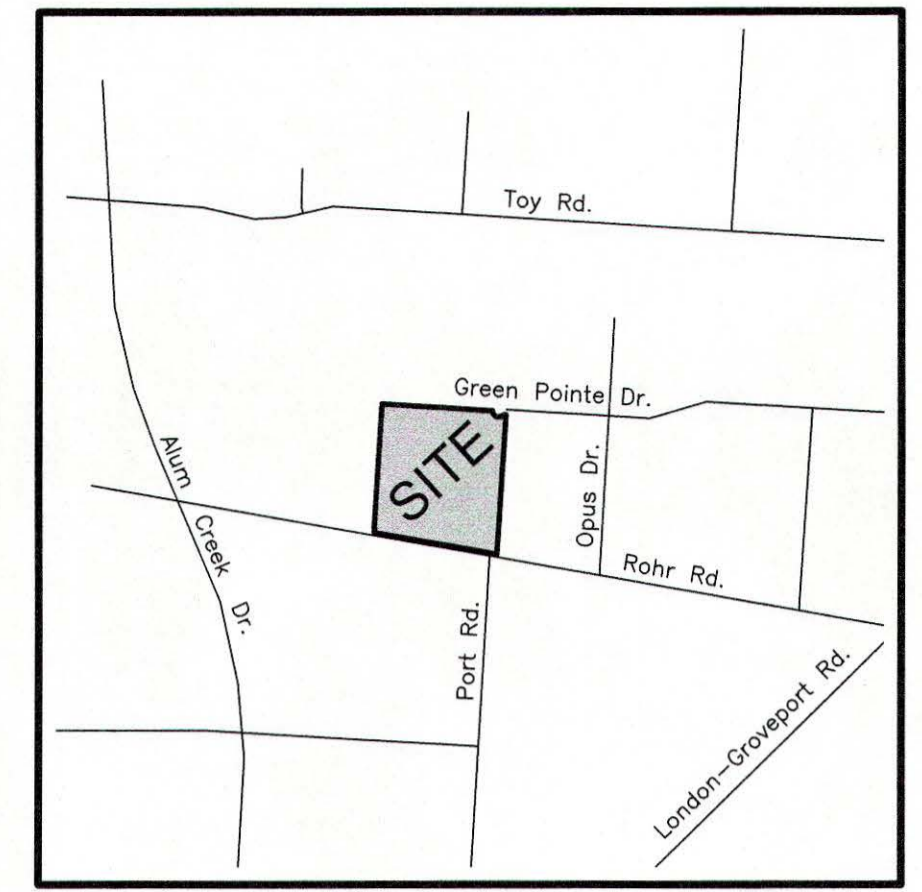
SHEET

ALTA/ACSM LAND TITLE SURVEY

SECTIONS 30 AND 31, TOWNSHIP 11, RANGE 21

MATTHEWS SURVEY OF CONGRESS LANDS

CITY OF GROVEPORT, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 2000'

DESCRIPTION

Parcel 1:

Situated in the State of Ohio, County of Franklin, City of Groveport, lying in Sections 30 and 31, Township 11, Range 21, United States Military Lands, and being all of the remainder of that original 5.674 acre tract conveyed to The Kurtz Foundation, Inc. by deed of record in Instrument Number 200710290187154 and part of the southerly portion of Green Pointe Drive South, as dedicated in Plat Book 111, Page 36 and being that 0.892 acre tract vacated by City of Groveport Ordinance Number 08-062, of record in Instrument Number 200903020028026 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of said original 5.674 acre tract, the northwesterly corner of that 20.841 acre tract conveyed to Harmony Realty II by deed of record in Instrument Number 201408060102156, being the southeasterly terminus of Green Pointe Drive South (as shown in Plat Book 117, Page 88), the southwestwesterly terminus of Green Pointe Drive South (as shown in Plat Book 102, Page 25);

Thence South 03° 41' 31" West, with the line common to said original 5.674 acre tract and said 20.841 acre tract, a distance of 1439.87 feet to an iron pin set in the northerly right-of-way line of Rohr Road;

Thence North 80° 04' 30" West, with a southerly line of said original 5.674 acre tract, said northerly right-of-way line, a distance of 60.36 feet to an iron pin set at the southeasterly corner of that 35.000 acre tract conveyed to Harmony Realty II, Ltd. by deed of record in Instrument Number 200004240079195;

Thence North 03° 41' 31" East, with the line common to said 5.674 and 35.000 acre tracts, a distance of 1302.62 feet to an iron pin set;

Thence North 86° 18' 29" West, continuing with said common line, a distance of 1234.79 feet to an iron pin set in the easterly line of that 142.162 acre tract conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200709100159876;

Thence North 03° 39' 58" East, partially with the westerly line of said original 5.674 acre tract, partially with the westerly line of said vacated 0.892 acre, with the easterly line of said 142.162 acre tract, a distance of 159.96 feet to an iron pin set at the southwestwesterly corner of that 28.953 acre tract conveyed to R.L. L.L.C. by deed of record in Instrument Number 201406030068742;

Thence South 86° 20' 26" East, with the line common to said vacated 0.892 acre and said 28.953 acre tract, a distance of 1155.63 feet to an iron pin set at a point on the arc of a curve in the westerly right-of-way line of Green Pointe Drive South (as shown in Plat Book 117, Page 87);

Thence with the westerly and southerly right-of-way lines of said Green Pointe Drive South, the following courses and distances:

with the arc of a curve to the left, having a central angle of 137° 09' 23", a radius of 62.00 feet, an arc length of 148.42 feet, a chord bearing of South 64° 55' 07" East and chord distance of 115.43 feet to a permanent marker set at a point of reverse curvature;

with the arc of a curve to the right, having a central angle of 47° 09' 23", a radius of 38.00 feet, an arc length of 31.28 feet, a chord bearing of North 70° 04' 53" East and chord distance of 30.40 feet to a permanent marker set at a point of tangency; and

South 86° 20' 26" East, a distance of 3.90 feet to the POINT OF BEGINNING, containing 6.413 acres, more or less.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC. Permanent Marker set, where indicated, are one-inch solid iron pins capped with an aluminum cap stamped EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System as per NAD 83 (1986 adjustment). Control for the bearings was from coordinates of Monuments "Hamilton" and "Hamilton Azimuth" established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and establishes the bearing of the east right-of-way line of Opus Drive as North 03°39'34" East.

Parcel 2:

Situated in the State of Ohio, County of Franklin, Village of Groveport (formerly township of Madison), partly in Section 30 and partly in Section 31, Township 11, Range 21, MattheWs Survey of Congress Lands, and being part of the 100.0000 Acre tract conveyed to Kurtz Bros., Inc. As shown in Official Records Volume 18711 A-01, Recorder's office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a found iron pin at a southwest corner of said 100.0000 Acre tract, and the southeast corner of the Isom G. and Joyce Cassell 1.420 Acre tract (Official Records Volume 3228 E-11, said Recorder's Office);

Thence, along a west line of said 100.0000 Acre tract and the east line of said 1.420 Acre tract, North 09 degrees 41 minutes 34 seconds East, 42.00 feet to a found iron pin at the northeast corner of said 1.420 acre tract and in the North line of the Ohio Canal Lands;

Thence, along a south line of said 100.0000 Acre tract, part of the north line of said 1.420 Acre tract and said canal line, North 80 degrees 19 minutes 40 seconds West, 8.99 feet to a found iron pin at a southwest corner of said 100.0000 Acre tract;

Thence, along part of a west line of said 100.0000 Acre tract, North 03 degrees 26 minutes 02 seconds East, 1,125.57 feet;

Thence, across said 100.0000 Acre tract, South 86 degrees 32 minutes 25 seconds East, 1,234.79 feet;

Thence, continuing across said 100.0000 Acre tract, parallel with and 60.00 feet westerly of (as measured at right angles to) the east line of said 100.0000 Acre tract, South 03 degrees 27 minutes 35 seconds West, 1,302.62 feet to the south line of said 100.0000 Acre tract;

Thence, along part of the south line of said 100.0000 Acre tract, North 80 degrees 18 minutes 26 seconds West, 1,237.22 feet to the place of beginning CONTAINING 35.000 ACRES.

The foregoing description was prepared from and based on a boundary survey made by James R. Cottrill, Professional Surveyor No. 6858, on December 17, 1991, and is for zoning purposes only. Basis of bearings is the centerline of Rohr Road as North 80 degrees 18 minutes 26 seconds West, as per plat of the Ohio Canal Lands on file in the Franklin County Engineer's Office. Of the above described 35.000 Acres, 15.658 Acres are within Section 30 and 19.342 Acres are within Section 31.

Parcel 3:

Situated in the State of Ohio, County of Franklin, City of Groveport, located in Sections 30 and 31, Township 11, Range 21, Congress Lands, being out of that 65.999 acre tract conveyed to Opus North Corporation by deed of record in Instrument Number 199809290247532, that 98.171 acre tract conveyed to Opus North Corporation by deed of record in Instrument Number 199809290247536, and that 5.000 acre tract conveyed to Opus North Corporation by deed of record in Instrument Number 200604250077824 (said 5.000 acre tract formerly part of said 65.999 acre tract), (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING at an iron pin set at the common corner of the southwestwesterly terminus of Green Pointe Drive South, as dedicated in Plat Book 102, Page 25, the remainder of said 65.999 acre tract, that 5.674 acre tract conveyed to The Kurtz Foundation Inc. by deed of record in Instrument Number 200710290187154, and the southerly portion of Green Pointe Drive South, as dedicated in Plat Book 111, Page 36, and being that 0.892 acre tract vacated by City of Groveport Ordinance Number 08-062, of record in Instrument Number 200903020028026;

thence South 86° 20' 26" East, with said southerly right-of-way line, the northerly line of the remainder of said 65.999 acre tract and the remainder of said 98.171 acre tract, a distance of 1009.52 feet to an iron pin set at a point of curvature in the westerly right-of-way line of Opus Drive, as dedicated in Plat Book 102, Page 25;

thence with the westerly right-of-way line of said Opus Drive, the easterly line of the remainder of said 98.171 acre tract, with the arc of said curve to the right, having a central angle of 90°00'00", a radius of 28.00 feet, an arc length of 43.98 feet, a chord bearing and distance of South 41° 20' 26" East, 39.60 feet to an iron pin set at a point of tangency.

thence with the westerly right-of-way line of said Opus Drive, the easterly line of the remainder of said 98.171 acre tract, the following courses and distances:

South 03° 39' 34" West, a distance of 744.85 feet to an iron pin set at a point of curvature;

with the arc of said curve to the left, having a central angle of 02° 14' 40", a radius of 1012.00 feet, an arc length of 39.64 feet, a chord bearing and distance of South 02° 32' 14" West, 39.64 feet to an iron pin set at a point of tangency;

South 01° 24' 54" West, a distance of 292.72 feet to an iron pin set at a point of curvature;

with the arc of said curve to the right, having a central angle of 01° 55' 58", a radius of 1152.00 feet, an arc length of 38.86 feet, a chord bearing and distance of South 02° 32' 14" West, 38.86 feet to an iron pin set at a point of tangency; and

South 03° 39' 34" West, a distance of 411.47 feet to an iron pin set in the northerly right-of-way line of said Rohr Road, being the northerly line of that 17.093 acre tract conveyed to Franklin County Commissioners by deed of record in Official Record 950H01;

thence North 80° 04' 30" West, with said northerly right-of-way line, the line common to said 98.171 and 17.093 acre tracts, a distance of 43.26 feet to an iron pin set at the southeasterly corner of that 15.000 acre tract conveyed to Kauffman 4 Columbus Ltd. by deed of record in Instrument Number 199812310337500;

thence North 09° 55' 44" East, with the westerly line of the remainder of said 98.171 acre tract, the easterly line of said 15.000 acre tract, a distance of 42.00 feet to a 3/4 inch iron pipe capped "Hockaden" found;

thence North 03° 39' 34" East, continuing with the westerly line of the remainder of said 98.171 acre tract, the easterly line of said 15.000 acre tract, a distance of 1141.03 feet to an iron pin set at a southeasterly corner of the remainder of said 65.999 acre tract;

thence North 86° 20' 26" West, with the southerly line of the remainder of said 65.999 acre tract, the northerly line of said 15.000 acre tract, a distance of 567.21 feet to a 3/4 inch iron pipe capped "Hockaden" found;

thence South 03° 39' 34" West, with an easterly line of the remainder of said 65.999 acre tract, the westerly line of said 15.000 acre tract, a distance of 1121.01 feet to a 3/4 inch iron pipe capped "Hockaden" found in said northerly right-of-way line, the northerly line of said 17.093 acre tract;

thence North 80° 04' 30" West, with said northerly right-of-way line, the line common to the remainder of said 65.999 acre tract and said 17.093 acre tract, a distance of 448.39 feet to a 5/8 inch rebar found at a southeasterly corner of said 5.674 acre tract;

thence North 03° 41' 31" East, with the westerly line of the remainder of said 65.999 acre tract, the easterly line of said 5.674 acre tract, a distance of 1439.87 feet to the POINT OF BEGINNING, containing 20.841 acres, more or less.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 adjustment). Control for the bearings was from coordinates of Monuments "Hamilton" and "Hamilton Azimuth" established by the Franklin County Engineering Department, using Global Position System procedures and equipment and establishes the bearing of the East right-of-way of Opus Drive as North 03°39'34" East.

Schedule B II Items from Title Commitment No. NCS-707686-KCTY (Second Amendment) issued by First American Title Insurance Company with an effective date of January 2, 2015 at 7:30 A.M.

Items 1-9 NOT SURVEY RELATED ITEMS.

Item 10 Matters shown on the Plat of Green Point Drive South Dedication and Easements as recorded in Plat Book 117, Page 87 of Franklin County Records, 18 PARKING LINE AND 30 BUILDING LINE ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 11 Covenants, Conditions, Restrictions, Easements, Setback Lines and any Amendments thereto as disclosed on the plat of Opus Business Center at Rickenbacker - Section 2 recorded in Plat Book 102, Page 25 on June 30, 2003. EASEMENTS DEDICATED AND SET BACK LINES SHOWN THEREIN ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 12 Covenants, Conditions, Restrictions, Easements, Setback Lines and any Amendments thereto as disclosed on the plat of Opus Business Center at Rickenbacker Section 1 recorded in Plat Book 93, Page 68 on January 28, 2000. EASEMENTS DEDICATED AND SET BACK LINES SHOWN THEREIN ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 13 Intentionally deleted

Item 14 Intentionally deleted

Item 15 Easement from Franklin C. Smith and Joseph S. Smith to South-Central Rural Electric Cooperative, Inc., of Lancaster, Ohio, its successors and assigns, the right and easement to erect, construct, operate and perpetually maintain lines for transmission and/or distribution of electricity or for communication recorded June 21, 1962 in Deed Book 2406, Page 615 of Franklin County Records. EASEMENT CANNOT BE LOCATED FROM DOCUMENT OF RECORD. (EASEMENT ONLY FOR LINE AS STAKED 4/3/62. NO DEPICTION OF THE LINE AS STAKED WAS INCLUDED IN THE RECORDED DOCUMENT.)

Item 16 Oil and gas lease from W. Rex Davis and Alice P. Davis, Lessor, to David Law, Lessee, filed for record January 23, 1964 in/as Lease Book 164, Page 368 of Franklin County Records. Assignment to Fairway Petroleum Corporation recorded in Lease Book 165, Page 246 of Franklin County Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Item 17 Right of Way and Easement from Kurtz Bros. Inc. to Columbus Southern Power Company, dated July 22, 1992, filed for record August 19, 1992 and recorded in ORV 20183, Page 102 of Franklin County Records. 10' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 18 Sewer easements from Jac T. Dill and James E. Dill to Village of Groveport, its successors and assigns forever on June 25, 1993 in Deed Book 23059, Page B20 of Franklin County Records. 25' SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. (NOTE: IT APPEARS THAT FOUR SEPARATE DOCUMENTS WERE RECORDED AS ONE DOCUMENT. THE EASEMENT LOCATED ON THE SUBJECT TRACT BEGINS ON PAGE C12. THE 25' SANITARY SEWER EASEMENT BEGINNING ON PAGE C08 IS ALSO LOCATED ON THE SUBJECT TRACT AND IS SHOWN AS ITEM "A". THE TWO TEMPORARY RIGHT TO WORK EASEMENTS ARE NOT LOCATED ON THE SUBJECT TRACT AND EXPIRED DECEMBER 31, 1993.)

Item 19 Easement from Meldo Realty Company to The Ohio Bell Telephone Company recorded January 31, 1995 in/as Deed Book 28388, Page D02 of Franklin County Records. 10' COMMUNICATION EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 20 Electric Line - Right-of-way Easement from Rohr Road Performance Partnership to South Central Power Company, an Ohio corporation recorded February 13, 1995 in Deed Book 28460, Page C09 of Franklin County Records. 20' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 21 Easement from The Franklin County Regional Solid Waste Management Authority to The Ohio Bell Telephone Company recorded June 13, 1996 in/as Deed Book 32264, Page F16 of Franklin County Records. 5' COMMUNICATION EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 22 Easement from OPUS North Corporation, an Illinois corporation to Columbia Gas of Ohio, Inc. recorded June 14, 1999 as Instrument No. 199906140150643 of Franklin County Records. 45' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 23 Non-Exclusive Easement from OPUS North Corporation to Ohio Bell Telephone Company, a.k.a. Ameritech Ohio Inc., an Ohio corporation and its successors and assigns recorded August 9, 2001 as Instrument No. 200102090184101 of Franklin County Records. 20' x 30' TELEPHONE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Item 24 Covenants, conditions, restrictions, assessments, liens, charges, easements, setback lines, terms and/or provisions as disclosed by the Declaration of Protective Covenants, Conditions and Easements for Opus Business Center at Rickenbacker recorded October 30, 2001 as Instrument No. 200110300250372 of Franklin County Records. First Amendment to the Declaration of Protective Covenants, Conditions and Easements for Opus Business Center at Rickenbacker Groveport, Ohio recorded May 19, 2006 as Instrument No. 200605190097463 of Franklin County Records. Second Amendment to the Declaration of Protective Covenants, Conditions and Easements for Opus Business Center at Rickenbacker Groveport, Ohio recorded August 8, 2006 as Instrument No. 200608080156747 of Franklin County Records.

SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; EASEMENTS GRANTED THEREIN ARE BLANKET IN NATURE AND CANNOT BE PLOTTED.

Item 25 Service Payment Agreement between Village of Groveport, Ohio, a municipality and political subdivision organized and existing under the Constitution and the laws of the State of Ohio and OPUS North Corporation, an Illinois corporation, and its successors and assigns as herein permitted recorded May 8, 2007 as Instrument No. 200705080080763 of Franklin County Records. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Item 26 Easement Agreement (Cul-de-Sac) and between R.L. L.L.C. and The Kurtz Foundation recorded June 3, 2014 in/as Document No. 201406030068743 of Franklin County Records. DRAINAGE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Items 27-28 NOT SURVEY RELATED ITEMS.

Item 29 Easement to Ohio Bell Telephone Company a.k.a. Ameritech Ohio Inc. of record in Instrument Number 200102070025104 of Franklin County Records. 10' TELEPHONE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

BASIS OF BEARINGS:
The Bearings shown hereon are based on the Ohio State Plane Coordinate System as per NAD 83 (1986 adjustment). Control for the bearings was from coordinates of Monuments "Hamilton" and "Hamilton Azimuth" established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and establishes the bearing of the east right-of-way line of Opus Drive as North 03°39'34" East.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Maps No. 39049C0431K (dated June 17, 2008) and No. 39049C0433K (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain).

ZONING NOTE:
Zoning information was not made available to the undersigned as of the date of this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

TABLE A OPTIONAL ITEM NOTES:

- There are no striped parking spaces located on the subject tract.
- There are no building walls contiguous with the boundary of the subject tract.
- There was no evidence of current earth moving or building construction observed on the subject tract at the time of survey.

CERTIFICATION: Commitment No. NCS-707686-KCTY (Second Amendment)

To: VanTrust Real Estate, LLC, The Kurtz Foundation, Inc., Harmony Realty II, Ltd., and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10(a), 11(a), 13, 14, and 16 of Table A thereof. Field work was completed in January 2015.

By
Heather L. King
Professional Surveyor No. 8307

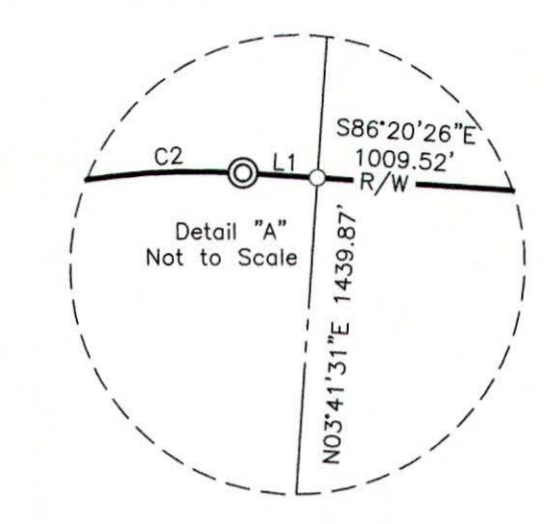
Date

EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fax: 614.775.3448 emht.com	Date: February 23, 2015
	Scale: 1" = 100'
Job No: 2015-0016	Sheet: 1 of 2

REVISIONS		
MARK	DATE	DESCRIPTION

ALTA/ACSM LAND TITLE SURVEY

SECTIONS 30 AND 31, TOWNSHIP 11, RANGE 21
MATTHEWS SURVEY OF CONGRESS LANDS
CITY OF GROVEPORT, COUNTY OF FRANKLIN, STATE OF OHIO



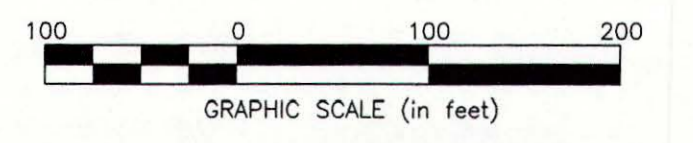
LINE	BEARING	DISTANCE
L1	S86°20'26"E	3.90'
L2	N80°04'30"W	43.26'
L3	N09°55'44"E	42.00'
L4	N80°04'30"W	60.36'

CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	137°09'23"	62.00'	148.42'	S64°55'07"E	115.43'
C2	47°09'23"	38.00'	31.28'	N70°04'53"E	30.40'
C3	90°00'00"	28.00'	43.98'	S41°20'26"E	39.60'
C4	2°14'40"	1012.00'	39.64'	S02°32'14"W	39.64'
C5	1°55'58"	1152.00'	38.86'	S02°32'14"W	38.86'

UTILITY LEGEND			
○	Bollard	■	Catch Basin
⊗	Unused Utility Pole	■	Yard or French Drain
⊥	Guy Wire & Anchor	●	Storm Sewer Grate Manhole
⊕	Utility Pole	⊕	Curb & Gutter Inlet
⊞	Telephone Pedestal Box	⊞	Gasoline Tank
⊟	Light Pole	⊟	Propane Gas Tank
⊠	Flagpole	⊠	Gas Marker Post
⊡	Air Conditioning Unit	⊡	Fire Hydrant
⊢	Electric Meter	⊢	Water Valve
⊣	Electric Access Cover	⊣	Water Well
⊤	Electric Pole	⊤	Water Manhole
⊥	Sanitary Sewer Cleanout	⊥	Gas Meter
⊦	Septic Tank Lid	⊦	Telephone Marker Post
⊧	Storm Sewer Manhole	—E—	Underground Electric
⊨	Sign	—X—	Fence Line
⊩	Guy Pole	—STM—	Storm Line
⊪	Electric Pedestal Box	—WM—	Water Line

- STONE FND.
- MON. FND.
- I.P. FND.
- I.P. SET
- MAG. NAIL FND.
- MAG. NAIL SET
- ▲ R.P. SPK. FND.
- △ R.P. SPK. SET
- P.K. NAIL FND.
- PERM. MRKR. SET

I.P. Set are 13/16" I.D. iron pipe with capped inscribed EMHT INC. Permanent Marker set is a one-inch solid iron pin capped with an aluminum cap punched EMHT INC.



EMHT Date: February 23, 2015
 Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4300 Fax: 614.775.3448
 emht.com

Scale: 1" = 100'
 Job No: 2015-0016
 Sheet: 2 of 2

MARK	DATE	DESCRIPTION



1
RD-1

RICKENBACKER CENTRAL 2 - BUILDING RENDERING - ENTRY FEATURE

NTS



855 grandview ave.
suite 295
columbus, ohio 43215
tel: 614.487.8770
fax: 614.487.8777

RICKENBACKER CENTRAL MASTER PLAN
ROHR ROAD
GROVEPORT, OHIO

RD-1

APRIL 5, 2017



1 RD-1 NTS RICKENBACKER CENTRAL 1 - BUILDING RENDERING - ENTRY FEATURE