

**DESCRIPTION OF A 8.546 ACRE TRACT (TO BE REZONED)
ON TAYLOR ROAD, EAST OF CHADWOOD DRIVE,
GAHANNA, OHIO**

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Lot No. 4, Quarter Township 3, Township 1 North, Range 16 West, United State Military Lands, and being the remaining portions of the following six (6) tracts of land:

1. original 1.5 acre tract of land conveyed to Josephine L. Vesner by deeds of record in Official Record 1872, Page C 13 (undivided 1/2 interest) and Official Record 1872, Page D 08 (undivided 1/2 interest),
2. original 1.5 acre tract of land conveyed to Robert L. & Patricia A. Kyle by deed of record in Official Record 12644, Page I 01,
3. original 1.5 acre tract of land conveyed to Shannon M. & Lynn W. Goldrick by deed of record in Official Record 5877, Page G 02,
4. original 1.5 acre tract of land conveyed to Geraldine Rutter by deed of record in Official Record 624, Page A 07,
5. original 1.001 acre tract of land conveyed to William A., Jr. & Darcy A. Allison by deed of record in Official Record 27814, Page C 12, and
6. original 1.997 acre tract of land conveyed to Lawrence C. & Mary E. Norton by deed of record in Official Record 26990, Page G 05;

all references to the Recorder's Office, Franklin County, Ohio, said rezoning tract bounded and described as follows:

Beginning, for reference, at a point at the intersection of the centerline of Taylor Road (variable width) with centerline of Chadwood Drive (30 feet in width), as shown upon the plat of Taylor Falls, of record in P.B. 85, Page 12;

thence S 85° 47' 21" E along the centerline of Taylor Road a distance of 125.00 feet to a point at the southwest corner of a 0.068 acre tract of land conveyed to The City of Gahanna by deed of record in Instrument 199805060110520;

thence N 4° 12' 56" E along the west line of said 0.068 acre tract a distance of 30.00 feet to a point at the true place of beginning of the tract herein intended to be described;

thence continuing N 4° 12' 56" E along a portion of the west line of said original 1.5 acre tract conveyed to Josephine L. Vesner and along the east line of Reserve "A", as shown upon said plat of Taylor Falls a distance of 632.59 feet to a point at the northwest corner of said original 1.5 acre tract conveyed to Josephine L. Vesner, at the northeast corner of said Reserve "A" and in the south line of Lot No. 533, as shown upon the plat of Hunters Ridge, Section 8, of record in Plat Book 61, Page 22;

thence S 85° 46' 53" E along the north line of said original 1.5 acre tract conveyed to Josephine L. Vesner, along the north line of said original 1.5 acre tract conveyed to Robert L. & Patricia A. Kyle, along the north line of said original 1.5 acre tract conveyed to Shannon M. & Lynn W. Goldrick, along the north line of said original 1.5 acre tract conveyed to Geraldine Rutter, along the north line of said original 1.997 acre tract, along a portion of the south line of said Lot No.

533, along the south lines of Lots Nos. 558, 557, 556, 555, 554 and along a portion of the south line of Lot No. 553, all shown upon the plat of Hunters Ridge, Section 9, of record in Plat Book 65, Page 2, a distance of 588.49 feet to a point at the northeast corner of said original 1.997 acre tract and at the northwest corner of an original 3 acre tract of land conveyed to Lillian Tucker by deeds of record in Deed Book 1696, Page 416 (undivided 1/2 interest) and Deed Book 3612, Page 667 (undivided 1/2 interest);

thence S 4° 12' 56" W along a portion of the east line of said original 1.997 acre tract and along a portion of the west line of said original 3 acre tract a distance of 632.51 feet to a point at the northeast corner of a 0.067 acre tract of land conveyed to The City of Gahanna by deed of record in Instrument 19980506110518 and at the northwest corner of a 0.136 acre tract of land conveyed to The City of Gahanna by deed of record in Instrument 199805220124698;

thence N 85° 47' 21" W crossing a portion of said original 1.997 acre tract and along the north line of said 0.067 acre tract, crossing a portion of said original 1.001 acre tract and along the north line of a 0.069 acre tract of land conveyed to The City of Gahanna by deed of record in Instrument 199805060110511, crossing a portion of said original 1.5 acre tract conveyed to Geraldine Rutter and along the north line of a 0.066 acre tract of land conveyed to The City of Gahanna by deed of record in Instrument 199806080140143, crossing a portion of said original 1.5 acre tract conveyed to Shannon M. & Lynn W. Goldrick and along the north line of a 0.068 acre tract of land conveyed to The City of Gahanna by deed of record in Instrument 199806110144546, crossing a portion of said original 1.5 acre tract conveyed to Robert L. & Patricia A. Kyle and along the north line of a 0.068 acre tract of land conveyed to The City of Gahanna by deed of record in Instrument 199805220124694 and crossing a portion of said original 1.5 acre tract conveyed to Josephine L. Vesner and along the north line of a 0.068 acre tract of land conveyed to The City of Gahanna by deed of record in Instrument 199805060110520 a distance of 558.49 feet to the true place of beginning;

containing 8.546 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in August, 1999. Basis of bearings is the centerline of Taylor Road, being assumed at S 85° 47' 21" E, and all other bearings are based upon this meridian.

Kevin L. Baxter

Kevin L. Baxter
Ohio Surveyor #7697



LIMITED OVERLAY DISTRICT TEXT

REVISED
2/9/00

680-730 TAYLOR ROAD
THE DAIMLER GROUP, INC.
L-SO: 8.546 ACRES

PURPOSE:

The purpose of this Limited Overlay District is to create development standards in excess of those contained in the underlying suburban office zoning district to minimize the impact of this property on adjacent residential uses and to enhance the quality of this Class A suburban office project.

PERMITTED USES:

Permitted uses will be limited to all uses described in SO - Suburban Offices and Institutional District Sections 1153.01(a) and (b), except for:

- | | |
|------------------------|---|
| 1. 1153.01 (b) (1) | Drive-in facility |
| 2. 1153.01 (b) (4) 842 | Arboreta, botanical, and zoological gardens |
| 3. 1153.01 (b) (6) | Family care home |

SITE PLAN:

The property shall be developed in accordance with the submitted Schematic Site Plan revised 12/20/99. The Schematic site plan identifies the location of the buildings and parking areas, building and parking set backs, and the locations for curb cuts along Taylor Road.

INCREASED BUILDING DEVELOPMENT STANDARDS:

- Building Location/Orientation: The location and orientation of the buildings shall be as shown on the Schematic Site Plan. To this end, the minimum building set back from the east property line shall be one hundred fifty feet, the minimum building set back from the west property line shall be eighty five feet, and the minimum building set back to the north property line shall be two hundred eighty feet.
- Parking Set Backs: Parking set backs shall be increased to the set backs as outlined on the Schematic Site Plan. To this end, the minimum side yard parking set back adjacent to the Residential Properties to the east and west shall be thirty feet and the minimum rear yard parking set back to the adjacent Residential Properties to the north shall be sixty five feet.

3. Landscaping / Screening: In an effort to further minimize the impact of this development on the adjacent Residential uses, and to enhance the view of this property along Taylor Road, mounding, fencing and landscaping shall be incorporated in accordance with the submitted Preliminary Landscape Plan revised 12/22/99. This Preliminary Landscape Plan may be slightly adjusted to reflect engineering, topographical or other site data encountered at the time final development and engineering plans are completed. Any slight adjustment to the Schematic Site Plan or Preliminary Landscape Plan shall be reviewed and approved by the Planning Commission as part of the final development plan approval process. The layout, mounding, landscaping and site concept shall, however, conform to the spirit and intent of the Schematic Site Plan and the Preliminary Landscape Plan.
4. Building Restrictions: Two 2-story suburban office buildings will be developed in accordance with the submitted Preliminary Building Elevation Plan revised 12/22/99. Each building will be limited to 48,500 square feet of building area and a building Height of 29' excluding mechanical equipment screening. The building elevations may be slightly adjusted to reflect engineering or other design information identified at the time that final development and engineering plans are completed. Any slight adjustment to the Preliminary Building Elevation Plan shall be reviewed and approved by the Planning Commission during the Final Development Plan approval process.
5. Building Exterior Materials: The exterior elevations of the Buildings shall be constructed of brick, pre-cast concrete, dryvit and glass as depicted in the Preliminary Building Elevation Plan revised 12/22/99 and as depicted in the Building Perspective Drawing dated 2/09/00. The buildings will be built with 1st class materials similar to the office buildings developed at Daimler's OffiCenter² project along the south side of Taylor Road.

LIGHTING:

1. Cut-off Fixtures: All fixed source light fixtures installed on buildings, in buildings and visible from outside, or along streets, driveways, walkways and in yards shall be cut-off fixtures (down lighting) which shall prevent any light therefrom above a horizontal line above the centerline of such fixture.

2. Similar Types: All types of parking, pedestrian and other exterior lighting shall be on poles or wall mounted cut-off fixtures and shall be from the same or similar manufacturer's type to insure aesthetic compatibility. These lights. Parking lot fixtures shall be pole mounted "shoe box" fixtures similar to those used in the OffiCenter² project along the south side of Taylor Road.
3. No Light Spillage: All lighting shall be designed and located so as not to shine directly into abutting Residential properties. All parking lot fixtures adjacent to residential areas will also include light shields to eliminate light spillage onto these adjacent residential properties.
4. Taylor Road Street Lights: The developer of this project will install street lights along the frontage of Taylor Road. These lights will be included in the drawings submitted for Final Development Plan and Design Review and will be approved by the Gahanna Engineering Department.

PLAN APPROVAL:

Specific Design and Site Plan issues not identified in this limitation text will be addressed at the time of Final Development Plan and Design Review Submittal, and the approved Final Development Plan and Design Review will be made part of this application.



Building Perspective

The Offices at Taylor Road

2.9.2000

MADDOX ♦

 THE DAIMLER GROUP, INC.
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